



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.

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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.

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5

Executive Summary

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

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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

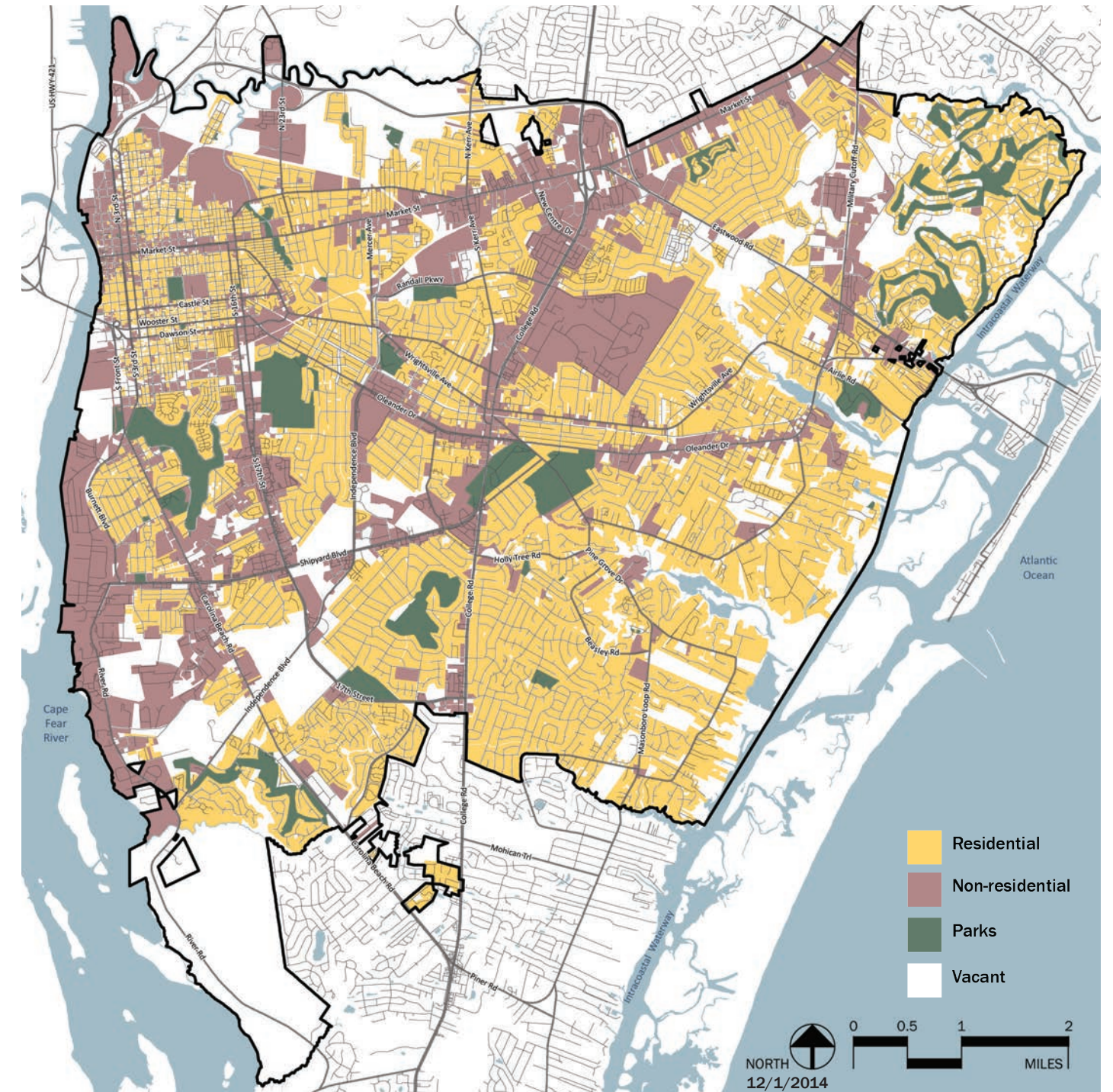
Table of Contents

1 Wilmington’s Growth		4 Land Use, Zoning, & Development Potential		8 Community Patterns	
1.1	Growth in Population	Land Use & Zoning		8.1	Historic Urban Center
1.2	Growth by Transportation	4.1 Current Land Use		8.2	Traditional Urban Neighborhoods
1.3	Growth by Annexation	4.2 Current Zoning		8.3	Traditional Shopfront Corridors
1.4	Growth Trends by Decennial Census	4.3 Rezoning History & Trends		8.4	Streetcar-era Suburbs
1.5	Growth in Context	Development & Redevelopment Factors		8.5	Assorted Semi-urban Fabric
1.6	Population Projections	4.4 Building Footprints & Unbuilt Areas		8.6	Second-ring Suburbs
2 Social & Economic Conditions		4.5 Vacant & Buildable Land		8.7	Postwar Ranch & Late-century Suburbs
		4.6 Land Values		8.8	General Contemporary Suburbs
		4.7 Areas of Potential Redevelopment		8.9	Compact Clustered Suburbs
		4.8 Developable Land & Redevelopment Sites Combined		8.10	Waterfront-oriented Suburbs
		4.9 Historic Districts & Sites		8.11	Intracoastal Tidewater Estates
		4.10 Brownfields		8.12	Semi-rural Areas
				8.13	Semi-urban Multi-family Development
				8.14	Mid-century Standardized Housing
				8.15	Automobile-oriented Commercial Strips
				8.16	Suburban Office & Business Areas
Demographics		5 Public Property, Facilities, & Services		8.17	Suburban Commercial Centers
		5.1 Public Property		8.18	Neo-traditional Suburban Town Centers
