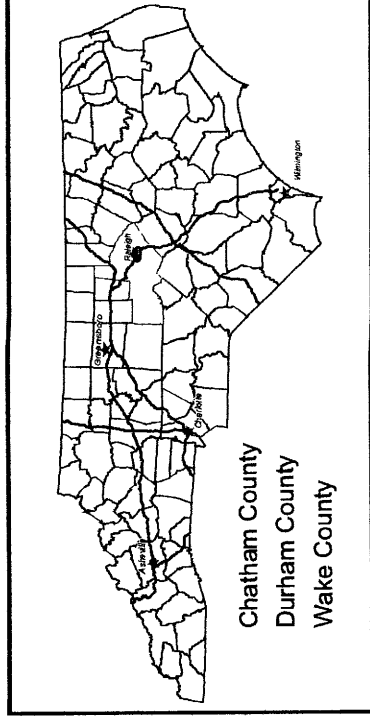


**FIGURE I. PROJECT CORRIDOR**

- TIP U-4026A
- TIP U-4026B
- Area TIP Projects
- Major Roads
- Minor Roads
- Railroads
- County Boundary
- Rivers & Streams
- Triangle Transit Authority Proposed Rail Corridor
- Triangle Transit Authority Proposed Rail Station
- Water Bodies
- Jordan Lake State Recreational Area
- Town of Cary
- City of Durham
- Town of Morrisville
- City of Raleigh
- Research Triangle Park
- Raleigh-Durham International Airport



MAP SOURCE:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 NORTH CAROLINA STATE PLANNING AND RESEARCH INSTITUTE (NCRPI)  
 WAKE COUNTY, NC  
 DURHAM COUNTY, NC



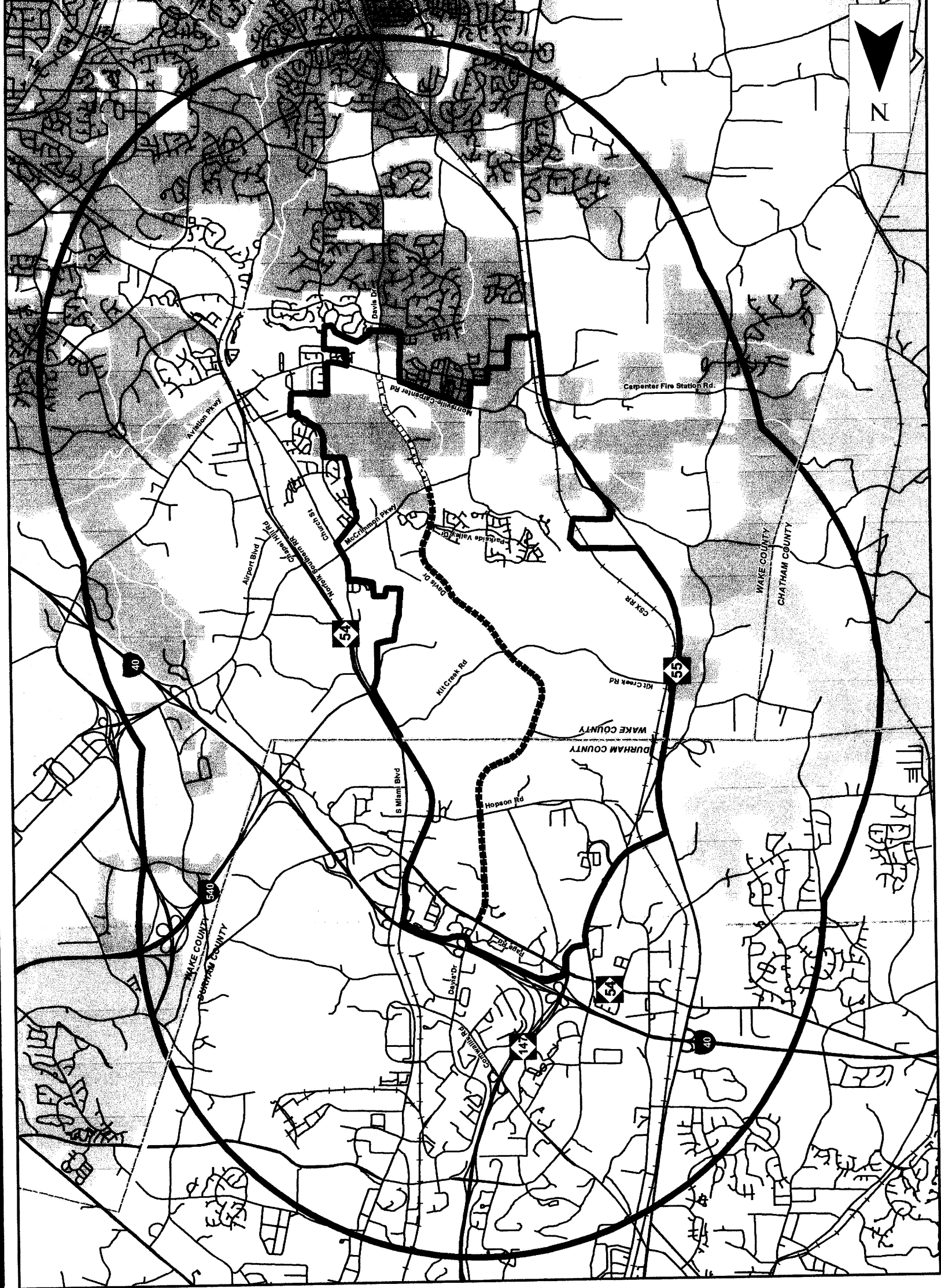
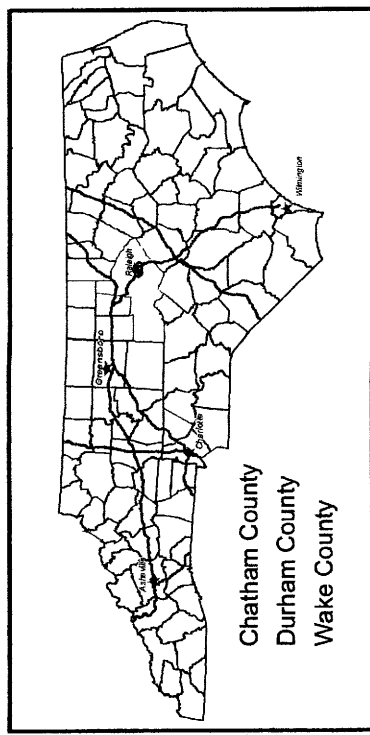


