

CHATHAM COUNTY COMPREHENSIVE PLAN

Steering Committee Meeting 9/22/2016



AGENDA

1. Welcome and Introductions (10 min)
 - Review of Schedule
 - Comments from the Chair

2. Intermediate Findings (30 min)
 - *Economic Development & Land Use*
 - *Transportation*

3. Finalize Draft Goals (20 min)

4. Strategies Worksession (25 min small group activity and 15 min discussion)
 - *Related to Economic Development, Land Use and Transportation*

5. Other business (5 min)
 - Ambassadors and speakers bureau
 - Upcoming events



THE PLANNING PROCESS



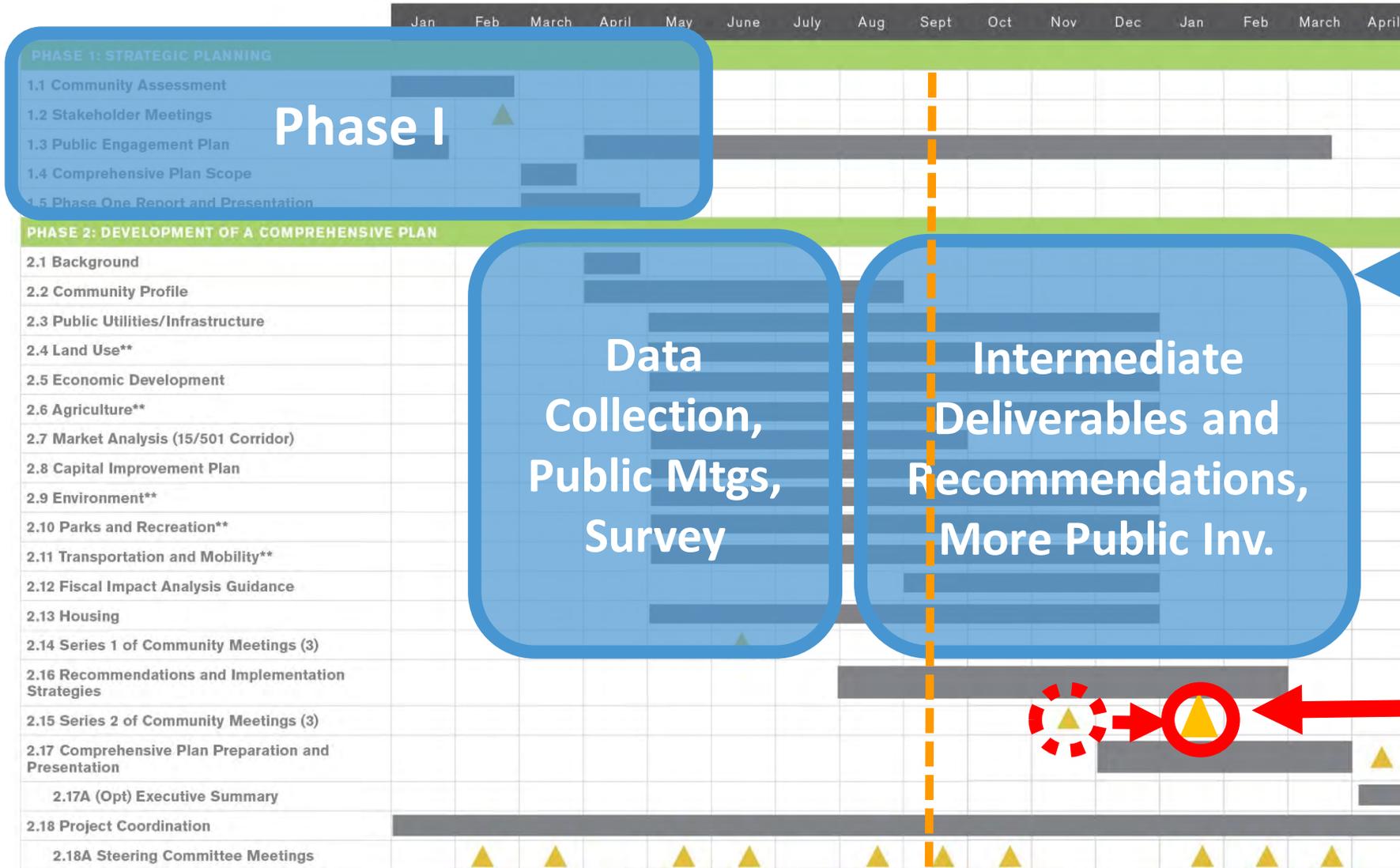
We are here



Need to be here before next public meetings



OVERALL SCHEDULE



Phase I

Data Collection, Public Mtgs, Survey

Intermediate Deliverables and Recommendations, More Public Inv.

Bulk of the work will be from Aug-March of 2017

Proposing to move public meetings to January to give more time for plan development

We are here →



NEAR TERM SCHEDULE

Meeting / Milestone	Date	Description
Steering Committee Meeting #6	8/18	<ul style="list-style-type: none"> • Plan Input <ul style="list-style-type: none"> • Feedback from public meetings • Initial Survey Results • Discuss Climate Change Advisory Committee Memo • Review intermediate findings for elements • Work on draft goals
Steering Committee Meeting #7	9/22	<ul style="list-style-type: none"> • Finalize goals • Review intermediate findings for economic development and transportation • Objectives and Strategies work session #1
Draft Deliverables and Related Meetings	September-October	<ul style="list-style-type: none"> • Green Infrastructure Map, Food Desert Analysis Map, Strategic Farmland Map, Draft Framework Plan (Rough Draft of FLU Map) • Draft preliminary Recommendations and Strategies
Steering Committee Meeting #8	10/20	<ul style="list-style-type: none"> • Review intermediate findings for elements (Focus on Land Use, Utilities, Environment and Parks and Recreation) • Strategies work session #2

Chatham Community Profile Highlights

September 2016

CURRENT SNAPSHOT OF CHATHAM COUNTY

- Strategic location between two large metropolitan areas, but still largely rural
- Population that overall is older, more highly educated, and wealthier than most neighboring counties, NC and US
- Big disparities across the county in income, poverty, unemployment, and other data

