



**TOWN OF DAVIDSON
SPECIAL MEETING**

**Town Hall Board Room - 216 S. Main Street - Shaping What's Next Multi-Day Workshop Part III:
Planning Presentation
April 3, 2019 - 6:00 PM**

1. **Shaping What's Next Multi-Day Workshop Part III: Planning Presentation**

Agenda Title: <p style="text-align: left;">Shaping What's Next Multi-Day Workshop Part III: Planning Presentation</p>

Manager's Report:

Summary:

ATTACHMENTS:
Description:
□ Shaping What's Next Multi-Day Workshop Part III: Planning Presentation

what's
next?

DAVIDSON

Share Your Voice.
Shape Our Future.

Agenda

1. Workshop Agenda

2. What We've Heard

- A. What's Next Davidson Process Overview
- B. Public Engagement: What We've Learned So Far

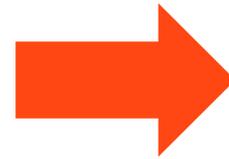
3. Workshop Stations

4. Closing Remarks

- A. Schedule for the Next 2 Days
- B. Next Steps for Overall Process
- C. Fill Out Exit Questionnaire

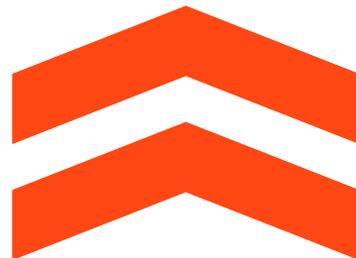
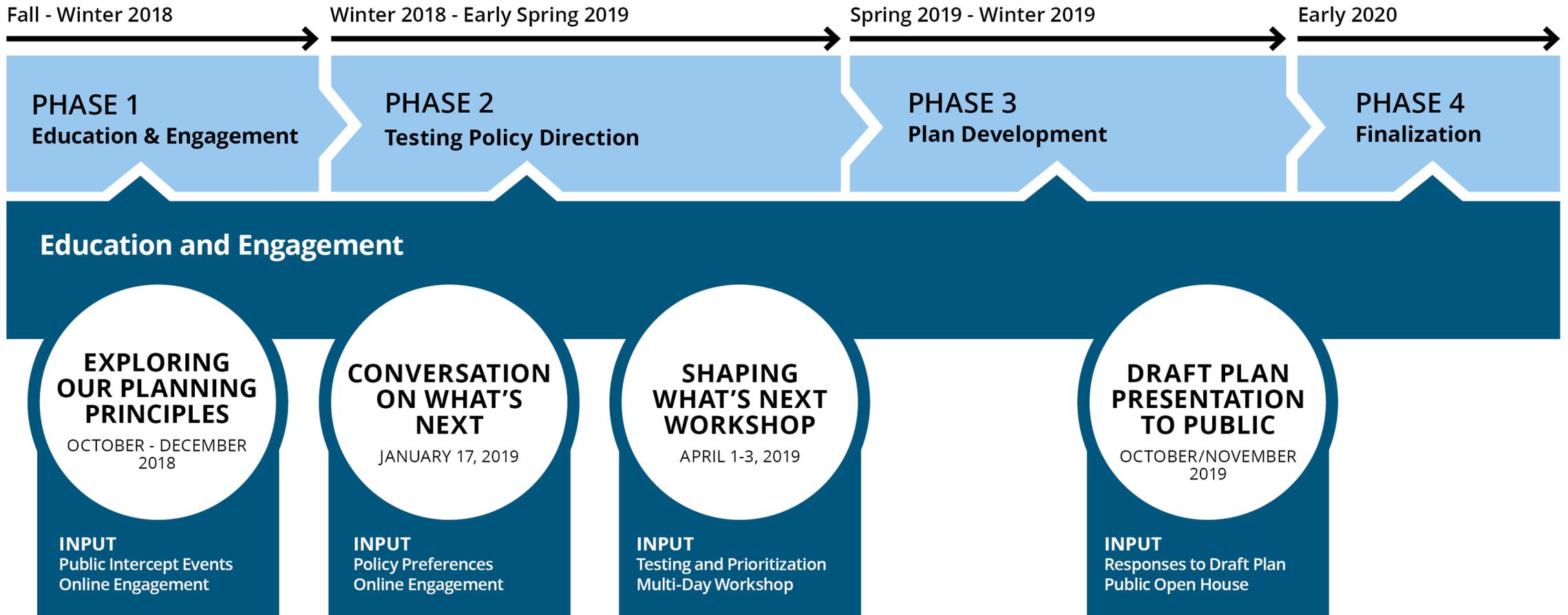
what's next?

DAVIDSON Share Your Voice.
Shape Our Future.



**Process to Create
a Renewed Vision
& Policy Plan for
the Town of
Davidson**

Project Timeline



Shaping What's Next Multi-Day Workshop

April 1: Sharing

DCPC Congregation House
Public Workshop 6:00-8:00pm
Evening Presentation & Public Workshop



April 2: Assessing

DCPC Congregation House
Public Drop-In 4:30-6:30pm
Stakeholder Meetings, Informal Evening Public Drop-In Period, & Production



April 3: Planning

Davidson Town Hall
Public Open House 6:00-8:00pm
Stakeholder Meetings, Production, & Evening Public Open House



Setting the Stage

What We Have Learned

Project Timeline

Fall - Winter 2018

Winter 2018 - Early Spring 2019

Spring 2019 - Winter 2019

Early 2020

PHASE 1
Education & Engagement

PHASE 2
Testing Policy Direction

PHASE 3
Plan Development

PHASE 4
Finalization

Education and Engagement

**EXPLORING
OUR PLANNING
PRINCIPLES**

OCTOBER - DECEMBER
2018

INPUT
Public Intercept Events
Online Engagement

**CONVERSATION
ON WHAT'S
NEXT**

JANUARY 17, 2019

INPUT
Policy Preferences
Online Engagement

**SHAPING
WHAT'S NEXT
WORKSHOP**

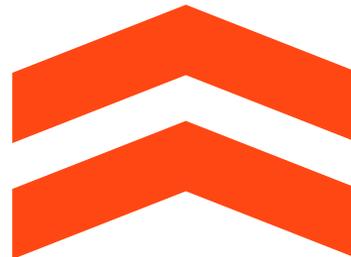
APRIL 1-3, 2019

INPUT
Testing and Prioritization
Multi-Day Workshop

**DRAFT PLAN
PRESENTATION
TO PUBLIC**

OCTOBER/NOVEMBER
2019

INPUT
Responses to Draft Plan
Public Open House



Exploring Our General Planning Principles



what's next? DAVIDSON Share Your Voice. Shape Our Future.

