2040 MTP and CTP

Preferred Option -- Socioeconomic Data

Alternatives Analysis

The DCHC MPO used the Community Visualization process to create two different land use scenarios for the Alternatives Analysis that forecasted the distribution of population and employment growth from 2010 to 2040:

1. CommPlan – The Community Plan scenario used the local comprehensive plans that were available.
2. AIT – The All-in-Transit scenario replaced the land use assumptions around light rail and regional rail stations from the CommPlan with more dense and mixed-use transit oriented development (TOD), and increased the attractiveness of land parcels in those areas. Compared to the CommPlan, the AIT output concentrated more population and employment in the station areas.

Preferred Option – Use AIT

The Lead Planning Agency proposes using the AIT for the Preferred Option, keeping the TOD designation around the rail transit stations that are in the 2040 MTP. The population and employment growth around the stations is not expected to exceed the levels permitted by future land use plans, especially given the intention of Durham City/County Planning to change the land use plans around the rail transit stations to the form-based plans recently adopted for the downtown and Ninth Street areas.

Preferred Option – Additional Assumptions

The following are other key assumptions to be included in the Community Visualization AIT for the Preferred Option:

1. The population forecast from the North Carolina Office of State Budget and Management (OSBM) will be from May 2011. This is the same forecast used throughout the 2040 MTP process, so no change is recommended. The OSBM updated this forecast in May 2012 and that forecast includes changes in several Triangle counties. Staff recommends continued use of the May 2011 forecast because the most recent OSBM changes are not replicated in other demographics sources such as the Woods-and-Poole forecasts posted in 2012.
2. The mix of single-family and multi-family residential will be slightly adjusted to more closely follow the trend to multi-family dwelling units and the assumptions of peer cities that were surveyed. Durham County will remain at 35% multi-family, but Orange and Wake counties will go from 29% and 26% to 35% and 30%, respectively.

Guide Totals

Given these assumptions, the following guide totals are assumed for use in the Triangle Regional Model (TRM).

Population Forecast

	2010	2040	% Change	Annual % Change
Durham County (minus Chapel Hill)	262,162	414,700	58%	1.5%
Chapel Hill (in Durham County)	3,428	7,049	106%	2.4%
Total Durham County	265,590	421,749	59%	1.6%
Carrboro	19,978	22,482	13%	0.4%
Chapel Hill (in Orange County)	59,512	63,324	6%	0.2%
Hillsborough	10,383	20,158	94%	2.2%
Orange County (unincorporated)	45,224	81,695	81%	2.0%
Total Orange County	135,097	187,659	39%	1.1%
Chatham County (1)	38,449	70,921	84%	2.1%

Employment Forecast

	2010	2040	% Change	Annual % Change
Durham County (minus Chapel Hill)	189,487	301,303	59%	1.6%
Chapel Hill (in Durham County)	647	5,331	724%	7.3%
Total Durham County	190,134	306,634	61%	1.6%
Carrboro	4,879	7,804	60%	1.6%
Chapel Hill (in Orange County)	53,040	84,430	59%	1.6%
Hillsborough	6,848	16,594	142%	3.0%
Orange County (unincorporated)	6,217	11,453	84%	2.1%
Total Orange County	70,984	120,281	69%	1.8%
Chatham County (1)	10,011	19,528	95%	2.3%

