

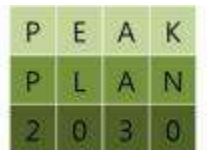
The background of the slide is a grayscale photograph of a town street scene. In the foreground, there are people walking on a sidewalk, some under awnings. In the background, there are multi-story buildings with arched windows. A green semi-transparent overlay covers the middle portion of the image, where the title text is located.

Apex Peak Plan 2030

**Town Council Meeting
August 6, 2013**

Agenda

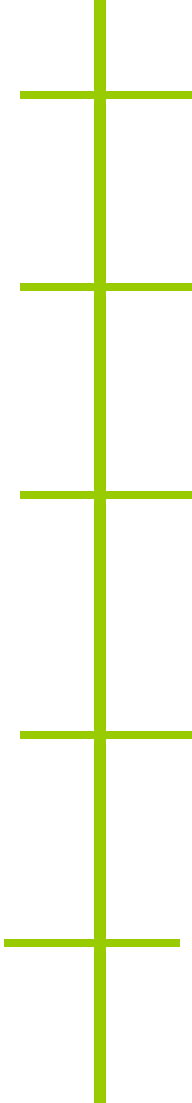
- Plan Context
- Planning Process
- Peak Plan Goals
- Peak Plan 2030
- Early Implementation Recommendations





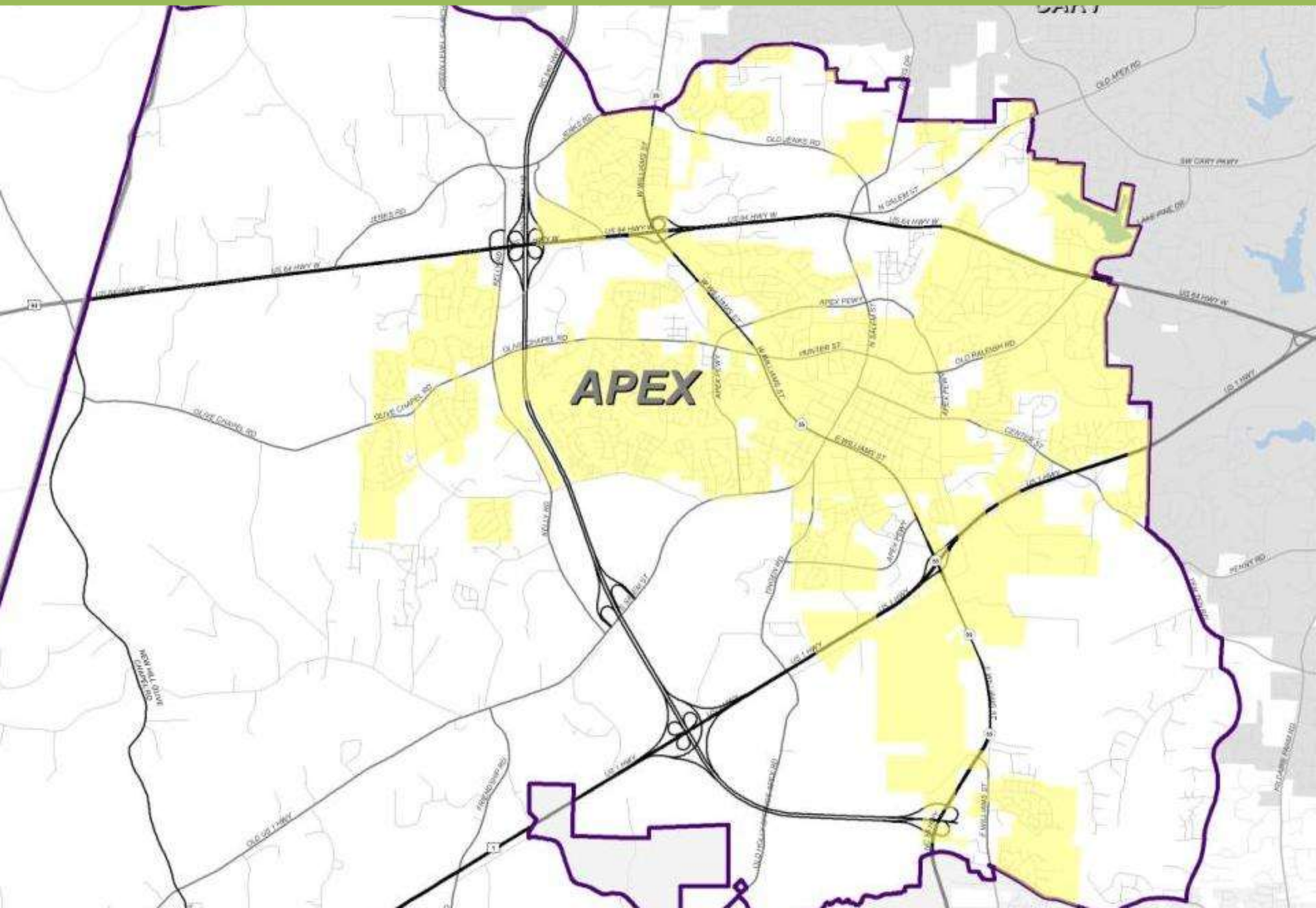
Plan Context

Timeline

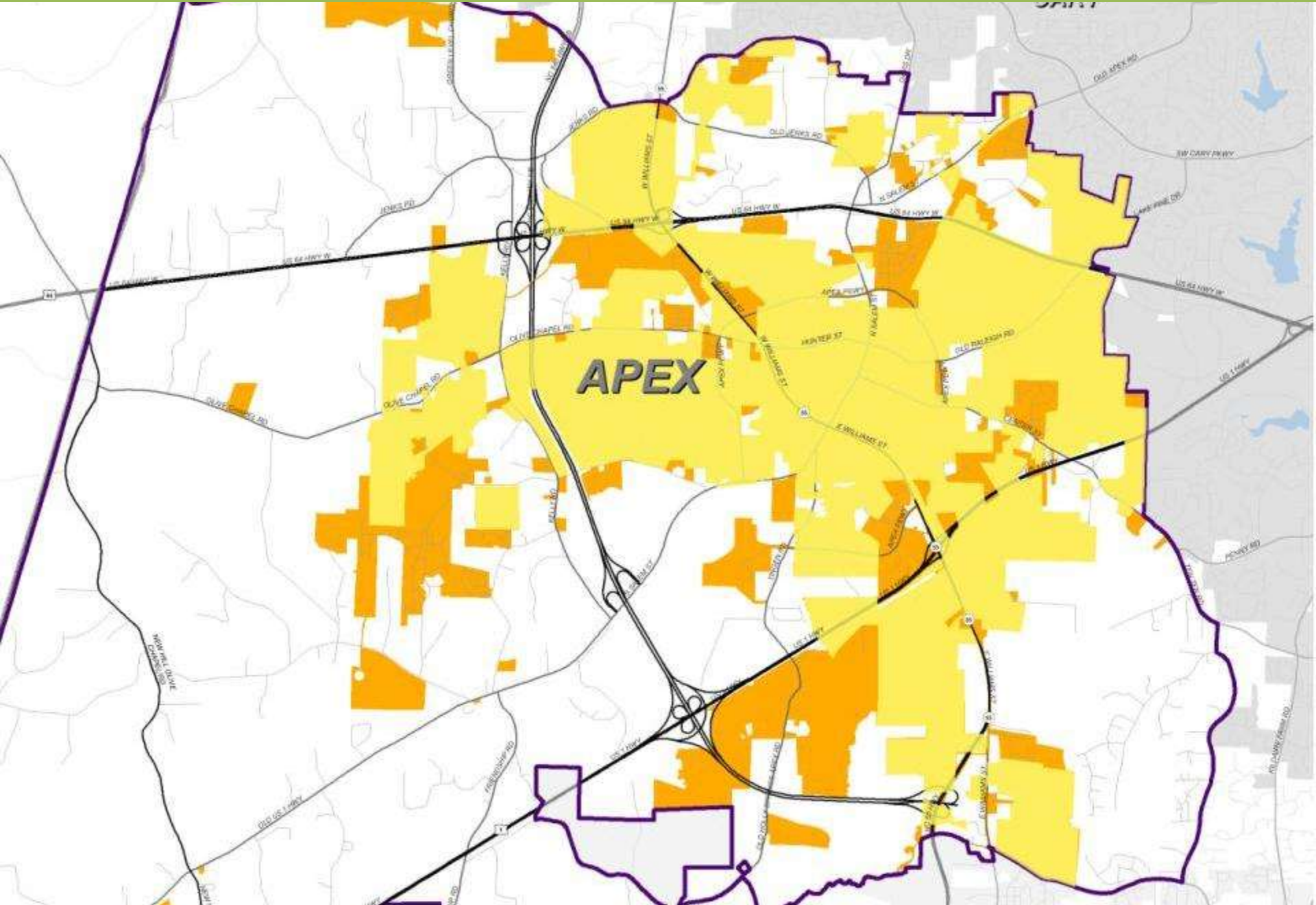


2000	Unified Development Ordinance
2004	Apex Comprehensive Plan South Salem Street Small Area Plan
2008	Western Area Plan
2011	Apex Transportation Plan
2013	Parks, Recreation, Greenways and Open Space Master Plan Update to Apex Comprehensive Plan