#	PTS	FLS
3	10	2
20	2	0
31	5	2
34	0	0
35	12	1

FOULS 0 33 7:17 < 2ND 3 TIMEOUTS 3 40

Cheryle and Joel Williamson '67 Video Board



1,300+ Points of Contact

Quick Numbers from Public Engagement

PUBLIC INTERCEPT ENGAGEMENT summary by the numbers

Oct-Dec 2018



1,301+

Personal Interactions



22

Events

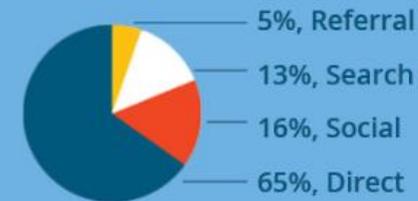
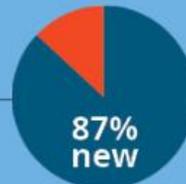


642

Surveys Completed

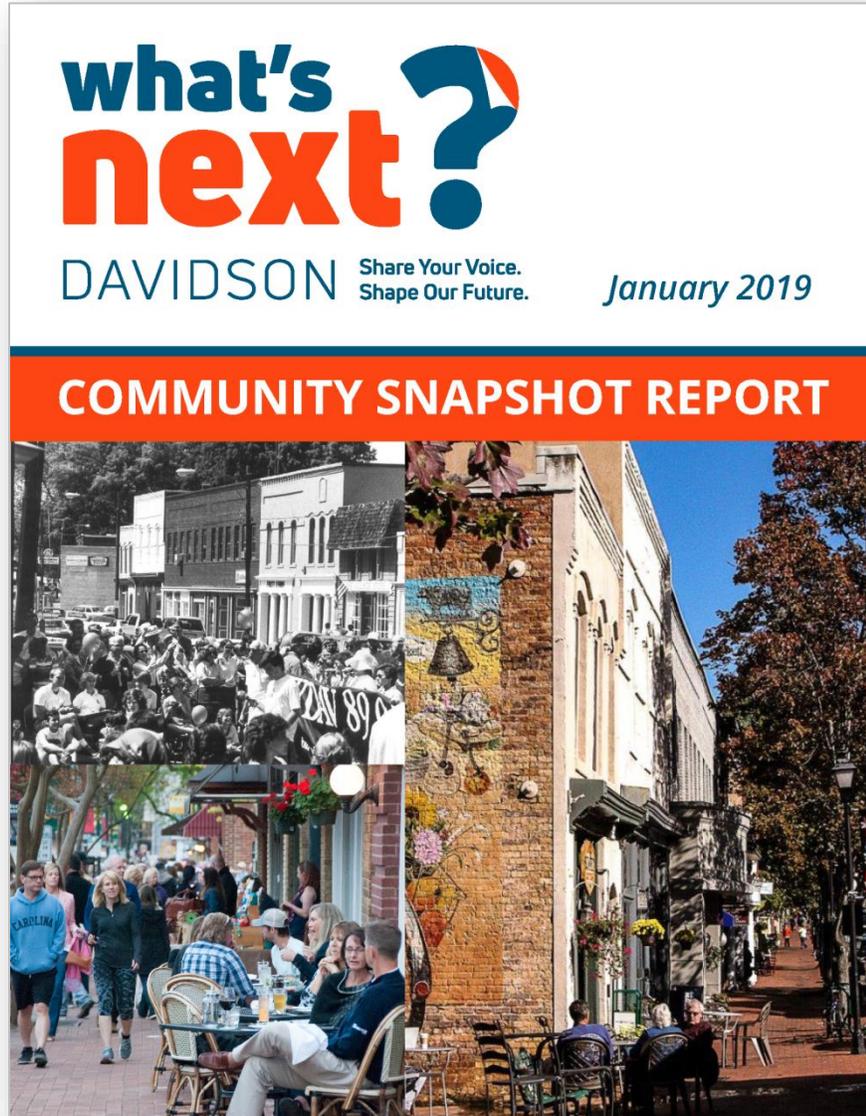
1,490

**Unique
Website Visitors**



Traffic Sources

Technical Foundations for Plan



- **Demographics & Housing**
- **Workforce & Business**
- **Natural Assets & the Environment**
- **Built Environment Form & Character**
- **Fiscal & Market Outlook**
- **Infrastructure, Facilities, & Services**
- **Transportation Options**

Available at www.WhatsNextDavidson.com



Conversations on What's Next Workshop and Online Engagement





Number of Workshop Attendees

146

**Percentage of Workshop Attendees Who Felt Their Input Was Heard
+ Recorded Accurately**

100%

Number of Online Respondents

503

Public Engagement Report



- **Overview of process**
- **Respondent demographic profile**
- **Documentation of survey findings**
- **General theming of public comments**
- **Quantification of public opinions**
- **Appendix that includes verbatim comments**

Available at www.WhatsNextDavidson.com

Workshop Stations

Sharing Your Thoughts on Shaping Davidson

Shaping What's Next Multi-Day Workshop

Intended Outcomes:

- Share information about planning influences
- Prepare renewed Vision and General Planning Principles
- Produce a map and policy guidance to inform growth decisions
- Generate policy direction for land use and design

Station 1: Davidson's Planning Vision

Renewed General Planning Principles

Renewed Vision

General Planning Principles Draft Adjustments 1

In 2001, the Town of Davidson adopted a set of General Planning Principles to serve as the foundational guidance for the town's plans and ordinances. These principles have been modified over time, and are once again being renewed through this planning process. *Phase 1: Exploring Our General Planning Principles* identified that, generally speaking, all seven current principles were strongly supported by the 642 survey respondents. The survey also identified that the principles themselves were well supported, the implementation of the principles could be improved. Working with the Plan Advisory Group, the What's Next Davidson project team assessed the comments provided by residents, and offer here a revised set of principles.

Let us know what you think of the changes!
Place your thumbs up or thumbs down sticker beside each revised General Planning Principle to let us know what you think of the changes. Copies of the currently adopted principles and edited versions that show the changes expressed here are available for reference.

