

2050 MTP CommunityViz Growth Model Output by Jurisdiction - Deficiency and Needs Scenario (1.29.21)

Chatham County Control Totals (30-Year Forecast, 2020-2050)								Chatham County Build-Out Potential (2050 MTP - 2050 Default)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
52,267	20,229	1,124	571	2,527	2,499	5,499	1,058	89,639	34,548	2,129	33,936	39,675	28,931	23,185	11,035	1.9	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	666	26	640	0	0	0	1,392	0	1,392	272	0	272	0	0	0	272	0	272	0	0	0
Town of Pittsboro	17,878	15,327	2,551	1,797	1,123	674	3,316	571	2,745	19,412	2,526	16,886	15,380	2,488	12,892	12,536	5,449	7,087	7,340	1,057	6,283
Town of Cary	5,675	3,151	2,524	0	0	0	219	0	219	0	0	0	328	4	324	36	25	11	41	0	41
Unincorporated Chatham County	10,329	1,725	8,604	332	1	331	29,009	0	29,009	19,991	1	19,990	13,223	7	13,216	10,341	25	10,316	3,654	1	3,653
Countywide Totals	34,548	20,229	14,319	2,129	1,124	1,005	33,936	571	33,365	39,675	2,527	37,148	28,931	2,499	26,432	23,185	5,499	17,686	11,035	1,058	9,977

Total Capacity, 2050 MTP - 2050 Default

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	666	1,936
Town of Pittsboro	19,675	57,984
Town of Cary	5,675	624
Unincorporated Chatham County	10,661	76,218
Countywide Totals	36,677	136,762

Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	732,632	0	732,632	93,793	0	93,793	0	0	0	93,793	0	93,793	0	0	0
Town of Pittsboro	1,745,263	317,222	1,428,041	6,693,793	871,034	5,822,759	4,660,606	753,939	3,906,667	4,322,759	1,878,966	2,443,793	2,293,750	330,313	1,963,438
Town of Cary	115,263	0	115,263	0	0	0	99,394	1,212	98,182	12,414	8,621	3,793	12,813	0	12,813
Unincorporated Chatham County	15,267,895	0	15,267,895	6,893,448	345	6,893,103	4,006,970	2,121	4,004,848	3,565,862	8,621	3,557,241	1,141,875	313	1,141,563
Countywide Totals	17,861,053	317,222	17,543,830	13,681,034	871,379	12,809,655	8,766,970	757,273	8,009,697	7,994,828	1,896,207	6,098,621	3,448,438	330,625	3,117,813

Total Demand (Growth Allocation), 2050 MTP - 2050 Default

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	26	0
Town of Pittsboro	16,450	12,091
Town of Cary	3,151	29
Unincorporated Chatham County	1,726	34
Countywide Totals	21,353	12,154

Household Population Growth Allocation by Jurisdiction, 2050 MTP - 2050 Default

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	1,652	64	1,587	0	0	0	1,652	64	1,587
Town of Pittsboro	44,337	38,011	6,326	3,342	2,089	1,254	47,680	40,100	7,580
Town of Cary	14,074	7,814	6,260	0	0	0	14,074	7,814	6,260
Unincorporated Chatham County	25,616	4,278	21,338	618	2	616	26,233	4,280	21,954
Countywide Totals	85,679	50,168	35,511	3,960	2,091	1,869	89,639	52,259	37,380

Chatham County Average Household Size

Single Family	Multi Family
2.48	1.86

Guide Total Check

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Adopted 2045 MTP Scenario Results

Chatham County Control Totals (32-Year Forecast, 2013-2045)								Chatham County Build-Out Potential (Adopted 2045 MTP)								Employee Space Ratios, Number of Employees per 1,000 Sq Ft				
POP	SF	MF	IND	RET	OFF	SRL	SRH	POP	SF	MF	IND	RET	OFF	SRL	SRH	IND	RET	OFF	SRL	SRH
42,582	15,323	1,703	1,872	1,549	1,530	2,590	839	101,843	34,014	7,870	7,300	19,269	17,555	114,198	7,799	1.8	2.9	3.3	2.9	3.2

Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family D.U.'s			Multifamily D.U.'s			Industrial Employees			Retail Employees			Office Employees			Service-Low Employees			Service-High Employees		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	662	6	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town of Pittsboro	16,039	11,110	4,929	6,892	1,587	5,305	2,932	1,870	1,062	17,270	1,549	15,721	14,314	1,489	12,825	112,921	2,581	110,340	6,562	837	5,725
Town of Cary	726	598	128	0	0	0	0	0	0	19	0	19	14	0	14	12	2	10	5	0	5
Unincorporated Chatham County	16,587	3,609	12,978	978	116	862	4,368	2	4,366	1,980	0	1,980	3,227	41	3,186	1,265	7	1,258	1,232	2	1,230
Countywide Totals	34,014	15,323	18,691	7,870	1,703	6,167	7,300	1,872	5,428	19,269	1,549	17,720	17,555	1,530	16,025	114,198	2,590	111,608	7,799	839	6,960

Total Capacity, Adopted 2045 MTP

Jurisdiction	Total Capacity	
	D.U.'s	Employees
Town of Siler City	662	0
Town of Pittsboro	22,931	153,999
Town of Cary	726	50
Unincorporated Chatham County	17,565	12,072
Countywide Totals	40,530	65,455

Growth Allocation by Jurisdiction, Adopted 2045 MTP, Non-Residential Square Footage

Jurisdiction	Industrial Square Footage			Retail Square Footage			Office Square Footage			Service-Low Square Footage			Service-High Square Footage		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town of Pittsboro	1,628,889	1,038,889	590,000	5,955,172	534,138	5,421,034	4,337,576	451,212	3,886,364	38,938,276	890,000	38,048,276	2,050,625	261,563	1,789,063
Town of Cary	0	0	0	6,552	0	6,552	4,242	0	4,242	4,138	690	3,448	1,563	0	1,563
Unincorporated Chatham County	2,426,667	1,111	2,425,556	682,759	0	682,759	977,879	12,424	965,455	436,207	2,414	433,793	385,000	625	384,375
Countywide Totals	4,055,556	1,040,000	3,015,556	6,644,483	534,138	6,110,345	5,319,697	463,636	4,856,061	39,378,621	893,103	38,485,517	2,437,188	262,188	2,175,000

Total Demand (Growth Allocation), Adopted 2045 MTP

Jurisdiction	Total Demand	
	D.U.'s	Employees
Town of Siler City	6	0
Town of Pittsboro	12,697	8,326
Town of Cary	598	2
Unincorporated Chatham County	3,725	52
Countywide Totals	17,026	8,380

Household Population Growth Allocation by Jurisdiction, Adopted 2045 MTP

Jurisdiction	Single Family Population			Multifamily Population			Total Population		
	Capacity	Demand	Net	Capacity	Demand	Net	Capacity	Demand	Net
Town of Siler City	1,708	15	1,692	0	0	0	1,708	15	1,692
Town of Pittsboro	41,381	28,664	12,717	12,337	2,841	9,496	53,717	31,505	22,213
Town of Cary	1,873	1,543	330	0	0	0	1,873	1,543	330
Unincorporated Chatham County	42,794	9,311	33,483	1,751	208	1,543	44,545	9,519	35,026
Countywide Totals	87,756	39,533	48,223	14,087	3,048	11,039	101,843	42,582	59,262

Chatham County Average Household Size

Single Family	Multi Family
2.58	1.79