



**Town of Davidson
Planning Board Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Monday, February 24, 2025 at 6:00 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Review/Approval of the January 27, 2025, Minutes

Summary: The Planning Board will review and consider approval of the January 27, 2025, Minutes.

V. OLD BUSINESS

a. Review & Recommendation: Ordinance 2025-03, Design Review Board Text Amendments

Summary: Senior Planner Lindsay Laird will review the proposed text amendments, which are being undertaken based on best practices for Design Review Boards and Historic Preservation Commissions.

Actions: The Planning Board will review the proposed amendments before making a recommendation to the Board of Commissioners and adopting a Statement of Consistency concerning the amendments.

b. Haley Master Plan – FYI

Summary: Principal Planner Trey Akers will provide an update on the project. No action is required.

VI. NEW BUSINESS

a. Annual Permit Report

Summary: Planning Technician Yvonne Janssen will provide an overview of permit activity in 2024. No action is required.

b. Comprehensive Plan – Implementation Update

Summary: Principal Planner Trey Akers will provide an update on the Davidson Comprehensive Plan and implementation progress in 2024. No action is required.

VII. OTHER ITEMS

VIII. PLANNING STAFF REPORT

IX. ADJOURNMENT

MEETING MINUTES

Planning Board

Town of Davidson, NC

January 27, 2025

A meeting of the Davidson Planning Board was held at 6:00 p.m. in the Community Room of the Davidson Town Hall & Community Center at 251 South Street.

I. CALL TO ORDER: 6:01 p.m.

II. SILENT ROLL CALL AND DETERMINATION OF QUORUM

- **Present Board Members:** Shawn Copeland (Chair); Waller Blackwell (Vice Chair); Sara Cummings; Janice Lewis; Michael Fabrizio; Tom Watson; Heather McCloy; Rick Pacious; Jason Ridenhour, David Lusk
- **Absent Board Members:** Mendy McNeel, Richard Bargoil
- **Town Representatives:** Trey Akers, Lindsay Laird, Karen Wolter

III. CHANGES TO THE AGENDA: Shawn Copeland did not request a change to the agenda but suggested that members first introduce themselves prior to completing any business. Members took turns sharing background information about themselves.

IV. REVIEW/APPROVAL OF THE MINUTES

a. Review/Approval of the December 2, 2024, Minutes:

Motion to recommend approval of the minutes:

- Motion: Rick Pacious
- Second: Michael Fabrizio
- Vote: 10-0 (Motion Passed, Absent: McNeel, Bargoil)

V. NEW BUSINESS:

a. **Member Introductions:** The Planning Board completed this business item earlier, prior to the approval of the Minutes.

b. **Vice Chair Election:** The Planning Board elected Waller Blackwell to serve as Vice Chair.

Motion to nominate Waller Blackwell as Planning Board Vice Chair:

- Motion: Sara Cummings
- Second: Janice Lewis

Motion that nominations be closed and a vote taken:

- Motion: Tom Watson
- Second: Shawn Copeland

Vote:

- Vote: 10-0 (Motion Passed, Absent: McNeel, Bargoil)

c. **Adopt Meeting Schedule:** The Planning Board adopted its meeting schedule for 2025.

Motion to adopt the proposed meeting schedule:

- Motion: Jason Ridenhour

- Second: Michael Fabrizius
- Vote: 10-0 (Motion Passed, Absent: McNeel, Bargoil)

- d. **Planning Board Orientation:** Principal Planner Trey Akers provided an overview of the board and its responsibilities. As part of the presentation he previewed various development projects and work items that may come before the board in 2025. Members asked miscellaneous questions about the projects.

VI. OLD BUSINESS:

- a. **Proposed Design Review Board Text Amendments – FYI:** Senior Planner Lindsay Laird reviewed the proposed text amendments with the board. Members asked questions about the current and future authority of the Design Review Board (DRB) should its status as a quasi-judicial entity be removed. Laird noted that the current set up creates confusion and is not aligned with state statute. She and Karen Wolter, Town Attorney, along with Trey Akers, maintained that redesignating the board will create a more collaborative environment amongst DRB members and applicants, who are comprised of professionals in the field rather than landowners as in a Board of Adjustment case. Consequently, staff does not anticipate an increased Board of Adjustment workload if the DRB's status is redesignated.

VII. OTHER ITEMS: N/A

- VIII. PLANNING STAFF REPORT:** Principal Planner Trey Akers provided brief updates on various development projects.

IX. ADJOURNMENT: 7:00 p.m.

- Motion: Waller Blackwell
- Second: Janice Lewis

APPROVAL OF MEETING MINUTES

Signature/Date

Shawn Copeland, Planning Board Chair



Design Review Board Text Amendments Planning Board Recommendation

Lindsay Laird
Senior Planner
February 24, 2025

www.townofdavidson.org

Jointly Appointed DRB & HPC

Davidson Planning Ordinance (DPO) 13.3 *Design Review Board/Historic Preservation Commission*

A. Design Review Board (NCGS 160D-304 Appearance Commission):

- Reviews and approves the building schematic design of all individual buildings in approved plans (not in the local historic district)
- Not quasi-judicial per state statute – should be advisory only

B. Historic Preservation Commission (NCGS 160D-303):

- Review and act on proposals for Certificates of Appropriateness in local historic districts
- Explicitly quasi-judicial when reviewing COAs per state statute

Quasi-Judicial Procedures

- Boards shall follow quasi-judicial procedures in determining appeals of administrative decisions, special use permits, certificates of appropriateness, variances, or any other quasi-judicial decision (NCGS 160D-406)
- Formal hearing similar to a court - process includes:
 - Sworn witnesses
 - Presentation of evidence
 - Deliberation
 - Voting
- Board discretion is limited – must be based on evidence in the record and the standards as required in the ordinance/historic district design standards
- Opinion should not come into play

DPO & Bylaw Revisions: Design Review Board

- Multiple DPO sections revised to remove references to quasi-judicial procedures & approvals for DRB (but not HPC)
 - Section 2 – Planning Areas
 - Section 3 – Uses with Additional Requirements
 - Section 4 – Site & Building Design Standards
 - Section 11 – Signs
 - Section 13 – Boards & Commissions
 - Section 14 – Administration & Procedures
 - Section 22 – Historic Preservation Ordinance
- Updated DRB & HPC bylaws clarify procedures
- Revisions make clear that DRB is advisory only; Final design approvals are administrative based on DPO building design standards
- Revisions also differentiate the two overlapping boards

NEXT STEPS

Process: DPO 14.23: Amendments to the Planning Ordinance

- **October 8, 2024:** Board of Commissioners FYI
- **December 2, 2024:** Planning Board FYI
- **January 15, 2025:** Design Review Board FYI
- **January 28, 2025:** Board of Commissioners Public Hearing
- **February 24, 2025:** Planning Board Recommendation
- **February 25, 2025:** Board of Commissioners Decision

PLANNING BOARD RECOMMENDATION & APPROVAL OF A CONSISTENCY STATEMENT





SCHEDULE OF PROPOSED CHANGES

Date: February 24, 2025

To: Planning Board

From: Lindsay Laird, Senior Planner

Re: Davidson Planning Ordinance – DRB Schedule of Proposed Changes

TEXT AMENDMENTS

The following is a list of proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes to DRB processes will help to differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements. Proposals are organized by page number.

The Davidson Planning Ordinance is available at www.townofdavidson.org/planningordinance

PROPOSED TEXT CHANGES				
PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION
SECTION 2 – PLANNING AREAS				
2-5	2.1.4	BUILDING TYPES	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: DR = Permitted with approval of the Design Review Board New Text: DR = Design Review Board recommendation required	
2-85	2.3.5.B	LOCAL HISTORIC DISTRICT OVERLAY	Historic district design standards take precedence over DPO Section 4	Modify text to make clear that historic district design standards take precedence in the local historic district
TEXT CHANGES			Old Text: Standards: Buildings in the local historic district must meet the requirements in Section 4 and the Davidson Historic District	

			Design Standards. If there are conflicts, the stricter regulation takes precedence. New Text: Standards: Buildings in the local historic district must meet the requirements in the Davidson Planning Ordinance and the Davidson Historic District Design Standards. If there are conflicts, the Historic District Design Standards take precedence.	
SECTION 3 – USES WITH ADDITIONAL REQUIREMENTS				
3-4	3.2.9	COLUMBARIUM	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: b. The size of the columbarium site, including benches and walking paths around the columbarium, shall not exceed a total of 2,500 square feet. A columbarium site over 500 square feet shall require Design Review Board approval. New Text: b. The size of the columbarium site, including benches and walking paths around the columbarium, shall not exceed a total of 2,500 square feet. A columbarium site over 500 square feet shall require Design Review Board review and recommendation.	
SECTION 4 – SITE & BUILDING DESIGN STANDARDS				
4-2	4.2	APPLICABILITY & ADMINISTRATION	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: The standards in this section shall: - Serve as criteria for the review of the application and decision to approve, deny, or approve with conditions. - Serve as criteria to evaluate the application and prepare an analysis of the application for the appropriate decision-making board. - Serve as the basis for the decision-making bodies’ deliberations. See section 14 for design review procedures.	

			- "Shall" and "Must", when used, denote a design requirement. "Should" and "May" denote a design guideline. - Shall not be applied in any manner prohibited by NC G.S. 160D. New Text: The standards in this section shall: - Serve as criteria for the review of the application and decision to approve, deny, or approve with conditions. - Serve as criteria to evaluate the application and prepare an analysis of the application for the appropriate advisory board. - Serve as the basis for advisory board review and recommendation. See section 14 for design review procedures. - "Shall" and "Must", when used, denote a design requirement. "Should" and "May" denote a design guideline. - Shall not be applied in any manner prohibited by NC G.S. 160D.	
4-11	4.5.1	INSTITUTIONAL BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing "approvals" of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval. New Text: Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may	

			include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and require Design Review Board recommendation.	
4-12	4.5.2	DETACHED AND ATTACHED HOUSES BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Duplexes and all attached houses are subject to the Individual Building Process and Design Review Board approval. New Text: Attached houses are subject to the Individual Building Process and require Design Review Board recommendation.	
4-13	4.5.2.G.1	DETACHED AND ATTACHED HOUSES BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board approval. New Text: The entire building must be built to commercial code, which requires Individual Building submittal and Design Review Board recommendation.	
4-13	4.5.3	TOWNHOUSE AND LIVE WORK BUILDING TYPES	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All townhouse and live/work buildings are subject to the Individual Building process and Design Review Board approval.*	

			New Text: All live/work buildings are subject to the Individual Building process and require Design Review Board recommendation.*	
4-14	4.5.4	MIXED VILLAGE BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All Mixed Village buildings are subject to the Master Plan or Individual Building processes as well as and Design Review Board approval. New Text: All Mixed Village buildings are subject to the Master Plan or Individual Building processes and require Design Review Board recommendation.	
4-15	4.5.5	MULTI-FAMILY BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All multi-family buildings are subject to the Individual Building process and Design Review Board approval. New Text: All multi-family buildings are subject to the Individual Building process and require Design Review Board recommendation.	
4-15	4.5.6	STOREFRONT BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All storefront buildings are subject to the Individual Building process and Design Review Board approval. New Text: All storefront buildings are subject to the Individual Building process and require Design Review Board recommendation.	

4-16	4.5.7	WORKPLACE BUILDING TYPE	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: All workplace buildings are subject to the Individual Building process and Design Review Board approval. New Text: All workplace buildings are subject to the Individual Building process and require Design Review Board recommendation.	
SECTION 11 – SIGNS				
11-3	11.3.1.1	SINGLE TENANT BUILDINGS	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: E. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be approved by the Design Review Board. New Text: E. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be reviewed by the Design Review Board.	
11-3	11.3.1.2	MULTI-TENANT BUILDINGS	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: D. The following additional regulations apply: 1. One building directory sign per multi-tenant entrance is allowed. 2. One service entrance sign is allowed. 3. One parking directional sign per rear parking lot is allowed. 4. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be approved by the Design Review Board.	

			New Text: D. The following additional regulations apply: 1. One building directory sign per multi-tenant entrance is allowed. 2. One service entrance sign is allowed. 3. One parking directional sign per rear parking lot is allowed. 4. Only one of the total numbers of allowed signs may contain neon. The neon sign area shall not exceed 10 square feet and shall be reviewed by the Design Review Board.	
11-6	11.4.1.2.2	WALL SIGN	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet. New Text: Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must review all signs greater than 24 square feet.	
11-9	11.4.1.5.2	CANOPY SIGN	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to remove DRB approval of signage.
TEXT CHANGES			Old Text: Maximum sign area is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet. New Text: Maximum sign area is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must review all signs greater than 24 square feet.	
SECTION 13 – BOARDS AND COMMISSIONS				

13-3	13.3.1	AUTHORITY AND RESPONSIBILITY	The DRB is not quasi-judicial and is not a decision-making board.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: A. Design Review Board 1. Review and approve the building schematic design of all individual buildings in approved plans. 2. Propose changes to the design standards in the Planning Ordinance. 3. Undertake programs of research, information, education, or analysis relating to any matter under its purview. 4. Provide such recommendations or approvals as required by the Planning Ordinance or as requested by the Board of Commissioners. New Text: A. Design Review Board 1. Review and approve the building schematic design of all individual buildings in approved plans. 2. Propose changes to the design standards in the Planning Ordinance. 3. Undertake programs of research, information, education, or analysis relating to any matter under its purview. 4. Provide such recommendations or approvals as required by the Planning Ordinance or as requested by the Board of Commissioners.	
SECTION 14 – ADMINISTRATION & PROCEDURES				
14-28	14.12	INDIVIDUAL BUILDING	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: 14.12.9 Design Review Board Approval: The applicant must submit an application to the Design Review Board in accordance with Section 14.13. The project must receive Design Review Board approval in order to proceed to review of the building construction documents. New Text: 14.12.9 Design Review Board Approval Review & Recommendation: The	

			applicant must submit an application to the Design Review Board in accordance with Section 14.13. The Design Review Board shall review and provide a recommendation on the project prior to administrative approval of any construction documents or building permits.	
14-29	14.12	INDIVIDUAL BUILDING	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: Individual Building Review Process Step 1: Pre-Concept/Site Meeting Step 2: Pre-Submittal Meeting Step 3: Application Step 4: Transportation Impact Analysis (if required) Step 5: Design Review Board Preliminary Review Step 6: Building Schematic Design Review Step 7: Technical Review Step 8: Design Review Board Approval Step 9: Utility Service and Annexation Criteria (USAC decision) Step 10: Site and Landscape Construction Documents Approval Step 11: Building Construction Documents Approval New Text: Individual Building Review Process Step 1: Pre-Concept/Site Meeting Step 2: Pre-Submittal Meeting Step 3: Application Step 4: Transportation Impact Analysis (if required) Step 5: Design Review Board Preliminary Review	

			Step 6: Building Schematic Design Review Step 7: Technical Review Step 8: Design Review Board Review & Recommendation Step 9: Utility Service and Annexation Criteria (USAC decision) Step 10: Site and Landscape Construction Documents Approval Step 11: Building Construction Documents Approval	
14-30	14.13	DESIGN REVIEW	The DRB is not quasi-judicial and should not be issuing “approvals” of projects.	Modify the text to reference DRB recommendation and not approval.
TEXT CHANGES			Old Text: 14.13.4 Design Review Board Decision: The applicant submits the following required materials prior to the Design Review Board meeting. A. The site schematic design, as per Section 14.16.9. B. The building schematic design, as per Section 14.16.5. C. The landscape schematic design, as per Section 14.16.7. D. The building perspective. This includes perspective views from the street, from the side, and in context with other buildings nearby. E. One electronic copy of the above submittal materials (jpg or pdf extensions only). F. Building Materials/Colors: for roofing, siding, doors and windows, etc. The Design Review Board is a quasi-judicial advisory board and shall follow the quasi-judicial procedures as described in Section 14.22 and G.S. 160D. At the Design Review Board meeting, the Board will consider the submittal materials, the staff analysis, and comments from the applicant and public. The Design Review Board shall approve, deny, or	

			defer the decision on the proposed building design as submitted. New Text: 14.13.4 Design Review Board Review & Recommendation: The applicant submits the following required materials (as applicable) prior to the Design Review Board meeting. A. The site schematic design, as per Section 14.16.9. B. The building schematic design, as per Section 14.16.5. C. The landscape schematic design, as per Section 14.16.7. D. The building perspective. This includes perspective views from the street, from the side, and in context with other buildings nearby. E. One electronic copy of the above submittal materials (jpg or pdf extensions only). F. Building Materials/Colors: for roofing, siding, doors and windows, etc. The Design Review Board is a quasi-judicial advisory board and shall follow the quasi-judicial procedures as described in Section 14.22 and G.S. 160D. At the Design Review Board meeting, the Board will consider the submittal materials, the staff analysis, and comments from the applicant and public. The Design Review Board shall recommend approval, approval with conditions, denial, or defer their recommendation on the proposed building design as submitted. Final approval of individual building design is administrative.	
SECTION 22 – HISTORIC PRESERVATION ORDINANCE				
22-11	22.7.6	APPLICATIONS & REQUIRED PROCEDURES	HPC Rules & Procedures requires COA applications to be submitted at least three weeks prior to the next regularly scheduled meeting.	Modify the text to align with HPC Rules of Procedure.

TEXT CHANGES	Old Text: A. An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least ten (10) business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting. New Text: A. An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least three weeks prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.
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TOWN OF DAVIDSON PLANNING BOARD – CONSISTENCY STATEMENT

Design Review Board Text Amendments

I. SUMMARY OF ACTION / CONSISTENCY STATEMENT

Description of Action: The Planning Board hereby adopts this statement of consistency pursuant to N.C.G.S § 160D-604(d).

- Motion: XXXX
- Second: XXXX
- Vote: X-X

II. PROPOSAL / REQUEST

Text Amendments are being undertaken based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC). Based on research to date, the DRB should no longer be quasi-judicial. Making these changes will differentiate the two jointly appointed boards and will allow the DRB more flexibility in discussing projects and making suggestions for building design improvements.

III. PLAN / POLICY ALIGNMENT

This Text Amendment proposes to revise multiple sections of the Davidson Planning Ordinance to remove quasi-judicial references for the DRB, but not the HPC.

SUMMARY OF PLAN / POLICY ALIGNMENT	
Areas of Consistency	Areas of Inconsistency
<u>Strategic Plan</u> ▪ Goal B: Historic Preservation – Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experience. ▪ Goal G: Operational Excellence – Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a professional and committed workforce. <u>General Planning Principles</u> ▪ Character & Community: We must preserve Davidson’s character and sense of community. ▪ Downtown: We must preserve and enhance Davidson’s unique, historic downtown and neighborhoods. ▪ Placemaking: We must maintain the town’s unique sense of place through quality architecture and design. <u>Davidson Comprehensive Plan</u> ▪ Goal 2.5: Contextually Sensitive Infill and Redevelopment	▪ N/A, None of the proposed amendments appear to be inconsistent with adopted plans and policies.

- <u>Policy 2.5.5</u>: Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate. <u>Historic Preservation Plan</u> ▪ Action 3.3.C: Explore restructuring of the jointly appointed Historic Preservation Commission and Design Review Board.	
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IV. SIGNATURE

Adopted this 24th day of February 2025.

Signature/Date
Shawn Copeland, Chair
Town of Davidson



Haley Property Master Plan – FYI Update

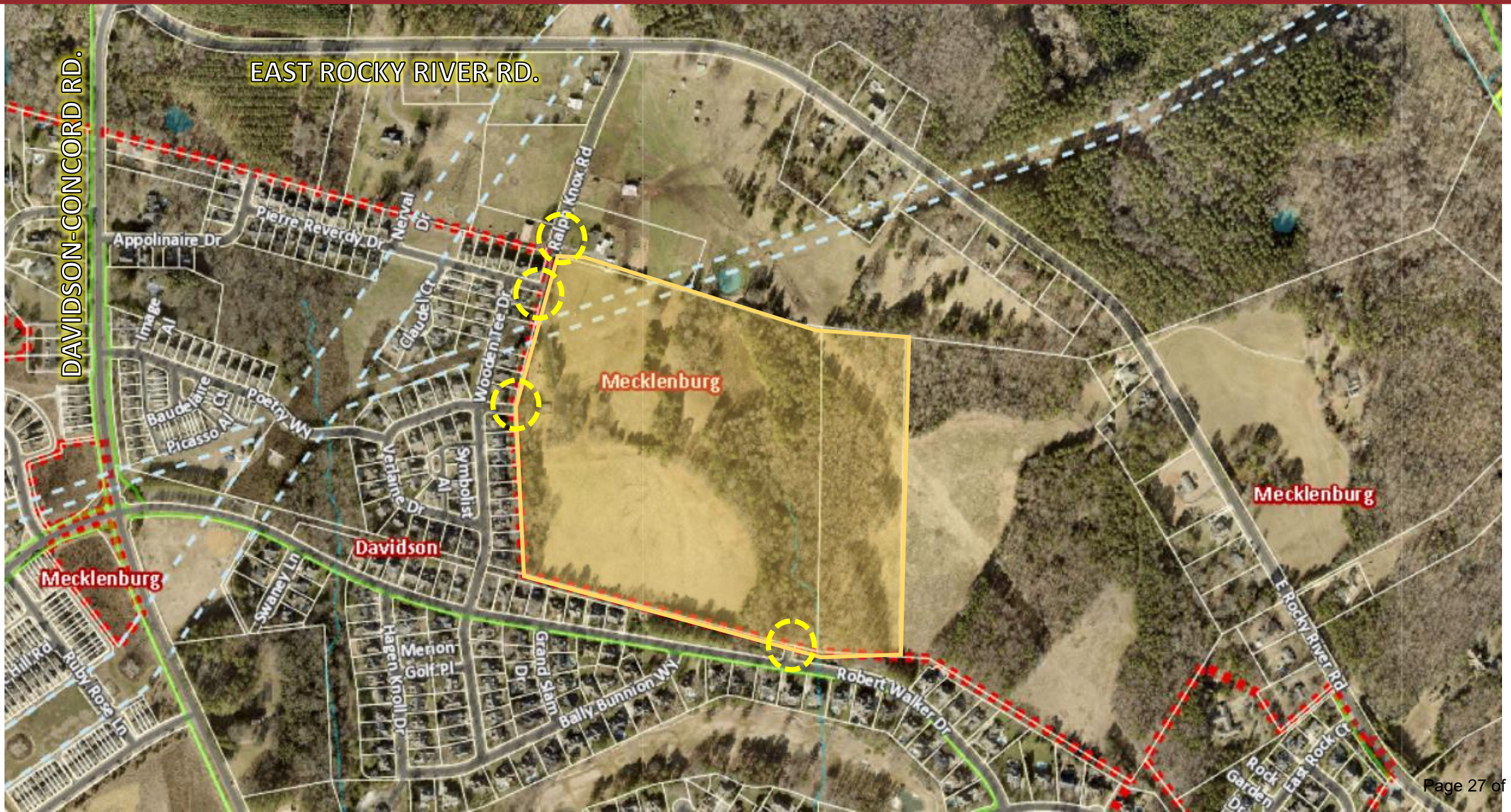
Trey Akers
Principal Planner
02.24.2025

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PROCESS / TIMELINE

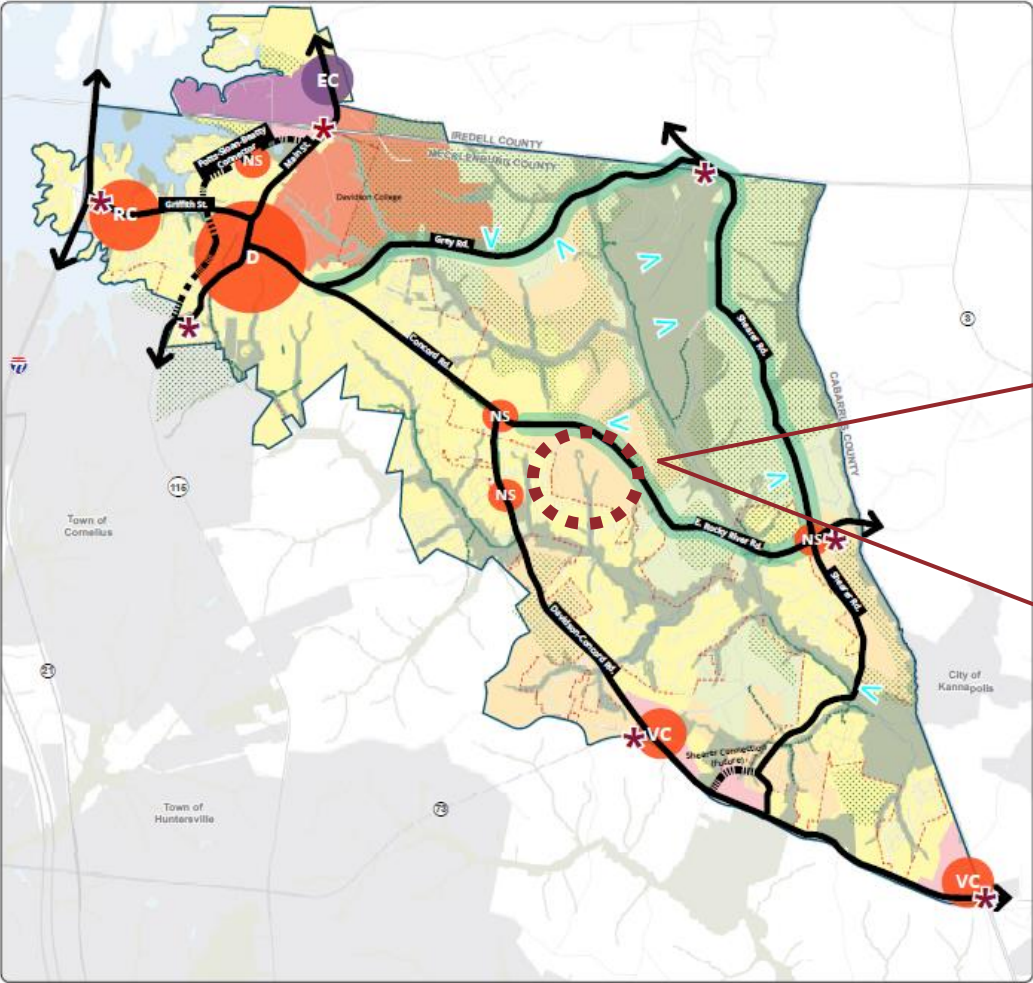
- **Process:** Davidson Planning Ordinance Section 14.7, Master Plan (Application Filed 07.09.2024)
- **Pre-Application:**
 - » Informal Reviews + Meetings, Process Overview (Sept. 2023 – February 2024)
 - » Draft Concept Plans + Environmental Inventory (Sept. 2023 – February 2024)
 - » Site Visit (02.28.2024)
 - » Community Meeting (03.19.2024)*
- **Post-Application:**
 - » Completeness Review of Application – Preliminary Sketch Plan (07.09.2024)
 - » Transportation Impact Analysis (Draft Completed September 2024)*
 - » **Public Input Session (10.23.2024)***
 - » Utility Services & Annexation Criteria Scoring (February 2024)
 - » Master Plan Schematic Design (February 2024)
 - » Planning Board Review + Comment (March 2024)

CONTEXT



PLANS – COMPREHENSIVE PLAN

The Conservation and Growth Framework Map



Residential Neighborhood Edge and Open Space

Residential Neighborhood Edge and Open Space areas are expected to accommodate new neighborhoods, while protecting large open space areas and corridors ranging from hardwood forests to rural landscapes. These neighborhoods should use traditional neighborhood design to enhance the natural and built environment of the town.

Key Features

- » New complete neighborhoods with ample open space conservation and integrated green space
- » Protection of priority conservation areas
- » Interconnectivity with existing town neighborhoods and extension of existing built fabric

Opportunities

- » Open space preservation and green space
- » Enhance cross-town street and trail connectivity
- » Low impact development and green building design

Planning Areas

- » Neighborhood Edge

Preferred Character



Greenway

(Planned or recently completed)

- » Multi-use paths accommodate users of all abilities
- » Intended for both recreation and utilitarian transportation
- » Connect to larger green spaces



Streams

- » Ecologically important corridors for habitat conservation
- » Stream protection also serves to foster a resilient built environment and avoid hazards from slopes and flooding



PLANS – COMPREHENSIVE PLAN

GOAL 2.1

INTENTIONAL GROWTH MANAGEMENT

Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town's livability and occur using a tiered and incremental approach to meet the needs of a growing community.

Policy 2.1.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

The town will manage growth in a manner that balances the protection of community character and natural lands with the need to accommodate future anticipated growth. Change in the community will be managed to protect critical natural lands, provide a variety of housing options for a diversity of households, support economic development, support a healthy fiscal bottom line, ensure adequate public safety services, and utilize growth patterns that will support regional and local transit services. Lands within the town's current corporate limits are priorities for infill and redevelopment. New development areas contiguous with the town and in identified centers should be secondary priorities for development and ahead of areas outside centers.

Policy 2.1.2: Guide Utility Service Extensions and Annexations Using the Utility Service and Annexation Criteria

The town will evaluate the appropriateness of annexation of lands into the town and extension of public utilities to new areas using the Utility Service and Annexation Criteria (see page 38). These criteria serve as the primary guide for making annexation and utility extension decisions. The criteria provide a framework for ensuring decisions are made consistently and in accordance with the Comprehensive Plan. They are complemented by the Growth Management Tiers Map.

Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

The Growth Management Tiers Map serves as a guide for development and investment decisions. It is designed to support conservation of high priority lands and support growth in appropriate locations. The Growth Management Tiers Map's purpose is to ensure Davidson accommodates growth consistent with the General Planning Principles, intentionally directs growth to desired areas, manages the pace of development, and ensures fiscal balance. This map is intended to be used when considering development approvals, utility service extension annexations, incentives, and capital investments. This map should be used in coordination with the Utility Service and Annexation Criteria. The Growth Management Tiers Map will be updated from time to time to reflect changing planning conditions.

Policy 2.1.4: Explore the Use of Targeted Conditional Zoning Thresholds to Regulate the Approval of Development Projects.

The town should evaluate the potential benefits and drawbacks of using criteria to automatically trigger the conditional zoning process. The criteria may include a proposed development's location, size, building type(s), or transportation impact, among others.

GOAL 2.2

A NETWORK OF NATURAL AREAS AND OPEN SPACE

Recognizing the importance of the natural environment, Davidson will create and protect an integrated network of green corridors, parks, and open spaces, along with meaningful rural and agricultural uses.

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Additionally, prioritize conservation of similar lands adjacent to these areas.

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Being cognizant of the importance of green space to human health, continue to thread green space throughout the built environment by growing, enhancing, and protecting the urban tree canopy, and providing natural green public spaces, neighborhood gardens, and greenways. To the extent possible, encourage native landscaping.

Policy 2.2.3: Protect Active Farmland

Protect and support active farmland, recognizing the economic, environmental, and social importance of farmland protection and local foods production.

Policy 2.2.4: Promote Environmental Education

Promote environmental stewardship through educational outreach programs that enhance knowledge and understanding of environmental systems. Outreach may take the form of classes, signage, or public art, among other methods.

Policy 2.2.5: Protect Valued Rural Viewsheds

Recognizing Davidson's rural history, as well as the present-day importance of rural viewsheds, protect those viewsheds deemed most important by the Davidson community.

Policy 2.2.6: Expand Use of Low Impact Development Techniques

Use low impact development systems and practices that use or mimic natural processes to protect water quality and associated aquatic habitat and reduce the impact of built areas. Examples may include, but are not limited to, rain gardens and bioswales that result in the infiltration, evapotranspiration or use of stormwater.

GOAL 2.3

A SUSTAINABLE BUILT ENVIRONMENT

Davidson's integrated natural and built environments will embody the tenets of social, environmental, and fiscal sustainability. The town will be a leader of green building design and climate responsibility.

Policy 2.3.1: Use the Conservation and Growth Framework Map

Use the Conservation and Growth Framework Map to guide conservation, growth, and development decisions.

Policy 2.3.2: Promote Innovative Green Building Tools and Approaches

Promote and/or incentivize innovative building tools and approaches, such as LEED, LEED-ND, STAR Communities, WELL Building Standard, the Sustainable Development Code, green building standards and incentives in the Planning Ordinance, and others. New approaches may include green roofs, renewable energy generation, alternative lighting strategies, use of local and/or recycled materials, consideration of embodied energy, optimization of solar access, and other innovative practices.

Policy 2.3.3: Ensure Best Design Practices in New Growth

All new growth should use principles of complete neighborhood design, which is key to supporting sustainability because it achieves simultaneous goals of reducing emissions from vehicle trips, improving human health by supporting active modes of transportation, and guides growth away from open green spaces. New growth should include short blocks and connected rights-of-way, prominent civic spaces, protected natural areas, front-facing buildings, a diversity of housing types, neighborhood-serving and context-sensitive non-residential uses, rear parking and alleys, front porches, and safe multimodal travel options.

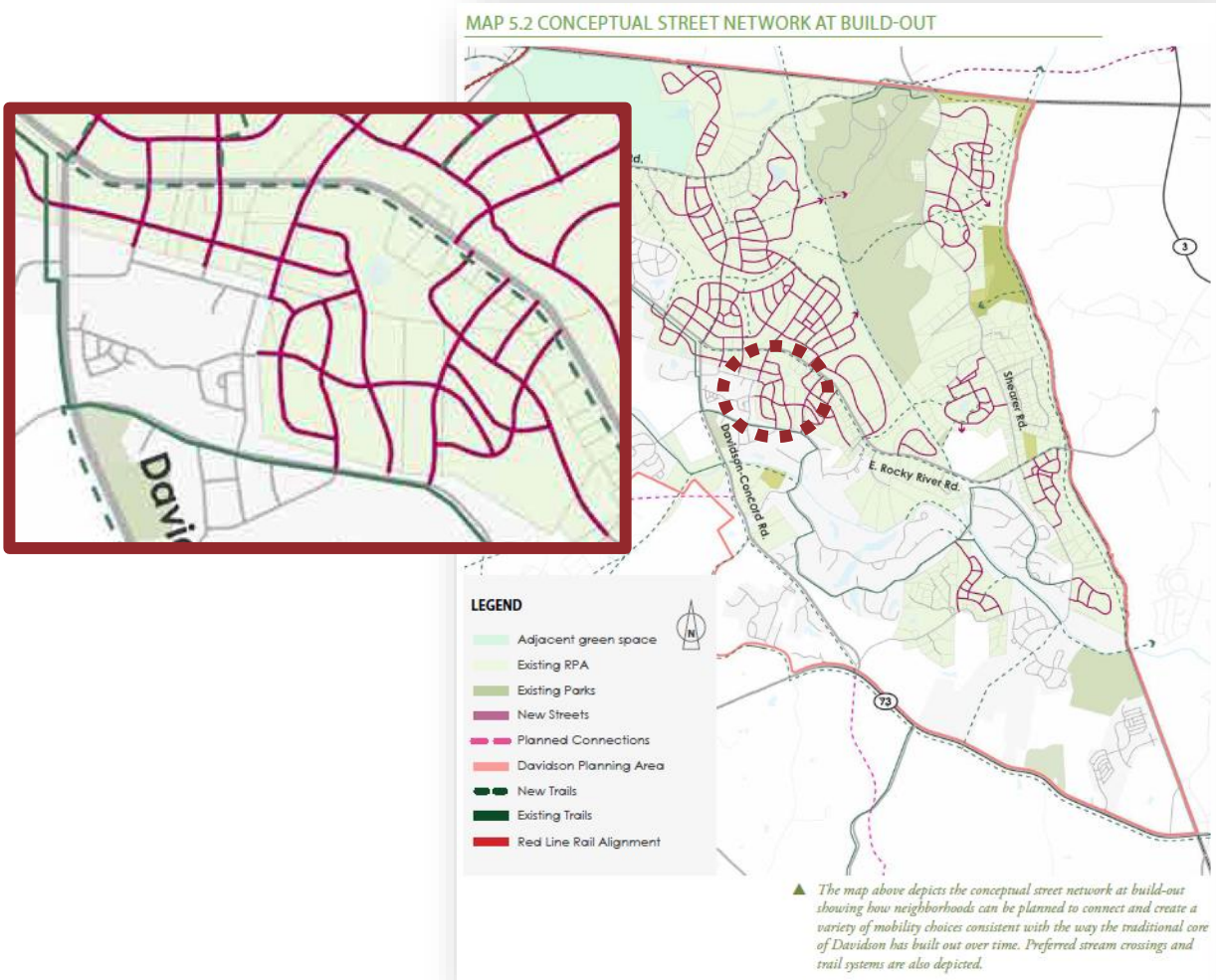
Policy 2.3.4: Adapt to Climate Variations and Transition to Becoming a Carbon Neutral Town

Support the transition to becoming a carbon neutral town, recognizing the urgent need to respond to the threat of a changing climate by reducing greenhouse gas emissions. Consider membership in the Carbon Neutral Cities Alliance or other coalition or initiative with similar missions. Explore partnerships with local nonprofits and businesses addressing sustainability, including educational programs and incentives for sustainable initiatives.

Policy 2.3.5: Incorporate Low Impact Development and Green Building Practices In Public Projects

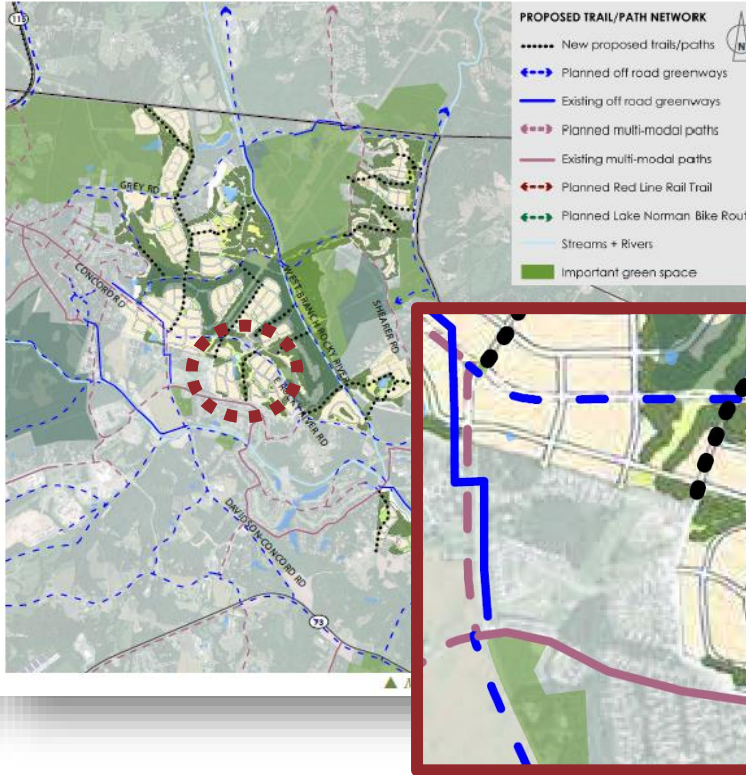
Incorporate low impact development and green design approaches in public projects including but not limited to: bioretention filters and swales, porous pavement, and various building features. Encourage designs that take advantage of multiple simultaneous benefits, such as the coupling of detention ponds with public parks or the use of landscaping and green roofs to control rain water and provide habitat.