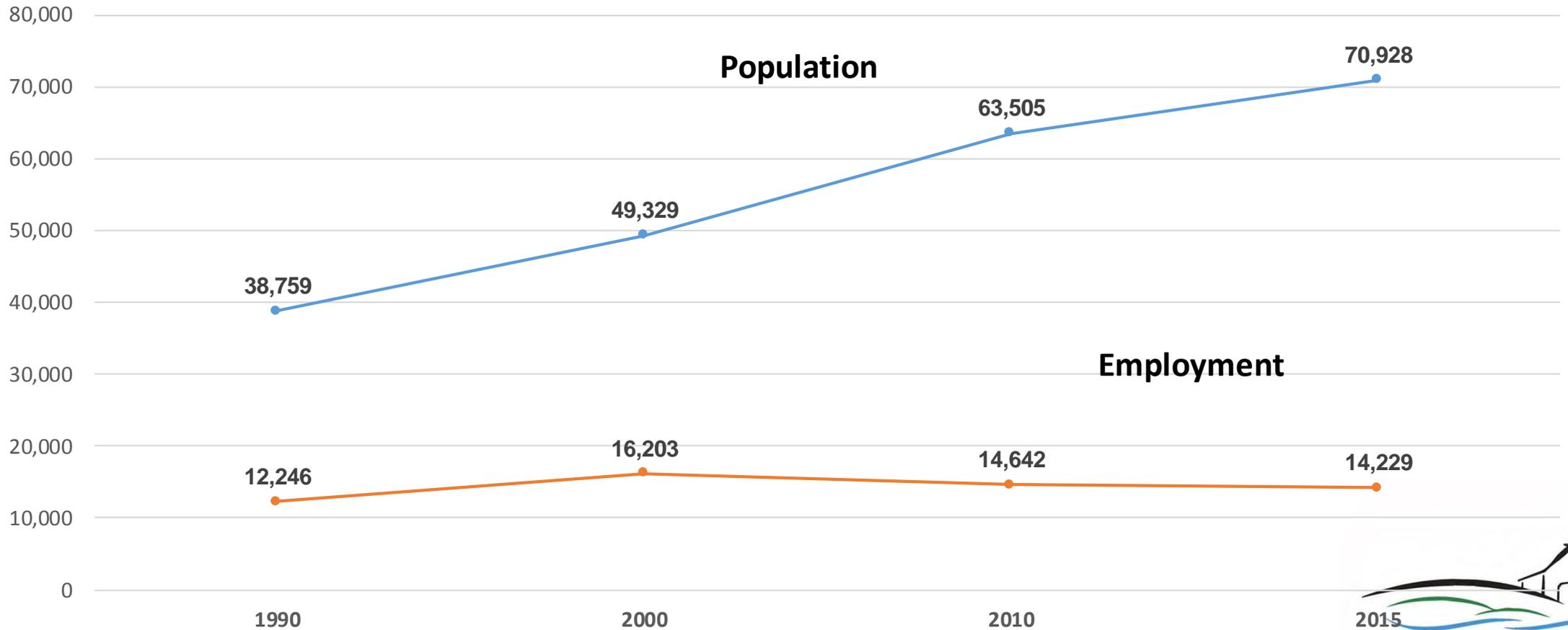


OTHER ECONOMIC INDICATORS

- Commercial + industrial portion of the tax base (dollar value) is 8% of total. Neighbors such as Lee, Durham and Wake have 20% to 40%.
- Approximately 58% of retail sales “leak out” to other counties. Losing \$207 million annually in potential retail sales.
- Strength in agriculture & forestry, tourism & recreation
- Total employment down over 17% from pre-recession peak



EMPLOYMENT VS POPULATION GROWTH



Sources: US Census Bureau; US Bureau of Labor Statistics



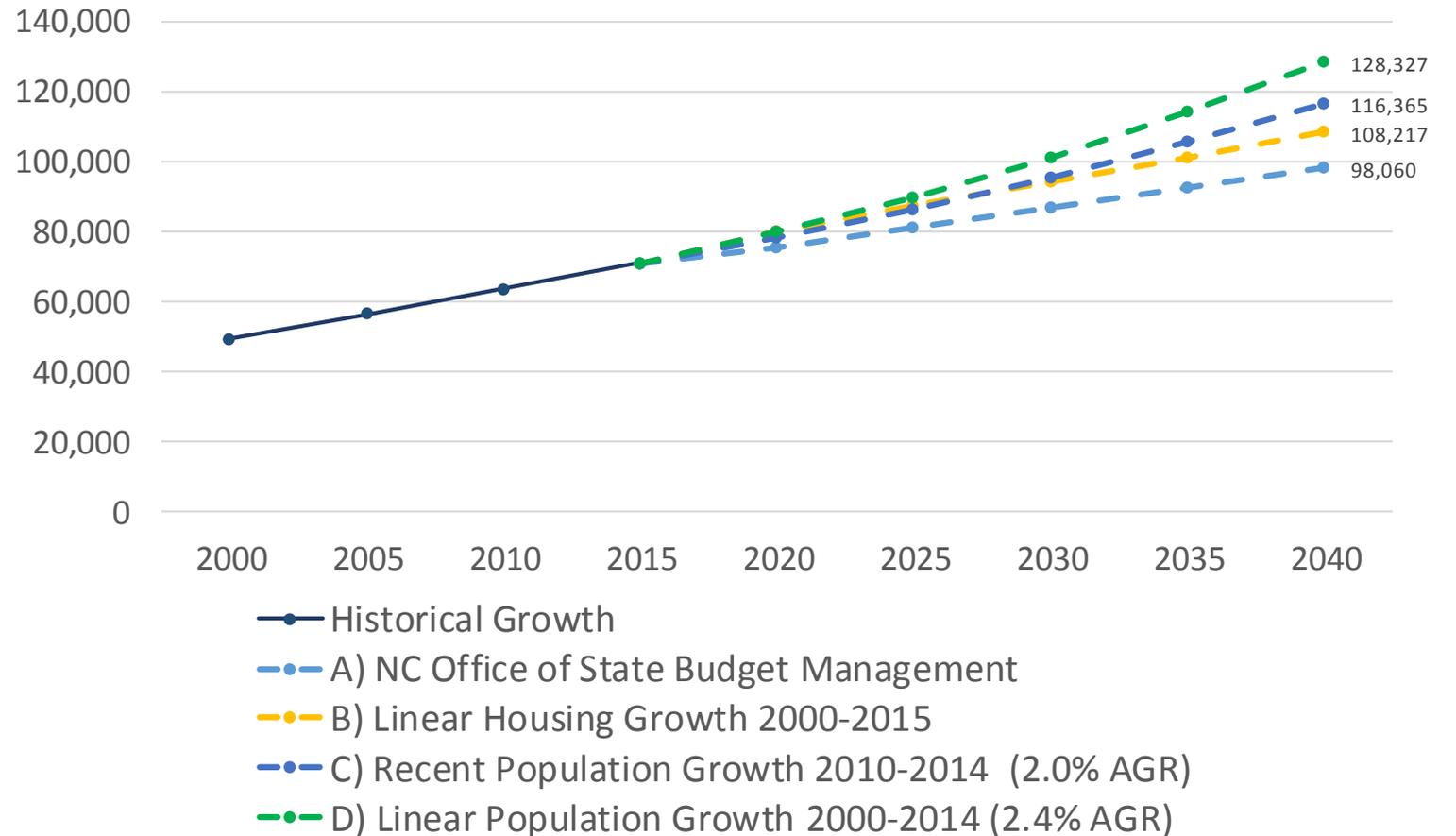
HOUSING

- Chatham market dominated by single-family homes
- Average single-family home sale price:
 - \$325,590 in 2012
 - \$412,338 in 2014
 - \$453,750 first quarter 2016
- Most affordable housing is provided by mobile homes



