

DURHAM



1869  
CITY OF MEDICINE



DURHAM  
COUNTY

# Compact Neighborhood Planning Informational Presentation:

## Future Land Use Map Updates



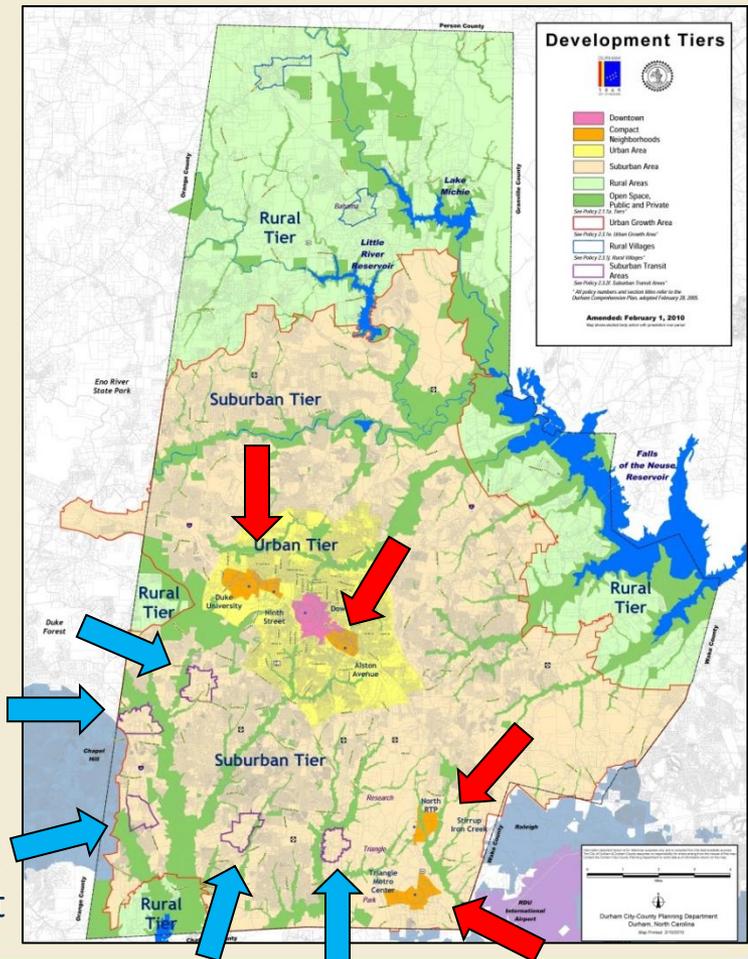
# Project Purpose

- Update the adopted Future Land Use Map
  - The Future Land Use Map acts as a policy guide for future growth
  - Compact Neighborhoods are part of an already adopted framework
- Align land use with Durham-Orange LRT
- Respond to land use, development and transportation changes of the last 10 years
- Opportunity to re-engage with the community
- Identify issues early that ought to be addressed prior to rezoning or opening day of the light rail.



# Compact Neighborhoods and Suburban Transit Areas

- 2005 Comprehensive Plan defined “Development Tiers”
- The **Compact Neighborhood Tier** was applied around the proposed regional rail stations to promote:
  - High Density
  - Mix of Uses
  - Walkable and multimodal environment
- **Suburban Transit Areas** were:
  - Designated for later phases of regional rail
  - Intended to transition to Compact Neighborhoods with future transit studies.





# Planning for Population Growth

Of the top 100 largest metro areas, Durham-Chapel Hill has been growing the 15<sup>th</sup> fastest since 2010.

Compact development can:

- Minimize urban sprawl
- Promote a fiscally responsible pattern of growth by reducing infrastructure costs
- Decrease household transportation costs
- Connect those without access to cars with jobs and other opportunities

DURHAM



1869  
CITY OF MEDICINE



DURHAM  
COUNTY

## What are Compact Neighborhoods?

Areas near planned regional rail transit stations that are envisioned, over the long term, to have additional development that is higher density, mixed use, and pedestrian friendly.

Characteristics may include:

- Urban densities
- A mix of land uses
- Street-oriented buildings
- A grid lay-out of streets
- Appropriately scaled streets
- Transportation choices
- **Tapering Development Intensity**
- **Equitable Neighborhood Change**



## Why Compact Neighborhoods?

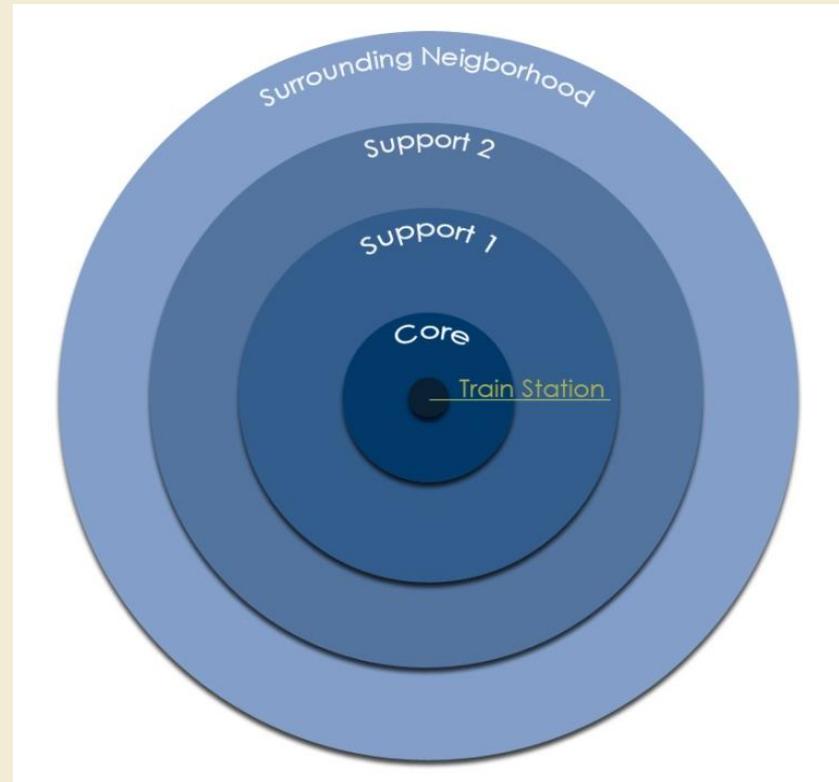
- Urban development standards
- Infrastructure Planning
- GoTriangle FTA New Starts application
- Affordable housing density bonus



# Tapering Development Intensity

- Goal: Transition smoothly to surrounding context
- Proposed Comprehensive Plan Policy language
- Sub-districts defined during the Zoning Map Change

## Example



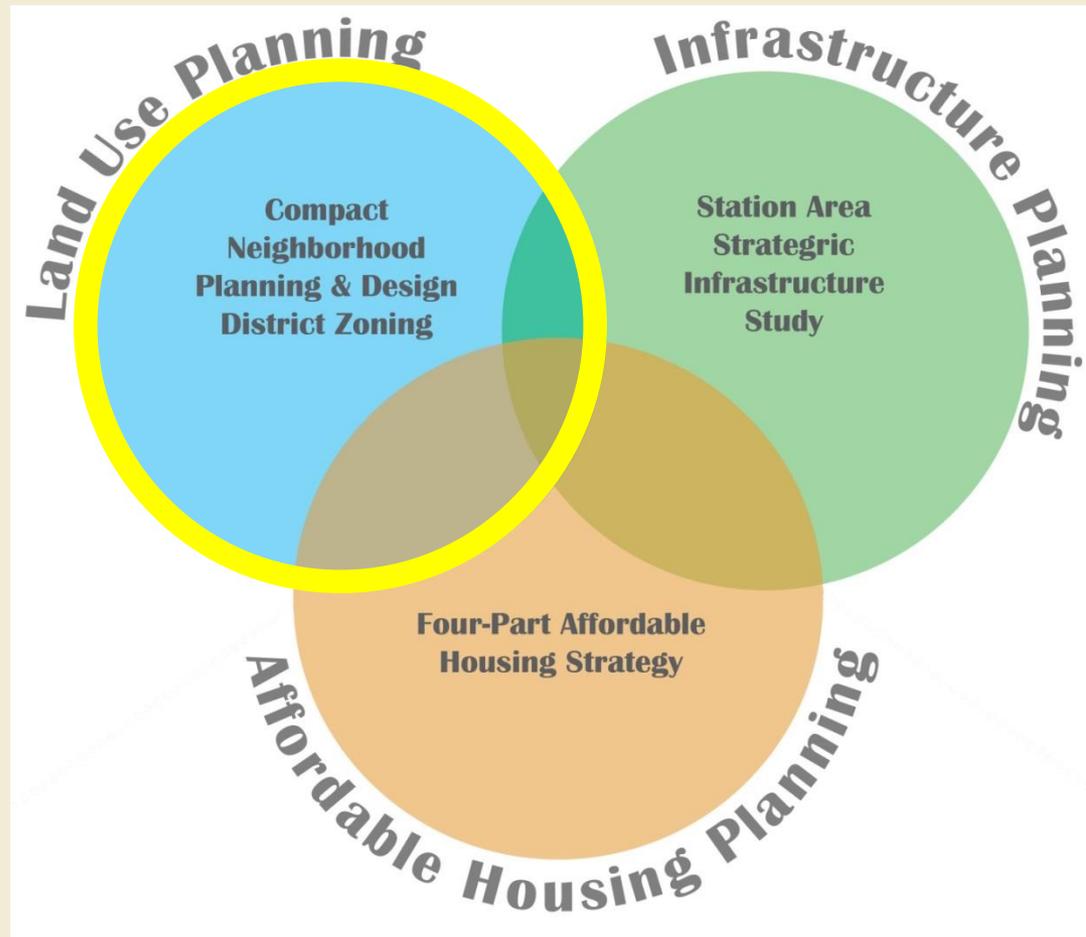


## Equitable Neighborhood Change

- Goal: To have the benefits of transit and compact neighborhoods shared by all.
- Collaborate with city-hired consultant
- Incorporate Affordable Housing and Transit Resolutions into the Comprehensive Plan:
  - **Affordable Housing and Transit.** The City and County, working with GoTriangle and key private sector partners, shall investigate regulatory and other incentives in order to achieve at least 15% of housing stock within a ½ mile of each future light rail station be affordable to households earning 60% of area median income or less.



