



Hillsborough – Orange County Strategic Growth Plan

Meeting Summary – Steering Committee (5th meeting 5/25/06)

This is a summary of the fifth meeting of the Strategic Growth Plan Steering Committee, which was held at the Orange County Government Services Building from 6:00 to 7:30 pm on May, 25, 2006. This was the fifth in a series of 12 meetings to develop and refine a strategic growth plan for the Town of Hillsborough around its immediate environs. This effort is being jointly undertaken by the Town of Hillsborough and Orange County through a Steering Committee and with the assistance of three planning consultants. The Steering Committee, Staff and Consultant Team are listed in the box to the right.

The Strategic Growth Plan is intended to clarify the most desirable rate, timing, and location for future growth occurring over the next 20 years within and around the Town of Hillsboro. This effort builds upon the previous work of the Hillsborough *Vision 2010 Plan*, and the Orange County/Town of Hillsborough *Urban Transition Area Task Force*, which prepared a Principles of Agreement document between the two jurisdictions regarding land use planning and public utility extension in areas around Hillsborough. Additional information on the *Strategic Growth Plan* and these prior efforts is available on the Town of Hillsborough's website at <http://www.ci.hillsborough.nc.us/>.

The following paragraphs summarize the proceedings of the Steering Committee's fifth meeting.

NEXT MEETING

The first order of business was setting the date, time, and location for the next meeting. The 6th meeting of the Steering Committee is scheduled for **Thursday, June 15th at 6:00 pm** at the Hillsborough Town Hall (barn).

REVIEW OF DRAFT DEVELOPMENT SCENARIOS

Scott Radway and Roger Waldon from the consultant team led the Steering Committee in a discussion of three development scenarios for the Hillsborough planning area. The purpose of the scenarios is to have a set of alternate land use patterns that describe the ways in which Hillsborough might grow in the future. Once the Steering Committee has agreed upon the development of the three alternative patterns for development, the impacts of each alternate will be evaluated and then compared. The objectives for the three draft scenarios that were presented include:

Steering Committee Members:

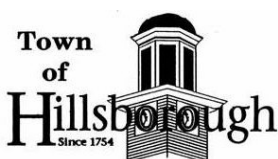
Eric Hallman (Hillsborough)
Barry Jacobs (Orange Co.)
Kent Corley (Hillsborough)
Lauri Michel (Hillsborough)
Crauford Goodwin (Orange Co.)
Alois Callemyn (Orange Co.)
Paul Kimple (Hillsborough)
Paul Newton (Hillsborough)
Pam Paul (Hillsborough)
Hervey McIver (Orange Co.)

Staff:

Margaret Hauth (Hillsborough)
Craig Benedict (Orange Co.)

Consultant Team:

Roger Waldon (Clarion)
Scott Radway (Radway & Weaver)
George Alexiou (Martin/Alexiou/Bryson)

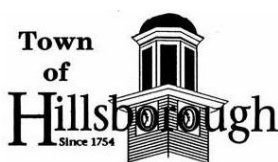


Scenario 1: Status Quo. This scenario is characterized by current planning practices and policies that continue into the future largely unchanged. Assumptions regarding density and rate of growth are based on past experience and are held constant. In this scenario, development would be generally expected to continue to utilize vacant lands proximate to existing transportation corridors with limited infilling in the core downtown area and in areas between the transportation corridors.

Scenario 2: Planning Emphasis. This scenario is characterized as a “Smart Growth” approach to future development that proposes a series of policies and planning tools designed to ensure that growth is directed to areas that are most suitable, and away from areas that are the least suitable. Generally speaking, development would be channeled to areas already served by existing infrastructure, and a greater emphasis would be placed on compact urban form and infill development, resulting in a “density gradient” where density declines with distance from the core of the Town. The rate or timing of new development could be controlled as well. The majority of lands allocated in this scenario are located to the south of town where transportation capacity and water/sewer service exists (or could be extended using gravity sewers), and are located within the preferred utility service boundary.

Scenario 3: Market Realities. Scenario 3 can be characterized as the “hybrid” or “in between” option, with more planning controls than that proposed in the status quo approach, but less restrictive than the Planning Emphasis scenario. This approach is the most flexible of the three. Similar to scenario 2, scenario 3 favors the area south of Hillsborough over other areas such as the north due to roadway and water/sewer capacity. Development was allocated to parcels with higher development potential, and the majority of these lands exist within the preferred utility service boundary.