		5.2 Parks & Open Spaces		8.19	Neighborhood Industrial Transition Areas
		5.3 Public Recreation		8.20	Hospital & Medical Office Transition Area
		5.4 Public Safety Infrastructure - Police		8.21	Large-scale Industrial Areas
		5.5 Public Safety Infrastructure - Fire & EMS		8.22	Academic/Institutional Campus
		5.6 Water Supply			
		5.7 Wastewater Treatment			
Community Health		6 Housing		9 Downtown Framework	
		6.1 Housing Overview		9.1	Downtown in Context
		6.2 Public & Assisted Housing		9.2	Four Parts of Greater Downtown
		6.3 Housing Affordability			
Food & Nutrition		7 Transportation			
		7.1 Roadway Network			
		7.2 Traffic Volumes			
		7.3 State, City, & Private Streets			
		7.4 Gateways & Scenic Corridors			
		7.5 Parking			
		7.6 Sidewalks & Bike Facilities			
		7.7 Bicycle & Pedestrian Crashes			
		7.8 Transit			
Schools					
Economy					
3 Natural Resources					
3.1	Water & Wetlands				
3.2	Watersheds				
3.3	Flood Zones				
3.4	Environmental Assets				
3.5	Water Access				

6 Housing

- 6.1 Housing Overview
- 6.2 Public & Assisted Housing
- 6.3 Housing Affordability

6.1 Housing Overview



This map depicts the residential land uses, non-residential land uses, parks, and vacant lands within the city limits. Approximately 46% of the land within the city is currently being used for housing.



Box Set Cross-Reference:
City Planning Policies: Housing

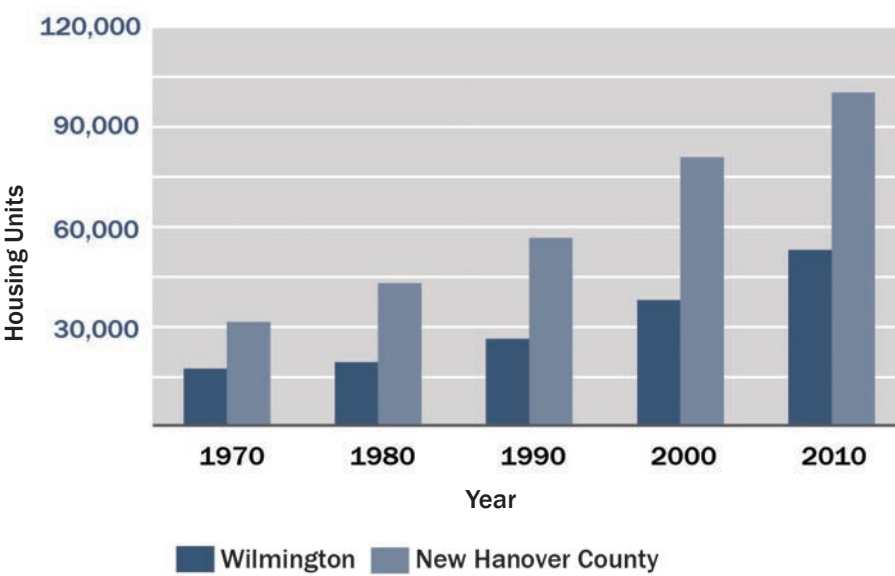


Document Cross-Reference:
Community Pattern Areas

Total Housing Units
by City & County
1970-2010

The total number of housing units within both the city and county nearly tripled between 1970 and 2010. This increase in housing paralleled growth in population. Total housing units for New Hanover County include units located within the city.