# Big Picture Station Area Planning Framework





# Land Use Planning Overview



↓

*Change and development will be **incremental** and will occur through **private development** over several decades.*

DURHAM



1869  
CITY OF MEDICINE



DURHAM  
COUNTY

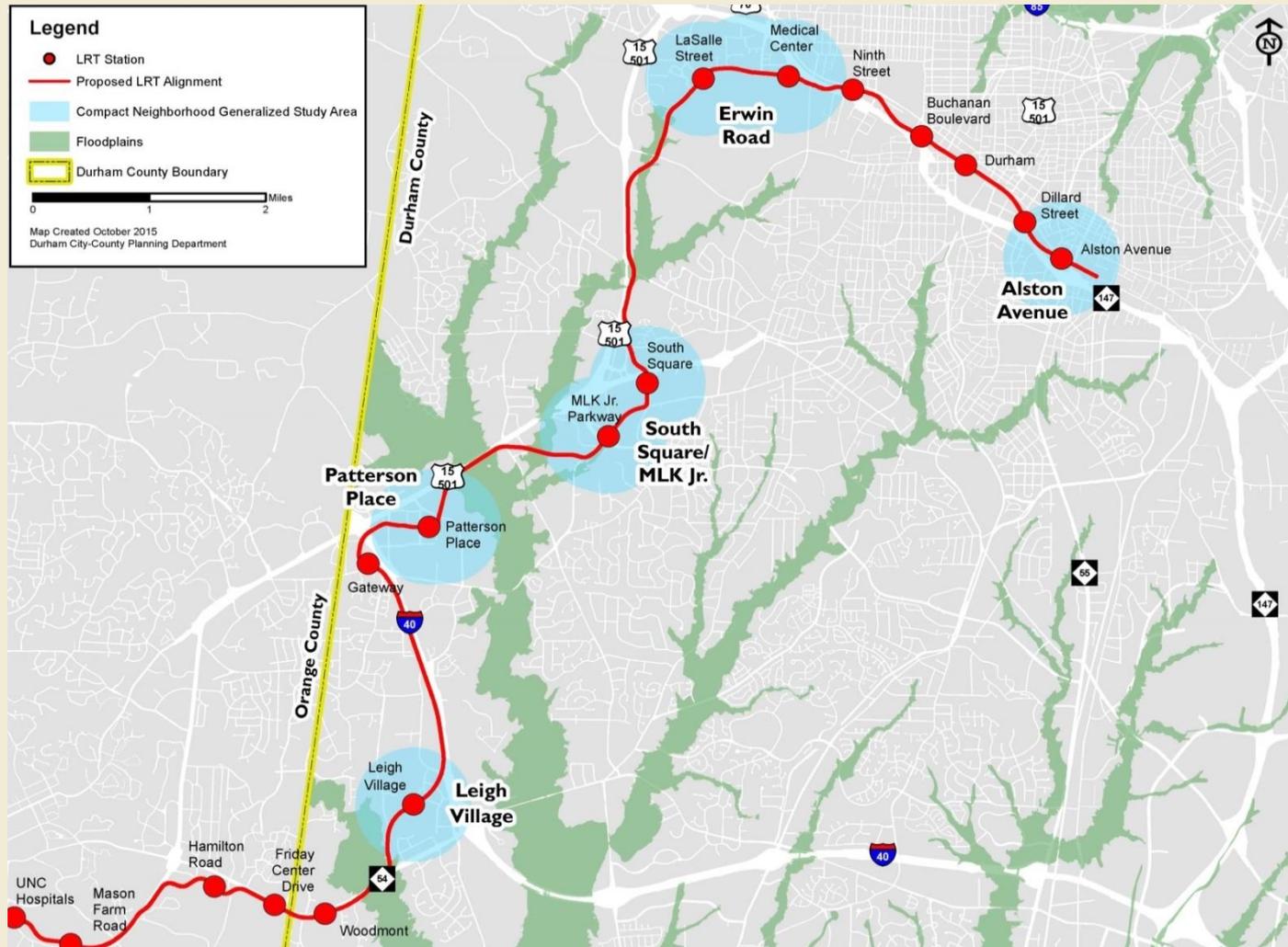
# Study Area

**Legend**

- LRT Station
- Proposed LRT Alignment
- Compact Neighborhood Generalized Study Area
- Floodplains
- Durham County Boundary

0 1 2 Miles

Map Created October 2015  
Durham City-County Planning Department





# Public Engagement

## April 2015

- 5 meetings with over 250 participants
- Extensive notification (4200 letters mailed, listserv distribution, media coverage)
- Small group mapping exercise

## June 2015 – August 2015

- 5 meetings with over 210 participants
- Open-house style meeting
- Preview of staff recommended boundaries

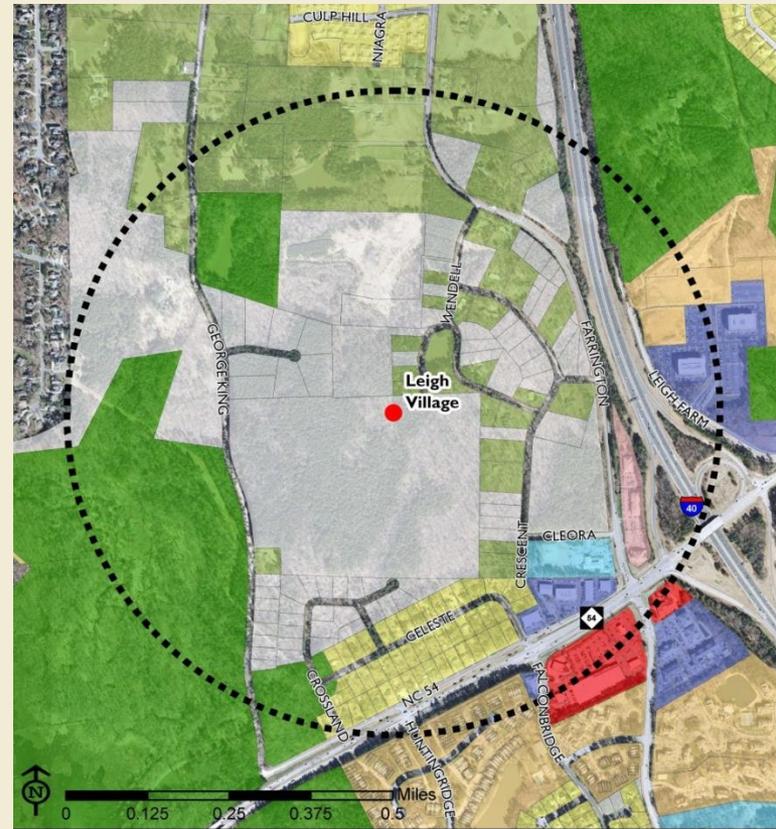
## October 2015 Public Information Sessions

- Ask questions and provide feedback on Compact Neighborhood Reports

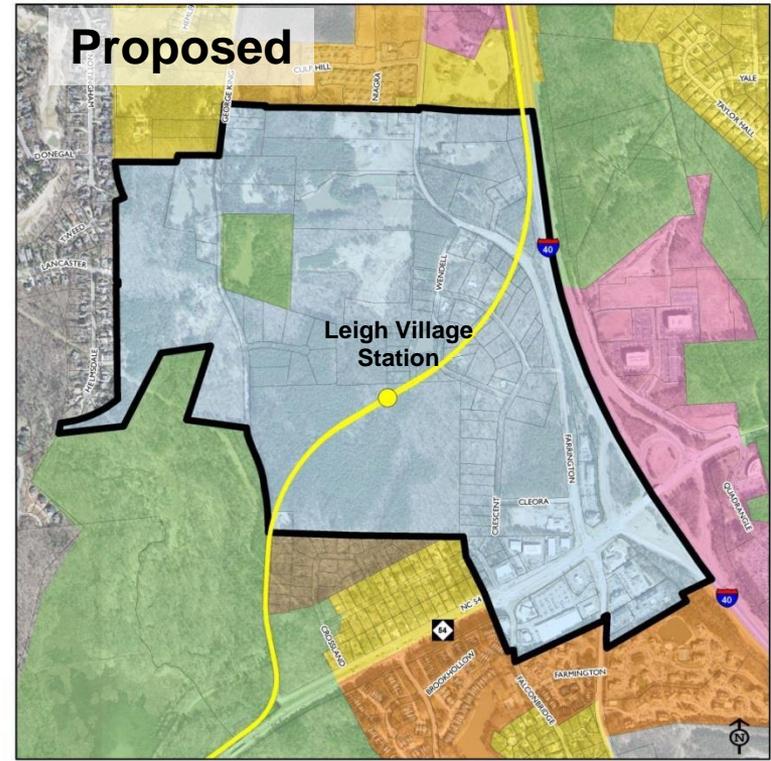
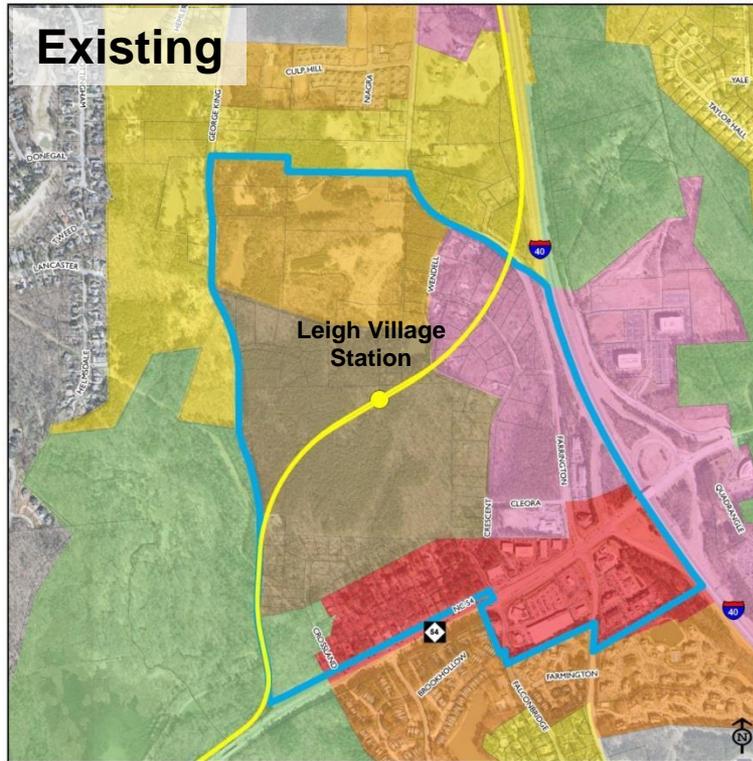


# Leigh Village: Existing Context

- Nearby the intersection of NC Highway 54 and Interstate 40
- Low density suburban development with rural character
- Highly congested transportation corridors
- Significant natural features including the Little Creek Bottomlands