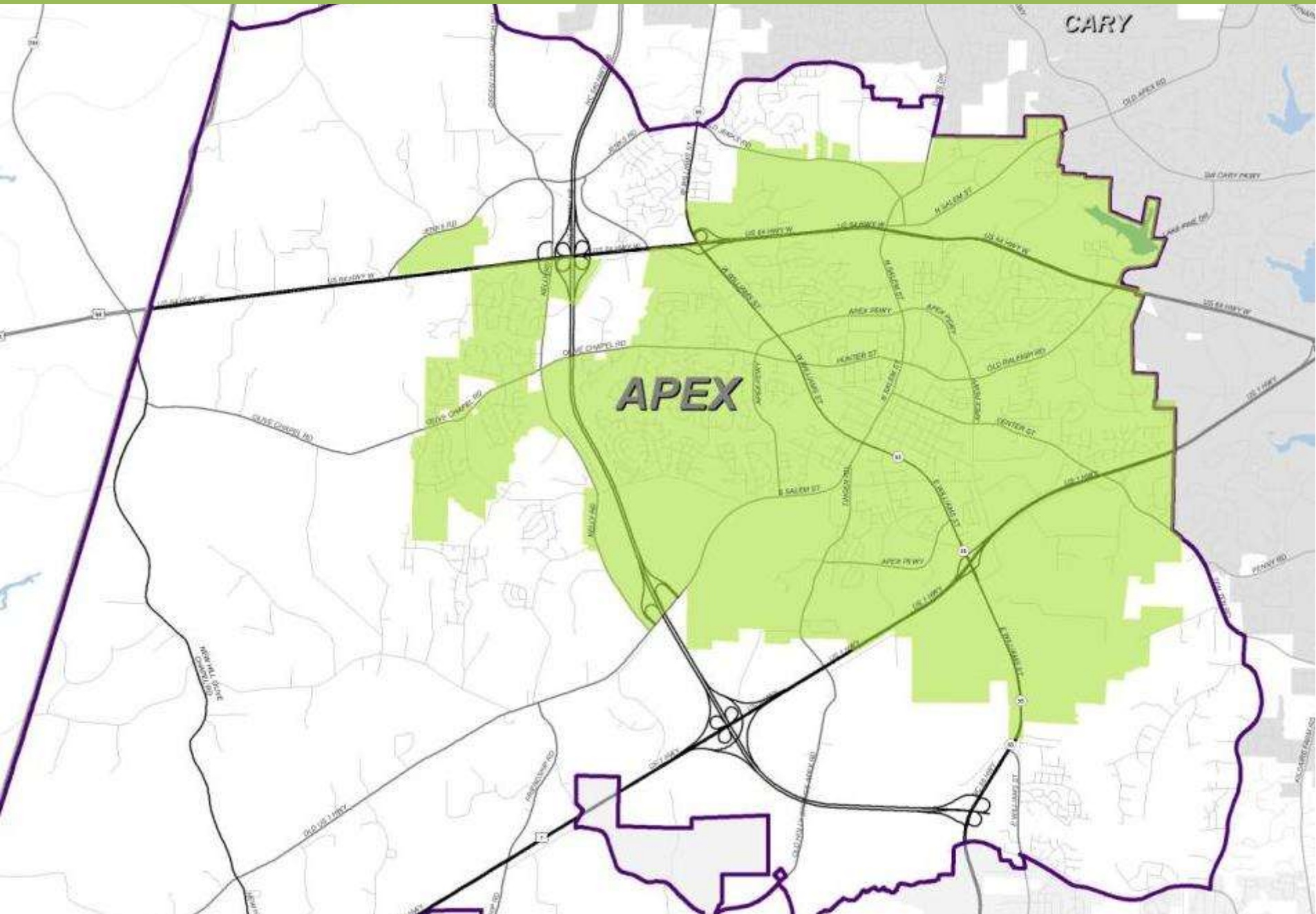
Town's Limits 2004



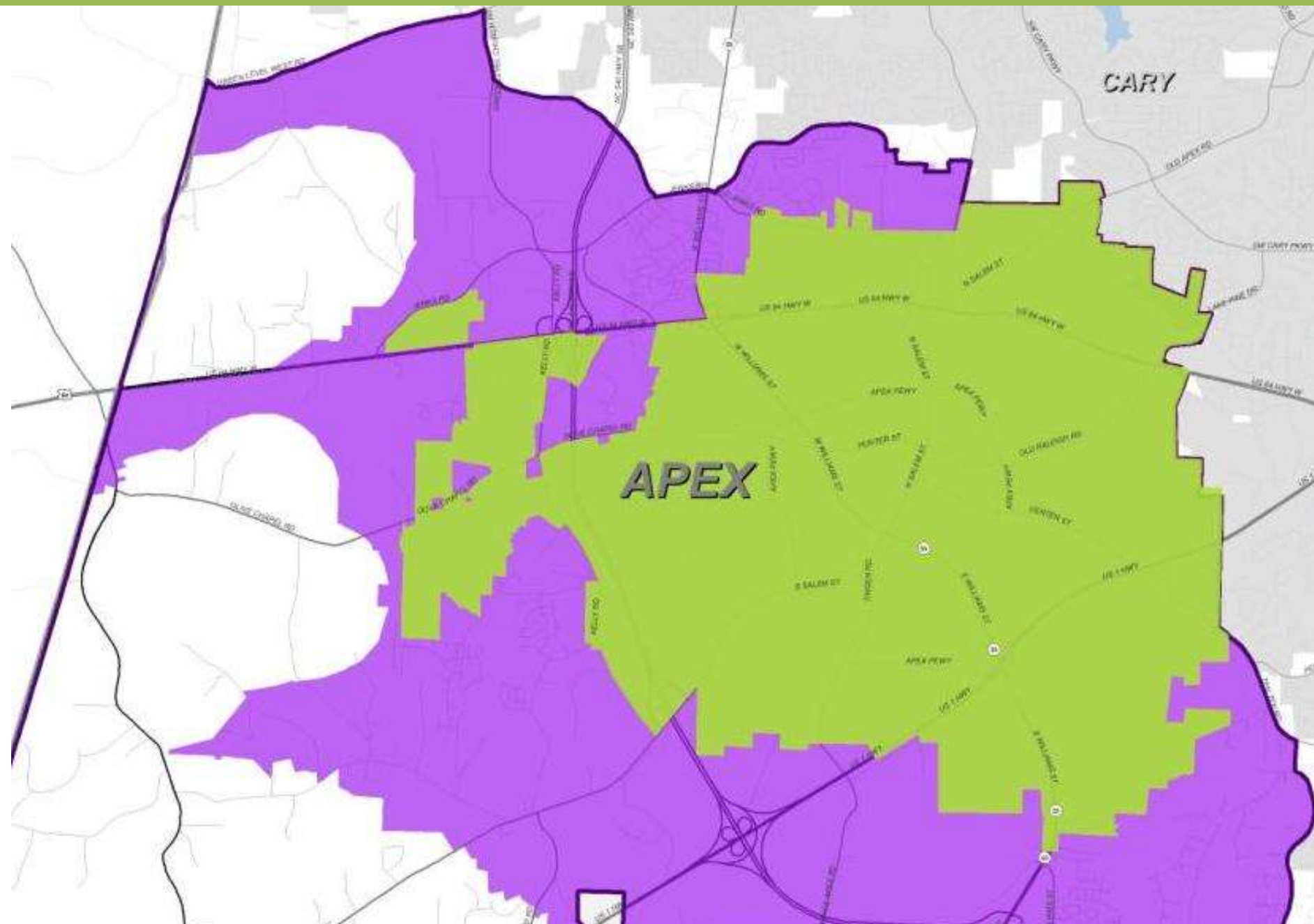
Town's Limits 2012



Town's ETJ 2004 (Extra Territorial Jurisdiction)



Town's ETJ 2012 (Extra Territorial Jurisdiction)