<p>1. We must preserve Davidson's character and sense of community. The essence of Davidson is that residents know their neighbors and interact with them in a variety of well-designed settings. This sense of community is enhanced by:</p> <ul style="list-style-type: none"> • Walkable developments with community open space • A street, sidewalk, and greenway network that links the community together • Engaging public spaces • Community events that foster engagement of residents across neighborhoods and cultures • A walkable and historic downtown • Neighborhoods welcoming to all citizens that are integral parts of town • Balancing rural character protection with new opportunities to create special places and neighborhoods 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>2. We must preserve and enhance Davidson's unique downtown. The presence of our cherished downtown has always contributed to Davidson's quality of life and is viewed as critical to maintaining our small town character. This valuable asset will remain viable if we:</p> <ul style="list-style-type: none"> • Increase accessibility to and within downtown by making it easier to bike, walk, and park • Build upon its status as Davidson's social and civic center and create additional compelling public spaces to foster interaction among residents • Strengthen existing businesses by increasing customer accessibility and improving building appearances • Encourage development of new businesses within vacant spaces to meet the needs and desires of a diverse community • Encourage a mix of uses in each building to create a vibrant and active downtown • Broaden the downtown area through designs to better integrate North Main and South Main Streets and the edge areas along Jackson and Depot Streets 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>3. We must support active transportation through transit and new mobility options in addition to providing a safe and efficient road network for driving. The built environment can enhance the use of alternatives to the car and increase our physical health. We will make it preferable to do some of life's activities without driving by:</p> <ul style="list-style-type: none"> • Creating streets that are safe for cyclists, pedestrians, and drivers • Developing new greenway, bike, and sidewalk connections to existing and new developments • Creating walkable, mixed-use, and connected neighborhoods • Planning commercial centers so walking, bicycling, and riding public transit to these destinations are viable and safe options • Working with regional partners to educate residents about transportation options and incentivizing driving alternatives 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>4. We must wisely manage the finite land and natural resources in the town's planning area. The natural environment enhances our quality of life, both physically and socially. We will preserve this irreplaceable asset for future generations by:</p> <ul style="list-style-type: none"> • Being stewards of our land and natural resources and preserving rural views, significant hardwood forests, farmland, wildlife habitats, rock outcroppings, parkland, and wetlands • Guiding development to appropriate locations that are most suitable for development and away from important open spaces • Balancing natural habitat with active and passive recreational opportunities in our preserved open space • Encouraging development that uses green design, energy conservation, and flexible spaces • Ensuring that development builds up and not out in strategic locations • Preserving, enhancing, and establishing tree canopy as new development and redevelopment occurs 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>

www.whatsnextdavidson.com

General Planning Principles Draft Adjustments 1

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<p>5. We must create an environment that maintains and enhances community diversity. We will create a community where all persons feel welcome and are able to fully and safely participate in community life. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will:</p> <ul style="list-style-type: none"> • Celebrate the diversity of residents by providing cultural events that appeal to many cultures and social backgrounds • Foster commercial and employment development that supports a diversity of socioeconomic backgrounds • Support our citizens who wish to age in place by employing universal design and accessibility principles and providing supportive services • Encourage a mixture of housing types and prices in every neighborhood • Preserve our town's cultural heritage through historic preservation efforts 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>6. We must manage growth and support economic development so the town can provide public facilities and services space with development. Livability depends on the timely provision of transportation, schools, public safety, utilities, commercial life, spiritual life, and job opportunities. It is our intent that all parts of a vibrant, successful community grow together through:</p> <ul style="list-style-type: none"> • Decision-making based on the long-term goals of the comprehensive plan rather than a short-term benefit • Establishment and maintenance of an adequate commercial tax base • A healthy diversity of uses in walkable neighborhoods • Alternative transportation options between destinations • Fostering economic growth that supports our sense of community and placemaking • Leveraging partnerships with agencies and neighboring jurisdictions to efficiently provide services within the region 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>7. We must maintain the town's unique sense of place through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:</p> <ul style="list-style-type: none"> • The built form is an integral component of place-making • Private buildings and public infrastructure must work together to shape public space and to build community character • The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities • Public art will animate our civic spaces • We will actively work to preserve our historical assets 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>8. We must consider the town's fiscal health when making decisions. [NEW] Community planning and capital investment decisions can have real and direct impacts on the town's fiscal health. The town's long-term quality of life is dependent upon having a balanced fiscal approach. This means that:</p> <ul style="list-style-type: none"> • Fiscal information will be used to inform decisions made about new developments and public investments • A balanced fiscal approach will take into account that not all community priorities will have net positive fiscal impacts • Spending priorities will be aligned with the current and projected needs of the community • Decision-making will encourage a fiscally sustainable balance between the residential and commercial components of the town's tax base 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>9. We must support our institutional and nonprofit community partners that contribute to our quality of life. [NEW] Davidson's quality of life is exceptional in part because of the many nonprofit organizations, places of worship, and institutional partners that are committed to improving the lives of residents. The town will support these organizations by:</p> <ul style="list-style-type: none"> • Ensuring that planning policies and regulations are developed in collaboration with community partners • Considering the impacts of community decisions on these organizations • Partnering with organizations to support the advancement of community goals 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>

