CREATE WILMINGTON COMPREHENSIVE PLAN
Growth Factors Report

Executive Summary

Growth Strategies Maps

Policies

Foundations Report

Growth Factors Report

DRAFT
1/30/15

Welcome to the future of Wilmington.

How to Use the Comprehensive Plan

Five Components of the Box Set

①

Growth Factors Report
Maps, graphs, and charts that support the policies and growth strategies. Provided are maps of existing conditions and various factors related to Wilmington's growth.

Electronic readers click here to view or download this document.

②

Foundations Report
A summary of public input collected throughout the process and results from each tool, including the Neighborhood Planning Areas, Connect Wilmington, and Alternative Future Visions.

Electronic readers click here to view or download this document.

③

Development Policies
Comprehensive policies address the themes/issues; policies are based on public input, best practices, the growth factors report, interlocal agency coordination and scenario planning results.

Electronic readers click here to view or download this document.

④

Growth Strategies Maps
These maps illustrate desired areas for future growth, infill, and redevelopment based on public input and planning analysis. They are designed to work in conjunction with the development policies.

Electronic readers click here to view or download this document.

⑤

Executive Summary
An "at a glance" reference for the entire box set.

Electronic readers click here to view or download this document.

Find Your Way Around

Box Set Cross-Reference:
Name of Reference Provided

This symbol is used to point you to a different box set component.

Document Cross-Reference:
Name of Reference Provided

This symbol is used to point you to a different part of the document you are currently reading.

External Resource:
Name of Resource Provided

This symbol is used to point you to an external resource, such as a plan, report, or study not contained in the box set.

The color of the symbol indicates the type of reference.

This is the location within the document

Cross-Reference Type
Name of Reference

The type of reference and its name is provided here.

Wilmington Comprehensive Plan Themes

The *Create Wilmington Comprehensive Plan* is developed around seven key themes for shaping Wilmington's future:

Creating a Place for Everyone

Wilmingtonians want a diverse and inclusive community, full of family-friendly, vibrant, and creative environments. Citizens want a welcoming community that includes arts and culture, activities for youth, families, and seniors, and high-quality housing that is available to everyone.

Topics Covered:

- Affordable housing
- Arts & cultural resources
- Youth activities
- Seniors
- Family amenities
- Accessibility
- Parks and recreation
- Crime and safety
- Cultural diversity
- Job creation
- Education

Getting Around

Diverse modes of transportation are needed for an inclusive, connected community. Regional partnerships can link greenways and other amenities. Options for pedestrian and bicycle amenities, along with other modes of transportation, should be explored as valid alternatives to automobile transit, as well as other options for local and regional mass-transit.

Topics Covered:

- Interconnectivity
- Sidewalks
- Greenways
- Alternative transportation modes
- Mass-transit
- Traffic
- Regional cooperation
- Driver behavior
- Connecting land use and transportation

Regional Collaboration

Wilmington does not and cannot exist in a bubble. Collaboration with other local governments, including New Hanover and surrounding towns and counties, is critical to Wilmington's and the region's success. Cooperative relationships with UNCW and CFCC, as well as the public school system, state ports, and our utility providers will help us all flourish.

Topics Covered:

- Leadership/excellence in government
- Town and gown relationships
- Balancing needs and resources
- Common goals and collaborative policies

Changing Places, Revitalized Spaces

Development of vast open land is no longer an option in Wilmington; our future will include a significant level of infill and redevelopment. Envisioning suitable infill and redevelopment and optimizing existing development will be critical to our community's well-being, not only downtown, but within neighborhoods across the city. Balancing the need for open space and a well-designed built environment will be a key to future development.

Topics Covered:

- Infill
- Redevelopment
- Densification
- Neighborhoods
- Historic Preservation
- Sustainability
- Placemaking

Unique Places, Captivating Spaces

The "built environment" encompasses places and spaces created or modified by people including buildings, parks, land use patterns, and transportation systems. Since the built environment has profound consequences for individual and community well-being, all elements of our built environment should enhance the character of our community, being not only functional, but aesthetically appropriate, enriching the lives of visitors and residents alike.

Topics Covered:

- Aesthetics
- Site design
- Architecture and building design
- Code and tech standards
- Greenspace
- Infill
- Redevelopment
- Connecting land use and transportation
- Placemaking

Nurturing our Community

Environmental sustainability is at the core of where we want to go in the future. Our natural resources are a major factor in attracting residents and visitors to the area; balancing retention of their accessibility and protection of these resources will be a challenge. How we manage our interaction with the natural habitat, from parks, water, and open spaces, to locally-grown agriculture, to protecting water quality to solid waste disposal will be critical to our future success.