# Leigh Village: Proposed Changes for the Future Land Use Plan

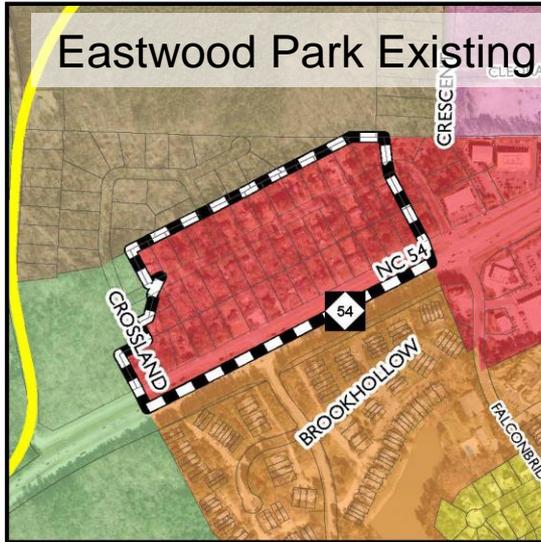


Future Land Use Designation

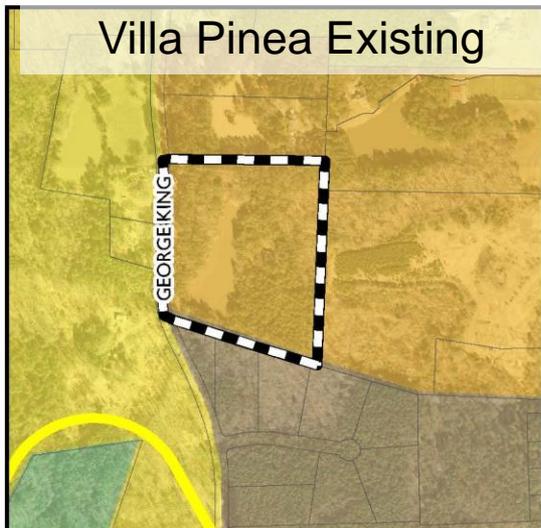
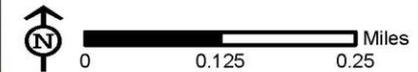
- |   |                         |
|---|-------------------------|
| Low Density Residential (4 Units/Acre or less)      | Commercial              |
| Low-Medium Density Residential (4 - 8 Units/Acre)   | Institutional           |
| Medium Density Residential (6 - 12 Units/Acre)      | Office                  |
| Medium-High Density Residential (8 - 20 Units/Acre) | Recreation / Open Space |
|   | Design District         |

- Proposed LRT stations
- Proposed D-O LRT alignments
- 2005 Suburban Transit Area
- Staff Recommended Compact Neighborhood Boundary

# Leigh Village: Eastwood Park and Villa Pinea



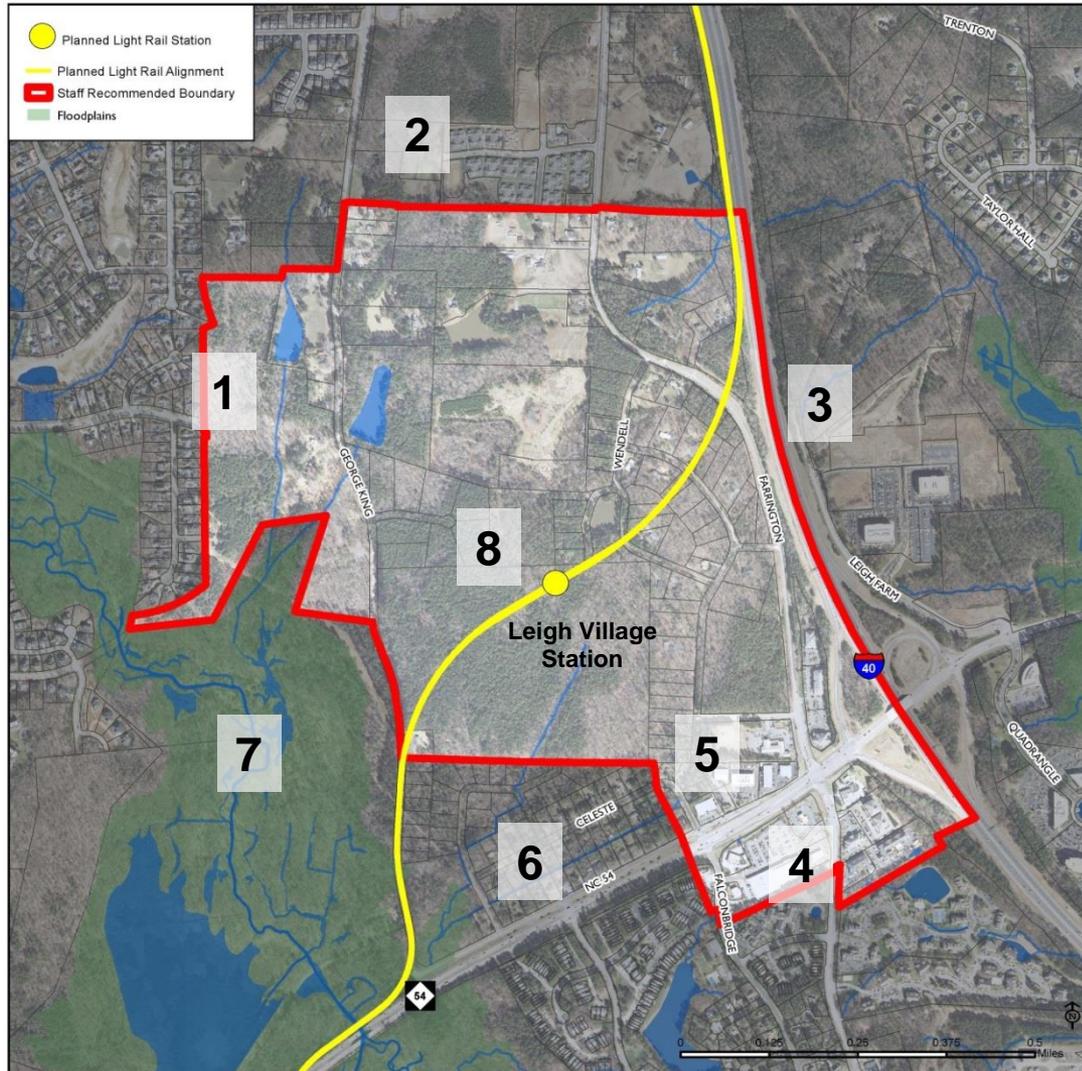
- Proposed D-O LRT alignments
- Eastwood Park
- Low Density Residential (4 DU/Acre or less)
- Medium Density Residential (6 - 12 DU/Acre)
- Medium-High Density Residential (8 - 20 DU/Acre)
- Design District
- Commercial
- Office
- Recreation / Open Space



- Villa Pinea
- Proposed D-O LRT alignments
- Low Density Residential (4 DU/Acre or less)
- Low-Medium Density Residential (4 - 8 DU/Acre)
- Medium-High Density Residential (8 - 20 DU/Acre)
- Recreation / Open Space
- Design District



# Leigh Village: Proposed Compact Neighborhood Tier Boundary

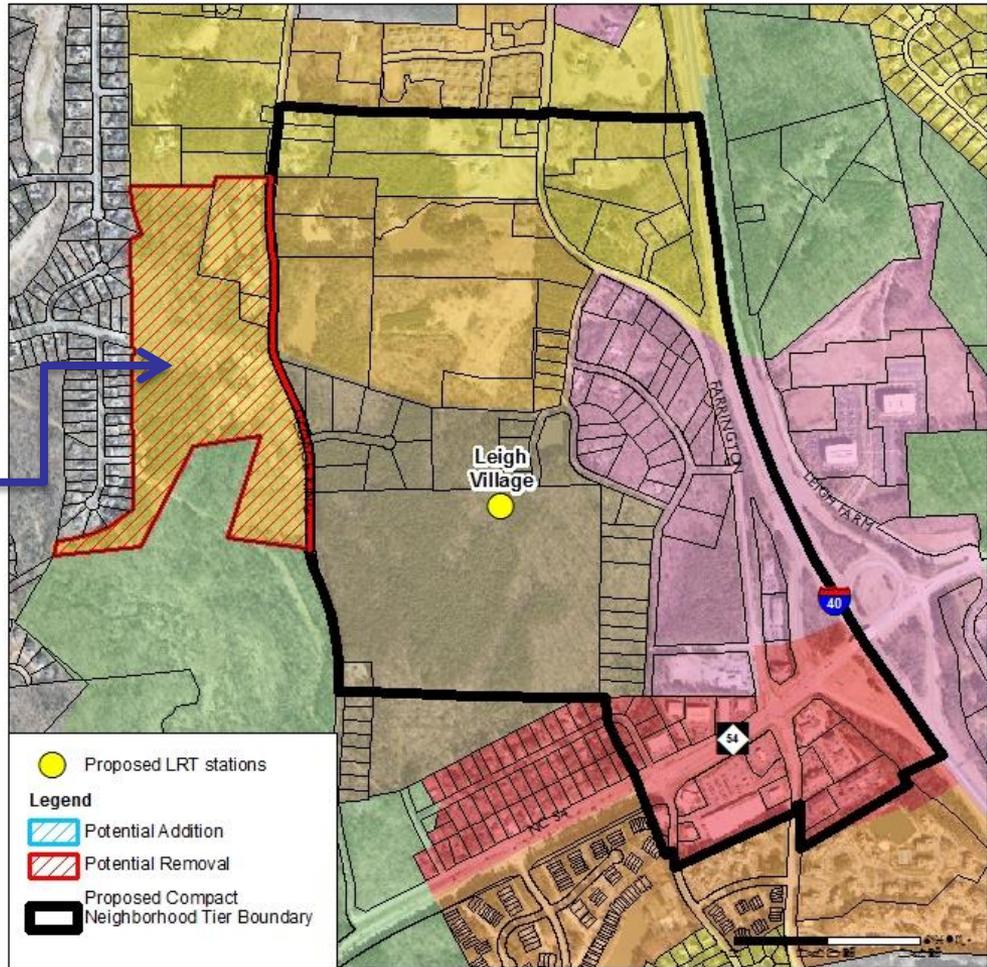


1. Meadowmont Farms Tract
2. Northern Edge
3. Interstate 40
4. Falconbridge Shopping Center
5. North/South Collector Street
6. Eastwood Park
7. Little Creek Bottomlands
8. Undeveloped Land