To be able to make direct comparisons between the three scenarios, the same assumptions were used to develop the scenarios. In particular, the same amount and type of new development was allocated in each of the three scenarios, but the location and pattern of the development varied. The key assumption used to build the amount and type of development to be allocated is based on the potable water capacity that will be available to Hillsborough after completion of the approved water system upgrade. The water capacity analysis takes into account the existing demand for water, and demand for water from development that is currently committed but not developed. It is estimated that once Hillsborough has completed the upgrade to the water system, it will have the capacity to provide approximately 939,080 additional peak gallons of water per day to new development. This translates into approximately 2,000 new residential units and 1.7 million square feet of non-residential development. The tables on the next page display these calculations.



Hillsborough Water System Capacity Peak Gallons Per Day (GPD)			
Development	Residential GPD	Non-Residential GPD	Total GPD
Capacity after Expansion			3,825,000
Existing Development	(1,441,500)	(491,067)	1,932,567
Committed Development	(589,800)	(363,552)	953,352
Available Capacity			939,080

Water Capacity for New Development (Peak Gallons Per Day)				
	% of Water Usage	Water Capacity	Peak Use Factor (GPD)	Development Capacity (approximation)
Water Allocated to Residential Development	63%	591,620.80		
Dwelling Units			300.00	2,000
Water Allocated to Non-residential Development	37%	347,459.84		
Square Footage			0.21	1,700,000
Total Allocation	100%	939,080.64		

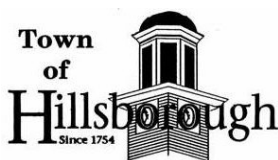
Once the development capacity was established, the potential parcels for development were identified by locating parcels that consist of the following criteria:

1. Parcels were vacant or underutilized;
2. Near existing sewer and/or water service;
3. Have access to available road capacity;
4. Are marketable for development within the next 20 years; and
5. Meet the objectives of at least one of the three scenarios.

Potential development parcels were organized into three tiers based on their ability to meet the above criteria. A map was prepared to show the results of this analysis. The map appears at the end of this meeting summary, and is also available on the Town's website <http://www.ci.hillsborough.nc.us/>

What this analysis shows is that there is more than an adequate supply of land for developing 2,000 new residential units and 1.7 million square feet of new non-residential development. The majority of the lands identified for potential development lie within the preferred utilities service boundary. A few parcels outside of the boundary were identified as second tier development potential.

Using the parcels identified through this analysis, new development was allocated to each of the three scenarios using the scenario objectives discussed above, under the assumption that the average density for residential development would be 2.0 units per acre and the average floor



area ratio (FAR) for non-residential development would be 0.2 (i.e., approximately 8,500 square feet of floor area per acre). This analysis also took into account land needed for public right-of-way, parking, environmental constraints, and other land uses that are auxiliary to development.

Several key points came out of this analysis. First, there is more than enough actual land capacity in this planning area to develop all of the new potential development (i.e., 2,000 residential units and 1.7 million square feet of nonresidential). However, upon closer look, the market potential (primarily based upon access to existing roadways with available capacity) on several parcels is low and reduces the development feasibility of these lands. What this means is that there may not be enough land supported by transportation to support the 1.7 million square feet of non-residential development. This is a point that will be looked into further through this analysis.

The Steering Committee provided comment on the three scenarios, which will be incorporated into the next draft of the Scenarios and presented at the 6th Steering Committee meeting. These requests include:

- Analyze development potential of large 1,000 acre property located along U.S. 70 near the Durham County border;
- Provide maps of critical areas, including: U.S. 70 near Durham and southern areas near the future Carolina North development;
- Include the Durham Services Area and the Orange County rural buffer on future maps;
- Include the labels of committed developments on future maps;
- Include environmental constraints as identified by Orange County Planning; and
- Use higher density assumptions in areas near town.

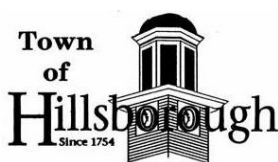
SCENARIO 4 “VISION FOR HILLSBOROUGH”