Land Use Change

Land Use Classification	2004				2012				Change	
	Parcels	Units	Acres	Percent	Parcels	Units	Acres	Percent	Acres	Percent
Agriculture	270	73	9,165	23%	272	104	7,869	20%	(1,296)	-3.3%
Commercial	312	840	802	2%	421	2,471	1,587	4%	785	2.0%
Industrial	14	6	206	1%	14	8	239	1%	33	0.1%
Residential	9705	10,384	10,133	26%	13,966	16,052	11,367	29%	1,234	3.1%
Exempt/Part Exempt/ State Owned	210	120	12,206	31%	338	139	12,552	32%	346	0.9%
Vacant	2411	-	6,505	16%	2,077	1	5,490	14%	(1,016)	-2.6%
Misc	152	7	487	1%	88	6	401	1%	(87)	-0.2%
Total	13,074	11,430	39,504	100%	17,176	18,781	39,504	100%		

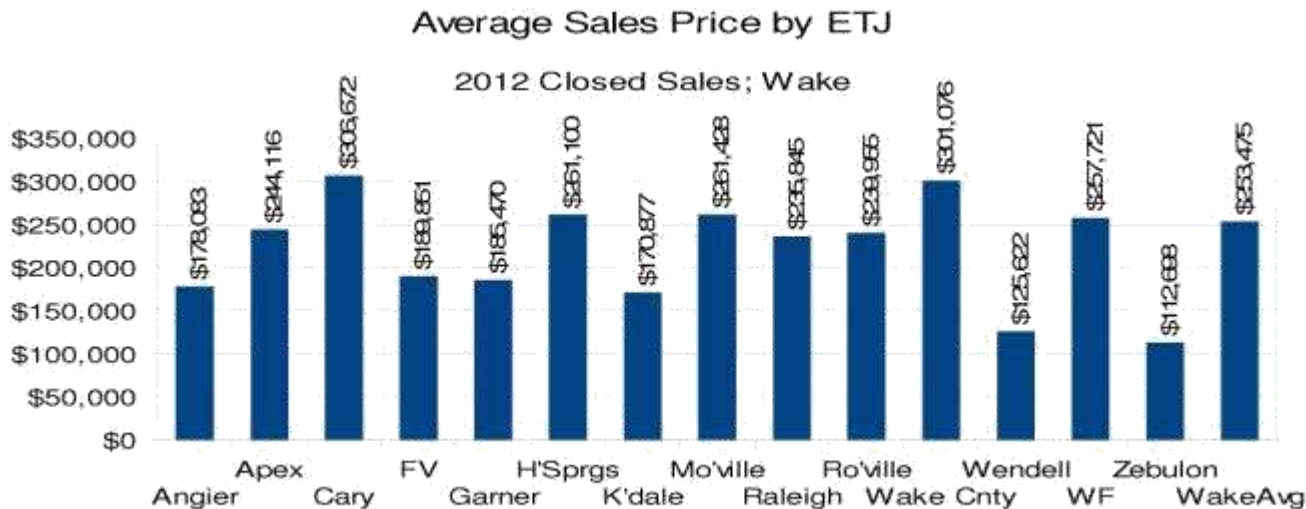
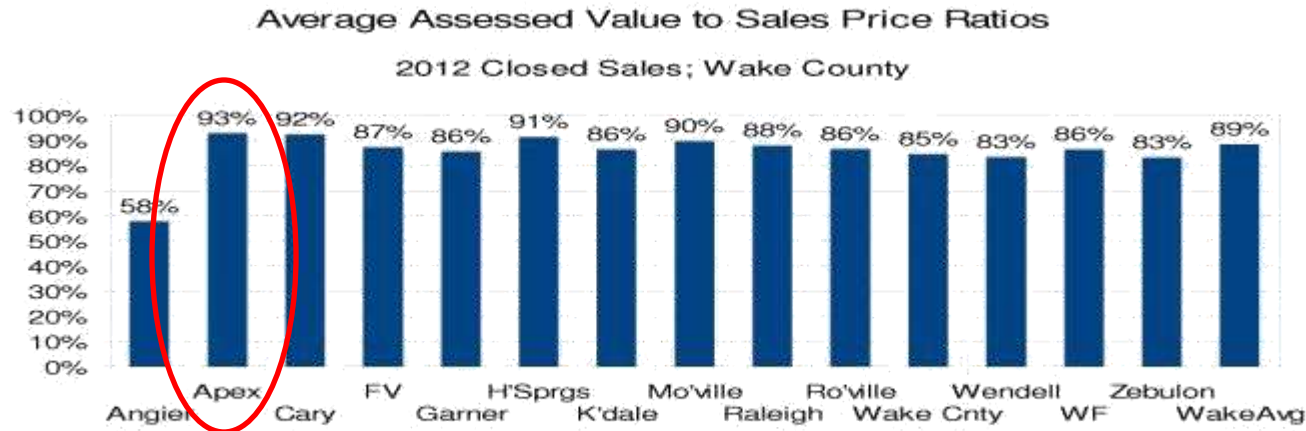
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Housing Stock Retains Value



Source: Birch Appraisal Group of Cary

New Infrastructure



**Triangle Expressway
Opened December 2012**



**Water Reclamation Facility
Open in 2014**

More Facilities



Beaver Creek Greenway



Hunter Street Park

Downtown Revitalization



Small Town Character Overlay District



Halle Cultural Arts Center

The background of the slide features a photograph of a paved road and a concrete sidewalk, both receding into the distance. The road has a white dashed line on the left and a solid white line on the right. The sidewalk is on the right side of the road. The scene is surrounded by trees and foliage. A semi-transparent green rectangular overlay covers the middle portion of the image, and the title text is centered within this overlay.

Planning Process

Process | 5-Phase Process

01

PHASE 1

Project Initiation

02

PHASE 2

Research & Analysis

03

PHASE 3

Plan Development

04

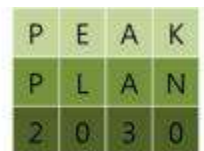
PHASE 4

Recommendations &
Implementation Strategies

05

PHASE 5

Plan Documentation & Adoption



The Apex Comprehensive Plan

Community Open House

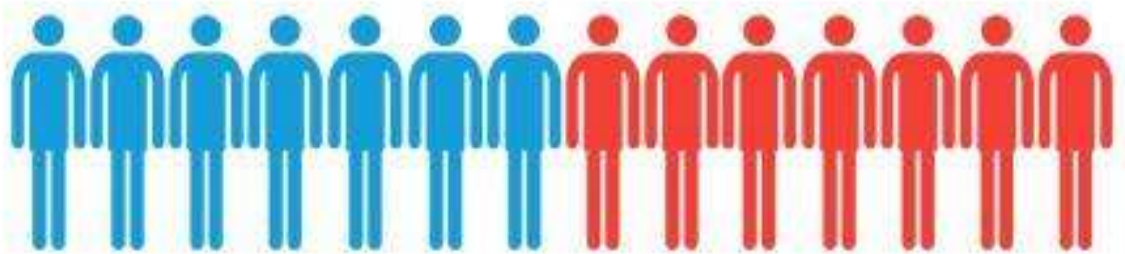


Projected Growth: Population



= 40,003

2012 Population



= 85,020

2012-2032 Population Growth

Apex will remain a place that continues to attract families.



Aging baby boomers will make up a larger percentage of the population.



The population will be more diverse.



Projected Growth: Housing Units

 = 17,060

2012 Housing Units

 = 32,070

2032 Housing Units

Single family homes will remain the predominate housing type.