PLANS – RURAL AREA PLAN



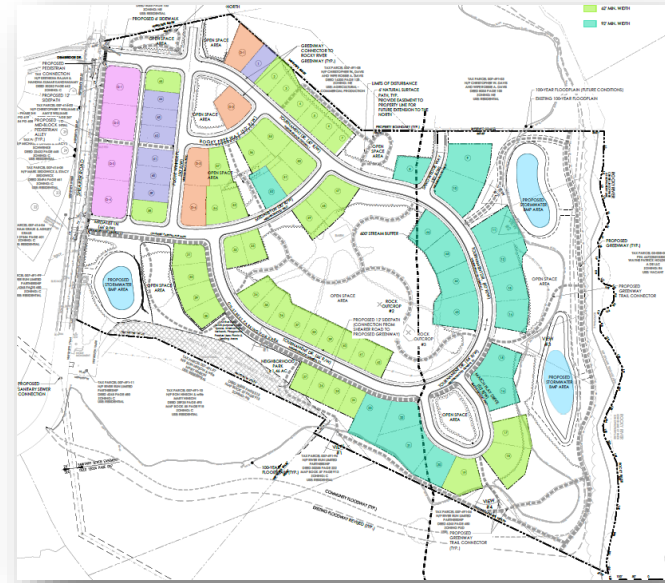
Action Item 5.4: Continue to implement the Davidson Walks and Rolls Alternative Transportation Plan for bicycle and pedestrian facilities.

At present, there is trail connectivity in certain areas of the southern portion of the RPA and through a portion of Fisher Farm/Abersham park. The Davidson Walks & Rolls Alternative Transportation Plan recommended several new trails and paths in and around the RPA which are further echoed in this plan. Additional recommendations have been made to provide a neighborhood-level trail system reflective of the planned development patterns. Of all the recommendations, the West Branch Greenway, the East Rocky River Road multi-use path, the Grey Road multi-use path and the greenway connecting McConnell/St. Alban's to Fisher Farm are considered to be the most important and, where not built by private development, should be prioritized for town capital funding. The plan recommends a greenway contribution mechanism required for all properties redeveloping within the Grey/Shearer Scenic Overlay District. To encourage greenway easement acquisition, the plan recommends developing incentives that offer credits for projects that secure additional greenway easement area above and beyond what's required in their proposal.



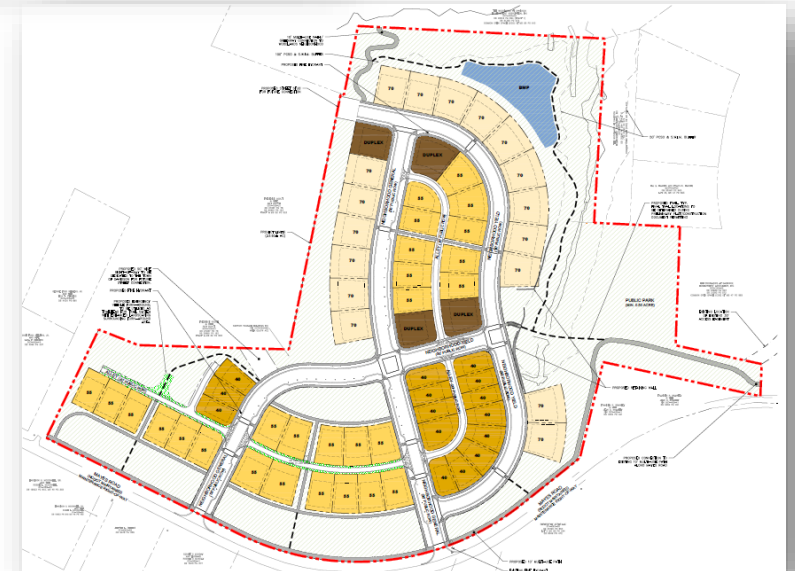
NEIGHBORHOOD EDGE PLANNING AREA

“...established to transition between Davidson’s urban areas and its rural periphery. Development in this planning area is low-density residential consisting primarily of single-family homes. Transportation systems, with an emphasis on greenways and bicycle or multi-use paths, should be evaluated to improve connectivity without jeopardizing sensitive natural features or viewsheds.”

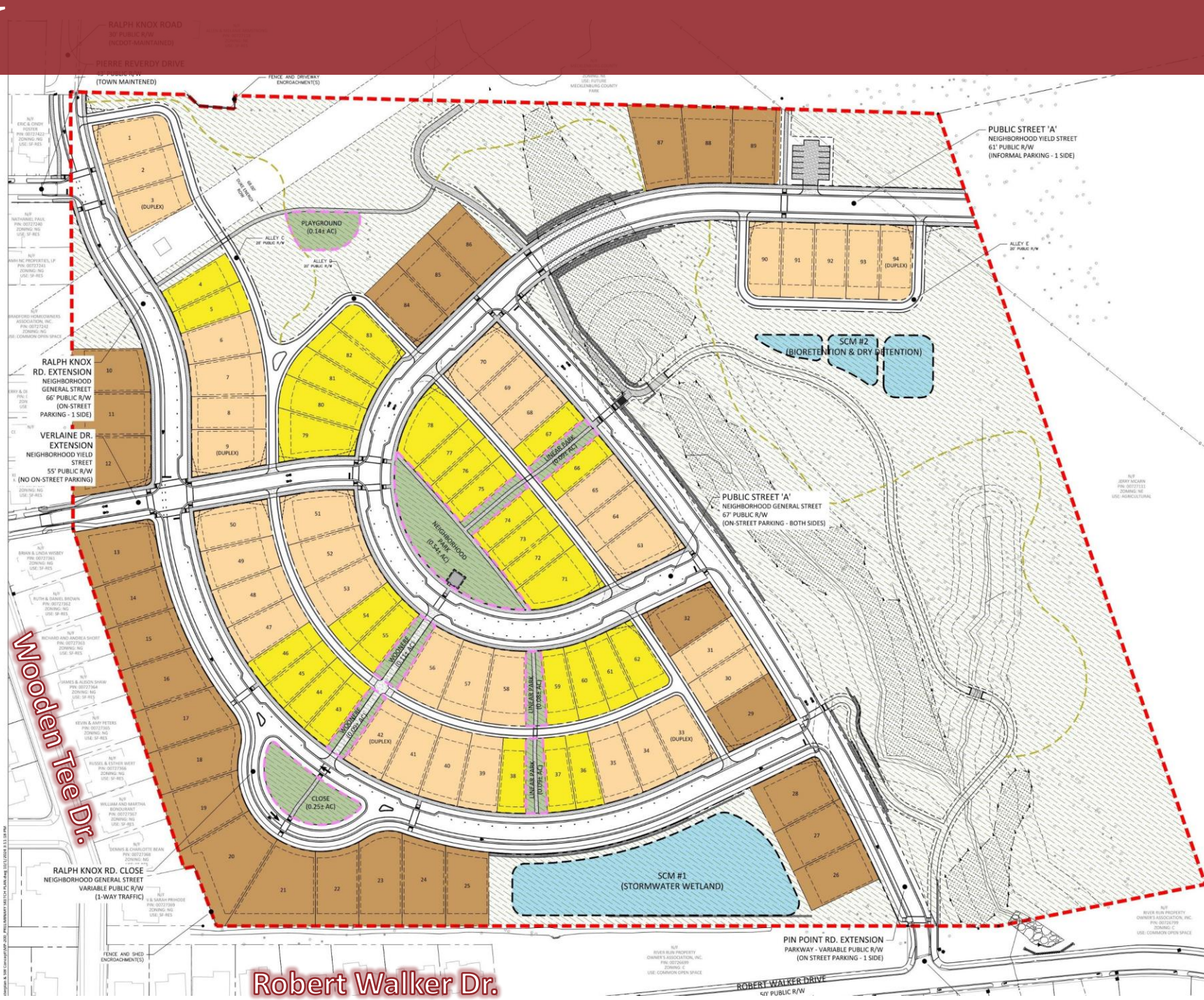


Mayes Hall, Built 2021 ►

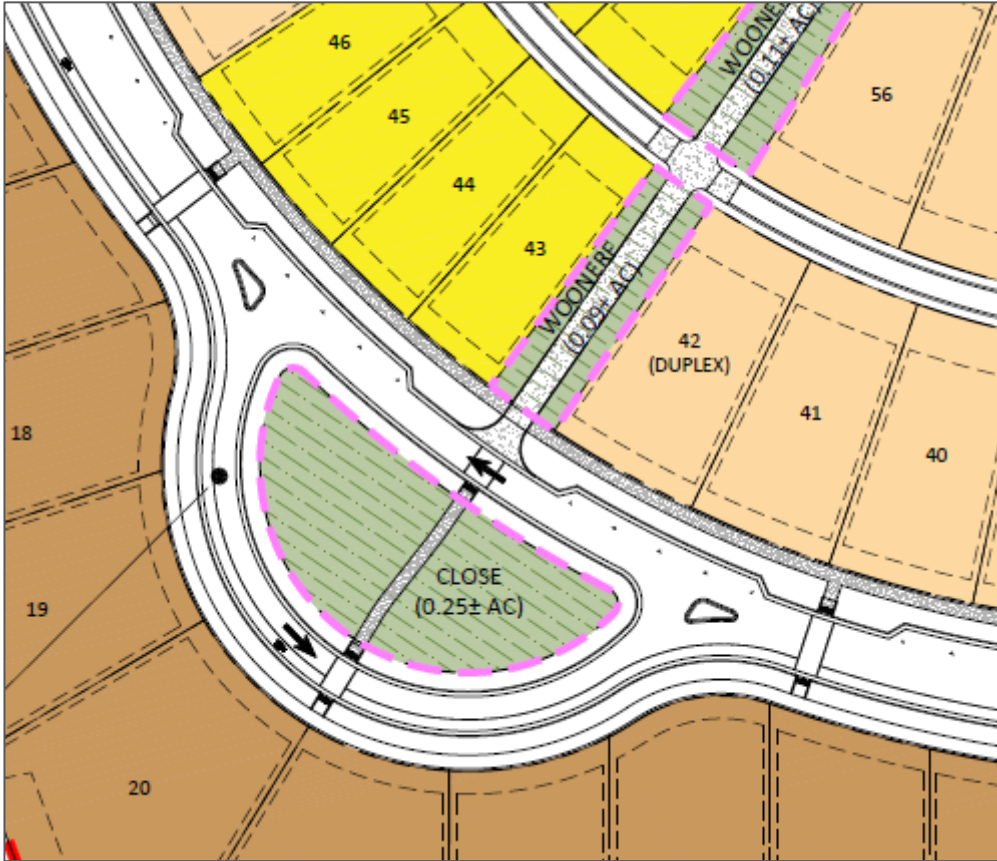
◄ River Run Ph. 6, Approved 2023



PLAN

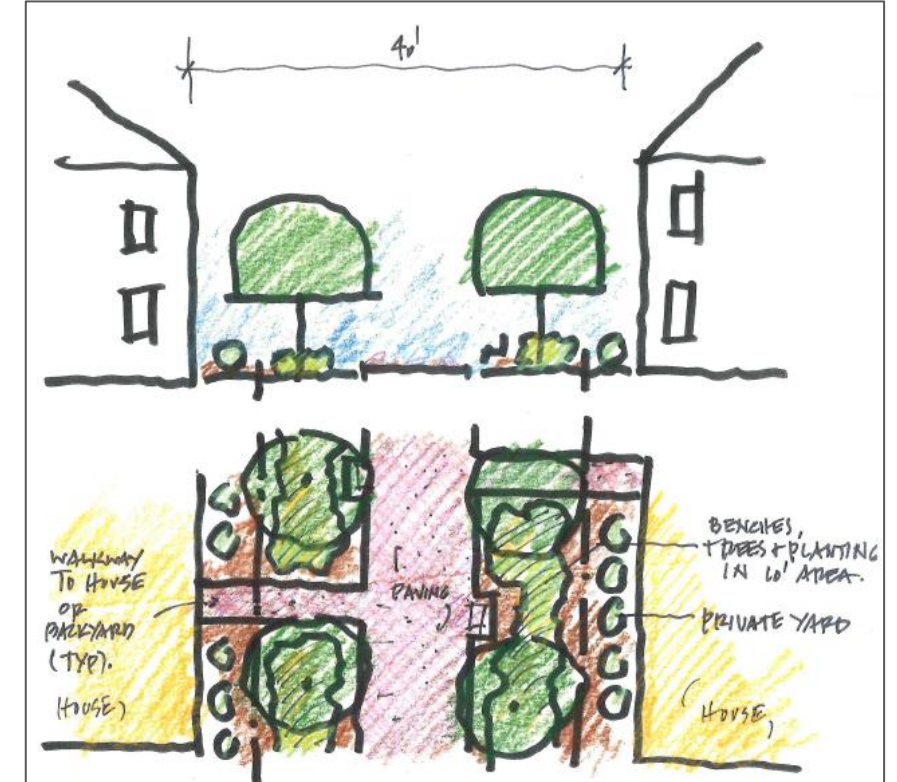


“CLOSE”



The *close* is an alternative to a cul-de-sac and includes park space within the typical asphalt area. Examples of closes exist along South Street in Antiquity, Cornelius.

WOONERF – “LIVING STREET”



A *woonerf* is a low-speed street that creates a shared space for both vehicles and pedestrians in the same space. They often serve as community gathering spaces.

OVERVIEW

- **Project Information:**

- » Developer: Pulte Group

- **Site Data & Features:**

- » Size: +/- 47.45 Acres

- » Zoning: Neighborhood Edge Planning Area

- » Housing: 99 Residential Units – 89 Single-family Detached Units, 10 Duplex Units

- Lot Variety + Building Type Requirements, Integration Throughout

- Affordable Housing: 12.5% Required (6 On-site Units)

- » Open Space, Parks: 45% OS Required (45.2% Provided); 5% Park Required (6.4% Provided)

- Linear Park/Woonerf/Close: Unifying Elements + Focal Point(s)

- » Tree Canopy/Preservation:

- Min. Canopy Required 50%, Projected 50%

- Min. Preservation Required 40%, Projected 46.2% (Specimen Trees: 50% Preserved)

- » Fiscal Impacts: + \$33.309.90 Net Gain Annually

TRANSPORTATION IMPACT ANALYSIS

- **Purpose:**

- » Evaluate Effects of Vehicular Traffic on Surrounding Infrastructure (DPO 6.10)
- » Considers Existing/Future Conditions for: Motor Vehicles, Bicyclists, Pedestrians

- **Components:**

- » Standard: Trip Generation Values, Uses (Housing Type), Growth Rate
- » Additional: Ralph Knox Rd. (Inclusion, Width, Park Access), Schools (PM Peak Studied, Expanded)

Responsive to Community Meeting Feedback Received

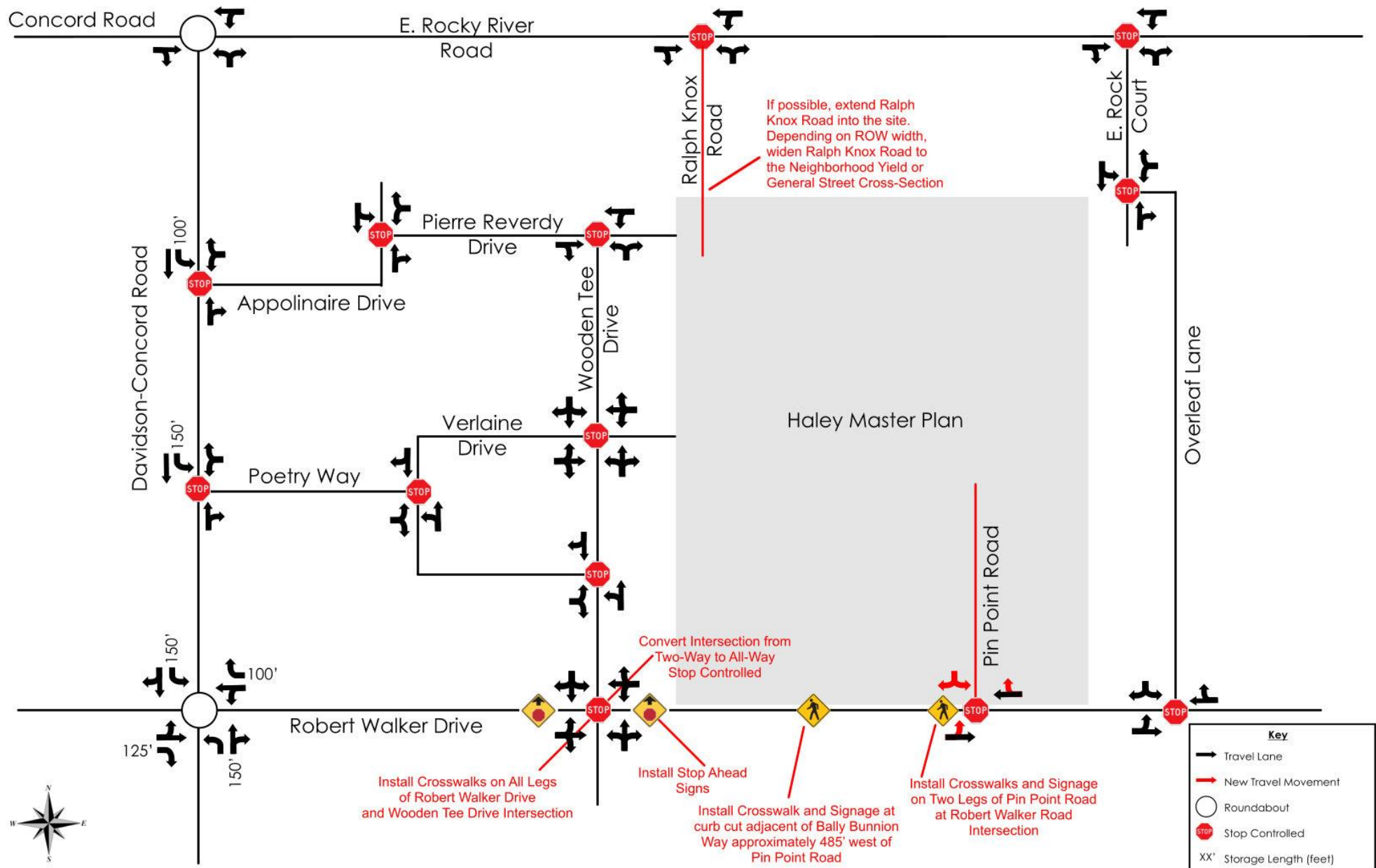
- **Recommendations:**

- » Four-way Stop + “Stop Ahead” Signs, Stop Lines, Crosswalks: Robert Walker Dr. x 3 Locations
- » Stop Sign: Pin Point Rd. South at Intersection with Robert Walker Dr.
- » Ralph Knox Road: Provide At-grade, Safe, Direct Access to Future Mecklenburg County Park or Payment-in-lieu

- **Additional Considerations:**

- » Ralph Knox Road: Determined to be Private Road (No Public Right-of-Way or Access)
- » Construction Access: Extensive Program Developed (Entrance, Signage, Barriers, Map Edits, Contracts)
- » On-Street Parking: Raised by Bradford Residents at PIS, Info. Provided, Referred to Projects Manager

TRANSPORTATION IMPACT ANALYSIS

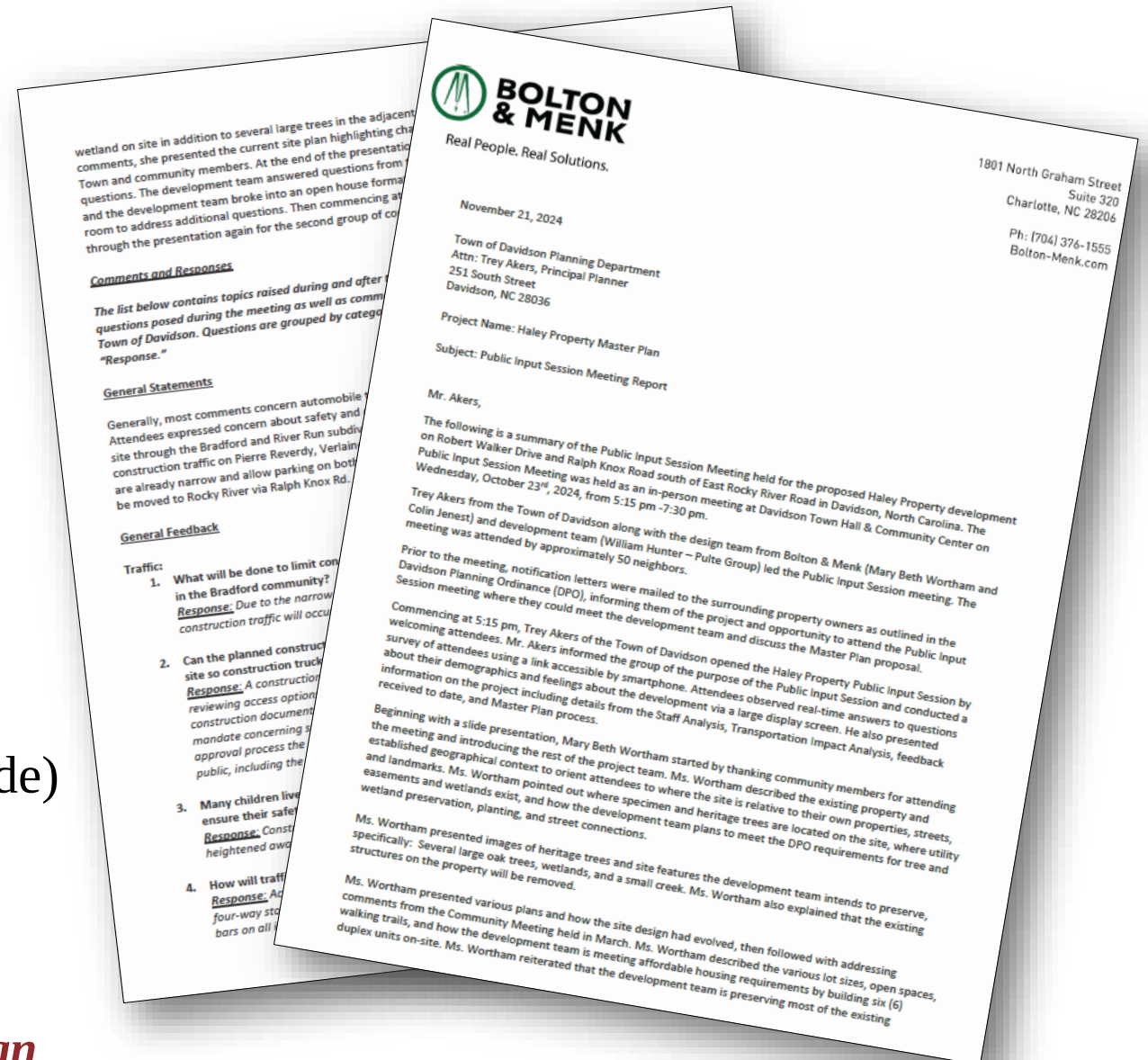


STAKEHOLDER FEEDBACK

- **Community Meeting:**
 - » Traffic/Transportation
 - » Parking
 - » Housing
 - » Landscape
- **Staff:**
 - » Technical Reviews: Connectivity + Mobility (Internal/External), Public Safety Access
 - » Prelim. Staff Analysis Available (Hard Copies, Digital www.townofdavidson.org/haleymasterplan)
- **Planning Board:**
 - » Affordable Housing
 - » Mobility: Street Connections, Bicycle Facilities, Multi-use Path
 - » Landscape: Open Space, Rainwater Management, Tree Preservation, Lighting

PUBLIC INPUT SESSION COMMENTS

- **Notification:**
 - » Letters Mailed, HOAs Contacted
- **Transportation:**
 - » Ralph Knox Road
 - Long-term: Full Access
 - Short-term: Construction Access
 - » Bicycle + Pedestrian Safety
 - Poulette Park Access
 - » Parking
- **Landscape:**
 - » Buffers: Western, Southern Boundaries
 - » Rural Character, Conservation (Eastern Side)



TOPICS EXPLORED/REVISIONS MADE

- **Mobility:**

- » Multi-faceted Bicycle Network: Extent Clarified
- » Ralph Knox Road: Private Road, Landowners Confirmed No Public Access
- » Robert Walker Drive: Additional Crosswalks Illustrated (Pin-Point Drive, Poulette Park)

- **Buffers:**

- » Voluntary Plantings Included Along Southern/Western Boundaries

- **Eastern Land Area:**

- » Establish Phasing Program:
 - Phase 1 (Main/Western), Phase 2 (Eastern)
 - If Eastern Property Conserved, Phase 2 Revised via RTAP

- **Utility Service & Annexation Criteria:**

- » Compliance Demonstrated (Score 65%) – Project Remains on Administrative Approval Path

QUESTIONS

<https://www.townofdavidson.org/haleymasterplan>





2024 Annual Permit Report

Yvonne Janssen
Planning Technician
February 24, 2025

www.townofdavidson.org

Davidson Permit Report

- The Permit Report reflects permit activity in 2024.
- ArcGIS was utilized to map the data derived from these logs.
- Excel spreadsheets were used to compile activity-based data.
- Data has been tracked since 2014.
- The following information provides a raw snapshot of permit data.

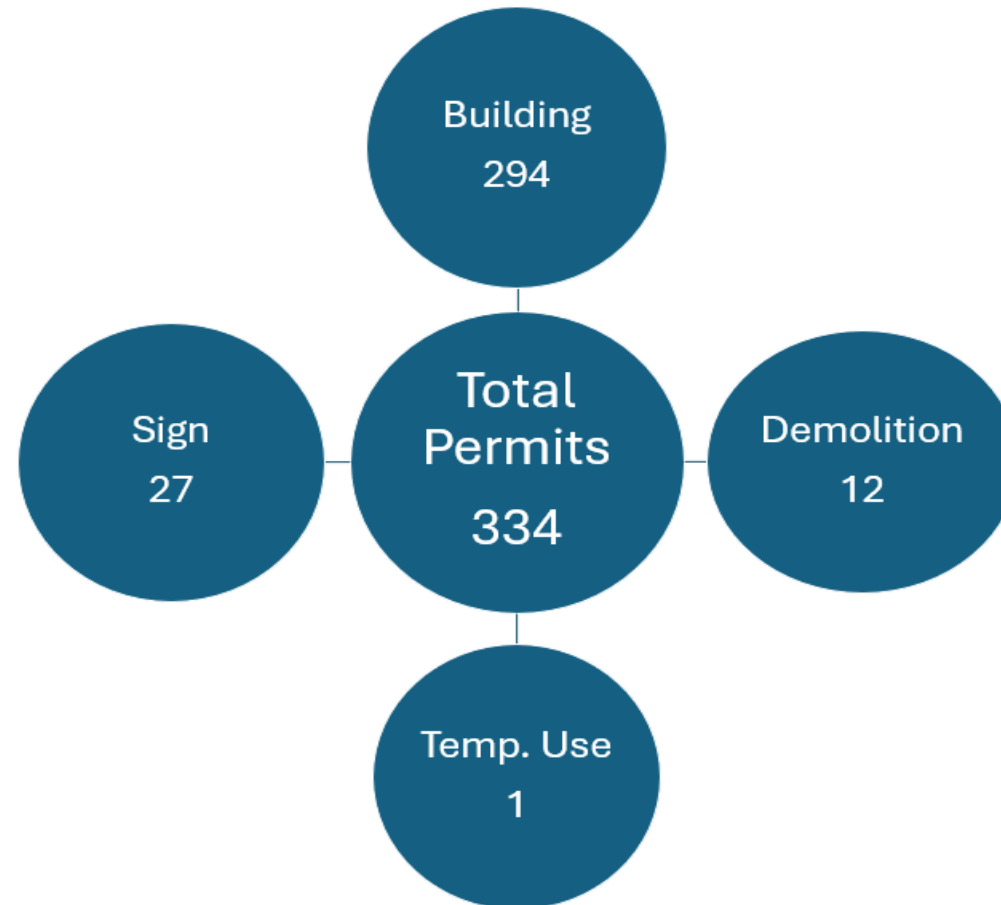
Types of Permits

The following are the primary types of permits required by the Town of Davidson, which are tracked in this report.

- Building
- Demolition
- Sign
- Temporary Use

2024 Permit Overview

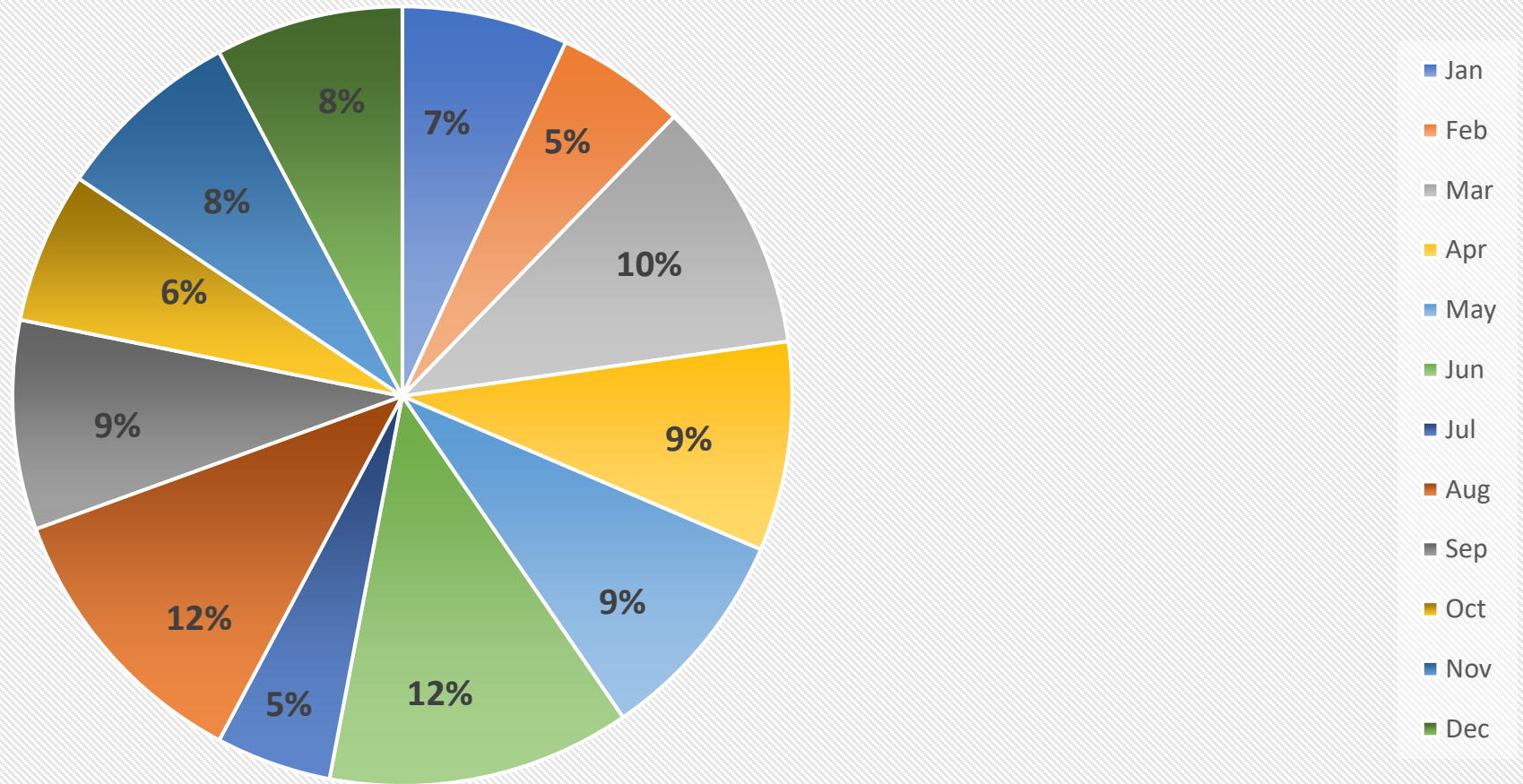
Average Review Time: 2.48 days



2024 Permits Snapshot

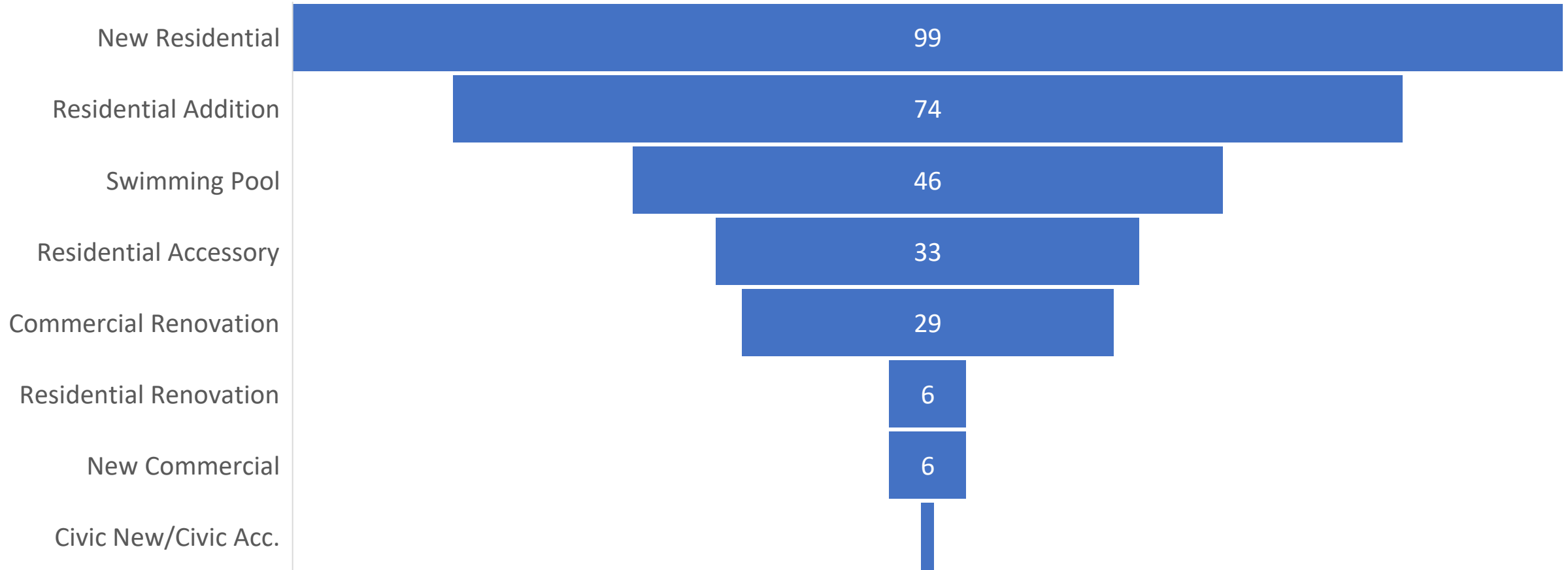
Permits by Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Res- New	7	1	18	2	3	25	1	13	6	9	8	6	99
Res-Accessory	0	2	0	2	4	6	4	3	3	1	1	7	33
Res-Addition	6	3	7	12	5	4	5	7	11	5	5	4	74
Res-Renovation	1	0	0	0	1	0	0	0	0	0	2	2	6
Pool	4	8	3	2	7	4	3	6	1	1	3	4	46
Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory	1	0	0	0	0	0	0	0	0	0	0	0	1
Demolition	0	1	1	1	5	1	0	0	3	0	0	0	12
Temp Use	1	0	0	0	0	0	0	0	0	0	0	0	1
Commercial-New	0	1	1	0	0	0	0	3	0	1	0	0	6
Commercial-Upfit	0	1	2	5	2	2	3	4	0	3	5	2	29
Signs	3	1	3	5	3	0	0	3	5	1	2	1	27
												Total	334