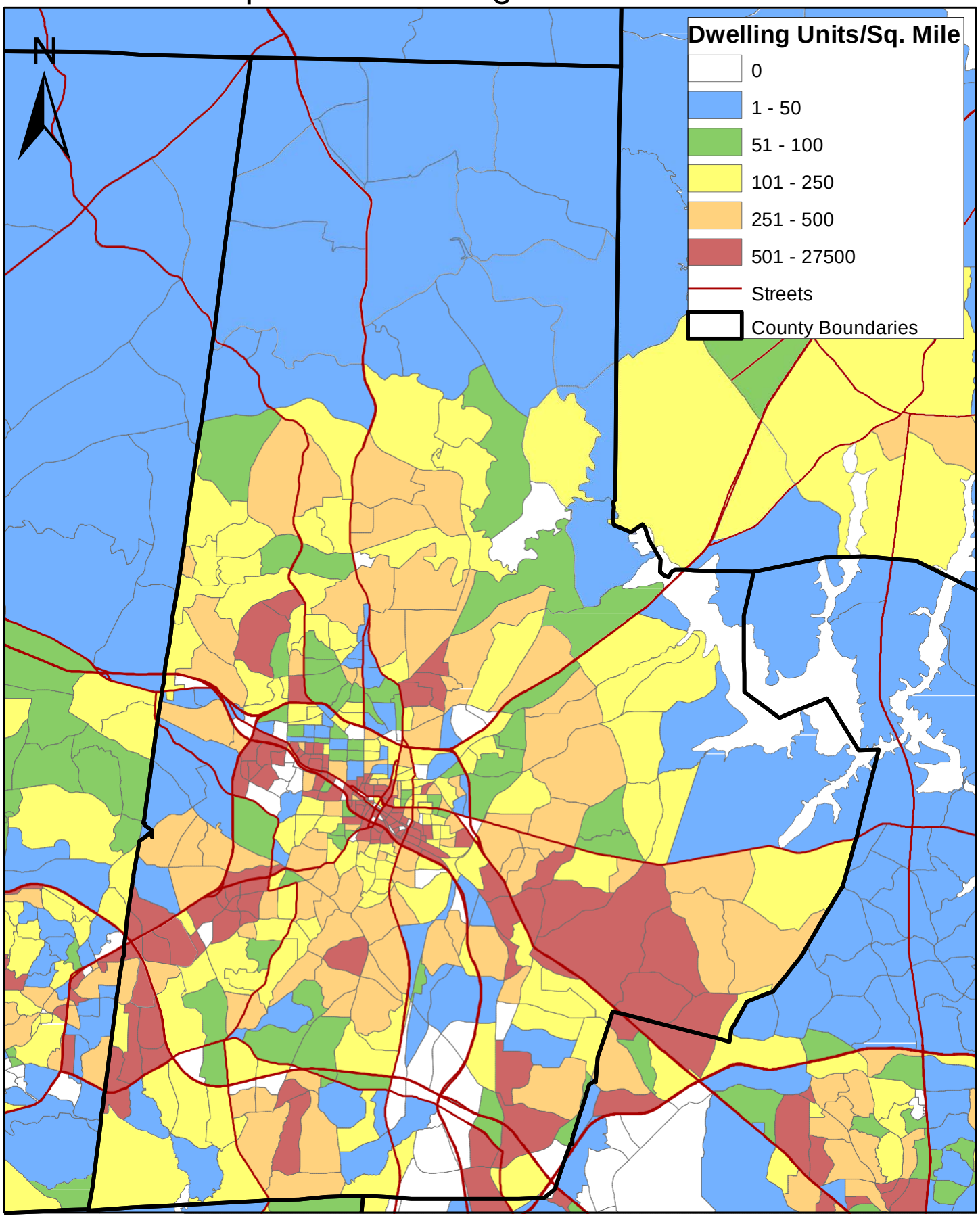
(1) Includes only the portion of Chatham County in the travel demand modeling area.

Socioeconomic Data Maps

The six maps on the following pages display the distribution of the growth of dwelling units and employment from 2011 through 2040. The maps show the per-mile density of the distribution.