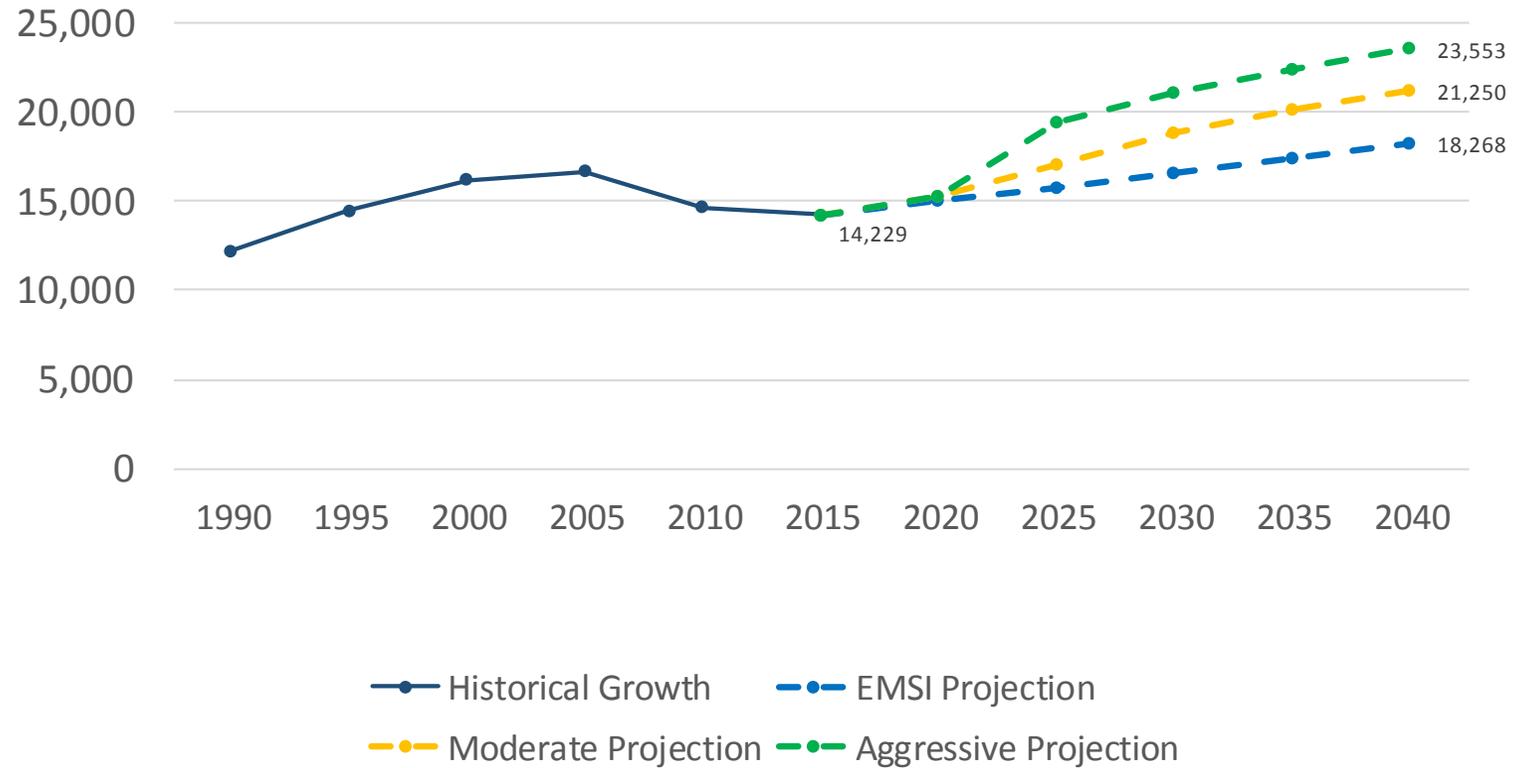
Population Projections

- Current county population estimate is 70,928
- Four projections through 2040 with estimates varying from 98,000 to 128,000



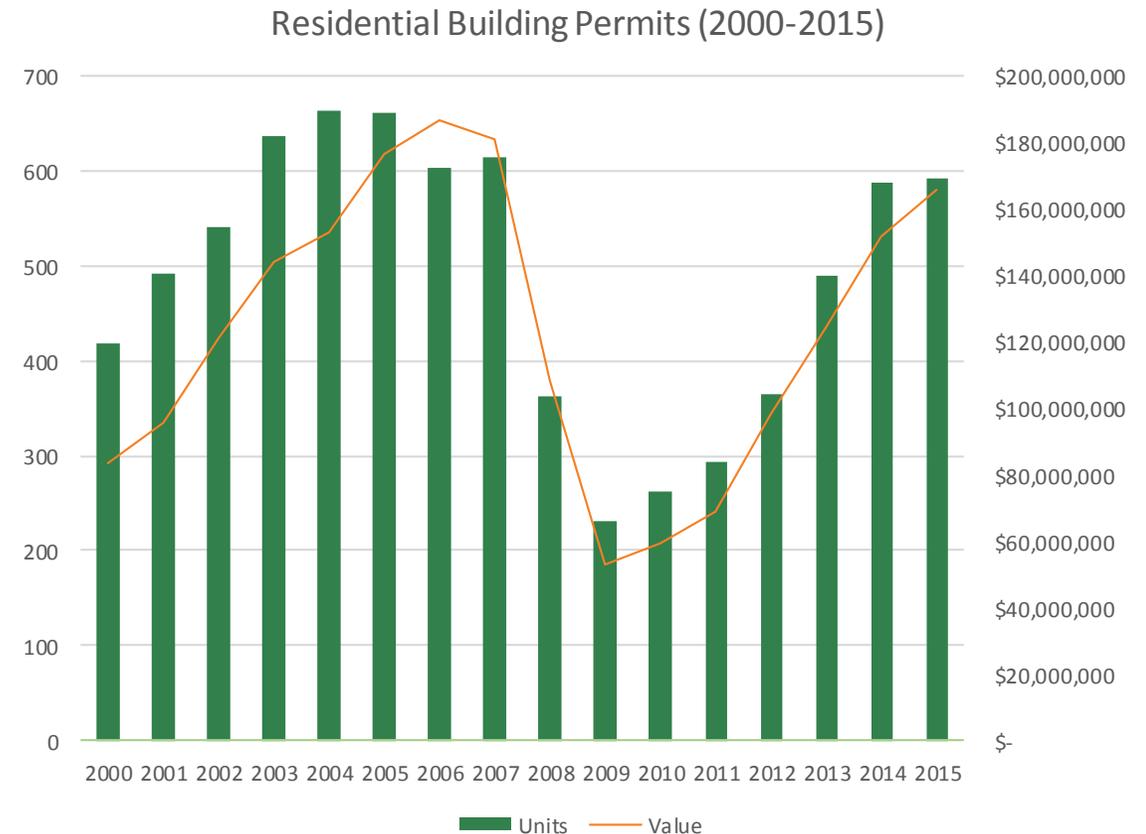
Employment Projections

- Current county employment estimate is 14,229
- Four projections through 2040 with estimates varying from 18,268 to 23,500



Projections Implications

- Could be demand for 12,000-25,000 new homes
 - Pre-recession rates of building permits is likely barring future recessions
 - Does not include full build out of Chatham Park (only 50%)
 - Design, density and location of development will be key to reducing impacts
- Jobs to Housing Balance of 0.46 (2015) could range from 0.43 to 0.55 in 2040
 - Depends on rate of population increase and employment figures
 - Impacts tax base, access to jobs, commute time, emissions