# Key Boundary Issues

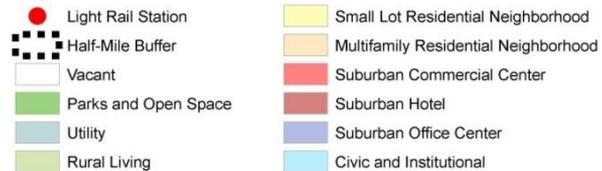
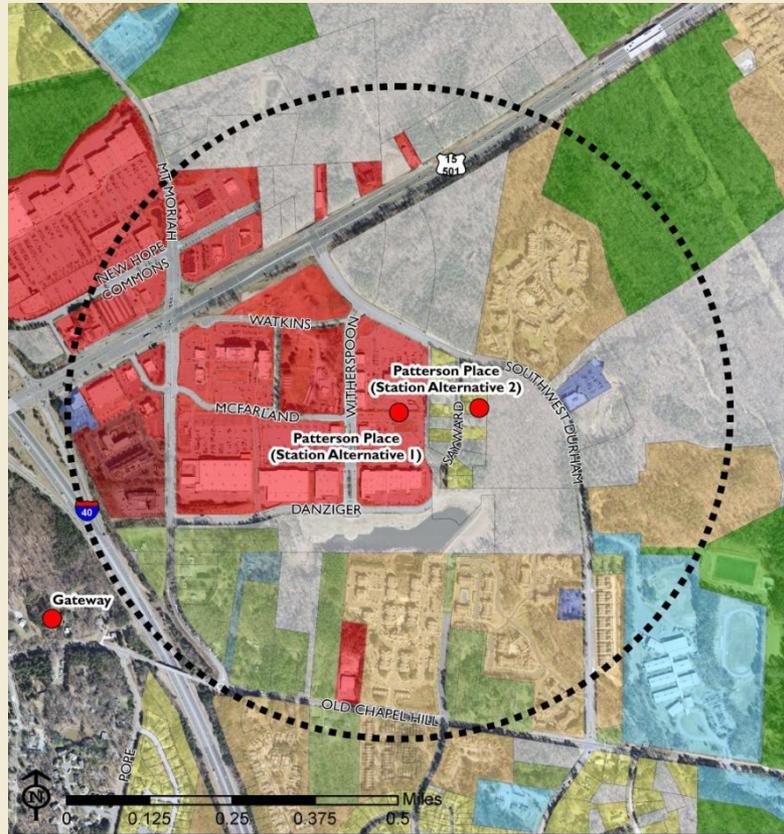
Neighbors in The Oaks are opposed to the western portion of the Compact Neighborhood



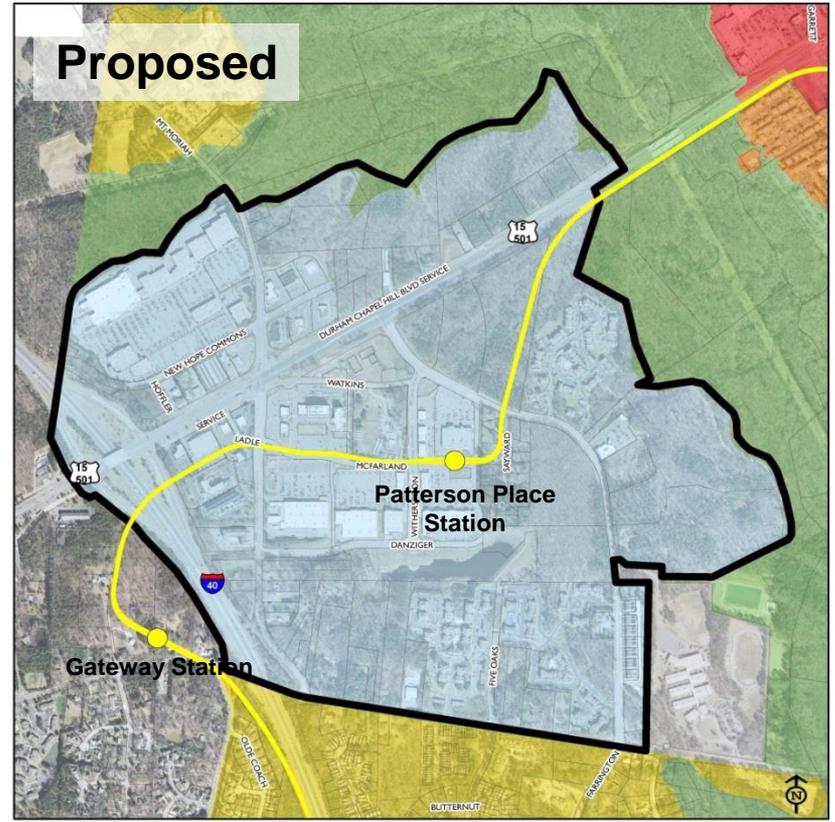
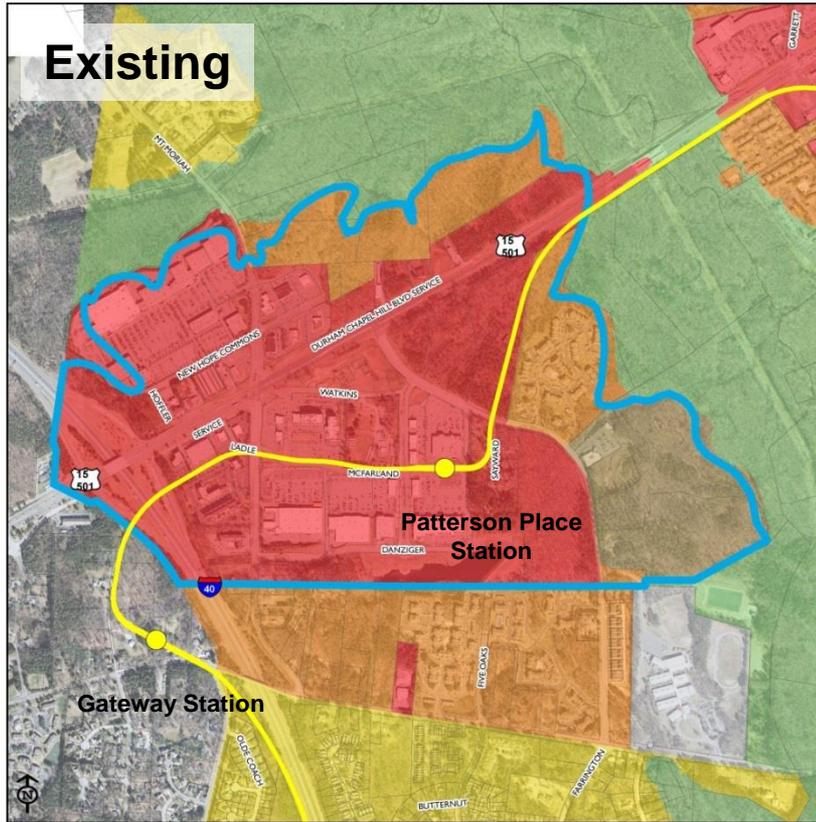


# Patterson Place: Existing Context

- Nearby the intersection of Interstate 40 and US 15-501
- Auto-oriented commercial district with big box retailers
- Patterson Place Shopping Center designed to transition over time to a transit-oriented development



# Patterson Place: Proposed Changes for the Future Land Use Plan

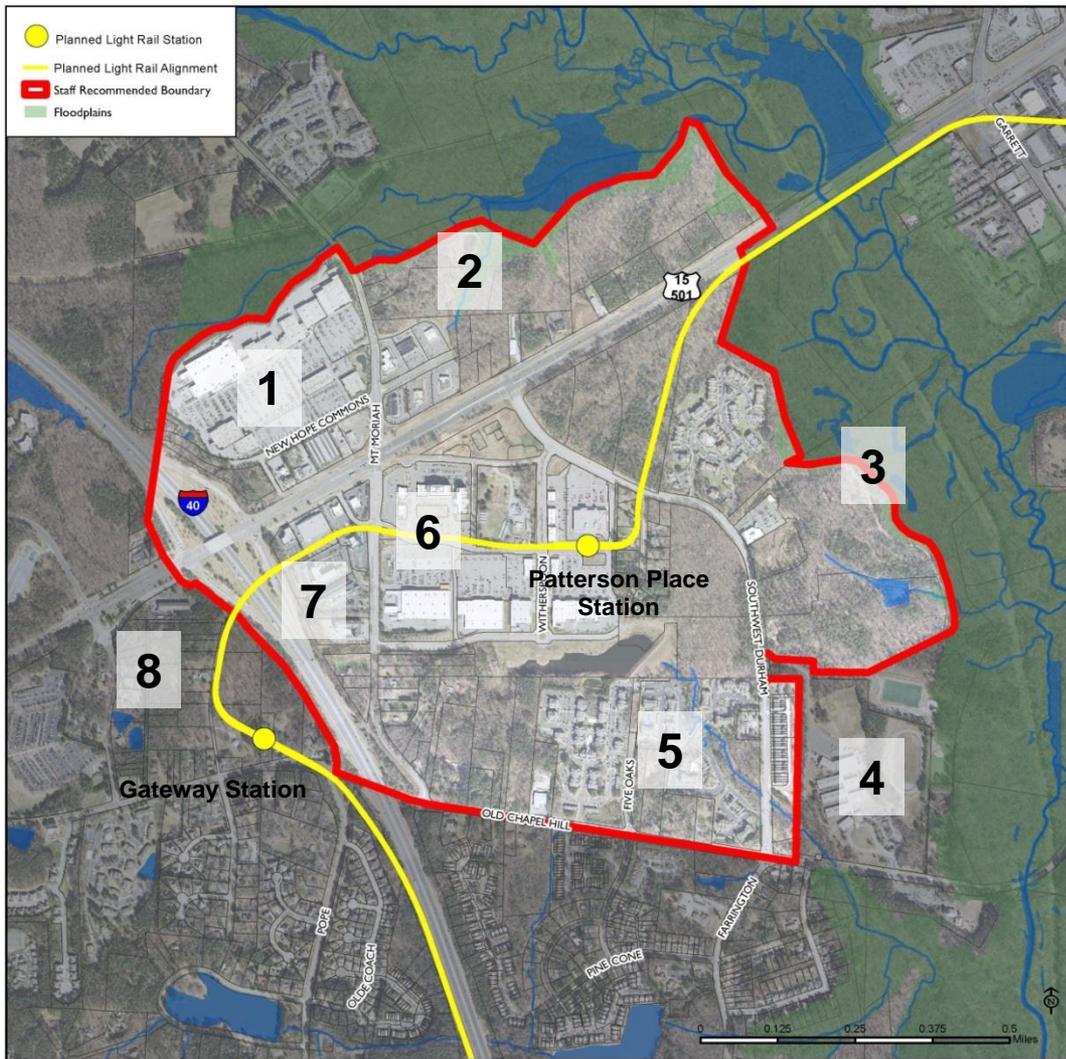


- Proposed LRT stations
- Proposed D-O LRT alignments
- Staff Recommended Boundary