Permits by Month

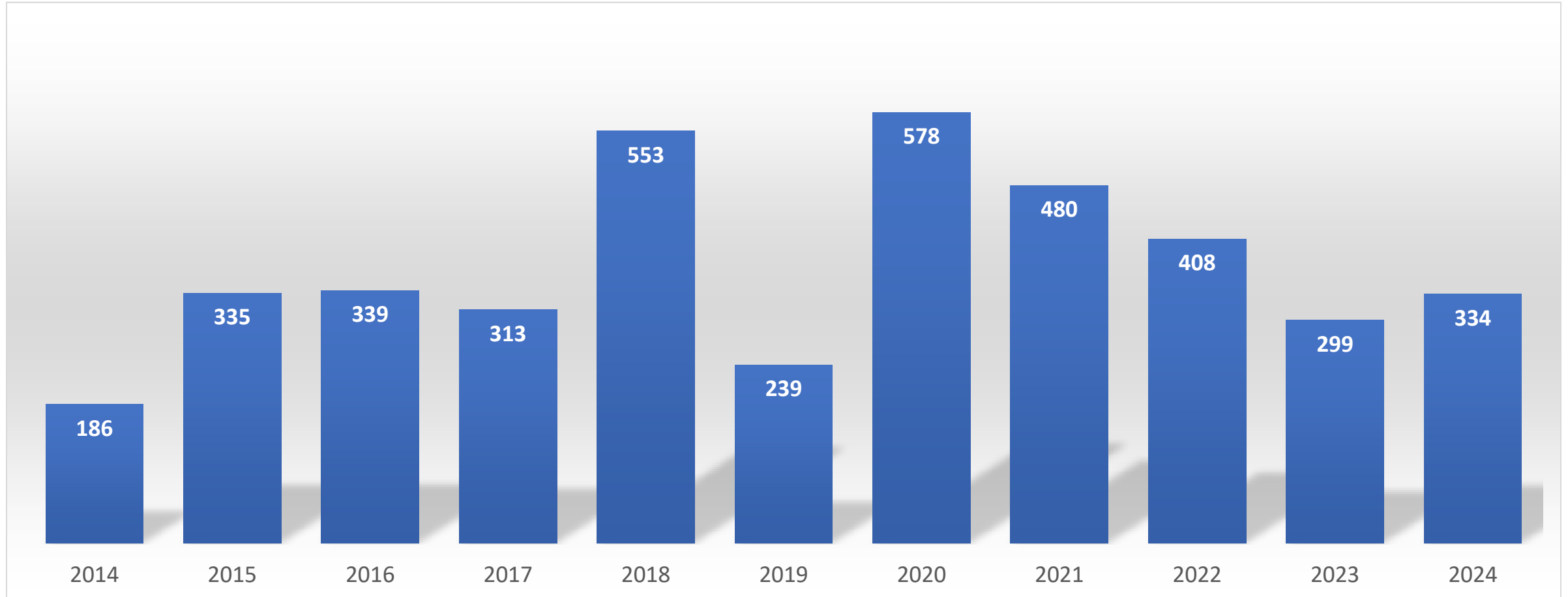


Building Permit Breakdown

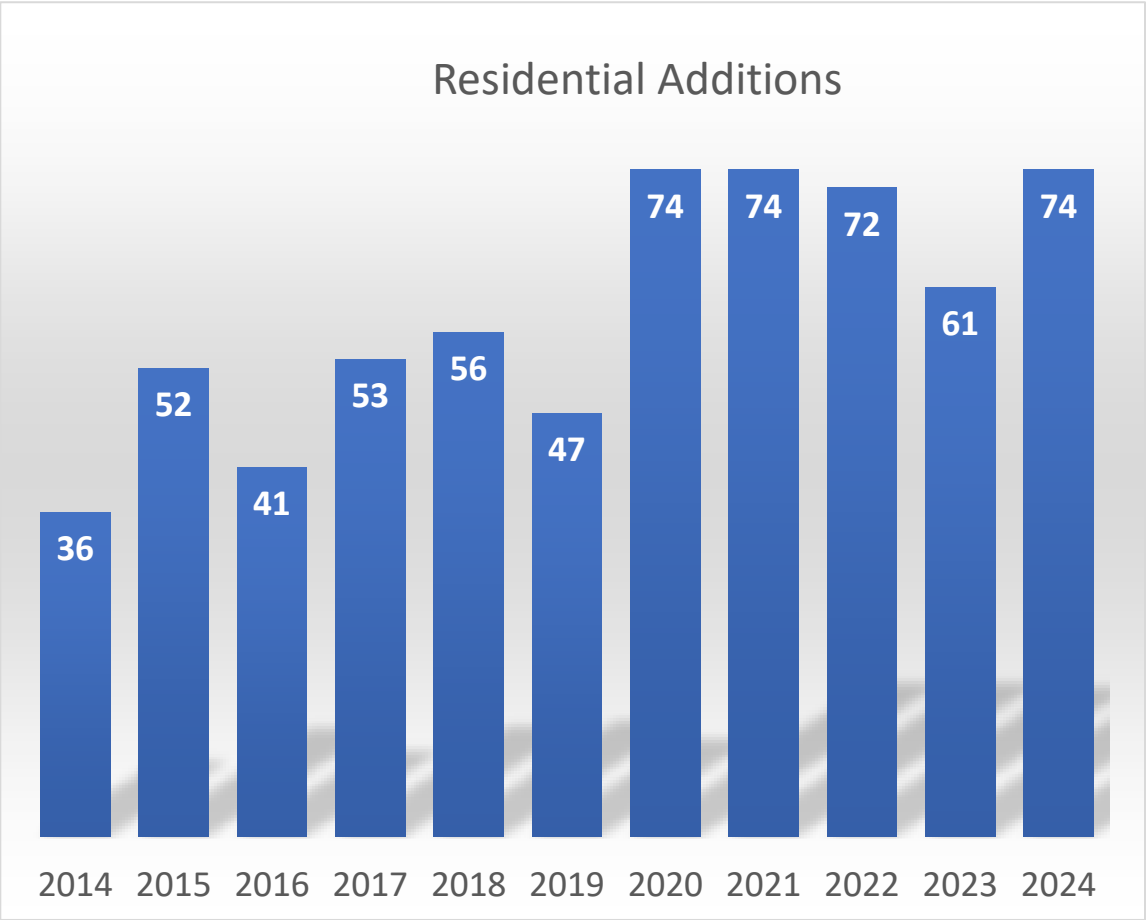
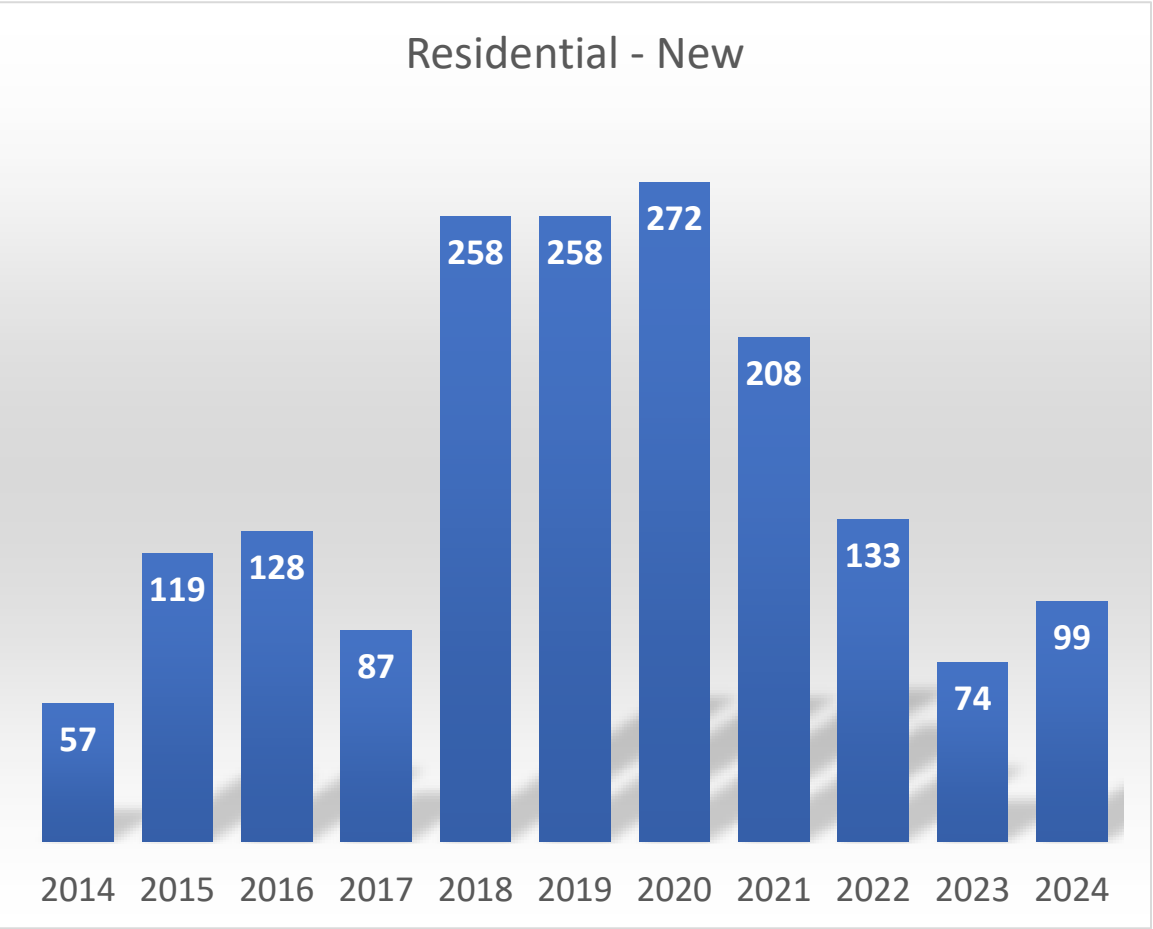
Total: 294



Total Permits 2014 - 2024

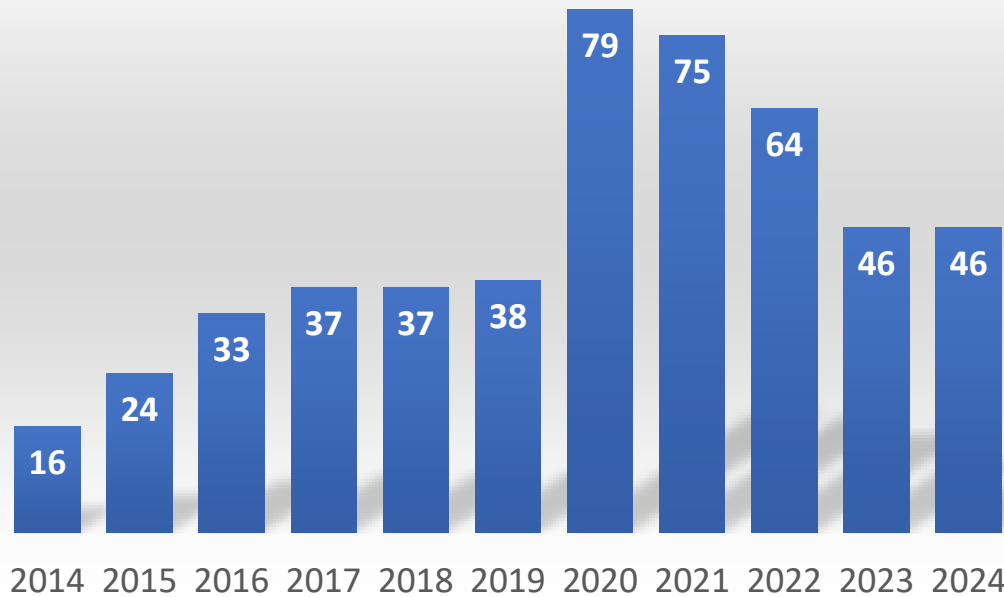


2014 - 2024 Comparisons

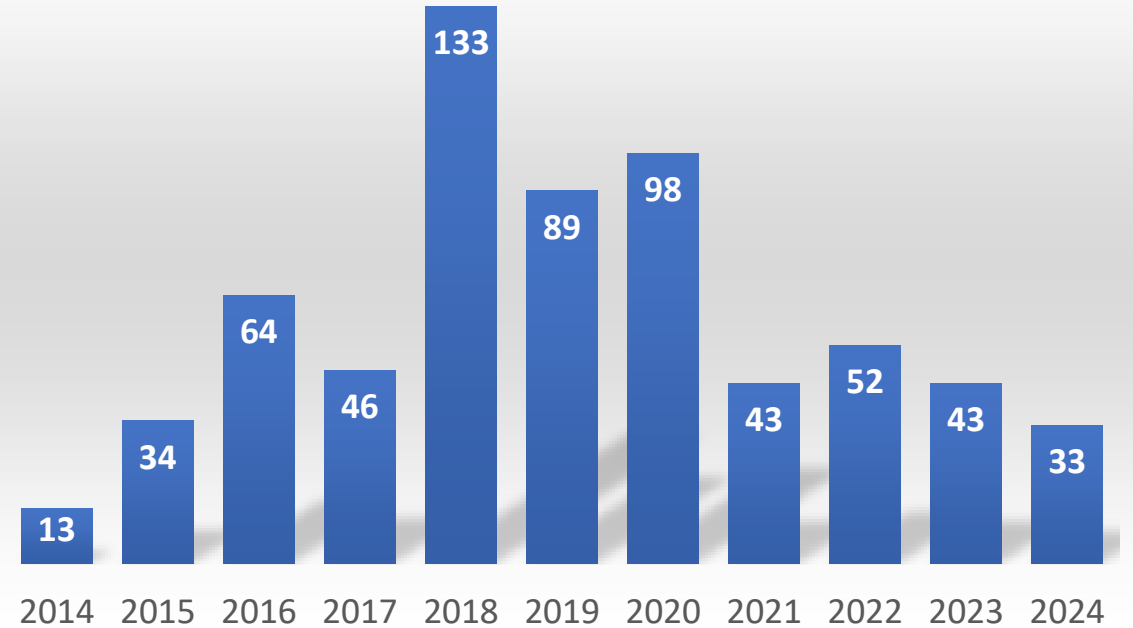


2014 - 2024 Comparisons

Swimming Pools

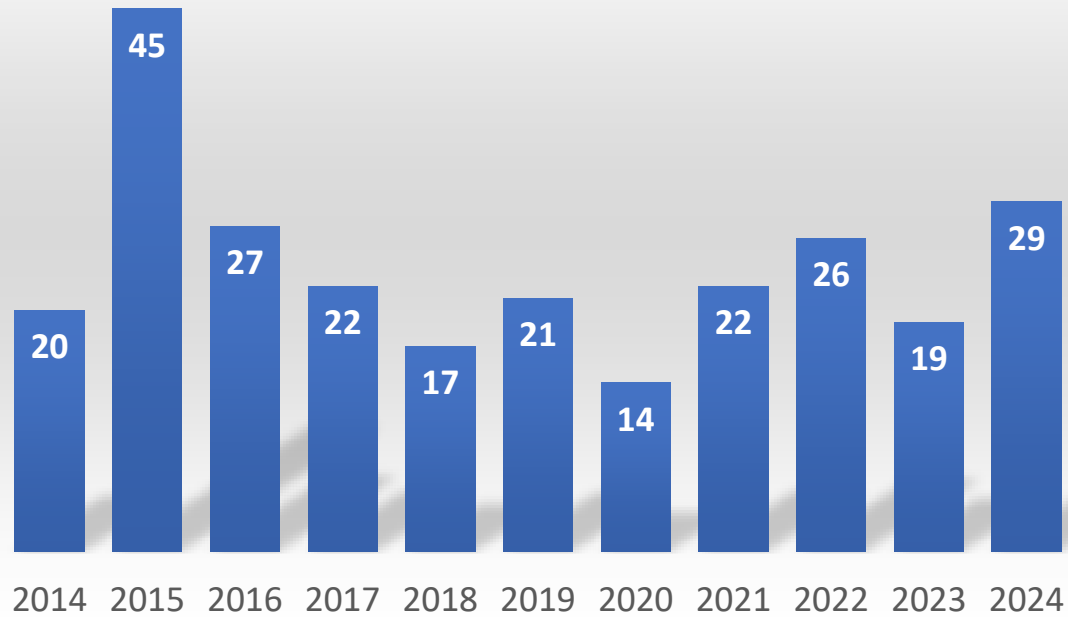


Residential Accessory Structures

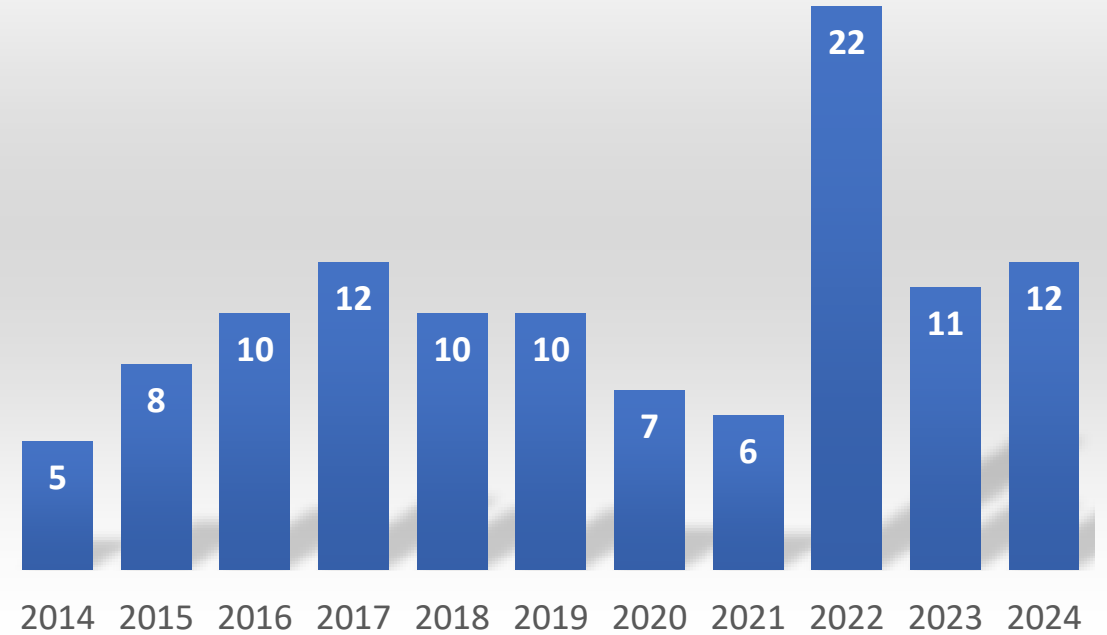


2014 - 2024 Comparisons

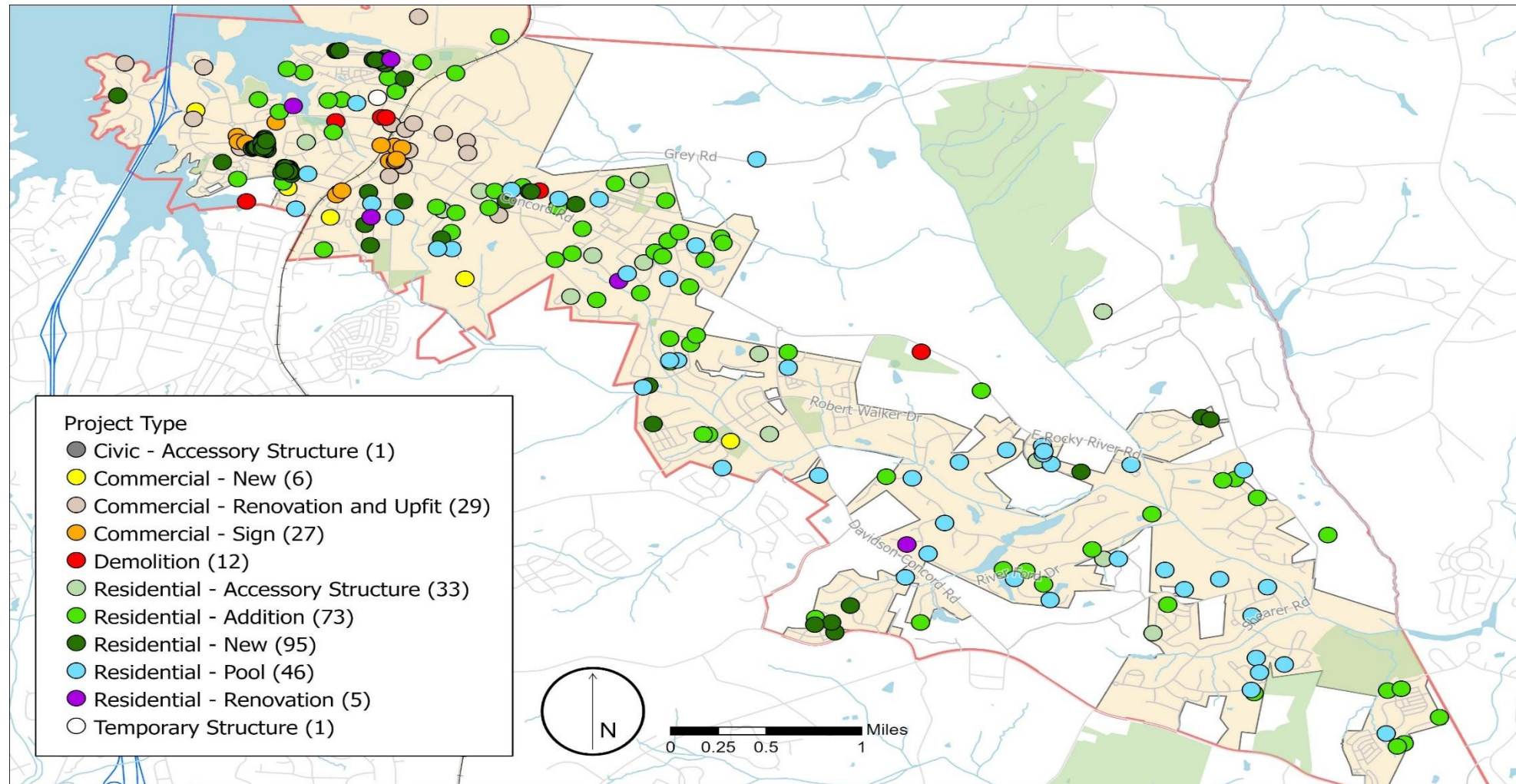
Commercial Renovation-Upfit



Demolitions



2024 Permit Location Overview



National Register Contributing Structure Demolitions



419 South St.
ca. 1943

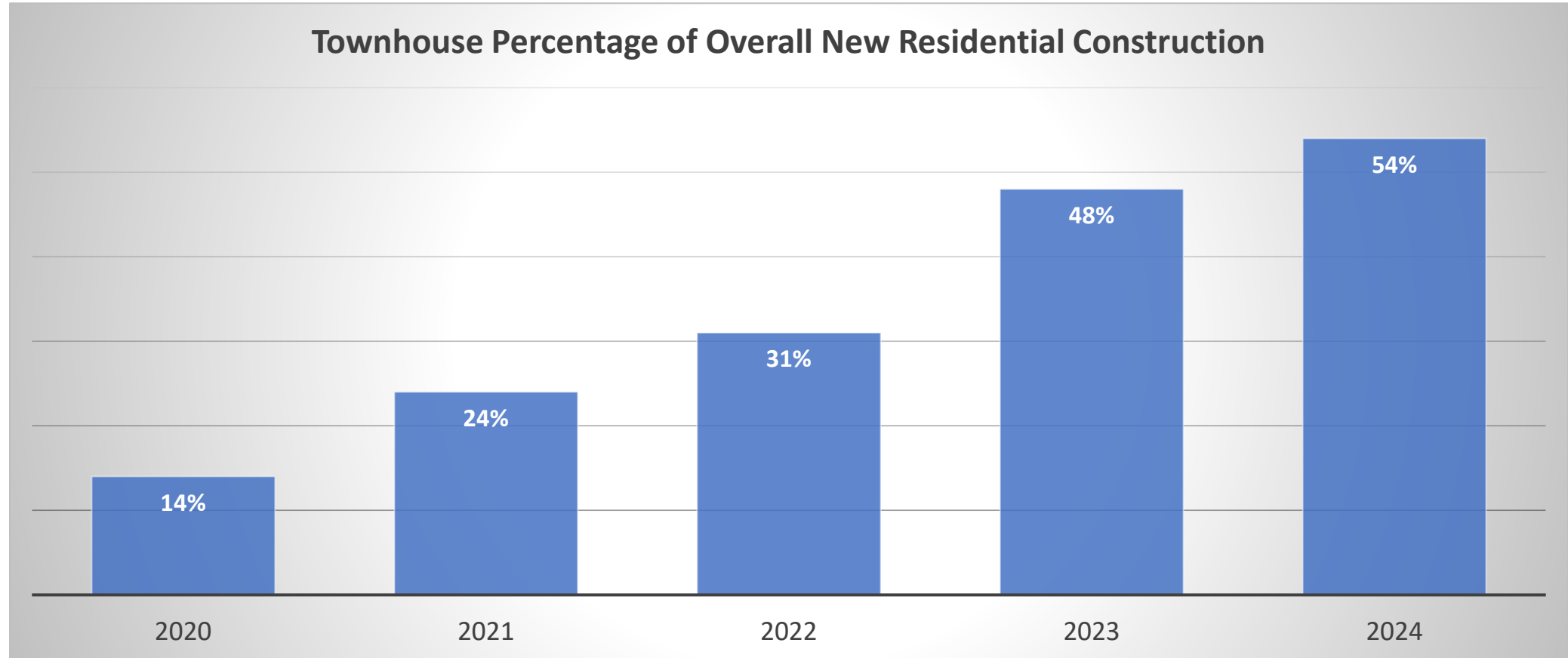


318 Cathey St.
ca. 1880



659 Dogwood Ln.
ca. 1945

Davidson Firsts



Affordable Housing

Affordable Housing Unit Approved Permits

- 2022: 2 Quadplexes approved in Davidson Walk
- 2023: 3 Townhouses approved in Parkside
- 2024: 3 Townhouse approved in Parkside
1 Duplex approved in Davidson Cottages

Closing Thought

- Davidson continues to grow.
- Commercial enterprise appears strong.
- Davidson's effort to increase the availability of affordable housing is showing up in the data but not moving at a pace we would like to see.
- We look forward to next year and seeing what the data shows for 2025.

QUESTIONS?





Davidson

Permit Report 2024

Introduction

Davidson Permit Report

At the direction of the Planning Board, Town staff collected information from the Town's permit log and Mecklenburg County to create the following summary. ArcGIS was utilized to map the data derived from these logs. Activity by month is monitored using the documents overview page in excel that auto calculates permit activity based on type. Staff have collected and regularly reported this data since 2014.

The following information is a raw snapshot of permit data. This report may include imperfect data containing typographic errors and double counts. However, this information will help to continue the conversation about permitting and development trends in town.

Permit Types

The following are the primary types of permits required for work by the Town of Davidson, which are tracked in this report:

- **Building:** Required for all new construction, renovations, and additions for residential and non-residential structures. Interior-only residential renovations do not require town permits.
- **Demolition:** Required for the removal of any residential or non-residential structure.
- **Sign:** Required for the installation or replacement of all signage as identified in the Planning Ordinance.
- **Temporary Use:** Required for temporary uses like tents and dumpsters as identified in the Planning Ordinance.



The Town of
Davidson
College Town. Lake Town. Your Town.

2024 Overview

Total Permits Approved: 334



Building
294



Demolition
12



Sign*
27



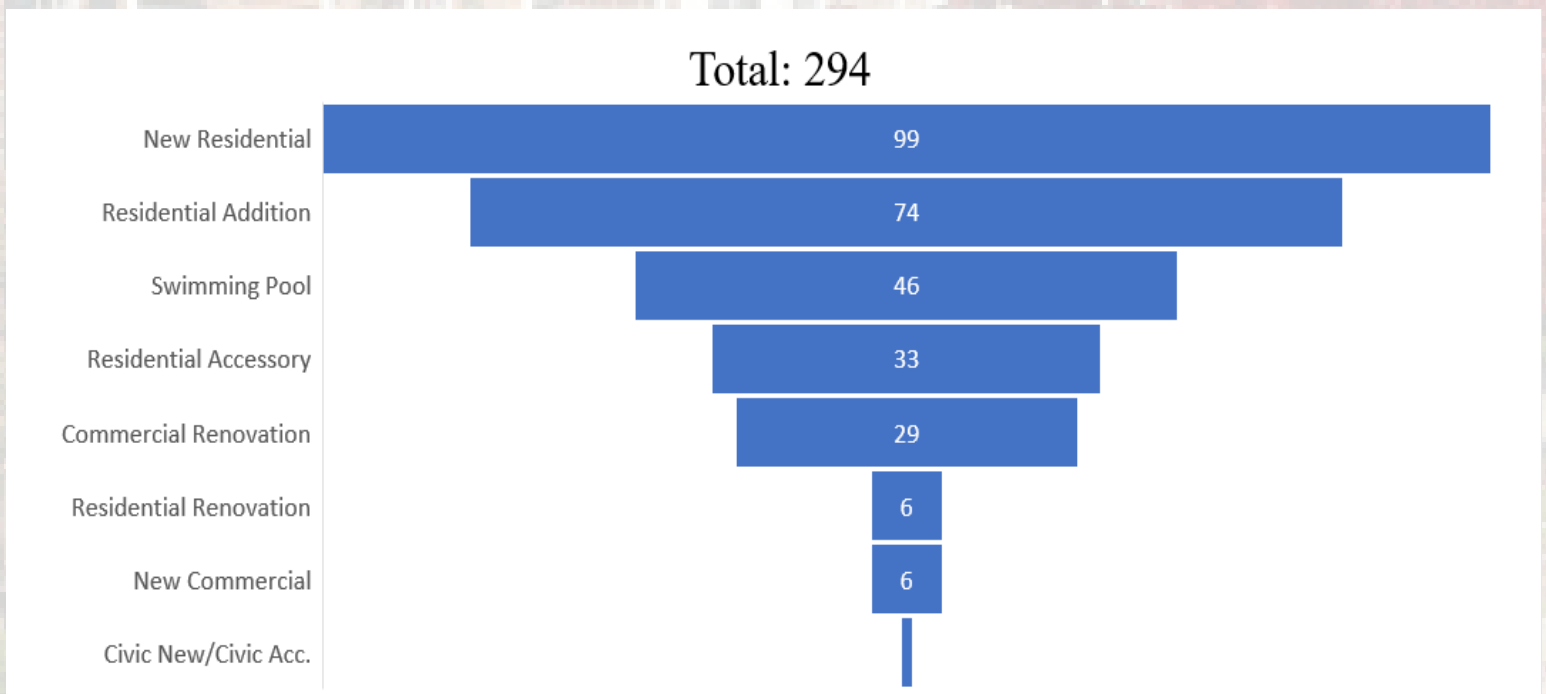
Temporary Use*
1



Average Review Time: 2.38 Days

2024 Permit Data

Permits by Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Res- New	7	1	18	2	3	25	1	13	6	9	8	6	99
Res-Accessory	0	2	0	2	4	6	4	3	3	1	1	7	33
Res-Addition	6	3	7	12	5	4	5	7	11	5	5	4	74
Res-Renovation	1	0	0	0	1	0	0	0	0	0	2	2	6
Pool	4	8	3	2	7	4	3	6	1	1	3	4	46
Civic Structure	0	0	0	0	0	0	0	0	0	0	0	0	0
Civic Accessory	1	0	0	0	0	0	0	0	0	0	0	0	1
Demolition	0	1	1	1	5	1	0	0	3	0	0	0	12
Temp Use	1	0	0	0	0	0	0	0	0	0	0	0	1
Commercial-New	0	1	1	0	0	0	0	3	0	1	0	0	6
Commercial-Upfit	0	1	2	5	2	2	3	4	0	3	5	2	29
Signs	3	1	3	5	3	0	0	3	5	1	2	1	27
												Total	334



2024 Building Permits

Building Permit Breakdown

99

New Residential

1

New Civic &
Commercial

33

New Accessory
Structures

29

Commercial Renovation
and Upfit

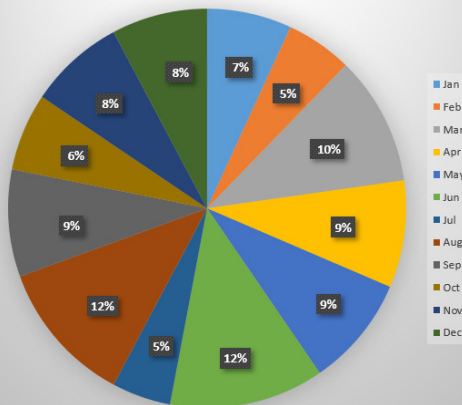
6

Residential Renovations
& Additions

46

Swimming Pools

Permits by Month



Monthly approvals as a proportion of total 2024 permits.

New Residences

41

Single Family Detached

4

Duplex

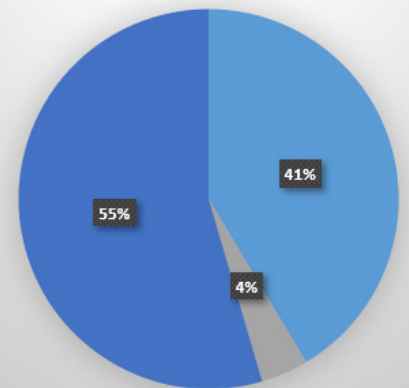
54

Townhouse

0

Other

Residential by Type: 2024



Single Family Detached Duplex Townhouse

Share of new residential by building type.

2024 PERMITS MAP

A map of the Town of Davidson approved permits in 2024.

- Project Type**
- Civic - Accessory Structure (1)
 - Commercial - New (6)
 - Commercial - Renovation and Upfit (29)
 - Commercial - Sign (27)
 - Demolition (12)
 - Residential - Accessory Structure (33)
 - Residential - Addition (74)
 - Residential - New (95)
 - Residential - Pool (46)
 - Residential - Renovation (5)
 - Temporary Structure (1)

- Streets
- Interstate
- Rail
- Parks
- Lakes and Streams
- Sphere of Influence/ETJ
- Town Limits

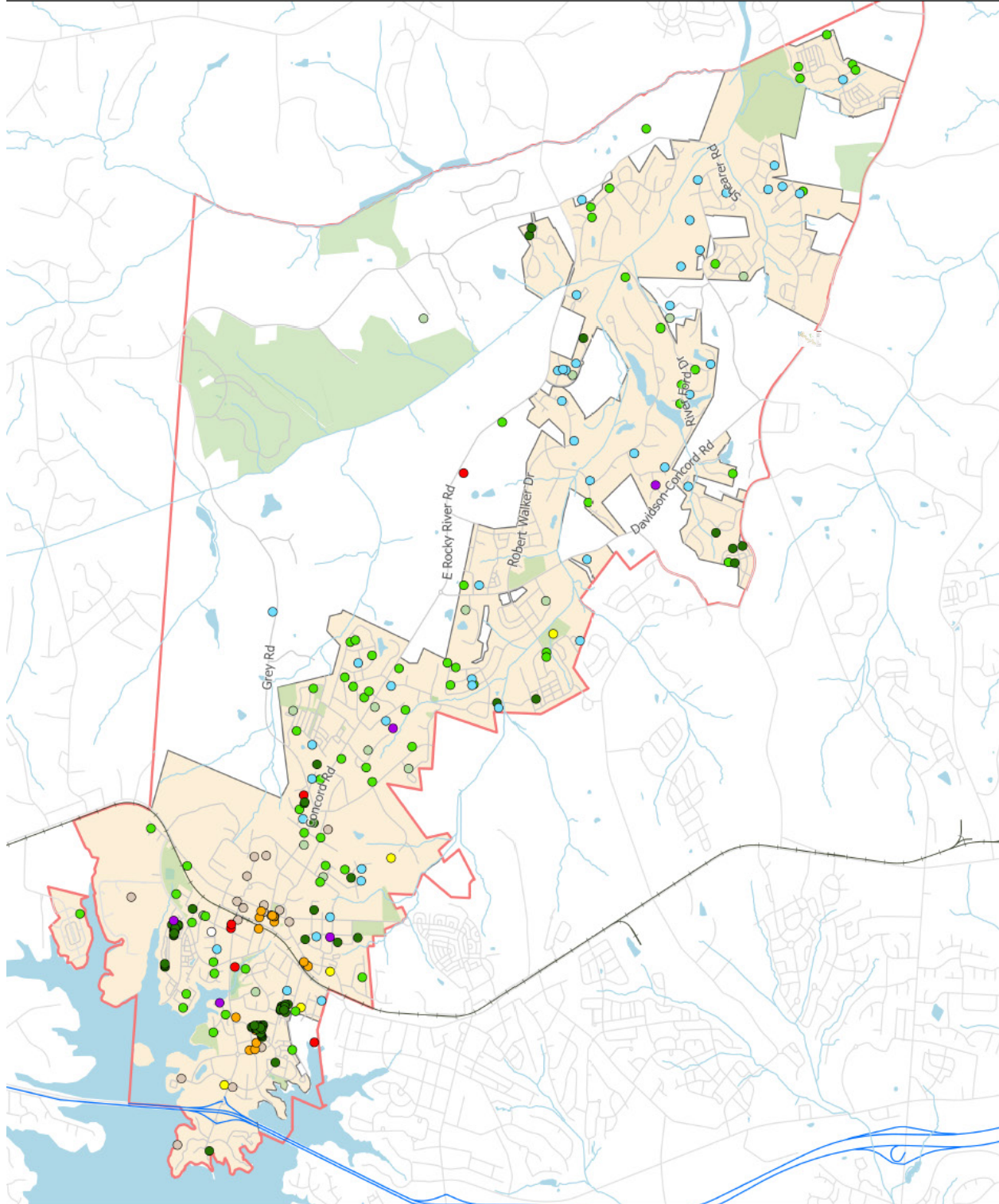
TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

DATA SOURCES:
 NC One Map
 Mecklenburg County
 Town of Davidson



Year by Year

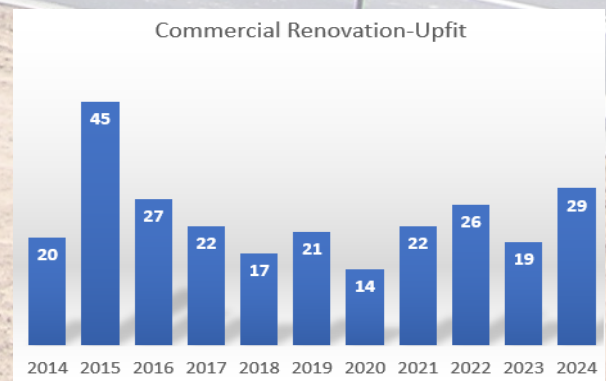
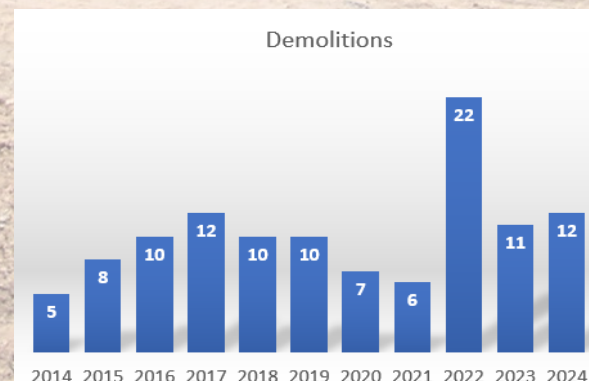
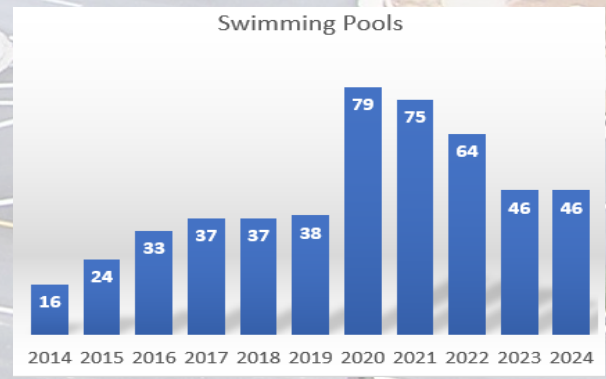
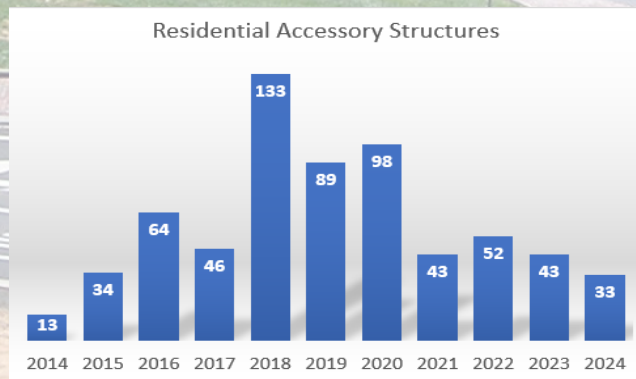
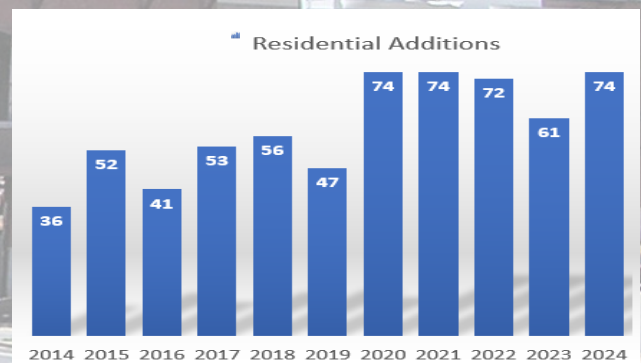
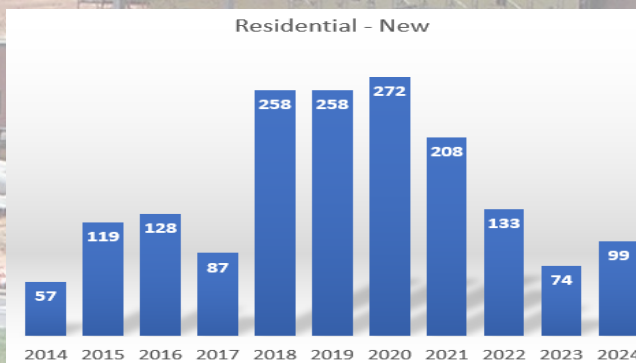
This section examines how permit data from past years, beginning with a full dataset in 2019, compares with 2024 activity

Permit Type	2019	2020	2021	2022	2023	2024*
 Building**	459	544	432	360	260	294
 Demolition	10	7	6	22	11	12
 Sign	25	19	32	21	26	27
 Temp Use	3	5	10	5	2	1
Grand Total:	497	575	480	408	299	334

*Building permits include new construction, renovations, additions, and accessory structures like sheds and pools.