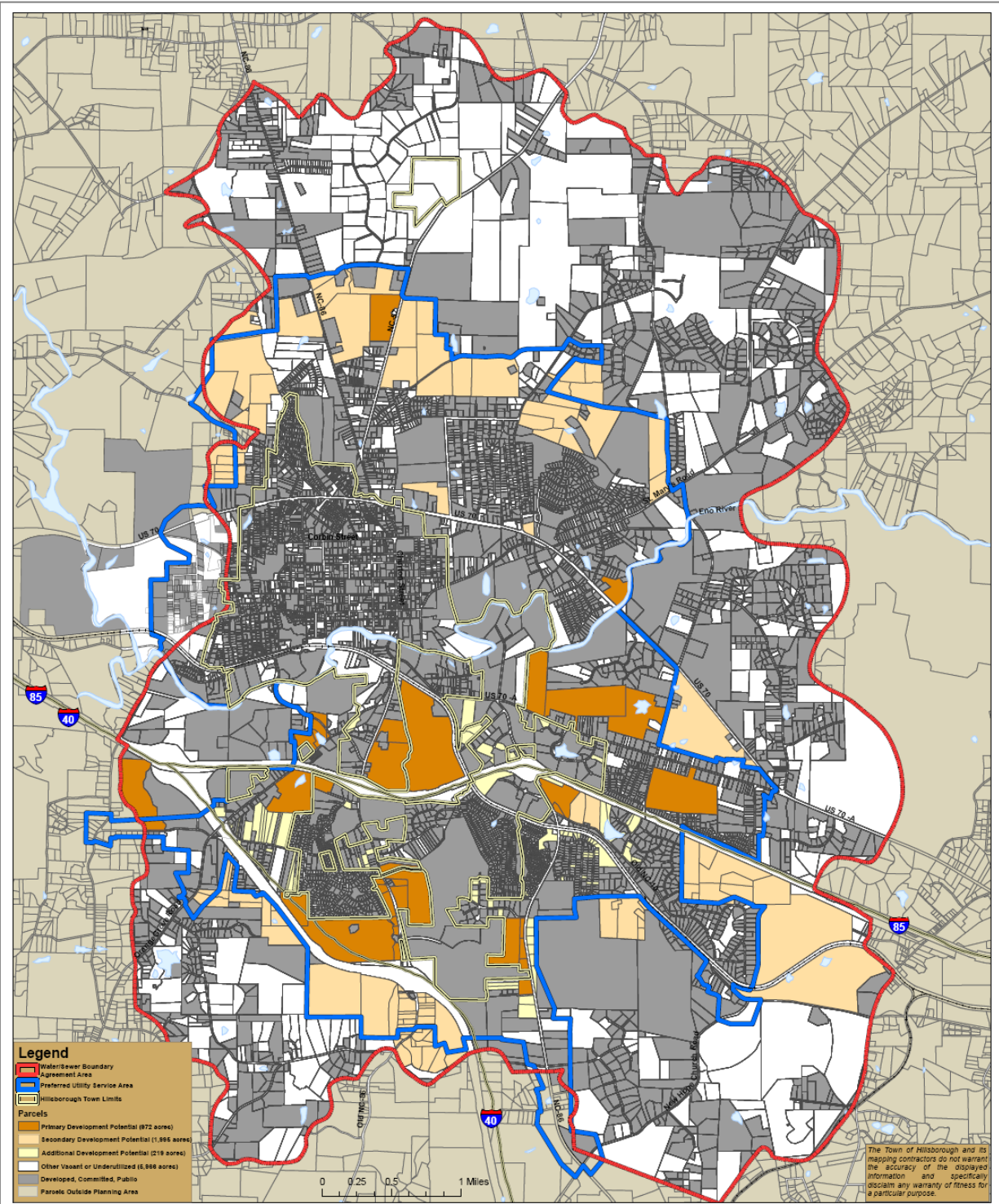
At the fourth Steering Committee meeting, the Steering Committee discussed adding a fourth scenario to be analyzed. The fourth scenario is to be developed directly by the Steering Committee without any constraints, such as the future water system capacity. The objective of the fourth scenario is to provide the Steering Committee with an opportunity to provide a “vision” for Hillsborough - one that is based on the aspirations of the town and not public service constraints.

Roger Waldon led the Steering Committee in an exercise to allocate development within the planning area, first as constrained by the future water system capacity, and then allowing for more development if the Steering Committee so chose. The Steering Committee allocated this development as a group, and chose to allocate approximately 560 additional residential units and 480,000 additional square feet of non-residential development over and above the future water system capacity constraint.

NEXT STEPS

The consultant team will be preparing the four scenarios for presentation at the 6th Steering Committee meeting. The Steering Committee will provide direction/endorsement on the scenarios for the consultant team to begin analysis of these scenarios.





DRAFT

Hillsborough Strategic Growth Plan Potential Areas for Development



CLARION
Prepared May 2005

