Durham Comprehensive Plan

Current Conditions Fact Sheets

Regional Context
Population
Economy
Land Use
Housing
Transportation
Public Facilities
Natural Resources and Open Space
Historic Preservation

Durham City-County Planning Department
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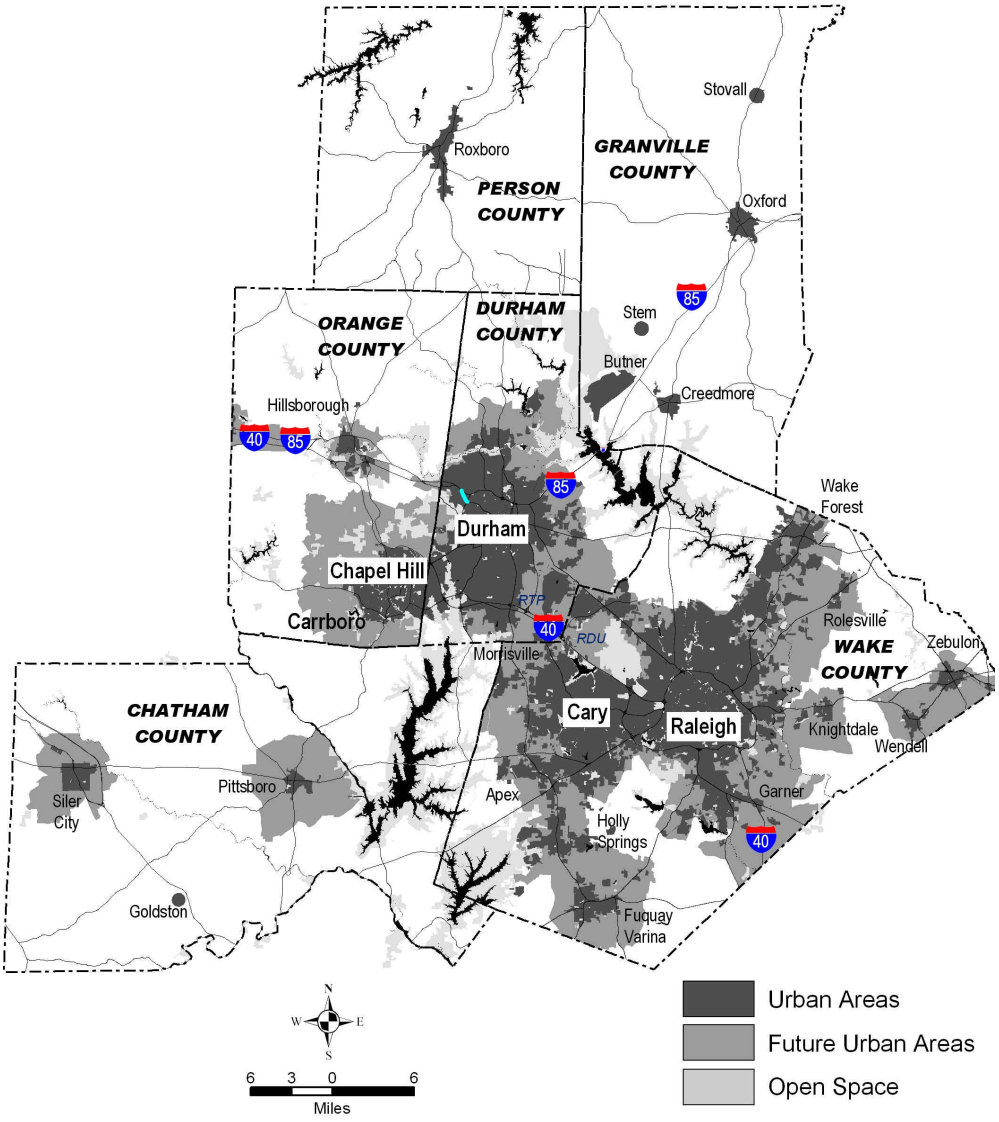
Regional Context Facts

- **Triangle Metropolitan Statistical Area** (MSA) population: 1,187,941
- **Wake County** was the largest: 53 percent of the population.
- **Durham County** is the second largest: 19 percent of the population
- **Projected growth** by 2020: almost 600,000 new residents.
- **Triangle J Council of Governments** (TJCOG): Voluntary organization of 7 counties and 23 municipalities in North Carolina's Region J.