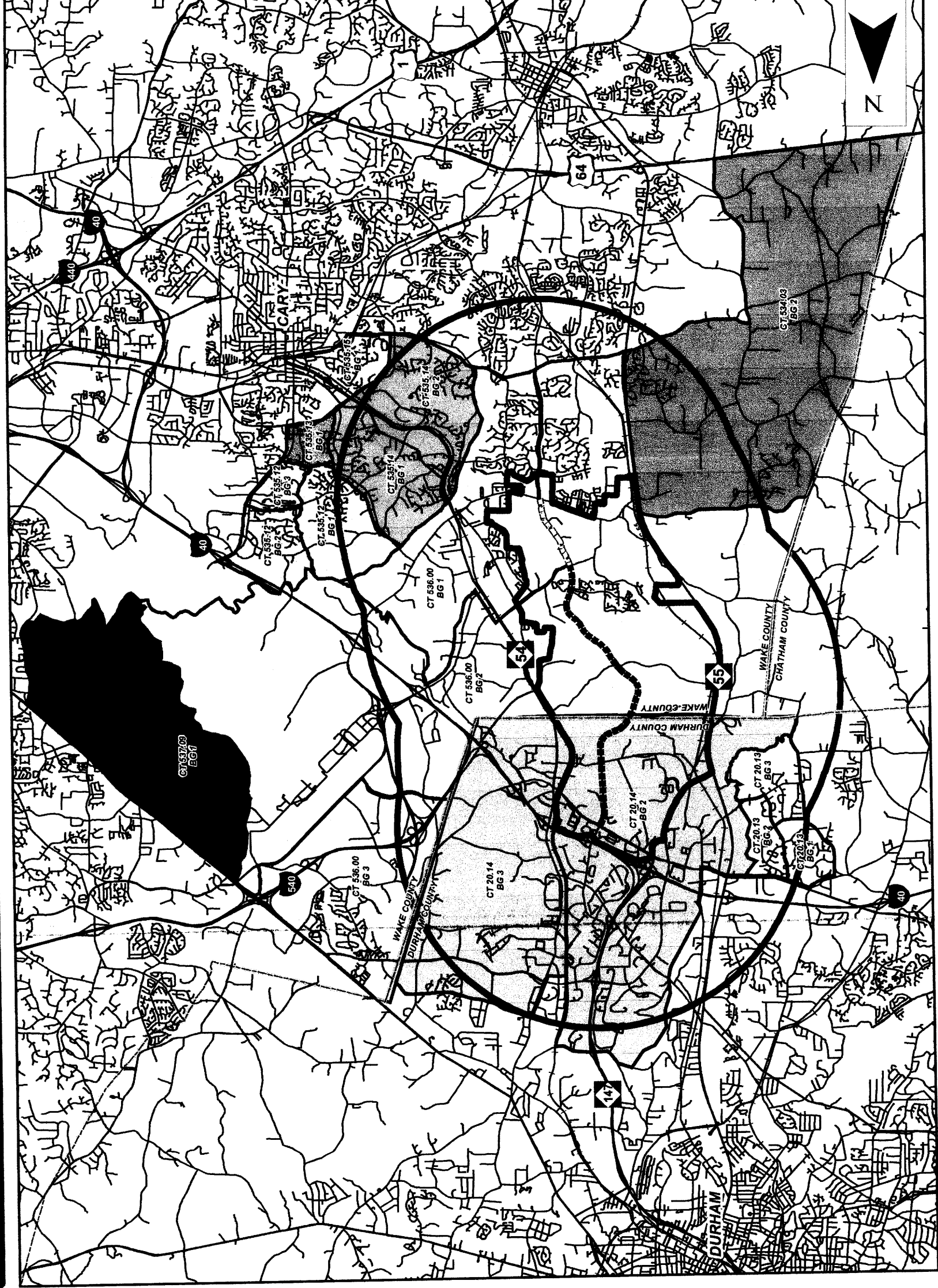
FIGURE II. POTENTIAL GROWTH AREA AND IMPACT AREA

- TIP U-4026A
- TIP U-4026B
- Major Roads
- Minor Roads
- Railroads
- County Boundary
- Rivers & Streams
- Potential Growth Impact Area
- Impact Area
- Water Bodies
- Jordan Lake State Recreational Area
- Town of Cary
- City of Durham
- Town of Morrisville
- City of Raleigh
- Research Triangle Park
- Raleigh-Durham International Airport



MAP SOURCES:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 STATE PLANNING AND DEVELOPMENT INSTITUTE (SPDI)  
 WAKE COUNTY, NC  
 DURHAM COUNTY, NC  
 DATE