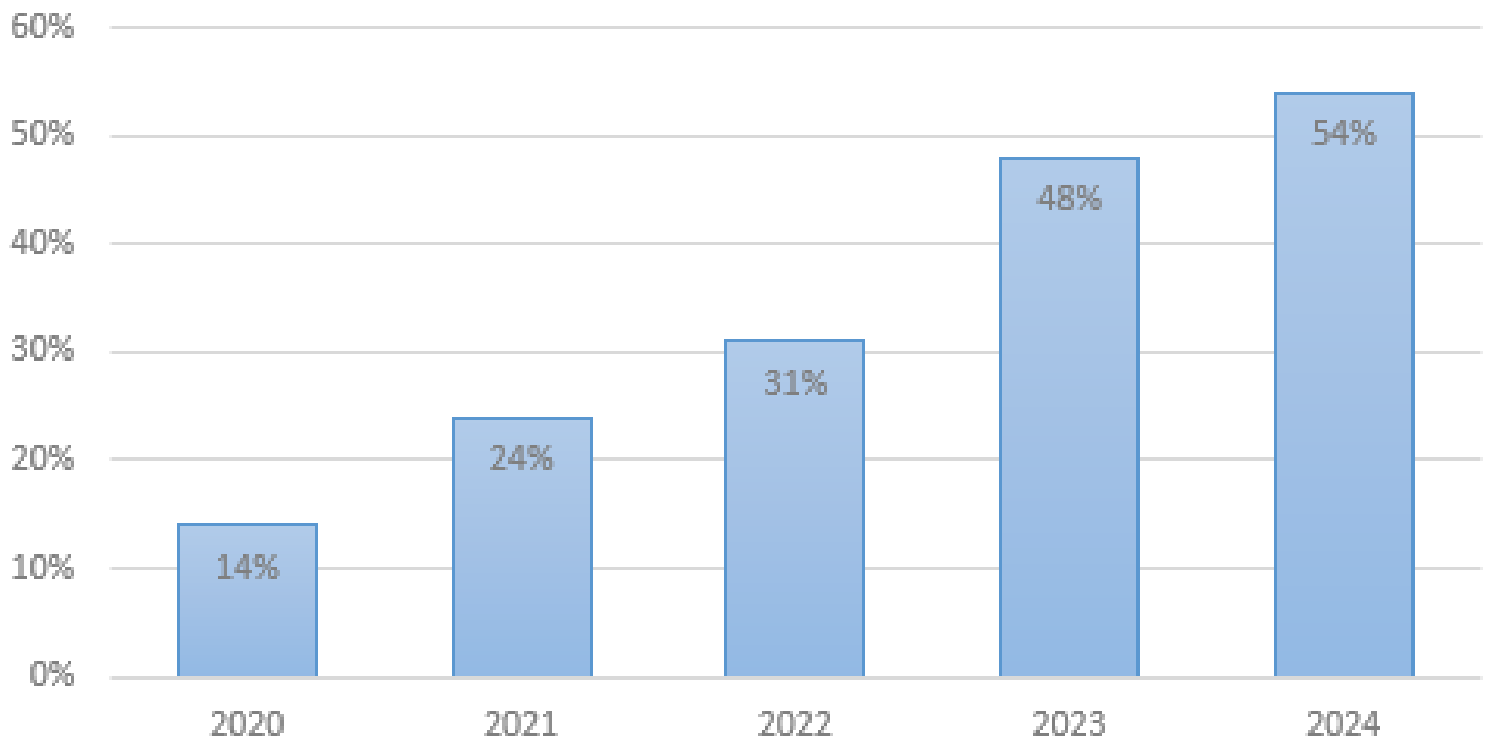
Year by Year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential - New	57	119	128	87	258	258	272	208	133	74	99
Residential - Accessory Structure	13	34	64	46	133	89	98	52	52	43	33
Residential - Addition	36	52	41	53	56	47	74	74	72	61	74
Residential Renovation	0	2	4	8	1	3	5	9	5	7	6
Residential - Pool	16	24	33	37	37	38	79	75	64	46	46
New Civic Structure	0	0	0	0	0	0	1	0	0	2	0
Civic Accessory Structure	0	0	1	0	2	1	0	0	4	0	1
Demolition	5	8	10	12	10	10	7	6	22	11	12
Temporary Structure	11	6	2	9	7	3	8	10	6	3	1
Commercial - New	3	5	0	2	2	2	1	0	2	6	6
Commercial - Renovation and Upfit	20	45	27	22	17	21	14	22	26	19	29
Commercial - Sign	25	40	29	37	30	25	19	32	21	27	27
Number of Permits	186	335	339	313	553	0	578	480	408	299	334



Davidson Firsts

Townhouses Surpass Single Family in Percentage of Total Residential Building Permits





AGENDA MEMO

To: Planning Board

From: Trey Akers, Principal Planner

Date: February 24, 2025

Re: Davidson Comprehensive Plan Implementation Update

OVERVIEW

Adopted in January 2020 following a 12-month public engagement process, the Davidson Comprehensive Plan serves as the town's long-range vision and guiding framework for the next 30 years. The plan contains sets of goals and policies intended to achieve the community's vision and features 224 Action Items and Key Metrics to implement the plan. These measures are updated annually and reflected in the Implementation Guidebook, a companion document to the Comprehensive Plan that displays progress. The year 2023 marked the first time Key Metrics were reported; Action Items have been tracked since 2020. To date, the town has completed more than a quarter of all Action Items (25.7%), with another 50.5% in progress. At more than three-quarters of all Action Items addressed thus far, this tally represents an appropriate total given the typical life cycle of comprehensive plan (they're updated about every 10 years). "Assessing Progress" is a critical part of the Comprehensive Plan's implementation, represented by Item 5 in the "Decision-Making Framework" graphic included in the adopted plan. By establishing benchmarks and evaluating implementation efforts, the town informs future decisions using the best available data. Each of these documents may be reviewed on the Town of Davidson website at: <http://www.townofdavidson.org/compplan2020>.

REQUESTED ACTION/MOTION

Tonight's discussion is for informational purposes only. The materials provided in the accompanying attachments will help inform discussions as the Davidson Board of Commissioners undertake budget planning this spring.

RELATED TOWN GOALS

Strategic Plan Alignment

- Operational Excellence – Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of town resources and a professional and committed workforce.
 - Priority Strategy 3: Create and maintain a user-friendly "metrics dashboard" that monitors and displays Comprehensive Plan key metrics.

Core Values

- 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.

- Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

OPTIONS/PROS & CONS

Options: N/A

Pros: N/A

Cons: N/A

NEXT STEPS

2025

- Target greater Action Item Completion Rate
- Classify “On-going” Action Items as Complete
- Continue Collecting Data/Refining Key Metrics
- Begin Using “Retired” Designation on Select Key Metrics
- Start Analyzing Year to Year Trends

COMPREHENSIVE PLAN IMPLEMENTATION UPDATE

Trey Akers
Principal Planner
Planning Board Meeting
February 24, 2025



COMPONENTS - PLAN

- **Comprehensive Plan | Vision + Policy**
 - » Snapshot of Key Planning Influences
 - » Create/Conserve, Connect, Foster, Serve
 - » Planning Goals, Policies, & Metrics
 - » Implementation Actions
- **Implementation Guide | Tracking**
 - » Action Items
 - » Key Metrics

PLAN FRAMEWORK COMPONENTS



These components of the Plan Framework are included in the Implementation Guidebook.



DECISION FRAMEWORK

COMPONENTS - GUIDE

- **Implementation Guidebook | Front of House**
 - » High-Level: What's the Status?
 - » List of Action Items & Key Metrics, Departments
 - » Posted to Website Annually, Specific-Year Snapshot
- **“Dashboard” | Back of House**
 - » Detailed Reporting: Updates/Notes, Values, Sources
 - » Multiple Sheets, Exhibits
 - » Primarily an Internal Resource



2

CHAPTER 2: CREATE AND CONSERVE PLACES WE LOVE

KEY



Davidson is a special place for all those who live, study, work, or visit here. We shop, dine, and gather for special events on Main Street and the Village Green; greet one another in the neighborhoods we love; relax or exercise in parks and on greenways; and savor the rural character, tree canopy, and habitats. These are the places we love — the places that make Davidson so special.

We must protect the places we love and make them even better. The town will not grow for the sake of growth, but instead grow and change intentionally and create new special places- both natural and built- for current generations and the many that will follow us. We must also strive to make our special places inclusive and accessible to all members of the Davidson community.

GOALS & POLICIES

GOAL 2.1

2.1: INTENTIONAL GROWTH MANAGEMENT

Policy 2.1.1: Manage Growth to Balance Protection of Community Character and Natural Areas While Directing Desired Growth to Identified Centers

Policy 2.1.2: Guide Utility Service Extensions and Annexations Using the Utility Service and Annexation Criteria

Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

Policy 2.1.4: Explore the Use of Targeted Conditional Zoning Thresholds to Regulate the Approval of Development Projects.

GOAL 2.2

2.2: A NETWORK OF NATURAL AREAS AND OPEN SPACE

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Policy 2.2.3: Protect Active Farmland

Policy 2.2.4: Promote Environmental Education

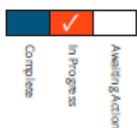
Policy 2.2.5: Protect Valued Rural Viewsheds

Policy 2.2.6: Expand Use of Low Impact Development Techniques

GOAL 3.2

IMPROVED REGIONAL MOBILITY

Davidson's citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.



Action 3.2.1 Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1



Action 3.2.2 Coordinate with CATS to improve bus stop amenities, including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan).

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.2.1



Action 3.2.3 Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1, 3.2.3



Action 3.2.4 Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan).

Lead Department/Resources: Public Works, Planning

Associated Policies: 3.2.2



Action 3.2.5 Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about project.

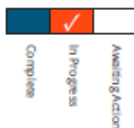
Lead Department/Resources: Planning

Associated Policies: 3.2.5

GOAL 3.3

INCREASED TRAVEL OPTIONS

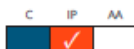
The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.



Action 3.3.1 Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan).

Lead Department/Resources: Public Works

Associated Policies: 3.3.1, 3.3.6



Action 3.3.2 Require all new streets to include sidewalks and street trees.

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.3.1, 3.3.6



Action 3.3.3 Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities.

Lead Department/Resources: Planning, Public Works

Associated Policies: 3.3.2

GOAL 3.4

EFFICIENT AND WELL-MANAGED PARKING

The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.



Action 3.4.1 Evaluate parking standards in the planning ordinance to reduce or eliminate parking minimums where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.4.3, 3.4.6



Action 3.4.2 Adopt and implement a performance parking program.

Lead Department/Resources: Planning, Administration

Associated Policies: 3.4.1, 3.4.2



Action 3.4.3 Establish a shared parking program (Mobility Plan).

Lead Department/Resources: Administration

Associated Policies: 3.4.1



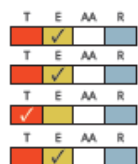
3.4 TRANSIT RIDERSHIP

The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.

3.4.1 – Transit Ridership at stops in the Town of Davidson

3.4.2 – Number of high-frequency (every 15 minutes or less) transit stops within the Town of Davidson

3.4.3 – Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops)



3.5 BALANCED PARKING DEMAND AND SUPPLY

The purpose of this metric is to track changes after parking programs have been implemented.

3.5.1 – Percentage of Surface Area Dedicated to Parking in Downtown

3.5.2 – Annual Change in Surface Area Dedicated to Parking in Downtown

3.5.3 – Number of Parking Spaces Available in Downtown

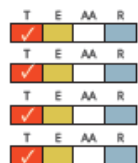
3.5.4 – Average Parking Demand During Business Hours in Downtown, its Vicinity, and Circles @ 30

CH 4

KEY METRICS

4.1 WHERE WORKERS LIVE AND WORK

The purpose of this metric is to monitor the degree to which Davidson's economy is linked with the regional economy.



4.1.1 – Number of Workers Employed and Living in Davidson

4.1.2 – Number of Workers Commuting into Davidson for Work

4.1.3 – Number of Workers Living in Davidson and Commuting Out

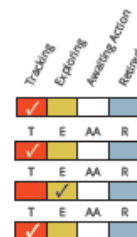
4.1.4 – Jobs by Distance

4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION

The purpose of this metric is to understand the income levels of the town's residents and equity challenges the town may need to address.



4.2.1 – Household Income by Job Earnings



4.3 DIVERSITY OF JOBS IN DAVIDSON

The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.

4.3.1 – Total Number of Jobs in Davidson

4.3.2 – Total Number of Jobs in Davidson Organized by Industrial Sector

4.3.3 – Annual Change of Jobs in Davidson Organized by Industrial Sector

4.3.4 – Workforce Diversity



4.4 JOBS AND WORKFORCE IN DAVIDSON

The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.

4.4.1 – Number of Workers Employed and Living in Davidson Organized by Industrial Sector

4.4.2 – Number of Workers Commuting into Davidson for Work Organized by Industrial Sector

4.4.3 – Number of Workers Living in Davidson and Commuting Out Organized by Industrial Sector

4.5 BASELINE ECONOMIC INDICATORS

The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.



4.5.1.A – Residential/Commercial Tax Base Percentage

4.5.1.B – Residential/Commercial Tax Base Percentage, Excluding Multi-family

4.5.1.C.1 – Ad Valorem Tax Base - Current Year Rolling Average

4.5.1.C.2 – Ad Valorem Tax Base - Last Two Reevaluations

4.5.2 – Total Number of Companies in Davidson

4.5.3 – Annual Amount of Commercial Investment

4.5.4 – Available Commercial Properties

4.5.5 – Current Lease & Occupancy Rates for Commercial Properties

PURPOSE

- **MEASURE PROGRESS OVER TIME**
- **INFORM FUTURE DECISIONS**
- **DATA BECOMES MORE MEANINGFUL
+ IMPACTFUL YEAR AFTER YEAR**

**HOW
ARE WE
DOING**

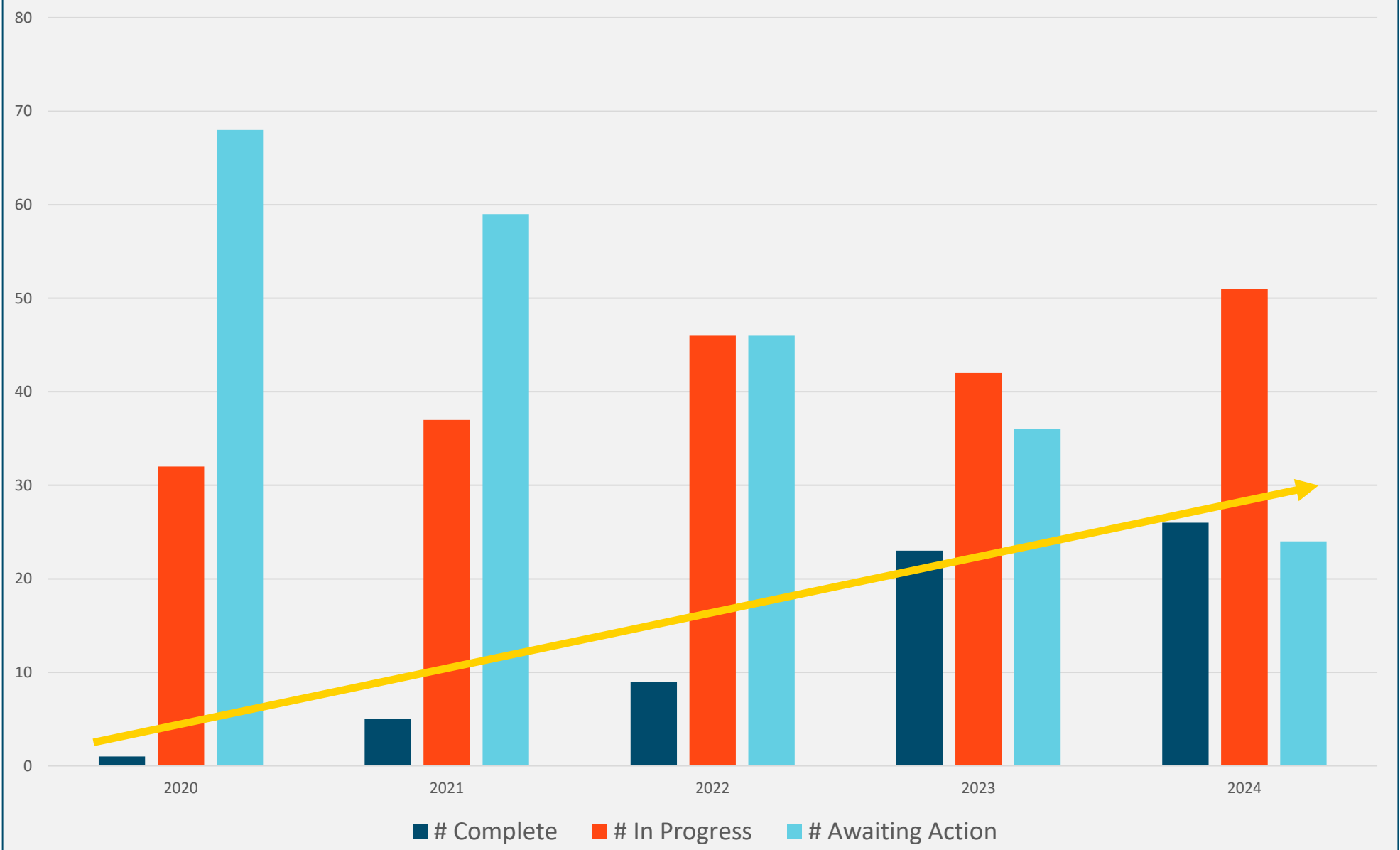


PROGRESS

ACTION ITEMS	2020	2021	2022	2023	2024	2024 % of Total	% Change
# Complete	1	5	9	23	26	25.7%	3.0%
# In Progress	32	37	46	42	51	50.5%	8.9%
# Awaiting Action	68	59	46	36	24	23.8%	-11.9%

Total Action Items = 101

Action Items: Progress Over Time



PROGRESS

Key Metrics						
	2023		2024		Year to Year	
Status	Total	% of Total	Total	% of Total	Change	% Change
# Tracking*	72	61.0%	91	74.0%	19	26.4%
# Exploring	43	36.4%	28	22.8%	-15	-34.9%
# Awaiting Action	3	2.5%	4	3.3%	1	33.3%
# New Metrics	-	-	5	4.1%	5	-
# Total Metrics	118		123	100.0%	-	-

**The 91 Total metrics in 2024 includes the 5 New Metrics.*

HIGHLIGHTS

- **New Metrics = 5**
- **Now Tracking = 13**
- **Now Exploring = 1**
- **New Exhibits = 24 (*21 Year-to-Year*)**

**WHAT
ARE WE
LEARNING** 

INSIGHTS

PUBLIC ENGAGEMENT + CONTACTS			
Department	Events	Hours	Contacts
Public Works	55	1,141	-
Police	74	-	7,074
Fire	47	100.5	7,358
Arborist	44	-	1,761
Total	220	-	16,193*

**Exceeds Town Population*

INSIGHTS

- **Police:**

- ▶ Data-Based, Targeted Enforcement Working
- ▶ Vehicular Traffic + 1.1%
- ▶ Crashes with Injury – 45%

- **Fire:**

- ▶ Total Volume of Calls – 8.5% (Medic Config.)
- ▶ Concurrent Calls + 8.3%
- ▶ Call Origin/Geo. Area Impacts Service Levels

INSIGHTS

- **Economic Development:**
 - ▶ Increase in High-Paying Jobs: Finance & Real Estate, Wholesale Trade (IR, Trane, MSC)
 - ▶ Occupancy Rates: Reflect Intense Demand
- **Communications:**
 - ▶ Instagram + 19.6%
 - ▶ Facebook + 6.8% (More Anticipated)
 - ▶ Media Mentions – 45.8% (Natural Ebb & Flow)

INSIGHTS

- **Finance & Budget:**
 - ▶ Increase in Ad Valorem Taxes: Town = Growing
 - ▶ Serves as Basis for Fiscal Policy Decisions
- **Parks & Recreation:**
 - ▶ Camp Offerings: Variety, Content Increased
 - ▶ DPR Connection: Tells Story, Markets Offerings

INSIGHTS

- **Arborist:**
 - ▶ Goal 30 Events/Year, 2024 = 44 Events
 - ▶ 538 Consultations
 - ▶ 251 Trees Planted
- **Planning:**
 - ▶ Transit Ridership: Continues to Increase
 - ▶ Population Data: Consistency Needed
 - ▶ Data Collection Occurs, Link Analysis to Actions

**WHERE
ARE WE
GOING**





DECISION FRAMEWORK

***Every piece of data
tells a story.***

NEXT STEPS

- **2025 – Aims**
 - ▶ Target greater Action Item Completion Rate
 - ▶ Classify “On-going” Action Items as Complete
 - ▶ Continue Collecting Data/Refining Key Metrics
 - ▶ Begin Using “Retired” Designation on Select Key Metrics
 - ▶ Start Analyzing Year to Year Trends

QUESTIONS





what's next?

DAVIDSON Share Your Voice.
Shape Our Future.

PLAN IMPLEMENTATION GUIDEBOOK

MAY 2020

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CHAPTER 3: CONNECT PEOPLE AND PLACES	11
CHAPTER 4: FOSTER A VIBRANT ECONOMY	17
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INTRODUCTION

The Davidson Comprehensive Plan serves as the foundational vision and policy document guiding community initiatives, investments, and decision-making. Monitoring is a key part of plan implementation because it allows plan users to evaluate how well the plan has been implemented and how effective it has been in achieving the community's goals. The Implementation Guidebook lays out the plan's goals, policies, and action priorities – identifying associated town departments, general progress/status, and related resources to implement each strategy.

The Comprehensive Plan informs the Davidson Board of Commissioners' Strategic Plan. Whereas the Comprehensive Plan represents a community-wide effort to create a long-term vision updated every 8-10 years, the town's elected officials develop and adopt a new Strategic Plan every two years. The Implementation Guide enables the community to track progress being made through the Strategic Plan as well as other initiatives underway – linking the work being done across a variety of town projects back to the community-based vision and strategies supporting that vision.

The Comprehensive Plan calls for an annual review and assessment of its actions and progress made. The Implementation Guidebook serves as the basis for this annual exercise, which should be evaluated by elected officials, staff, advisory boards, and the community at-large. Over time, the Guidebook will validate the community's progress in achieving its vision.

DECISION-MAKING FRAMEWORK

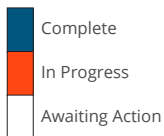
Planning continually evolves in an iterative manner. Community stakeholders developed the Davidson Comprehensive Plan to set long-range policy direction as Part 1 of this cycle. The Implementation Guidebook helps to track projects and programs as elected officials set priorities through the Strategic Plan (Part 2) and as stakeholders evaluate the extent to which goals have been achieved (Part 5).



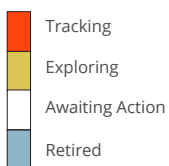
HOW TO USE THIS DOCUMENT

The Implementation Guidebook is a tool for tracking the status of actions set out in the Davidson Comprehensive Plan. The intent is that this “Guidebook” will be updated annually and can be used as a reporting tool to share with the Town’s leaders and residents on the status of plan implementation, focusing on the plan’s actions. This Guidebook can also be used as a reference for the Board of Commissioners as they prepare and update the Town’s bi-annual Strategic Plan and make funding decisions through the annual budgeting process and Capital Improvement Plan process.

The Guidebook’s chapters align with the plan framework chapters set out in the Davidson Comprehensive Plan. The Comprehensive Plan uses a plan framework that: 1. Establishes the General Planning Principles; 2. Sets out specific goals for each of the plan framework chapters; 3. Augments each goal with corresponding policies; and, 4. Identifies detailed actions in support of each chapter goal. Finally, the plan defines metrics to aid in determining how well implementation efforts achieve desired community outcomes. The Plan Framework diagram below illustrates the relationship between these components.



This Guidebook is organized by the Comprehensive Plan goals. Each chapter begins with a summary of the goals’ intents and a list of the goals and policies. Actions are then set out under the appropriate plan goals. A tabular key (see example at left) indicates each action’s status: Complete, In Progress, or Awaiting Action. Each action also lists the lead town department and any Associated Policies that the action helps support.



The Appendix lays out metrics that can be used to evaluate how well implementation efforts achieve each of the Plan’s goals or intent. Metrics are measurable indicators that can be tracked over time to evaluate the performance and efficacy of the Plan’s recommended actions. This section sets out the specific metrics to be tracked and the status of each: Tracking, Exploring, Awaiting Action, and Retired.

PLAN FRAMEWORK COMPONENTS

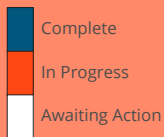


These components of the Plan Framework are included in the Implementation Guidebook.

2

CHAPTER 2: CREATE AND CONSERVE PLACES WE LOVE

KEY



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GOALS & POLICIES

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Policy 2.1.3: Guide Growth Using the Growth Management Tiers Map

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GOAL 2.2

2.2: A NETWORK OF NATURAL AREAS AND OPEN SPACE

Policy 2.2.1: Protect Ecologically Valuable Areas and Corridors

Policy 2.2.2: Integrate Green Space Throughout the Built Environment

Policy 2.2.3: Protect Active Farmland

Policy 2.2.4: Promote Environmental Education

Policy 2.2.5: Protect Valued Rural Viewsheds

Policy 2.2.6: Expand Use of Low Impact Development Techniques

GOAL
2.3

2.3: A SUSTAINABLE BUILT ENVIRONMENT

Policy 2.3.1: Use the Conservation and Growth Framework Map.

Policy 2.3.2: Promote Innovative Green Building Tools and Approaches

Policy 2.3.3: Ensure Best Design Practices in New Growth

Policy 2.3.4: Adapt to Climate Variations and Transition to Becoming a Carbon Neutral Town

Policy 2.3.5: Incorporate Low Impact Development and Green Building Practices In Public Projects

GOAL
2.4

2.4: A PRESERVED HISTORIC FABRIC

Policy 2.4.1: Support Preservation of Historic Properties and Districts

Policy 2.4.2: Minimize Impacts on Existing Historic Resources

Policy 2.4.3: Guide New Development Using Historic Patterns

Policy 2.4.4: Encourage Reuse and Rehabilitation

Policy 2.4.5: Promote Connectivity Between Centers

GOAL
2.5

2.5: CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT

Policy 2.5.1: Infill Development Shall Enhance the Town

Policy 2.5.2: Balance Incremental Change with Existing Character

Policy 2.5.3: Coordinate Land Use and Transportation Planning

Policy 2.5.4: Make the Built Environment Human-Scale

Policy 2.5.5: Create and Enhance Gateways

Policy 2.5.6: Use Appropriate Transitions Between Different Scales and Intensities

GOAL 2.1

INTENTIONAL GROWTH MANAGEMENT

Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town's livability and occur using a tiered and incremental approach to meet the needs of a growing community.



Action 2.1.1 Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance.

Lead Department/Resources: Planning

Associated Policies: P 2.1.2, 2.1.3



Action 2.1.2 Explore appropriate fiscal impact models and analyses. Example communities include:

- » Wilson, NC
- » Wilmington, NC
- » Salem, NH
- » Dublin, OH

Lead Department/Resources: Planning, Economic Development

Associated Policies: P 2.1.1



Action 2.1.3 Consider thresholds for targeted application of conditional master planning process.

Lead Department/Resources: Planning

Associated Policies: P 2.4.3

GOAL 2.2

A NETWORK OF NATURAL AREAS AND OPEN SPACE

Recognizing the importance of the natural environment, Davidson will create and protect an integrated network of green corridors, parks, and open spaces, along with meaningful rural and agricultural uses.



Action 2.2.1 Identify priority conservation areas; expand and enhance the scenic byway overlay.

Lead Department/Resources: Planning

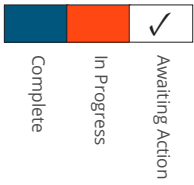
Associated Policies: P 2.1.2



Action 2.2.2 Create a tree canopy management plan.

Lead Department/Resources: Public Works

Associated Policies: P 2.2.2



Action 2.2.3 Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback.

Lead Department/Resources: Administration

Associated Policies: P 2.2.2



Action 2.2.4 Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds and other sensitive areas.

Lead Department/Resources: Projects Manager, Planning

Associated Policies: P 2.1.2



Action 2.2.5 Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds.

Lead Department/Resources: Planning

Associated Policies: P 2.2.1, 2.2.5



Action 2.2.6 Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation.

Lead Department/Resources: Planning, Parks & Recreation

Associated Policies: P 2.2.1, 2.2.3, 2.2.5



Action 2.2.7 Require open spaces in new development to be connected and publicly-accessible.

Lead Department/Resources: Planning

Associated Policies: P 2.2.2



Action 2.2.8 Support organizations working to address local farming and food topics.

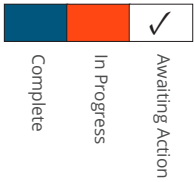
Lead Department/Resources: Economic Development, Parks & Recreation

Associated Policies: P 2.2.3

GOAL 2.3

A SUSTAINABLE BUILT ENVIRONMENT

Davidson's integrated natural and built environments will embody the tenets of social, environmental, and fiscal sustainability. The town will be a leader of green building design and climate responsibility.



Action 2.3.1 Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance.

Lead Department/Resources: Planning, Economic Development

Associated Policies: 2.3.3, 2.4.3, 2.5.1, 2.5.4



Action 2.3.2 Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments.

Lead Department/Resources: Planning, Economic Development

Associated Policies: 2.1.1



Action 2.3.3 Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance.

Lead Department/Resources: Parks & Recreation

Associated Policies: 2.3.2



Action 2.3.4 Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed.

Lead Department/Resources: Planning

Associated Policies: 2.3.2



Action 2.3.5 Develop a local climate action plan.

Lead Department/Resources: Administration, Parks & Recreation

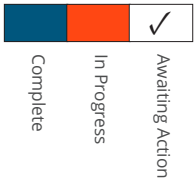
Associated Policies: 2.3.4



Action 2.3.6 Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development.

Lead Department/Resources: Planning, Administration

Associated Policies: 2.4.3, 5.2.1



Action 2.3.7 Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs.

Lead Department/Resources: Parks & Recreation

Associated Policies: 2.3.2

GOAL 2.4



A PRESERVED HISTORIC FABRIC

Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.

Action 2.4.1 Develop a historic preservation plan.

Lead Department/Resources: Planning

Associated Policies: 2.4.1



Action 2.4.2 Consider developing a downtown plan which could include:

- » Area-specific community vision, goals, and policies
- » Assessment of existing conditions, including identification of opportunities
- » Actions and initiatives
- » Urban design guidelines and recommendations

Lead Department/Resources: Economic Development

Associated Policies: 2.1.1, 2.5.1



Action 2.4.3 Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes.

Lead Department/Resources: Administration, Projects Manager, Planning

Associated Policies: 2.1.1, 2.4.5, 2.5.1



Action 2.4.4 Maintain certified local government status; educate appointed officials and public about program.

Lead Department/Resources: Administration, Planning

Associated Policies: 2.4.1, 2.4.2



Action 2.4.5 As the local historic district expands, develop minor and major work plans to support efforts.

Lead Department/Resources: Planning

Associated Policies: 2.4.1, 2.5.1

GOAL 2.5

CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT

Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson's infill development and redevelopment will support and enhance the character of valued built patterns.



Action 2.5.1 Revise the ordinance's Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs.

Lead Department/Resources: Planning

Associated Policies: 2.3.3, 2.5.3



Action 2.5.2 Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment.

- » Consider adopting community-supported building prototypes (i.e., Clovis Cottages)
- » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate
- » Update building form and setback standards as needed

Lead Department/Resources: Planning

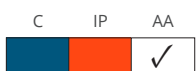
Associated Policies: 2.5.1, 2.5.4, 2.5.6



Action 2.5.3 Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector.

Lead Department/Resources: Administration, Planning

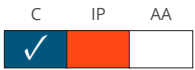
Associated Policies: 2.5.3



Action 2.5.4 Revise parking standards (See Connect People and Destinations).

Lead Department/Resources: Planning

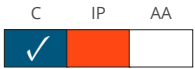
Associated Policies: 2.5.1, 2.5.2, 2.5.6



Action 2.5.5 Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate.

Lead Department/Resources: Planning

Associated Policies: 2.1.1



Action 2.5.6 Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate.

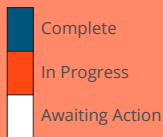
Lead Department/Resources: Planning

Associated Policies: 2.5.2

3

CHAPTER 3: CONNECT PEOPLE AND PLACES

KEY



Davidson's unique character is defined not only by the places we cherish but also by the ways we get between them. Being able to choose to walk, bike, use transit, or drive to access places we need and want to go contributes to the town's historic feel and the high quality of life that our community enjoys. Expanding travel choices improves the environment and the health of citizens in Davidson and throughout the region.

In order to maintain the character of the community amidst a new era of local and regional development pressures, Davidson must expand its multi-modal transportation network that provides citizens with safe, convenient, and efficient travel choices.

GOALS & POLICIES

GOAL 3.1

3.1: SAFE STREETS FOR ALL

Policy 3.1.1: Promote Complete Streets Best Practices

Policy 3.1.2: Improve Sidewalk Network

Policy 3.1.3: Support Safe Bikeway Facilities

Policy 3.1.4: Promote Traffic Calming Measures

Policy 3.1.5: Promote Quality Pedestrian Crossings

Policy 3.1.6: Ensure Safe Access to Transit

Policy 3.1.7: Pursue Innovative Safety Lighting Strategies

GOAL 3.2

3.2: IMPROVED REGIONAL MOBILITY

Policy 3.2.1: Improve Regional Transit Service

Policy 3.2.2: Promote a Connected Regional Road Network

Policy 3.2.3: Prepare for Additional Regional Transit

Policy 3.2.4: Support Regional Shared-Use Path Connections

Policy 3.2.5: Promote Transportation and Land Use Coordination

GOAL
3.3

3.3: INCREASED TRAVEL OPTIONS

Policy 3.3.1: Promote a Continuous Pedestrian Network

Policy 3.3.2: Expand Connected Bikeway Infrastructure

Policy 3.3.3: Improve Transit Service

Policy 3.3.4: Improve Street Connectivity

Policy 3.3.5: Adapt to New Mobility Technology

Policy 3.3.6: Enhance Pedestrian Comfort

GOAL
3.4

3.4: EFFICIENT AND WELL-MANAGED PARKING

Policy 3.4.1: Maximize Use of Existing Parking Supply

Policy 3.4.2: Promote Best Practices in Parking Pricing and Technology

Policy 3.4.3: Encourage Appropriate Amount of Parking

Policy 3.4.4: Decrease Parking Demand

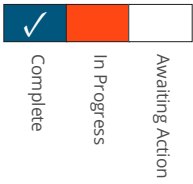
Policy 3.4.5: Encourage Bicycle Parking

Policy 3.4.6: Place Parking Behind Buildings, Mid-Block, and on the Street

GOAL 3.1

SAFE STREETS FOR ALL

Davidson's transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.



Action 3.1.1 Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.1.1, 3.1.2



Action 3.1.2 Retrofit existing sidewalks to meet minimum width/buffer standards where appropriate.

Lead Department/Resources: Projects Manager

Associated Policies: 3.1.2



Action 3.1.3 Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected).

Lead Department/Resources: Planning, Parks & Recreation

Associated Policies: 3.1.3



Action 3.1.4 Install more consistent crosswalk treatments throughout town (Mobility Plan).

Lead Department/Resources: Projects Manager

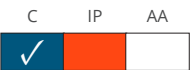
Associated Policies: 3.1.4, 3.1.5



Action 3.1.5 Evaluate and, where necessary revise, the Planning Ordinance to identify and remove barriers to walkable development.

Lead Department/Resources: Planning

Associated Policies: 3.1.1, 3.1.4



Action 3.1.6 Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.

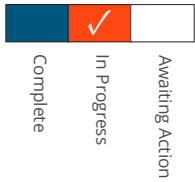
Lead Department/Resources: Planning, Parks & Recreation, Projects Manager

Associated Policies: 3.1.1, 3.1.2, 3.1.3, 3.1.4

GOAL 3.2

IMPROVED REGIONAL MOBILITY

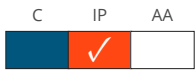
Davidson's citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.



Action 3.2.1 Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1



Action 3.2.2 Coordinate with CATS to improve bus stop amenities, including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan).

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.2.1



Action 3.2.3 Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan).

Lead Department/Resources: Planning, Administration

Associated Policies: 3.2.1, 3.2.3



Action 3.2.4 Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan).

Lead Department/Resources: Projects Manager, Planning

Associated Policies: 3.2.2



Action 3.2.5 Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about project.

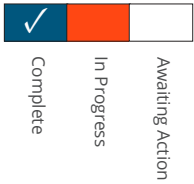
Lead Department/Resources: Planning

Associated Policies: 3.2.5

GOAL 3.3

INCREASED TRAVEL OPTIONS

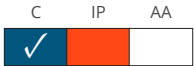
The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.



Action 3.3.1 Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan).

Lead Department/Resources: Projects Manager

Associated Policies: 3.3.1, 3.3.6



Action 3.3.2 Require all new streets to include sidewalks and street trees.

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.3.1, 3.3.6



Action 3.3.3 Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities.

Lead Department/Resources: Planning, Projects Manager

Associated Policies: 3.3.2

GOAL 3.4

EFFICIENT AND WELL-MANAGED PARKING

The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.



Action 3.4.1 Evaluate parking standards in the planning ordinance to reduce or eliminate parking minimums where appropriate (Mobility Plan).

Lead Department/Resources: Planning

Associated Policies: 3.4.3, 3.4.6



Action 3.4.2 Adopt and implement a performance parking program.

Lead Department/Resources: Planning, Administration

Associated Policies: 3.4.1, 3.4.2



Action 3.4.3 Establish a shared parking program (Mobility Plan).

Lead Department/Resources: Administration

Associated Policies: 3.4.1



Action 3.4.4 Increase bicycle parking at destinations (Mobility Plan).