- Future Land Use Designation**
- Low Density Residential (4 Units/Acre or less)
  - Medium Density Residential (6 - 12 Units/Acre)
  - Medium-High Density Residential (8 - 20 Units/Acre)
  - Commercial
  - Institutional
  - Office
  - Recreation / Open Space
  - Design District



# Patterson Place: Proposed Tier Boundary



1. New Hope Commons Shopping
2. North of US 15-501
3. New Hope Creek Bottomlands
4. Githens Middle School
5. Multi-Family Residential
6. Patterson Place Shopping
7. Highway-oriented businesses
8. Interstate 40/Chapel Hill

DURHAM



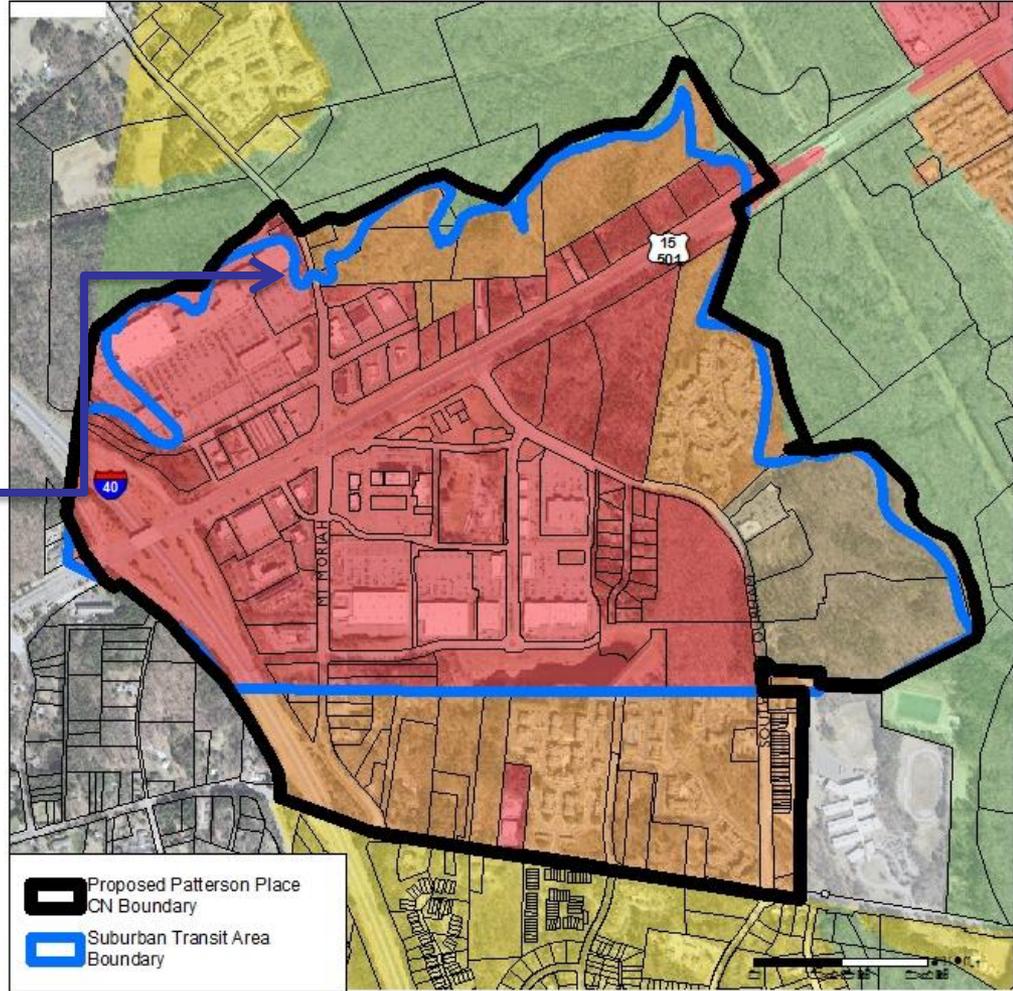
1869  
CITY OF MEDICINE



DURHAM  
COUNTY

# Key Boundary Issues

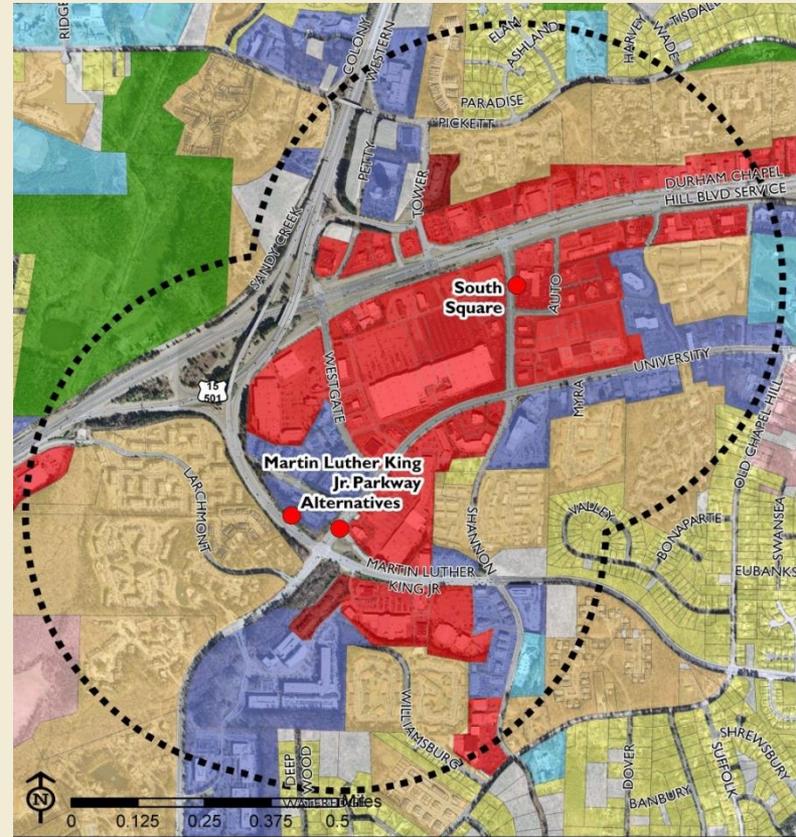
Suburban Transit  
Area boundary



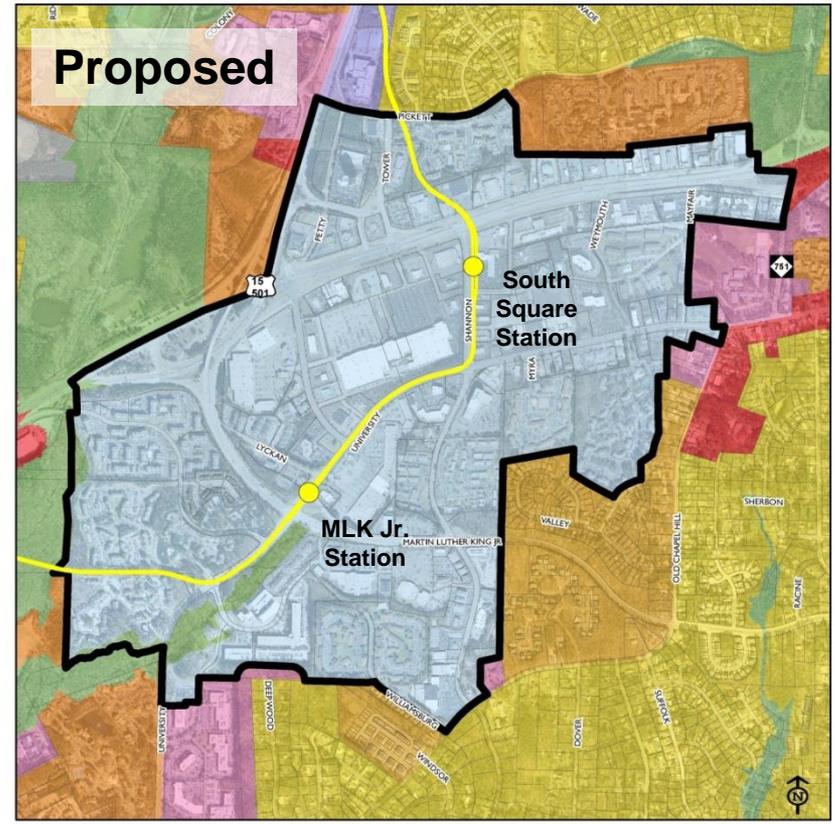
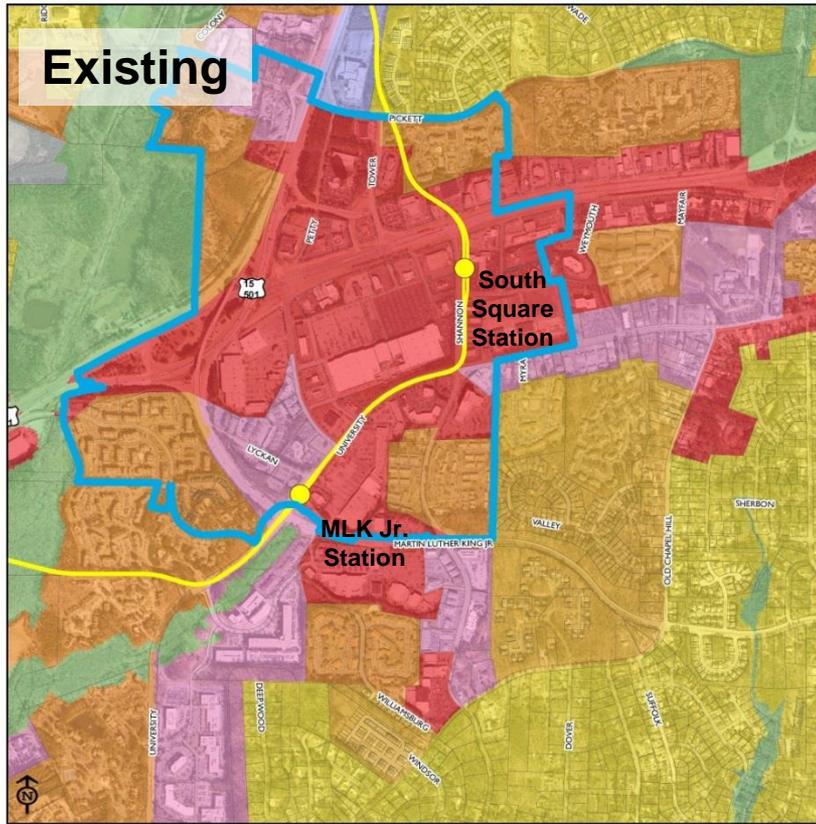