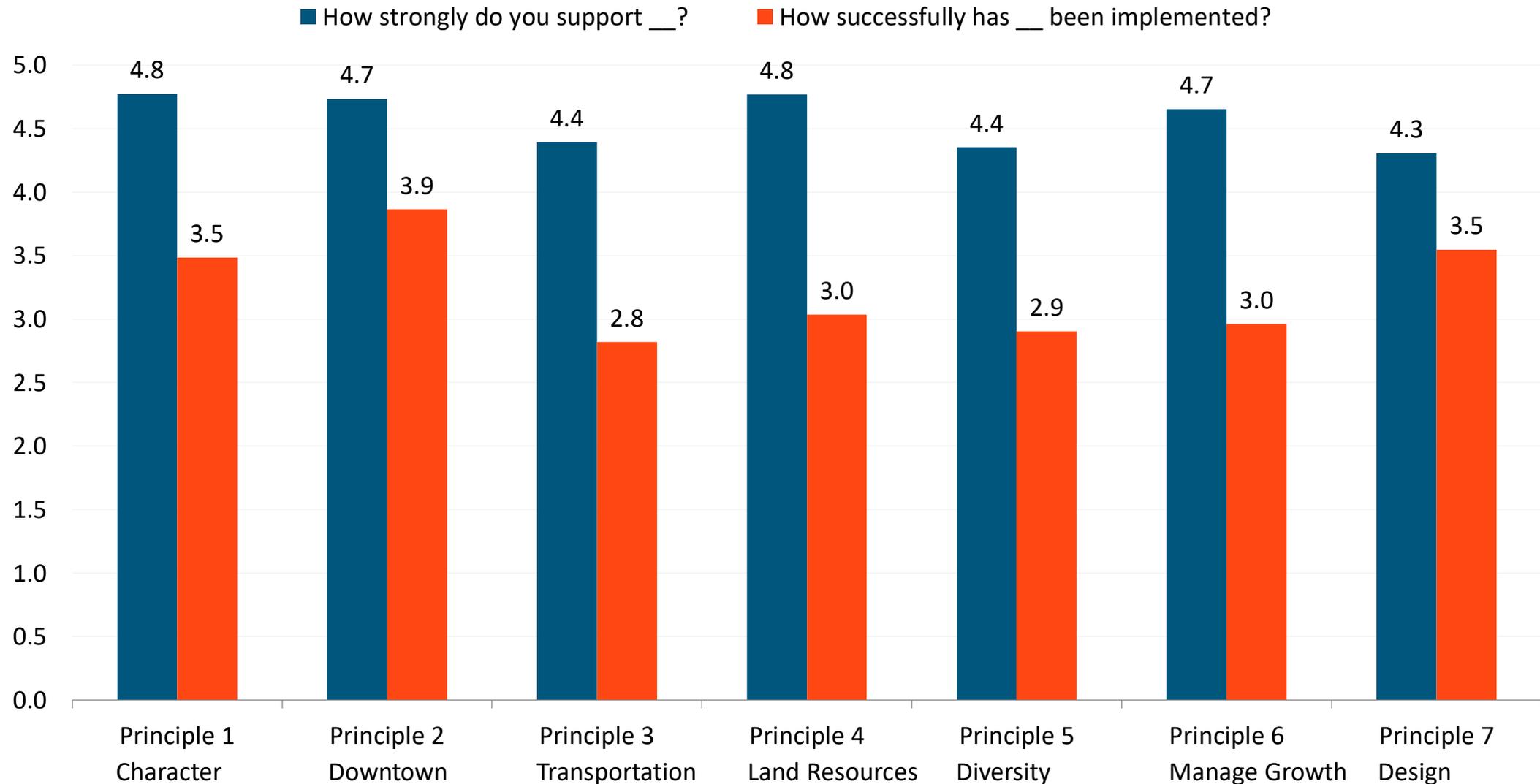
Vision Statement 1

What is a vision statement?
A vision is the highest aspirational statement that communities make to describe the intended future outcomes of their plan. This statement is intended to motivate and encourage community members about the future of Davidson and describe a common destiny for the town. Davidson has a vision statement in its 2010 Comprehensive Plan. It also has a set of Core Values and General Planning Principles that are commonly used in guiding community decisions and articulating community values.

Let us know which vision statement you prefer!
Place your sticker on the vision statement you prefer (#1 or #2). If you have ideas for modifying these statements, please write those ideas on your comment card. If you would prefer to share your own ideas for a vision statement, please place your sticker on #3 and provide the statement on your comment card.

<p>Vision Statement #1: Building Off the Town's Core Values Today and in the future, Davidson will be:</p> <p>Engaging</p> <ul style="list-style-type: none"> • Citizens are the heart of Davidson, so town government will treat all people fairly, with courtesy and respect. • Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues. <p>Safe</p> <ul style="list-style-type: none"> • Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm. <p>Inclusive</p> <ul style="list-style-type: none"> • Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here. <p>Village-Focused</p> <ul style="list-style-type: none"> • Davidson's traditional character is that of a small, historic, college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural areas, and preservation of public spaces. <p>Stewardship-Focused</p> <ul style="list-style-type: none"> • Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost. <p>Sustainable</p> <ul style="list-style-type: none"> • Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities. <p>Accessible</p> <ul style="list-style-type: none"> • Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit. <p>Green</p> <ul style="list-style-type: none"> • Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology. <p>Livability-Focused</p> <ul style="list-style-type: none"> • The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural living/learning opportunities. <p>Collaborative</p> <ul style="list-style-type: none"> • As home to Davidson College, the town will engage the college's faculty, staff and students in constructive communication and collaboration. • Davidson exists in proximity to and is interdependent with other jurisdictions, so we strive for local, regional, state and federal cooperation. 	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>Vision Statement #2: Building Off the Town's Current Vision Statement Davidson is and will continue to be a welcoming, safe, inclusive, engaging, healthy, and vibrant community that enjoys high-quality public services and unique cultural and natural assets. We manage change based on our long-term vision, as defined by the Comprehensive Plan, that promotes interaction among residents, livable and vibrant neighborhoods, sustainable businesses, historic preservation, accessibility to destinations, protection of important natural features, active public spaces, and partnership efforts to achieve our goals.</p>	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>
<p>Vision Statement #3: Create Your Own! If you would prefer, you can create your own vision statement by writing it on your comment card.</p>	<div style="text-align: center;"> Like the Adjusted Principle Do Not Like the Adjusted Principle </div>

Prior Inputs on General Planning Principles



Public Inputs for Vision Statements

Small Town Character

- Unique identity / small town feel
- Sense of community and inclusion
- Walkability and connectivity
- Opportunities to connect / interact
- Small, independent, or local businesses
- Safety
- Population size
- Ability to be heard or involved
- Affordability