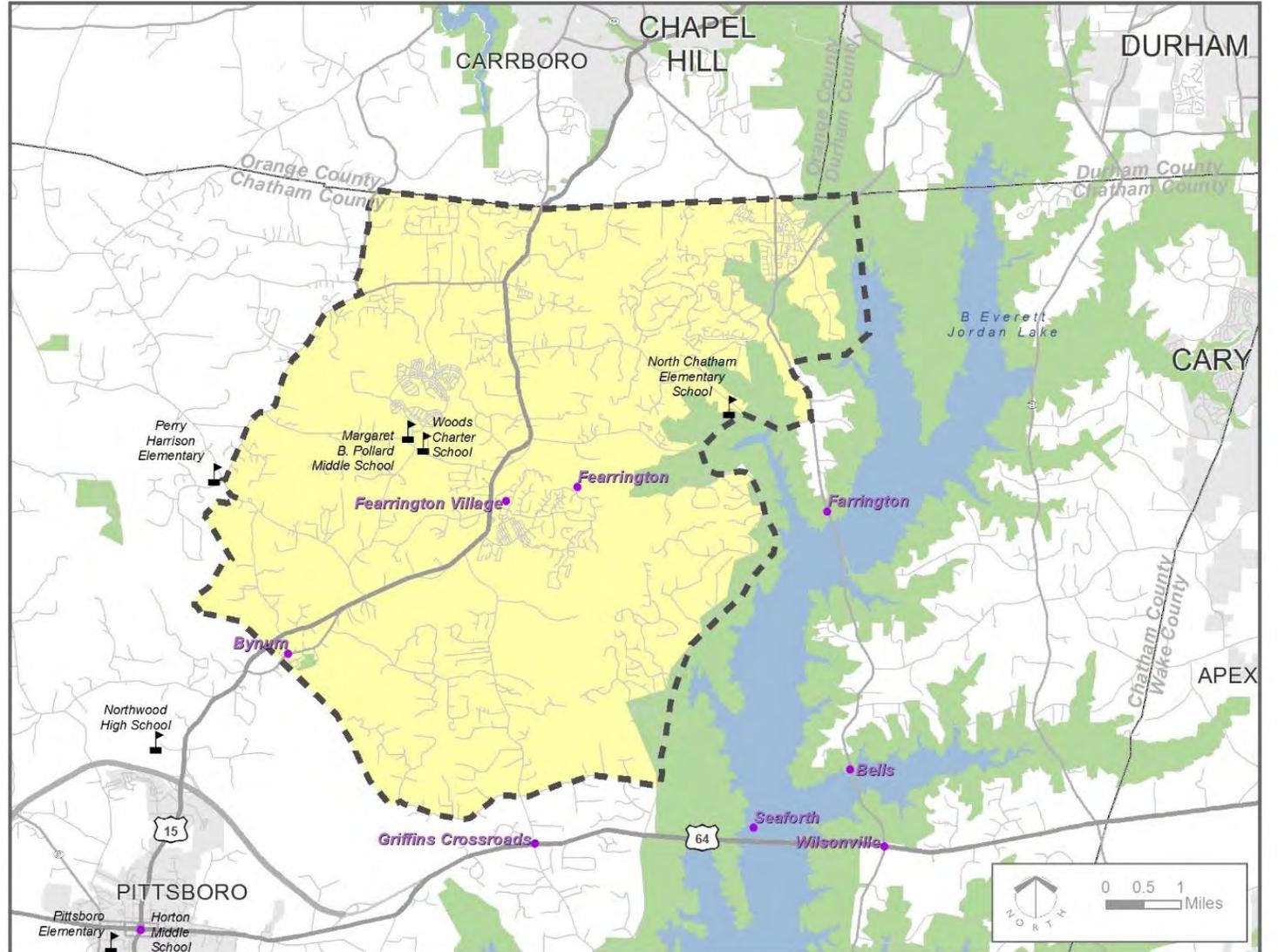


US 15-501 Corridor Study Highlights

September 2016

15-501 Corridor Study

- 50 square mile study area along the corridor
- Study area population of 19,385

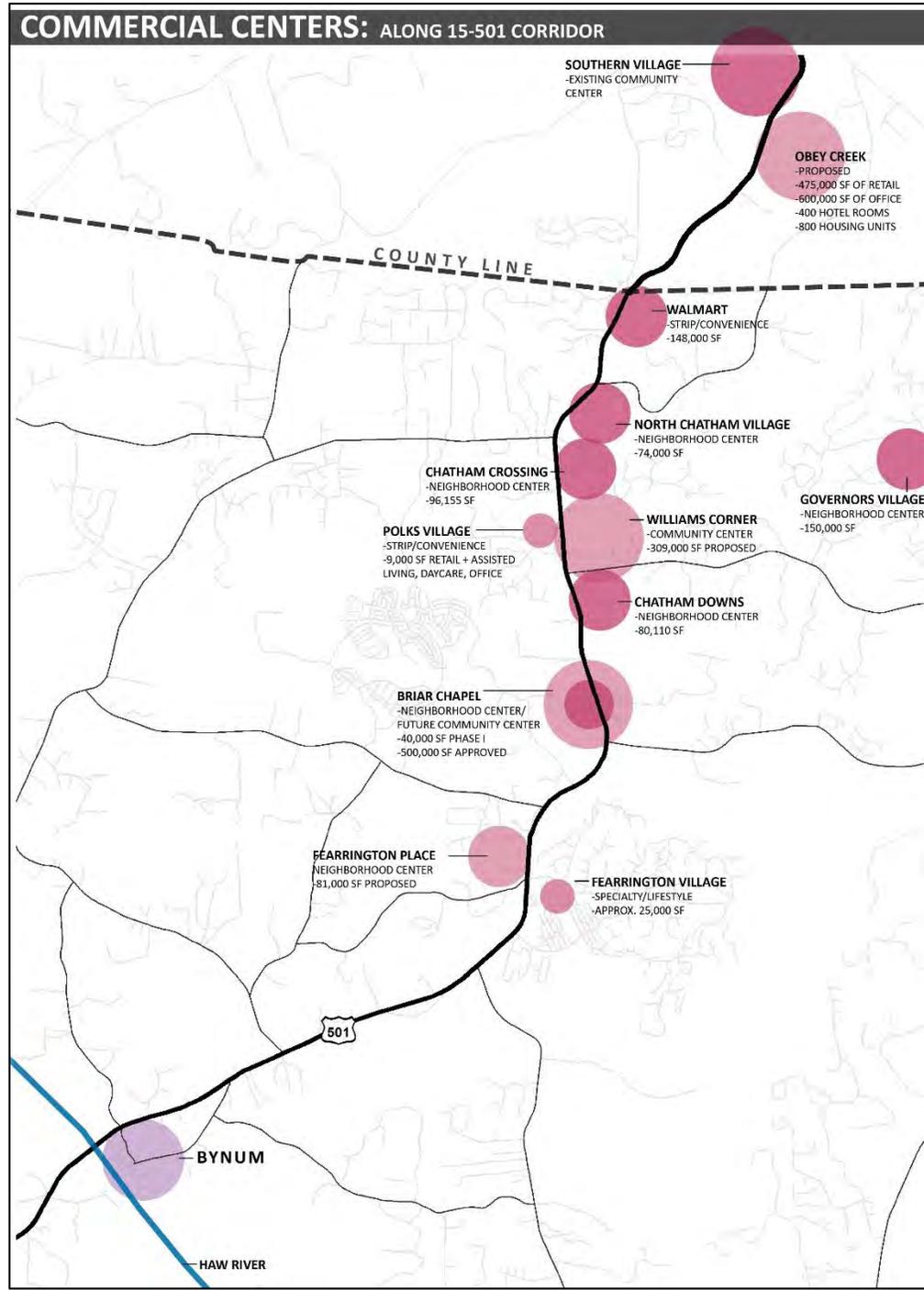


15-501 CORRIDOR

- Fearrington Village started in 1974
- Shopping centers developed since late 1980s
- Area has experienced Chatham's greatest percentage of new development in recent years – retail, medical offices, retirement, assisted living
- Land use and tax base still largely residential



COMMERCIAL CENTERS: ALONG 15-501 CORRIDOR



- Real estate experts view commercial centers along the corridor as adequately serving local Chatham customers and “overflow” demand from Chapel Hill and Carrboro
- Despite relatively higher population density vs. remainder of Chatham County, the market is viewed as not large enough or dense enough to attract most national retailers and restaurants

15-501 DEVELOPMENT POTENTIAL

- Currently 636,000 square feet of commercial space along the corridor
- Another 900,000 square feet already approved (primarily at Briar Chapel and Williams Corner) but unbuilt
- Approved major developments to the north in Chapel Hill (1.1 million sq ft of retail and office, plus residential) and south in Pittsboro (millions of sq ft of commercial space, plus residential)



PUBLIC UTILITIES

- Chatham County provides public water throughout most of the corridor
- No public sewer, except very small system at Bynum
- Existing sewer treatment is a hodgepodge of private systems (septic systems, package plants, land application, some discharge into streams)



KEY 15-501 CORRIDOR ISSUE

- Should Chatham County consider investing in public sewer service here, to serve future demand?
How much will Chatham Park, Obey Creek, and other approved developments impact new demand along the corridor?



POTENTIAL ECONOMIC DEVELOPMENT OBJECTIVES FOR COMPREHENSIVE PLAN

- Goal: Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create opportunity and reduce out-commuting.
 - Objective: Increased non-residential Tax Base
 - Objective: Increase high-quality in-county jobs
 - Objective: Develop and promote megasites for larger industrial projects
 - Objective: Strengthen support for existing businesses including small and medium-sized firms
 - Objective: Increase high school student apprenticeship opportunities with large and small Chatham companies

