



Durham Industrial Land Study

Does Durham have enough industrial land?





Industrial Uses in Study

- Manufacturing and Processing
- Environmental Science
- Materials Science
- Info Technology/Communications
- Microelectronics
- Biotechnology



Industrial Uses in **NOT** in Study

- Mining/Quarries
- Salvage Yards
- Utilities



Methodology



➤ Employment Projection



Methodology



- Employment Projection
- Land Demand Projection



Methodology



- Employment Projection
- Land Demand Projection
- Existing Industrial Locations

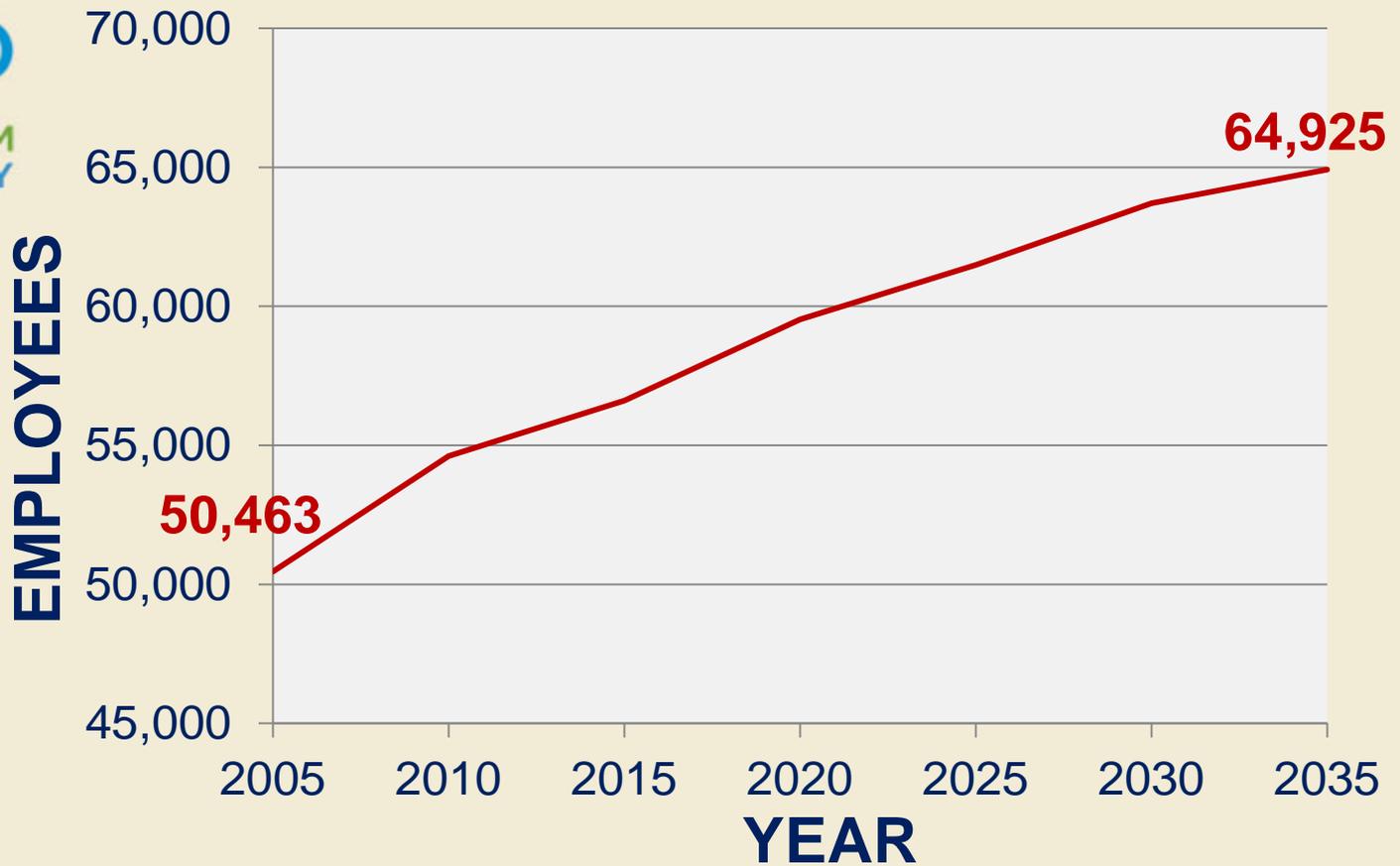


Methodology

- Employment Projection
- Land Demand Projection
- Existing Industrial Locations
- Determine Location Criteria