Source: U.S. Census Bureau & U.S. Department of Housing and Urban Development

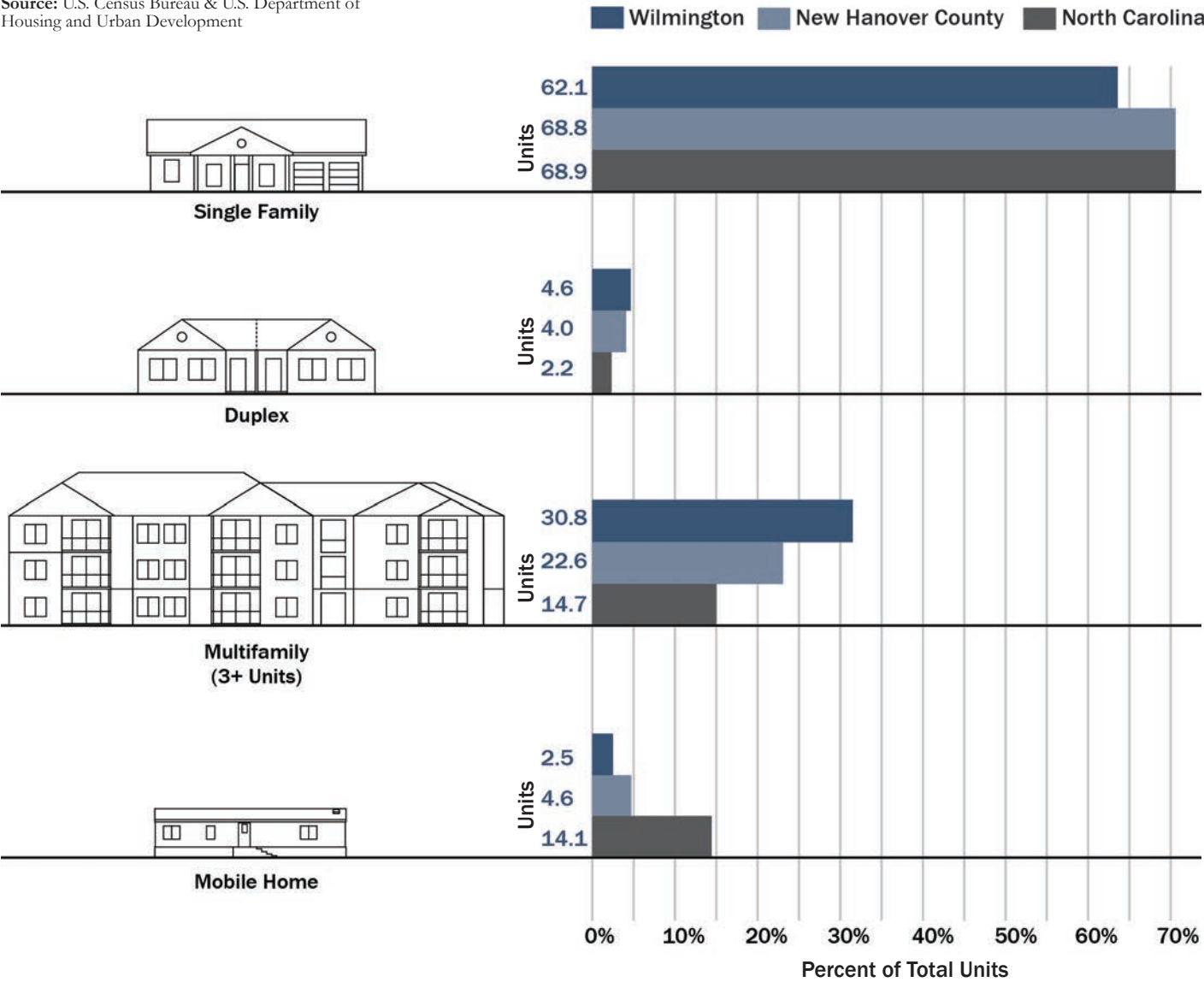


Housing Types
by City, County, & State

2007-2011 5-year Estimate

The largest portion the city's housing stock is made up of single-family dwellings (62%). Multi-family units make up the second largest portion of the housing stock, at nearly 30% of the total. Between 2012 and 2014, there were 29 multi-family and townhome projects released for construction, which included nearly 3,000 residential units.