Topics Covered:

- Natural resources
- Tourism
- Balancing built and natural environments
- Greenspace/open space
- Parks and recreation
- Access to local food
- Water quality
- Climate change

Opportunity and Prosperity

Fostering opportunities for economic growth and development that enhance the concepts of each of the other themes is critical to our future prosperity. Creating jobs, building a strong workforce, facilitating commerce, and promoting business vitality are necessary to the success of a healthy, well-balanced community.

Topics Covered:

- Economic development
- Jobs
- Technology
- Health care
- Placemaking
- Code and technical standards
- Leadership and excellence in government
- Regional cooperation
- Common goals
- Leveraging resources
- Public-private collaboration

CREATE WILMINGTON COMPREHENSIVE PLAN
Growth Factors Report

The Growth Factors Report is a snapshot of what Wilmington looks like today and tells the story of how the city has become what it is. The report provides an assessment of current demographics and social and economic conditions and also provides a review of physical conditions, including natural and constructed systems and the patterns found in the built environment. The purpose of this report is to provide a factual understanding of current conditions and how Wilmington has changed over time. This report provides the context, or 'starting point,' from which the community moves forward to create a shared vision for the future.

Comprehensive Plan Steering Committee

The steering committee was supported by staff from the City of Wilmington Planning, Development, and Transportation department, with assistance from every department within the city.

The Wilmington City Council appointed a 15-member citizen steering committee to assist in the public input process, provide guidance and leadership, and to represent the voice of the citizens in the overall process.

The members of the steering committee are:

- Robert Rosenberg, Chair
- Howard Capps, Vice-chair
- Carlos Braxton
- Kemp Burdette
- Deb Hays
- Elizabeth Hines
- J. Clark Hipp
- Paul Lawler
- Bonnie Nelson
- Linda Pearce
- Tom Pollard
- Randy Reeves
- Jennifer Rigby
- Frank Smith
- Kevin Smith