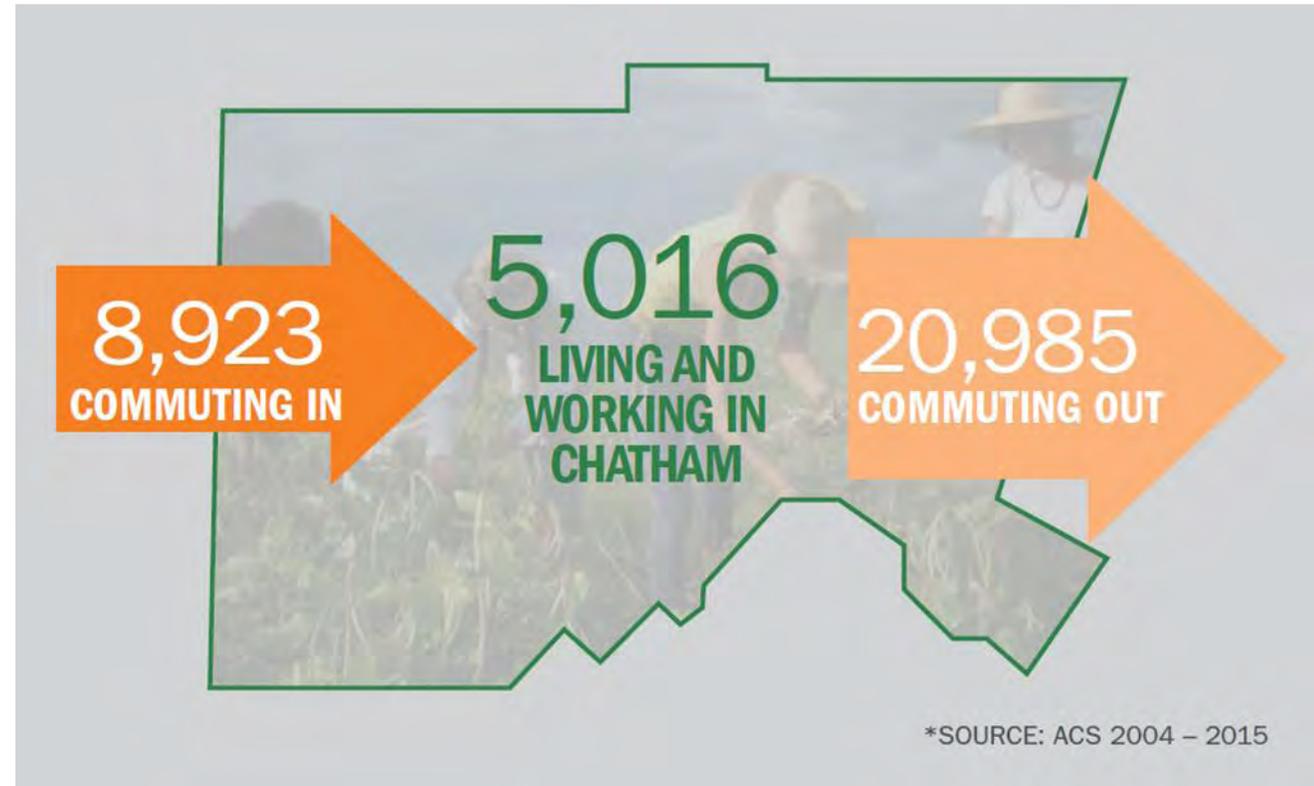


Transportation

Existing Conditions Memo Overview

COMMUTING

- The majority of residents who are employed work outside of Chatham County.
- Three quarters of Chatham residents drive alone to work; a further 11% carpool.
- Chatham County has two fixed-route transit routes, one of which connects Pittsboro and Chapel Hill (the other connects Pittsboro and Siler City).



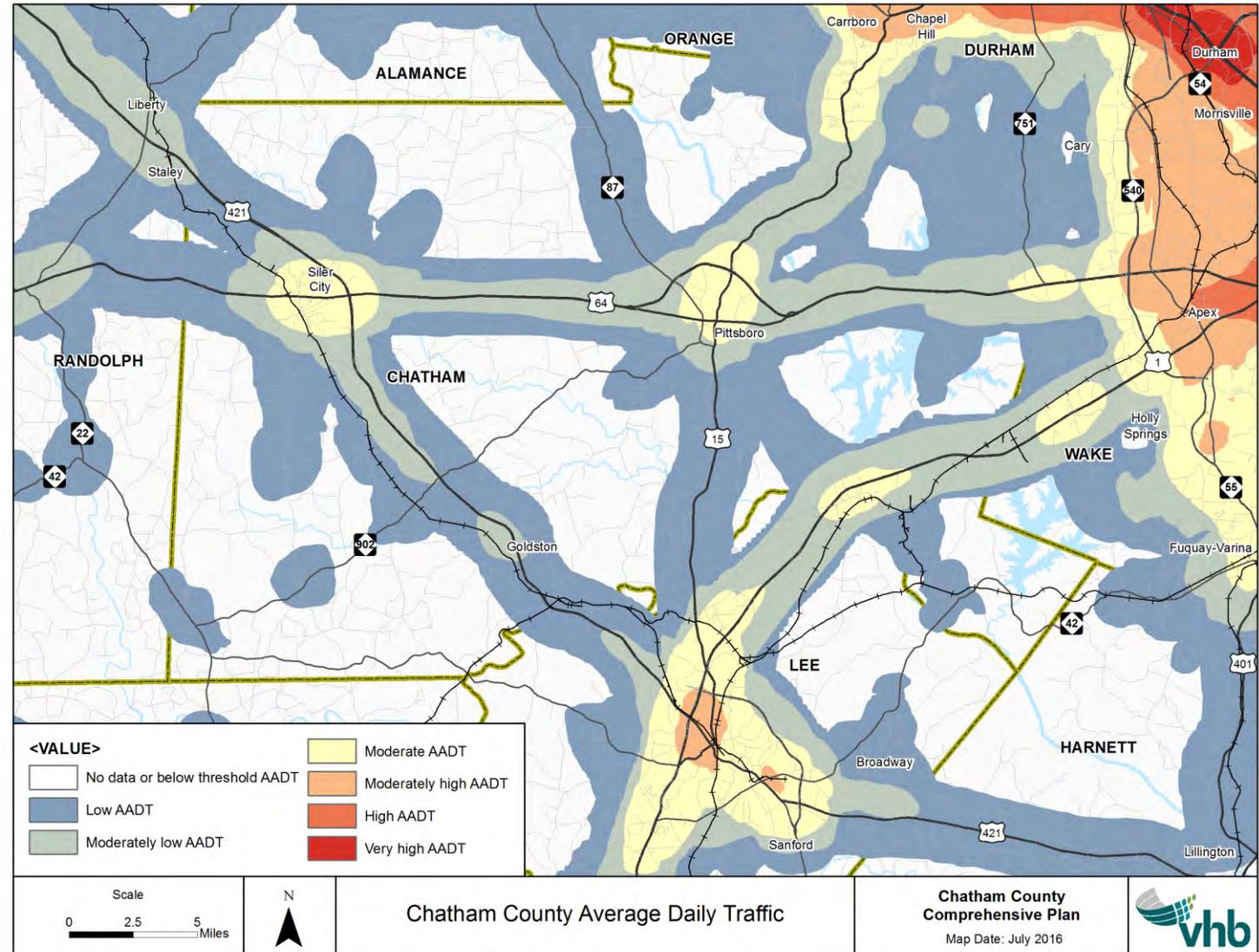
Top Out-of-County Destinations

Destination	Count	Percent
Chapel Hill	3,717	14.3%
Raleigh	2,826	10.9%
Durham	2,365	9.1%
Cary	1,219	4.7%
Greensboro	746	2.9%