# South Square/MLK Jr.: Existing Context

- Nearby the intersection of Interstate US 15-501 Bypass and Business
- Auto-oriented commercial district with big box retailers
- Multi-family apartment complexes



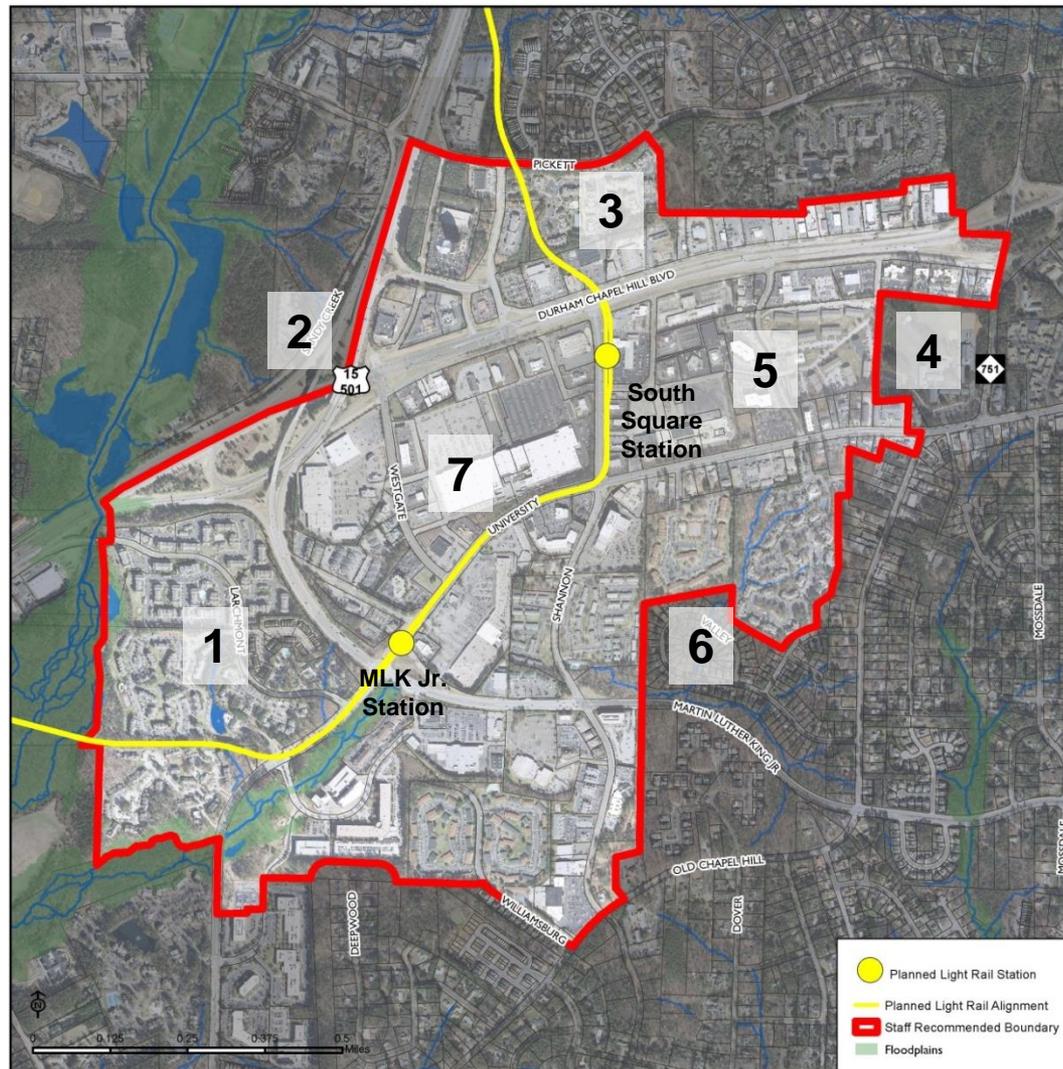
# South Square/MLK Jr: Proposed Changes to the Future Land Use Plan



Future Land Use Designation

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential (4 Units/Acre or less)     | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Design District | <span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border-radius: 50%;"></span> Proposed LRT stations |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Low-Medium Density Residential (4 - 8 Units/Acre)  | <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial            | <span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow;"></span> Proposed D-O LRT alignments                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Medium Density Residential (6 - 12 Units/Acre) | <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Industrial         | <span style="display: inline-block; width: 15px; border-bottom: 2px solid blue;"></span> 2005 Suburban Transit Area                         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> Recreation / Open Space                         | <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Office               | <span style="display: inline-block; width: 15px; border-bottom: 2px solid black;"></span> Staff Recommended Compact Neighborhood Boundary   |

# South Square/MLK Jr: Proposed Tier Boundary



1. Existing Apartment and Townhome Complexes
2. US 15-501
3. North of Durham-Chapel Hill Boulevard
4. Durham Academy
5. East of Shannon Road
6. Single Family Neighborhoods
7. Shopping Centers

DURHAM



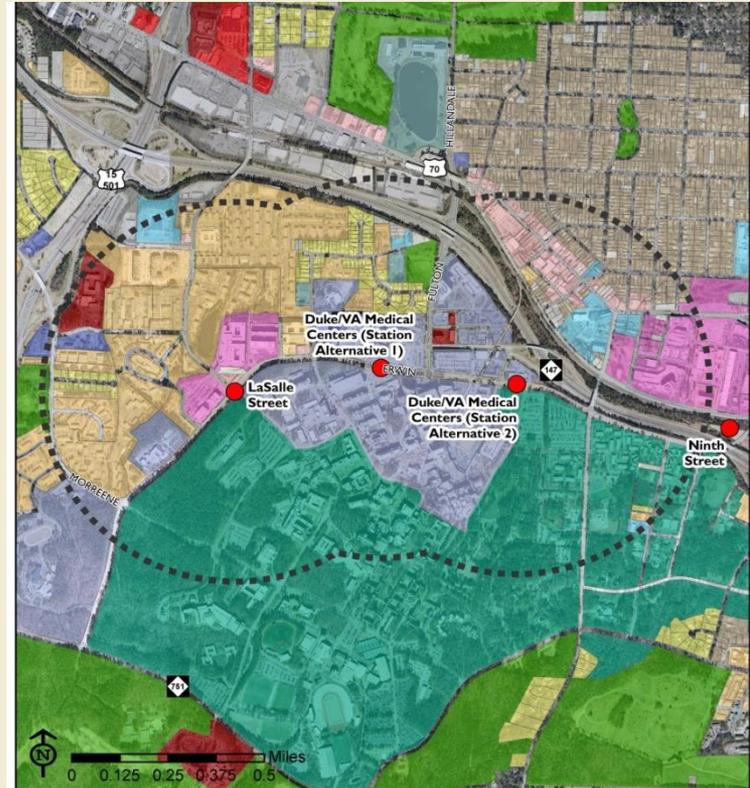
1869  
CITY OF MEDICINE



DURHAM  
COUNTY

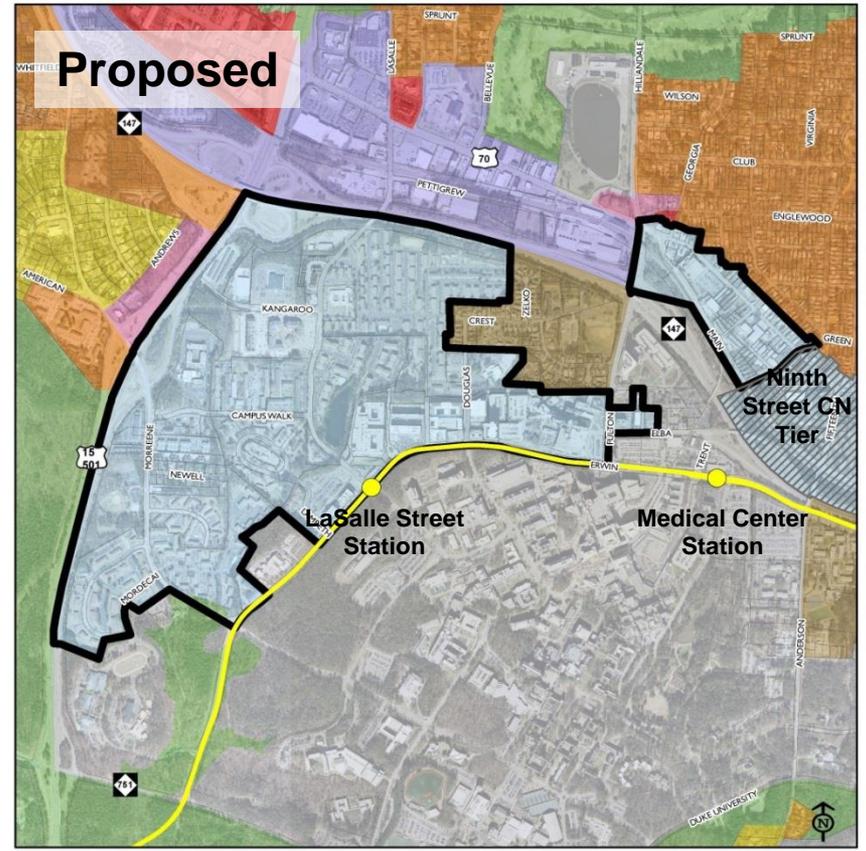
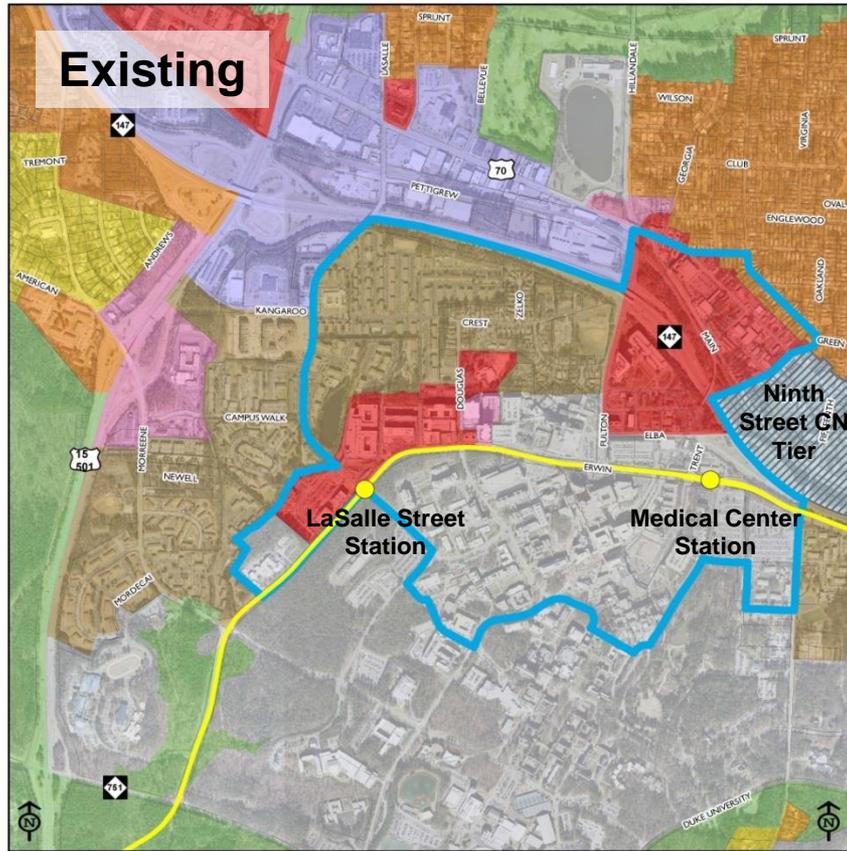
# Erwin Road: Existing Context