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5.1 Public Property
5.2 Parks & Open Spaces
5.3 Public Recreation
5.4 Public Safety Infrastructure - Police
5.5 Public Safety Infrastructure - Fire & EMS
5.6 Water Supply
5.7 Wastewater Treatment
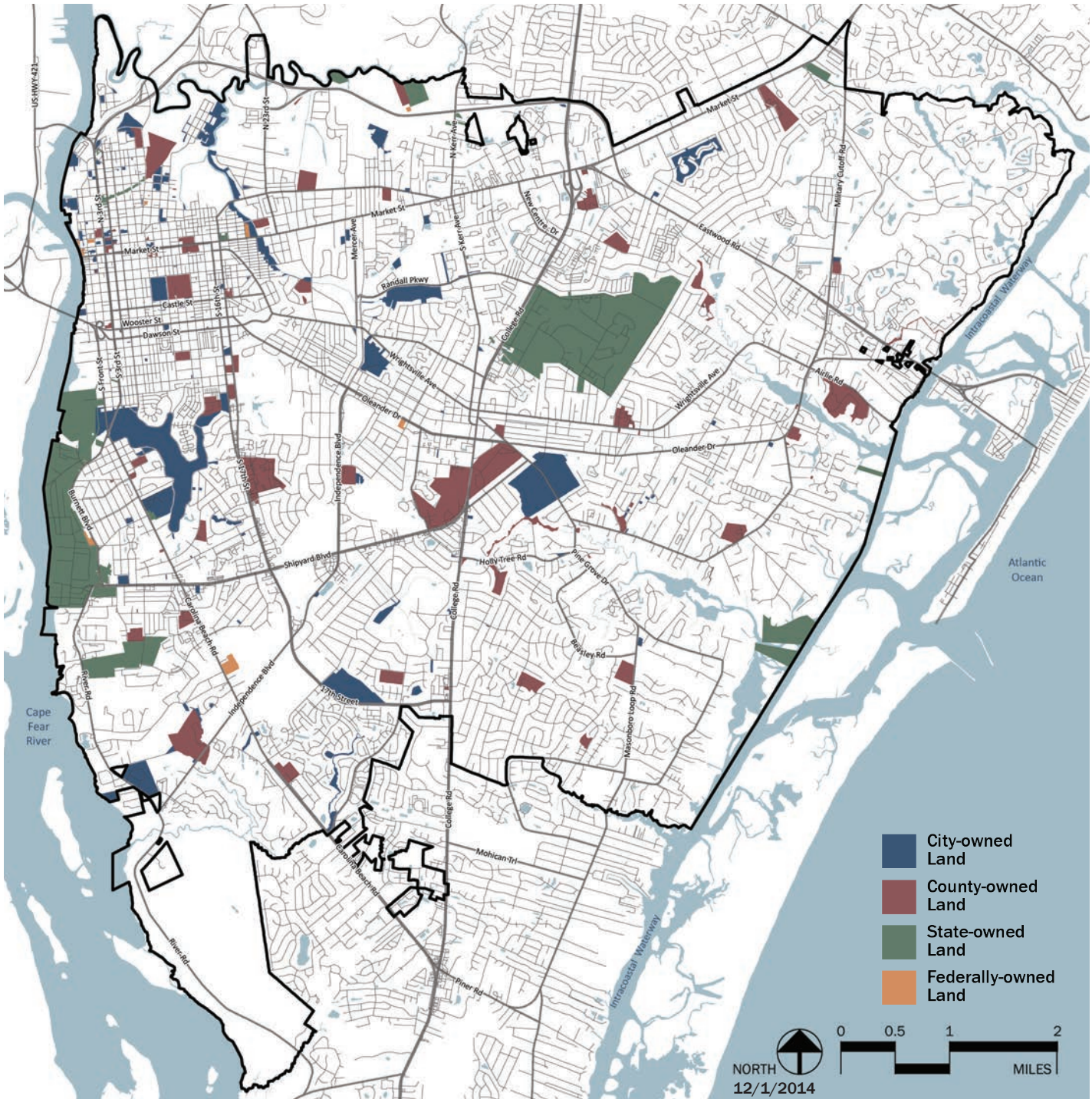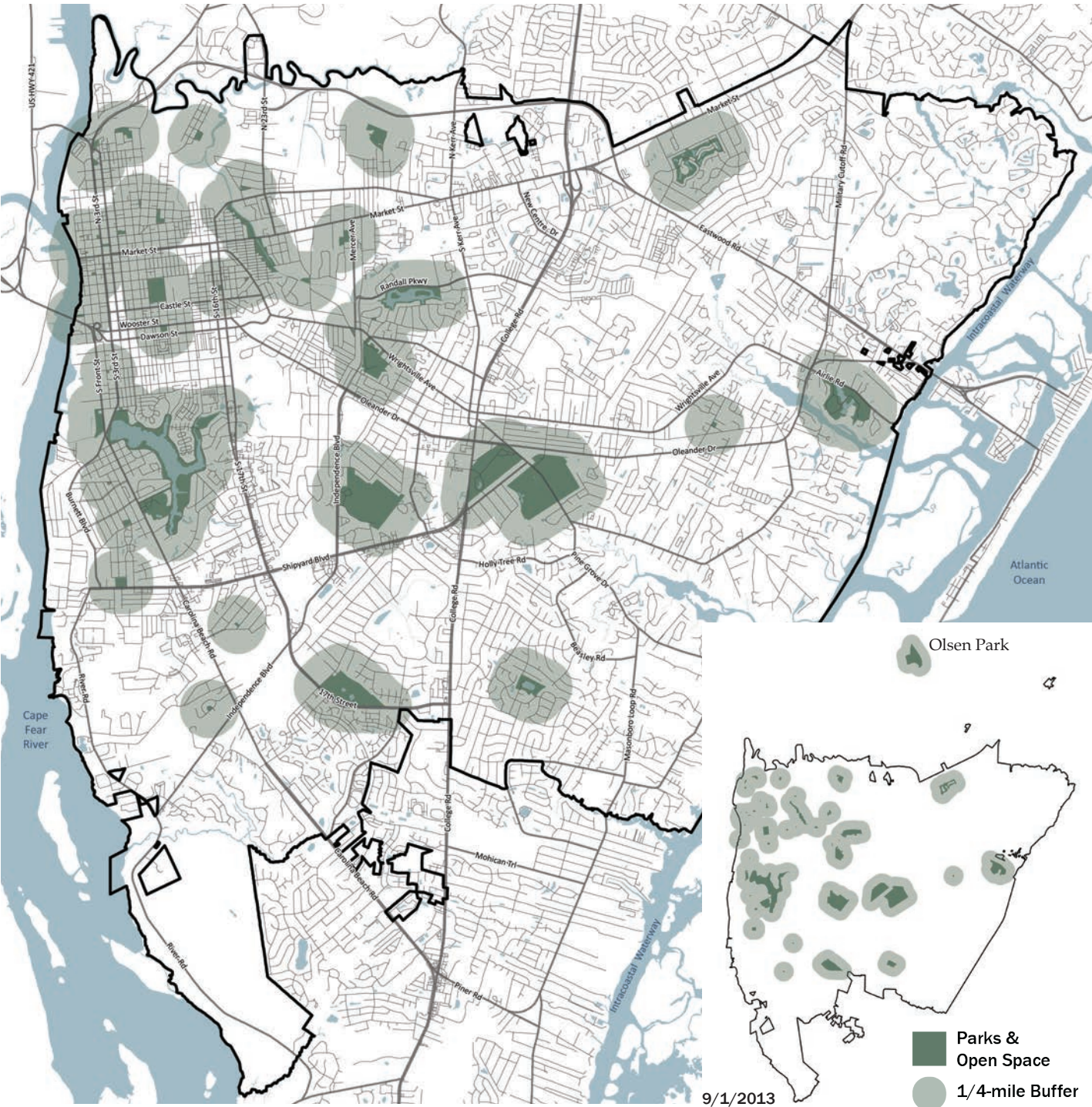

This map depicts all of the publicly-owned land within the city limits. There are a total of 3,228 acres (509 parcels) of publicly-owned land located in the city.