Diversity

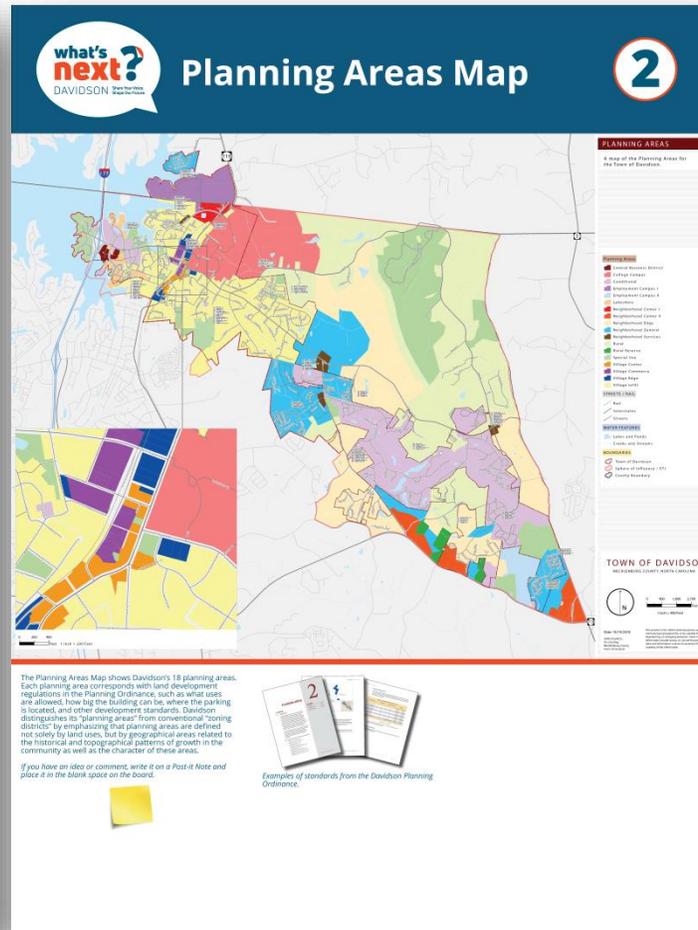
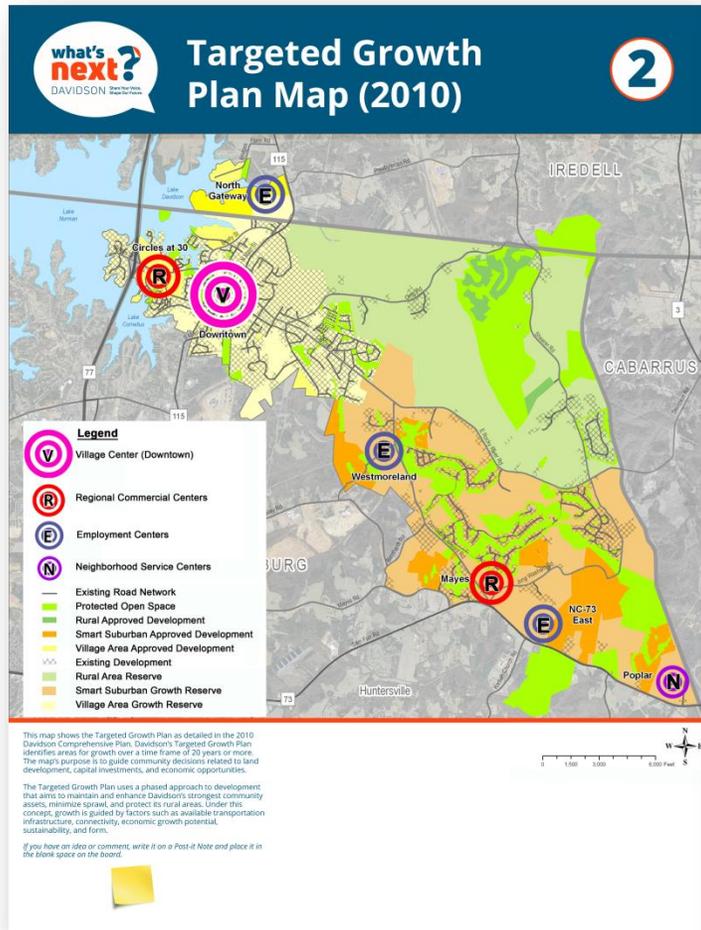
- Cultural diversity
- Socioeconomic diversity
- Diversity in housing
- Diversity in cultural offerings
- Support existing diversity
- Economic / tax diversity
- Diversity in jobs
- Diversity in businesses
- Oppose government intervention for diversity

Future of Davidson

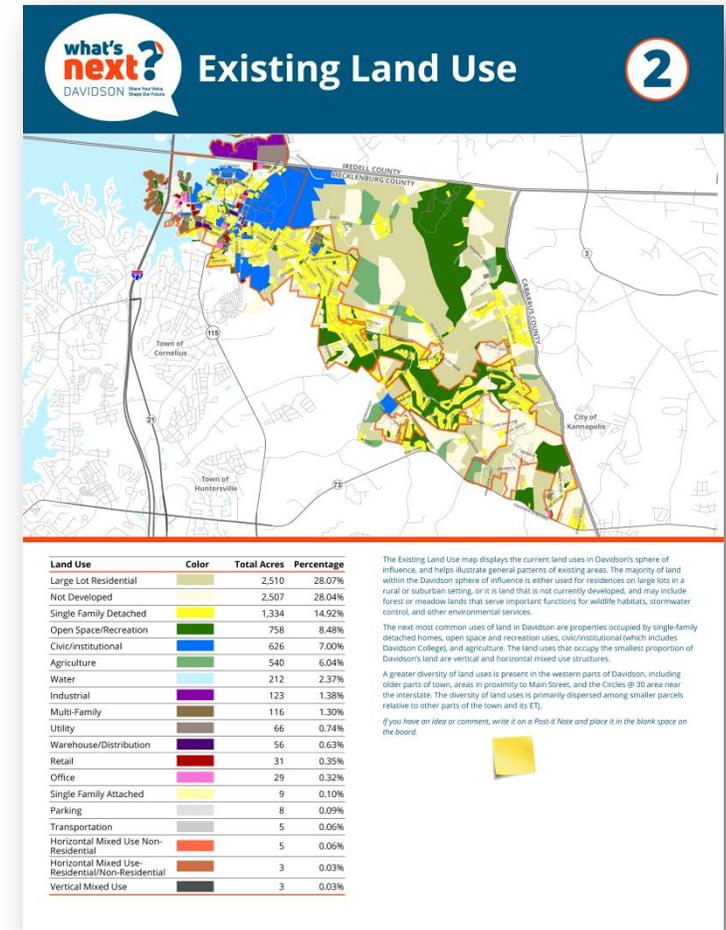
- Bikeability, connectivity, walkability
- Growth management and preservation
- Arts, entertainment, recreation, restaurants, and retail
- Traffic management
- Housing
- Alternative transportation
- Diversity
- Finances
- Education

Station 2: Davidson's Planning Influences

Current Growth Policies & Regulations



Existing Conditions



Station 2: Davidson's Planning Influences

Expected Changes

Expected Changes in Davidson

2

This map shows major current and anticipated public projects in Davidson.