Source: U.S. Census Bureau & U.S. Department of Housing and Urban Development

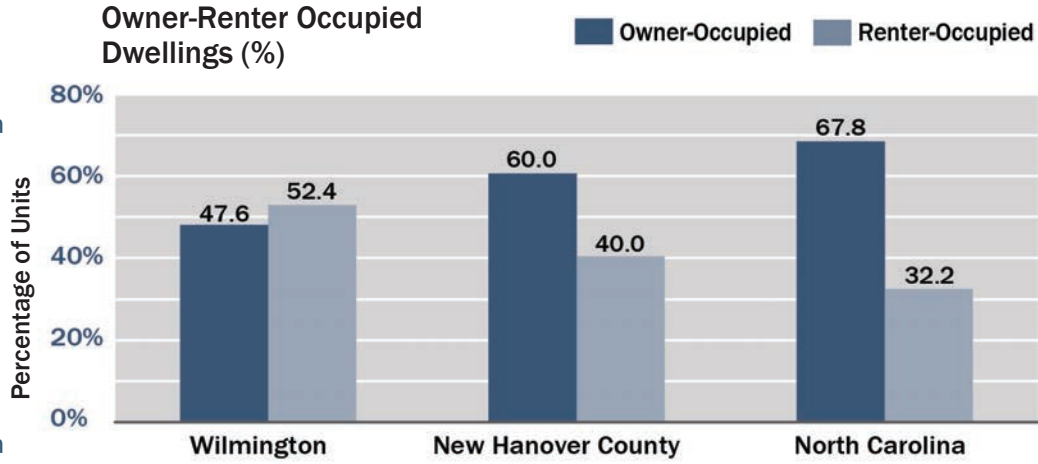


Housing Tenure
by City, County & State
2007-2011 5-year Estimate

Of the 10 most populated North Carolina cities, Wilmington had the 9th lowest percentage of owner-occupied dwellings. Unlike the county and state, the majority of housing in Wilmington is renter-occupied. Recent U.S. Census Bureau estimates indicate that the percentage of renter-occupied housing has increased further in recent years.

Source: U.S. Census Bureau

Owner-Renter Occupied
Dwellings (%)

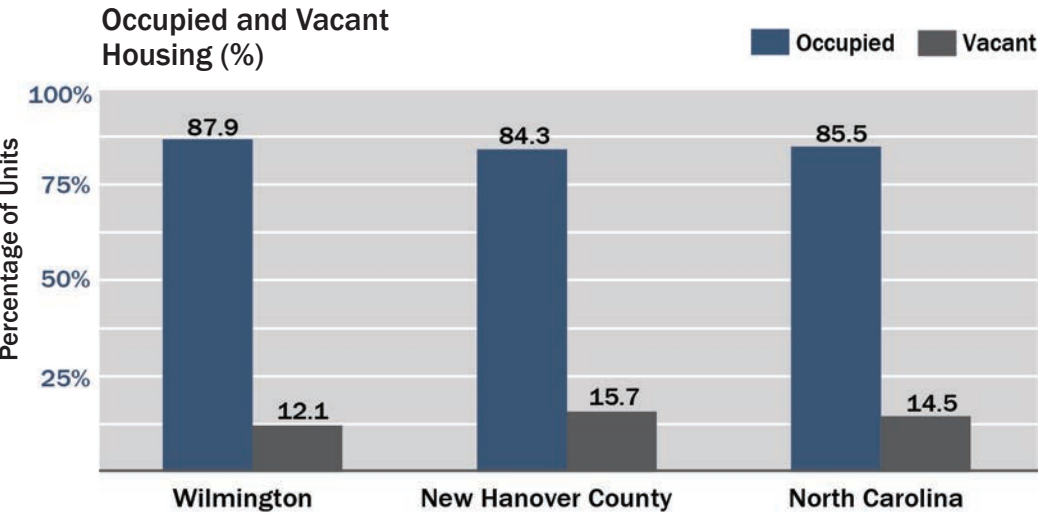


Housing Occupancy
and Vacancy
by City, County & State

2007-2011 5-year Estimate
Of the 10 most populated North Carolina cities, Wilmington ranked 6th out of 10 in occupancy rates. The city has an occupancy rate of nearly 88%, which exceeds that of the county and state.