Public Property Details

Owner	Parcels	Acres
City-owned Land	256	990
County-owned Land	150	848
State-owned Land	90	1,367
Federally-owned Land	13	23
Total	509	3,228

Olsen Park

9/1/2013

Parks &
Open Space

1/4-mile Buffer

School
Facilities

1/4-mile Buffer

NORTH
12/1/2014

0   0.5   1   2
MILES

The city maintains 743 acres of public parks and green space. The county maintains three parks totaling 135 acres within the city limits. Public parks vary in size and are designed to provide open space and specialized areas for recreational activities and entertainment. There are less than seven acres of park area per 1,000 people in the city. The National Recreation & Park Association (NRPA) recommends a minimum of 10 acres of park area per 1,000 residents.

Park Level of Service (LOS) Details

Park Type	City Acreage	Standard*	City LOS
Mini	22.8	0.25 ac. per 1,000	0.21
Neighborhood	77.1	1 ac. per 2,000	1.5
City-wide	643.6	2.5 ac. per 2,000	12.1

* City of Wilmington Parks, Recreation, & Open Space Master Plan
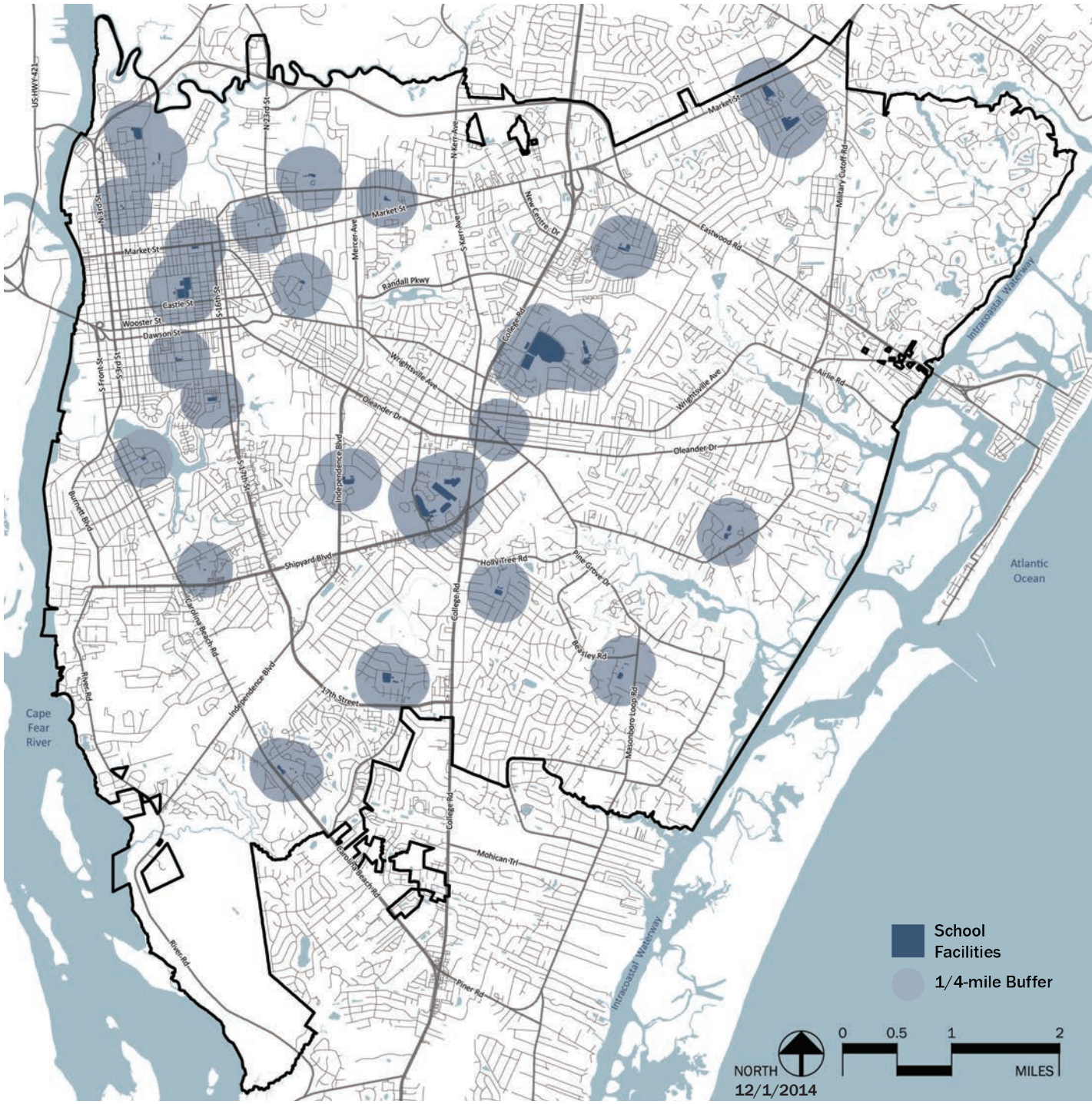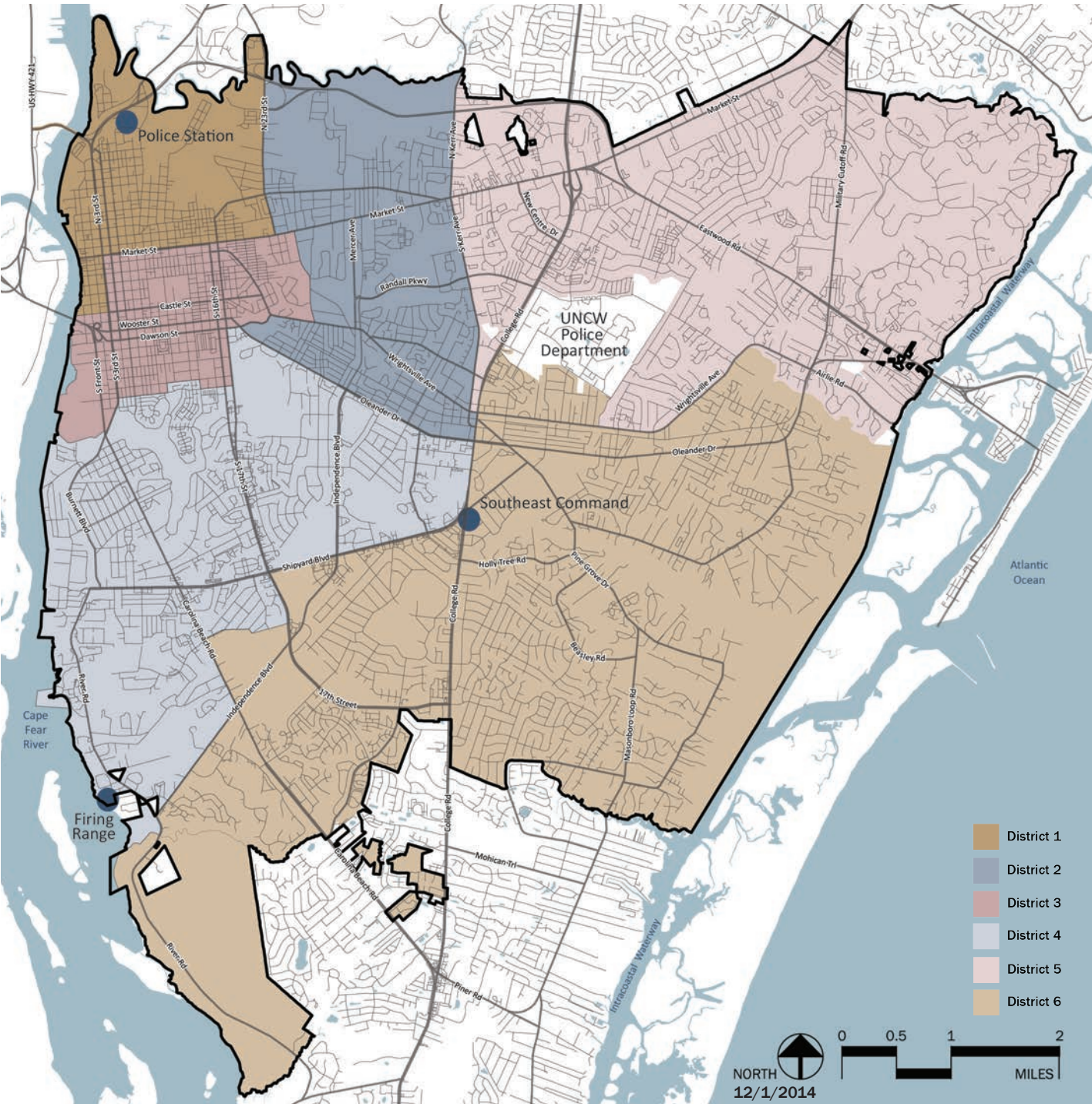
This map depicts all of the facilities located on public school campuses that provide additional recreational opportunities while schools are not in session. There are approximately 137 acres of school facilities located within the city, ranging from small playgrounds to large athletic fields.
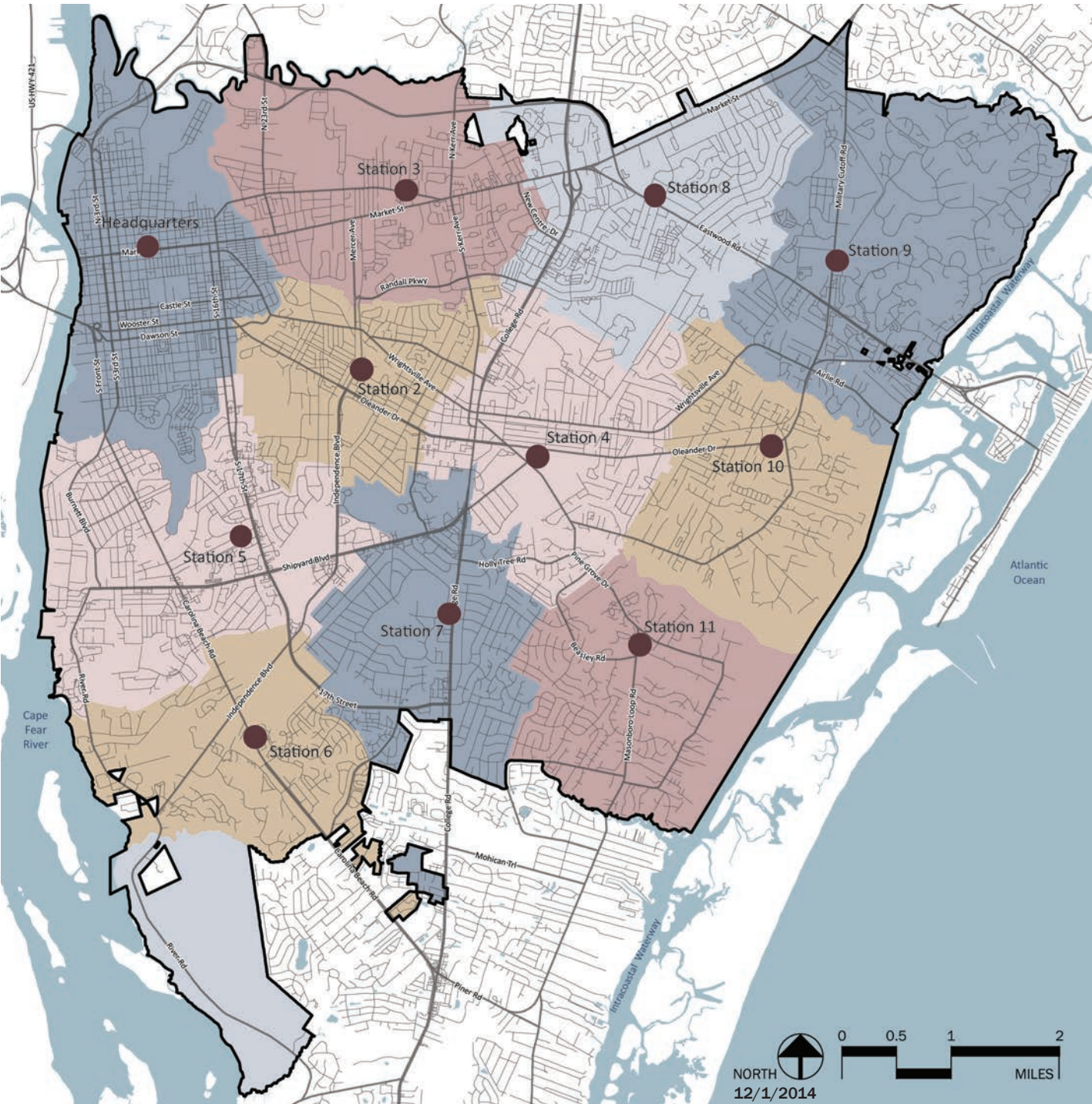
This map depicts the city's Police Department facilities and police districts. There are six police districts. Districts 1-4 are part of the Northwest Patrol and Districts 5 & 6 are part of the Southeast Patrol. The Northwest Patrol includes the Downtown Task Force and mounted police unit. The Southeast