Expected Changes

- 1 Potts-Shaw-Beaty Connector (2020)** This is a three-part project that includes connecting Beaty and Shaw Streets to Potts Street where no direct connection exists; constructing a roundabout at the intersection of Beaty, Shaw, and Griffin Streets; and, improving or constructing bicycle and pedestrian facilities along the entire corridor. NCDOT is currently managing the project. The two connectors are:
 - **Park at Beaty (funded)** Throughout 2018-2019 the Park at Beaty Task Force studied various options for use of this town-owned property at the corner of Beaty and 1st Main Streets. In March 2018, the Task Force presented their final recommendations to the Board of Commissioners. These recommendations include: Conservation of the land as permanently protected open space; continued study of the site features, future park components, and operational models; adoption of a conceptual plan for the site; and, prioritization/partnership of the site for funding.
 - **351 South Street (8 School) (2019)** The Town of Davidson purchased the property at 251 South Street from the Charlotte-Mecklenburg Schools in December 2018. It is intended for use as a new town hall and community center, and a steering committee is leading the efforts to determine what additional uses may be appropriate for the building site - which also includes an auditorium, gymnasium, and field spaces.
 - **4 Plum Creek Park (2018)** This park opened in the fall of 2018 and includes outdoor basketball and tennis facilities. Future phases of the park include an amphitheater, picnic shelters, and greenway trail connections.
 - **Shearer Rd Connection (2019)** This connection will link Shearer Rd. from River Run Phase 5 (The Reservoir to NC 73 via Davidson East Drive). It is anticipated to be completed in 2019. A future and more direct connection of Shearer Rd. to NC 73 is planned when Davidson East Phase 2 the commercial component along NC 73 is developed (Interline Ave. TED).
 - **Shearer Rd Connection (2019)** This connection will link Shearer Rd. from River Run Phase 5 (The Reservoir to NC 73 via Davidson East Drive). It is anticipated to be completed in 2019. A future and more direct connection of Shearer Rd. to NC 73 is planned when Davidson East Phase 2 the commercial component along NC 73 is developed (Interline Ave. TED).

Important Policy Initiatives

Planning Initiatives & Policies

2

You may have noticed that a lot is happening in Davidson! Below are the key policies and initiatives recently undertaken or explored by the Town of Davidson. Many of these address topics identified as important by participants during the What's Next process. These practices illustrate the many ways in which Davidson continues to pursue best practices for planning and growth management — efforts that make the town a leader in North Carolina.

Planning for Mobility (2018-2019)

The Mobility Plan is a comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. It is a continuation of Davidson's long history of multi-modal transportation planning that has allowed the town to evolve as a place where people can drive, walk, access transit, and bicycle. It's vision of providing a balanced and connected network of facilities prioritizes creating complete streets where all modes can be efficiently, safely, and conveniently prioritized.

Expanding the Local Historic District (2018-2019)

The board of commissioners is actively studying the expansion of the local historic district, with the goal of more effectively identifying, preserving, and protecting historically significant structures in Davidson. As part of this work, the designation of locally significant landmarks is being encouraged. Overall, these efforts can help to retain our sense of place, our small town character, and links to our community's past.

Revising the Tree Ordinance (2019)

The town is currently revising its standards to more successfully enhance and protect its tree canopy. This includes a recently completed street tree inventory, tree canopy study, and new, and state legislation introduced to expand Davidson's regulatory authority of trees.

Improving the Development Process (2018)

The town now requires that the annexation approval process begin earlier, prior to or concurrent with development plan approval. This shift signals that annexation - which according to law requires the provision of services by a local government - comes with the expectation that a plan must meet all requirements prior to its approval. Similarly, the board of commissioners now requires a determination from Charlotte Water to be provided early in the development proposal process, rather than the provision of services being assumed.

Updating the Watershed Ordinance (2018)

The board of commissioners adopted a set of standards that improves the administration of development in the town's critical watershed area (i.e. generally west of Main Street). The ordinance amendments:

- Clarified redevelopment practices (including expansions)
- Instituted enhanced stormwater practices for expansions
- Limited off-site land area from counting towards a project's on-site pervious coverage
- Established a greater scope of responsibility for the town's watershed review board in making decisions about the transfer of impervious land cover within the watershed

Addressing Infill & Teardowns (2018)

Various efforts to address issues with teardowns in the Village Infill Planning Area have been undertaken, including:

- Exploring expansion of the local historic district
- Studying minimum lot size standards to prevent subdivisions
- Pursuing state enabling legislation that would give Davidson increased regulatory scope to address teardowns

Addressing Contextual Compatibility (2018)

In 2017, commissioners requested that the town explore compatibility issues between building types in the Village Infill Planning Area (VIPA). Commissioners carried forward this work in 2018, ultimately adopting a set of standards that addressed concerns about context and scale. Specifically, the text amendments removed the multi-family building type from the VIPA and replaced it with a more context-sensitive building form that still addresses housing options beyond single-family homes in this planning area.

Planning for the Rural Area (2016)

The Rural Area Plan set forth a framework for conservation and growth over 3,800 acres in the eastern areas of Davidson. The plan projects that 63% - or greater than 2,000 acres - of existing rural lands would be preserved at future build-out. Accompanied by ordinance amendments to ensure its implementation, the plan introduced more rigorous environmental documentation standards, identified activity nodes and housing types appropriate for rural settings, and increased access to quality open space. In several cases these demanding standards discouraged development from occurring.

If you have an idea or comment, write it on a Post-it Note and place it in the blank space on the board.

Fiscal Considerations

Fiscal Snapshot

2

Relationship of Growth to Fiscal Health

Cost of growth is a town's economic health. It is essential to providing a successful community, to lower government self-inflicted damage, and to guide the direction of the town's future.

Davidson's fiscal health and high quality of life includes a balanced approach to growth. Maintaining high standards means being open to new growth, but also being open to the possibility of growth in the form of providing these services "on-site" which require increases to the annual budget. A municipality which does not have growth is forced to either increase its tax rate or decrease services. Both options are undesirable. A municipality which does not have growth is forced to either increase its tax rate or decrease services. Both options are undesirable. A municipality which does not have growth is forced to either increase its tax rate or decrease services. Both options are undesirable.

A growing town is a town that is able to provide a healthy balance of commercial and residential properties. Commissioners that build residential properties with no planned commercial centers typically lag in the development of critical infrastructure. They often also find it difficult to enhance the tax base. Commercial development, on the other hand, provides a larger share of the tax base. Compared to residential development, commercial properties generally require higher water, sewer, and gas services. Higher revenues pay for water, sewer, and gas services. Higher revenues pay for water, sewer, and gas services.

