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

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

### Employment Forecast

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

(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

Dwelling Units/Sq. Mile

- 0
- 1 - 50
- 51 - 100
- 101 - 250
- 251 - 500
- 501 - 27500

Streets

County Boundaries

October 2, 2012

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Durham County
Preferred Option -- Employment Growth 2010 - 2040

Jobs per Square Mile
- 0
- 1 - 100
- 101 - 500
- 501 - 1000
- 1001 - 1500
- 1501 - 74650

Streets
County Boundaries
Chatham County

Preferred Option -- Employment Growth 2010 - 2040

Jobs per Square Mile

- 0
- 1 - 100
- 101 - 500
- 501 - 1000
- 1001 - 1500
- 1501 - 74650

Streets

County Boundaries

October 2, 2012