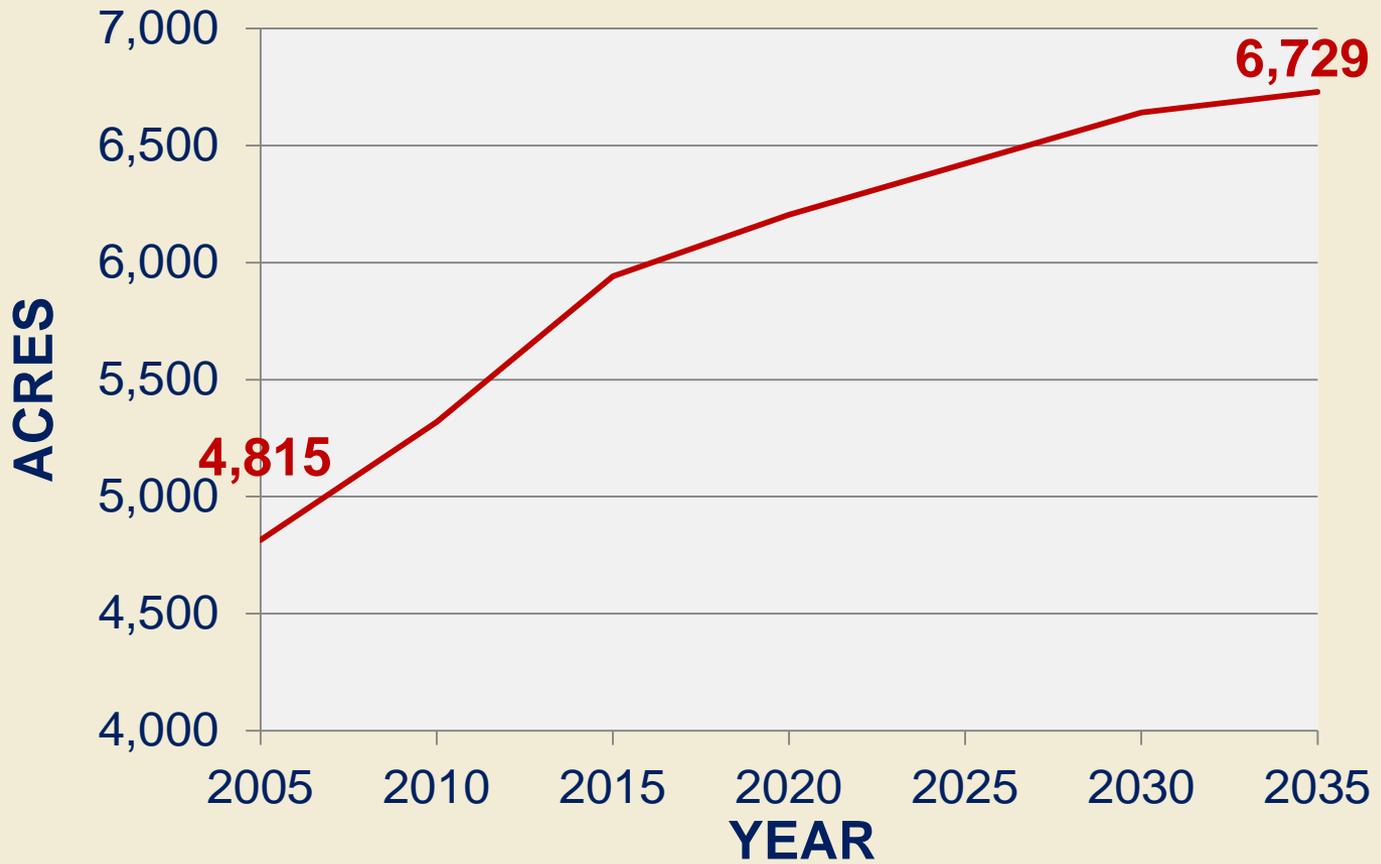


Employment Projection



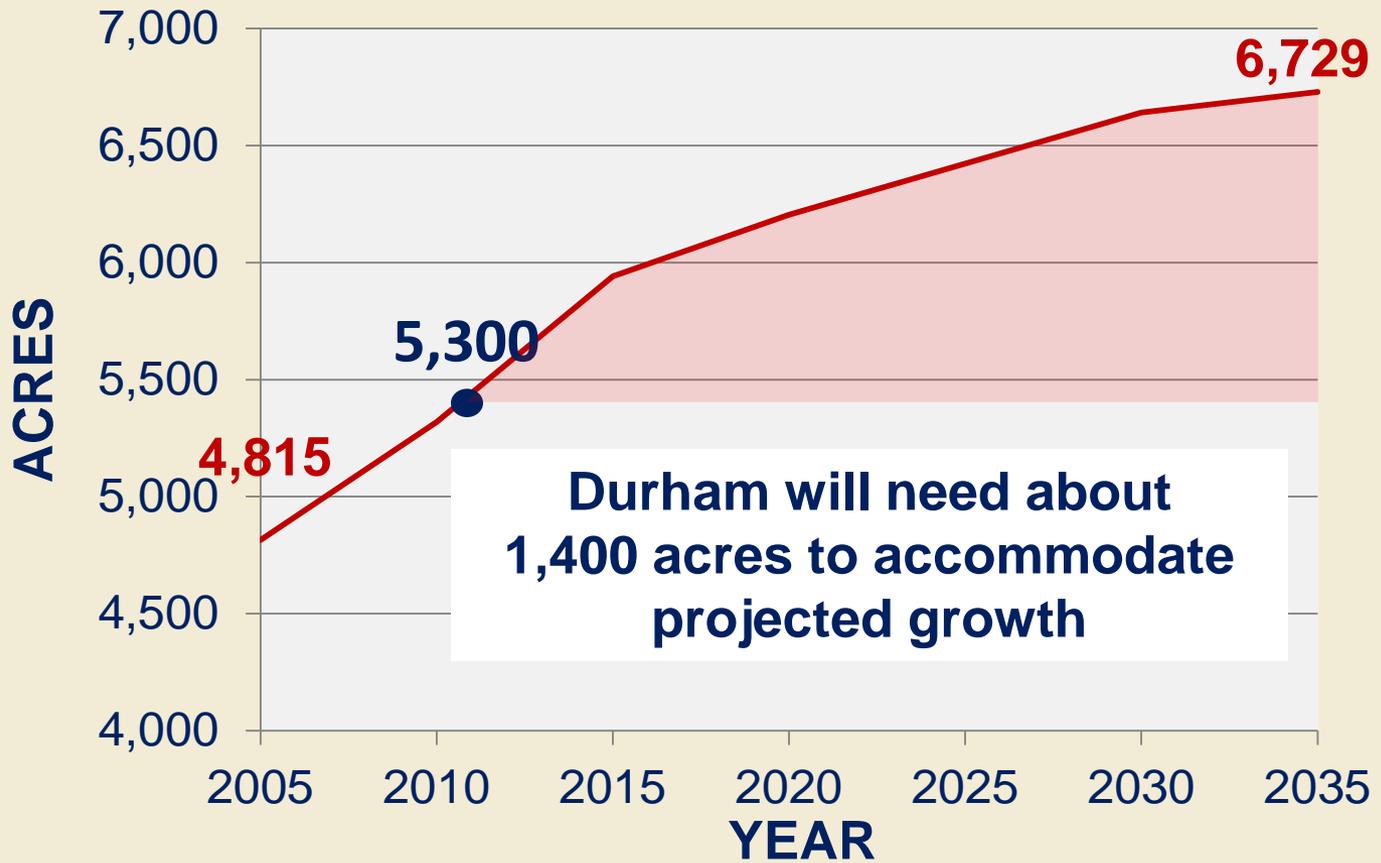


Land Demand Projection