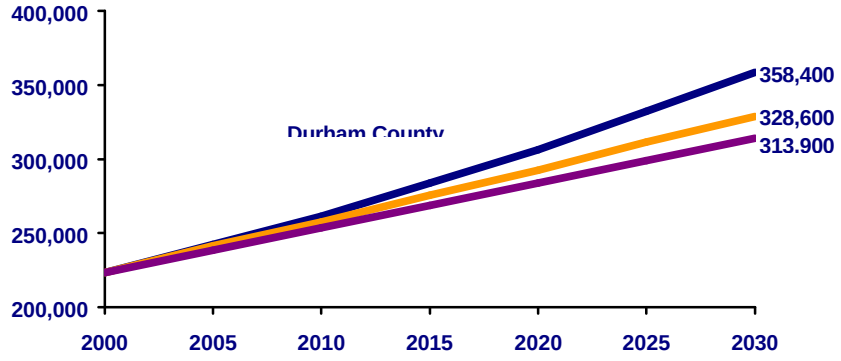
Population Facts

- **Durham County** population in 2000: 223,314 people.
- Durham County, 1990-2000: **population grew** by 41,500, an increase of about 22.8 percent.
- **Natural increase** (births minus deaths): about 1/3 of the increase and **net migration** (in-migration minus out-migration): about 2/3 of the increase.
- **Growth projection**: from 223,314 in 2000 to 328,600 by 2030.
- **Increase** of 105,300 new residents: growth rate of 47 percent over three decades, 1.29 annual average growth rate.

Population Profile, 2000

	City of Durham	Durham County	Raleigh-Durham-Chapel Hill MSA	North Carolina	United States
Population	187,000	223,000	900,000	8,049,000	281,422,000
Rate of Population Growth, 1990-2000	36.9%	22.8%	22.4%	21.4%	13.2%
Proportion African American	43.8%	39.5%	24.9%	20.0%	12.3%
Proportion Hispanic	8.6%	7.6%	8.9%	4.7%	12.5%
Percent Under 18 Years Old	22.9%	22.9%	22.5%	24.4%	25.7%
Percent 65 Years and Older	9.4%	9.7%	8.9%	12.0%	12.4%
Percent Female Head of Household With Children	17.1%	14.9%	10.3%	7.3%	7.2%

Projections of Population Growth



Economy Facts

- Durham County **workforce**, 2001: 120,651.
- Proportion of **Triangle Hill MSA employment**: 18 percent.
- **Unemployment**, Durham County, 2002: 4.9 percent.
- Durham County's **largest non-governmental employers**: Duke University, 21,327 employees; IBM, 13,000 employees; and Nortel Networks, 5,000 employees.

Economic Profile, 2000

	City of Durham	Durham County	Raleigh-Durham-Chapel Hill MSA	North Carolina	United States
Workforce	100,438	120,651	655,677	4,130,579	138,820,935
Unemployment Rate	na	4.9 %	4.7 %	6.5 %	5.7 %
Median Family Income	$ 51,162	$ 53,223	$ 59,405	$ 46,335	$ 50,046
Per Capita Income	$ 22,526	$ 23,156	$ 24,698	$ 20,307	$ 21,587

Sources of Personal Income In Durham County, 1999

	Income, 1999 (Dollars, x1,000)	Percent of Total Income, 1999
Government	$770,348	9 %
Service industries	$2,822,242	33 %
Retail trade	$417,990	5 %
Finance, insurance, and real estate	$389,629	5 %
Construction	$289,493	3 %
Transportation and public utilities	$209,124	2 %
Wholesale trade	$248,088	3 %
Durable goods manufacturing	$2,599,821	30 %
Non-durable goods manufacturing	$780,237	9 %
Agricultural services	$40,604	1 %

Land Use Facts

- **Durham County land area**: 191,780 acres or 299 square miles.
- **City of Durham land area**: 62,540 acres or 98 square miles, about 1/3 of County.
- **Employment concentration**: RTP area, Duke University/Medical Center, VA Hospital, and Downtown Durham.