Lead Department/Resources: Parks & Recreation

Associated Policies: 3.4.5

4

CHAPTER 4: FOSTER A VIBRANT ECONOMY

KEY

	Complete
	In Progress
	Awaiting Action

Davidson's economic roots lie in the founding and growth of Davidson College. The College has emerged as one of the nation's premier liberal arts colleges, with students, staff, and faculty that collectively connect the town to the world of education, innovation, and critical thinking.

Today, Davidson's economy is inextricably linked with the labor and jobs available throughout the Charlotte region, and the features that support the town's high quality of life including the historic character, culture of education, and access to parks, trails, and nature.

As the town looks to the future, it is more important than ever to support an ecosystem that delivers innovation and high wage jobs, but also improves economic opportunities for those most in need and continues to enhance connections between residences and places of work.

GOALS & POLICIES

GOAL 4.1

4.1: ALIGNMENT OF HOUSING AND JOBS

Policy 4.1.1: Promote Local Hiring Practices

Policy 4.1.2: Support Small Businesses and Entrepreneurial (SBE)

Policy 4.1.3: Coordinate with Regional Partners

Policy 4.1.4: Support Walkable Employment Centers

Policy 4.1.5: Balance the Supply of Land for Housing and Employment

GOAL 4.2

4.2: A THRIVING AND BALANCED ECONOMY

Policy 4.2.1: Foster an Ecosystem of Entrepreneurship

Policy 4.2.2: Build Upon and Leverage Existing Assets

Policy 4.2.3: Support Independent Business Development

Policy 4.2.4: Support the Green Economy

Policy 4.2.5: Use the Economic Development Strategic Plan

GOAL 4.3

4.3: AN EQUITABLE AND INCLUSIVE ECONOMY

Policy 4.3.1: Recruit and Retain Businesses That Provide Living Wages

Policy 4.3.2: Support Worker Ownership

Policy 4.3.3: Encourage Green, Healthy Employment Spaces

Policy 4.3.4: Reduce Income and Opportunity Gaps

Policy 4.3.5: Support the Local Food Economy

GOAL 4.4

4.4: EDUCATIONAL OPPORTUNITIES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE

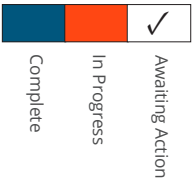
Policy 4.4.1: Collaborate with Davidson College

Policy 4.4.2: Promote Workforce Training and Outreach

GOAL 4.1

ALIGNMENT OF HOUSING AND JOBS

Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.



Action 4.1.1 Sponsor a job fair for local businesses to hire Davidson citizens.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.1, 4.2.3



Action 4.1.2 Network with HR managers at local companies to discover needed talent requirements.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.1.3 Work with JobsCharlotte to provide training programs for talent requirements.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.3



Action 4.1.4 Develop program with Ada Jenkins to create a path to employment in Davidson.

Lead Department/Resources: Economic Development, Housing & Equity

Associated Policies: 4.3.4



Action 4.1.5 Expand Davidson Connections to add market segments, locations, and meeting times.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.1.6 Support linkages with The Hurt Hub and Flywheel Co-Working.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.1.7 Develop marketing collateral that home-based businesses can utilize.

Lead Department/Resources: Economic Development

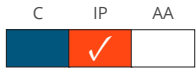
Associated Policies: 4.1.2



Action 4.1.8 Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations).

Lead Department/Resources: Economic Development

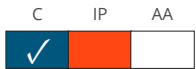
Associated Policies: 4.1.3



Action 4.1.9 Prioritize development opportunities in Activity Nodes.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.4



Action 4.1.10 Hold meetings in the field rather than at Town Hall.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.1.11 Develop incentive program for employees that walk/bike to work or park in remote parking lots.

Lead Department/Resources: Economic Development, Parks & Recreation, Sustainability Manager



Action 4.1.12 Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/initiatives.

Lead Department/Resources: Finance & Budget, Administration

Associated Policies: 4.3.3, 4.1.5



Action 4.1.13 Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment.

Lead Department/Resources: Economic Development

Associated Policies: 4.1.5, 4.3.3, 4.3.4

GOAL 4.2

A THRIVING AND BALANCED ECONOMY

Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.



Action 4.2.1 Consider funding a start-up grant program and/or pursuing funding through NC IDEA.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.2.2 Host Lunch and Learns on current topics relevant to entrepreneurs.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.1



Action 4.2.3 Create a "Welcome to Davidson" printed and digital piece that highlights successes.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.2



Action 4.2.4 Educate businesses on use of historic tax credits and design standards.

Lead Department/Resources: Economic Development, Design Review Board/
Historic Preservation Commission

Associated Policies: 4.3.3



Action 4.2.5 Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.2.6 Continue funding the Merchant Ad Grant.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.2.7 Explore the development of a revolving loan program for small businesses.

Lead Department/Resources: Economic Development, Finance & Budget

Associated Policies: 4.2.3



Action 4.2.8 Provide a grant database resource for businesses to tap into.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3



Action 4.2.9 Create a green business database.

Lead Department/Resources: Economic Development, Sustainability Manager

Associated Policies: 4.2.4, 4.3.3



Action 4.2.10 Develop a catalogue of resources for businesses to improve their sustainability.

Lead Department/Resources: Parks & Recreation

Associated Policies: 4.2.4, 4.3.3



Action 4.2.11 Coordinate with Davidson College Sustainability Director on relevant initiatives.

Lead Department/Resources: Parks & Recreation

Associated Policies: 4.2.4, 4.3.3



Action 4.2.12 Review action items and develop workplan (quarterly).

Lead Department/Resources: Economic Development

Associated Policies: 4.2.5



Action 4.2.13 Update the Economic Development Strategic Plan every five years.

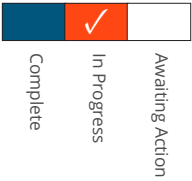
Lead Department/Resources: Economic Development

Associated Policies: 4.2.5

GOAL 4.3

AN EQUITABLE AND INCLUSIVE ECONOMY

Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.



Action 4.3.1 Sponsor tourism events and programs that bring people into hospitality businesses.

Lead Department/Resources: Economic Development

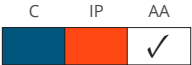
Associated Policies: 4.2.3



Action 4.3.2 Explore the possibility of subsidized commercial kitchen space to attract talent.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3, 4.3.5



Action 4.3.3 Create a Green Building scorecard and promotional material utilizing sustainable materials.

Lead Department/Resources: Sustainability Manager

Associated Policies: 4.3.3



Action 4.3.4 Create policy that the Town of Davidson adheres to in regards to green building.

Lead Department/Resources: Parks & Recreation, Planning

Associated Policies: 4.3.3



Action 4.3.5 Develop a program to support the local food economy.

Lead Department/Resources: Economic Development

Associated Policies: 4.3.5

GOAL 4.4

EDUCATIONAL OPPORTUNITES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE

Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.

Complete	In Progress	Awaiting Action
C	IP	AA

Action 4.4.1 Encourage local businesses to utilize Gig Hub for projects.

Lead Department/Resources: Economic Development

Associated Policies: 4.2.3

Complete	In Progress	Awaiting Action
C	IP	AA

Action 4.4.2 Develop relationship with Central Piedmont Community College.

Lead Department/Resources: Economic Development

Associated Policies: 4.4.2

Complete	In Progress	Awaiting Action
C	IP	AA

Action 4.4.3 Connect local HR representatives with catalogue of local programs offered.

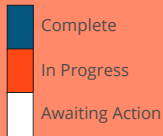
Lead Department/Resources: Economic Development

Associated Policies: 4.2.2

5

CHAPTER 5: SERVE THE COMMUNITY

KEY



The citizens of Davidson are the heart of this community. The Town of Davidson seeks to support all of its citizens by providing a variety of excellent facilities, services, and programs that promote the health, safety, and welfare of Davidson community members.

As we strive to manage increasing growth and development, Davidson will continue to provide quality services, be a responsible steward of town resources, and engage in coordinated planning efforts with partner jurisdictions and institutions. Growth brings both challenges and opportunities to ensure that the town maintains high-quality services and a fiscal balance for this and future generations.

GOALS & POLICIES

GOAL 5.1

5.1: EFFICIENT AND HIGH QUALITY PUBLIC SERVICES

Policy 5.1.1: Maintain and Improve Services and Infrastructure

Policy 5.1.2: Ensure an Equitable Distribution of Quality Services

Policy 5.1.3: Plan and Implement Improvements for Public Facilities,

Policy 5.1.4: Adapt Town Operations to Climate Challenges

Policy 5.1.5: Develop Tools to Support Fiscal Sustainability

GOAL 5.2

5.2: DIVERSE AND INCLUSIVE HOUSING OPTIONS

Policy 5.2.1: Foster a Diversity of Housing Options

Policy 5.2.2: Promote Permanent Affordable Housing Infrastructure

Policy 5.2.4: Encourage Intergenerational Housing

Policy 5.2.5: Engage With the Community

Policy 5.2.6: Support Private Development of Affordable Housing

Policy 5.2.7: Formalize the Affordable Housing Committee's Role

GOAL
5.3

5.3: LONG-TERM FISCAL HEALTH

Policy 5.3.1: Promote Use of Existing Resources

Policy 5.3.2: Proactively Manage Growth and Development

Policy 5.3.3: Promote Smart Growth

Policy 5.3.4: Consider Community Priorities and Long-Term Impacts

Policy 5.3.5: Continue Long-Range Fiscal Planning

GOAL
5.4

5.4: REGIONAL AND INSTITUTIONAL COORDINATION

Policy 5.4.1: Coordinate with Neighbors on Regional Decisions

Policy 5.4.2: Coordinate on Service Extensions and Annexations

Policy 5.4.3: Collaborate with Institutional and Community Partners

GOAL 5.1

EFFICIENT AND HIGH QUALITY PUBLIC SERVICES

The town will provide efficient and high-quality public services and facilities that meet the community's needs and promote the health, safety, and wellbeing of all community members.



Action 5.1.1 Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics.

Lead Department/Resources: Administration, Planning

Associated Policies: 5.1.2



Action 5.1.2 Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan.

Lead Department/Resources: Administration, Parks & Recreation, Sustainability Manager

Associated Policies: 5.1.1, 5.1.4



Action 5.1.3 Measure and track level of service for facilities and services.

Lead Department/Resources: Administration

Associated Policies: 5.1.2



Action 5.1.4 Continue to implement recommendations in the Parks and Recreation Master Plan.

Lead Department/Resources: Parks & Recreation

Associated Policies: 5.1.1, 5.1.2, 5.1.3, 5.1.4



Action 5.1.5 Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street and identifying sites for low-income housing.

Lead Department/Resources: Administration

Associated Policies: 5.1.4, 5.2.1, 5.2.2



Action 5.1.6 Explore establishing a “buffer” fund to invest in future green building or renewable energy opportunities.

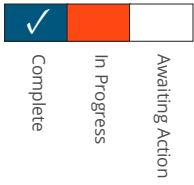
Lead Department/Resources: Sustainability Manager

Associated Policies: 5.1.4, 5.1.5

GOAL 5.2

DIVERSE AND INCLUSIVE HOUSING OPTIONS

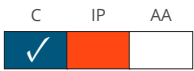
Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.



Action 5.2.1 Develop an Affordable Housing Plan.

Lead Department/Resources: Housing & Equity

Associated Policies: 5.2.2, 5.2.6



Action 5.2.2 Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator.

Lead Department/Resources: Administration

Associated Policies: 5.2.1, 5.2.2



Action 5.2.3 Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional, interjurisdictional, and community partners to realize shared aims.

Lead Department/Resources: Administration, Housing & Equity

Associated Policies: 5.2.2, 5.2.3



Action 5.2.4 Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town's housing types while maintaining town character; ensure there are no barriers to construction of affordable housing.

Lead Department/Resources: Planning

Associated Policies: 5.2.1, 5.2.6



Action 5.2.5 Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers.

Lead Department/Resources: Housing & Equity

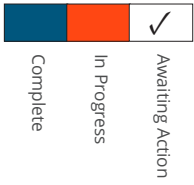
Associated Policies: 5.2.3



Action 5.2.6 Create a position and hire a staff member to manage the town's affordable housing program.

Lead Department/Resources: Administration

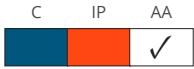
Associated Policies: 5.2.2, 5.2.3, 5.2.6



Action 5.2.7 Explore universal design and consider adopting these building standards along with other aging in-place initiatives/features.

Lead Department/Resources: Administration, Parks & Recreation

Associated Policies: 5.2.4



Action 5.2.8 Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community initiatives.

Lead Department/Resources: Planning

Associated Policies: 5.2.2, 5.2.3, 5.2.6

GOAL 5.3



LONG TERM FISCAL HEALTH

Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.

Action 5.3.1 Update the Cost of Land Use Fiscal Impact Analysis (2014).

Lead Department/Resources: Economic Development

Associated Policies: 5.3.3



Action 5.3.2 Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects.

Lead Department/Resources: Economic Development

Associated Policies: 4.3.3, 5.3.2, 5.3.3, 5.3.5



Action 5.3.3 Produce annual long-range fiscal planning reports.

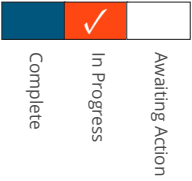
Lead Department/Resources: Finance & Budget

Associated Policies: 5.3.5

GOAL 5.4

REGIONAL AND INSTITUTIONAL COORDINATION

Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson citizens as well as decisions that impact the future of the town and the region.



Action 5.4.1 Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps.

Lead Department/Resources: Administration

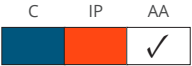
Associated Policies: 5.4.1, 5.4.3



Action 5.4.2 Review intergovernmental agreements to ensure consistency with the town's Comprehensive Plan.

Lead Department/Resources: Administration

Associated Policies: 5.4.1, 5.4.2



Action 5.4.3 Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities.

Lead Department/Resources: Administration

Associated Policies: 5.4.3

APPENDIX: KEY METRICS

KEY

	Tracking
	Exploring
	Awaiting Action
	Retired

This appendix contains information on the Comprehensive Plan's Key Metrics. At the end of each chapter the plan lists Key Metrics to consider tracking as part of the implementation process. This data can then be used to measure progress over time and inform future decisions (see the Decision-Making Framework diagram at the start of this Guidebook).

The appendix groups metrics under the same headings used in the Comprehensive Plan. Each heading includes a statement explaining the metrics' purposes. Metrics then follow and are broken out into each distinct data unit. Corresponding statuses for each data unit are listed in the right-hand column. Statuses include:

- **TRACKING:** The town currently tracks this metric.
- **EXPLORING:** The town is actively evaluating/testing how best to track this metric.
- **AWAITING ACTION:** The town is not currently tracking this metric and it has not been reviewed.
- **RETIRED:** The town is not currently tracking this metric but it has been reviewed. Reasons a metric may be retired include: The town reviewed this metric and determined that it was infeasible due to capacity/capability; data for this metric is not readily available, easily reproducible, or relevant for the Town of Davidson at this time; or, data for this metric was tracked but the tracking period ended.

KEY METRICS OVERVIEW

KEY METRICS

CHAPTER 2: CREATE & CONSERVE PLACES WE LOVE

PROXIMITY TO INFRASTRUCTURE AND SERVICES

PRESERVATION OF NATURAL AREAS AND OPEN SPACE

LOCAL GREENHOUSE GAS EMISSIONS

UNIQUE TOWN CHARACTER

CONVERSION OF UNDEVELOPED LAND

HISTORIC RESOURCES

CHAPTER 3: CONNECT PEOPLE & PLACES

SAFETY FOR ROAD USERS

TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS,
SEPARATED BIKE PATHS

MODE SHARE

TRANSIT RIDERSHIP

BALANCED PARKING DEMAND AND SUPPLY

CHAPTER 4: FOSTER A VIBRANT ECONOMY

WHERE WORKERS LIVE AND WORK

RESIDENT HOUSEHOLD INCOME DISTRIBUTION

DIVERSITY OF JOBS IN DAVIDSON

JOBS AND WORKFORCE IN DAVIDSON

BASELINE ECONOMIC INDICATORS

CHAPTER 5: SERVE THE COMMUNITY

LEVEL OF SERVICE

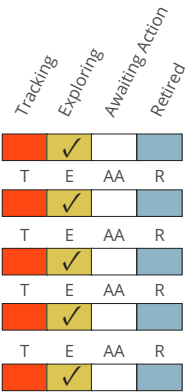
AFFORDABLE HOUSING STOCK

FISCAL IMPACT ANALYSIS

KEY METRICS

2.1 PROXIMITY TO INFRASTRUCTURE AND SERVICES

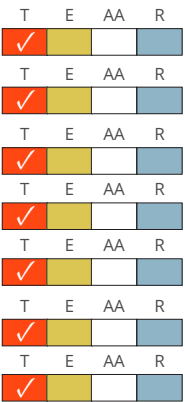
The purpose of this metric is to understand how accessible key services are to residences, and how walkable the town is – helping build towards an overall sustainability framework. The percentage of households within a half mile and quarter mile will be tracked.



- 2.1.1 – Proximity to Employment Centers
- 2.1.2 – Proximity to Schools
- 2.1.3 – Proximity to Grocery Stores
- 2.1.4 – Proximity to Parks or Greenways
- 2.1.5 – Proximity to Amenities (healthcare services and commercial centers)

2.2 PRESERVATION OF NATURAL AREAS AND OPEN SPACE

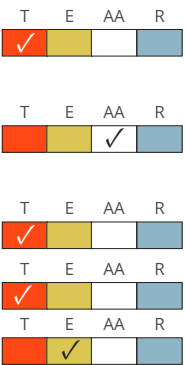
The purpose of this metric is to understand the degree to which open and green spaces are being maintained or expanded as the population grows.



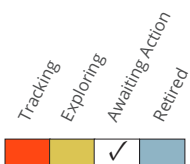
- 2.2.1 – Acreage of open space
- 2.2.2 – Acreage of natural areas
- 2.2.3 – Acreage of wetlands
- 2.2.4 – Acreage of parks
- 2.2.5 – Acreage of agricultural land
- 2.2.6 – Land cover of the tree canopy cover
- 2.2.7 – Miles of inter-connected greenways

2.3 LOCAL GREENHOUSE GAS EMISSIONS

The purpose of this metric is to evaluate local sources of greenhouse gas emissions to reduce overall emissions.



- 2.3.1 – Greenhouse Gas Emissions by Sector for both town government and community emissions.
- 2.3.2 – Energy Use Intensity by Sector for both town government and community emissions.
- 2.3.3 – Square footage (or # of projects) of LEED-certified buildings
- 2.3.4 – Number of Low-Impact Development or Green Building Projects
- 2.3.5 – Estimated Emissions Reductions/Carbon Sequestered through LID or Green Building Projects



2.4 UNIQUE TOWN CHARACTER

The purpose of this metric is to understand how new development contributes to Davidson's character and public amenities.

2.4.1 – Consistency of New Development

2.5 CONVERSION OF UNDEVELOPED LAND

The purpose of this metric is to understand how much new development is occurring on undeveloped land compared to infill and redevelopment.



2.5.1 – Acreage of new undeveloped land converted to developed land and square footage of new development



2.5.2 – Acreage of new infill and redevelopment and square footage of new infill/redevelopment

2.6 HISTORIC RESOURCES

The purpose of this metric is to monitor the quality of and changes to historic resources.



2.6.1 – Number of Historic Structures within each Local Historic District and the National Register District



2.6.2 – Number of eligible Historic Structures within each Local Historic District and the National Register District



2.6.3 – Number of demolished structures within each Local Historic District and the National Register District

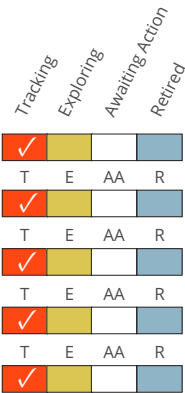


2.6.4 – Number of rehabilitated structures within each Local Historic District and the National Register District

KEY METRICS

3.1 SAFETY FOR ROAD USERS

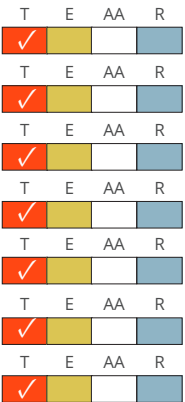
The purpose of this metric is to understand the impact safety interventions have had on road user safety.



- 3.1.1.A – Vehicle Movements - Total # of Vehicles Traveling through Davidson
- 3.1.1.B – Vehicle Movements - Percent Change in Total # Vehicle Trips per Year
- 3.1.2.A – Crashes - Types of Conflicts
- 3.1.2.B – Crashes - Location & Frequency
- 3.1.2.C – Crashes - Injury & Fatality Data

3.2 TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS, BIKE FACILITIES

The purpose of this metric is to compare travel mode priorities and evaluate and monitor whether policies have increased the town’s pedestrian and bicycle network.



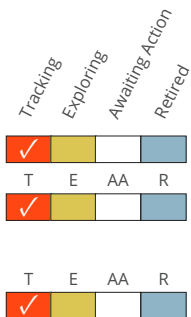
- 3.2.1 – Total Mileage of Automobile Lanes
- 3.2.2 – Annual Change of Automobile Lanes
- 3.2.3.A – Total Mileage of Sidewalks
- 3.2.3.B – Total Linear Feet of Sidewalks Replaced
- 3.2.4 – Annual Change of Sidewalks
- 3.2.5 – Total Mileage of Bike Lanes and Facilities
- 3.2.6 – Annual Change of Bike Lanes and Facilities

3.3 MODE SHARE

The purpose of this metric is to evaluate how bicycle improvements are impacting bicycle ridership.

- 3.3.1 – Annual Bike Counts at Key Town Destinations





3.4 TRANSIT RIDERSHIP

The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.

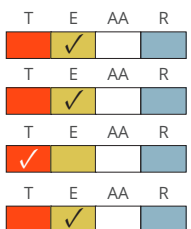
3.4.1 – Transit Ridership at stops in the Town of Davidson

3.4.2 – Number of high-frequency (every 15 minutes or less) transit stops within the Town of Davidson

3.4.3 – Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops)

3.5 BALANCED PARKING DEMAND AND SUPPLY

The purpose of this metric is to track changes after parking programs have been implemented.



3.5.1 – Percentage of Surface Area Dedicated to Parking in Downtown

3.5.2 – Annual Change in Surface Area Dedicated to Parking in Downtown

3.5.3 – Number of Parking Spaces Available in Downtown

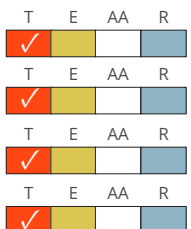
3.5.4 – Average Parking Demand During Business Hours in Downtown, its Vicinity, and Circles @ 30

CH 4

KEY METRICS

4.1 WHERE WORKERS LIVE AND WORK

The purpose of this metric is to monitor the degree to which Davidson's economy is linked with the regional economy.



4.1.1 – Number of Workers Employed and Living in Davidson

4.1.2 – Number of Workers Commuting into Davidson for Work

4.1.3 – Number of Workers Living in Davidson and Commuting Out

4.1.4 – Jobs by Distance

4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION

The purpose of this metric is to understand the income levels of the town's residents and equity challenges the town may need to address.



4.2.1 – Household Income by Job Earnings

4.3 DIVERSITY OF JOBS IN DAVIDSON

The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.

Tracking	Exploring	Awaiting Action	Retired
✓			
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			

4.3.1 – Total Number of Jobs in Davidson

4.3.2 – Total Number of Jobs in Davidson Organized by Industrial Sector

4.3.3 – Annual Change of Jobs in Davidson Organized by Industrial Sector

4.3.4 – Workforce Diversity

4.4 JOBS AND WORKFORCE IN DAVIDSON

The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.

T	E	AA	R
	✓		
T	E	AA	R
	✓		
T	E	AA	R
	✓		

4.4.1 – Number of Workers Employed and Living in Davidson Organized by Industrial Sector

4.4.2 – Number of Workers Commuting into Davidson for Work Organized by Industrial Sector

4.4.3 – Number of Workers Living in Davidson and Commuting Out Organized by Industrial Sector

4.5 BASELINE ECONOMIC INDICATORS

The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.

T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
	✓		
T	E	AA	R
✓			

4.5.1.A – Residential/Commercial Tax Base Percentage

4.5.1.B – Residential/Commercial Tax Base Percentage, Excluding Multi-family

4.5.1.C.1 – Ad Valorem Tax Base - Current Year Rolling Average

4.5.1.C.2 – Ad Valorem Tax Base - Last Two Reevaluations

4.5.2 – Total Number of Companies in Davidson

4.5.3 – Annual Amount of Commercial Investment

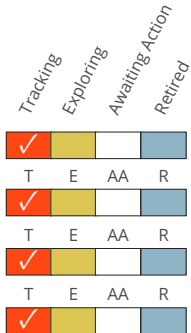
4.5.4 – Available Commercial Properties

4.5.5 – Current Lease & Occupancy Rates for Commercial Properties

KEY METRICS

5.1 LEVEL OF SERVICE

The purpose of this metric is to evaluate levels of services to determine if services are meeting the needs of a growing population, recognizing the level of service that the town deems “adequate” may change from time to time.



Parks & Recreation

5.1.1.A.1 – Ratio of Park Acreage to Users

5.1.1.A.2 – Service, Indoor SF Available for P&R Programming

5.1.1.B.1 – Participation, Summer Camp Enrollment

5.1.1.B.2 – Participation, Proportion of Davidson Residents as Summer Camp Participants

Communications

5.1.2.A.1 – CIVICS 101, Participation to Interest Ratio

5.1.2.A.2 – CIVICS 101, Participation by Session

5.1.2.A.3 – CIVICS 101, Placement on Advisory Board

5.1.2.B.1 – Media Stats, Number of Webpage Users

5.1.2.B.2 – Media Stats, Number of Facebook Followers

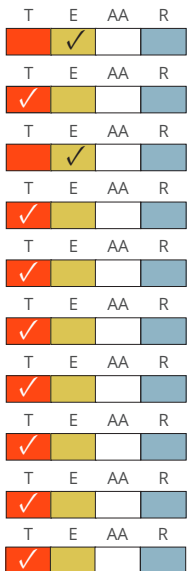
5.1.2.B.3 – Media Stats, Number of Twitter (X) Followers

5.1.2.B.4 – Media Stats, Number of Instagram Followers

5.1.2.B.5 – Media Stats, Number of Constant Contact Followers

5.1.2.B.6 – Media Stats, Number of Media + Press Mentions

5.1.2.B.7 – Media Stats, Number of YouTube Subscribers



Fire

5.1.3.1.A – Service, Annual Call Volume Total

5.1.3.1.B – Service, Annual Call Volume by Percentage

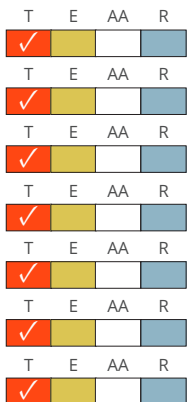
5.1.3.1.C – Service, Annual Call Volume of Concurrent Calls

5.1.3.1.D – Service, Response Time Goal for Urban Locations

5.1.3.1.E – Service, Response Time Goal for Suburban/Rural/ETJ Locations

5.1.3.1.F – Service, Overall Response Time Achieved Urban

5.1.3.1.G – Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations



Tracking	Exploring	Awaiting Action	Retired
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.3.1.H – Service, Turnout Time Station 1 AM/PM

5.1.3.1.I – Service, Turnout Time Station 2 AM/PM

5.1.3.2.A – Staffing, Special Events per Year

5.1.3.2.B – Staffing, Ratio of Employees to Residents

Police

T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.4.A.1.A – Service, Overall Calls for Service - Citizen-Initiated Calls

5.1.4.A.1.B – Service, Overall Calls for Service - Officer-Initiated Calls

5.1.4.A.2.A – Service, Average Response Time

5.1.4.A.2.B – Service, Priority Response Time

5.1.4.A.3 – Service, Average Time on Scene

5.1.4.B.1 – Staffing, Ratio of Employees to Residents

5.1.4.B.2 – Staffing, Overtime Hours

5.1.4.B.3 – Staffing, Availability for Service

5.1.4.B.4 – Staffing, Shift Efficiencies Total

5.1.4.B.5 – Staffing, Shift Efficiencies Percentage

5.1.4.B.6 – Staffing, Community Engagement/Special Events per Year

5.1.4.B.7 – Staffing, Co-Responder Total Community Member Contacts per Year

Public Works

T	E	AA	R
	✓		
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			
T	E	AA	R
✓			

5.1.5.A.1 – Hours per Year, Maintenance

5.1.5.A.2 – Hours per Year, Special Events

5.1.5.B.1 – Arborist, Tree Permits

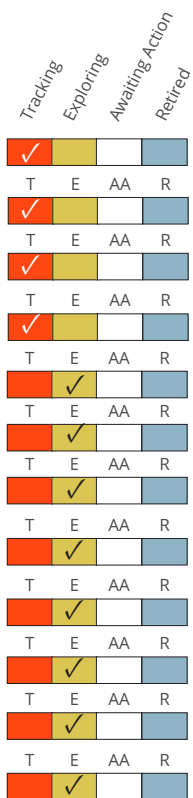
5.1.5.B.2 – Arborist, Trees Saved

5.1.5.B.3 – Arborist, Trees Planted

5.1.5.B.4 – Arborist, Trees Given Away

5.1.5.B.5 – Arborist, Engagement

5.1.5.B.5 – Arborist, Programming



5.2 AFFORDABLE HOUSING STOCK

The purpose of this metric is to track the total quantity of affordable homes, quality of housing stock, and how accessible those homes are to key services.

5.2.1.A – Quantity of Affordable Housing Stock - Total

5.2.1.B – Income Level Served (% of AMI)

5.2.1.C – Affordability Status (Temporary or Permanent)

5.2.1.D – Tenure type (Owner-occupied or Rental)

5.2.1.E – Tenant Demographics

5.2.2 – Quality of Affordable Housing Stock

5.2.3.A – Proximity to Employment Centers

5.2.3.B – Proximity to High-Frequency Transit

5.2.3.C – Proximity to Schools

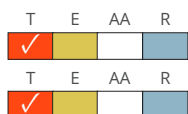
5.2.3.D – Proximity to Parks or Greenways

5.2.3.E – Proximity to Grocery Stores

5.2.3.F – Proximity to Amenities (healthcare services and commercial centers)

5.3 FISCAL IMPACT ANALYSIS

The purpose of this metric is to track the frequency of updates to the town's fiscal impact tools.



5.3.1 – Fiscal Impact of Various Land Uses

5.3.2 – Frequency of Updates to Adopted Plans & Policies



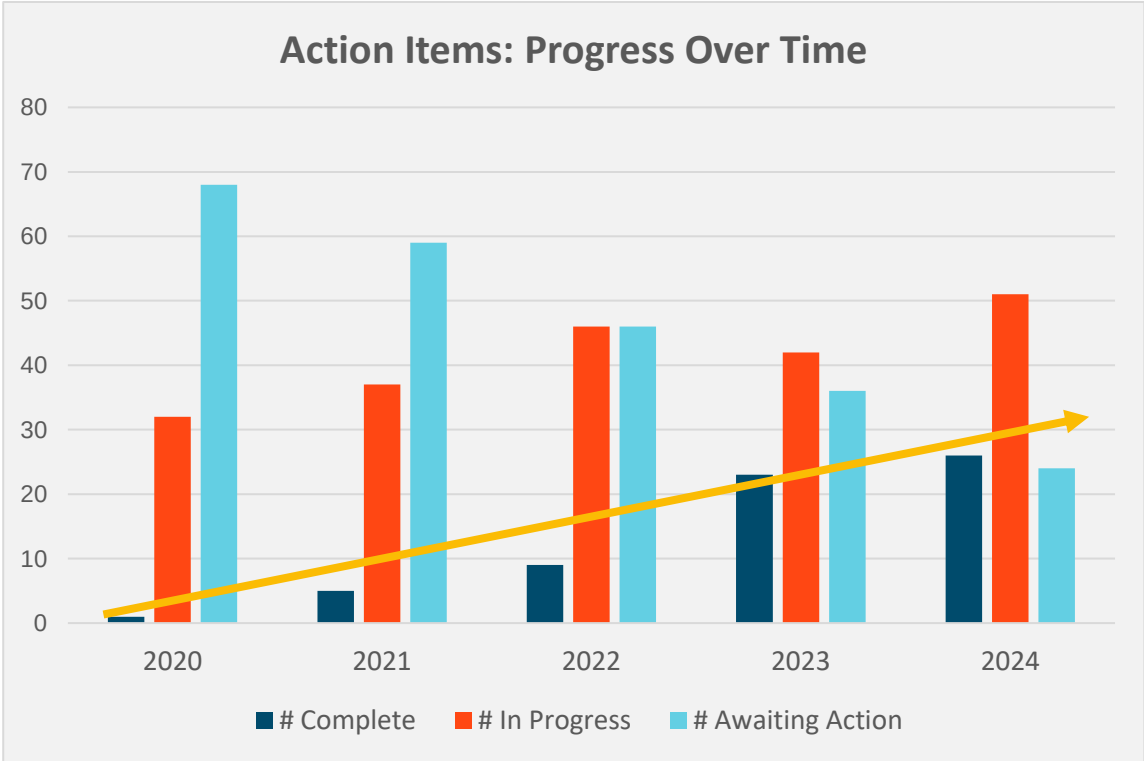
DAVIDSON Share Your Voice.
Shape Our Future.

PLAN IMPLEMENTATION GUIDEBOOK

MAY 2020

DAVIDSON COMP. PLAN IMPLEMENTATION: ACTION ITEM CHARTS (2024)

Action Items	2020	2021	2022	2023	2024	2023 % of Total	2024 % of Total	% Change
# Complete	1	5	9	23	26	22.8%	25.7%	3.0%
# In Progress	32	37	46	42	51	41.6%	50.5%	8.9%
# Awaiting Action	68	59	46	36	24	35.6%	23.8%	-11.9%



2024 OBSERVATIONS

- We now have more Action Items *Complete* than items *Awaiting Action*;
- Less than a quarter of Action Items remain to be addressed or are *Awaiting Action*, down from more than one third last year;
- Half of all Action Items are *In Progress*;
- We made the most progress in tackling new Action Items, indicated by the 11.9% decline in items designated *Awaiting Action*.
- We maintain a steady work rate between 40-50 Action Items *In Progress* each year (Avg. 41.6);
- Each year around 11 Action Items move from *Awaiting Action* to *In Progress* (this past year it was 15);
- Having seen consistent progress with on-going initiatives, we increased the number of Action Items marked *Complete/Implementation On-Going* or *In Progress*. Examples of these items include continuing to maintain our status as a certified local government for historic preservation and continuing to fund the Merchant Ad Grant, each of which we do annually.

DAVIDSON COMP. PLAN IMPLEMENTATION: KEY METRICS TRACKING (2024)

KEY METRICS						
	2023		2024		Year to Year	
Status	Total	% of Total	Total	% of Total	Change	% Change
# Tracking*	72	61.0%	91	74.0%	19	26.4%
# Exploring	43	36.4%	28	22.8%	-15	-34.9%
# Awaiting Action	3	2.5%	4	3.3%	1	33.3%
# New Metrics	-	-	5	4.1%	5	-
# Total Metrics	118		123	100.0%	-	-

*The 91 Total metrics in 2024 includes the 5 New Metrics.