Durham County

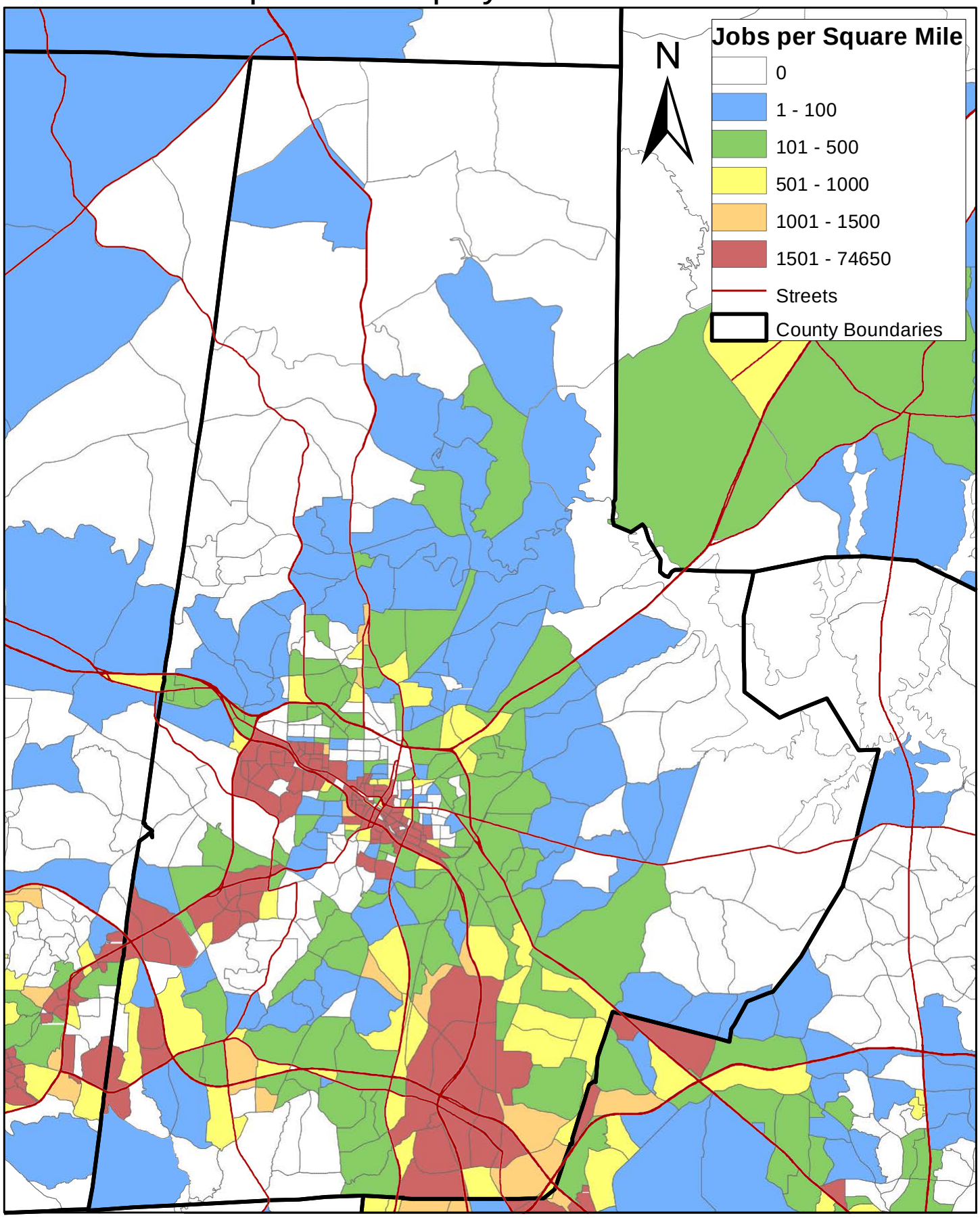
Preferred Option -- Dwelling Unit Growth 2010 - 2040



