



Durham Comprehensive Plan Project Update

August 4, 2022
Durham City Council Work Session

Overview

- Introduction to the Comprehensive Plan
- Engagement Approach
- Plan Components
- Big Ideas and Changes from the last Plan
- Examples
- What's Next?



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Staff Recommendation

- Staff recommends that the City Council receive this information. No formal action is requested.
- Staff recommends that the City Council ask questions and provide feedback and guidance on the direction of the plan before the full draft plan is compiled.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



What is the Comprehensive Plan?

- A plan for how we will use land
- Sets a vision for our community
- Used to guide decisions on new development, determine the Planning Department's work program, and guide programs, plans, and actions by partner departments and organizations in Durham



919.560.4137

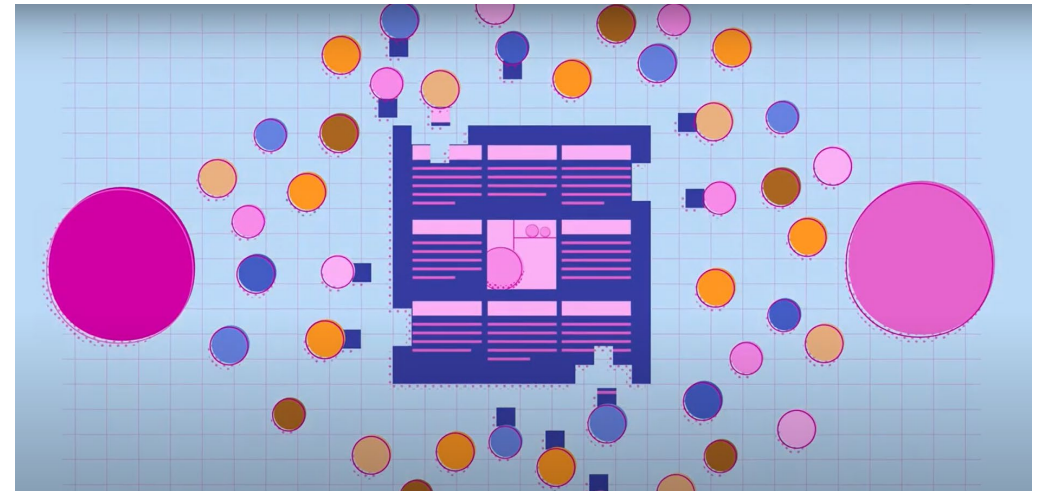
DurhamNC.gov

Follow Us @CityofDurhamNC



Components of the Comprehensive Plan

- Community Goals and Objectives
- Place Type Map
- Place Type Guide
- Polices
- Implementation Framework



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Project Timeline

*November 2019
– February 2020*

March 2020 – June 2021

Summer 2021- Fall 2022

Spring 2022- Fall 2022

Winter 2022



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Listening and Learning Engagement

November 2019 - February 2020

“What does an ideal Durham look like to you?”

“What else is on your mind about Durham?”



ENGAGE Durham | Comprehensive Plan | Our Future Together | Transit Plan

Date: 1/14/20
Table Leader: Susan / Mike
Table Number: 10

What's on your mind about Durham?
¿Qué es lo que le preocupa sobre Durham?

- I'll tell you Sunday my neighbors said in connection w/ Housing Bond: Taxes have gone way up. Sue's retired. She thought she'd have enough, but she may be forced out.
- I don't know how they think they know what a house is worth.
- What happened in Chapel Hill could happen here with taxes, and you get voted out.
- You don't want to lose your retired Community because they are the least likely to go South.
- You look at the young people coming out of school and they need place to live.
- So these are two populations you want to protect.
- Bus system: smaller & more frequent.
- Historic districts: Get rid of them all. It's property tax protection for a select few. (The Angier / Dixie area): This created a problem for Affordable Housing, because Durham Rescue mission wanted to build A.H., but they couldn't.
- Have they looked at tiny housing. I mean that's crazy - houses, there is a need for hundreds.
- Problem w/ Tiny Houses: it will increase the tax valuation.
- Tiny Housing: communities, for homeless vets.
- More & different kinds of affordable Housing would be good. you need a variety.
- Opportunities for true innovation:
 - Northgate Mall
 - at the end of Davis drive @ public's, they're functional: they work.
 - Areas in Morrisville: they work.
 - The strip along 54 + 55: there's an opportunity there. A transportation hub there maybe.
 - The best affordable Housing, is small, single lot, single story homes.
 - It's not a good idea, it's subsidized housing.
 - Small units, not fancy, but affordable. you can personalize it. And then you bring back the tradesman.
 - Durham Tech. encourage the trade programs.
 - The people going dark-to-dark for many: Isn't there something more useful they could be doing? An employment plan. They don't all need education.