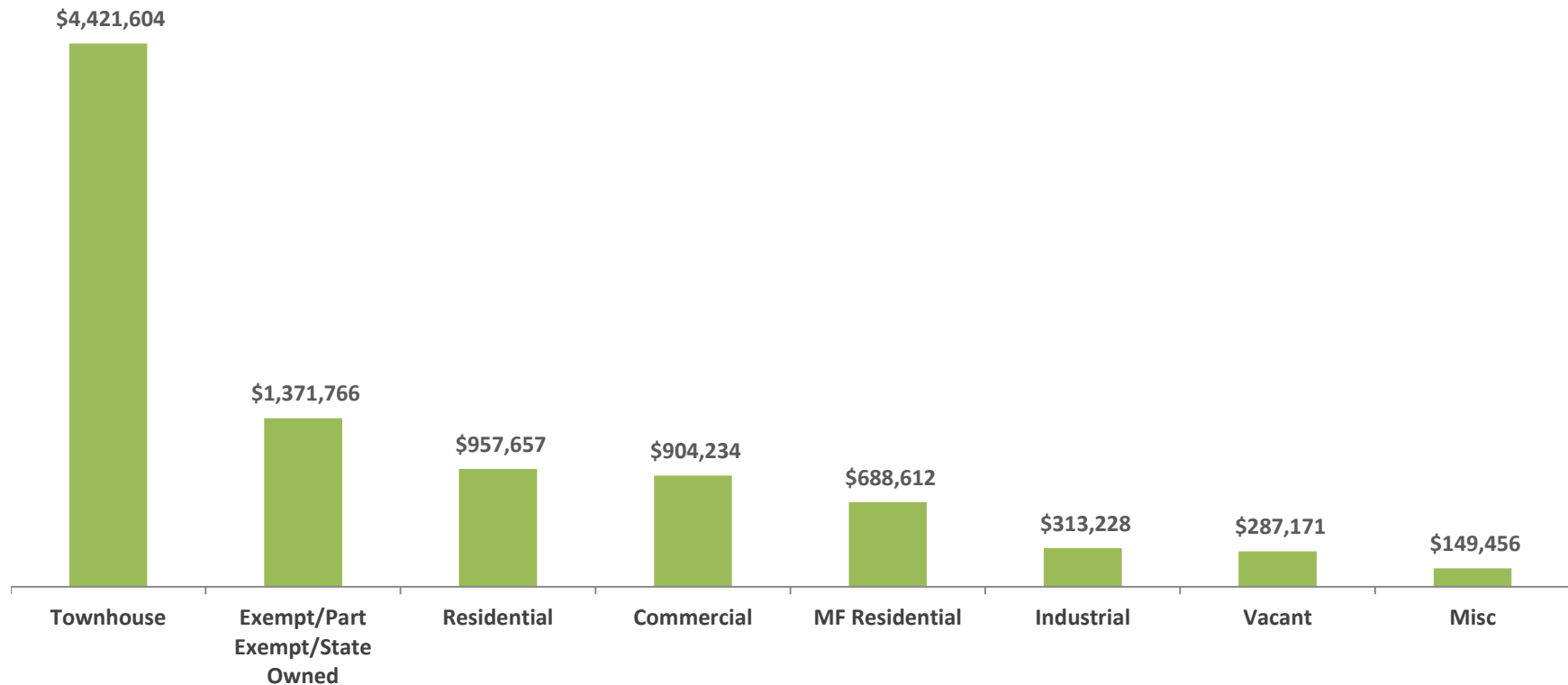


More people will choose to live in different types of homes.

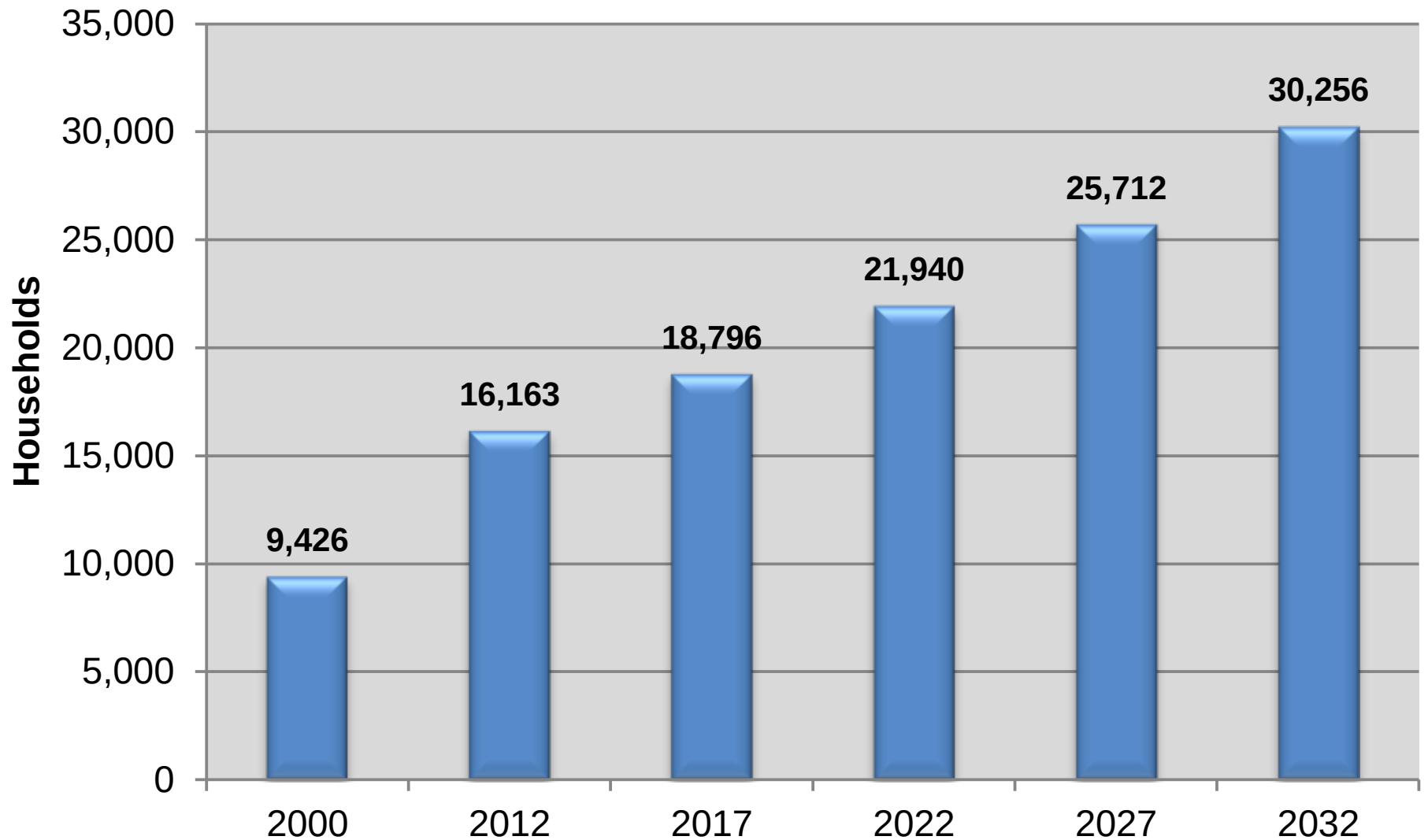


Townhomes are a good return on investment.