October 2, 2012

Durham County

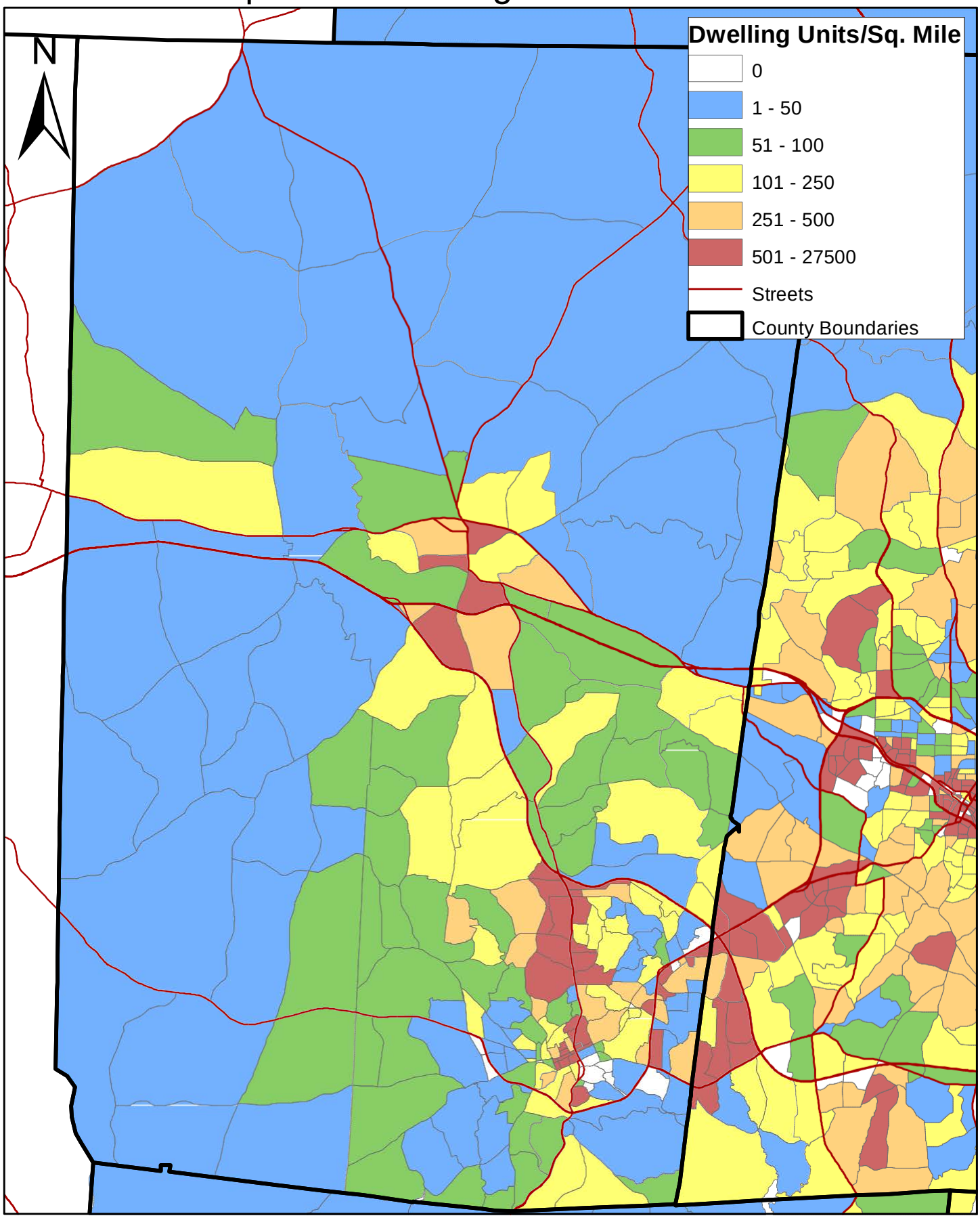
Preferred Option -- Employment Growth 2010 - 2040