*: This table strongly disagreed w/ the ^{smartest} comment "design for transit system first"

Engagement during COVID-19

- COVID-19 hit our community right after we completed the Listening and Learning phase of engagement
- Most of the project development has happened during the pandemic
- Equitable engagement during this time has taken more time and resources, but has remained our priority



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Engagement Approach

- Work with community members to engage more residents who have been left out of past planning processes
- Develop and workshop plan components with community members and staff prior to community engagement

Place Type Guide
<ul style="list-style-type: none">• Bragtown residents• Outreach Team• Planning Commission• Staff Technical Team

Place Type Map
<ul style="list-style-type: none">• Bragtown residents (for Bragtown boundary)• Outreach Team• Planning Commission• Staff Technical Team

Policies
<ul style="list-style-type: none">• Policy Working Groups (made of staff, Planning Commission members, and residents)• Bragtown residents• Outreach Team• Staff Technical Team

- Balance staff time and resources with equity in mind while trying to reach as many residents as possible

Guiding Values, Community Goals and Objectives

Guiding Values: Equity, Accountability, Accessibility, and Resident Well-Being

Goals and Objectives:

- These cover what we heard was important to residents
- Descriptions of what we're trying to accomplish with the plan
- Some objectives are more directly connected to land use, some are less

Accessible Housing and Neighborhoods: Resources for Thriving Lives

OBJECTIVE: We need housing where we are able to access the resources we need to thrive within our neighborhoods. We need mixed use development that places housing and destinations like stores close together, making it easier for people to conveniently access things they need without having to get in a car.

BACKGROUND: Many of the resources that residents need, such as quality food, jobs, healthcare, schools and opportunities for wellness and play, are not present in some neighborhoods. Many residents don't have safe ways to get from their homes to the resources they need because of physical barriers like dangerous roadways with no sidewalks and limited to no access to transit. As development continues to expand throughout the county, little assessment is done regarding how residents, including youth and seniors, in these new neighborhoods will be able to access needed community resources without personal vehicles.

We want neighborhoods that promote the presence of quality community resources such as grocery stores with healthy food options, parks and recreation opportunities, local jobs, community health centers and community schools.

Quotes from Durham residents
"A patchwork of complete communities"

"Mixed-use development so people live closer to the places they want and need to go to. Easy-to-use and free public transportation"

"Focus on neighborhoods so unique identities can show thru but still be connected to one another"

"More doctor offices in the county, grocery stores, entertainment with all the building they're doing"

"Equitable distribution stores (grocery) and not convenient stores"

"Keep the bus transit going with proper sidewalks to get to transit area. Some people don't have cars need for getting to work, doctors' appointments and to get to grocery stores"

"Would like an equitable Durham accessible to people from all areas of all the abilities + at all work shifts"

"Housing – visited someone who lived closed to grocery store and strip mall, but the sidewalks were all torn up and not necessarily a safe neighborhood, safer place to live that has access to walking distance access to resources banks, grocery stores, concerns where kids steal food and then there's a restraining order on the parents at the grocery store within walking distance"