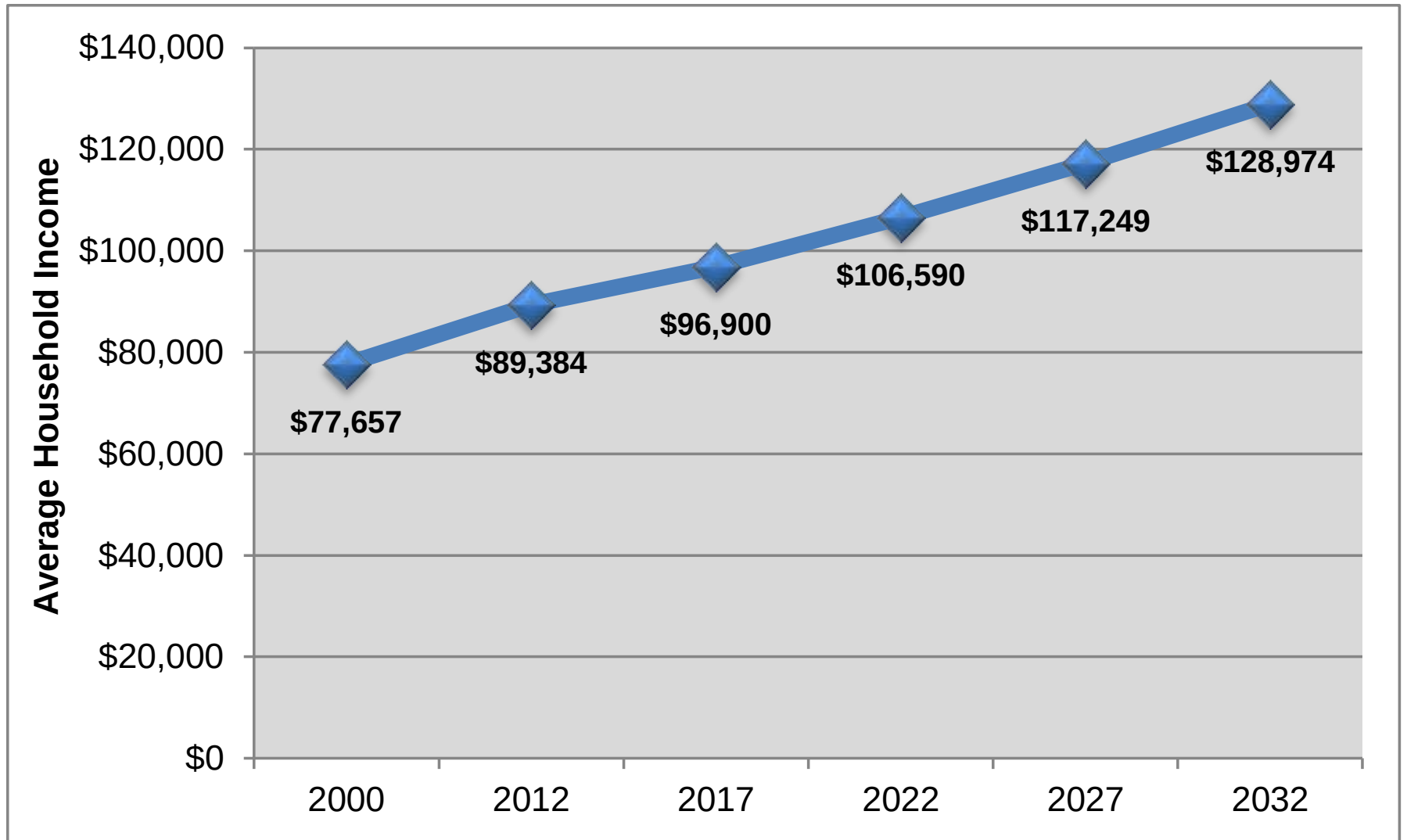
Averaged Assessed Value per Acre



Household Forecast



Average Household Income



Retail follows rooftops.



Employment in Apex.

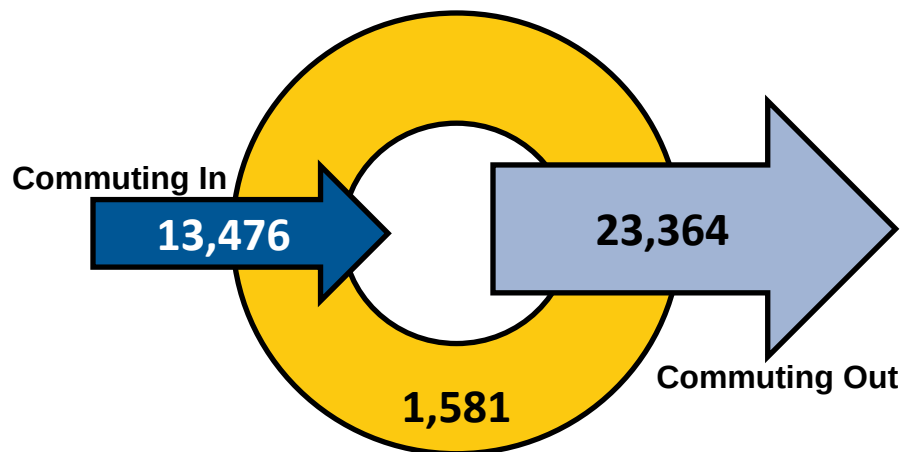


Employee Inflow/Outflow

Employment Inflow/Outflow, Study Area, 2012

Apex Jobs Filled by In Commuters	13,476
Apex Jobs Filled by Residents	1,581
Total Apex Jobs	15,057
Apex Residents Commuting Elsewhere	23,364
Net Inflow/Outflow	-8,307

Source: ESRI; U.S. Census; Kimley-Horn and Associates



Employment Forecast



Employment Forecast

Employment Forecast 2012-2032		
	# Jobs	Square Feet
Office	3,766	807,359
Industrial	1,354	981,522



How do we continue to grow...



In a way that celebrates and preserves Apex's character?



Goals of Peak Plan 2030

Balanced growth supporting a greater diversity of uses in Apex.



Infrastructure that helps achieve land use and growth management objectives.



Preservation of Apex's character.



A diversified economy that encourages entrepreneurs, supports existing businesses and attracts new employers.



Walkable, mixed-use developments and pedestrian-oriented streets that encourage active lifestyles by integrating physical activity into daily routines.



Employment centers in Apex.



Enhancement and expansion of Apex's downtown.



Preservation of historic places and cultural resources.



Transition between new development and existing development.



Protection of environmental and natural resources.



A variety of transportation options to enhance mobility.



A well-connected pedestrian and bicycle network.



A variety of housing types available to a range of incomes.

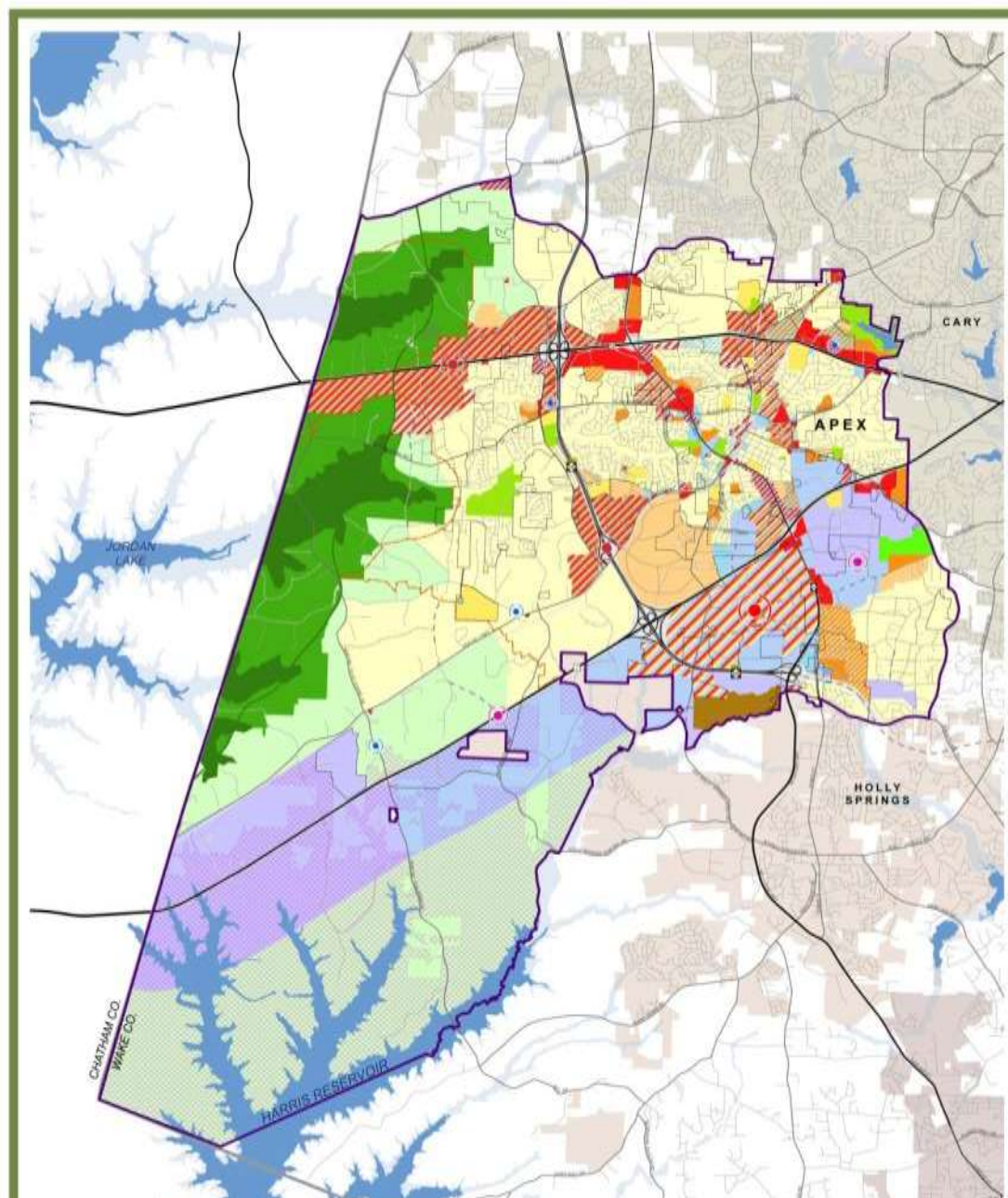


The background image shows a residential area with a flooded street in the foreground. A person is walking on a grassy bank in the middle ground, and a fence and trees are visible in the background. The image is overlaid with a semi-transparent green band across the middle.