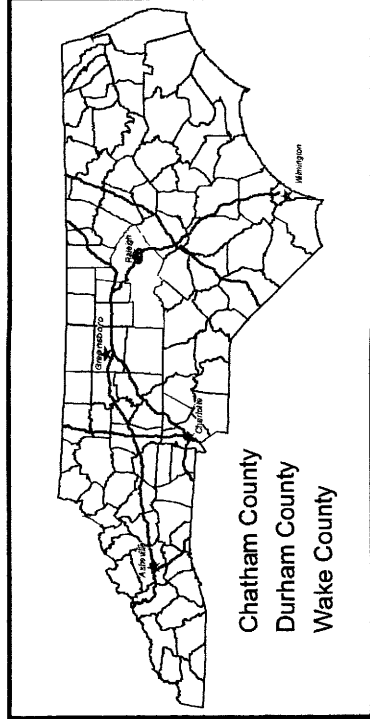


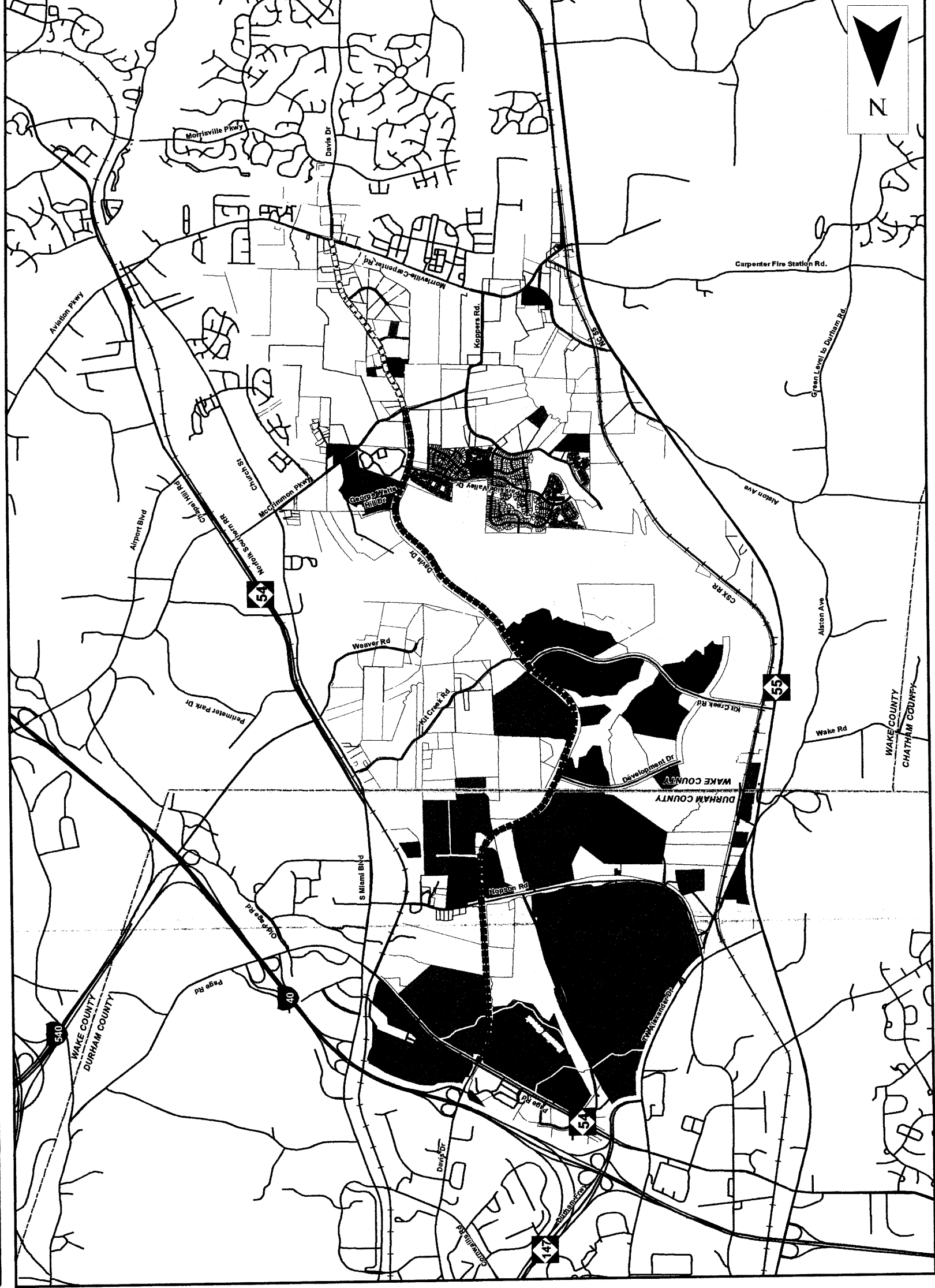
**FIGURE III. DEMOGRAPHIC AREA**

- TIP U-4026A
- TIP U-4026B
- Major Roads
- Minor Roads
- Railroads
- County Boundary
- Rivers & Streams
- Potential Growth Impact Area
- Impact Area
- Water Bodies
- Census Tract 20.13
- Census Tract 20.14
- Census Tract 534.03
- Census Tract 535.12
- Census Tract 535.13
- Census Tract 535.14
- Census Tract 535.15
- Census Tract 536.00
- Census Tract 537.09



MAP SOURCE:  
 U.S. DEPARTMENT OF TRANSPORTATION  
 ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI)  
 UNITED STATES CENSUS BUREAU  
 DURHAM COUNTY, NC  
 HNTB