Patrol includes the Police Operational Response Team, which consists of SABLE (Southeastern North Carolina Airborne Law Enforcement), canine, marine patrol, school liaison officers, traffic unit, and collateral teams. There are currently 256 sworn officers in the department.
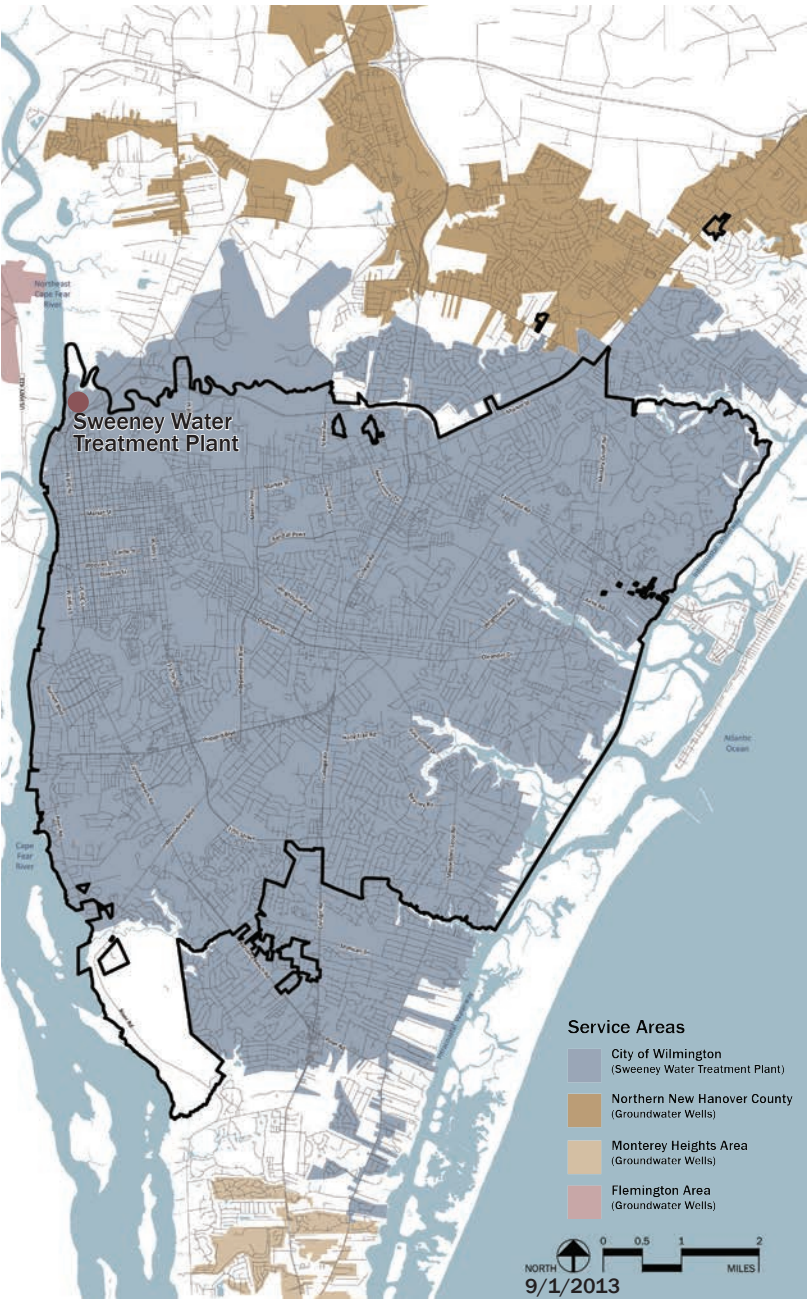
This map depicts the city's fire stations and fire districts. The Wilmington Fire Department is made up of four main divisions: Administration, Operations, Support Services, and Fire & Life Safety. The department currently has 11 engines, two trucks, one heavy rescue, two fireboats, and other apparatus such as brush trucks and a mobile air unit. The Insurance Services Office (ISO) has given the department a Class 2 insurance rating. Insurance ratings range from Class 10, which generally means no fire protection, to Class 1, the highest rating.