October 2, 2012

Orange County

Preferred Option -- Dwelling Unit Growth 2010 - 2040



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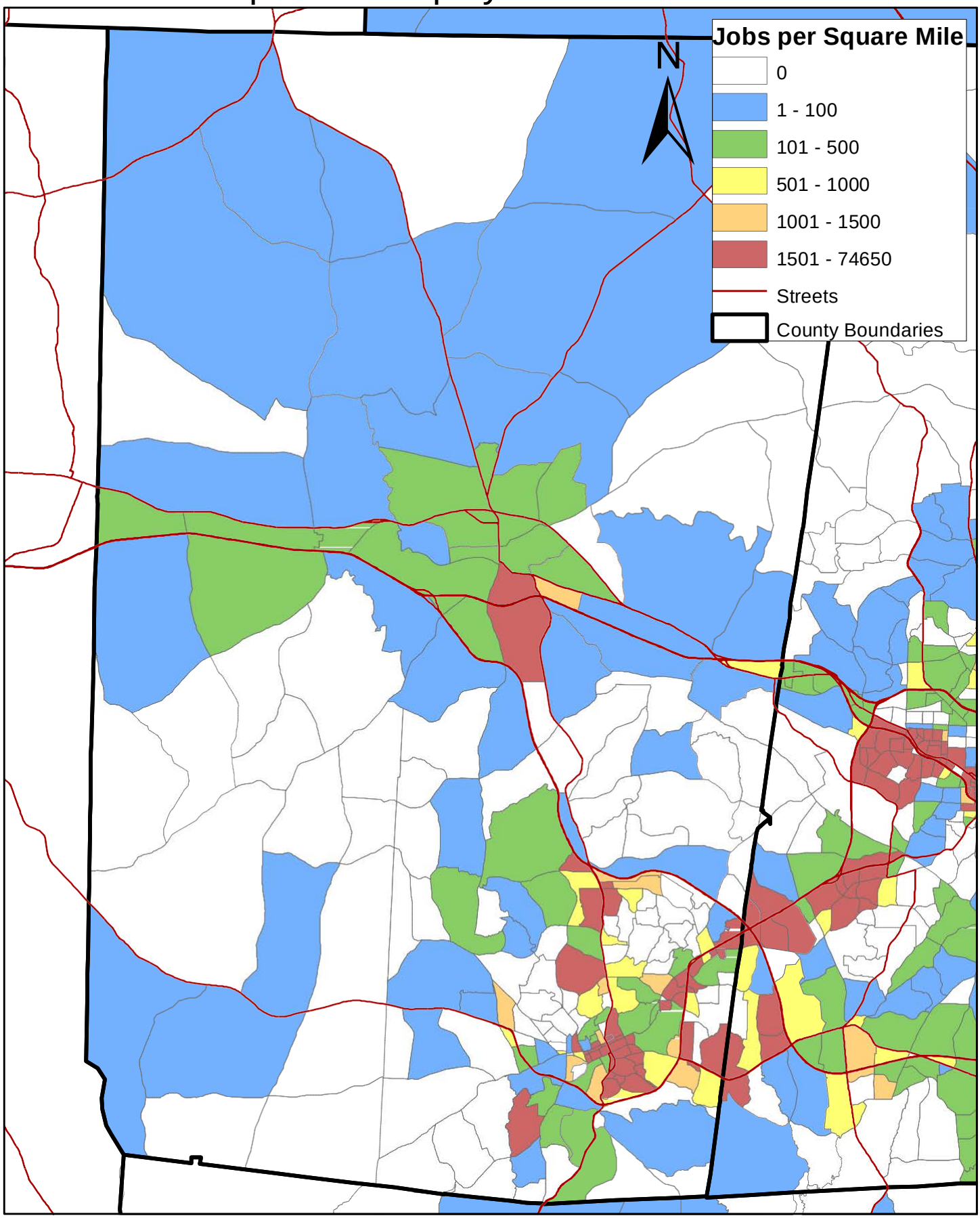
Orange County