Land Demand Projection



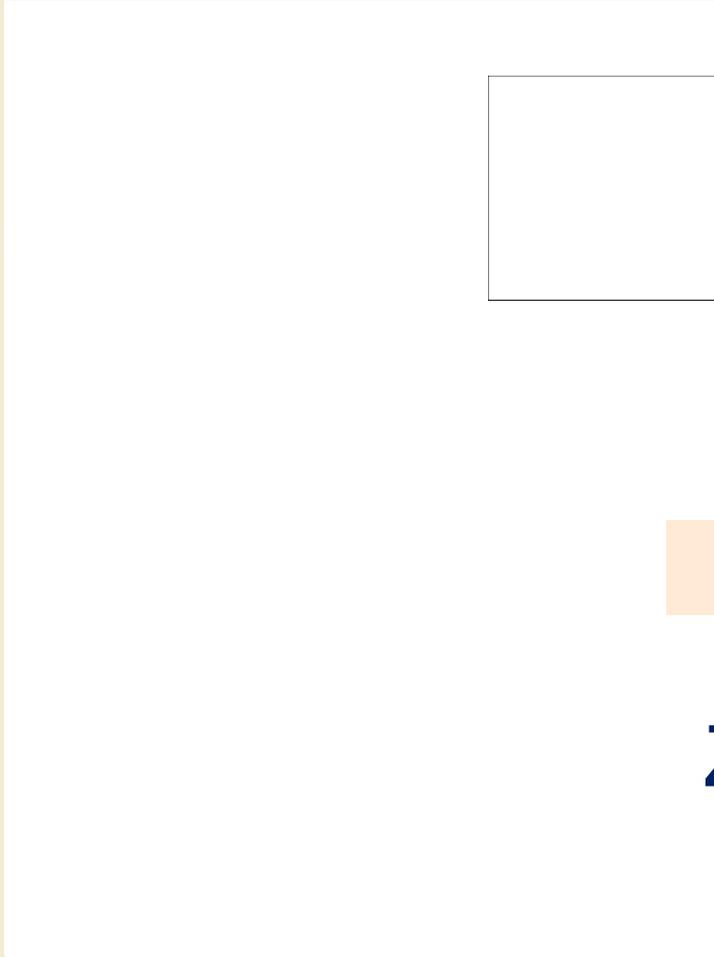


Location Criteria

- Within ½ Mile of Major Roads
- Water and Sewer Availability
- Acres available (25+ Acres)
- Few Environmental Constraints
 - Special Flood Hazard Areas
 - Wetlands
 - Steep Slopes