Peak Plan 2030

Changes from 2004

- Changes in land use density categories
- Identification of mixed use nodes
- Updated road network (from Transportation Plan)



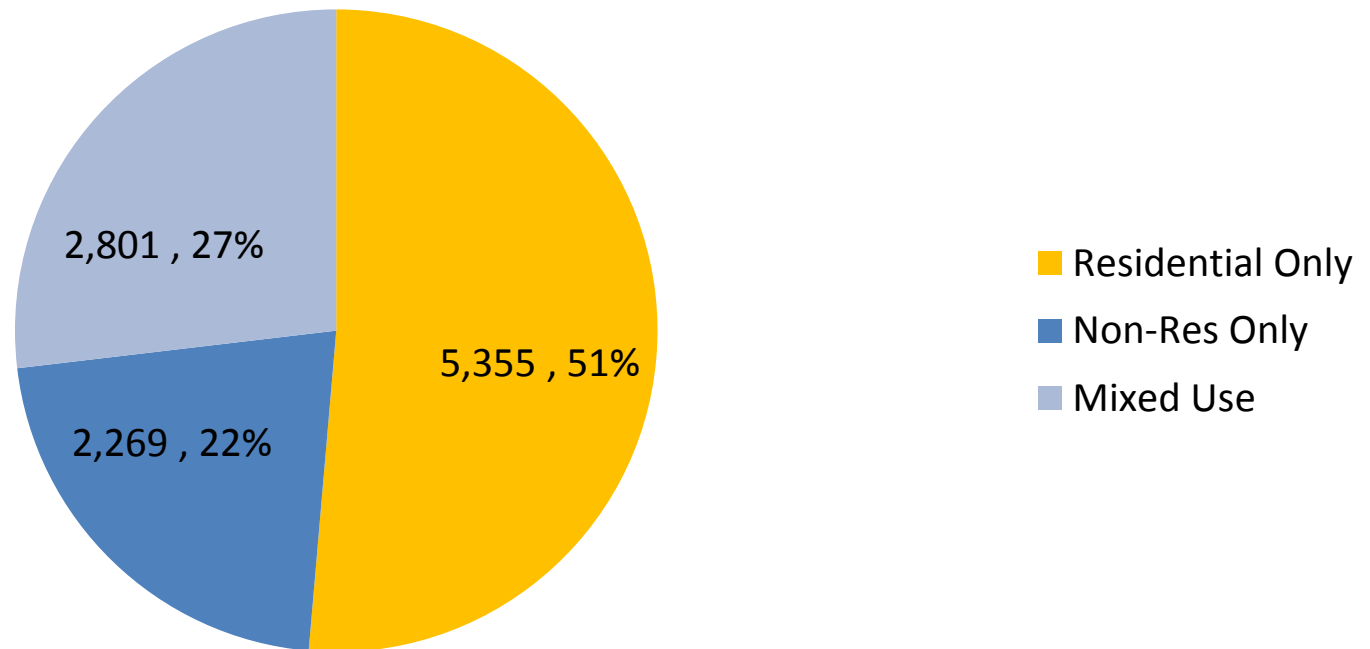
2030 Land Use Map

Balanced Land Use

2030 Land Use Map

Provides a Path to a Balanced Future

**Future Land Use
Available and Underutilized Land in ETJ**



Four Types of Mixed Use

NMU

Neighborhood Mixed Use

- Up to 100,000 Square Feet of Retail
- Draw from 1 to 2-mile radius

EMU

Employment Center

- Office, warehousing, tech/flex

CMU

Community Centers

- Up to 350,000 Square Feet of Retail
- Draw from 4 to 6-mile radius

RMU

Regional Centers

- Typically over 500,000 Square Feet of Retail
- Draws from a 10+ mile radius

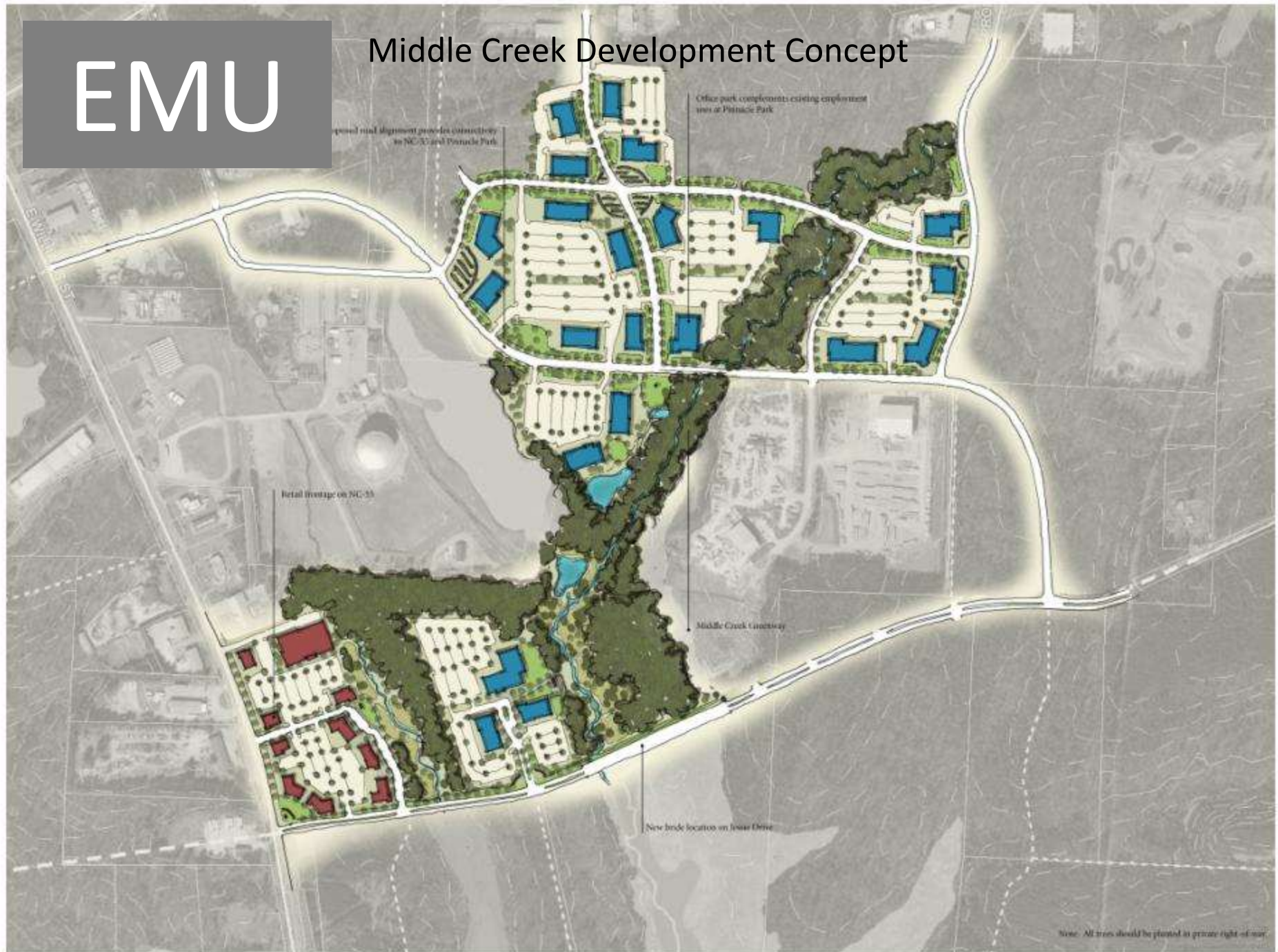
NMU

Humie Olive Development Concept



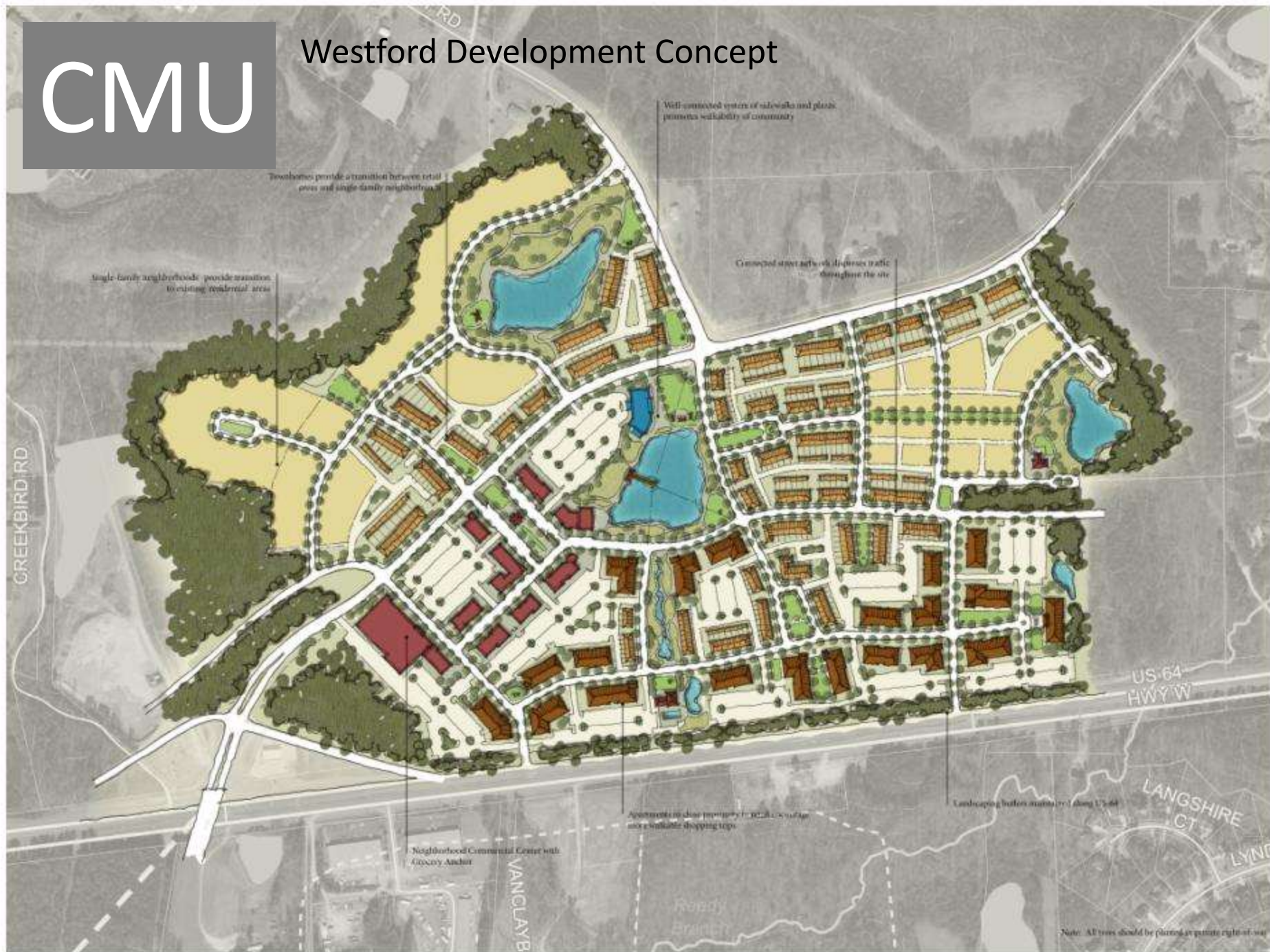
EMU

Middle Creek Development Concept



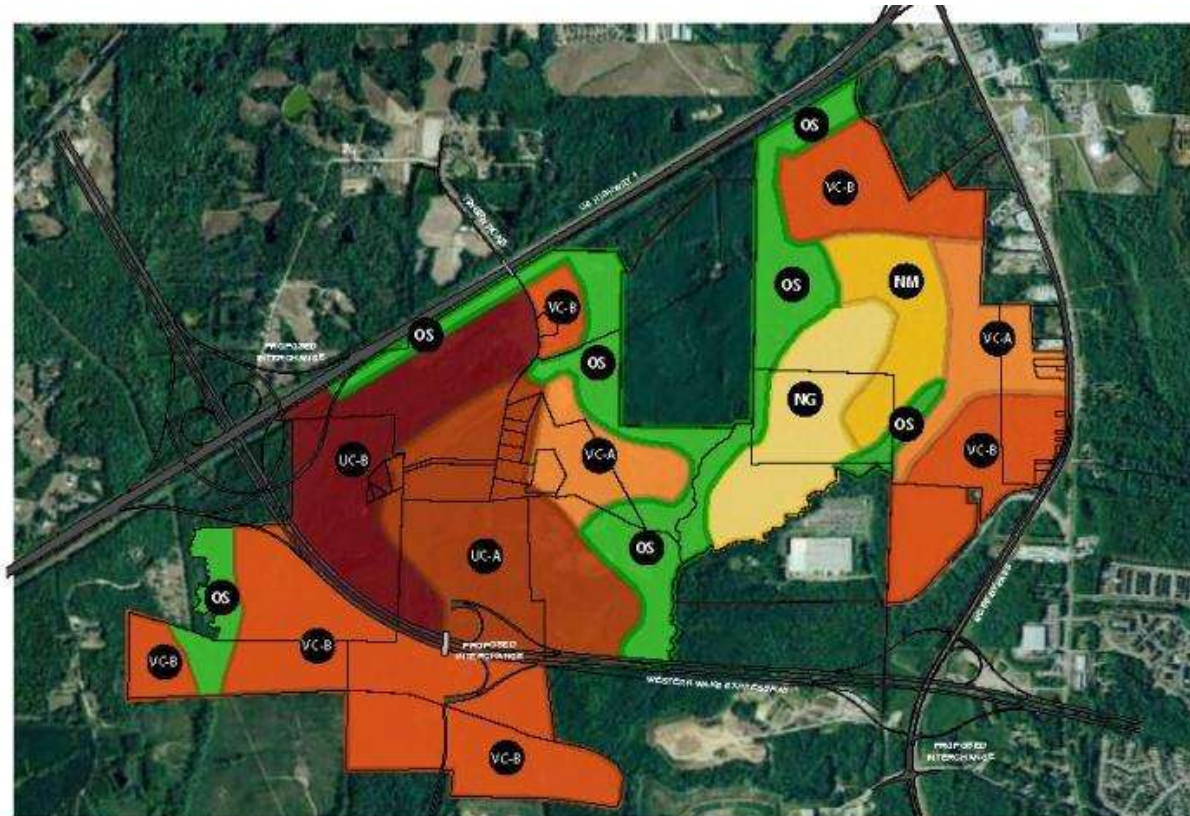
CMU

Westford Development Concept



RMU

Veridea



Recommendations

From Vision to Reality...

	Recommendations	Implementation Partners	Timeframe
Balanced Growth	Revise the Unified Development Ordinance. Virtually all of the recommendations pertaining to land use and development design can be implemented through the application of land development regulations. The traditional vehicle for these regulations is the community's Unified Development Ordinance (UDO). The UDO establishes allowable uses by district and sets forth provisions for development design, such as standards for subdivisions and commercial centers.	Planning Department	Short Term
	Encourage non-residential land uses to achieve a more sustainable, balanced tax base of in Apex. Promote a mixed-use development pattern in activity centers identified on the 2030 Land Use Map. Preserve industrial and office lands identified on the 2030 Land Use Map for employment use through zoning mechanisms. Support retail growth near already developed areas.	Planning Department	Ongoing