Preferred Option -- Employment Growth 2010 - 2040



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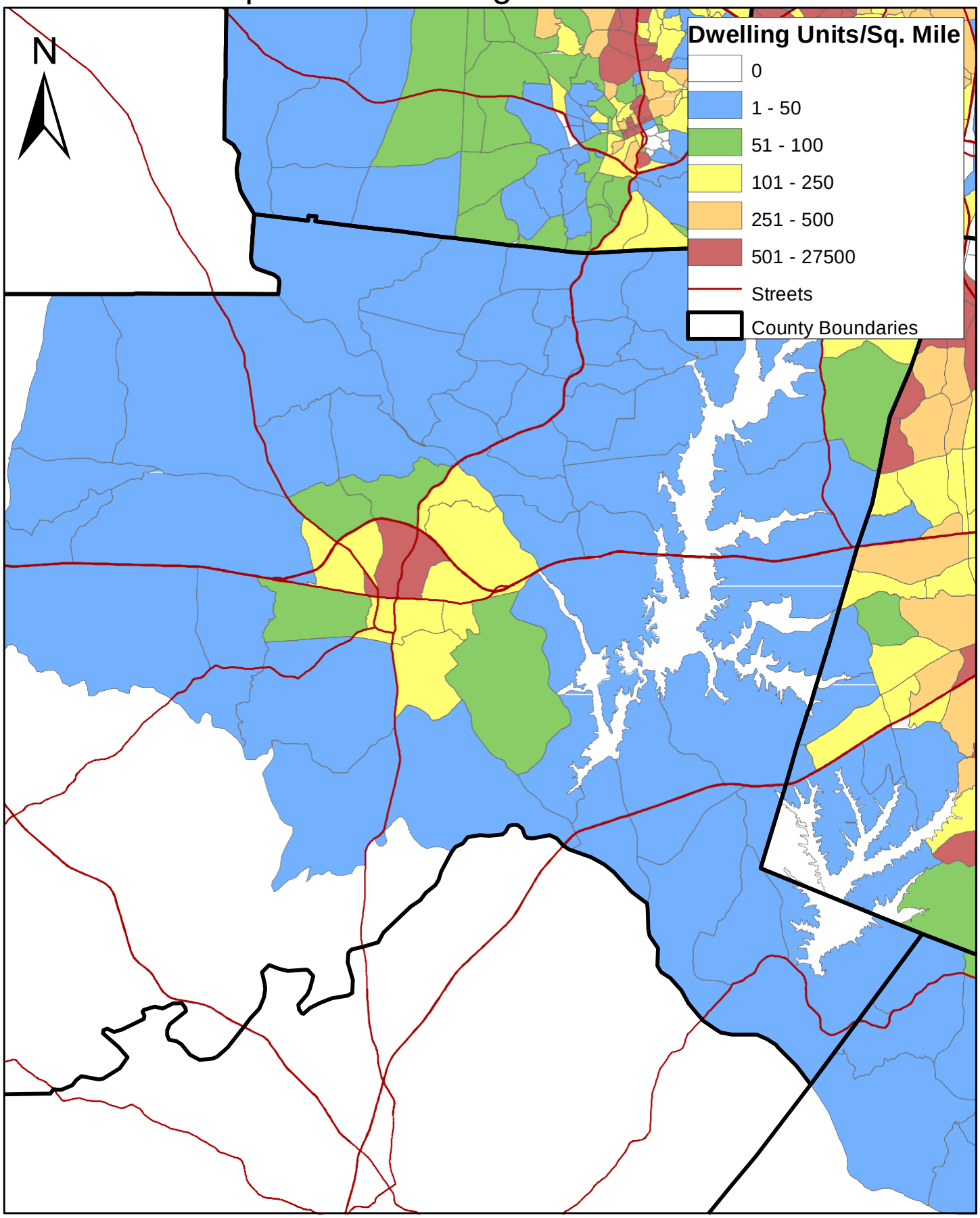
Chatham County