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE							
2.1 INTENTIONAL GROWTH MANAGEMENT <i>Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town's livability and occur using a tiered and incremental approach to meet the needs of a growing community.</i>							
	2.1.1	Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance	IP	IP	IP	C	C
	2.1.2	Explore appropriate fiscal impact models and analyses. Example communities include: » Wilson, NC » Wilmington, NC » Salem, NH » Dublin, OH	IP	IP	AA	C	C
	2.1.3	Consider thresholds for targeted application of conditional master planning process	IP	C	C	C	C
2.2 A NETWORK OF NATURAL AREAS AND OPEN SPACE <i>Recognizing the importance of the natural environment, Davidson will create and protect an integrated network of green corridors, parks, and open spaces, along with meaningful rural and agricultural uses.</i>							
	2.2.1	Identify priority conservation areas; expand and enhance the scenic byway overlay	AA	AA	AA	AA	AA
	2.2.2	Create a tree canopy management plan	AA	IP	IP	C	C
	2.2.3	Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback	AA	AA	AA	AA	AA
	2.2.4	Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds	AA	AA	AA	AA	IP
	2.2.5	Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds	AA	AA	IP	IP	IP
	2.2.6	Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation	AA	AA	IP	IP	IP
	2.2.7	Require open spaces in new development to be connected and publicly-accessible	IP	IP	IP	IP	IP
	2.2.8	Support organizations working to address local farming and food topics	IP	IP	IP	IP	IP

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
2.3	A SUSTAINABLE BUILT ENVIRONMENT <i>Davidson’s integrated natural and built environments will embody the tenets of social, environmental, and fiscal sustainability. The town will be a leader of green building design and climate responsibility.</i>						
	2.3.1	Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance	AA	AA	AA	AA	AA
	2.3.2	Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments	AA	AA	IP	IP	IP
	2.3.3	Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance	AA	AA	IP	IP	IP
	2.3.4	Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed	AA	AA	IP	IP	IP
	2.3.5	Develop a local climate action plan	AA	AA	AA	IP	C
	2.3.6	Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development	AA	AA	IP	IP	IP
	2.3.7	Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs	AA	AA	AA	AA	AA

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024	
2.4		A PRESERVED HISTORIC FABRIC <i>Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.</i>						
	2.4.1	Develop a historic preservation plan	IP	IP	IP	C	C	
	2.4.2	Consider developing a downtown plan which could include: » Area-specific community vision, goals, and policies » Assessment of existing conditions, including identification of opportunities » Actions and initiatives » Urban design guidelines and recommendations	IP	IP	IP	C	C	
	2.4.3	Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes	AA	AA	AA	AA	IP	Changed '23-'24
	2.4.4	Maintain certified local government status; educate appointed officials and public about program	IP	IP	IP	IP	C	Changed '23-'24
	2.4.5	As the local historic district expands, develop minor and major work plans to support efforts	AA	C	C	C	C	
2.5		CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT <i>Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson’s infill development and redevelopment will support and enhance the character of valued built patterns.</i>						
	2.5.1	Revise the ordinance’s Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs	AA	AA	AA	IP	IP	
	2.5.2	Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment » Consider adopting community-supported building prototypes (i.e., Clovis Cottages) » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate » Update building form and setback standards as needed	AA	AA	AA	AA	AA	
	2.5.3	Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector	AA	AA	AA	AA	AA	
	2.5.4	Revise parking standards (See Connect People and Destinations)	AA	AA	AA	AA	AA	
	2.5.5	Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate	AA	IP	IP	C	C	
	2.5.6	Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate	IP	IP	IP	C	C	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 3 - CONNECT PEOPLE & PLACES							
3.1 SAFE STREETS FOR ALL <i>Davidson’s transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.</i>							
	3.1.1	Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan)	C	C	C	C	C
	3.1.2	Retrofit existing sidewalks to adhere to minimum width and buffer standards where appropriate	AA	AA	AA	IP	IP
	3.1.3	Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected)	AA	AA	AA	AA	AA
	3.1.4	Install more consistent crosswalk treatments throughout town (Mobility Plan)	AA	AA	IP	IP	IP
	3.1.5	Evaluate the Planning Ordinance to identify barriers to walkable development and standards that reinforce automobile-oriented development. Adjust relevant provisions as necessary to support pedestrian-oriented development	AA	AA	AA	AA	AA
	3.1.6	Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.	AA	C	C	C	C
3.2 IMPROVED REGIONAL MOBILITY <i>Davidson’s citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.</i>							
	3.2.1	Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.2	Coordinate with CATS to improve bus stop amenities including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.3	Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan)	AA	AA	AA	IP	IP
	3.2.4	Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan)	IP	IP	IP	IP	IP
	3.2.5	Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about projects	AA	AA	AA	AA	IP

Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
3.3		INCREASED TRAVEL OPTIONS <i>The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.</i>					
	3.3.1	Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan)	IP	IP	IP	C	C
	3.3.2	Require all new streets to include sidewalks and street trees	IP	IP	IP	C	C
	3.3.3	Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities	AA	AA	AA	AA	AA
3.4		EFFICIENT AND WELL-MANAGED PARKING <i>The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.</i>					
	3.4.1	Evaluate parking standards in the Planning Ordinance to reduce or eliminate parking minimums, adjust parking maximums, ensure parking is appropriately located, and enact other updates and refinements	AA	AA	AA	AA	AA
	3.4.2	Adopt and implement a performance parking program (Mobility Plan)	AA	AA	AA	AA	IP
	3.4.3	Establish a shared parking program (Mobility Plan)	AA	AA	AA	AA	AA
	3.4.4	Increase bicycle parking at destinations (Mobility Plan)	AA	AA	AA	IP	IP

Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 4 - FOSTER A VIBRANT ECONOMY							
4.1	ALIGNMENT OF HOUSING AND JOBS <i>Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.</i>						
	4.1.1	Sponsor a job fair for local businesses to hire Davidson citizens	AA	AA	AA	AA	AA
	4.1.2	Network with HR managers at local companies to discover needed talent requirements	IP	IP	IP	IP	IP
	4.1.3	Work with JobsCharlotte to provide training programs for talent requirements	AA	AA	AA	IP	IP
	4.1.4	Develop program with Ada Jenkins to create a path to employment in Davidson	AA	AA	IP	IP	IP
	4.1.5	Expand Davidson Connections to add market segments, locations, and meeting times	IP	IP	IP	IP	IP
	4.1.6	Support linkages with The Hurt Hub and Flywheel Co-Working	IP	IP	IP	IP	IP
	4.1.7	Develop marketing collateral that home-based businesses can utilize	AA	AA	AA	AA	AA
	4.1.8	Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations)	IP	IP	IP	IP	IP
	4.1.9	Prioritize development opportunities in Activity Nodes	AA	AA	IP	IP	IP
	4.1.10	Hold meetings in the field rather than at Town Hall	IP	IP	IP	IP	C
	4.1.11	Develop incentive program for employees that walk/bike to work or park in remote parking lots	AA	AA	AA	AA	AA
	4.1.12	Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/ initiatives	IP	IP	IP	IP	IP
	4.1.13	Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment opportunities	IP	IP	C	C	C

Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024	
4.2		A THRIVING AND BALANCED ECONOMY <i>Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.</i>						
	4.2.1	Consider funding a start-up grant program and/or pursuing funding through NC IDEA	AA	AA	AA	IP	IP	
	4.2.2	Host Lunch and Learns on current topics relevant to entrepreneurs	AA	AA	AA	IP	IP	
	4.2.3	Create a “Welcome to Davidson” printed and digital piece that highlights successes	AA	IP	IP	C	C	
	4.2.4	Educate businesses on use of historic tax credits and design standards	AA	AA	AA	AA	IP	Changed '23-'24
	4.2.5	Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown	AA	AA	C	C	C	
	4.2.6	Continue funding the Merchant Ad Grant	IP	IP	IP	C	C	
	4.2.7	Explore the development of a revolving loan program for small businesses	AA	AA	AA	IP	IP	
	4.2.8	Provide a grant database resource for businesses to tap into	AA	AA	AA	AA	AA	
	4.2.9	Create a green business database	AA	AA	IP	AA	AA	
	4.2.10	Develop a catalogue of resources for businesses to improve their sustainability	AA	AA	AA	AA	IP	Changed '23-'24
	4.2.11	Coordinate with Davidson College Sustainability Director on relevant initiatives	IP	IP	IP	IP	IP	
	4.2.12	Review action items and develop workplan (quarterly)	IP	IP	C	C	C	
	4.2.13	Update the Economic Development Strategic Plan every every five years	AA	AA	AA	AA	IP	Changed '23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
4.3		AN EQUITABLE AND INCLUSIVE ECONOMY <i>Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.</i>					
	4.3.1	Sponsor tourism events and programs that bring people into hospitality businesses	IP	IP	IP	IP	IP
	4.3.2	Explore the possibility of subsidized commercial kitchen space to attract talent	AA	AA	IP	IP	IP
	4.3.3	Create a Green Building scorecard and promotional material utilizing sustainable materials	AA	AA	AA	AA	AA
	4.3.4	Create policy that the Town of Davidson adheres to in regards to green building	AA	AA	AA	AA	IP
	4.3.5	Develop a program to support the local food economy	AA	AA	IP	IP	IP
4.4		EDUCATIONAL OPPORTUNITES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE <i>Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.</i>					
	4.4.1	Encourage local businesses to utilize Gig Hub for projects	IP	IP	IP	IP	IP
	4.4.2	Develop relationship with Central Piedmont Community College	IP	IP	IP	AA	AA
	4.4.3	Connect local HR representatives with catalogue of local programs offered	AA	AA	AA	AA	AA

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
CHAPTER 5 - SERVE THE COMMUNITY							
5.1	EFFICIENT AND HIGH QUALITY PUBLIC SERVICES <i>The town will provide efficient and high-quality public services and facilities that meet the community’s needs and promote the health, safety, and wellbeing of all community members.</i>						
	5.1.1	Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics	AA	IP	IP	IP	IP
	5.1.2	Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan	AA	AA	AA	IP	IP
	5.1.3	Measure and track level of service for facilities and services	AA	AA	AA	AA	IP
	5.1.4	Continue to implement recommendations in the Parks and Recreation Master Plan	IP	IP	IP	IP	IP
	5.1.5	Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street	AA	AA	AA	AA	IP
	5.1.6	Explore establishing a "buffer" fund to invest in future green building or renewable energy opportunities	AA	AA	AA	AA	IP
5.2	DIVERSE AND INCLUSIVE HOUSING OPTIONS <i>Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.</i>						
	5.2.1	Develop an Affordable Housing Plan (see objectives to address on page 27)	AA	IP	IP	C	C
	5.2.2	Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator	AA	AA	AA	C	C
	5.2.3	Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional,	AA	IP	IP	IP	IP
	5.2.4	Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town’s housing types while maintaining town character; ensure there are no	AA	AA	AA	AA	AA
	5.2.5	Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers	IP	IP	IP	IP	IP
	5.2.6	Create a position and hire a staff member to manage the town’s affordable housing program	IP	C	C	C	C
	5.2.7	Explore universal design and consider adopting these building standards along with other aging-in-place initiatives/features	AA	AA	AA	AA	AA
	5.2.8	Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community	AA	AA	AA	AA	AA

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'23-'24

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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE: ACTION ITEM TRACKING (2024)

GOAL	ACTION #	ACTION TITLE	2020	2021	2022	2023.2	2024
5.3		LONG TERM FISCAL HEALTH <i>Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.</i>					
	5.3.1	Update the Cost of Land Use Fiscal Impact Analysis (2014)	IP	IP	C	C	C
	5.3.2	Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects	AA	AA	IP	C	C
	5.3.3	Produce annual long-range fiscal planning reports	IP	IP	IP	IP	IP
5.4		REGIONAL AND INSTITUTIONAL COORDINATION <i>Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson Citizens as well as decisions that impact the future of the town and the region.</i>					
	5.4.1	Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps	AA	IP	IP	IP	IP
	5.4.2	Review intergovernmental agreements to ensure consistency with the town’s Comprehensive Plan	AA	AA	AA	AA	IP
	5.4.3	Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities	AA	AA	AA	AA	AA

Changed
'23-'24

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE						
2.1	INTENTIONAL GROWTH MANAGEMENT <i>Davidson will grow thoughtfully and intentionally within its borders and at its edges. New growth will enhance the town’s livability and occur using a tiered and incremental approach to meet the needs of a growing community.</i>					
	2.1.1	Formalize Growth Management Tiers Map and Annexation Criteria in the Planning Ordinance	C	Completed 03.14.2023	PLANNING	P 2.1.2, 2.1.3
	2.1.2	Explore appropriate fiscal impact models and analyses. Example communities include: » Wilson, NC » Wilmington, NC » Salem, NH » Dublin, OH	C	Completed 12.08.2023	PLANNING ECONOMIC DEV.	P 2.1.1
	2.1.3	Consider thresholds for targeted application of conditional master planning process	C	Completed 09.08.2021	PLANNING	P 2.4.3
2.2	A NETWORK OF NATURAL AREAS AND OPEN SPACE <i>Recognizing the importance of the natural environment, Davidson will create and protect an integrated network of green corridors, parks, and open spaces, along with meaningful rural and agricultural uses.</i>					
	2.2.1	Identify priority conservation areas; expand and enhance the scenic byway overlay	AA		PLANNING	P 2.2.1
	2.2.2	Create a tree canopy management plan ("Urban Community Forestry Plan")	C	Completed 12.19.2023 Implementation On-going	PUBLIC WORKS ARBORIST	P 2.2.2
	2.2.3	Revisit enabling legislation for tree protection to align with Planning Ordinance aims/public engagement feedback	AA		ADMINISTRATION	P 2.2.2
	2.2.4	Partner with Mecklenburg County and other organizations to coordinate planning efforts and strategies (such as construction of BMPs) to protect critical watersheds and other sensitive areas	IP	▪ Partnering to design water quality structures at Roosevelt Wilson Park pond, to protect Lake Davidson. The county is providing before and after monitoring of pollutants. Dewberry Engineers is designing the structure. ▪ Stream Restorations: Abersham, Fisher Farm (West Branch Rocky River)	PROJECTS MANAGER PARKS & REC.	P 2.1.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	2.2.5	Continue implementation of the Rural Area Plan, including buffers of streams and viewsheds	IP	▪ Rural Crossroads: Summit Farms Conditional Planning Area (Approved 2023, CDs 2024, RR Water/Sewer Line Extension) ▪ DLC negotiating for WBRRR Greenway connection Narrow Passage to Fisher Farm - Buffers, streams, views require further work. - USAC Components/Viewsheds + Buffers	PLANNING	P 2.2.1, 2.2.5
	2.2.6	Explore community interest in pursuing a Purchase of Development Rights program and other strategies for land conservation	IP	▪ P&R: - The county is building support to adopt a Voluntary Ag. District Ordinance.	PARKS & REC. PLANNING	P 2.2.1, 2.2.3, 2.2.5
	2.2.7	Require open spaces in new development to be connected and publicly-accessible	IP	▪ This is current practice and supported in DPO ▪ Staff recommends further clarification in DPO of what publicly-accessible means (including examples such as signage + hours).	PLANNING	P 2.2.4
	2.2.8	Support organizations working to address local farming and food topics	IP	▪ Exploring parcels of land and identifying an agriculture cooridor. Exploring the idea for a Food Forrest in town (Lakeside parcel). Reviewing grant opportunities for funding.	PARKS & REC. ECONOMIC DEV.	P 2.2.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
2.3	A SUSTAINABLE BUILT ENVIRONMENT <i>Davidson’s integrated natural and built environments will embody the tenets of social, environmental, and fiscal sustainability. The town will be a leader of green building design and climate responsibility.</i>					
	2.3.1	Create a pattern book for activity nodes to make them more human-scale, similar to downtown; as appropriate incorporate design standards into the planning ordinance; consider adding illustrative examples of development representing desired development in the Planning Ordinance	AA		PLANNING ECONOMIC DEV.	P 2.3.3, 2.4.3, 2.5.1, 2.5.4
	2.3.2	Update NC-73 Small Area Plan to ensure new development in activity nodes is consistent with Framework Map and planned NCDOT investments	IP	▪ PL: - Admin/PL/ED decided '23 full blown plan not needed. ED/PL working with prop. owners, pot. developers. - Mayes Node, Dav. East Ph. 2 Working with Interested Parties	PLANNING ECONOMIC DEV.	P 2.1.1
	2.3.3	Explore International Dark Sky criteria and energy efficient technologies for lighting standards in the Planning Ordinance	IP	▪ Dark Sky criteria were considered as part of the streetlight replacement project. ▪ Staff met with a few lighting consultants to review options for solar, dimming, and recreational lighting at town parks and properties.	PARKS & REC.	P 2.3.2
	2.3.4	Explore STAR/LEED for Communities, WELL Building Standard, Sustainable Development Code, stormwater best practices, and green building standards and incentives; review the Planning Ordinance for sustainability conflicts and revise as needed	IP	▪ PL: - LEED Cities & Communities Silver Certification Completed 04.09.2023 - Incentivized green building practices via USAC as part of A 2.1.1 GM Frameworkp & Annexation. ▪ PR: - Worked with H&E to incorporate Energy Star appliances and encourage Enterprise Green Communities features in new buildings and renovations of town-owned affordable housing.	PLANNING PARKS & REC.	P 2.3.2

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	2.3.5	Develop a local climate action plan	C	Completed 04.09.2023 Implementation On-going	ADMINISTRATION PARKS & REC.	P 2.3.4
	2.3.6	Revise the Planning Ordinance to further expand the use of mixed housing type requirements in new development	IP	PL: - Incentivized integrated housing via USAC as part of A 2.1.1 GM Frameworkp & Annexation.	PLANNING ADMINISTRATION	P 2.4.3, 5.2.1
	2.3.7	Conduct a photometric lighting study to determine if roadways are adequately lit and identify opportunities for improving visibility while reducing energy usage and costs	AA	Lighting study: A private company was contacted by DPR, but they would likely need Duke Energy's permission (since Duke owns the poles).	PARKS & REC.	P 2.3.2
2.4	A PRESERVED HISTORIC FABRIC <i>Davidson will celebrate its unique architectural and cultural history through preservation initiatives and designing new buildings, spaces, and landscapes that complement the existing historic fabric and leave an inspiring building legacy.</i>					
	2.4.1	Develop a historic preservation plan	C	Completed 01.24.2023	PLANNING	P 2.4.1
	2.4.2	Consider developing a downtown plan which could include: » Area-specific community vision, goals, and policies » Assessment of existing conditions, including identification of opportunities » Actions and initiatives » Urban design guidelines and recommendations	C	Completed 02.27.2023	ECONOMIC DEV.	2.1.1, 2.5.1
	2.4.3	Connect nodes along South Main Street and adjacent downtown areas, through strategic infrastructure investments, and walkable infill development; create sidewalk/street features cross-section for connection axes	IP	PL: - Sloan House Use Study Complete, RFP In Progress; Alexander Carwash Master Plan Application Submittal Anticipated	ADMINISTRATION PROJECTS MANAGER PLANNING	P 2.1.1, 2.4.5, 2.5.1
	2.4.4	Maintain certified local government status; educate appointed officials and public about program	C	Completed Annually Implementation On-going	PLANNING ADMINISTRATION	P 2.4.1, 2.4.2
	2.4.5	As the local historic district expands, develop minor and major work plans to support efforts	C	Completed 11.17.21	PLANNING	P 2.4.1, 2.5.1

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
2.5	CONTEXTUALLY-SENSITIVE INFILL & REDEVELOPMENT <i>Recognizing the need to prioritize growth where there is existing infrastructure rather than grow outward, Davidson’s infill development and redevelopment will support and enhance the character of valued built patterns.</i>					
	2.5.1	Revise the ordinance’s Floor Area Ratio table to remove the smaller lot/maximum allowance provision to address community concerns regarding inappropriate building tear-downs	IP	▪ Reviewed as part of A 2.1.1 GM Framework & Annexation Criteria and FAR flagged for revision in Historic Preservation Plan, Action 6.2.D. Further work is required.	PLANNING	P 2.3.3, 2.5.3
	2.5.2	Establish, and update as appropriate, design and contextual compatibility standards for infill and redevelopment » Consider adopting community-supported building prototypes (i.e., Clovis Cottages) » Ensure commercial and multifamily buildings are subject to pedestrian-oriented design standards, as appropriate » Update building form and setback standards as needed	AA	▪ Flagged for revision in Historic Preservation Plan, Action 6.2.D. Further work is required.	PLANNING	P 2.5.1, 2.5.4, 2.5.6
	2.5.3	Explore performing an NC 115 corridor study to envision and establish a coherent framework for context-sensitive infill, mobility strategies, and connections to adjacent areas and facilities, including the Potts-Sloan-Beaty connector	AA		ADMINISTRATION PLANNING	P 2.5.3
	2.5.4	Revise parking standards (See Connect People and Destinations)	AA		PLANNING	P 2.5.1, 2.5.2, 2.5.6
	2.5.5	Revise administrative procedures in the Planning Ordinance to simplify and streamline existing procedures where appropriate	C	Completed 03.14.2023	PLANNING	P 2.1.1
	2.5.6	Add a new neighborhood meeting early in the development review process to ensure the public is adequately informed and able to participate	C	Completed 03.14.2023	PLANNING	P 2.5.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 3 - CONNECT PEOPLE & PLACES						
3.1	SAFE STREETS FOR ALL <i>Davidson’s transportation network will be safe for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities.</i>					
	3.1.1	Increase minimum sidewalk width requirements on major roads to 6 feet minimum where appropriate (Mobility Plan)	C	Completed 11.01.2021	PLANNING	P 3.1.1, 3.1.2
	3.1.2	Retrofit existing sidewalks to adhere to minimum width and buffer standards where appropriate	IP	▪ Projects Underway: Concord Rd., South Main St.	PROJECTS MANAGER	P 3.1.2
	3.1.3	Clarify criteria for bikeway facilities that are context-specific but include minimum safety standards (preferably, connected and protected)	AA	▪ CRTPO Devising Bikeway Facility Standards for Project Scoring	PLANNING PARKS & REC.	P 3.1.3
	3.1.4	Install more consistent crosswalk treatments throughout town (Mobility Plan)	IP	▪ Developed 5-year plan for all (14) unimproved unsignalized crosswalks; 16 crosswalks already improved	PROJECTS MANAGER	P 3.1.4, 3.1.5
	3.1.5	Evaluate the Planning Ordinance to identify barriers to walkable development and standards that reinforce automobile-oriented development. Adjust relevant provisions as necessary to support pedestrian-oriented development	AA		PLANNING	P 3.1.1, 3.1.4
	3.1.6	Explore treatments to make sidewalk, bike, and greenway crossings safe in new development prior to final street paving.	C	Completed 11.01.2021	PLANNING PARKS & REC. PROJECTS MANAGER	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
3.2	IMPROVED REGIONAL MOBILITY <i>Davidson’s citizens will have a variety of regional transportation options that are reliable, convenient, and affordable and connect them to activity and employment centers throughout the region.</i>					
	3.2.1	Coordinate with CATS and Davidson College to expand frequency of transit service to all-day and weekend service for local and express bus service (Mobility Plan)	IP	▪ PL: - Currently working with Metro Rapid North for enhanced BRT service and microtransit options.	PLANNING ADMINISTRATION	P 3.2.1
	3.2.2	Coordinate with CATS to improve bus stop amenities including public art, green design features, and appropriately-calibrated lighting fixtures (Mobility Plan)	IP	▪ CATS is working with the town and college on 5 bus stop locations. All 5 are in CATS' real estate process.	PLANNING PROJECTS MANAGER	P 3.2.1
	3.2.3	Work with CATS and Davidson College to implement fixed guideway regional transit stations and regional mobility hub services (Mobility Plan)	IP	▪ PL: - Currently working with Metro Rapid North for enhanced BRT service. - Exploring Park & Ride options. - Supporting Red Line Study & station evaluation.	PLANNING ADMINISTRATION	P 3.2.1, 3.2.3
	3.2.4	Continue to work with regional partners to develop the North-South Connector, Davidson-Concord Road Extension, and Grey Road Extension (Mobility Plan)	IP	▪ PL: - This is in the Mobility Plan and is now included in the Iredell County Transportation Plan	PLANNING PROJECTS MANAGER	P 3.2.2
	3.2.5	Review Transportation Impact Analysis (TIA) standards to ensure accurate and effective decisionmaking about projects	IP	▪ Reviewing threshold standards, issuing RFP for consultants	PLANNING	P 3.2.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
3.3	INCREASED TRAVEL OPTIONS <i>The transportation network in Davidson will allow citizens to take advantage of a variety of travel options that provide access to destinations safely, conveniently, and comfortably.</i>					
	3.3.1	Develop and implement a process for prioritizing construction of sidewalks where they are missing and/or deficient (Mobility Plan)	C	Completed 04.01.2022	PROJECTS MANAGER	P 3.3.1, 3.3.6
	3.3.2	Require all new streets to include sidewalks and street trees	C	Completed Implementation On-Going	PLANNING PROJECTS MANAGER	P 3.3.1, 3.3.6
	3.3.3	Require all new arterial and collector roads to include protected bicycle lanes or appropriate facilities	AA	▪ PM: - Current Approach: Utilize "Bikes May Use Full Lane" Signage on Appropriate Roads	PLANNING PROJECTS MANAGER	P 3.3.2
3.4	EFFICIENT AND WELL-MANAGED PARKING <i>The town's supply of parking will be sufficient for the community's needs while also aligning with the desire for Davidson to remain a pedestrian-oriented community.</i>					
	3.4.1	Evaluate parking standards in the Planning Ordinance to reduce or eliminate parking minimums, adjust parking maximums, ensure parking is appropriately located, and enact other updates and refinements	AA		PLANNING	P 3.4.3, 3.4.6
	3.4.2	Adopt and implement a performance parking program (Mobility Plan)	IP	▪ ParkDav platform will provide baseline data beginning Winter 2024	PLANNING ADMINISTRATION	P 3.4.1, 3.4.2
	3.4.3	Establish a shared parking program (Mobility Plan)	AA	▪ ParkDav platform will provide baseline data beginning Winter 2024	ADMINISTRATION	P 3.4.1
	3.4.4	Increase bicycle parking at destinations (Mobility Plan)	IP	▪ New bicycle parking amenities installed at Ada Jenkins (AJ) in late 2024, and King Canary received AJ amenities for public shared use.	PARKS & REC.	P 3.4.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 4 - FOSTER A VIBRANT ECONOMY						
4.1	ALIGNMENT OF HOUSING AND JOBS <i>Davidson will strive to achieve a geographic alignment of housing and jobs that helps enhance accessibility to jobs and offers opportunities to live and work within close proximity.</i>					
	4.1.1	Sponsor a job fair for local businesses to hire Davidson citizens	AA		ECONOMIC DEV.	P 4.1.1, 4.2.3
	4.1.2	Network with HR managers at local companies to discover needed talent requirements	IP	▪ Amplify Davidson created Sept. 2023	ECONOMIC DEV.	P 4.2.2
	4.1.3	Work with Meck. County Economic Development to provide training programs for talent requirements	IP	▪ Programming being developed for Spring 2025 in North Mecklenburg	ECONOMIC DEV.	P 4.1.3
	4.1.4	Develop program with Ada Jenkins to create a path to employment in Davidson	IP	▪ ED: - Working with Ada Jenkins on Community Kitchen Concept	ECONOMIC DEV. HOUSING & EQUITY	P 4.3.4
	4.1.5	Expand Davidson Connections to add market segments, locations, and meeting times	IP	▪ Davidson Connections is thriving with over 50 attendees at each meeting and waiting list for businesses to host	ECONOMIC DEV.	P 4.2.3
	4.1.6	Support linkages with The Hurt Hub	IP	▪ Amplify Davidson is in its 2nd year to establish job training, business consulting, and gig hub project work.	ECONOMIC DEV.	P 4.2.2
	4.1.7	Develop marketing collateral that home-based businesses can utilize	AA		ECONOMIC DEV.	P 4.1.2
	4.1.8	Meet regularly with key regional stakeholders (i.e. economic development and tourism organizations)	IP	▪ Economic Development Director regularly meets with Meck County ED. LKNEDC is in the process of reorganizing.	ECONOMIC DEV.	P 4.1.3
	4.1.9	Prioritize development opportunities in Activity Nodes	IP	▪ New commercial buildings being constructed on South Main (Storyhill); Alexander Carwash site and Clark Row being explored.	ECONOMIC DEV.	P 4.1.4

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	4.1.10	Hold meetings in the field rather than at Town Hall	C	Completed Implementation On-going	ECONOMIC DEV.	P 4.2.1
	4.1.11	Develop incentive program for employees that walk/bike to work or park in remote parking lots	AA		ECONOMIC DEV. PARKS & REC. (SUST. MGR.)	P 3.4.5, 4.1.4
	4.1.12	Monitor the Residential/Commercial tax base percentage; use to guide strategic decisions/ initiatives	IP	▪ Updated in conjunction with 2023 property revaluation, working on process for 2027 reval.	FINANCE & BUDGET ADMINISTRATION	P 4.3.3, 4.1.5
	4.1.13	Use updated fiscal impact study to promote sustainable development, including analytical tools assessing housing and employment opportunities	C	Completed 10.14.2020 Implementation On-going	ECONOMIC DEV.	P 4.1.5, 4.3.3, 4.3.4
4.2	A THRIVING AND BALANCED ECONOMY <i>Davidson will have a thriving and resilient twenty-first century economy, with a diversity of jobs available to workers with a variety of skillsets, occupational interests, and workplace environments.</i>					
	4.2.1	Consider funding a start-up grant program and/or pursuing funding through NC IDEA	IP	▪ Partnering with the Hurt Hub on this	ECONOMIC DEV.	P 4.2.1
	4.2.2	Host Lunch and Learns on current topics relevant to entrepreneurs	IP	▪ Partnering with the Hurt Hub on this (sponsoring "Meet and Entrepreneur" series).	ECONOMIC DEV.	P 4.2.1
	4.2.3	Create a “Welcome to Davidson” printed and digital piece that highlights successes	C	Completed 09.2019	ECONOMIC DEV.	P 4.2.2
	4.2.4	Educate businesses on use of historic tax credits and design standards	IP	▪ PL: - Exploring CLG grant to host educational workshop for property owners in the National Register Historic District.	ECONOMIC DEV. PLANNING	P 4.3.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	4.2.5	Consider adding to and expanding the Davidson Main Street Business Grant, including to businesses beyond the downtown	C	Completed 12.2022	ECONOMIC DEV.	P 4.3.3
	4.2.6	Continue funding the Merchant Ad Grant	C	Completed Implementation On-going	ECONOMIC DEV.	P 4.2.3
	4.2.7	Explore the development of a revolving loan program for small businesses	IP	▪ ED: - Currently under exploration through partnership with Meck. County Econ. Dev.	ECONOMIC DEV. FINANCE & BUDGET	P 4.2.3
	4.2.8	Provide a grant database resource for businesses to tap into	AA		ECONOMIC DEV.	P 4.2.3
	4.2.9	Create a green business database	AA		ECONOMIC DEV. PARKS & REC. (SUST. MGR.)	P 4.2.4, 4.3.3
	4.2.10	Develop a catalogue of resources for businesses to improve their sustainability	IP	▪ Developed a Business Resources webpage for entities interested in becoming more sustainable (Home/Town Government/Sustainability/Business Resources)	PARKS & REC. (SUSTAIN. MGR.)	P 4.2.4, 4.3.3
	4.2.11	Coordinate with Davidson College Sustainability Director on relevant initiatives	IP	▪ Since 2020, received intern via DC Sustainability Scholars program to help with GHG inventories and fleet emissions study. ▪ For 2025, aiming to set up quarterly meetings to formalize this coordination.	PARKS & REC. (SUSTAIN. MGR.)	P 4.2.4, 4.3.3
	4.2.12	Review action items and develop workplan (quarterly)	C	Completed Quarterly	ECONOMIC DEV.	P 4.2.5
	4.2.13	Update the Economic Development Strategic Plan every every five years	IP	▪ RFP in 2025	ECONOMIC DEV.	P 4.2.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
4.3	AN EQUITABLE AND INCLUSIVE ECONOMY <i>Davidson will have an inclusive and equitable economy with access to a wide variety of dignified jobs for all skill-levels throughout the town.</i>					
	4.3.1	Sponsor tourism events and programs that bring people into hospitality businesses	IP	▪ Continue to increase events and expand programming to all areas.	ECONOMIC DEV.	P 4.2.3
	4.3.2	Explore the possibility of subsidized commercial kitchen space to attract talent	IP	▪ Funding Ada Jenkins Community Kitchen (\$100,000, TOD ARPA).	ECONOMIC DEV.	P 4.2.3, 4.3.5
	4.3.3	Create a Green Building scorecard and promotional material utilizing sustainable materials	AA		PARKS & REC. (SUSTAIN. MGR.)	P 4.3.3
	4.3.4	Create policy that the Town of Davidson adheres to in regards to green building	IP	▪ P&R: Municipal Implementation Underway via CAP Action Item M 5.1.1 Green Building Policy	PARKS & REC. PLANNING	P 4.3.3
	4.3.5	Develop a program to support the local food economy	IP	▪ Funding Ada Jenkins Community Kitchen (\$100,000, TOD ARPA).	ECONOMIC DEV.	P 4.3.5
4.4	EDUCATIONAL OPPORTUNITES THAT FOSTER GROWTH AND TRAIN THE WORKFORCE <i>Davidson will continue to be a hub for education and workforce training, leveraging high-quality schools, Davidson College, and other education providers.</i>					
	4.4.1	Encourage local businesses to utilize Gig Hub for projects	IP	▪ \$25,000 in base budget to fund Amplify Davidson	ECONOMIC DEV.	P 4.2.3
	4.4.2	Develop relationship with Central Piedmont Community College	AA		ECONOMIC DEV.	P 4.4.2
	4.4.3	Connect local HR representatives with catalogue of local programs offered	AA		ECONOMIC DEV.	P 4.2.2

C: Complete
IP: In Progress
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
CHAPTER 5 - SERVE THE COMMUNITY						
5.1	EFFICIENT AND HIGH QUALITY PUBLIC SERVICES <i>The town will provide efficient and high-quality public services and facilities that meet the community’s needs and promote the health, safety, and wellbeing of all community members.</i>					
	5.1.1	Create and maintain a user-friendly “metrics dashboard” that monitors and displays the comprehensive plan Key Metrics	IP	▪ PL: - 2021 Action Item Spreadsheet Created - 2022 Key Metric Tab Added - 2023 Key Metric Tracking Begun/Dashboard Shared Publicly - 2024 Staff Entered Info. Directly in Dashboard	COMMUNICATIONS PLANNING	P 5.1.2
	5.1.2	Consider developing a Sustainability Plan for town buildings and operations, either as part of or in addition to a community-wide climate action plan	IP	▪ P&R: Municipal Implementation Underway via CAP Municipal Operations Focus Area	ADMINISTRATION PARKS & REC. (SUST. MGR.)	P 5.1.1, 5.1.4
	5.1.3	Measure and track level of service for facilities and services	IP	▪ Beginning to track Town Hall & Community Center usage. ▪ Key Metris for Police, Fire, Public Works, Arborist, Communications, Parks & Recreation include this information, and Planning tracks/reports permit info. on annual basis. ▪ Davidson Community Survey administered every two years, providing resident assessment of town services.	ADMINISTRATION	P 5.1.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.1.4	Continue to implement recommendations in the Parks and Recreation Master Plan	IP	- Master Plan was updated and adopted, September 2024. - Kincaid Trail extension is in process of being built.	PARKS & REC.	P 5.1.1, 5.1.2, 5.1.3, 5.1.4
	5.1.5	Create a public facilities inventory and assets plan: Comprehensively catalogue all town-owned land assets, including history and purpose, and develop a framework for future uses; priorities include 251 South Street	IP	- Staff crated a spreadsheet of town-owned land, including info. for each parcel. - DFI providing land and use analyses of various town-owned properties for affordable housing. - Additional facilities planning underway for Police HQ, Fire Station 1, and Public Works.	ADMINISTRATION	P 5.1.4, 5.2.1, 5.2.2
	5.1.6	Explore establishing a "buffer" fund to invest in future green building or renewable energy opportunities	IP	P&R: Implementation Underway via CAP Action Item M 5.1.4 Funding Allocations	PARKS & REC. (SUSTAIN. MGR.)	P 5.1.4, 5.1.5
5.2	DIVERSE AND INCLUSIVE HOUSING OPTIONS <i>Davidson will have a variety of housing options (both by tenure and by type) affordable to all households, with special attention to low income families, as well as accessibility to transit, employment, services, parks, and daily needs.</i>					
	5.2.1	Develop an Affordable Housing Plan	C	Completed 04.25.2023	HOUSING & EQUITY	P 5.2.2, 5.2.6
	5.2.2	Explore tools to measure and understand housing affordability in Davidson, such as the Simpson Diversity Index and Inclusionary Housing Calculator	C	Completed 09.13.2022 Housing Needs Assessment Completed 03.14.2023 Simpson Diversity Index (USAC Policy & Framework)	ADMINISTRATION HOUSING & EQUITY	P 5.2.1, 5.2.2

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.2.3	Support the formation of community-based initiatives to expand tools protecting and expanding the affordable housing stock; coordinate with regional, interjurisdictional, and community partners to realize shared aims	IP	▪ H&E: - Essential Home Improvement Program (09.2023) - Rental Subsidy Program (10.2023) - Urgent Home Repair Program (09.2024)	ADMINISTRATION HOUSING & EQUITY	P 5.2.2, 5.2.3
	5.2.4	Evaluate the Planning Ordinance and Planning Areas Map for ways to diversify the town’s housing types while maintaining town character; ensure there are no barriers to construction of affordable housing	AA		PLANNING	P 5.2.1, 5.2.6
	5.2.5	Continue to coordinate with organizations and agencies that provide assistance to renters and homebuyers	IP	▪ Rental Subsidy Program (10.2023) ▪ The Town partnered with Dreamkey Partners and HOME Consortium to administer Down Payment Assistance for homebuyers making 80% or less of AMI.	HOUSING & EQUITY	P 5.2.3
	5.2.6	Create a position and hire a staff member to manage the town’s affordable housing program	C	Completed 10.26.2020	ADMINISTRATION	P 5.2.2, 5.2.3, 5.2.6
	5.2.7	Explore universal design and consider adopting these building standards along with other aging-in-place initiatives/features	AA	▪ P&R: - Received the Accessibility for Parks grant and will complete Roosevelt Wilson Park renovation by the spring 2025.	ADMINISTRATION PARKS & REC.	P 5.2.4

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
	5.2.8	Consider integrating holistic neighborhood strategies into development. Examine models such as Renaissance West in Charlotte and other Purpose-Built Community initiatives.	AA	▪ Ada Jenkins exploring this concept.	PLANNING	5.2.2, 5.2.3, 5.2.6
5.3	LONG TERM FISCAL HEALTH <i>Davidson will ensure long-term fiscal balance through land use and growth decisions that are informed by long-term fiscal impacts of development.</i>					
	5.3.1	Update the Cost of Land Use Fiscal Impact Analysis (2014)	C	Completed 10.16.2020	ECONOMIC DEV.	P 5.3.3
	5.3.2	Consider developing a fiscal sustainability policy document for evaluating proposed annexations, real estate developments, affordable housing scenarios, and capital projects	C	Completed 10.14.2020 Implementation On-going	ECONOMIC DEV.	P 4.3.3, 5.3.2, 5.3.3, 5.3.5
	5.3.3	Produce annual long-range fiscal planning reports	IP	▪ F&B: - Town Staff has developed a long range planning model with our financial advisors which is updated in conjunction with the annual budget cycle and as needed to assist the Board in making critical financial decisions for the Town such as major capital projects or the issuance of General Obligation bond debt. This model incorporates actual and projected financial data as well as the five year Capital Improvement Plan as approved by the Board. - Model helps evaluate financial decisions with a lens for GO bond rating.	FINANCE & BUDGET	P 5.3.5

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: ACTION ITEMS 2024

GOAL	ACTION #	ACTION TITLE	STATUS	NOTES	TOWN DEPT.	RELATED POLICIES
5.4	REGIONAL AND INSTITUTIONAL COORDINATION <i>Davidson will be an active participant in discussions and planning efforts that directly or indirectly impact Davidson Citizens as well as decisions that impact the future of the town and the region.</i>					
	5.4.1	Review processes for information-sharing between jurisdictional, regional, and institutional partners and identify needs and gaps	IP	▪ COM: - Cont. to renew NC3C Membership and attend local/reg. conf. - Implementing new broadcast notification system (Atlas 1). - Adopted suite of dept. policies and solidified SOP. ▪ ADMIN: - Finance dir. discuss reg./broader issues (quarterly). - Four towns dinner (quarterly). - Town Managers (monthly) - Opioid Settlement Working Group evolved to info. sharing (quarterly) - Various dept. engage in cooperative efforts and info. sharing. Exs. include transp. planning, legislative advocacy efforts.	COMMUNICATIONS ADMINISTRATION	P 5.4.1, 5.4.3
	5.4.2	Review intergovernmental agreements to ensure consistency with the town's Comprehensive Plan	IP	▪ Reviewing Visit Lake Norman Agreement, along with any new agreements reviewed for consistency with adopted plans.	ADMINISTRATION	P 5.4.1, 5.4.2
	5.4.3	Review advisory board and stakeholder groups, including campus-based groups, to identify college or town representation opportunities	AA	▪ Practiced in stakeholder group recruitment and vetting processes.	ADMINISTRATION	P 5.4.3