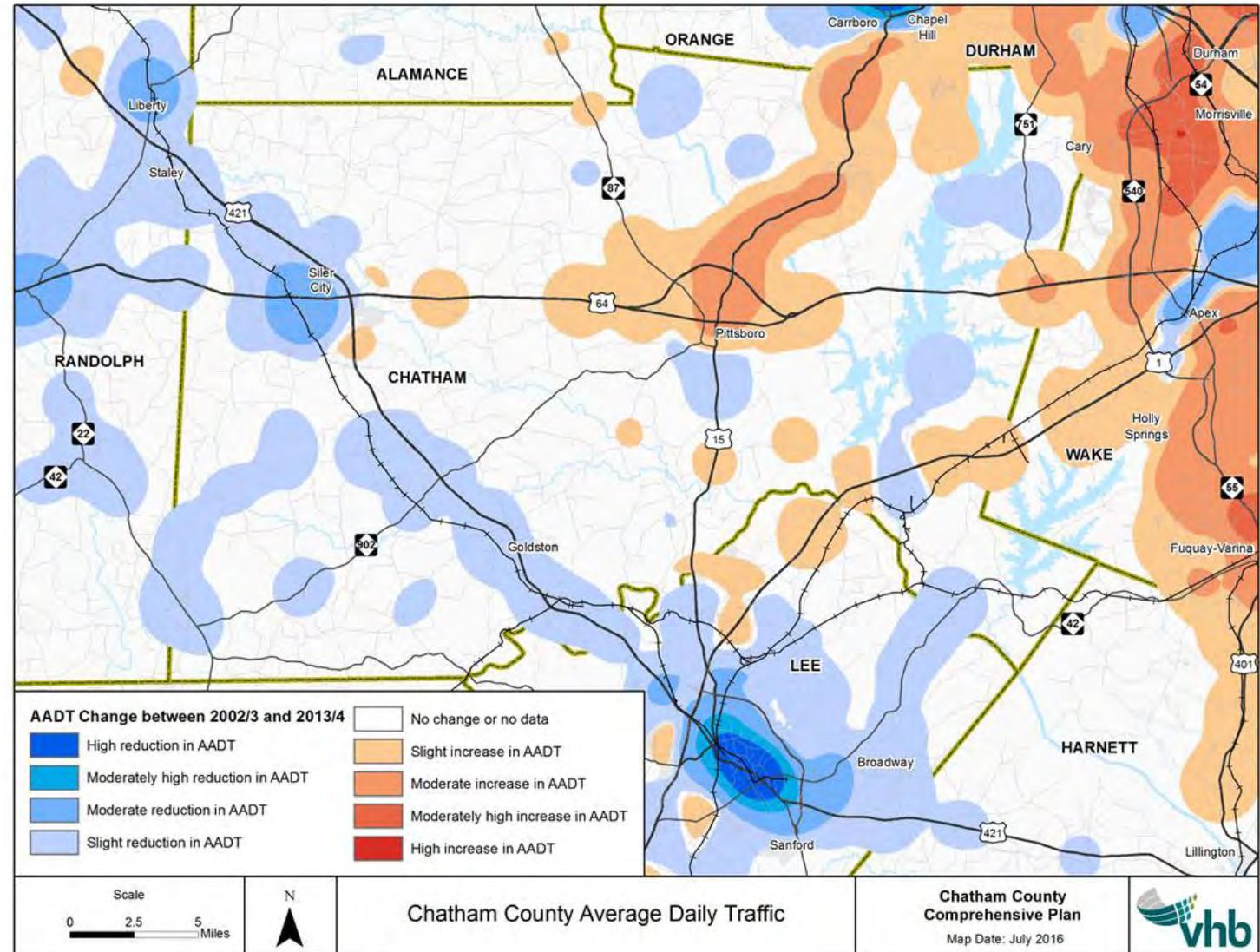
CURRENT TRAFFIC CONDITIONS

- Traffic volumes are concentrated on major US and NC routes and around Siler City and Pittsboro
- Volumes are lower than those seen in the Triangle

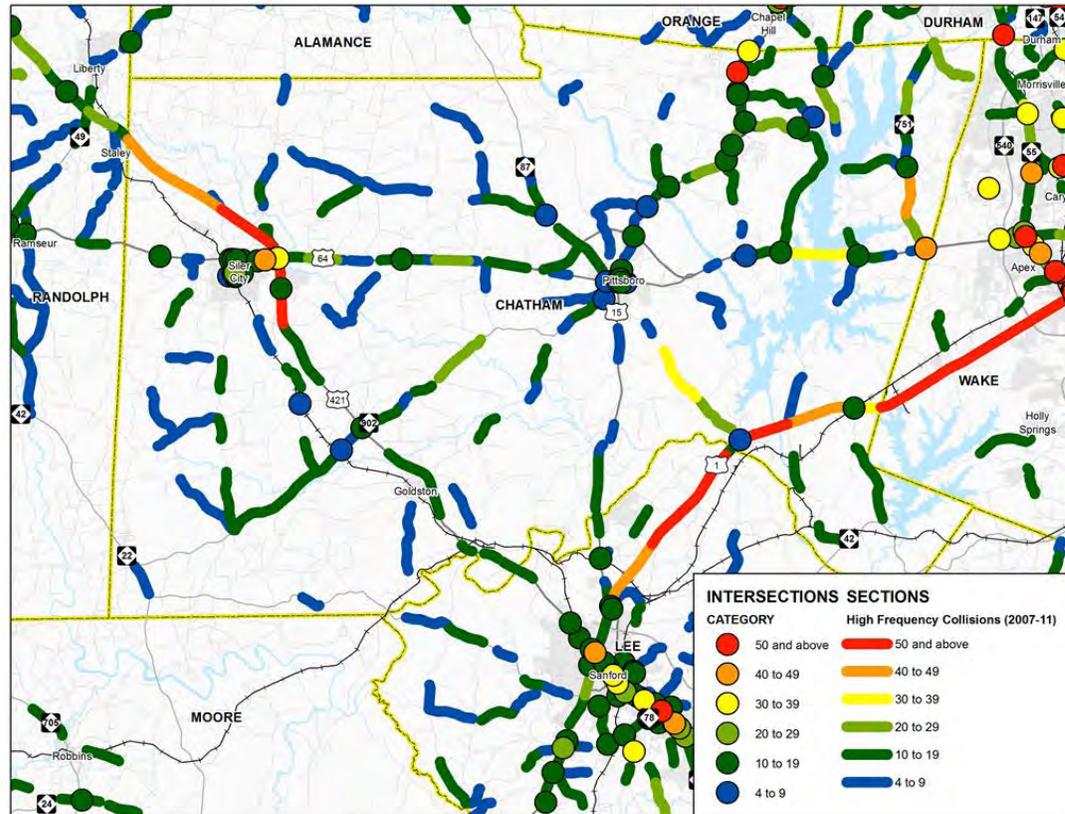


TRAFFIC CONDITIONS AND GROWTH

- Growth in traffic has mostly been in the east
- Traffic volumes have fallen in the western part of the county
- A small decrease in volume is consistent with national trends



SAFETY



Top Crash Locations

Location	Crash Count
US 15-501 and Mann's Chapel Rd	53
US 64 and NC 751	46
US 64 and Raleigh St in Siler City	41
Interchange of US 64 and US 421 in Siler City	32

Crash Rates

	Chatham County	North Carolina
Crash Rate*	224.33	281.71
Fatal Crash Rate*	1.36	1.15
Non-Fatal Injury Crash Rate*	43.26	70.14
Percent Alcohol Related	4.4%	4.2%
Crashes		

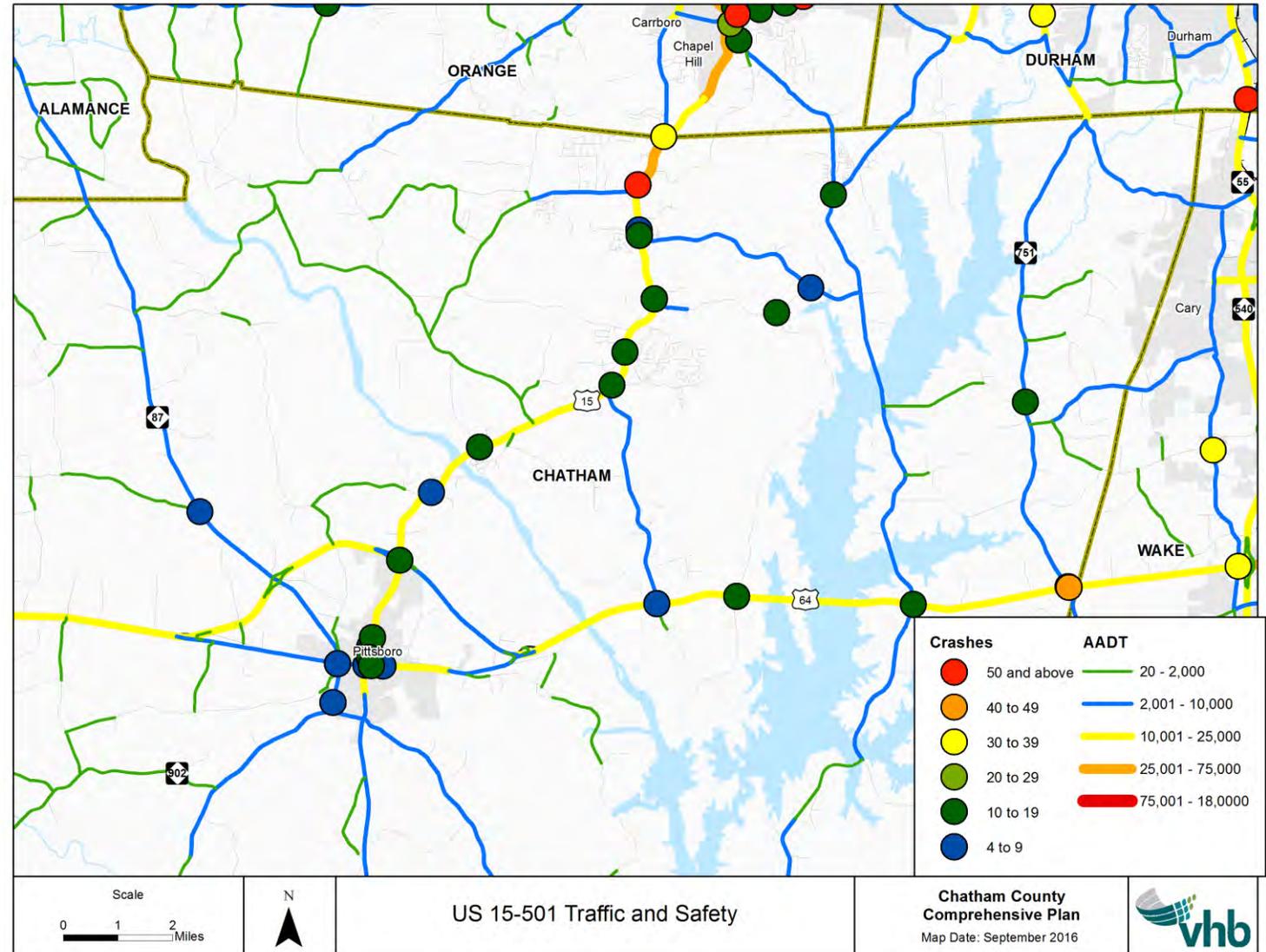
*Rates are incidents per 100 million vehicle miles traveled

