ATTACHMENT 7:

SUMMARY OF DEVELOPMENT IMPACTS

This attachment provides a summary of the potential infrastructure impacts associated with the proposed request in terms of how it affects the transportation system, utilities (water, sewer systems, and stormwater) and schools. As the permissible density (residential units) and intensity (square feet of non-residential uses) does not change between Downtown Design Sub Districts, amount of traffic and students generated by the maximum use of the existing zoning compared to the maximum use of the proposed zoning has not been assessed.

1. Transportation Impacts

W Chapel Hill Street, S Duke Street, and S Gregson Street are the major roads impacted by the proposed zoning change. There are no scheduled City of Durham or NCDOT roadway improvement projects in the area.

Affected Segments	W Chapel Hill Street	S Duke Street	S Gregson Street
Roadway Capacity (LOS D) (AADT)	13,300	12,600	8,900
Latest Traffic Volume (AADT)	15,000	13,000	8,400
Traffic Generated by Present Designation	*N/A		
Traffic Generated by Proposed Designation	**N/A		

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2012)
W Chapel Hill Street: 2-lane undivided city/county class II arterial with left-turn lanes
S Duke Street: 3-lane one-way city/county class II arterial with right-turn lanes
S Gregson Street: 2-lane one-way city/county class II arterial without turn lanes
Source of Latest Traffic Volume: 2017 NCDOT Traffic Count Map
*Assumption- (Max Use of Existing Zoning) – DD-S1: N/A
**Assumption- (Max Use of Existing Zoning) – DD-C(D): N/A

Transit service is currently provided adjacent to the site along West Chapel Hill Street via GoDurham Routes 1, 6, 11 and 11B and GoTriangle Route 400. Service is also provided along Jackson Street and South Duke Street via GoDurham Route 7 and GoTriangle Route700.

2. Water and Sewer Impacts

This site will be served by city water and sewer. Water Management has reviewed the impact the proposed zoning will have on the following utilities:

1. Drinking water supply, treatment and distribution infrastructure, including available fire flow capacity
2. Waste water collection and treatment infrastructure, including downstream lift station capacity.

Water and sewer capacity for the proposed redevelopment of this parcel will be made possible by the American Tobacco Phase II and Lakewood Sewer projects currently in design. These projects will be in construction or complete before needed by the proposed redevelopment.

3. Stormwater Impacts

The Durham Stormwater Engineering Department reviewed the proposed zoning and determined that adequate riparian buffers, floodplain requirements and the appropriate impervious surface limitations have been addressed, where required.

All other impacts associated with the application would be addressed at the time of site plan review, because that requires a level of detail is not required at the time of rezoning.

4. School System Impact

Durham Public Schools serving the area are C.C. Spaulding Elementary, Githens Middle, and Jordan High. Table 3 provides a summary of the current building capacity for the elementary, middle and high schools, as well as the current enrollment and the available capacity.

Table 3: School Enrollment and Capacity Figures

	Elementary School	Middle School	High School
Current Building Capacity	15,047	7,779	10,500
Maximum Building Capacity (110% of Building Capacity)	16,552	8,557	11,550
20th Day Attendance (2019-2020 School Year)	15,045	7,311	10,354
Committed to Date (October 2016-September 2019)	121	25	(28)
Available Capacity	1,386	1,221	1,224

As there is no maximum number of residential units in DD-S1 or DD-C(D), the number of projected students under the rezoning has not been calculated.

5. Summary

The proposed DD-C(D) district and associated development plan is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of the transportation system, utilities, and schools.