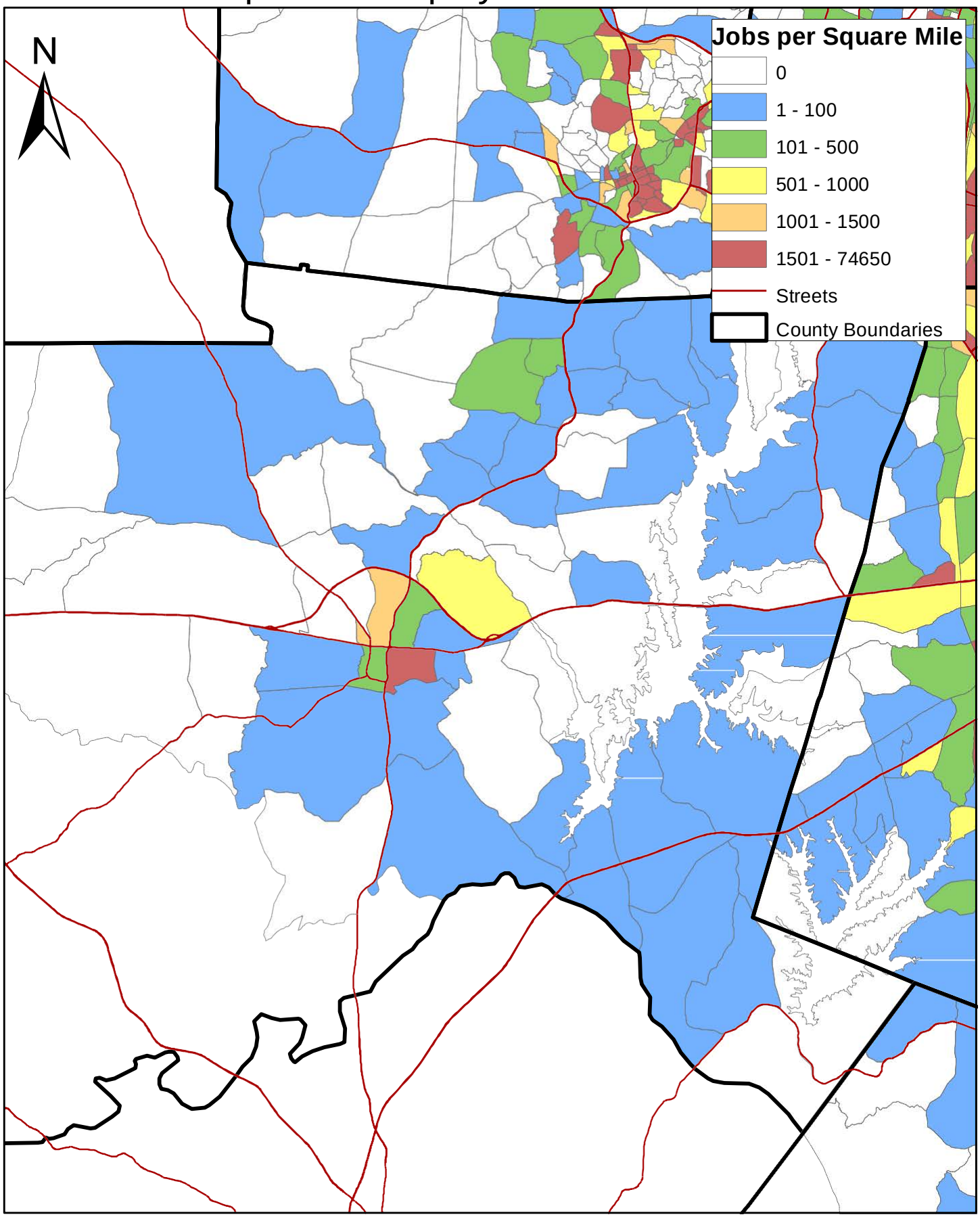
Preferred Option -- Dwelling Unit Growth 2010 - 2040



October 2, 2012

Chatham County

Preferred Option -- Employment Growth 2010 - 2040



October 2, 2012