Sweeney Water Treatment Plant
The Sweeney Water Treatment Plant supplies water to the largest water distribution system operated by the Cape Fear Public Utility Authority. The plant draws surface water from the Cape Fear River and processes and distributes this water within the city limits as well as in parts of Ogden, Monkey Junction, and Kings Grant in unincorporated New Hanover County.

The Cape Fear Public Utility Authority processes and distributes approximately 16,000,000 gallons of drinking water daily. The authority collects and processes surface water from the Cape Fear River, north of Lock and Dam #1 in Bladen County, and ground water from underground aquifers.
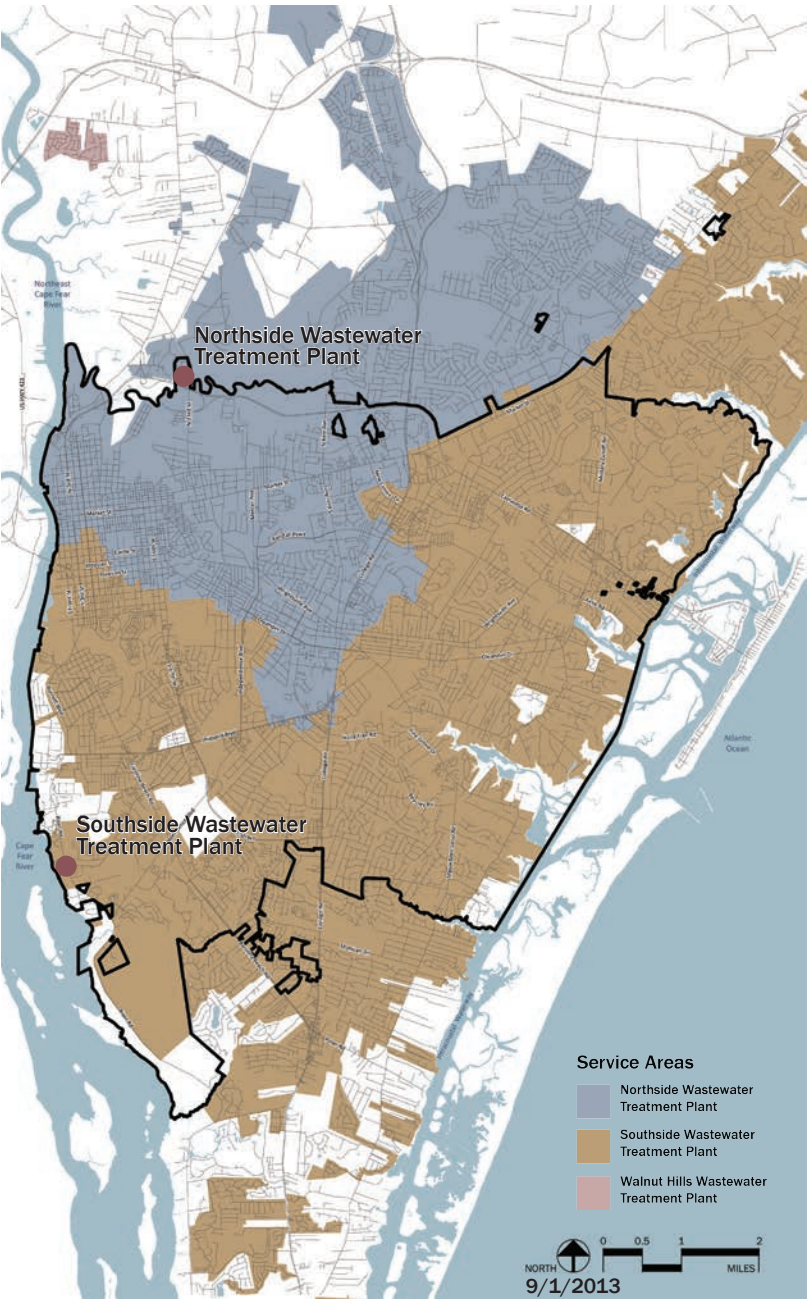
Source: Cape Fear Public Utility Authority