Source: U.S. Census Bureau

Occupied and Vacant
Housing (%)



Wilmington:

New Hanover
County:

North Carolina:

United States:

1 Person
\$ = \$100
\$ = \$50,000

2.2		\$822	\$\$\$\$\$\$\$\$\$!	\$236,100	
2.3		\$863	\$\$\$\$\$\$\$\$\$!	\$227,500	
2.5		\$744	\$\$\$\$\$\$\$\$\$!	\$152,700	
2.6		\$905	\$\$\$\$\$\$\$\$\$!	\$186,200	

Average Persons
per Household
(2010)

Of the 10 most populated North Carolina cities, Wilmington had the 9th lowest average household size in 2010. Wilmington's average household size is also smaller than that of the county and the state.

Source: U.S. Census Bureau

Median Rent
per Month
(2007-2011)

The median rent in Wilmington is typically less than the county but greater than that of the overall state. Of the 10 most populated North Carolina cities, Wilmington ranked 5th out of 10 in average rent.

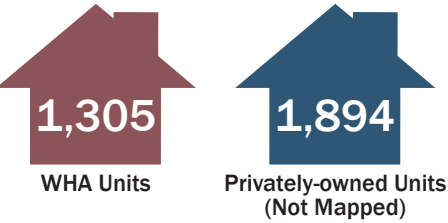
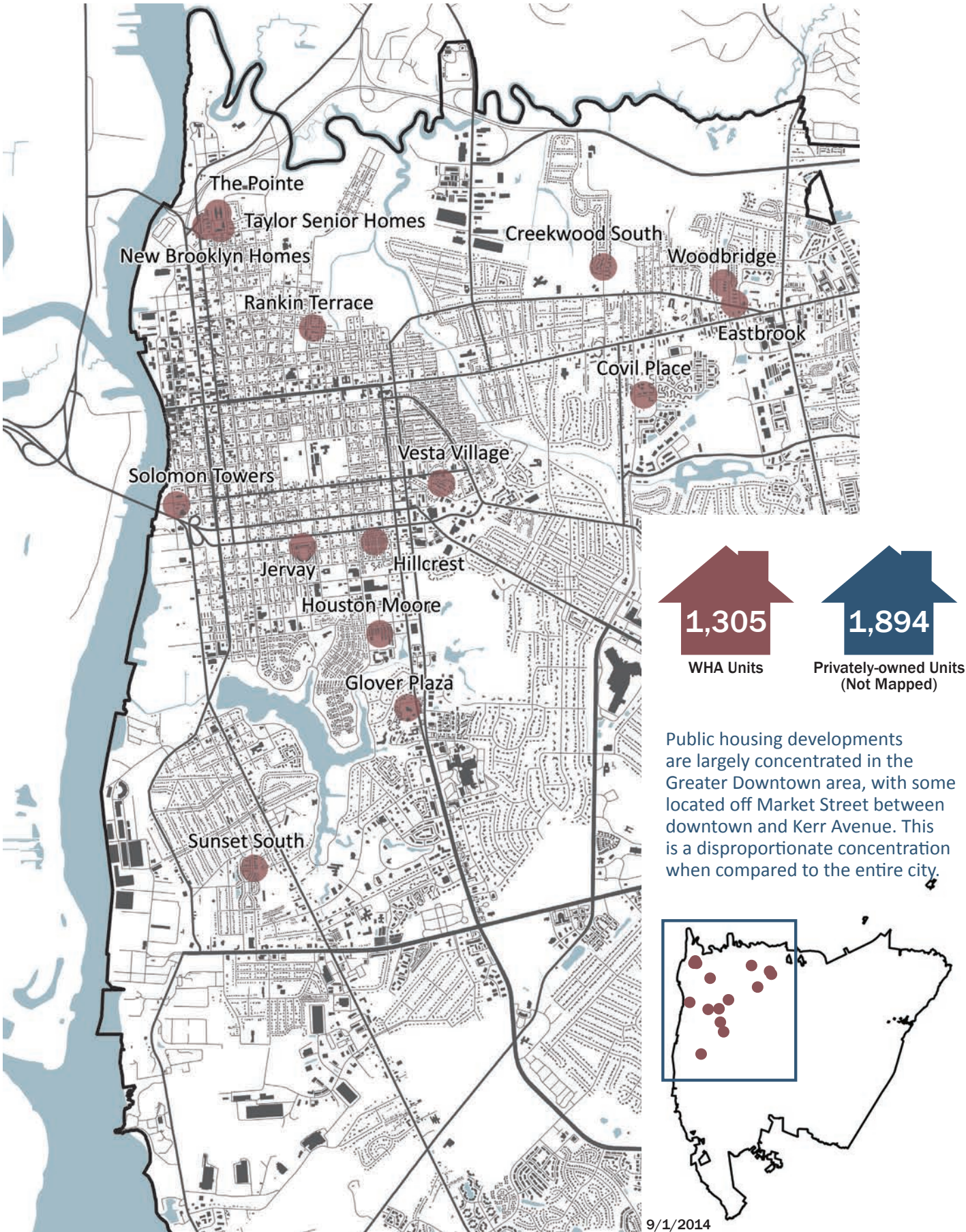
Source: U.S. Census Bureau