- Vehicle crashes are concentrated along major corridors
- Crash rate in line with North Carolina rate



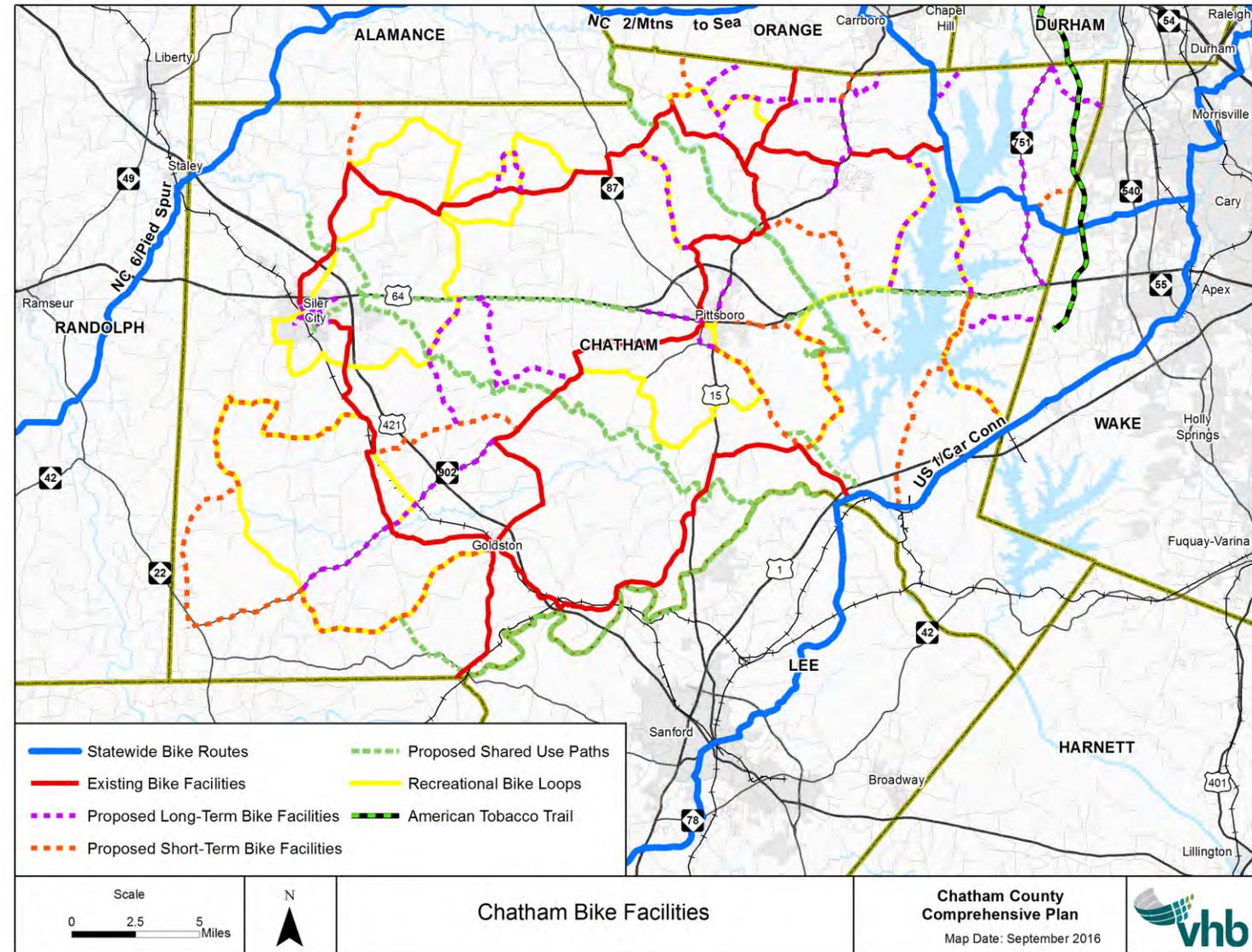
US 15-501 TRAFFIC AND SAFETY

- Volumes range between 13,000 and 26,000 vehicles per day
- US 15-501 Corridor Study
 - Examined traffic conditions finding US 15-501 generally operating acceptably, but side streets having low levels of service
 - Recommended future superstreet configuration and widening in Orange County



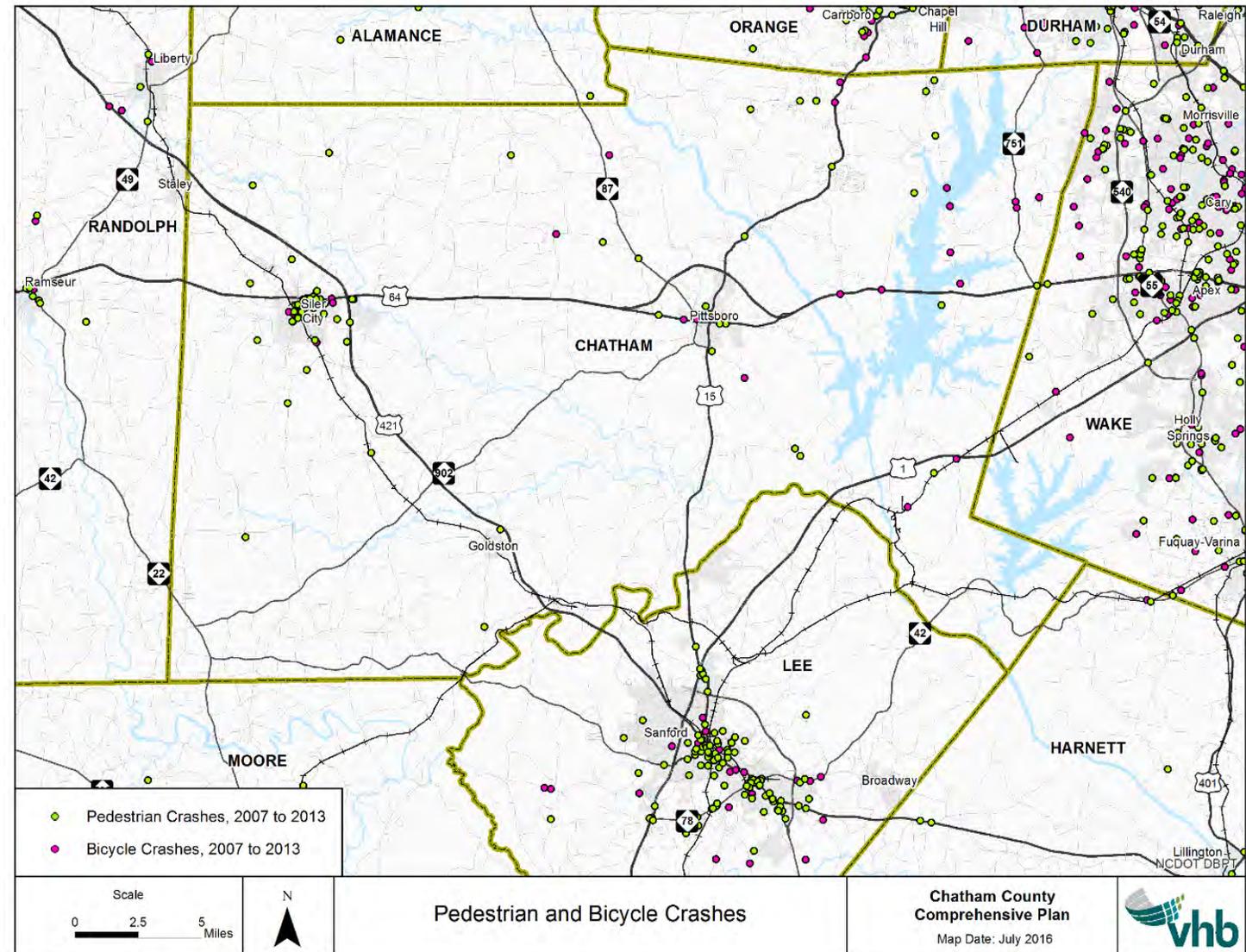
PEDESTRIAN AND BICYCLE CONDITIONS

- Bicycle infrastructure is generally lacking, but signed routes and statewide routes are important for recreational cyclists
- Public pedestrian facilities are mostly only in Pittsboro, Siler City, and Goldston