ENGAGE Durham | Comprehensive Plan
Our Future Together

DRAFT



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC

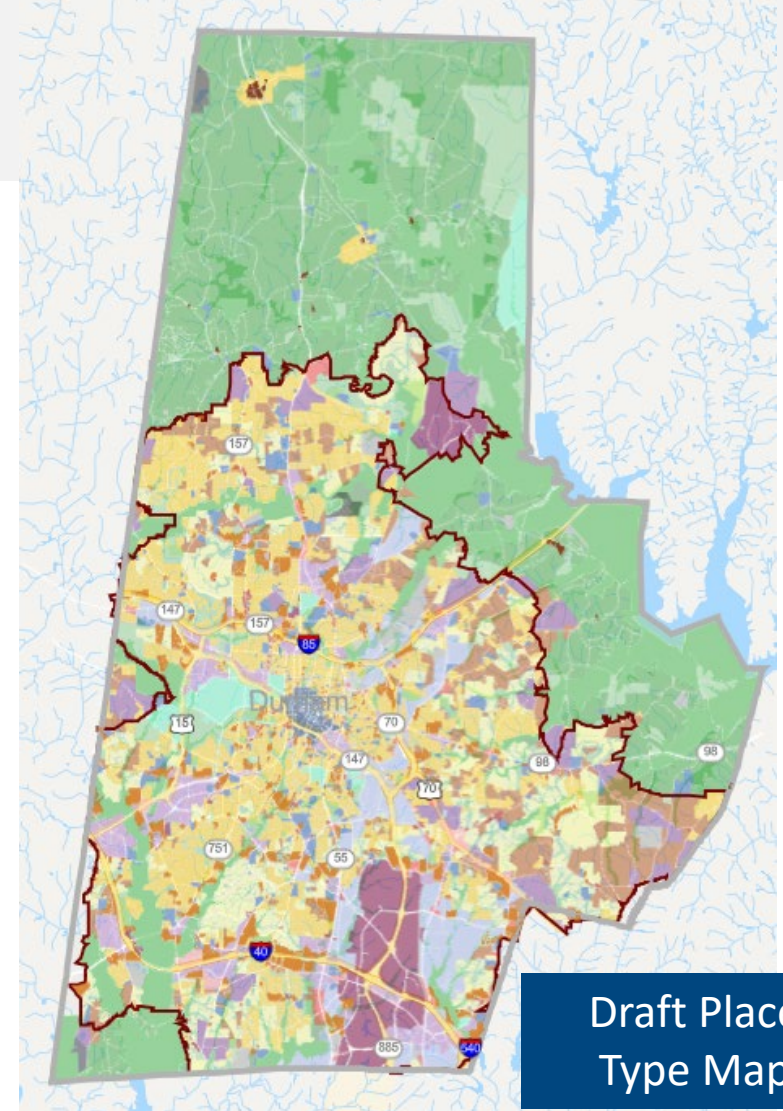


Place Type Map

A map showing place types for each parcel in Durham, replacing the Future land use map with our future land use *plan*.

The map is not legally binding and does not change a property owner's rights under the existing zoning.

Shows where the community wants to develop houses, stores, businesses, or schools, and where to protect farmland and green space.



Place Type Guide

A key to understanding the place types that are applied to each property in the Place Type Map.

Place types describe:

- Place Type Character
- Housing and Land uses
- Mobility
- Green Spaces
- Service Provision



Community Institution
Community Institutions generally include a single building on a moderately-sized property that provides cultural, recreational, communal, or educational opportunities for nearby residents. Uses include worship, museums, schools, and community centers. Community Institutions also provide services for community safety, like fire and EMS stations. A small number of supportive uses are appropriate on these sites, but in general should be nonresidential. Buildings should be no more than one story, and, while they may vary in scale and height, should be designed to fit the surrounding context. Buildings should be placed close to the street with good sidewalk connections to allow easy access for walking, biking, and transit connections are important, both for getting to the site and the site and surrounding neighborhoods. While older versions of these sites often include many parking spaces, new designs should be placed close to the street with good sidewalk connections to allow easy access for walking or biking. Green space should be preserved and there may be opportunities to convert large parking spaces to greenspace.