- Strong institutional presence: Duke University and Medical Center, VA Medical Center
- New mixed use and multi-family housing on north side of Erwin Road
- Aging multi-family apartment complexes
- Crest Street Neighborhood



Durham Planning Department, January 2015

# Erwin Road: Proposed Future Land Use Map Change



Future Land Use Designation

- |   |  |  |
|---|--|--|
| <span style="color: green;">■</span> Recreation / Open Space                        | <span style="color: lightblue;">■</span> Design District | <span style="color: yellow;">●</span> Proposed LRT stations  |
| <span style="color: orange;">■</span> Low Density Residential (4 DU/Acre or less)   | <span style="color: red;">■</span> Commercial            | <span style="color: yellow;">—</span> Proposed D-O LRT alignments  |
| <span style="color: gold;">■</span> Low-Medium Density Residential (4 - 8 DU/Acre)  | <span style="color: purple;">■</span> Industrial         | <span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px;"></span> Staff Recommended Compact Neighborhood Boundary |
| <span style="color: brown;">■</span> Medium Density Residential (6 - 12 DU/Acre)    | <span style="color: grey;">■</span> Institutional        | <span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Adopted Compact Neighborhood Boundary            |
| <span style="color: tan;">■</span> Medium-High Density Residential (8 - 20 DU/Acre) | <span style="color: pink;">■</span> Office               |  |

DURHAM

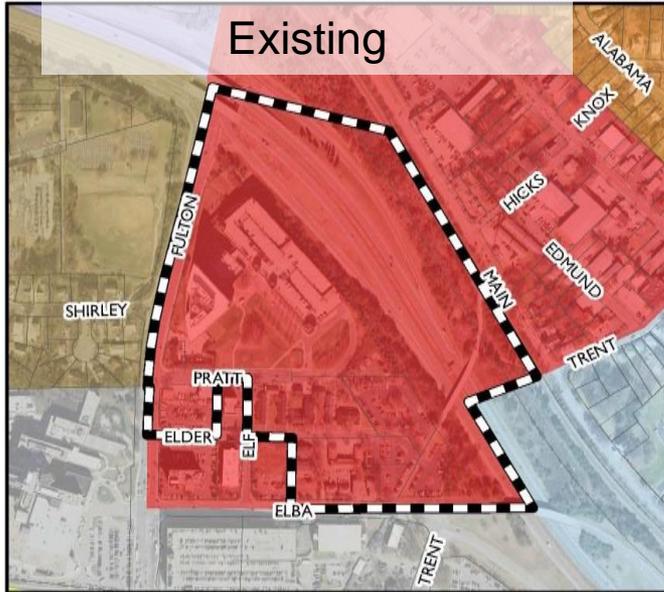


1869  
CITY OF MEDICINE



DURHAM  
COUNTY

# Erwin Road: University Campus



Duke University "UC" Zoning



Medium Density Residential (6 - 12 DU/Acre)



Medium-High Density Residential (8 - 20 DU/Acre)



Design District

Commercial

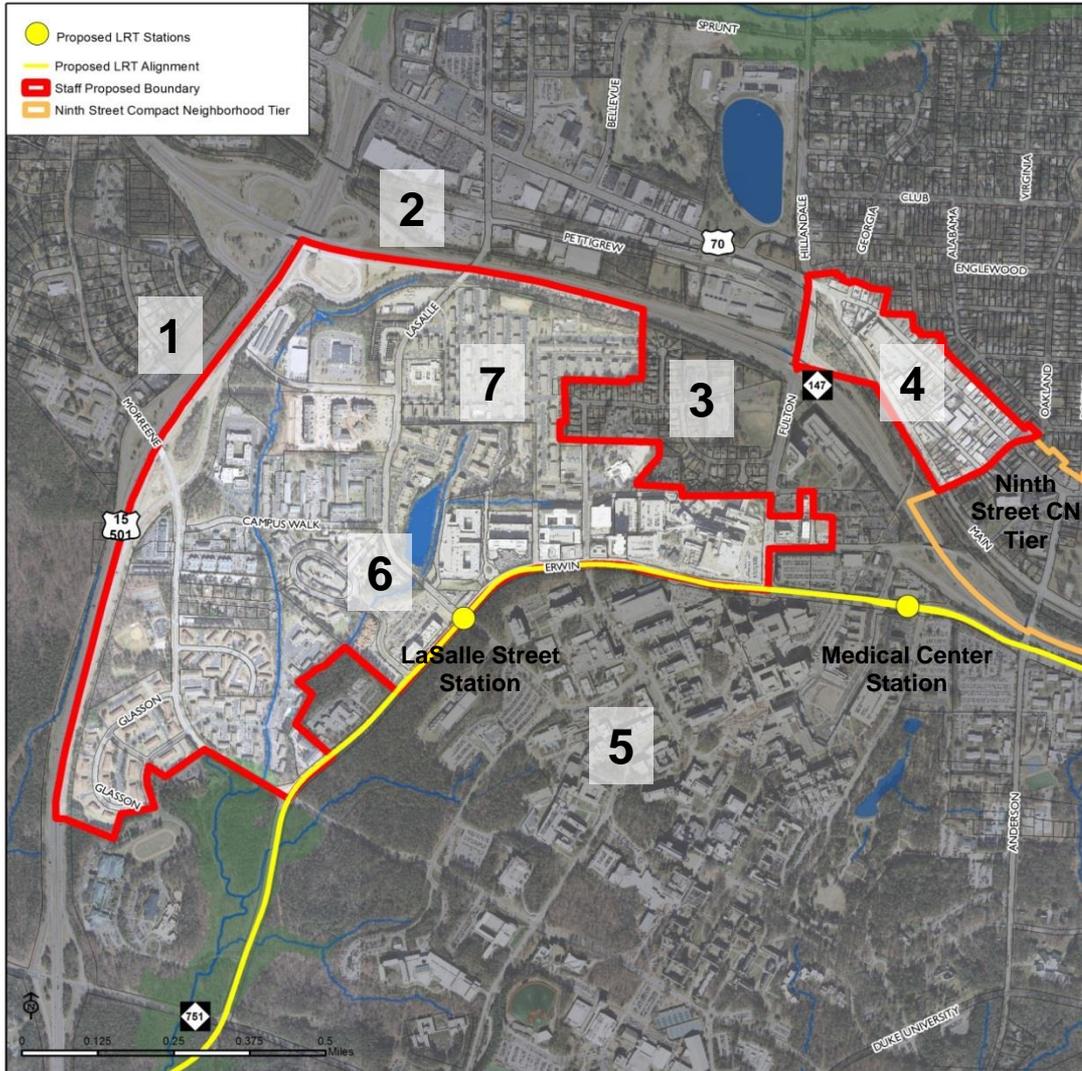
Industrial

Institutional

Recreation / Open Space



# Erwin Road: Proposed Tier Boundary



1. US Highway 15-501
2. NC 147 (Durham Freeway)
3. Crest Street Neighborhood
4. West Durham
5. Duke University and Medical Center
6. Mixed Use Development
7. Apartment Complexes and Townhome Communities