PEDESTRIAN AND BICYCLE CRASHES AND BIKE LOOPS

- Crashes concentrated around cities, for the most part
- Crashes do not necessarily mean a safety issue and lack of crashes do not necessarily mean lack of a safety issue



TRANSIT

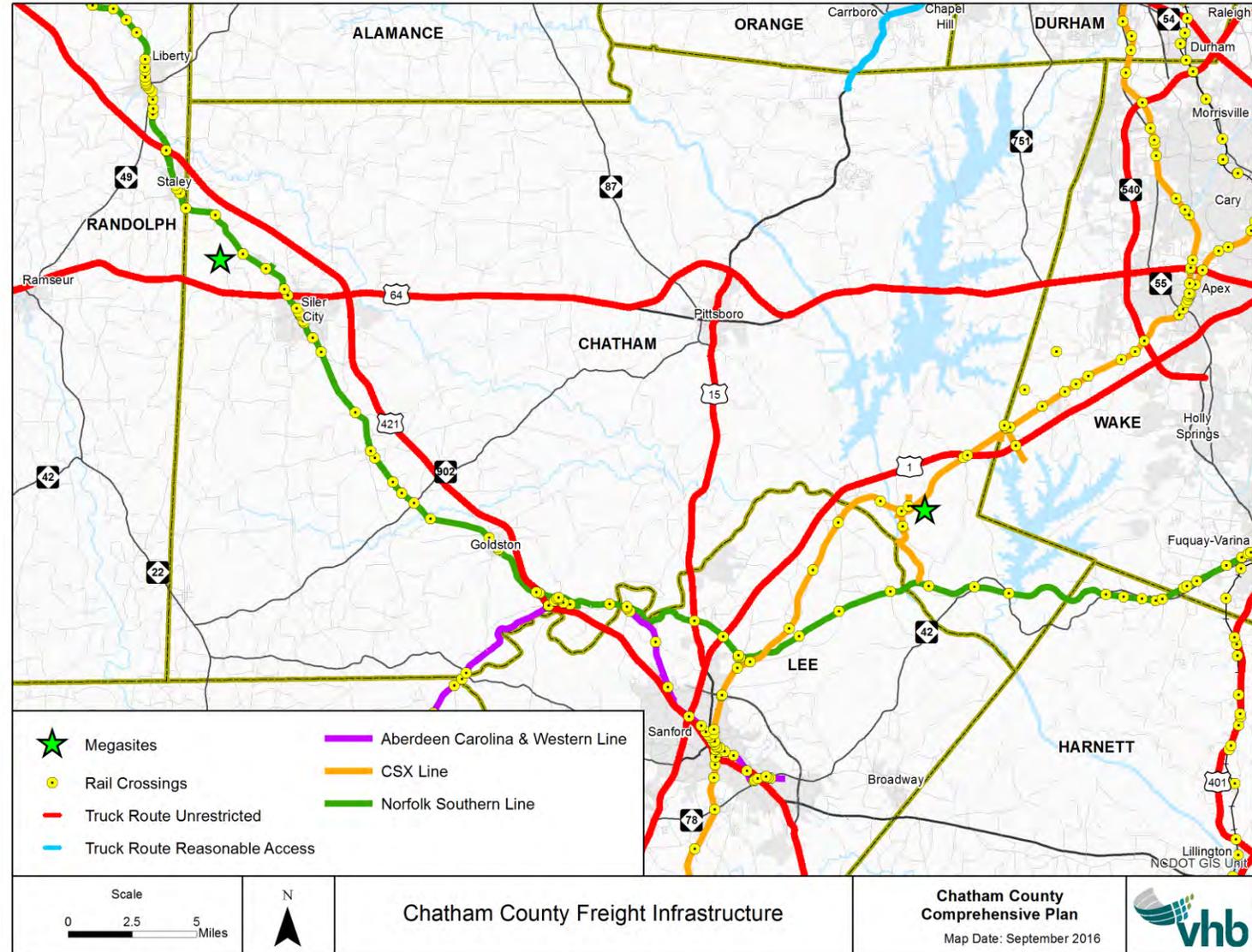
- Chatham Transit Network (CTN)
 - Demand-response service county-wide
 - Two fixed-routes:
 - 64 Route (Siler City to Pittsboro)
 - Pittsboro Express (Pittsboro to UNC)
 - Plans to add trips and stops to Pittsboro Express route, build park-and-ride in Briar Creek, and work with Chatham Park on including transit
- CTN Ridership Growth**

Year	System Total	Demand-Response	PX Route	64 Route
FY 2013	63,672	61,814	1,491	367
FY 2014	68,881	66,372	2,134	375
FY 2015	71,882	69,547	1,991	344
FY 2016	88,096	73,001	13,588	1,507



RAIL AND FREIGHT

- Three rail lines with low train volumes
- Eighty-two at-grade crossings
- Amtrak runs along CSX line but no stops in county
- US routes are the primary trucking routes
- Megasites have rail and road access



ENVIRONMENTAL ISSUES AND CARBON EMISSIONS

- In- and out-commuting will continue to be prevalent in Chatham
- Walking, cycling, and well-planned transit can help
- Other options include
 - Electric Vehicles
 - Municipal charging stations
 - Encourage charging stations with municipal code and permitting
 - Work with developers and local businesses
 - County broadband efforts



KEY CHALLENGES

1. Balancing the different needs in the rural, suburban, and urban parts of the county
2. Preserving vehicular, freight, and farm equipment capacity and mobility as growth occurs
3. Providing context-appropriate pedestrian and bicycle accommodations
4. Road maintenance and modernizing roadway designs on some outdated rural cross sections
5. Strategic transit growth in urbanized areas and areas of high demand
6. Balancing mobility needs and environmental concerns



DRAFT TRANSPORTATION OBJECTIVES

Goal: Provide infrastructure to support desired development and support economic and environmental objectives.

- Objective: Identify short and long term priorities for transit options to major regional employment centers
- Objective: Focus short term bicycle and pedestrian improvements in developed areas of the county, creating accessible and convenient access to major cultural and educational sites for all ages and abilities
- Objective: Design transportation infrastructure that is context-appropriate with the surrounding land use

Issues that need addressing:

- ensure well-maintained
- age-friendly design
- context-appropriate design

- encourage off-road multi-use trails
- close high-volume at-grade rail crossings



DRAFT GOALS

1. Preserve the rural character and lifestyle of Chatham County.
 - OBJ: Preserve and restore cultural and historic resources
 - OBJ: Leverage assets to promote entrepreneurship, arts, culture and tourism.
2. Preserve, protect, and enable agriculture.
3. Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable mixed use centers.
4. Diversify the tax base and generate more quality, in-county jobs to reduce dependence on residential property taxes, create opportunity and reduce out-commuting.
5. Conserve natural resources and provide recreational opportunities.
 - OBJ: Maintain and restore the quality and quantity of groundwater and surface water resources.
6. Provide infrastructure to support desired development and support economic and environmental objectives.
7. Become more resilient by mitigating and responding to emerging threats.
8. Provide equitable access to high-quality education, housing and community options for all.
9. Foster a healthy community.

WORKSESSION

3 Stations:

1. *Economic Development Objectives & Strategies*
2. *Transportation Objectives & Strategies*
3. *Map Exercise (Economic Development | Transportation | Land Use)*
 - *Where should jobs be encouraged? What type?*
 - *What is your #1 transportation issue?*

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