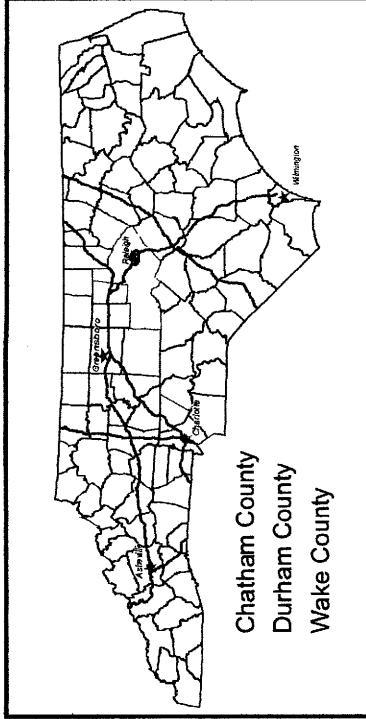


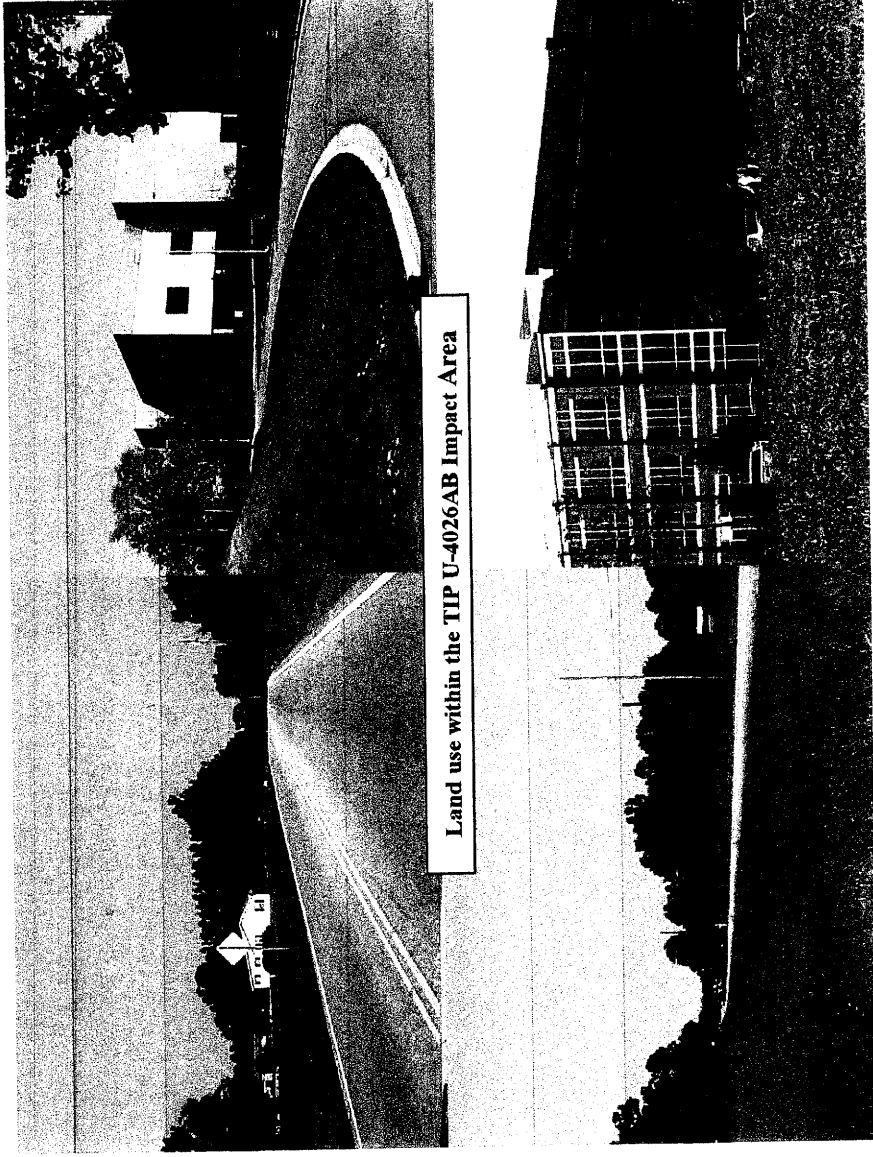
**FIGURE IV. EXISTING LAND USE**

- ▬▬▬▬▬▬▬▬▬ TIP U-4026A
- ▬▬▬▬▬▬▬▬▬ TIP U-4026B
- ▬ Major Roads
- ▬ Minor Roads
- ▬ Railroads
- - - County Boundary
- ▬ Rivers & Streams
- ▬ Water Bodies
- ▬ Impact Area
- ▬ Agriculture/Open Space/Forest
- ▬ Commercial/Office
- ▬ General Residential
- ▬ High Density Residential
- ▬ Industrial
- ▬ Mixed Use
- ▬ Public/Quasi-Public
- ▬ Vacant



MAP SOURCES:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 FEDERAL BUREAU OF SURVEYING  
 STATE RESEARCH INSTITUTE (SRI)  
 WAKE COUNTY, NC  
 DURHAM COUNTY, NC  
 1995