DURHAM



1869  
CITY OF MEDICINE



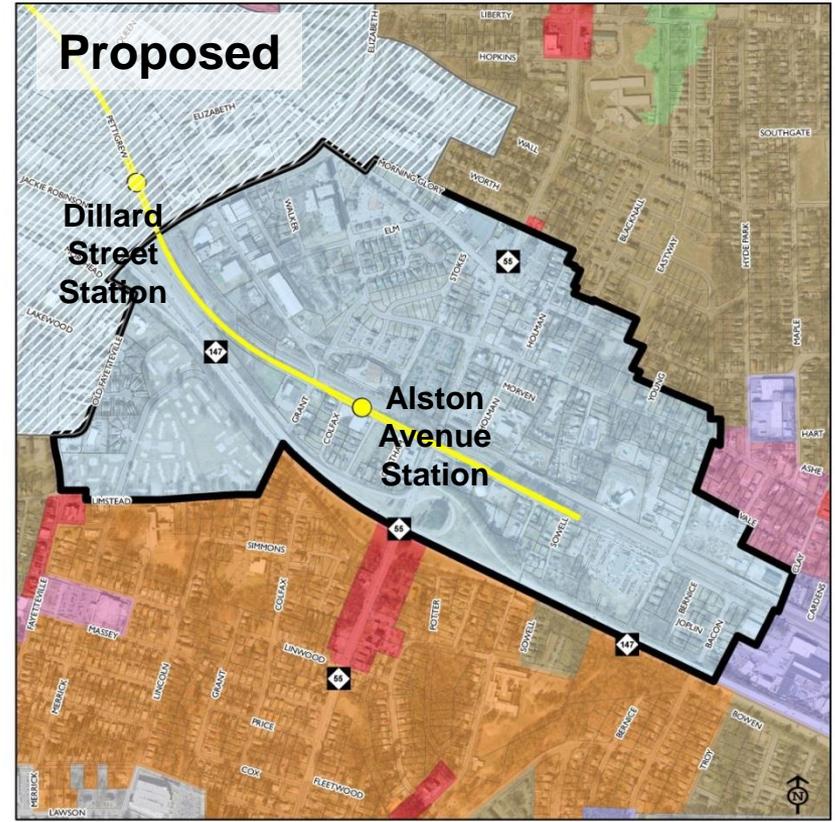
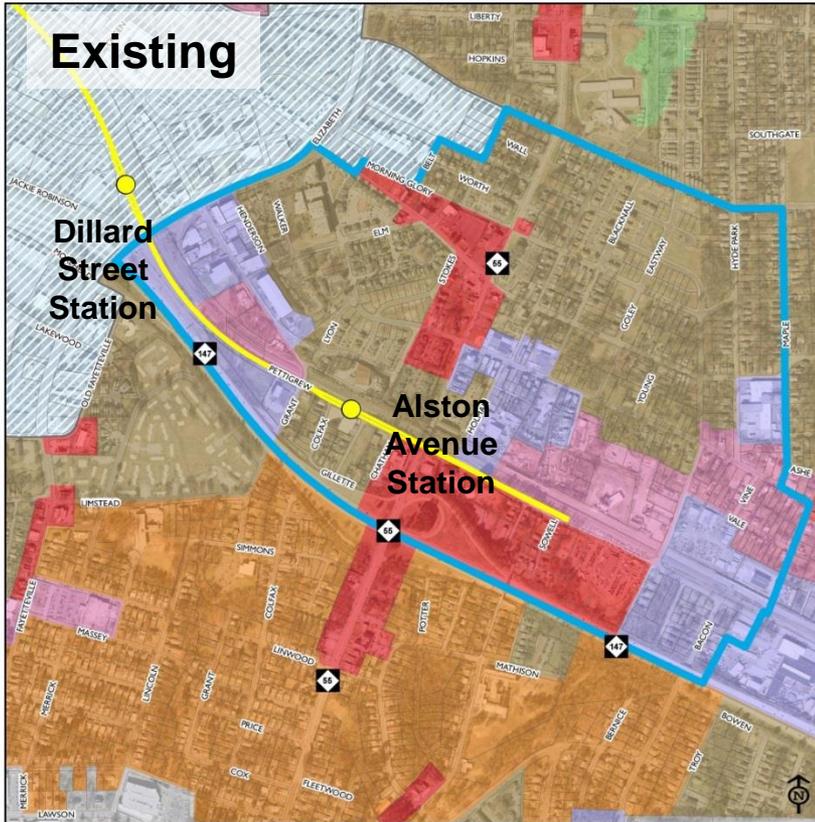
DURHAM  
COUNTY

# Alston Avenue: Existing Context

- Durham Freeway and North Carolina Railroad Company Corridor cut across the station area
- Active industrial uses and freight spurs
- Civic uses
- Small lot residential neighborhoods
- Adaptive re-use of mill buildings



# Alston Avenue: Proposed Future Land Use Map Change

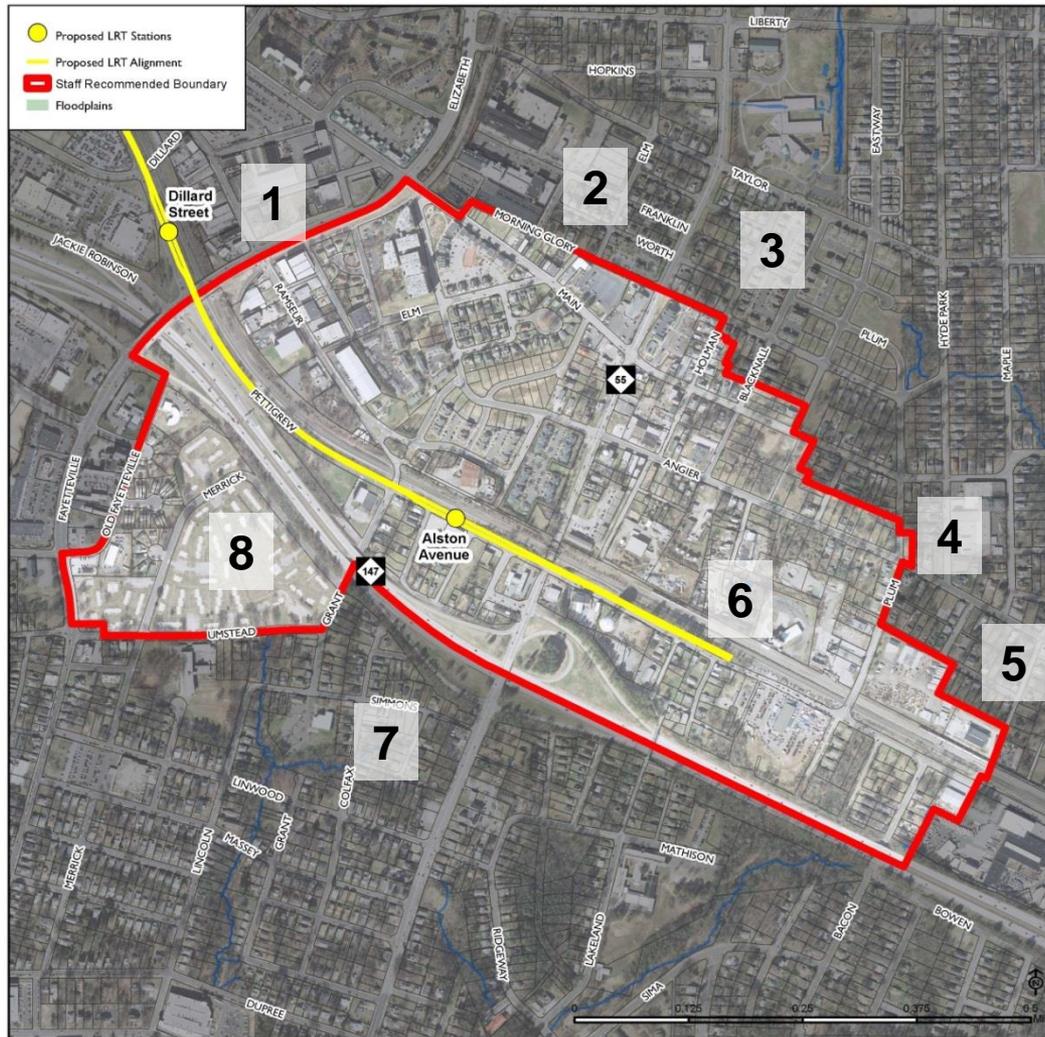


## Future Land Use Designation

- |   |                         |
|---|-------------------------|
| Medium Density Residential (6 - 12 Units/Acre)      | Industrial              |
| Medium-High Density Residential (8 - 20 Units/Acre) | Institutional           |
| Design District                                     | Office                  |
| Commercial  | Recreation / Open Space |

- Proposed LRT stations
- Proposed D-O LRT alignments
- Staff Recommended Compact Neighborhood Boundary
- Current Compact Neighborhood Boundary

# Alston Avenue: Proposed Tier Boundary

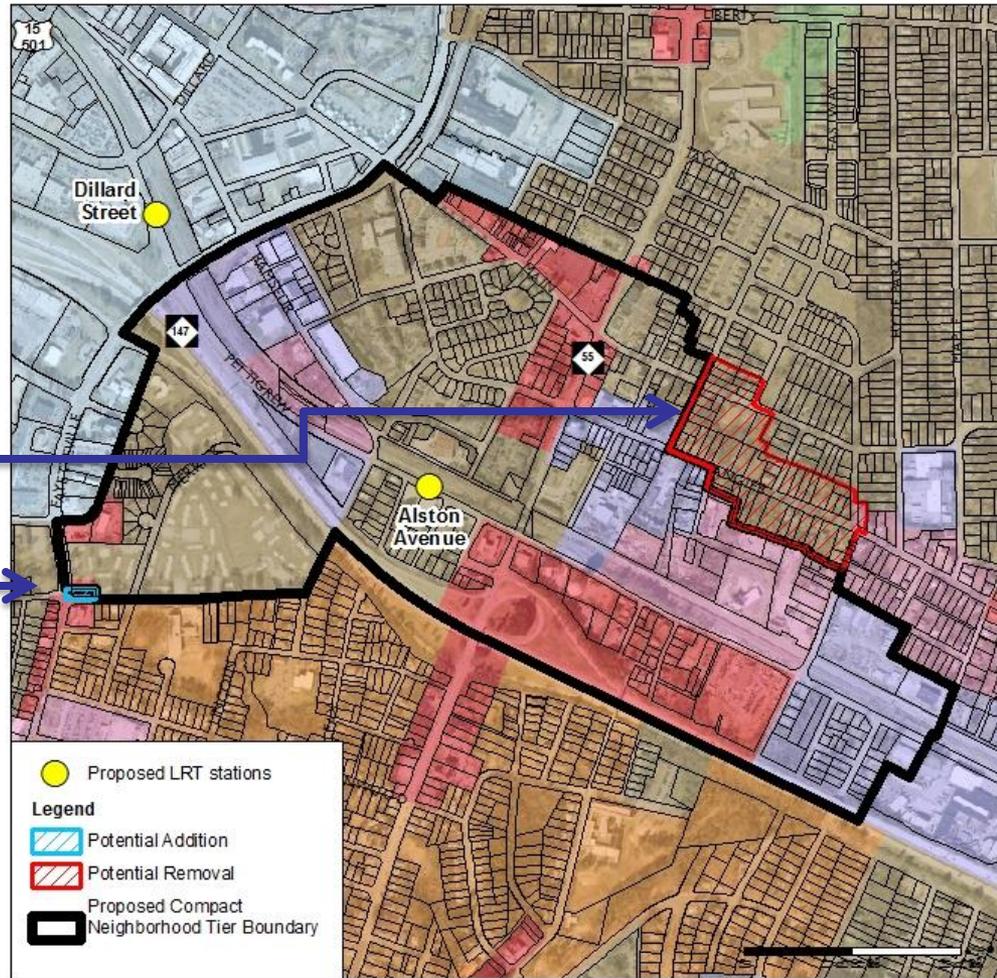


1. Fayetteville Street
2. Golden Belt National Register Historic District
3. Eastway Village
4. East Durham National Register Historic District
5. Angier Driver
6. Industrial Uses
7. South of NC 147
8. Former Fayette Place



# Key Boundary Issues

- Angier/Blacknall Street Area
- 1111 Fayetteville Street





## Next Steps

- Draft reports are online
- City Council Public Hearing (May 15, 2016)
- County Commissioners Public Hearing (August 2016)

## More Information

[www.durhamnc.gov/compactneighborhoods](http://www.durhamnc.gov/compactneighborhoods)