	Support additional residential development at varying densities based on the 2030 Land Use Map. Promote townhomes and apartments in designated areas for medium and high density residential uses on the 2030 Land Use Map. Allow single-family detached where adequate utility and transportation infrastructure is available to support such development. Maintain low density residential uses as a transition to rural areas and protected open space areas. Preserve Rural Residential areas. Continue to limit future sewer extensions in Rural Residential areas. Increase road connectivity in developed areas in order to minimize new or expanded rural roads.	Planning Department	Ongoing
		Planning Department, Public Works & Utilities	Ongoing
	Conduct and adopt detailed, special studies or small area plans for key activity centers. These small area plans should focus initially on the following areas: Downtown Include a parking analysis and wayfinding component. Identify a potential location for a programmed community/festival space in downtown. Midtown/55 Include a streetscape program and access management component. Center Street/ Schiefelbusch Road Identify an optimal mix of land uses at the intersection of Center Street and Schiefelbusch Road.	Planning Department	Short Term
Placemaking	Encourage both vertical and horizontal integration of uses in mixed-use districts, with an emphasis on pedestrian linkages.	Planning Department	Ongoing
	Modify the procedural section of the Unified Development Ordinance (UDO) to allow for administrative review and approval of site plans that meet all provisions set forth in the UDO.	Planning Department	Ongoing
	Adopt a Town Sign Master Plan to provide wayfinding to major destinations in Town. Ensure signage is appropriate for a variety of users including pedestrians, bicyclists and motorists. Mark major entries into Town with clear signage, landscaping and/or other gateway features.	Planning Department	Ongoing
	Ensure new development is compatible with existing neighborhoods in terms of scale, character and quality of construction.		



Balanced Growth

- Revise the Unified Development Ordinance
- Encourage non-residential land uses to achieve a more sustainable, balanced tax base in Apex.
- Support additional residential development at varying densities based on the 2030 Land Use Map.