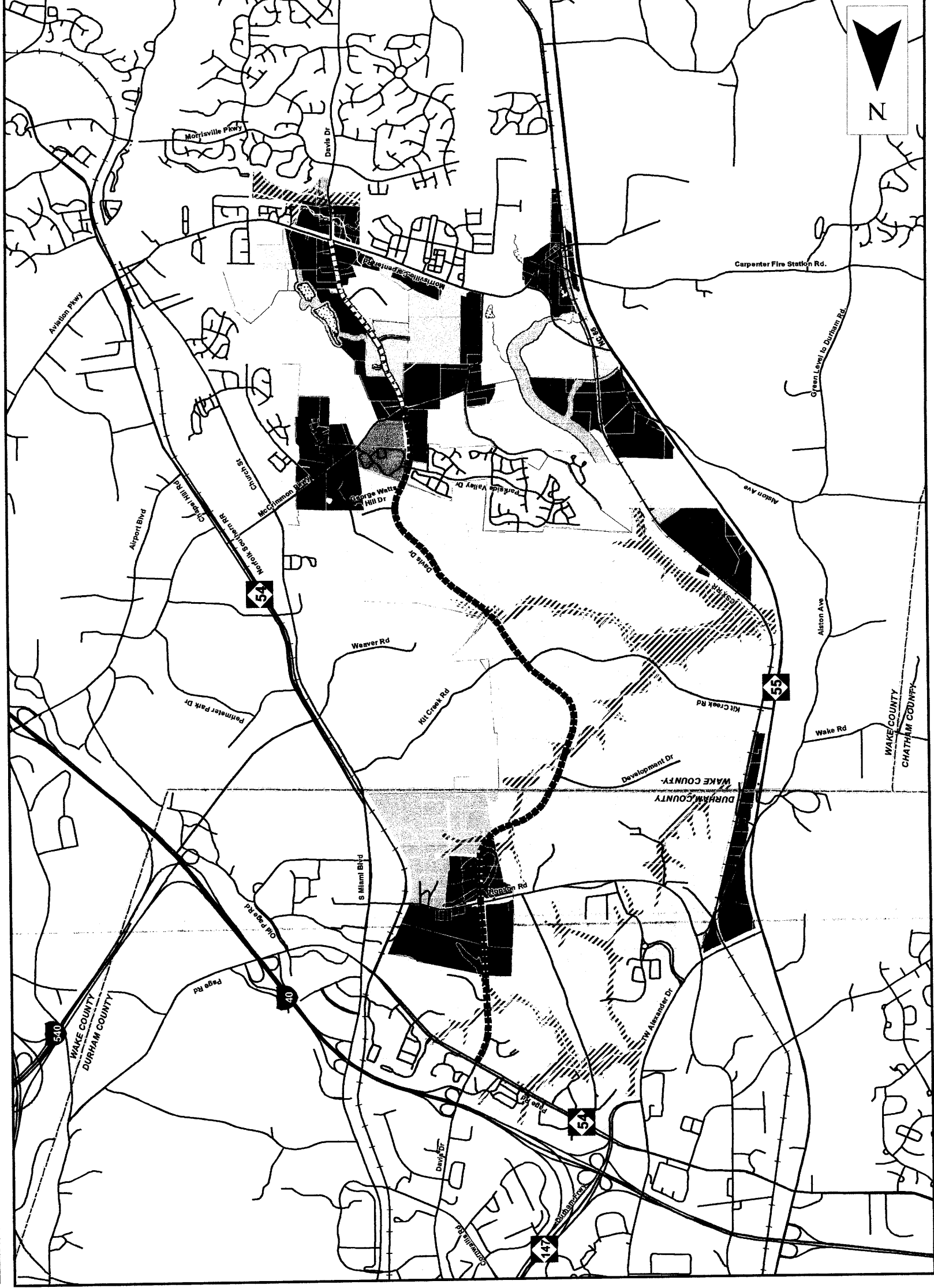




The existing road network in the area consists of mainly two-lane paved facilities. Main roads in the area include: NC 55, NC 54 (Chapel Hill Road), Morrisville-Carpenter Road, McCrimmon Parkway, Hopson Road, and Page Road. Many of these roads are slated for improvements through local transportation plans or through the NCDOT Transportation Improvement Program (TIP) in the coming years, and local planners anticipate that these improvements will cumulatively spur growth and development pressure.

The area in the vicinity of TIP U-4026AB does encounter some regional development constraints. To the west, growth is constrained by the Jordan Lake State Recreation Area and Water Supply Watershed. To the east and northeast are Interstate 40, Raleigh-Durham International Airport, and Umstead State Park, as well as existing built-up areas of Morrisville, Raleigh, and Wake County. Further northeast, the Falls Lake State Recreation Area and Water Supply Watershed are located. To the north are the built-up areas of the City of Durham. The southwest is the least constrained development area, with only portions of existing built-up Cary present.

Local community planners have anticipated growth in this area and have addressed these issues with small district focused planning documents and policies addressing comprehensive planning elements. These plans will attempt to balance growth and the environment while taking advantage of the area's desirable geographic location. More information on the local area plans will be presented in the "Local Land Use Plans and Regulations" section of this document.