Neighborhood Services
Neighborhood Services provide ways for residents in nearby neighborhoods to access daily needs and services like daycares, pharmacies, community spaces, offices, and small-scale stores. These areas are located along main streets, with buildings close to the street. Existing areas sometimes include former homes that have been converted into businesses and often have little or no off-street parking options. Neighborhood Services are designed to let residents in nearby neighborhoods access daily needs by walking, biking, riding transit, or rolling from their homes to these resources. Where possible, pocket parks, street trees between the road and the front of buildings, and trees in parking areas should be included in these areas.

Characteristics

Land Use

- Land uses for this Place Type include small-scale stores, pharmacies, community spaces, offices, and restaurants
- Buildings are one or two stories and placed close to the street with short block lengths

Mobility

- Provide or maintain strong walking, biking, transit, and rolling connections, with sidewalks in front of buildings along the street. There is little or no off-street parking
- Street parking, driveways, or structured parking should be designed to prioritize pedestrian access

Green Space

- Green space within the Neighborhood Services Place Type should include pocket parks, street trees, and trees within parking areas where possible

Service Provision

- Neighborhood Services should be supported by existing City infrastructure like water, sewer, transit service, and roads, or phased to coincide with capital improvements

Community Institution also includes uses that support surrounding neighborhoods like libraries, museums, centers, schools, places of worship, fire and EMS stations, and government buildings

Walking, biking, and transit connections are important, both for getting to the site and the site and surrounding neighborhoods. Buildings should be placed close to the street with good sidewalk connections to allow easy access for walking or biking.

Where possible, retain many existing trees as possible, incorporate green spaces into the site, provide opportunities for sustainable land practices, and use natural means of stormwater management including these practices, this use should be as compact as possible

Community Institutions should be supported by existing City infrastructure like water, sewer, and roads, or phased to coincide with capital improvements

Policies

- Written recommendations to work towards our community's vision
- Guide decision making in alignment with the Community Goals and Objectives
- Include action items that identify how this work can happen

The infographic is titled "Draft Policy Writing Process" and "Durham Comprehensive Plan". It is divided into two main sections: "BACKGROUND...." and "DRAFT POLICY".

BACKGROUND....

- In the adopted Community Goals and Objectives, residents expressed a vision for Durham's future.**
- These written words express needs, aspirations, and calls to action for how our community grows and who is prioritized along the way.**
- The Community Goals and Objectives formed a strong foundation for us to build on for the next phase: the Comprehensive Plan Policies.**

Community Goals and Objectives (represented by puzzle pieces):

- Worked and Connected Communities
- Informal and Involved Community
- Equitable Access to Green Space
- Health, Safety, and Thriving Jobs
- Equitable Investment in Schools
- Harmonious and Respectful Development
- Interconnected and Equitable Transportation

DRAFT POLICY

Policies instruct how Durham can work towards the community's vision.

Policies guide how future development should happen, help local leaders make decisions, and recommend what projects and studies the Planning Department should work on.

"Distribute housing that is accessible to those with low incomes equitably throughout Durham. Identify and ensure appropriate locations for affordable housing near jobs, services, and existing or planned transit service. This includes affordable housing, shelters, and government-placed residents."

Logos: CITY OF DURHAM, DURHAM COUNTY, ENGAGE Durham (Our Future Together)

Footer: ENGAGE Durham | Comprehensive Plan 1

Implementation Framework

- Identify who needs to be involved in acting on specific policies
- Determine initial priorities for implementing the plan
- Implementation work is expected to begin immediately following its adoption.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Key Ideas in the Place Type Map/Guide

- Use the Urban Growth Boundary and Future Growth Areas to reduce sprawl and protect rural land
- Establish Transit Opportunity Area place types along existing and planned bus routes to add more housing with access to transit
- Establish new Mixed Residential Neighborhood place types on greenfield sites with a mix of housing types
- Use Neighborhood Services and Mixed Use Neighborhood place types to increase access to commercial and other necessary services
- Established Residential place types that accommodate context sensitive infill and a mix of housing types



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Key Ideas in the Policies

- Focus more growth within the existing City footprint
- Better coordinate new development and infrastructure investment
- Ensure we are prioritizing equitable processes and outcomes
- Provide residents with better access to daily needs
- Coordinate transportation options and housing placement
- Focus on transportation improvements that are not car-centric
- Ensure better use of available land
- Prioritize housing access and affordability
- Improve community resiliency and sustainability