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 2 - CREATE & CONSERVE PLACES WE LOVE							
2.1		PROXIMITY TO INFRASTRUCTURE AND SERVICES <i>The purpose of this metric is to understand how accessible key services are to residences, and how walkable the town is – helping build towards an overall sustainability framework. The percentage of population within a half mile and quarter mile will be tracked.</i>					
	2.1.1	Proximity to Employment Centers <i>This metric describes the percentage of the population within 0.25 and 0.5 miles of an Employment Center.</i>	XX%	E	PLAN	G 2.1 P 2.1.2, 2.1.3	
	2.1.2	Proximity to Schools <i>This metric describes the percentage of the school-age population within 0.5 miles of a public elementary-middle school.</i>	XX%	E	PLAN	G 2.1 P 2.1.1	
	2.1.3	Proximity to Grocery Stores <i>This metric describes the percentage of the population within 0.5 miles of grocery store.</i>	XX%	E	PLAN	G 2.1 P 2.1.1	
	2.1.4	Proximity to Parks or Greenways <i>This metric describes the percentage of the population within 0.5 miles of an park greater than X.X acres and/or multi-use path.</i>	XX%	E	DP&R	G 2.1 P 2.2.2, 3.3.1, 3.3.2	
	2.1.5	Proximity to Amenities (Healthcare Services and Commercial Centers) <i>This metric describes the percentage of the population within 0.5 miles of a general/family practice medical office or commercial center of at least 20,000 SF.</i>	XX%	E	ECON	G 2.1 P 2.4.3	
2.2		PRESERVATION OF NATURAL AREAS AND OPEN SPACE <i>The purpose of this metric is to understand the degree to which open and green spaces are being maintained or expanded as the population grows.</i>					
	2.2.1	Acreage of Open Space <i>This metric describes the percentage of open space.</i>	1,135.02 Acres 12.66%	T	DP&R	G 2.2 P 2.1.2	Planning Department
Now Tracking	2.2.2	Acreage of Natural Areas <i>This metric describes the percentage of undeveloped land.</i>	800.34 Acres 2.47%	T	DP&R	G 2.2 P 2.2.2	Planning Department
Now Tracking	2.2.3	Acreage of Wetlands <i>This metric describes the percentage of land having the vegetative, soil, and hydrologic characteristics to be regulated by Section 401 and 404 of the Federal Clean Water Act (see DPO 19.3 Erosion Control, Definitions, Item tt).</i>	535.06 Acres 5.97%	T	DP&R	G 2.2 P 2.2.2	US Fish and Wildlife Service: National Wetlands Inventory
	2.2.4	Acreage of Parks <i>This metric describes the total land area dedicated to publicly-accessible park space, whether publicly or privately maintained, as a percentage of overall land area.</i>	768.22 Acres 8.57%	T	DP&R	G 2.2	Planning Department
Now Tracking	2.2.5	Acreage of Agricultural Land <i>This metric describes the amount of land classified as a "Farm" per DPO 16.3 (i.e., min. 3 acres).</i>	1,929.12 Acres 21.51%	T	DP&R	G 2.2	Mecklenburg County Present Use Value program + Polaris

T: Tracking
E: Exploring
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	2.2.6	Tree Canopy Cover <i>This metric describes the percentage of land covered by tree canopy.</i>	60% See Exhibit ARB-1	T	ARB	G 2.2 P 2.2.2	Public Works 2023 Tree Canopy Study Update Davidson Lands Conservancy
	2.2.7	Miles of Multi-Use Path & Trails Systems <i>This metric describes the mileage of all publicly accessible mulit-use path and trail facilities.</i>	20.33 Miles See Exhibit PR-1	T	DP&R	G 2.2 P 2.2.4	Planning Department
2.3 LOCAL GREENHOUSE GAS EMISSIONS <i>The purpose of this metric is to evaluate local sources of greenhouse gas emissions to reduce overall emissions.</i>							
	2.3.1	Greenhouse Gas Emissions by Sector, Municipal & Community-Wide <i>This metric describes the GHG emissions by sector for municipal and community-wide emissions (full inventory conducted every five years).</i>	See Exhibit PR - 2	T	DP&R SUST.	G 2.3 P 2.3.3, 2.4.3, 2.5.1, 2.5.4	Town of Davidson 2019 GHG Inventory
	2.3.2	Energy Use Intensity by Sector for both town government and community emissions. <i>This metric describes the EIU by industrial sector for municipal and community-wide emissions (anticipated for inclusion in 2029 GHG inventory update).</i>	##	AA	DP&R SUST.	G 2.3 P 2.1.1	
	2.3.3	Number of LEED Certified Buildings <i>This metric describes the total number of LEED-certified buildings completed by private and public sector entities.</i>	33 See Exhibit PR - 3	T	DP&R SUST.	G 2.3 P 2.3.2	NCSEA Clean Energy Report 2021
Now Tracking	2.3.4	Number of Low-Impact Development or Green Building Projects <i>This metric describes the agreggate number of LID, solar permits, and certified building projects completed.</i>	70 Solar Permits See Exhibit PR - 4	T	DP&R SUST.	G 2.3 P 2.3.2	Planning Department (Solar)
	2.3.5	Estimated Emissions Reductions/Carbon Sequestered through LID or Green Building Projects <i>This metric describes the amount of emissions (TBD) reduced through specific site or building measures.</i>	##	E	DP&R SUST.	G 2.3 P 2.3.4	
2.4 UNIQUE TOWN CHARACTER <i>The purpose of this metric is to understand how new development contributes to Davidson’s character and public amenities.</i>							
	2.4.1	Consistency of New Development <i>This metric text is under development.</i>	##	AA	PLAN	G 2.4 P 2.4.1	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
2.5		CONVERSION OF UNDEVELOPED LAND <i>The purpose of this metric is to understand how much new development is occurring on undeveloped land compared to infill and redevelopment.</i>					
	2.5.1	Acreage of Developed Land <i>This metric text is under development.</i>	##	AA	PLAN	G 2.5	
	2.5.2	Acreage & Square Footage of New Infill/Redevelopment <i>This metric text is under development.</i>	##	AA	PLAN	G 2.5 P 2.5.1, 2.5.4	
2.6		HISTORIC RESOURCES <i>The purpose of this metric is to monitor the quality of and changes to historic resources.</i>					
New Exhibit	2.6.1	Number of Historic Landmarks <i>This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.</i>	30 Designated Landmarks See Exhibit PL - 1	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Mecklenburg County Landmarks Commission
	2.6.2	Number of Contributing Historic Structures within each Local Historic District and the National Register District <i>This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.</i>	See Exhibit PL - 2	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department
New Exhibit	2.6.3	Number of Demolished Structures within the Local Historic District and the National Register District <i>This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.</i>	3 See Exhibit PL - 3	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department Demolition Tracking Spreadsheet
	2.6.4	Number of Rehabilitated Structures within each Local Historic District and the National Register District <i>This metric describes the number of structures rehabilitated and enables the town to assess progress on the rate of rehabilitation. Rehabilitations are those projects utilizing historic tax credits and do not include general renovations.</i>	17 (2004 - 2009)	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Davidson Historic Preservation Plan
			0 Rehabilitations				
CHAPTER 3 - CONNECT PEOPLE & PLACES							
3.1		SAFETY FOR ROAD USERS <i>The purpose of this metric is to understand the impact safety interventions have had on road user safety.</i>					
	3.1.1.A	Vehicle Movements - Total # of Vehicles Traveling through Davidson <i>This metric tracks the total number of vehicles traveling through Davidson on main roadways.</i>	See Exhibit PD-1	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application
Now Tracking	3.1.1.B	Vehicle Movements - Percentage Change in Total # Vehicle Trips per Year <i>This metric displays the percentage difference in the total number of vehicles traveling through Davidson year to year.</i>	1.1% Increase	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	3.1.2.A	Crashes - Types of Conflicts <i>This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.</i>	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.B	Crashes - Location & Frequency <i>This metric enables the town to identify problem spots or trends in need of attention.</i>	See Exhibit PD-3	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.C	Crashes - Injury & Fatality Data <i>The metric describes the severity of wrecks.</i>	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.3	Davidson Police Department
3.2	TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS, BIKE FACILITIES <i>The purpose of this metric is to compare travel mode priorities and evaluate and monitor whether policies have increased the town's pedestrian and bicycle network.</i>						
	3.2.1	Total Mileage of Automobile Lanes <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., sidewalks, greenways, etc.).</i>	57.59 miles Town 20.78 miles State 11.85 miles Private	T	PMGR PLAN CLERK	G 3.1 P 3.1.1	Powell Bill Data
	3.2.2	Annual Change of Automobile Lanes <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., sidewalks, greenways, etc.).</i>	0 Miles	T	PMGR PLAN	G 3.1 P 3.1.1	Powell Bill Data
	3.2.3.A	Total Mileage of Sidewalks <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.).</i>	92.11 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department
	3.2.3.B	Total Linear Feet of Sidewalks Replaced <i>This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.</i>	1,539 LF See Exhibit PW - 1	T	PW	G 3.1 P 3.1.2	Public Works
	3.2.4	Annual Change of Sidewalks <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.).</i>	0.3 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department
	3.2.5	Total Mileage of Bike Lanes and Facilities <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets, sidewalks, etc.).</i>	8.73 Miles Bike Lanes 1.9 Miles Sharrows	T	PMGR PLAN	G 3.1 P 3.1.3	Planning Department
	3.2.6	Annual Change of Bike Lanes and Facilities <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets, sidewalks, etc.).</i>	0.75 Miles	T	PMGR PLAN	G 3.1 P 3.1.3	Planning Department

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
3.3	MODE SHARE <i>The purpose of this metric is to evaluate how bicycle improvements are impacting bicycle ridership.</i>						
	3.3.1	Annual Bike Counts at Key Town Destinations <i>This metric enables the town to track usage from year to year, identifying spots or trends in need of attention.</i>	##	E	PMGR	G 3.3 P 3.3.2, P 3.4.5	
3.4	TRANSIT RIDERSHIP <i>The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.</i>						
	3.4.1	Transit Ridership at stops in the Town of Davidson <i>This metric describes the number of riders throughout the day at each stop.</i>	71	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS (CLT Area Transit System)
	3.4.2	Number of high-frequency transit stops within the Town of Davidson <i>This metric describes the number of stops providing enhanced service within the town (i.e. CATS 77 Express Bus Service at 15 min. intervals during peak weekday commuting periods).</i>	18	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS
	3.4.3	Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops) <i>This metric describes the number of households near enhanced service, enabling the town to understand the proportion of its population with ready access to multiple modes of transportation.</i>	972.1 (0.25 Miles) 1,314.5 (0.5 Miles)	T	PLAN	G 3.2 P 3.4.5	CATS
3.5	BALANCED PARKING DEMAND AND SUPPLY <i>The purpose of this metric is to track changes after parking programs have been implemented.</i>						
	3.5.1	Percentage of Surface Area Dedicated to Parking in Downtown <i>This metric describes how much land area is dedicated to parking in downtown and its immediate vicinity. *For Key Metrics 3.5.1-4, "vicinity" refers to Village Center, Commerce, or Edge Planning Areas or adjacent to Main St. from Jackson Street to Potts Street.</i>	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.2	Annual Change in Surface Area Dedicated to Parking in Downtown <i>This metric describes the extent of change in parking areas year to year in downtown and its immediate vicinity.*</i>	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.3	Number of Parking Spaces Available in Downtown <i>This metric describes the aggregate number of parking available to users in downtown and its immediate vicinity.*</i>	1,721 Spaces	T	PLAN	G 3.4 P 3.4.1	Planning Department Economic Development (ParkNav)
	3.5.4	Average Parking Demand During Business Hours in Downtown, its Vicinity, and the Circles at 30 <i>This metric describes the usage of available parking, enabling the town to understand patterns and needs.*</i>	Downtown: XX% Circles @ 30: XX%	E	PLAN	G 3.4 P 3.4.1	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 4 - FOSTER A VIBRANT ECONOMY							
4.1 WHERE WORKERS LIVE AND WORK <i>The purpose of this metric is to monitor the degree to which Davidson’s economy is linked with the regional economy.</i>							
	4.1.1	Number of Workers Employed and Living in Davidson (2022) <i>This metric describes the aggregate number of workers living and working in Davidson.</i>	964 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.2, 4.2.3	US Census Bureau
	4.1.2	Number of Workers Commuting into Davidson for Work (2022) <i>This metric describes the aggregate number of workers traveling to Davidson for employment.</i>	7,959 See Exhibit ED-1	T	ECON	G 4.1 P 4.2.2	LEHD Origin-Destination Employment Stats
	4.1.3	Number of Workers Living in Davidson and Commuting Out (2022) <i>This metric describes the proportion of residents leaving Davidson for employment.</i>	7,665 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.3	US Census Bureau
	4.1.4	Jobs by Distance <i>This metric describes the distance between workers and their places of employment.</i>	See Exhibit ED-1	T	ECON	G 4.1 P 4.1.4	
4.2 RESIDENT HOUSEHOLD INCOME DISTRIBUTION <i>The purpose of this metric is to understand the income levels of the town’s residents and equity challenges the town may need to address.</i>							
	4.2.1	Household Income by Job Earnings <i>This metric describes the distribution of wealth across the community.</i>	See Exhibit ED-2	T	ECON H&EQ	G 4.3 P 4.3.4	US Census Bureau
4.3 DIVERSITY OF JOBS IN DAVIDSON <i>The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.</i>							
	4.3.1	Total Number of Jobs in Davidson (2022) <i>This metric describes the total number of jobs in town.</i>	8,923	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.2	Total Number of Jobs in Davidson organized by Industrial Sector (2022) <i>This metric describes the relative prominence of certain employment sectors in town.</i>	See Exhibit ED-3	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.3	Annual Change of Jobs in Davidson organized by Industrial Sector <i>This metric describes the rate at which employment is increasing or decreasing per sector.</i>	XX%	E	ECON	G 4.3 P 4.2.3	
	4.3.4	Workforce Diversity <i>This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.</i>	See Exhibit ED-4	T	ECON	G 4.3 P 4.2.4	US Census Bureau

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
4.4	JOBS AND WORKFORCE IN DAVIDSON <i>The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.</i>						
	4.4.1	Number of Workers Employed and Living in Davidson Organized by Industrial Sector <i>This metric describes the aggregate number of workers living and working in Davidson, organized by sector.</i>	##	E	ECON	G 4.4 P 4.2.3	
	4.4.2	Number of Workers Commuting into Davidson for Work Organized by Industrial Sector <i>This metric describes the aggregate number of workers traveling to Davidson for employment, organized by sector.</i>	##	E	ECON	G 4.4 P 4.4.2	
	4.4.3	Number of Workers Living in Davidson & Commuting Out Organized by Industrial Sector <i>This metric describes the proportion of residents leaving Davidson for employment, organized by sector.</i>	##	E	ECON	G 4.4 P 4.2.2	
4.5	BASELINE ECONOMIC INDICATORS <i>The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.</i>						
	4.5.1.A	Residential/Commercial Tax Base Percentage <i>This metric describes the relative proportions of each set of uses to the local tax base.</i>	89% Residential 11% Commercial	T	DF&B ECON	G 4.1 P 4.1.1, 4.1.5	County Assessor's Office
	4.5.1.B	Residential/Commercial Tax Base Percentage - Excluding Multi-family <i>This metric describes the relative proportions of each set of uses to the local tax base, excluding multi-family development (which is often considered a commercial asset).</i>	XX%	E	DF&B ECON		
	4.5.2.C.1	Growth Rate of Ad Valorem Tax Base - Current Year Rolling Average <i>This metric describes the average percentage change in ad valorem tax base over a rolling four-year period.</i>	11.8% See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.5	Finance Department NC Dept. of Revenue
	4.5.2.C.2	Growth Rate of Ad Valorem Tax Base - Last Two Revaluations (2020/2024) <i>This metric compares the rolling four-year change in ad valorem tax base in the revaluation years.</i>	9.9% (2020) 13.3% (2024) See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.6	Finance Department NC Dept. of Revenue
Now Tracking	4.5.2	Total Number of Companies in Davidson <i>This metric describes the aggregate number of companies in Davidson.</i>	324	T	ECON	G 4.1 P 4.1.1, 4.1.3	Census Data (Employer Firms Reported)
	4.5.3	Annual Amount of Commercial Investment <i>This metric describes the extent to which commercial investment is increasing or decreasing in town.</i>	##	E	ECON	G 4.1 P 4.1.3, 4.2.3	
	4.5.4	Available Commercial Properties <i>This metric describes the amount of commercial uses available in Davidson.</i>	##	E	ECON	G 4.1 P 4.1.2, 4.1.4, 4.1.5	
	4.5.5	Current Lease & Occupancy Rates for Commercial Properties <i>This metric describes the average and median lease and occupancy rate for commrecial uses.</i>	94.5% Office 97.2% Retail See Exhibit ED-5	T	ECON	G 4.1 P 4.2.3	Econonmic Development Dept.

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 5 - SERVE THE COMMUNITY							
5.1	LEVEL OF SERVICE <i>The purpose of this metric is to evaluate levels of services to determine if services are meeting the needs of a growing population, recognizing the level of service that the town deems “adequate” may change from time to time.</i>						
	5.1.1.A.1	P&R - Service, Ratio of Park Acreage to Users <i>This metric describes the amount of park area per resident.</i>	768.22 Acres to 15,771 Population	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.A.2	P&R - Service, Indoor SF Available for P&R Programming <i>This metric describes the amount of space available for use.</i>	11,421 SF	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.1	P&R - Participation, Summer Camp Enrollment <i>This metric describes the amount of participants in summer activities.</i>	1674 See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.2	P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants <i>This metric describes the proportion of Davidson residents as a share of all participants in summer activities.</i>	62% See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.2.A.1	Communications - CIVICS 101, Participation to Interest Ratio <i>This metric describes the number of residents waitlisted for the annual course.</i>	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
	5.1.2.A.2	Communications - CIVICS 101, Participation by Session <i>This metric describes the number of residents who attended the morning session verses the evening session. For session by session and cumulative totals, see Exhibit - Comms 1.</i>	Total: 43 See Exhibit Comms-1	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.A.3	Communications - CIVICS 101, Placement on Advisory Board <i>This metric describes the number of participants graduating from CIVICS 101 and placed on an advisory board within two years.</i>	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
Now Tracking	5.1.2.B.1	Communications - Media Stats, Number of Webpage Users <i>This metric describes the number of new and returning users of the town’s website by page clicks.</i>	211,000 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.2	Communications - Media Stats, Number of Facebook Followers & Likes <i>This metric describes the number of followers and likes on the Town of Davidson official Facebook page.</i>	12,814 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.3	Communications - Media Stats, Number of Twitter (X) Followers <i>This metric describes the number of followers the Town has on Twitter (X).</i>	6,267 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.4	Communications - Media Stats, Number of Instagram Followers <i>This metric describes the number of followers the Town has on Instagram.</i>	7,300 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.5	Communications - Media Stats, Number of Constant Contact Subscribers <i>This metric describes the number of subscribers to the News Release distribution list.</i>	2,031 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.6	Communications - Media Stats, Number of Media + Press Mentions <i>This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municipality and the subject of the article).</i>	217 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
New Metric	5.1.2.B.7	Communications - Media Stats, Number of YouTube Subscribers <i>This metric describes the number of subscribers to the Town of Davidson YouTube channel.</i>	250 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.

T: Tracking
E: Exploring
AA: Awaiting Action

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.3.1.A	Fire - Service, Annual Call Volume Total <i>This metric describes the total number of service calls received.</i>	1,573	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. Record Management System (RMS)
	5.1.3.1.B	Fire - Service, Annual Call Volume by Percentage <i>This metric describes the percentage of calls received by type.</i>	See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.C	Fire - Service, Annual Call Volume of Concurrent Calls <i>This metric describes the number of concurrent calls received.</i>	288 (18.3%) See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.D	Fire - Service, Response Time Goal for Urban Locations <i>This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.)</i>	6:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.E	Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations <i>This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.)</i>	7:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.F	Fire - Service, Overall Response Time Achieved Urban <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	92%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.G	Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	17%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.H	Fire - Service, Turnout Time Station 1 AM/PM <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	AM 58.3% PM 41.6% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.I	Fire - Service, Turnout Time Station 2 AM/PM <i>This metric describes the percentage of time personnel achieved the 90th percentile target or greater.</i>	AM 8.3% PM 8.3% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
Now Tracking	5.1.3.2.A.1	Fire - Staffing, Special Events per Year <i>This metric describes the number of hours fire personnel contributed to community programming and events, along with the number of persons contacted.</i>	47 Events 100.5 Hours 7,358 Contacts	T	FIRE	G 5.1 P 5.1.1	Fire Dept.
	5.1.3.2.B	Fire - Staffing, Ratio of Employees to Residents <i>This metric describes the proportion of fire personnel per resident.</i>	1.4 per 1,000	T	FIRE DF&B	G 5.1 P 5.1.1	Fire Dept. RMS

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.4.A.1.A	Police - Service, Overall Calls for Service - Citizen-Initiated Calls <i>This metric describes the overall service demand per year based on citizen calls.</i>	2,378	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD (Computer-Aided Dispatch)
	5.1.4.A.1.B	Police - Service, Overall Calls for Service - Officer-Initiated Calls <i>This metric describes the overall service demand per year based on officer calls.</i>	38,280	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.4.A.2.A	Police - Service, Average Response Time <i>This metric describes the department's average response time between dispatch call to site.</i>	10.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
New Metric	5.1.4.A.2.B	Police - Service, Priority Response Time <i>This metric describes the department's average response time in route to site.</i>	4.5 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.A.3	Police - Service, Average Time on Scene <i>This metric describes the average amount of time that passes from when the first unit arrives on the scene until the time the last unit is cleared to leave the scene.</i>	47.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.B.1	Police - Staffing, Ratio of Employees to Residents <i>This metric describes the proportion of police personnel per resident, measured by total population to sworn officers.</i>	1.87 per 1,000 (*16,074 to 30)	T	POLICE DF&B	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department *Mecklenburg County GIS
	5.1.4.B.2	Police - Staffing, Overtime Hours <i>This metric describes the amount of officer overtime hours accrued per year.</i>	1,290.60	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Finance Dept.
	5.1.4.B.4	Police - Staffing, Availability for Service <i>This metric describes the percentage of time officers were available to respond to service calls.</i>	55%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.3.B.5	Police - Staffing, Shift Efficiencies Total <i>This metric describes the number of days the department was not fully staffed per year (i.e., four officers available in a 24-hour time span).</i>	211 Days	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.5	Police - Staffing, Shift Efficiencies Percentage <i>This metric describes the percentage of days the department was not fully staffed per year (i.e., four officers available per 12-hour shift).</i>	58%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.6	Police - Staffing, Community Engagement/Special Events per Year <i>These metrics describe the number of hours police personnel contributed to community programming and events (October - December 2023).</i>	74 Events 7,074 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.2	Davidson Police Department
New Metric	5.1.4.B.7	Police - Staffing, Co-Responder Total Community Member Contacts per Year <i>These metrics describe the total number of contacts per calendar year. This includes officer and other agency referrals, resident requests, and follow up contacts.</i>	316 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.3	Davidson Police Department

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.5.A.1	Public Works - Hours Per Year, Maintenance <i>This metric describes the hours per year spent on routine maintenance by task.</i>	Hours	E	PW	G 5.1 P 5.1.1	
Now Tracking	5.1.5.A.2	Public Works - Hours Per Year, Special Events <i>This metric describes the hours per year spent on town events.</i>	1,141 Hours 142.6 Days	T	PW	G 5.1 P 5.1.1	
	5.1.5.B.1	Public Works, Arborist - Tree Permits <i>This metric describes the number of tree permits received annually.</i>	118 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.2	Public Works, Arborist - Trees Saved <i>This metric describes the number of specimen trees saved annually through the permit or plan approval process.</i>	5 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.3	Public Works, Arborist - Trees Planted <i>This metric describes the number of trees planted by the Town of Davidson and community partners.</i>	251 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.4	Public Works, Arborist - Trees Given Away <i>This metric describes the number of trees given away by the Town of Davidson and community partners.</i>	860 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.5	Public Works, Arborist - Engagement <i>This metric describes the number of individual persons with whom the arborist met or corresponded to provide guidance directly on an annual basis.</i>	Engagment: 538 Program: 1,223 Total: 1,761 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.6	Public Works, Arborist - Programming <i>This metric describes the number of special events in which the arborist participated annually.</i>	44 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)

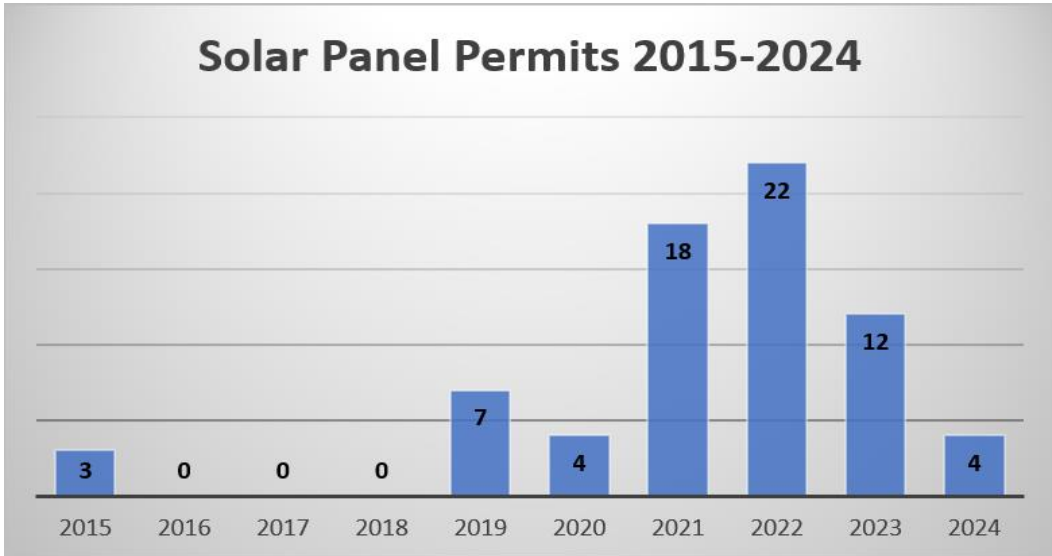
DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
5.2	AFFORDABLE HOUSING STOCK <i>The purpose of this metric is to track the total quantity of affordable homes, quality of housing stock, and how accessible those homes are to key services.</i>						
	5.2.1.A	Quantity of Affordable Housing Stock - Total <i>This metric describes the total amount of affordable housing units.</i>	119	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
	5.2.1.B	Quantity of Affordable Housing Stock - Income Level Served (% of AMI) <i>This metric describes the amount of affordable housing units by income.</i>	See Exhibit HE-1	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
Now Tracking	5.2.1.C	Quantity of Affordable Housing Stock - Affordability Status <i>This metric describes the proportion of affordable units based on occupancy. Permanent refers to units deed restricted for 30 years or more, non-permanent for 29 years or less.</i>	Non-Permanent 17 Permanent 97	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
	5.2.1.D	Quantity of Affordable Housing Stock - Tenure type (Owner-occupied or Rental) <i>This metric describes the number of affordable units occupied by owners and renters.</i>	Owner-occupied 98 Rental 21	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Housing & Equity Dept.
Now Exploring	5.2.1.E	Quantity of Affordable Housing Stock - Tenant Demographics <i>This metric describes the demographic composition of affordable unit tenants.</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.6	
	5.2.2	Quality of Affordable Housing Stock <i>This metric describes the proportion of affordable units in need of immediate or emergency repairs, short-term repairs (1-3 years), and long-term repairs or renovations (3-5 years).</i>	XX%	E	H&EQ	G 5.2 P 5.2.1, P 5.2.2	
	5.2.3.A	Accessibility of Affordable Housing Stock - Proximity to Employment Centers <i>This metric describes the proportion of affordable units accessible to employment centers via a safe, continuous pedestrian route (< 1 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.B	Accessibility of Affordable Housing Stock - Proximity to High-Frequency Transit <i>This metric describes the proportion of affordable units accessible to high-frequency transit via a safe, continuous pedestrian route (< 0.5 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: KEY METRICS 2024

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.2.3.C	Accessibility of Affordable Housing Stock - Proximity to Schools <i>This metric describes the proportion of affordable units accessible to pre- and K-8 education facilities via a safe, continuous pedestrian route (< 1 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.D	Accessibility of Affordable Housing Stock - Proximity to Parks or Greenways <i>This metric describes the proportion of affordable units accessible to park and greenway facilities via a safe, continuous pedestrian route (< 0.5 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.E	Accessibility of Affordable Housing Stock - Proximity to Grocery Stores <i>This metric describes the proportion of affordable units accessible to a grocery store via a safe, continuous pedestrian route (< 0.25 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.F	Accessibility of Affordable Housing Stock - Proximity to Amenities (Healthcare/Commercial Centers) <i>This metric describes the proportion of affordable units accessible to primary care healthcare and commercial services via a safe, continuous pedestrian route (< 0.25 mile).</i>	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
5.3	FISCAL IMPACT ANALYSIS <i>The purpose of this metric is to track the frequency of updates to the town's fiscal impact tools.</i>						
	5.3.1	Fiscal Impact of Various Land Uses <i>This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole.</i>	See Exhibit ED-6	T	DF&B ECON	G 5.3 P 5.3.3	2020 Fiscal Impact Analysis
	5.3.2	Frequency of Updates to Adopted Plans & Policies <i>This metric describes how frequently updates occur and the reasons for each update.</i>	See Exhibit - FB 2	T	DF&B ECON	G 5.3 P 4.4.3, P 5.3.2, P 5.3.3, P 5.3.5	Finance Dept.

EXHIBITS - PARKS & RECREATION																																
Exhibit #	Metric #	Metric Titles																														
PR-1	2.2.7	Miles of Multi-Use Path & Trails Systems (Last Updated 2023, Current for 2024) <i>This metric describes the mileage of all publicly accessible mulit-use path and trail facilities.</i>																														
		Miles of Multi-use Paths <table><thead><tr><th>Path Type</th><th>Miles</th><th>Percentage</th></tr></thead><tbody><tr><td>Greenways/Entrances</td><td>9.42</td><td>46%</td></tr><tr><td>Overland Connector</td><td>4.96</td><td>24%</td></tr><tr><td>Unpaved Trails</td><td>3.39</td><td>17%</td></tr><tr><td>Sidepaths</td><td>2.56</td><td>13%</td></tr></tbody></table>	Path Type	Miles	Percentage	Greenways/Entrances	9.42	46%	Overland Connector	4.96	24%	Unpaved Trails	3.39	17%	Sidepaths	2.56	13%															
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PR-2	2.3.1	Greenhouse Gas Emissions by Sector, Municipal & Community-Wide (Last Updated 2023, Current for 2024) <i>This metric describes the GHG emissions by sector for municipal and community-wide emissions (full inventory conducted every five years, next review anticipated 2029).</i>																														
		2019 Town of Davidson Greenhouse Gas Inventory Metric Tons of CO2 by sector for the Selected Inventory Year <table><tr><td colspan="2">Community</td></tr><tr><td>Sector</td><td>Emissions</td></tr><tr><td>Transportation & Mobile Sources</td><td>39691</td></tr><tr><td>Solid Waste</td><td>3508</td></tr><tr><td>Water & Wastewater</td><td>777</td></tr><tr><td>Commercial Energy</td><td>16226</td></tr><tr><td>Residential Energy</td><td>37607</td></tr><tr><td>Process & Fugitive Emissions</td><td>1773</td></tr><tr><td colspan="2">Government Operations</td></tr><tr><td>Sector</td><td>Emissions</td></tr><tr><td>Buildings & Facilities</td><td>208</td></tr><tr><td>Street Lights & Traffic Signals</td><td>250</td></tr><tr><td>Vehicle Fleet</td><td>236</td></tr><tr><td>Employee Commute</td><td>297</td></tr><tr><td>Solid Waste Facilities</td><td>40</td></tr><tr><td>Process & Fugitive Emissions</td><td>2</td></tr></table>	Community		Sector	Emissions	Transportation & Mobile Sources	39691	Solid Waste	3508	Water & Wastewater	777	Commercial Energy	16226	Residential Energy	37607	Process & Fugitive Emissions	1773	Government Operations		Sector	Emissions	Buildings & Facilities	208	Street Lights & Traffic Signals	250	Vehicle Fleet	236	Employee Commute	297	Solid Waste Facilities	40
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PR-3	2.3.3	Number of LEED Certified Buildings This metric describes the total number of LEED Certified buildings completed by private and public sector entities. Note: The Town of Davidson government currently has no Energy Star or LEED Certified buildings; the building total comes from private sector and institutional buildings (Davidson College). The table on the left provides a comparative analysis of other NC communities as of 2021. Energy Efficient Buildings Both ENERGY STAR and LEED maintain datasets of the buildings that currently meet their certification standards.^{8,9} Of the cities in North Carolina that have populations between 10,000 and 20,000 people, Davidson has the most certified energy efficient buildings.¹⁰ <table><tr><th>City</th><th>ENERGY STAR</th><th>LEED</th><th>Total</th></tr><tr><td>Davidson</td><td>2</td><td>33</td><td>35</td></tr><tr><td>Elon</td><td>0</td><td>33</td><td>33</td></tr><tr><td>Boone</td><td>4</td><td>14</td><td>18</td></tr><tr><td>Havelock</td><td>10</td><td>7</td><td>17</td></tr><tr><td>Morganton</td><td>13</td><td>0</td><td>13</td></tr><tr><td>Hendersonville</td><td>9</td><td>1</td><td>10</td></tr><tr><td>Laurinburg</td><td>9</td><td>0</td><td>9</td></tr><tr><td>Pineville</td><td>8</td><td>1</td><td>9</td></tr><tr><td>Southern Pines</td><td>4</td><td>5</td><td>9</td></tr><tr><td>Eden</td><td>6</td><td>2</td><td>8</td></tr></table> Table 5. Certified energy efficient buildings in cities in NC with populations between 10k-20k Source: NCSEA Clean Energy Report 2021 Davidson, NC Energy Efficient Buildings <table><tr><th>Reporting Year</th><th>ENERGY STAR</th><th>LEED</th><th>Total</th></tr><tr><td>2023</td><td>2</td><td>33</td><td>35</td></tr><tr><td>2024</td><td>2</td><td>33</td><td>35</td></tr></table>	City	ENERGY STAR	LEED	Total	Davidson	2	33	35	Elon	0	33	33	Boone	4	14	18	Havelock	10	7	17	Morganton	13	0	13	Hendersonville	9	1	10	Laurinburg	9	0	9	Pineville	8	1	9	Southern Pines	4	5	9	Eden	6	2	8	Reporting Year	ENERGY STAR	LEED	Total	2023	2	33	35	2024	2	33	35
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2024	2	33	35																																																							
PR-4	2.3.4	Number of Low-Impact Development or Green Building Projects This metric describes the aggregate number of LID, solar permits, and certified building projects completed. Solar Panel Permits 2015-2024 <table><tr><th>Year</th><th>Permits</th></tr><tr><td>2015</td><td>3</td></tr><tr><td>2016</td><td>0</td></tr><tr><td>2017</td><td>0</td></tr><tr><td>2018</td><td>0</td></tr><tr><td>2019</td><td>7</td></tr><tr><td>2020</td><td>4</td></tr><tr><td>2021</td><td>18</td></tr><tr><td>2022</td><td>22</td></tr><tr><td>2023</td><td>12</td></tr><tr><td>2024</td><td>4</td></tr></table>	Year	Permits	2015	3	2016	0	2017	0	2018	0	2019	7	2020	4	2021	18	2022	22	2023	12	2024	4																																		
Year	Permits																																																									
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PR-5	5.1.1.B.1 5.1.1.B.2	P&R - Participation, Summer Camp Enrollment This metric describes the amount of participants in summer activities. P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants This metric describes the proportion of Davidson residents as a share of all participants in summer activities. Parks & Recreation Summer Camp Enrollment Summaries <table><tr><th></th><th colspan="2">2023</th><th colspan="2">2024</th><th colspan="2">Year to Year</th></tr><tr><th></th><th>Count</th><th>Share</th><th>Count</th><th>Share</th><th>Difference</th><th>% Change</th></tr><tr><td>Total Enrollment</td><td>1,592</td><td>-</td><td>1,674</td><td>-</td><td>82</td><td>5.2%</td></tr><tr><td>Proportion Davidson Residents</td><td>955</td><td>60%</td><td>1,034</td><td>62%</td><td>79</td><td>8.3%</td></tr></table>		2023		2024		Year to Year			Count	Share	Count	Share	Difference	% Change	Total Enrollment	1,592	-	1,674	-	82	5.2%	Proportion Davidson Residents	955	60%	1,034	62%	79	8.3%																												
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EXHIBITS - ARBORIST & PUBLIC WORKS																																																																		
Exhibit #	Metric #	Metric Titles																																																																
ARB - 1	2.2.6	Tree Canopy Cover (Last Updated 2023, Current for 2024) <i>This metric describes the percentage of land covered by tree canopy (full inventory conducted every five years, next review anticipated 2028).</i> UTC RESULTS 60% 2022 Tree Canopy Cover 53% *2018 Tree Canopy Cover 57% *2009 Tree Canopy Cover *Data from previous TCA assessment in 2019.																																																																
	ARB - 2	5.1.5.B.1 5.1.5.B.2 Public Works, Arborist - Tree Permits <i>This metric describes the number of tree permits received annually.</i> Public Works, Arborist - Trees Saved <i>This metric describes the number of specimen trees saved annually through the permit or plan approval process.</i> Arborist Metrics - 2024 <table><tr><th>Category</th><th>Jan</th><th>Feb</th><th>Mar</th><th>Apr</th><th>May</th><th>Jun</th><th>Jul</th><th>Aug</th><th>Sep</th><th>Oct</th><th>Nov</th><th>Dec</th></tr><tr><td>Trees Saved 5.1.3.B.2</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Program 5.1.3.B.4</td><td>3</td><td>4</td><td>5</td><td>4</td><td>2</td><td>8</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Engagement/Permit 5.1.3.B.3 / 5.1.3.B.1</td><td>10</td><td>4</td><td>5</td><td>4</td><td>7</td><td>8</td><td>10</td><td>11</td><td>12</td><td>13</td><td>9</td><td>9</td></tr><tr><td>Engagement 5.1.3.B.3</td><td>11</td><td>21</td><td>28</td><td>30</td><td>29</td><td>21</td><td>32</td><td>32</td><td>39</td><td>17</td><td>18</td><td>17</td></tr></table>	Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Trees Saved 5.1.3.B.2	1	1	1	1	1	1	1	1	1	1	1	1	Program 5.1.3.B.4	3	4	5	4	2	8	1	1	1	1	1	1	Engagement/Permit 5.1.3.B.3 / 5.1.3.B.1	10	4	5	4	7	8	10	11	12	13	9	9	Engagement 5.1.3.B.3	11	21	28	30	29	21	32	32	39	17	18
Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec																																																						
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Engagement/Permit 5.1.3.B.3 / 5.1.3.B.1	10	4	5	4	7	8	10	11	12	13	9	9																																																						
Engagement 5.1.3.B.3	11	21	28	30	29	21	32	32	39	17	18	17																																																						