Land Use, 2002

Land Use	City (Acres)	Proportion of Developed	Durham County (Acres)	Proportion of Developed
Agriculture	3,950	7 %	43,620	26 %
Residential	20,480	38 %	51,190	30 %
Commercial	2,880	5 %	3,790	2 %
Office	1,080	2 %	1,390	1 %
Institutional (includes Recreation and Open Space)	13,420	25 %	41,010	24 %
Industrial and Utility	3,150	6 %	13,060	8 %
Rights of Way	8,730	16 %	14,860	9 %
Total Developed	53,690	99 %	168,920	100 %
Vacant	8,850	--	22,860	--
Total	62,540	--	191,780	--

Zoning, 2002

Land Use	City (Acres)	City Proportion	Total County (Acres)	County Proportion
Rural	2,980	5%	102,080	54%
Low Density Residential	29,540	47%	45,620	24%
Medium Density Residential	9,080	15%	9,190	5%
High Density Residential	6,630	11%	6,740	4%
Residential, Total	45,250	72%	61,550	32%
Commercial	4,140	7%	5,310	3%
Office	2,560	4%	2,810	1%
Industrial and Research	7,230	12%	17,550	9%
Mixed Use	360	1%	370	0%
CBD	140	0%	140	0%
Total	62,660	101%	189,810	99%

Housing Facts

- **Housing in Durham County**, 2000: 95,452 dwelling units; 85 percent in the City; 19 percent of the Metropolitan Statistical Area housing stock.
- Public and private organizations provide **housing assistance**: Durham Housing Authority, City Community Development Program, North Carolina Housing Finance Agency, Transitional Housing Services, Durham County Habitat for Humanity, and Durham Affordable Housing Coalition.

Housing Profile, 2000

	City of Durham	Durham County	Raleigh-Durham-Chapel Hill MSA	North Carolina	United States
Dwelling Units, 2000	80,797	95,452	495,612	3,132,013	115,904,641
Proportion of Owner-Occupied Units	49%	54%	60%	69%	66%
Proportion of Renter-Occupied Units	51%	46%	33%	31%	34%
Vacancy Rate	7.20%	6.74%	6.96%	12.51%	8.99%
Units with Incomplete Plumbing Facilities	373	430	2,312	37,118	1,333,167
Proportion of Units with Incomplete Plumbing Facilities	0.46%	0.45%	0.47%	1.19%	1.15%
Change in Dwelling Units, 1990 to 2000	+ 33%	+ 23%	+ 61%	+ 11%	+ 13%
Median Value of Housing, 2000	$126,100	$129,000	$ 138,500	$ 95,800	$ 111,800
Change in Median Value, 1990 to 2000	+ 57%	+ 51%	+ 50%	+ 47%	+ 42%

Housing Costs, 2000

	City of Durham	Durham County	Raleigh-Durham-Chapel Hill MSA	North Carolina	United States
Median Monthly Costs, Mortgaged Units, 2000	$1,116	$1,118	$1,199	$985	$1,088
Median Monthly Gross Rent	$657	$658	$686	$548	$602

Transportation Facts

- **Roads in Durham:** maintained by either the NCDOT or the City; counties in NC have no responsibility for construction or maintenance of roads.
- **City Street Maintenance**: about 640 miles of streets and increases with each new development.

Transportation System Performance

Criteria	Estimated 1995	Projected 2025
Total Vehicle Miles Traveled (VMT)	8.06 Million	20.18 Million
Average Speed, Miles per Hour	45.2	33.8
Average Speed during Peak Period on Arterial and Freeway Network	27.0	22.1
Percent of Vehicle Mile Traveled over Congested Roads	30.8	45.5
Percentage of Network Experiencing Level of Service E or F	19.3	53.3
Percent of Automobile Trips	97.3	97.0
Percent of Automobile Trips with Single Occupant	79.8	80.0

- **Durham Urban Trails and Greenways Plan:** identified 118 miles of corridors (excluding street and sidewalk routes) to be used for recreation and transportation.
- **DATA** provides transit services in Durham: 18 different bus routes transport approximately 13,000 people every day on 43 buses.
- The Triangle Transit Authority's **Regional Rail** project: features self-propelled, bi-directional, diesel rail cars using the existing railroad rights-of-way to connect Durham, Research Triangle Park, Cary, and Raleigh; estimated cost is between $406 and $622 million depending on how it is designed and configured; and operation is expected by 2007.

TTA proposes using a diesel powered self-propelled rail vehicle to connect Durham and Raleigh.