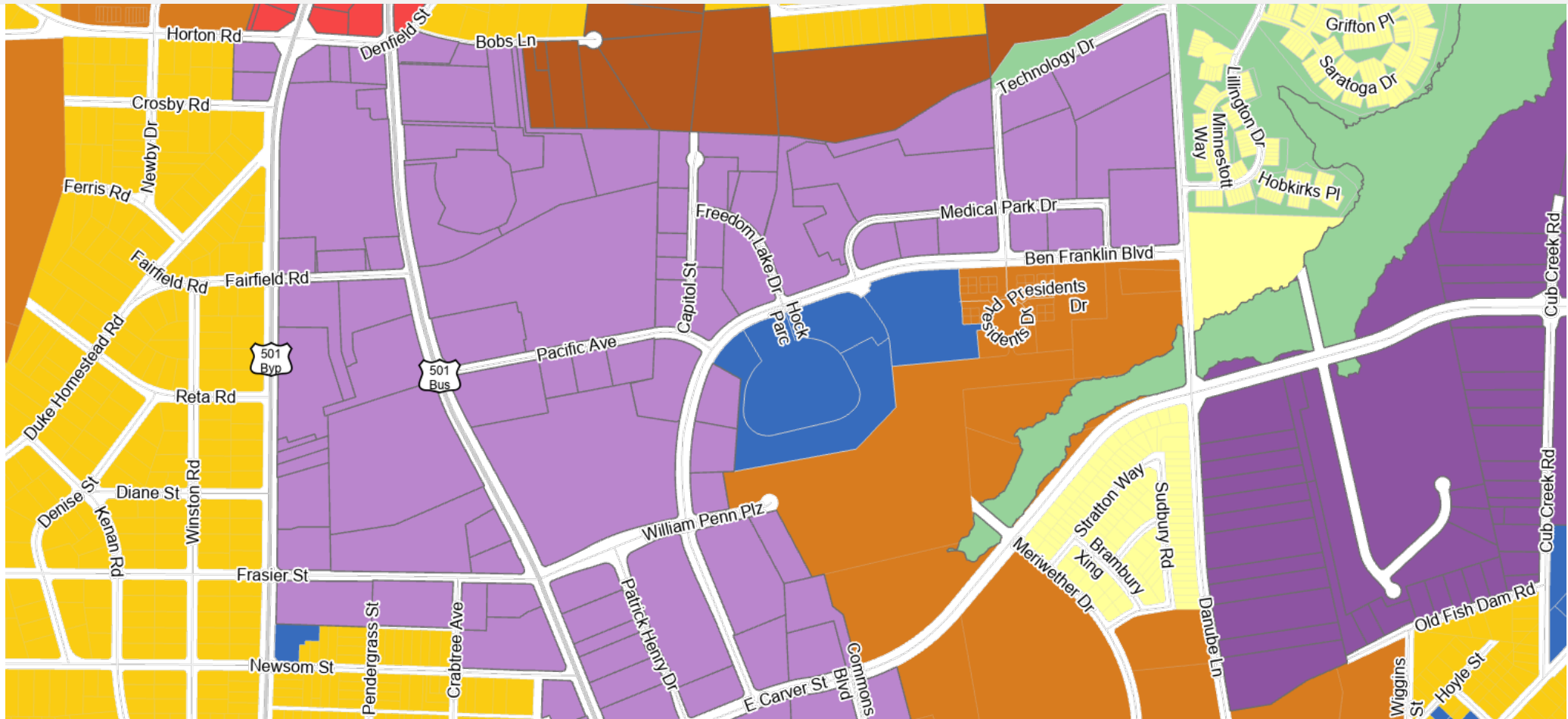
919.560.4137

DurhamNC.gov

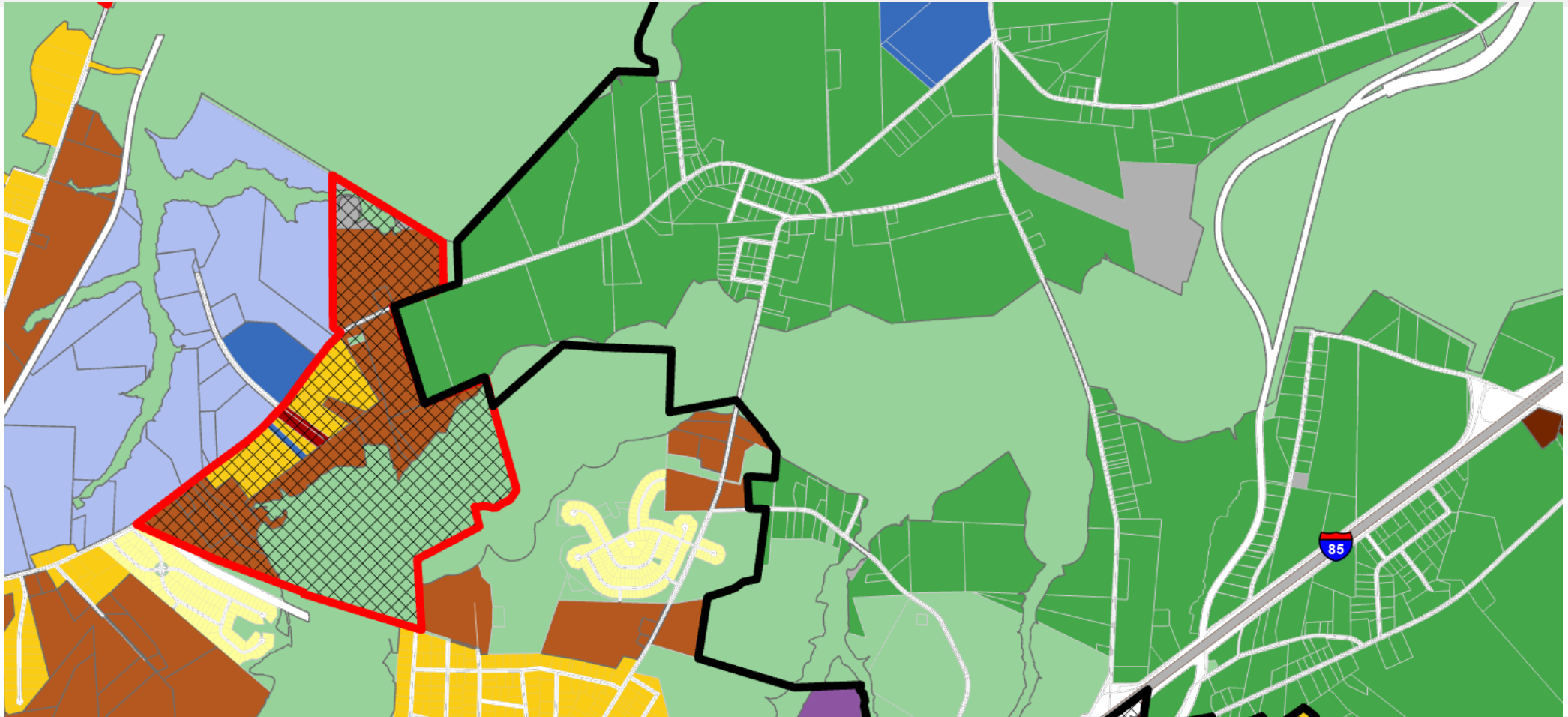
Follow Us @CityofDurhamNC



Example 1 – N. Roxboro St/Carver St Area



Example 2 – Hamlin Rd/Glenn Rd Area



What's Next?

- Revise draft policies based on community input
- Couple policies with action items
- Develop implementation framework
- Preparing full draft plan
- Community engagement on full draft plan
- Begin the public hearing and adoption process for the new plan



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC



Staff Recommendation

- Staff recommends that the City Council receive this information. No formal action is requested.
- Staff recommends that the City Council ask questions and provide feedback on the direction of the plan before the full draft plan is compiled.



919.560.4137

DurhamNC.gov

Follow Us @CityofDurhamNC