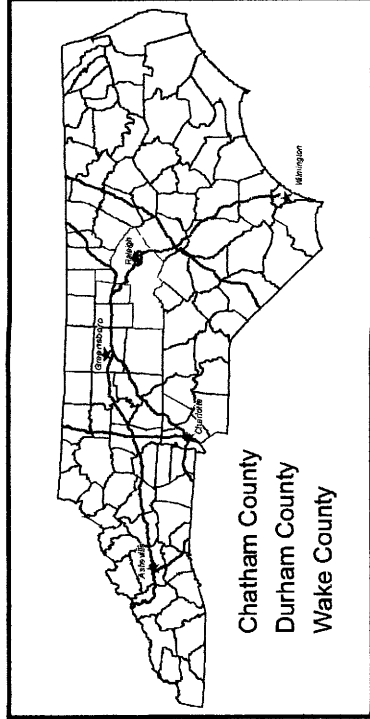


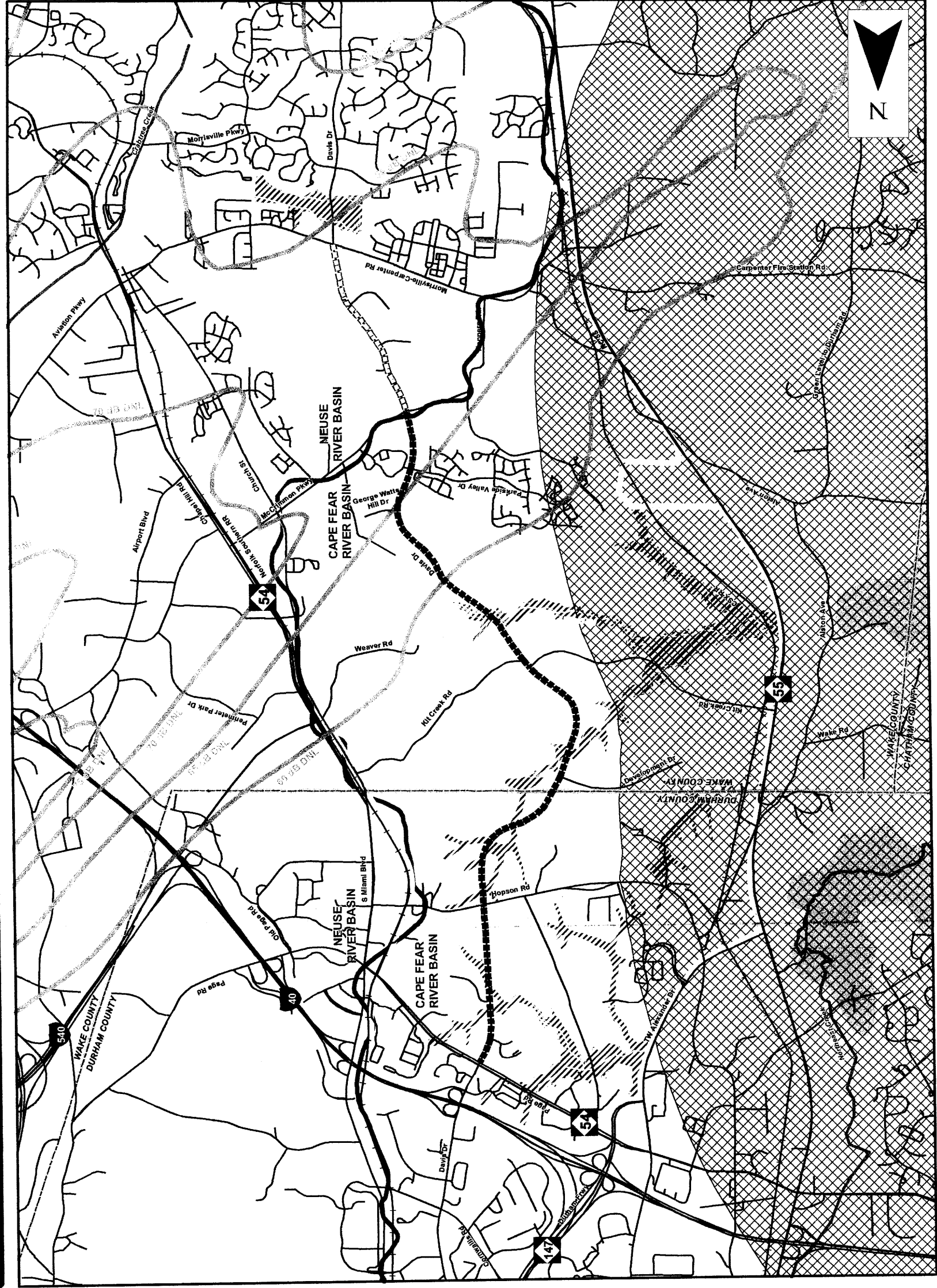
**FIGURE V. PROPOSED LAND USE**

- □ □ □ □ TIP U-4026A
- ■ ■ ■ ■ TIP U-4026B
- Major Roads
- Minor Roads
- Railroads
- - - County Boundary
- Rivers & Streams
- Water Bodies
- Impact Area
- ▨ Floodplain
- Commercial
- ▨ Industrial
- Institutional
- Office and Industrial
- Office and Institutional
- Mixed Use
- ▨ Planned Water Bodies
- Low Density Residential
- Medium Density Residential
- ▨ High Density Residential
- Parks and Open Space
- Research Triangle Park

0 0.5 1 Miles

MAP SOURCES:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 WAKE COUNTY, NC  
 DURHAM COUNTY, NC  
 TOWN OF MORRISVILLE, NC  
 HNTB