Placemaking

- Conduct and adopt detailed, special studies or small-area plans for key activity centers:
 - Downtown
 - Midtown 55
 - Center Street/Schieffelin Road
- Initiate a Town Sign Master Plan to provide uniform wayfinding to major destinations.



Housing

- Accommodate a mix of housing by type (e.g., single-family, townhomes, multi-family) and tenure (own/rent) to serve a growing and increasingly diverse population.
- Consider starting an Neighborhood Improvement Grant program that provides matching funds for aging neighborhoods without Homeowner Associations and for those with expired covenants.



Economic Development

- Preserve access and visibility for large parcels that could be developed as employment centers or mixed-use communities on key transportation corridors such as US-64, NC-55, Old US-1 and Jessie Drive.
- Complete the Apex Peakway to relieve downtown traffic pressure and provide access to infill commercial and residential development sites.



Economic Development

- Prepare a Strategic Economic Development Plan that addresses the following:
 - Inventory & analysis of existing businesses and industry
 - Analysis of competitive advantage for Apex
 - Identification of target industries for Apex
 - Strategies for increasing percentage of people who live and work in Town
 - Downtown development strategy



Transportation

- Initiate a study to identify mechanisms to fund the completion of the Apex Peakway.
- Build organizational support for bicycle and pedestrian facilities in Apex.
 - Establish a bicycle and pedestrian citizen advisory committee.



Water & Wastewater

- Continue to direct capital investments to activity centers to support development and redevelopment consistent with the 2030 Land Use Map.
- Establish an administrative position working interdepartmentally dedicated to expanding the Capital Improvements Planning program.



Public Services & Facilities

- Continue to assess public facility needs to meet demand generated by existing, as well as future, growth and development.

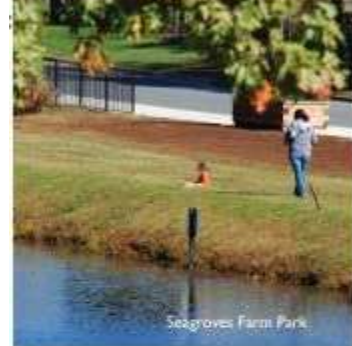
Identified future needs include:

- Town Campus Building 3
- Public Works, Electrical Division Relocation
- Senior Center
- Historic Tunstall House renovation



Parks, Recreation Facilities, Greenways & Open Spaces

- Implement recommendations of the recently updated Parks, Recreation, Greenways & Open Space Master Plan.
- Develop standards for the co-location of greenways within utility easements.



Environmental & Natural Resources

- Promote the use of green building techniques and rainwater capture systems in new developments.
- Promote the development of a healthier tree canopy in all areas of Apex, especially downtown.
 - Educate the public.
 - Consider using only non-invasive native and adaptive species in Town-funded projects.
 - Where feasible, bury utility lines along public streets or investigate options to move lines to less conspicuous locations.



Historic & Cultural Resources

- Inventory potential future properties not currently designated or on a registry for future designation.
- Develop a historic marker program to identify area resources and to educate the public on the history of Apex as well as create an understanding of the communities surrounding Apex such as Friendship, New Hill, and Green Level.

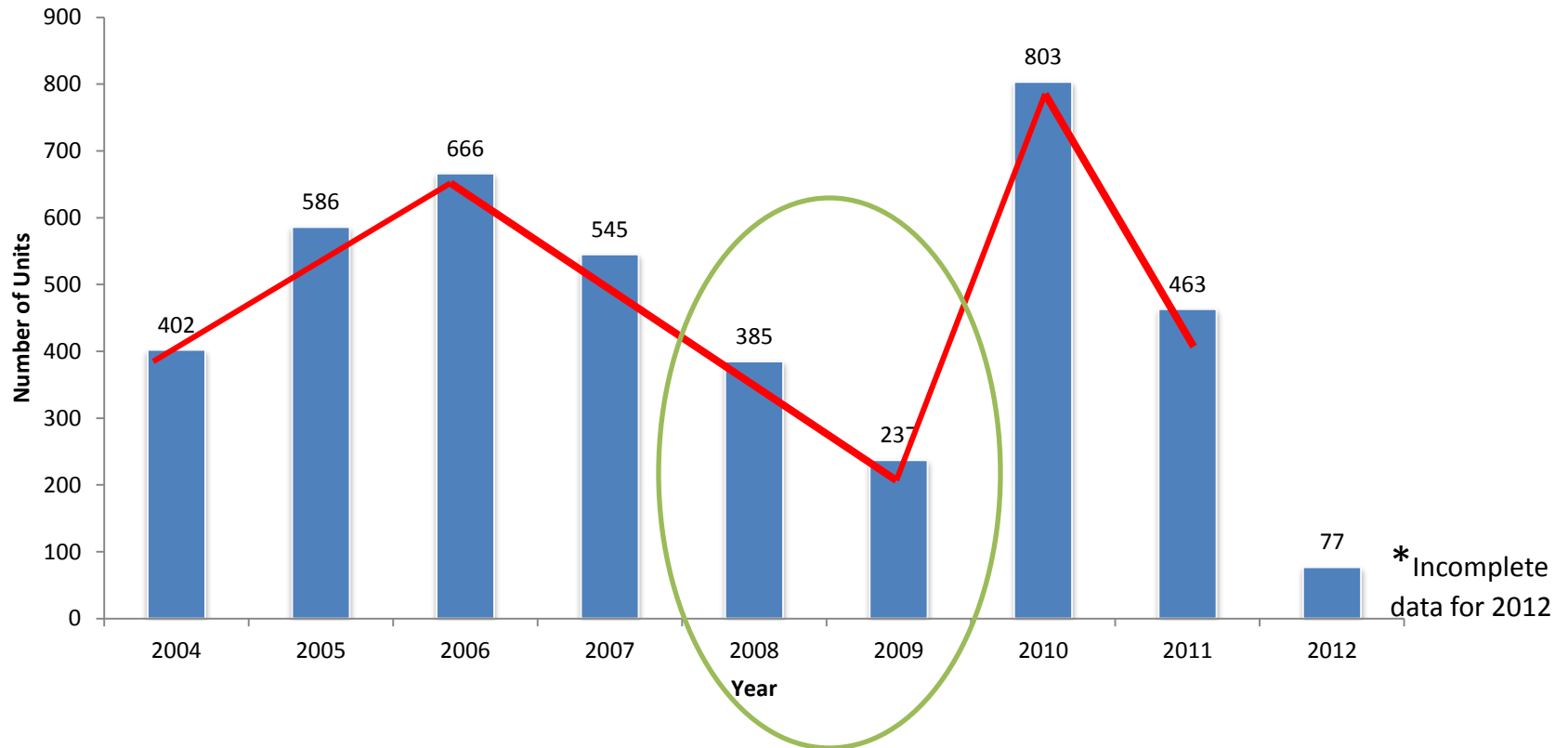


A photograph of a historic street scene, likely in a small town. The image is overlaid with a semi-transparent green filter. In the center, the word "Thanks!" is written in a large, white, outlined font. The background shows a street with parked cars, a crosswalk, and several historic buildings. One building has a striped awning and a sign that says "ANNAS". Another building has a sign that says "WELCOME TO HISTORIC DOWNTOWN".

Thanks!

Recent Development Activity:

Number of Houses Built from 2004-2012



Net New Retail Demand

Retail Category	Net New Retail Demand (Sq.Ft.)				2012-2032	% of
	2012-2017	2017-2022	2022-2027	2027-2032	Change	Total
Supermarkets & Other Groceries	32,272	42,339	50,799	61,209	186,619	14.7%
Building Material & Supply Dealers	31,175	40,899	49,072	59,128	180,274	14.2%
Food Services - Restaurants	28,876	37,883	45,453	54,767	166,979	13.1%
Other General Merchandise Stores	21,492	28,196	33,830	40,762	124,280	9.8%
Pharmacies & Drug Stores	17,657	23,165	27,793	33,489	102,104	8.0%
Clothing Stores	14,891	19,536	23,439	28,242	86,108	6.8%
Discount Department Stores	11,686	15,331	18,395	22,165	67,577	5.3%
Department Stores	7,829	10,271	12,324	14,849	45,273	3.6%
Furniture Stores	7,036	9,231	11,075	13,345	40,687	3.2%
Electronics & Appliances	6,788	8,905	10,684	12,874	39,251	3.1%
All Other	40,379	52,975	63,560	76,585	233,499	18.3%
Total	220,080	288,730	346,425	417,415	1,272,650	100.0%

Source: Kimley-Horn and Associates