Davidson's Approach to Long-Range Fiscal Planning

The Town of Davidson developed its Capital Improvement Plan in a 5-year long-term forecast model prior to the approval of the 2017 general obligation (GO) bonds. In addition to capital projects, the plan incorporates projected general fund revenues and expenditures, debt service, bond issuance, and other project funds. This approach enables the town to perform scenario testing for potential funding projects, to determine potential deficits on the low and high forecasts. The support of the bond market and the approval of the GO bonds, as well as the North Carolina's local financial support, will ensure the town's financial health and long-term success in determining debt ratings for the town's bonded debt.

Current Fiscal Snapshot

FISCAL YEAR 2019 BUDGET = \$11,943,988

FY 2019 General Fund Budgeted Revenues

FY 2019 General Fund Budgeted Expenditures

Historical Fund Balances Per Capita

Fiscal Year	General Fund Balance	Population	Per Capita Balance
2014	\$4,020,000	18,000	\$223
2015	\$4,200,000	18,500	\$227
2016	\$4,500,000	19,000	\$237
2017	\$4,800,000	19,500	\$246
2018	\$5,100,000	20,000	\$255
2019	\$5,400,000	20,500	\$263

Property Tax Snapshot

Property Tax Rate Comparison (Regional)

Assessed Value and Estimated Actual Value of Taxable Property (Last 10 Fiscal Years)

Fiscal Year	Assessed Value	Estimated Actual Value
2010	\$1,200,000,000	\$1,100,000,000
2011	\$1,300,000,000	\$1,200,000,000
2012	\$1,400,000,000	\$1,300,000,000
2013	\$1,500,000,000	\$1,400,000,000
2014	\$1,600,000,000	\$1,500,000,000
2015	\$1,700,000,000	\$1,600,000,000
2016	\$1,800,000,000	\$1,700,000,000
2017	\$1,900,000,000	\$1,800,000,000
2018	\$2,000,000,000	\$1,900,000,000
2019	\$2,100,000,000	\$2,000,000,000

Properties with Some Level of Tax Exemption

Types of Tax Exemption by Acres

Exemption	Number of Properties	Percent of Total
Religious	1,125	25.00%
Charitable	1,125	25.00%
Government	1,125	25.00%
Other	1,125	25.00%

Future Fiscal Considerations

2019 Revaluation of All Real Property

The 2019 revaluation of all real property in Davidson is a critical step in ensuring the town's fiscal health and high quality of life. The revaluation process is a complex one, involving the assessment of all real property in the town. The revaluation process is a complex one, involving the assessment of all real property in the town. The revaluation process is a complex one, involving the assessment of all real property in the town.

\$15 million General Obligation (GO) Bond Prioritization

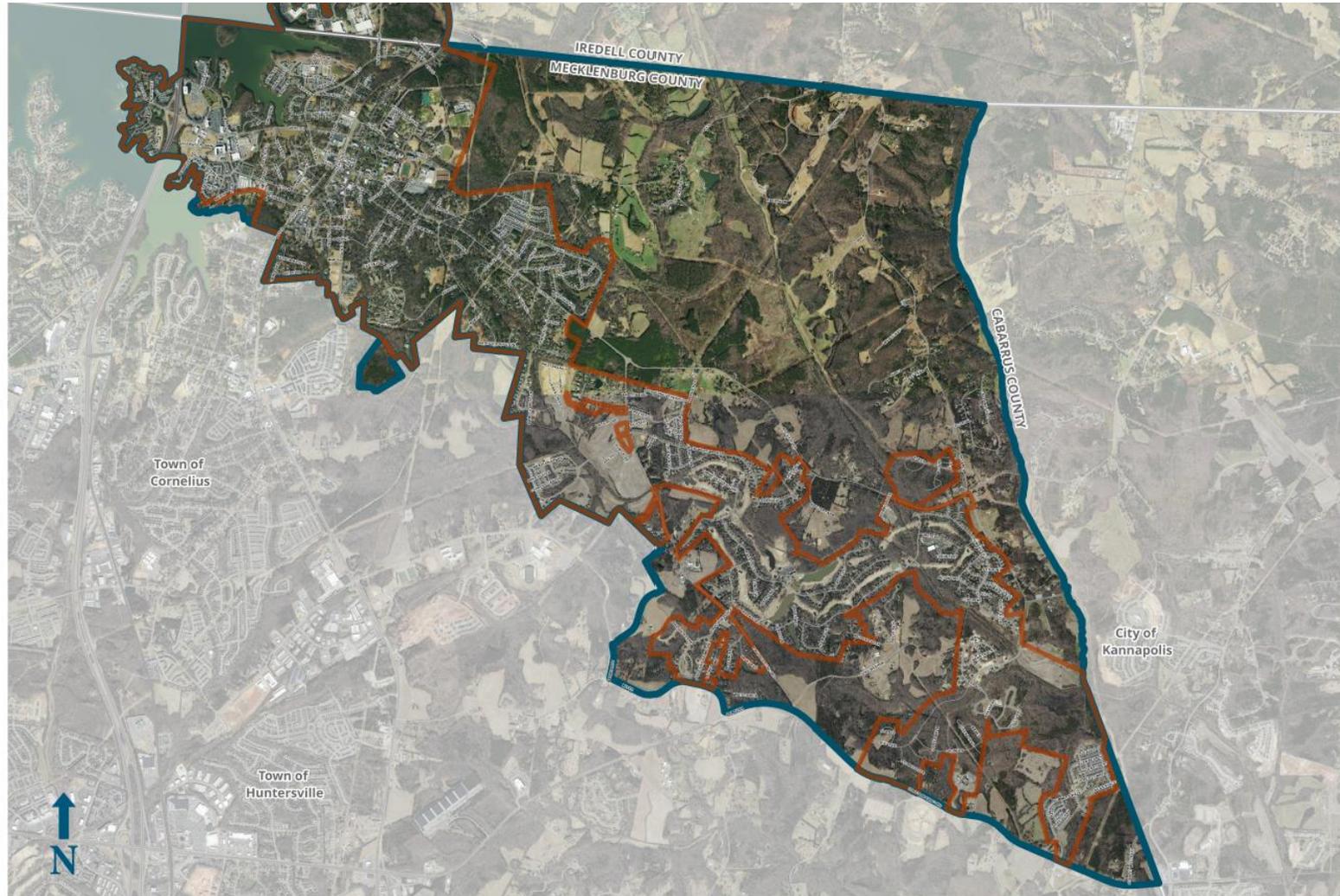
The \$15 million GO bond issue is a critical step in ensuring the town's fiscal health and high quality of life. The bond issue is a complex one, involving the prioritization of various projects. The bond issue is a complex one, involving the prioritization of various projects. The bond issue is a complex one, involving the prioritization of various projects.