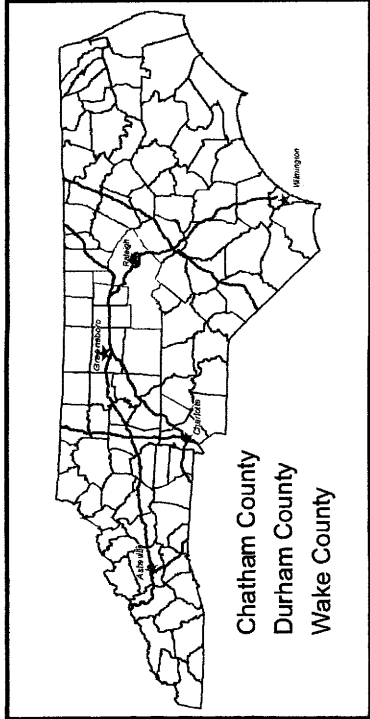


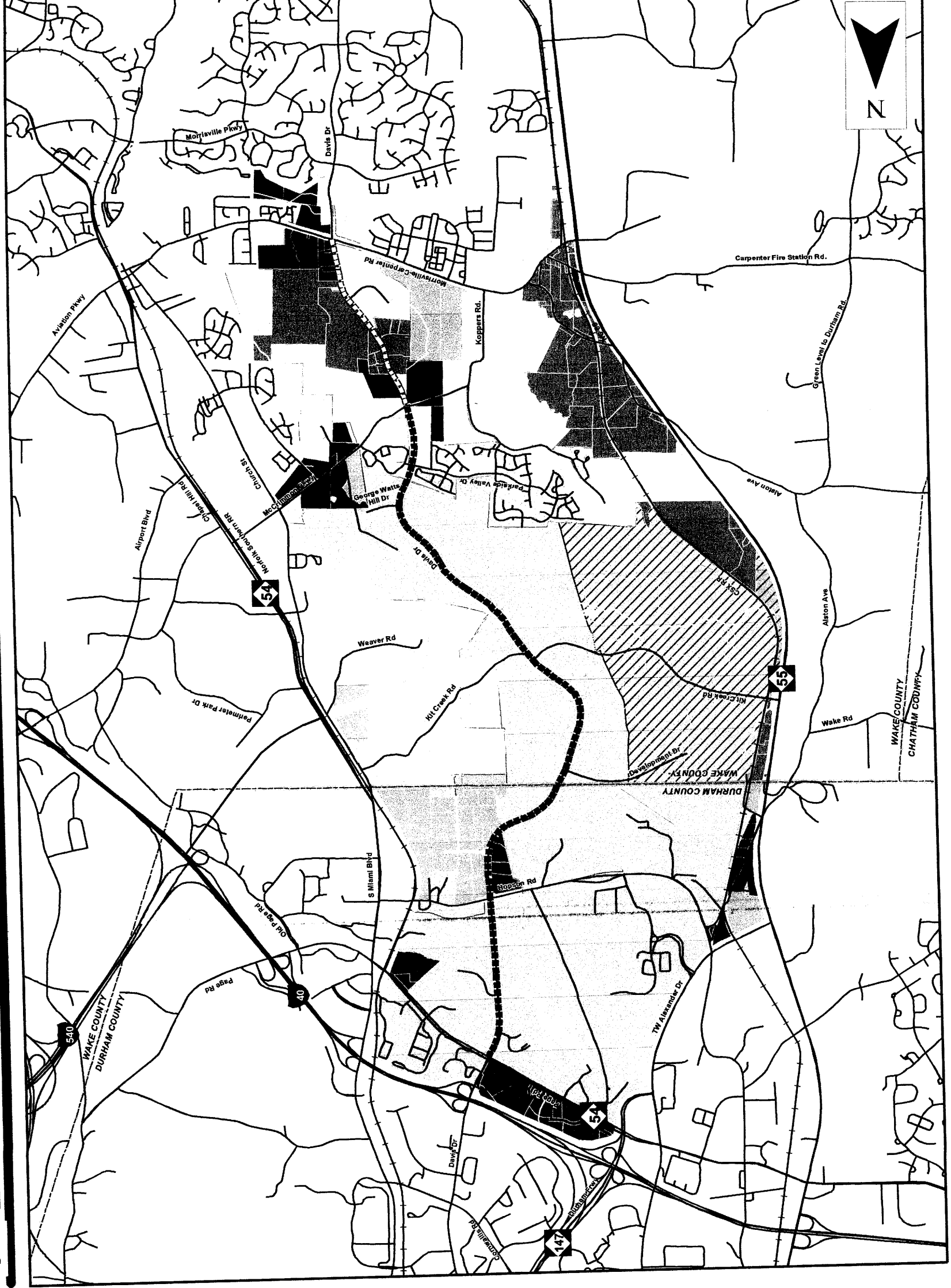


**FIGURE VII. ENVIRONMENTAL FEATURES**

- TIP U-4026A
- TIP U-4026B
- Major Roads
- Minor Roads
- Railroads
- County Boundary
- 303d Rivers and Streams
- Rivers & Streams
- RDU Aircraft Noise Contours (1996)
- Impact Area
- Water Bodies
- Jordan Lake State Recreational Area
- River Basins
- Floodplain
- Water Supply Watershed IV - NSW

MAP SOURCES:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 WAKE COUNTY, NC. COUNTY ENGINEERING DIVISION (1996)  
 WAKE COUNTY, NC. COUNTY ENGINEERING DIVISION (1996)  
 TOWN OF MORRISVILLE, NC.  
 STATE OF NORTH CAROLINA  
 DATE





**FIGURE VI. GENERALIZED ZONING**

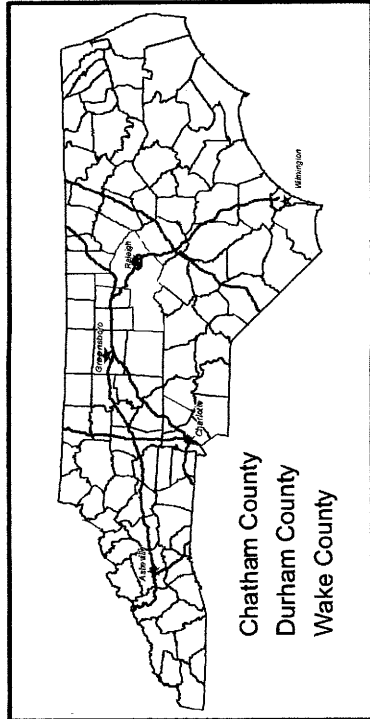
CODE: TIP U-4026A  
 TIP U-4026B

- Major Roads
- Minor Roads
- Railroads
- County Boundary
- Rivers & Streams
- Water Bodies
- Impact Area

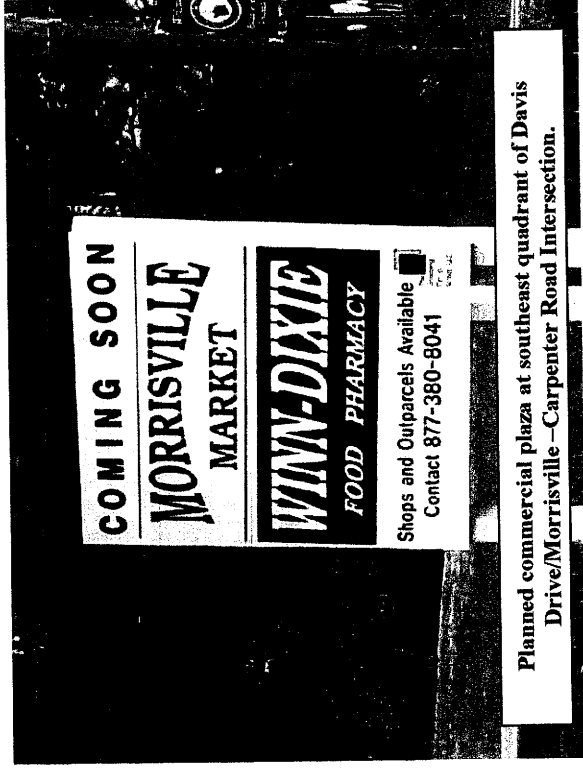
- Agricultural District
- Commercial
- General Residential
- High Density Residential
- Industrial
- Office and Institutional
- Planned Employment Center
- Planned Unit Development
- Research
- Watershed Protected Area Overlay (Wake County)