ARB-3	5.1.5.B.3	Public Works, Arborist - Trees Planted <i>This metric describes the number of trees planted by the Town of Davidson and community partners.</i>																											
	5.1.5.B.4	Public Works, Arborist - Trees Given Away <i>This metric describes the number of trees given away by the Town of Davidson and community partners.</i> Tree Give Aways 2024 <table><tr><th>Event</th><th>ToD</th><th>Bartlett</th><th>DLC</th></tr><tr><td>Arbor Day</td><td>5</td><td>200</td><td>0</td></tr><tr><td>Earth Day</td><td>37.5</td><td>0</td><td>0</td></tr><tr><td>NatureFest</td><td>37.5</td><td>0</td><td>0</td></tr><tr><td>Girl Scouts/Cub Scouts</td><td>70</td><td>0</td><td>0</td></tr><tr><td>Run For Green</td><td>0</td><td>225</td><td>225</td></tr><tr><td>Christmas in Davidson</td><td>60</td><td>0</td><td>0</td></tr></table>	Event	ToD	Bartlett	DLC	Arbor Day	5	200	0	Earth Day	37.5	0	0	NatureFest	37.5	0	0	Girl Scouts/Cub Scouts	70	0	0	Run For Green	0	225	225	Christmas in Davidson	60	0
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Christmas in Davidson	60	0	0																										
PW - 1	3.2.3.B	Total Linear Feet of Sidewalks Replaced <i>This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.</i> <table><tr><th colspan="3">Sidewalks Replaced per Year</th></tr><tr><th>Year</th><th>Linear Feet</th><th>% Change</th></tr><tr><td>2023</td><td>4,175</td><td>-</td></tr><tr><td>2024</td><td>1,539</td><td>-63%</td></tr><tr><td>Total</td><td>5,714</td><td>-</td></tr></table>	Sidewalks Replaced per Year			Year	Linear Feet	% Change	2023	4,175	-	2024	1,539	-63%	Total	5,714	-												
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - PLANNING																																																																																			
Exhibit #	Metric #	Metric Titles																																																																																	
PL - 1	2.6.1	Number of Historic Landmarks <i>This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.</i>																																																																																	
		<table><tr><th colspan="4">LANDMARKS</th></tr><tr><th>Year</th><th># Landmarked in Year</th><th>Total Landmarks</th><th>% Change</th></tr><tr><td>1975</td><td>1</td><td>-</td><td>-</td></tr><tr><td>1977</td><td>4</td><td>5</td><td>300%</td></tr><tr><td>1980</td><td>1</td><td>6</td><td>-75%</td></tr><tr><td>2002</td><td>1</td><td>7</td><td>0%</td></tr><tr><td>2004</td><td>2</td><td>9</td><td>100%</td></tr><tr><td>2006</td><td>1</td><td>10</td><td>-50%</td></tr><tr><td>2007</td><td>5</td><td>15</td><td>400%</td></tr><tr><td>2008</td><td>1</td><td>16</td><td>-80%</td></tr><tr><td>2009</td><td>0</td><td>16</td><td>-100%</td></tr><tr><td>2010</td><td>2</td><td>18</td><td>200%</td></tr><tr><td>2012</td><td>1</td><td>19</td><td>-50%</td></tr><tr><td>2013</td><td>3</td><td>22</td><td>200%</td></tr><tr><td>2015</td><td>1</td><td>23</td><td>-67%</td></tr><tr><td>2016</td><td>1</td><td>24</td><td>0%</td></tr><tr><td>2019</td><td>1</td><td>25</td><td>0%</td></tr><tr><td>2020</td><td>2</td><td>27</td><td>100%</td></tr><tr><td>2024</td><td>3</td><td>30</td><td>50%</td></tr><tr><td>Total/Average</td><td>30</td><td>30</td><td>58%</td></tr></table>		LANDMARKS				Year	# Landmarked in Year	Total Landmarks	% Change	1975	1	-	-	1977	4	5	300%	1980	1	6	-75%	2002	1	7	0%	2004	2	9	100%	2006	1	10	-50%	2007	5	15	400%	2008	1	16	-80%	2009	0	16	-100%	2010	2	18	200%	2012	1	19	-50%	2013	3	22	200%	2015	1	23	-67%	2016	1	24	0%	2019	1	25	0%	2020	2	27	100%	2024	3	30	50%	Total/Average	30	30	58%
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Total/Average	30	30	58%																																																																																
PL - 2	2.6.2	Number of Contributing Historic Structures within each Local Historic District and the National Register District (Last Updated 2023, Current for 2024) <i>This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.</i>																																																																																	
		<table><tr><th colspan="3">Contributing Historic Structures</th></tr><tr><th>District</th><th>Count</th><th>Share</th></tr><tr><td>National Register*</td><td>398</td><td>-</td></tr><tr><td>Downtown Local</td><td>34</td><td>8.5%</td></tr><tr><td>North Main Local</td><td>44</td><td>11.1%</td></tr><tr><td>Local Total</td><td>78</td><td>19.6%</td></tr><tr><td colspan="3">*At time of listing (2009)</td></tr></table>		Contributing Historic Structures			District	Count	Share	National Register*	398	-	Downtown Local	34	8.5%	North Main Local	44	11.1%	Local Total	78	19.6%	*At time of listing (2009)																																																													
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		PL - 3	2.6.3	Number of Demolished Structures within the Local Historic District and the National Register District <i>This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.</i>																																																																															
<table><tr><th colspan="3">Demolitions per Year</th></tr><tr><th>Year</th><th># Demolitions</th><th>% Change</th></tr><tr><td>2018</td><td>2</td><td>-</td></tr><tr><td>2019</td><td>5</td><td>150%</td></tr><tr><td>2020</td><td>0</td><td>-500%</td></tr><tr><td>2021</td><td>2</td><td>200%</td></tr><tr><td>2022</td><td>2</td><td>0%</td></tr><tr><td>2023</td><td>1</td><td>-50%</td></tr><tr><td>2024</td><td>3</td><td>300%</td></tr><tr><td>Total/Median</td><td>15/2</td><td>75%</td></tr></table>				Demolitions per Year			Year	# Demolitions	% Change	2018	2	-	2019	5	150%	2020	0	-500%	2021	2	200%	2022	2	0%	2023	1	-50%	2024	3	300%	Total/Median	15/2	75%																																																		
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Total/Median	15/2	75%																																																																																	

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

PL-4	3.2.4	Total Mileage of Sidewalks <i>This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.).</i> Annual Change of Sidewalks <i>This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.).</i> <table><tr><th colspan="4">Total Miles of Sidewalks</th></tr><tr><th>Year</th><th>Total Miles</th><th>Miles Added</th><th>% Change</th></tr><tr><td>2023</td><td>91.65</td><td>0.25</td><td>-</td></tr><tr><td>2024</td><td>92</td><td>0.3*</td><td>0.50%</td></tr></table> <i>*Notable Project: Beaty St. Connection from Naples Dr. to Oakhill Apts.</i>	Total Miles of Sidewalks				Year	Total Miles	Miles Added	% Change	2023	91.65	0.25	-	2024	92	0.3*	0.50%																																																																																																																								
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Exhibit #	Metric #	Metric Titles																																																																																																																																								
ED-1	4.1.1	Number of Workers Employed and Living in Davidson (2022) <i>This metric describes the aggregate number of workers living and working in Davidson.</i>																																																																																																																																								
	4.1.2	Number of Workers Commuting into Davidson for Work (2022) <i>This metric describes the aggregate number of workers traveling to Davidson for employment.</i>																																																																																																																																								
	4.1.3	Number of Workers Living in Davidson and Commuting Out (2022) <i>This metric describes the proportion of residents leaving Davidson for employment.</i>																																																																																																																																								
	4.1.4	Jobs by Distance <i>This metric describes the distance between workers and their places of employment.</i>																																																																																																																																								
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ED-2	4.2.1	Household Income by Job Earnings <i>This metric describes the distribution of wealth across the community.</i>																																																																																																																																								
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

ED-3

4.3.2

Total Number of Jobs in Davidson organized by Industrial Sector (2021)

This metric describes the relative prominence of certain employment sectors in town.

Jobs by Industry Sector							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Agriculture, Forestry, Fishing and Hunting	19	0.20%	16	0.20%	-3	-15.8%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	0	0.00%	0	N/A	0.0%
Utilities	0	0.00%	1	0.00%	1	100.0%	0.0%
Construction	319	3.90%	352	3.90%	33	10.3%	0.0%
Manufacturing	1,126	13.60%	787	8.80%	-339	-30.1%	-4.8%
Wholesale Trade	986	11.90%	1351	15.10%	365	37.0%	3.2%
Retail Trade	790	9.50%	786	8.80%	-4	-0.5%	-0.7%
Transportation and Warehousing	18	0.20%	11	0.10%	-7	-38.9%	-0.1%
Information	169	2.00%	161	1.80%	-8	-4.7%	-0.2%
Finance and Insurance	204	2.50%	236	2.60%	32	15.7%	0.1%
Real Estate and Rental and Leasing	127	1.50%	141	1.60%	14	11.0%	0.1%
Professional, Scientific, and Technical Services	638	7.70%	753	8.40%	115	18.0%	0.7%
Management of Companies and Enterprises	11	0.10%	6	0.10%	-5	-45.5%	0.0%
Administration & Support, Waste Management and Remediation	241	2.90%	297	3.30%	56	23.2%	0.4%
Educational Services	1,898	22.90%	2,026	22.70%	128	6.7%	-0.2%
Health Care and Social Assistance	878	10.60%	943	10.60%	65	7.4%	0.0%
Arts, Entertainment, and Recreation	110	1.30%	175	2.00%	65	59.1%	0.7%
Accommodation and Food Services	519	6.30%	643	7.20%	124	23.9%	0.9%
Other Services (excluding Public Administration)	94	1.10%	92	1.00%	-2	-2.1%	-0.1%
Public Administration	137	1.70%	146	1.60%	9	6.6%	-0.1%

ED-4

4.3.4

Workforce Diversity

This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.

Worker Race							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
White Alone	6,667	80.50%	7,121	79.80%	454	6.8%	-0.7%
Black or African American Alone	1,133	13.70%	1,252	14.00%	119	10.5%	0.3%
American Indian or Alaska Native Alone	28	0.30%	29	0.30%	1	3.6%	0.0%
Asian Alone	324	3.90%	363	4.10%	39	12.0%	0.2%
Native Hawaiian or Other Pacific Islander Alone	3	0.00%	2	0.00%	-1	-33.3%	0.0%
Two or More Race Groups	129	1.60%	156	1.70%	27	20.9%	0.1%

Worker Ethnicity							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Not Hispanic or Latino	7,771	93.80%	8,391	94.00%	620	8.0%	0.2%
Hispanic or Latino	513	6.20%	532	6.00%	19	3.7%	-0.2%

Worker Educational Attainment							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Less than high school	679	8.20%	726	8.10%	47	6.9%	-0.1%
High school or equivalent, no college	1,453	17.50%	1,586	17.80%	133	9.2%	0.3%
Some college or associate degree	1,865	22.50%	1,997	22.40%	132	7.1%	-0.1%
Bachelor's degree or advanced degree	2,300	27.80%	2,422	27.10%	122	5.3%	-0.7%
Educational attainment not available*	-	-	2,192	24.60%	-	-	-

* workers aged 29 or younger

Worker Sex							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Male	4,080	49.3%	4,310	48.3%	230	5.6%	-1.0%
Female	4,204	50.7%	4,613	51.7%	409	9.7%	1.0%

Worker Age							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Age 29 or younger	1,987	24.0%	2,192	24.6%	205	10.3%	0.6%
Age 30 to 54	4,405	53.2%	4,581	51.3%	176	4.0%	-1.9%
Age 55 or older	1,892	22.8%	2,150	24.1%	258	13.6%	1.3%

ED-5	4.5.5	Current Lease & Occupancy Rates for Commercial Properties This metric describes the average and median lease and occupancy rate for commrecial uses. <table><tr><th colspan="4">Commercial Property Lease & Occupancy Rates</th></tr><tr><th></th><th>2023</th><th>2024</th><th>Year to Year</th></tr><tr><th></th><th>Rate</th><th>Rate</th><th>% Change</th></tr><tr><td>Office</td><td>92.5%</td><td>94.5%</td><td>2.0%</td></tr><tr><td>Retail</td><td>95.0%</td><td>97.2%</td><td>2.2%</td></tr></table>	Commercial Property Lease & Occupancy Rates					2023	2024	Year to Year		Rate	Rate	% Change	Office	92.5%	94.5%	2.0%	Retail	95.0%	97.2%	2.2%																		
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ED-6	5.3.1	Fiscal Impact of Various Land Uses (Last Updated 2022, Current for 2024) This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole. The study is updated based on sigificant events impact municipal service costs. Figure 8. Residential Land Uses: Fiscal Impact Analysis Results Per Acre <table><caption>Town of Davidson Annual Net Fiscal Results Cost of Land Use Fiscal Analysis Davidson, North Carolina</caption><tr><th>Land Use Type</th><th>Surplus or Deficit per Acre</th></tr><tr><td>Low Density Neighborhood</td><td>\$1,500</td></tr><tr><td>Low-Medium Density Neighborhood</td><td>\$1,000</td></tr><tr><td>Medium Density Neighborhood, Close to Town Center</td><td>\$2,500</td></tr><tr><td>Medium Density Neighborhood, Farther from Town Center</td><td>\$1,000</td></tr><tr><td>Higher Density Neighborhood</td><td>\$1,500</td></tr><tr><td>Urban Townhouse</td><td>\$1,000</td></tr><tr><td>Garden Apartment</td><td>\$2,500</td></tr><tr><td>Condos</td><td>\$7,000</td></tr></table> Figure 12. Nonresidential Land Uses: Fiscal Impact Analysis Results Per Acre <table><caption>Town of Davidson Annual Net Fiscal Results Cost of Land Use Fiscal Analysis Davidson, North Carolina</caption><tr><th>Land Use Type</th><th>Surplus or Deficit per Acre</th></tr><tr><td>Downtown Office</td><td>\$17,500</td></tr><tr><td>Downtown Retail/Restaurant</td><td>\$8,500</td></tr><tr><td>Downtown Mixed Use</td><td>\$9,500</td></tr><tr><td>Downtown All Uses Total</td><td>\$11,000</td></tr><tr><td>Circles @ 30 Mixed Use</td><td>\$12,000</td></tr><tr><td>South Main Mixed Use</td><td>\$9,000</td></tr><tr><td>Medical Office</td><td>\$1,000</td></tr><tr><td>Employment Campus</td><td>\$500</td></tr><tr><td>Warehouse</td><td>\$500</td></tr></table>	Land Use Type	Surplus or Deficit per Acre	Low Density Neighborhood	\$1,500	Low-Medium Density Neighborhood	\$1,000	Medium Density Neighborhood, Close to Town Center	\$2,500	Medium Density Neighborhood, Farther from Town Center	\$1,000	Higher Density Neighborhood	\$1,500	Urban Townhouse	\$1,000	Garden Apartment	\$2,500	Condos	\$7,000	Land Use Type	Surplus or Deficit per Acre	Downtown Office	\$17,500	Downtown Retail/Restaurant	\$8,500	Downtown Mixed Use	\$9,500	Downtown All Uses Total	\$11,000	Circles @ 30 Mixed Use	\$12,000	South Main Mixed Use	\$9,000	Medical Office	\$1,000	Employment Campus	\$500	Warehouse	\$500
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HE-1	5.2.1.B	Quantity of Affordable Housing Stock - Income Level Served (% of AMI) This metric describes the amount of affordable housing units by income. <table><tr><th colspan="9">Affordable Housing - Income Level Served</th></tr><tr><th>AMI Unit Bands</th><th>50%</th><th>60%</th><th>80%</th><th>95%</th><th>100%</th><th>120%</th><th>150%</th><th>Total*</th></tr><tr><td>Number of Units</td><td>3</td><td>7</td><td>72</td><td>5</td><td>6</td><td>24</td><td>2</td><td>119</td></tr><tr><td>Percentage</td><td>3%</td><td>6%</td><td>61%</td><td>4%</td><td>5%</td><td>20%</td><td>2%</td><td>100%</td></tr></table> *This includes 95 units in service via deed restrition and/or certificate of occupancy minimum, and an additional 24 units secured via approved housing plans.	Affordable Housing - Income Level Served									AMI Unit Bands	50%	60%	80%	95%	100%	120%	150%	Total*	Number of Units	3	7	72	5	6	24	2	119	Percentage	3%	6%	61%	4%	5%	20%	2%	100%		
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EXHIBITS - FINANCE & BUDGET							
FB-1	4.5.2.C.1	Growth Rate of Ad Valorum Tax Base - Current Year Rolling Average <i>This metric describes the average percentage change in ad valorum tax base over a rolling four-year period.</i>					
	4.5.2.C.2	Growth Rate of Ad Valorum Tax Base - Last Two Revaluations (2020/2024) <i>This metric compares the rolling four-year change in ad valorum tax base in the revaluation years.</i>					
	Assessed Value & Estimated Actual Value of Taxable Property*						
	Fiscal Year Ending June 30	Real Property	Personal Property**	Public Service Companies	Total Taxable Assessed Value	One-year Increase	4-year Rolling Increase
	2014	1,571,942,353	152,389,344	18,629,633	1,742,961,330		
	2015	1,619,779,199	159,033,601	18,117,147	1,796,929,947	3.1%	
	2016	1,643,126,895	169,623,449	17,892,217	1,830,642,561	1.9%	
	2017	1,699,674,255	185,335,859	16,887,496	1,901,897,610	3.9%	
	2018	1,780,466,491	198,070,032	17,282,832	1,995,819,355	4.9%	
	2019	1,820,077,205	207,721,434	15,216,881	2,043,015,520	2.4%	
2020	2,439,831,510	214,532,691	18,867,858	2,673,232,059	30.8%	9.9%	
2021	2,634,409,223	224,436,556	21,786,210	2,880,631,989	7.8%	10.9%	
2022	2,641,940,193	247,803,504	30,370,602	2,920,114,299	1.4%	10.0%	
2023	2,722,687,937	274,692,306	21,979,439	3,019,359,682	3.4%	10.3%	
2024	4,071,293,133	310,298,942	24,003,271	4,405,595,346	45.9%	13.3%	
2025	4,137,443,301	332,889,842	26,063,425	4,496,396,568	2.1%	11.8%	
* Includes registered motor vehicles ** Source: NC Dept. of Revenue-County Taxable Real Property, Personal Property, and Public Service Company Valuations (LG55) and TR-2 Submissions. Notes: - The methodology utilizes an accrual basis of accounting. - Revaluation of all real property occurs every four years in Mecklenburg and Iredell Counties. 2020 and 2024 were revaluation years. - The purpose of the 4-year rolling increase is to show growth which equally distributes the effects of revaluation years on the average growth in the the Ad Valorem base. Over time, a significant change in the 4-year rolling increase will indicate the need for the Town to adjust fiscal policy accordingly.							
FB-2	5.3.2	Frequency of Updates to Adopted Plans & Policies <i>This metric describes how frequently updates occur and the reasons for each update.</i>					
	Adopted Plans Tracking						
	Plan (Frequency or Adopted Year)		Years to Update/Review	Next Update	Statutorily Required		
	Affordable Housing Needs Assessment (2022)		5	2027			
	Budget (Annually)		1	2025	X		
	5-Year Capital Improvement Plan (Annually)		1	2025	X		
	Climate Action Plan (2024)		10	2034			
	Cost of Land Use Fiscal Impact Analysis (2020)		As Needed	TBD			
	Comprehensive Plan (2020)		10	2030	X		
	Downtown Small Area Plan (2023)*		As Needed	TBD			
Economic Development Strategic Plan (2020)		5	2025				
Historic Preservation Plan (2023)		10	2033				
Mobility Plan (2018)		As Needed	TBD				
Parks & Recreation Master Plan (2024)		10	2034				
Strategic Plan (Bi-Annually, 2024)		2	2026				
Vision Zero Action Plan (2021)*		10	2031				
*Certain plans reflect singular initiatives and may not require an update. Although a few plans are required by state law, most plans are required or useful for securing grants, funding, approval by governmental entities, etc.							

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - COMMUNICATIONS					
Exhibit #	Metric #	Metric Titles			
COMMS - 1	5.1.2.A.2	Communications - CIVICS 101, Participation by Session			
		<i>This metric describes the number of residents who attended the morning session verses the evening session.</i>			
		Civics 101 Numbers of Participants by Session			
		Class Year	AM Session	PM Session	Total
		2008	20	21	41
		2009	17	19	36
		2010	16	27	43
		2011	17	19	36
		2012	19	13	32
		2013	20	22	42
		2014	22	20	42
		2015	26	24	50
		2016	34	29	63
		2017	23	37	60
		2018	23	23	46
		2019	25	18	43
		2020 - 2021	17	15	32
2022	20	20	40		
2023	25	25	50		
2024	18	25	43		
Average	21.4	22.3	43.7		
Total	342	357	699		
COMMS - 2	5.1.2.B.1	Communications - Media Stats, Number of Webpage Users			
		<i>This metric describes the number of new and returning users of the town’s website by page clicks.</i>			
	5.1.2.B.2	Communications - Media Stats, Number of Facebook Followers & Likes			
		<i>This metric describes the number of followers and likes on the Town of Davidson official Facebook page.</i>			
	5.1.2.B.3	Communications - Media Stats, Number of Twitter (X) Followers			
		<i>This metric describes the number of followers the Town has on Twitter (X).</i>			
	5.1.2.B.4	Communications - Media Stats, Number of Instagram Followers			
		<i>This metric describes the number of followers the Town has on Instagram.</i>			
	5.1.2.B.5	Communications - Media Stats, Number of Constant Contact Subscribers			
		<i>This metric describes the number of subscribers to the News Release distribution list.</i>			
5.1.2.B.6	Communications - Media Stats, Number of Media + Press Mentions				
	<i>This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municipaplity and the subject of the article).</i>				
5.1.2.B.7	Communications - Media Stats, Number of YouTube Subscribers				
	<i>This metric describes the number of subscribers to the Town of Davidson YouTube channel.</i>				
		COMMUNICATIONS - YEAR TO YEAR CHANGE			
	Metric	Title	2023	2024	% Change
	5.1.2.B.1	Webpage Users	-	211,000	-
	5.1.2.B.2	Facebook	12,002	12,814	6.3%
	5.1.2.B.3	Twitter (X)	6,300	6,267	-0.5%
	5.1.2.B.4	Instagram	6,103	7,300	16.4%
	5.1.2.B.5	Constact Contact Subscribers	1,939	2,031	4.5%
	5.1.2.B.6	Media/Press Mentions	400	217	-84.3%
	5.1.2.B.7	YouTube Subscribers	-	250	-

DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - FIRE

Exhibit #	Metric #	Metric Titles																																																																																																																																																																
FD-1	5.1.2.1.B	Fire - Service, Annual Call Volume by Percentage This metric describes the percentage of calls received by type. Total (1573) 1 - Fire 2 - Overpressure Rupture, Explosion, Overheat(no fire) 3 - Rescue & Emergency Medical Service Incident 4 - Hazardous Condition (No Fire) 5 - Service Call 6 - Good Intent Call 7 - False Alarm & False Call 8 - Severe Weather & Natural Disaster 9 - Special Incident Type None / In Progress <table><tr><th colspan="8">Fire Dept. Call Volume Summary</th></tr><tr><th></th><th colspan="2">2023</th><th colspan="2">2024</th><th colspan="3">Year to Year</th></tr><tr><th></th><th>Calls</th><th>% of Calls</th><th>Calls</th><th>% of Calls</th><th>Difference</th><th>% Change</th><th>Share Change</th></tr><tr><td>Total Calls per Year</td><td>1,719</td><td>-</td><td>1,573</td><td>-</td><td>-146</td><td>-8.5%</td><td>-</td></tr><tr><td>Concurrent Calls*</td><td>266</td><td>15.5%</td><td>288</td><td>18.3%</td><td>22</td><td>8.3%</td><td>2.8%</td></tr></table> *Refers to additional new calls received while response units are deployed.	Fire Dept. Call Volume Summary									2023		2024		Year to Year				Calls	% of Calls	Calls	% of Calls	Difference	% Change	Share Change	Total Calls per Year	1,719	-	1,573	-	-146	-8.5%	-	Concurrent Calls*	266	15.5%	288	18.3%	22	8.3%	2.8%																																																																																																																								
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FD - 2	5.1.2.1.D 5.1.2.1.E 5.1.2.1.F 5.1.2.1.G 5.1.2.1.H 5.1.2.1.I	Fire - Service, Response Time Goal for Urban Locations This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.) Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.) Fire - Service, Overall Response Time Achieved Urban This metric describes the percentage of time personnel achieved the 90th percentile target or greater. Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations This metric describes the percentage of time personnel achieved the 90th percentile target or greater. Fire - Service, Turnout Time Station 1 AM/PM This metric describes the percentage of time personnel achieved the 90th percentile target or greater. Fire - Service, Turnout Time Station 2 AM/PM This metric describes the percentage of time personnel achieved the 90th percentile target or greater. <table><tr><th colspan="7">Annual Response & Turnout Times</th></tr><tr><th></th><th>Turnout Time Station 1 (AM)</th><th>Turnout Time Station 1 (PM)</th><th>Turnout Time Station 2 (AM)</th><th>Turnout Time Station 2 (PM)</th><th>Urban Response Time</th><th>Suburban/ETJ Response Time</th></tr><tr><td>Target Response Time</td><td>60 Sec.</td><td>01:30 Min., Sec.</td><td>60 Sec.</td><td>01:30 Min., Sec.</td><td>06:20 Min., Sec.</td><td>07:20 Min., Sec.</td></tr><tr><td>January</td><td>0:00:59</td><td>0:01:28</td><td>0:01:09</td><td>0:01:50</td><td>0:05:37</td><td>0:08:56</td></tr><tr><td>February</td><td>0:01:00</td><td>0:01:43</td><td>0:01:00</td><td>0:01:12</td><td>0:06:15</td><td>0:07:58</td></tr><tr><td>March</td><td>0:01:00</td><td>0:01:28</td><td>0:01:05</td><td>0:01:50</td><td>0:05:48</td><td>0:08:47</td></tr><tr><td>April</td><td>0:01:00</td><td>0:01:31</td><td>0:01:03</td><td>0:01:32</td><td>0:05:13</td><td>0:08:42</td></tr><tr><td>May</td><td>0:01:00</td><td>0:01:15</td><td>0:01:33</td><td>0:01:56</td><td>0:05:29</td><td>0:07:59</td></tr><tr><td>June</td><td>0:01:13</td><td>0:02:03</td><td>0:01:24</td><td>0:02:15</td><td>0:05:22</td><td>0:08:49</td></tr><tr><td>July</td><td>0:01:09</td><td>0:01:33</td><td>0:01:22</td><td>0:01:59</td><td>0:05:39</td><td>0:06:41</td></tr><tr><td>August</td><td>0:01:00</td><td>0:01:32</td><td>0:01:08</td><td>0:01:47</td><td>0:05:32</td><td>0:07:12</td></tr><tr><td>September</td><td>0:01:01</td><td>0:01:49</td><td>0:01:11</td><td>0:01:42</td><td>0:06:12</td><td>0:07:56</td></tr><tr><td>October</td><td>0:00:59</td><td>0:01:57</td><td>0:01:14</td><td>0:02:01</td><td>0:05:40</td><td>0:07:49</td></tr><tr><td>November</td><td>0:01:13</td><td>0:01:28</td><td>0:01:21</td><td>0:02:05</td><td>0:05:24</td><td>0:07:45</td></tr><tr><td>December</td><td>0:01:25</td><td>0:01:29</td><td>0:01:38</td><td>0:01:41</td><td>0:06:23</td><td>0:07:28</td></tr></table> Green: 90% Objective Met Yellow: Within 30 sec. of 90% Objective Red: Exceeded 30 sec. of 90% Objective <table><tr><th colspan="6">Fire Dept. Overall Response & Turnout Time Achieved Summaries*</th></tr><tr><th></th><th colspan="2">2023</th><th colspan="2">2024</th><th colspan="2">Year to Year</th></tr><tr><th></th><th colspan="2">Overall</th><th colspan="2">Overall</th><th colspan="2">Change</th></tr><tr><td>Urban</td><td colspan="2">89.0%</td><td colspan="2">92.0%</td><td colspan="2">3.0%</td></tr><tr><td>Suburban/Rural/ETJ</td><td colspan="2">33.0%</td><td colspan="2">17.0%</td><td colspan="2">-16.0%</td></tr><tr><td></td><td>AM</td><td>PM</td><td>AM</td><td>PM</td><td>AM</td><td>PM</td></tr><tr><td>Station 1</td><td>57.0%</td><td>57.0%</td><td>58.3%</td><td>41.6%</td><td>1.3%</td><td>-15.4%</td></tr><tr><td>Station 2</td><td>0.0%</td><td>0.0%</td><td>8.3%</td><td>8.3%</td><td>8.3%</td><td>8.3%</td></tr></table> *These metrics refer to the percentage of time personnel achieved the established Response Time (i.e., 90th percentile target or greater)	Annual Response & Turnout Times								Turnout Time Station 1 (AM)	Turnout Time Station 1 (PM)	Turnout Time Station 2 (AM)	Turnout Time Station 2 (PM)	Urban Response Time	Suburban/ETJ Response Time	Target Response Time	60 Sec.	01:30 Min., Sec.	60 Sec.	01:30 Min., Sec.	06:20 Min., Sec.	07:20 Min., Sec.	January	0:00:59	0:01:28	0:01:09	0:01:50	0:05:37	0:08:56	February	0:01:00	0:01:43	0:01:00	0:01:12	0:06:15	0:07:58	March	0:01:00	0:01:28	0:01:05	0:01:50	0:05:48	0:08:47	April	0:01:00	0:01:31	0:01:03	0:01:32	0:05:13	0:08:42	May	0:01:00	0:01:15	0:01:33	0:01:56	0:05:29	0:07:59	June	0:01:13	0:02:03	0:01:24	0:02:15	0:05:22	0:08:49	July	0:01:09	0:01:33	0:01:22	0:01:59	0:05:39	0:06:41	August	0:01:00	0:01:32	0:01:08	0:01:47	0:05:32	0:07:12	September	0:01:01	0:01:49	0:01:11	0:01:42	0:06:12	0:07:56	October	0:00:59	0:01:57	0:01:14	0:02:01	0:05:40	0:07:49	November	0:01:13	0:01:28	0:01:21	0:02:05	0:05:24	0:07:45	December	0:01:25	0:01:29	0:01:38	0:01:41	0:06:23	0:07:28	Fire Dept. Overall Response & Turnout Time Achieved Summaries*							2023		2024		Year to Year			Overall		Overall		Change		Urban	89.0%		92.0%		3.0%		Suburban/Rural/ETJ	33.0%		17.0%		-16.0%			AM	PM	AM	PM	AM	PM	Station 1	57.0%	57.0%	58.3%	41.6%	1.3%	-15.4%	Station 2	0.0%	0.0%	8.3%	8.3%	8.3%	8.3%
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

EXHIBITS - POLICE

Exhibit #	Metric #	Metric Titles																																																																																																																																							
PD-1	3.1.1.A	Vehicle Movements - Total # of Vehicles Traveling through Davidson <i>This metric tracks the total number of vehicles traveling through Davidson on main roadways.</i>																																																																																																																																							
		<table><tr><th colspan="4">Average Annual Daily Traffic Volumes</th></tr><tr><th>Intersection</th><th>Area</th><th>Vehicles Per Day</th><th>Year</th></tr><tr><td>Beaty St. @ Griffith St.</td><td>West</td><td>5,800</td><td>2022</td></tr><tr><td>Griffith St. @ I-77</td><td>West</td><td>20,000</td><td>2022</td></tr><tr><td>NC 115 @ Meck./Iredell County Line</td><td>North</td><td>10,000</td><td>2023</td></tr><tr><td>Shearer Rd. @ Grey Rd.</td><td>North</td><td>2,600</td><td>2023</td></tr><tr><td>Concord Rd. @ Main St.</td><td>Downtown</td><td>13,000</td><td>2022</td></tr><tr><td>Griffith St. @ Watson St.</td><td>Downtown</td><td>9,900</td><td>2022</td></tr><tr><td>Main St. @ Griffith St. - North</td><td>Downtown</td><td>8,300</td><td>2022</td></tr><tr><td>Main St. @ Griffith St. - South</td><td>Downtown</td><td>11,500</td><td>2022</td></tr><tr><td>Grey Rd. @ Dogwood Ln.</td><td>Downtown</td><td>10,500</td><td>2022</td></tr><tr><td>Davidson-Concord Rd. @ East Rocky River Rd.</td><td>Central</td><td>8,200</td><td>2022</td></tr><tr><td>East Rocky River Rd. @ Davidson-Concord Rd.</td><td>Central</td><td>4,100</td><td>2022</td></tr><tr><td>East Rocky River Rd. @ Shearer Rd.</td><td>East</td><td>3,700</td><td>2022</td></tr><tr><td>Shearer Rd. @ East Rocky River Rd.</td><td>East</td><td>2,600</td><td>2022</td></tr><tr><td>Davidson-Concord Rd. @ NC 73</td><td>South</td><td>11,500</td><td>2022</td></tr><tr><td>NC 73 @ Davidson-Concord Rd.</td><td>South</td><td>19,000</td><td>2022</td></tr><tr><td>NC 73 @ Stanley McElrath Rd.</td><td>South</td><td>17,500</td><td>2022</td></tr></table>	Average Annual Daily Traffic Volumes				Intersection	Area	Vehicles Per Day	Year	Beaty St. @ Griffith St.	West	5,800	2022	Griffith St. @ I-77	West	20,000	2022	NC 115 @ Meck./Iredell County Line	North	10,000	2023	Shearer Rd. @ Grey Rd.	North	2,600	2023	Concord Rd. @ Main St.	Downtown	13,000	2022	Griffith St. @ Watson St.	Downtown	9,900	2022	Main St. @ Griffith St. - North	Downtown	8,300	2022	Main St. @ Griffith St. - South	Downtown	11,500	2022	Grey Rd. @ Dogwood Ln.	Downtown	10,500	2022	Davidson-Concord Rd. @ East Rocky River Rd.	Central	8,200	2022	East Rocky River Rd. @ Davidson-Concord Rd.	Central	4,100	2022	East Rocky River Rd. @ Shearer Rd.	East	3,700	2022	Shearer Rd. @ East Rocky River Rd.	East	2,600	2022	Davidson-Concord Rd. @ NC 73	South	11,500	2022	NC 73 @ Davidson-Concord Rd.	South	19,000	2022	NC 73 @ Stanley McElrath Rd.	South	17,500	2022																																																															
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PD-2	3.1.2.A	Crashes - Types of Conflicts <i>This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.</i>																																																																																																																																							
		<table><tr><th colspan="9">Crashes - Types of Conflicts</th></tr><tr><th>Month</th><th>vs. Parked Vehicle</th><th>vs. Moving Vehicle</th><th>vs. Bicycle</th><th>vs. Pedestrian</th><th>vs. Other (Deer, Tree, etc.)</th><th>Total</th><th>Total with Injuries</th><th>Total with Fatalities</th></tr><tr><td>Dec. 2023</td><td>3</td><td>2</td><td>0</td><td>0</td><td>4</td><td>10</td><td>2</td><td>0</td></tr><tr><td>Jan. 2024</td><td>5</td><td>7</td><td></td><td></td><td>6</td><td>18</td><td>0</td><td>0</td></tr><tr><td>Feb. 2024</td><td>5</td><td>12</td><td></td><td></td><td>3</td><td>20</td><td>2</td><td>0</td></tr><tr><td>Mar. 2024</td><td>5</td><td>9</td><td></td><td></td><td>3</td><td>17</td><td>2</td><td>0</td></tr><tr><td>Apr. 2024</td><td>6</td><td>10</td><td></td><td></td><td>9</td><td>25</td><td>3</td><td>0</td></tr><tr><td>May 2024</td><td>9</td><td>6</td><td></td><td></td><td>8</td><td>23</td><td>3</td><td>0</td></tr><tr><td>June 2024</td><td>7</td><td>7</td><td></td><td></td><td>3</td><td>17</td><td>1</td><td>0</td></tr><tr><td>July 2024</td><td>2</td><td>5</td><td></td><td></td><td>5</td><td>12</td><td>2</td><td>0</td></tr><tr><td>Aug. 2024</td><td>6</td><td>6</td><td></td><td></td><td>5</td><td>17</td><td>3</td><td>0</td></tr><tr><td>Sept. 2024</td><td>4</td><td>6</td><td></td><td></td><td>5</td><td>15</td><td>2</td><td>0</td></tr><tr><td>Oct. 2024</td><td>2</td><td>12</td><td></td><td></td><td>7</td><td>21</td><td>1</td><td>0</td></tr><tr><td>Nov. 2024</td><td>8</td><td>8</td><td></td><td></td><td>6</td><td>22</td><td>1</td><td>0</td></tr><tr><td>TOTALS</td><td>62</td><td>90</td><td>0</td><td>0</td><td>64</td><td>217</td><td>22</td><td>0</td></tr></table>	Crashes - Types of Conflicts									Month	vs. Parked Vehicle	vs. Moving Vehicle	vs. Bicycle	vs. Pedestrian	vs. Other (Deer, Tree, etc.)	Total	Total with Injuries	Total with Fatalities	Dec. 2023	3	2	0	0	4	10	2	0	Jan. 2024	5	7			6	18	0	0	Feb. 2024	5	12			3	20	2	0	Mar. 2024	5	9			3	17	2	0	Apr. 2024	6	10			9	25	3	0	May 2024	9	6			8	23	3	0	June 2024	7	7			3	17	1	0	July 2024	2	5			5	12	2	0	Aug. 2024	6	6			5	17	3	0	Sept. 2024	4	6			5	15	2	0	Oct. 2024	2	12			7	21	1	0	Nov. 2024	8	8			6	22	1	0	TOTALS	62	90	0	0	64	217	22	0
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DAVIDSON COMP. PLAN IMPLEMENTATION GUIDE DASHBOARD: EXHIBITS 2024

PD-3

3.1.2.B

Crashes - Location and Frequency

This metric enables the town to identify problem spots or trends in need of attention.

Crashes - Location + Frequency			
Location	Area	Total Crashes	Total with Injuries
Griffith St. @ Beaty St.	West	0	0
Griffith St. @ Davidson Gateway Dr.	West	10	0
Griffith St. Roundabout @ I-77	West	2	0
Griffith St. @ Jetton St.	West	6	2
Griffith St. @ Jackson St.	Downtown	1	0
Main St. @ Beaty St.	Downtown	1	0
Main St. @ Concord Rd.	Downtown	3	0
Main St. @ Glasgow St.	Downtown	2	0
Main St. @ Griffith St.	Downtown	2	0
Main St. @ Jackson St.	Downtown	2	0
Main St. @ Depot St.	Downtown	5	0
East Rocky River Rd. @ Shearer Rd.	East	5	3
NC 73 @ Davidson East	South	3	0
Davidson-Concord Rd @ June Washam	South	4	0
TOTALS		46	5

Crashes - Location + Frequency (Year to Year)					
Location	Area	2023	2024	% Change	% Change Area Average
Griffith St. @ Beaty St.	West	3	0	-300%	-103%
Griffith St. @ Davidson Gateway Dr.	West	6	10	40%	
Griffith St. Roundabout @ I-77	West	5	2	-150%	
Griffith St. @ Jetton St.	West	6	6	0%	
Griffith St. @ Jackson St.	Downtown	4	1	-300%	-161%
Main St. @ Beaty St.	Downtown	4	1	-300%	
Main St. @ Concord Rd.	Downtown	5	3	-67%	
Main St. @ Glasgow St.	Downtown	3	2	-50%	
Main St. @ Griffith St.	Downtown	4	2	-100%	
Main St. @ Jackson St.	Downtown	5	2	-150%	
Main St. @ Depot St.	Downtown	-	5	N/A	
East Rocky River Rd. @ Shearer Rd.	East	5	5	0%	0%
NC 73 @ Davidson East	South	3	3	0%	0%
Davidson-Concord Rd @ June Washam	South	-	4	N/A	
TOTALS		53	46	-115%	-66%