Town Hall Expansion / 251 South Street Project

The expansion of the town hall and the development of 251 South Street are key projects for the town. These projects are essential for providing the town with the infrastructure and services it needs to continue to grow and thrive. The expansion of the town hall and the development of 251 South Street are key projects for the town. These projects are essential for providing the town with the infrastructure and services it needs to continue to grow and thrive.

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Station 3: Places to Change, Maintain, Replicate



PLACES TO CHANGE, PLACES TO MAINTAIN, PLACES TO REPLICATE

1. From your Station 3 Comment Card, write the corresponding card number and letter ("A" or "B" as appropriate) on your dots.
2. Think about the places around Davidson that you cherish and want to maintain. Stick your green dots in those locations on the map.
3. Think about places around town that you think need to change – either a little or a lot. Stick your red dots in those locations on the map.
4. Think about places you love and want to replicate in other parts of Davidson. Stick your yellow dots in those locations on the map.
5. For each of these areas, use your comment card to name or describe the place and then explain why you want to change it, maintain it, or replicate it. Feel free to use that space to provide any additional comments about these places.

 Municipal Boundary
 Sphere of Influence Boundary

Station 4: Designing Future Davidson

Open Space & Residential

Commercial & Employment

Locating Character Types

what's next? DAVIDSON Designing Davidson's Future **4**

Residential & Open Space Areas

Which Places Would You Like to See in Davidson? Which Places Do Not Belong? Below are images from other communities of a variety of residential and open space areas, including single-family streets, townhomes, multifamily housing, large-lot housing, farms, and natural areas. For each image, identify whether it is a place you would like to see in Davidson or a place you do not think should be in Davidson.

Like the place	Dislike the place	Open Space & Single Family Detached	Single Family Attached & Multifamily	Like the place	Dislike the place

what's next? DAVIDSON Designing Davidson's Future **4**

Areas of Activity

Which Places Would You Like to See in Davidson? Which Places Do Not Belong? Below are images of areas of activity from other communities, including commercial, employment, and residential uses. For each image, identify whether it is a place you would like to see in Davidson or a place you do not think should be in Davidson.

Like the place	Dislike the place	Commercial & Mixed Use Activity Areas	Employment Areas	Like the place	Dislike the place

what's next? DAVIDSON Mapping the Character Types **4**

Now that you have identified places you would like to see in Davidson, it's time to map where you think those places belong. The map below shows an aerial of the town with Davidson's Planning Areas overlaid on top. Please identify on the map the types of places you would like to see in Davidson in the future. Specifically, you can:

- Find 3-5 images on the Designing Davidson's Future boards that you like
- On dots, write down the letter(s) that corresponds with each image
- Place each dot on the map in locations where you would like to see those places

Davidson's Planning Areas

- Central Business District
- College Campus
- Conditional
- Employment Campus I
- Employment Campus II
- Lakeshore
- Neighborhood Center I
- Neighborhood Center II
- Neighborhood Edge
- Neighborhood General
- Neighborhood Services
- Rural
- Rural Reserve
- Special Use
- Village Center
- Village Commerce
- Village Edge
- Village Infill
- Municipal Boundary
- Sphere of Influence

Next Steps

How You Can Stay Involved

Next Steps

1. Tomorrow – *Part II: Assessing*

- » 4 theme-based discussions
- » In-depth review and synthesis of workshop input
- » **Public Drop-In 4:30 pm – 6:30 pm (Congregation House)**

2. Wednesday – *Part III: Planning*

- » 3 theme-based discussions
- » Drafting of maps and policy recommendations based on public input
- » **Public Open House 6:00 pm – 8:00 pm (Davidson Town Hall)**

Please Fill Out the Exit Questionnaire!


Share Your Voice,
Shape Our Future.

Exit Questionnaire

Before you leave, please take a minute to answer the following questions. Your feedback is crucial to documenting participation in the planning process.

- How did you hear about the *Shaping What's Next Workshop* events?
 Friend or Acquaintance Social Media (Facebook, Twitter, Nextdoor) Organization: _____
 Newspaper Article / Ad Poster / Flyer Town of Davidson Website Other: _____
 Email *What's Next* Website
 Community Event Online News
- Were you comfortable completing the meeting activities? If not, explain why. Yes No
- Did you feel your input was heard and recorded accurately? If not, explain why. Yes No
- Will you continue to participate in the planning process? If not, explain why. Yes No
- Did you interact with *What's Next* during the first round of public intercept events that took place October-December 2018? Yes No
- Did you attend the *Conversation on What's Next Workshop* on January 17, 2019? Yes No
- Additional Comments? (i.e. Are there any additional topics or ideas that you would like to share?)

Questionnaire continues on the back of this page →

Please tell us about yourself.
This information helps us know if participation at this event represents Davidson's diversity. Your responses are anonymous.

- You are Female Male Other: _____
- Which racial group do you most closely identify with?
 Asian Native American Two or more races
 Black/African-American White/Caucasian Other: _____
- Are you Hispanic or Latinx? Yes No
- What is your age?
 <18 18-24 years 25-34 years 35-44 years 45-54 years 55-64 years 65-74 years 75 or over
- What is your highest level of education?
 Less than a high school diploma Some college Bachelor's Degree
 High school diploma Associate's Degree Master's Degree / Ph.D.
- How long have you lived in Davidson?
 0-4 years 5-9 years 10-19 years 20-29 years 30-39 years 40-49 years 50+ years
 Live outside the town
- Do you work within the Town of Davidson? Yes No Retired
- Do you own a business within the Town of Davidson? Yes No
- Do you own property within the Town of Davidson? Yes No
- Please tell us about your annual household income:
*(*This information will be cross referenced with the census data for Davidson to ensure we have representative input from the community. All answers are anonymous)*
 Less than \$35,000 \$35,000 to \$49,999 \$50,000 to \$74,999 \$75,000 to \$99,999 \$100,000 to \$149,999 \$150,000 to \$199,999 \$200,000 to \$299,999 \$300,000 + Prefer not to answer

Thank you for completing this form and for participating!

How to Stay Involved

- 1. Sign up for What's Next eCrier**
- 2. Visit www.WhatsNextDavidson.com (News tab)**
- 3. Review *Community Snapshot Report***
- 4. Review *Exploring Our Planning Principles Public Engagement Report***
- 5. Come to our meeting on Wednesday!**

Keep up with the process!



www.WhatsNextDavidson.com

Adjourn

Please fill out the Exit Questionnaire.