Public Facilities Facts

- **Durham City Parks System**: includes over 61 park facilities covering almost 3,000 acres with 6 large regional parks, 31 community parks, 16 neighborhood parks, and 8 mini-parks, including 13 recreation centers.
- **Greenway Trails**: City has 9 miles of trails and will soon complete another 18.5 miles; Durham County has completed 2.5 miles of trails.
- **Durham Public Schools:** provides educational services to over 31,000 students in Durham County; DPS operates 43 schools with 27 elementary, 10 middle, and 6 high schools; DPS present enrollment is 30,510 students; core building capacity of 29,939 students.
- **Fire Protection: p**rovided by the City's 14 fire stations and the County's 5 volunteer fire departments utilizing 11 rural fire stations.
- **Durham County Library**: Main Branch and 7 branch library facilities, including North Durham, Parkwood, Southwest, Stanford L. Warren and other small branches.
- **Durham water supplies**: Lake Michie with a safe yield of 19 million gallons per day (MGD) and the Little River Reservoir with a safe yield of about 18 MGD.
- **Durham's water treatment**: Brown Water Treatment Plant, 30 MGD; Williams Water Treatment Plant, 22 MGD.

Wastewater Treatment Capacity

	Design Capacity	1999 Wastewater Flows, Average Day Flow	1999 Wastewater Flows, Maximum Month Flow
North Durham Water Reclamation Facility	20.0 MGD	9.2 MGD	13.5 MGD
South Durham Water Reclamation Facility	20.0 MGD	10.5 MGD	15.3 MGD
Triangle Wastewater Treatment Facility	6.0 MGD	4.2 MGD	5.3 MGD
Total	46.0 MGD	23.9 MGD	34.1 MGD
Percent of Total Capacity	--	52 percent	74 percent

- **Solid waste produced in Durham County**, 2000: over 257,000 tons; equals 1.15 tons per person per year, or about 6.3 pounds per person per day.
- Durham County hosts **no active solid waste landfills**: solid waste is compacted and shipped by rail to a landfill in Lawrenceville, Virginia.

Natural Resources and Open Space Facts

- Center of Durham is located along the ridgeline that separates the **Cape Fear River** basin and the **Neuse River** basin.
- ***Durham County Inventory of Important Natural Areas, Plants and Wildlife***: identifies 34 sites within nine river and creek corridors that offer a high diversity of plant and animal species; habitat areas support populations of rare plants and animals and serve as critical open space corridors for animal movements.
- **Watershed Protection Zoning:** keeps development intensity low near water supply reservoirs; limits impervious surfaces; requires stream buffers, prohibits industrial uses.
- **Neuse River Basin Nutrient Sensitive Waters Management Strategy:** reduce nitrogen levels in the lower basin by 30 percent within five years; new developments are required to capture the stormwater from the one-year 24-hour storm and to limit the nitrogen export from new development.
- **New Hope Creek Corridor Open Space Master Plan**: provides wildlife habitat, environmental benefits, recreational opportunities and aesthetic enjoyment, and a means of shaping the area's urban form.
- **Little River Corridor Open Space Plan**: preserves wildlife habitat and movement corridors, protects the area's natural beauty, protects water quality, and accommodates existing uses and future development.
- **Importance of farming** to Durham's economy has changed: the number of farms declined by from 350 to 159 between 1978 and 1997 and the amount of farm acreage has declined by over half, from 50,010 acres in 1978 to 22,238 acres in 1997.
- Durham has acquired **farmland conservation easements**: Herndon Farm easement covers a 55-acre portion of the farm located near The Streets of Southpoint Mall and the Research Triangle Park; Quail Roost Farm in northern Durham has a conservation easement for farmland protection on a 32-acre portion.

Existing farmland has fiscal benefits in addition to retaining a portion of our rural character.

Historic Preservation Facts

- **Local Historic Districts:** special zoning overlay districts used by Durham to preserve and protect historic heritage; Durham has six including Cleveland Street, Downtown Durham, Fayetteville Street, Holloway Street, Morehead Hill and Trinity Heights.
- **Local Historic Landmarks:** properties that display special prehistorical, historical, architectural or cultural significance and designated by Governing Boards.
- Owners of historic landmark properties or properties in a local Historic District: can make changes to the exterior of buildings only if they are in keeping with the historic character of the structure or neighborhood; any proposed changes to exterior appearance must be first reviewed and approved by the **Historic Preservation Commission**.
- **Indian Trading Path:** a major thoroughfare for trade between the James River area of Virginia to the Indian towns in the Carolinas; in Durham, sections of the trail are visible and located within major developments where the sites are protected by covenants.
- State Historic Preservation Office: identified nearly 700 significant **archaeological sites** in Durham; some are on public lands and protected to some limited degree; many sites are in private ownership and are very vulnerable.

Thirty-eight historic landmarks have been designated in Durham.

Durham has a wealth of historic resources in its rural areas.