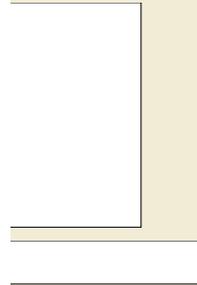
Land Zoned for Industrial Uses



Zoned Industrial
17,000 acres



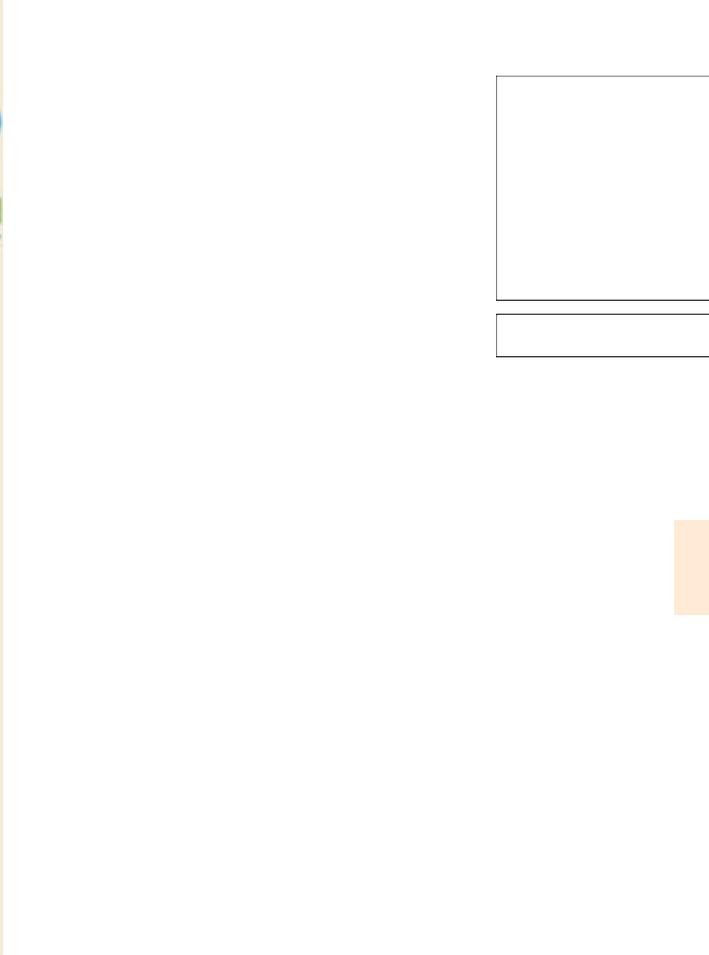
Existing Industrial Uses



5,300 acres



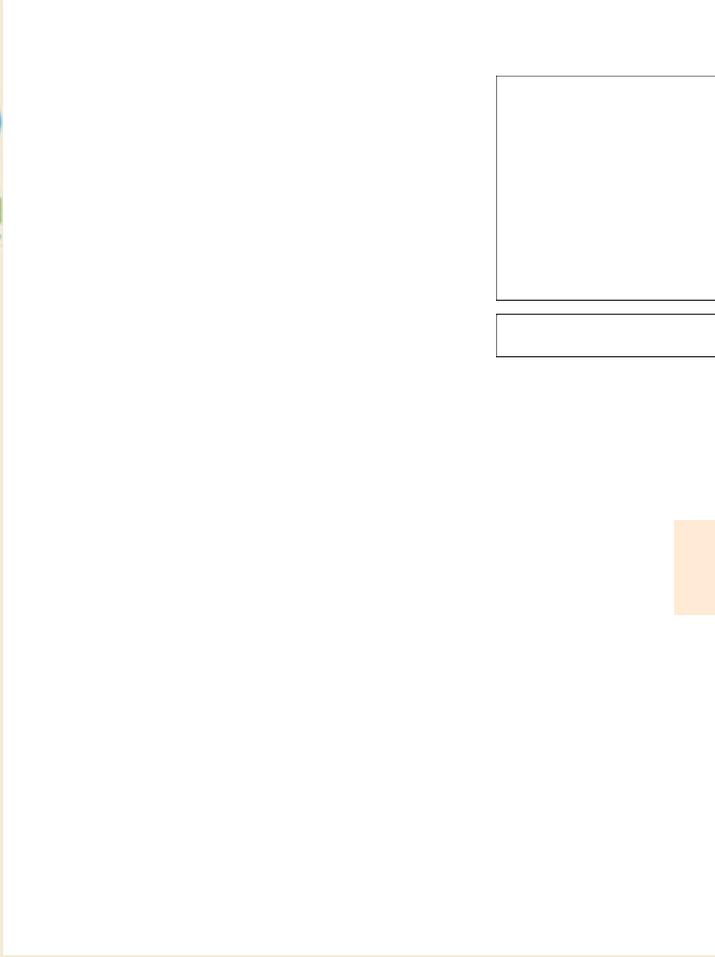
Vacant Lands that Meet Criteria



Meet All Criteria
1,650 acres



Implications



About **1,400 acres**
will be needed to
accommodate growth
Meet All Criteria
1,650 acres



Implications



~10,000 acres
may not be marketable
for industrial uses



Further Study

Durham lacks very large vacant industrial properties

- 100 or more acres in size
- May limit recruitment of some industrial uses

Durham could consider addressing that issue during the next update of the Comprehensive Plan