Median
Home Values
(2010)

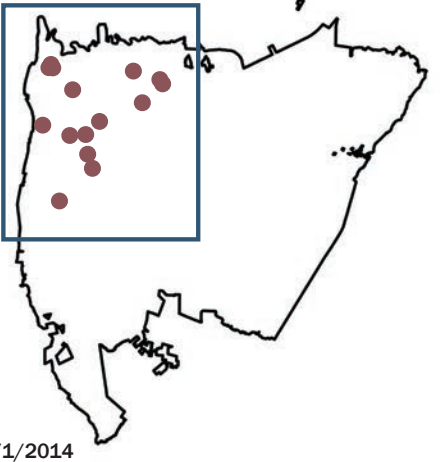
Of the 10 most populated North Carolina cities, Wilmington had the 2nd highest average home value in 2010. Home values in Wilmington and New Hanover County generally exceed the average values for both the state and nation.

Source: U.S. Census Bureau

6.2 Public & Assisted Housing



Public housing developments are largely concentrated in the Greater Downtown area, with some located off Market Street between downtown and Kerr Avenue. This is a disproportionate concentration when compared to the entire city.



Publicly Subsidized Housing

Publicly-subsidized housing provides an affordable housing option for many. Publicly-subsidized housing units include both properties that are owned and/or managed by the Wilmington Housing Authority (WHA) and privately-owned properties that accept or receive some type of public subsidy.

The Wilmington Housing Authority currently manages a total of 22 properties with a total of 1,305 residential units. As of August, 2014, there were a total of 2,528 residents living in WHA properties and 879 people on the waiting list for housing. The housing authority also issues Housing Choice Vouchers (Section 8) that offer rental assistance for families. As of August, 2014, there were 1,958 vouchers and 1,000 people on the waiting list for vouchers. There are currently 1,894 privately-owned housing units in the city that accept Home Choice Vouchers and/or some other type of public subsidy.

Source: Wilmington Housing Authority, City of Wilmington Community Services Department



Document Cross-Reference:
Community Pattern Areas:
Mid-century Standardized Housing

Wilmington Housing Authority Properties

Property	Units
Covil Place	14
Creekwood South	198
Eastbrook	32
Glover Plaza	75
Hillcrest	256
Houston Moore	150
Jervay	66
New Brooklyn	48
Rankin Terrace	77
Solomon Towers	151
Sunset South	20
Taylor Senior Homes	96
The Pointe	48
Vesta Village	43
Woodbridge	24
Scattered Site Housing	7

6.3 Housing Affordability

Affordable Housing in Wilmington

Census data for 2006-2010, compiled by HUD, reveals that 43% of households in Wilmington pay more than 30% of gross income for housing, and over 20% of households are paying 50% or more of their income for housing. Further, the data shows that only nine percent of existing rental units are affordable to renters earning 30% or below of the area median income, and only 21% of existing rental units are affordable to renters earning 50% of area median income. Likewise, for owner households earning 80% of the area median income, only 14% of the existing housing stock is affordable.

Source: U.S. Census Bureau; <http://egis.hud.gov/cpdmaps/> (5/12/14)



Houston Moore located on Greenfield Street.



Hillcrest located on Dawson Street.