MAP SOURCES:  
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 U.S. GEOLOGICAL SURVEY  
 WAKE COUNTY, NC  
 DURHAM COUNTY, NC  
 TOWN OF MORRISVILLE, NC  
 NHTS







#### **Davis Drive and McCrimmon Parkway**

The Davis Drive/McCrimmon Parkway intersection has a planned commercial plaza anchored by Harris-Teeter on the northwest quadrant. As with the Winn-Dixie plaza to the south, the Certificate of Occupancy (CO) will not be granted until the TIP U-4026AB improvements are complete for the corridor in this area. The other quadrants of the intersection are slated for mixed use or office and institutional and accelerated development pressures on these parcels should strengthen when McCrimmon Parkway is improved to four lanes.

#### **Davis Drive and Kit Creek Road**

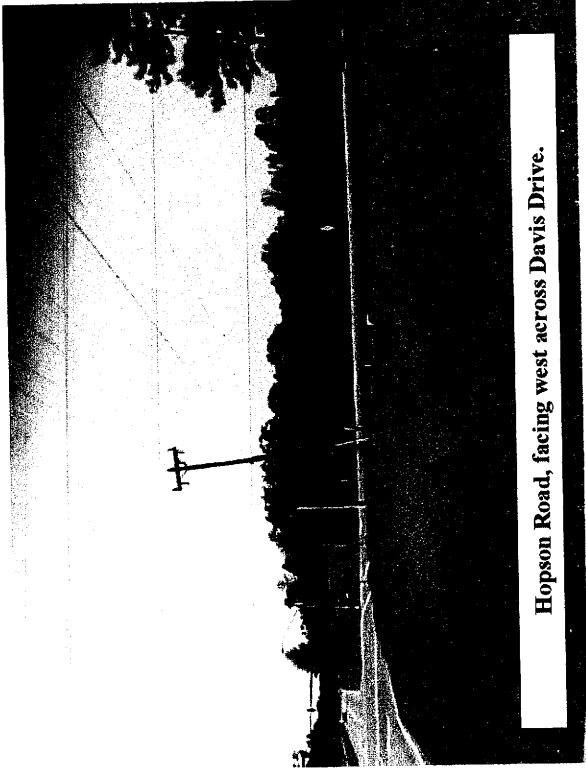
The Davis Drive/Kit Creek Road intersection is located within RTP, and therefore any growth in this area would be confined to restrictions set forth by the RTP covenants. Kit Creek Road is scheduled for future local improvements and will be renamed Kit Creek Parkway. The only vacant quadrant at this intersection is the southeast. According to RTP personnel, the improvements to TIP U-4026AB may increase the marketability of available properties within RTP; however, the regional economy is a greater factor on growth within the park.

#### **Davis Drive and Hopson Road**

The Davis Drive/Hopson Road intersection has a planned mixed-use development, Triangle Metro Center, on the northeast and northwest quadrants. The Triangle Metro Center development will include a mixture of residential, office, and commercial space adjacent to the Triangle Transit Authority's proposed South RTP Station. According to Durham planners, the proposed build-out for the land northwest quadrant of the intersection includes 1,000 to 4,000 dwelling units and approximately 150,000 square feet of commercial and office space. The proposed build-out for the northeast quadrant of the intersection includes 80-215 dwelling units and 185,000 square feet of commercial and office uses. According to Durham planners, the developer of Triangle Metro Center has filed a plan amendment and the property could be re-zoned as early as January.



**HNTB**



Hopson Road, facing west across Davis Drive.

#### **Davis Drive and NC 54**

The Davis Drive/NC 54 intersection is currently built-out with the exception of the northwest quadrant. According to RTP personnel, a commercial center of 100 acres is proposed for the northwest quadrant.

#### **Development along the TIP U-4026AB Corridor and Impact Area**

According to local planners, TIP U-4026AB may induce development between intersections of the project corridor and in other sections of the Impact Area. However, the local planners acknowledge that growth will occur regardless of TIP U-4026AB, and that just the timing of the growth may be accelerated. If accelerated growth occurs, it is likely to take place along the southern portion of the corridor between Morrisville-Carpenter Road and McCrimmon Parkway (TIP U-4026A). In referencing the local land use plans, the majority of the growth within this will be mixed office or medium density residential. Development north of McCrimmon Parkway will be mainly located within RTP, and thus controlled more by the economy and job growth in the region rather than TIP U-4026AB. Some development off the corridor could occur, especially on local roads which intersect Davis Drive (Koppers Road, Morrisville-Carpenter Road, and McCrimmon Parkway).

The cumulative impact of TIP U-4026AB increases when considered along with other proposed TIP Projects and local road improvements. The construction of TIP R-2000 (Northern Wake Expressway), TIP R-2635 (Western Wake Expressway), and TIP R-2906 (NC 55) will generate a regional cumulative affect. Other local projects including TIP R-2904 (Page Road), McCrimmon Parkway, Triangle Parkway, Airport Boulevard Extension, and Kit Creek Parkway are expected to further alleviate traffic congestion in the area, allowing for growth and development to occur as outlined in the plans reviewed in this document. If TIP U-4026AB is not constructed, development would still likely occur as a result of the numerous other TIP projects and local road improvements in the area.