Groundwater Wells
The Cape Fear Public Utility Authority supplies groundwater to three separate water distribution systems in the unincorporated areas of New Hanover County. The largest system supplies treated water to portions of northern New Hanover County while the two smaller systems supply treated water to the Flemington area off of Highway 421 and the Monterey Heights area off of Carolina Beach Road.

Northside Wastewater Treatment Plant
The Northside Wastewater Treatment Plant was originally put into service in 1970 as an 8,000,000-gallon per day treatment facility. After a $80,000,000 upgrade in 2009, the plant now has a 16,000,000-gallon per day treatment capacity.

The Cape Fear Public Utility Authority operates three wastewater treatment plants: the James A. Loughlin (Northside) Wastewater Treatment Plant, the M'Kean Maffitt (Southside) Wastewater Treatment Plant, and the Walnut Hills Wastewater Treatment Plant. The northside plant has the capacity to treat up to 16,000,000 gallons of wastewater per day and the Southside plant has the capacity to treat up to 12,000,000 gallons of wastewater per day. The Walnut Hills Wastewater Treatment Plant, located in northwestern New Hanover County, was place in service in 1970 and has a treatment capacity of 100,000 gallons per day.

Source: Cape Fear Public Utility Authority

Southside Wastewater Treatment Plant
The Southside Wastewater Treatment Plant was put into service in 1972 as a 6,000,000-gallon per day treatment facility. It was later expanded and the capacity increased to 12,000,000-gallon per day to serve New Hanover County and the Town of Wrightsville Beach.

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