



BOUNDARIES

A new approach to regional prosperity



Impacts caused by the impending growth are not limited to the areas directly affected but the impacts will ripple across the region. The goal is to actively engage key decision makers and participants to identify regional strategies to plan and invest public dollars wisely.



Upcoming Events 2007-2008

November 19 – Farmland Preservation Workshop
Location: Cararrus Arena and Events Center
Time: 9:00 AM

November 29 – 2nd Annual Regional Issues Conference
Location: Urban Institute UNC-Charlotte
Time: 9:00 AM - 2:00 PM
Must register www.ui.uncc.edu

November 29 – Annexation Workshop
Location: Levine Senior Center
Matthews, NC
Time: 9:30 AM - 2:00 PM

November 29 – Quasi-Judicial Land Use Decision Workshop
Location: Levine Senior Center
Matthews, NC
Time: 3:00 PM - 7:00 PM

December 5 – Technology Commercialization Seminar
Location: NC Biotech Center, Research Triangle Park
Time: 8:00 AM

December 6 – Ethanol: Building a Business Case
NC Department of Environment and Natural Resources
Location: DENR Mooresville Regional Office
Time: 12:00 PM - 3:00 PM
Must register: www.cleantransportation.org

December 7 – "North Carolina Life Science Economic Development Summit"
Location: NC Biotechnology Center, Research Triangle Park
Time: 8:00 AM
Must register: cynthia.sollod@ncbiotech.org

December 12 – Centralina COG Board of Directors Meeting
Location: Pine Island Country Club
Time: 6:30 PM

March 10, 2008 – "Opportunities 2008"
Small Business Technology Development Center
Location: Asheville, NC Grove Park Inn
Time: 8:00 Am - 5:00 PM
Register online: www.sbtcdc.org/events



Centralina
Council of Governments

For more regional events, visit:
www.centralina.org



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Winter 2007

A Report from the September 20, 2007

SUMMIT on growth

...the second wave

Over 200 people participated in the Summit on Growth held at the Concord Convention Center. Attendees were captivated by David Murdock, CEO of Dole Foods and Castle & Cooke, and his vision for the NC Research Campus. The Summit's four breakout sessions were packed to capacity with participants eager to discuss the challenges they saw regarding education, infrastructure, economic development and land use. A compilation of participant responses is below. Please look for future events that will focus our attention on the challenges.

The Centralina Economic Development Commission

Education • Infrastructure • Economic Development • Land Use

Challenges

Education

- Training a skilled workforce for tomorrow's jobs.
- Training a skilled workforce for existing industries.
- Developing community support and commitment for education.
- Creating new curricula.

Infrastructure

- Transportation system
- Water supply
- Financing
- Integrating transportation system
- Roads

Issues Identified during the Summit on Growth

Results from the Breakout Sessions:

Things to Consider

Education

- Student and Teacher incentives
- School and Corporate partnerships
- Restructure/Re-evaluate school curriculum
- Open lines of communications for all stakeholders
- Education preparation should begin before kindergarten; children should be prepared to succeed before entering the public school system
- Efforts should be made to change the mindset of students; get them to feel invested in their educations
- Business and industry need to support organizations such as **Communities in School** to prevent drop out rates

Economic Development

- Incentives
- Retention and expansion of existing industries.
- Industrial Sites
- Redevelopment of older areas.

Land Use/Environment

- traffic congestion
- developer contributions to infrastructure costs
- growth control
- design standards
- multi-jurisdiction land use solutions

Economic Development

- Economic development tends to be discussed without involving planning officials.
- Cooperation and input from both groups is needed.
- Toll ways on Interstate 77 and 85 for revenue and demand control.
- Assistance for smaller towns without rail and interstate access
- Assistance for smaller towns with development of business parks
- Commercial and Corporate Aviation Airport as a critical aspect of attracting regional and global growth (Aircraft Tax base)
- What will it cost and are we willing to pay for planning and implementing



The Centralina Economic Development Commission

For more information contact: Laura Mundell

PH: 704-348-2720

or: cedc@centralina.org

or visit: www.4noboundaries.org

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Issues Identified during the Summit on Growth

Results from the Breakout Sessions:

(continued from page 1)

Things to Consider

Planning

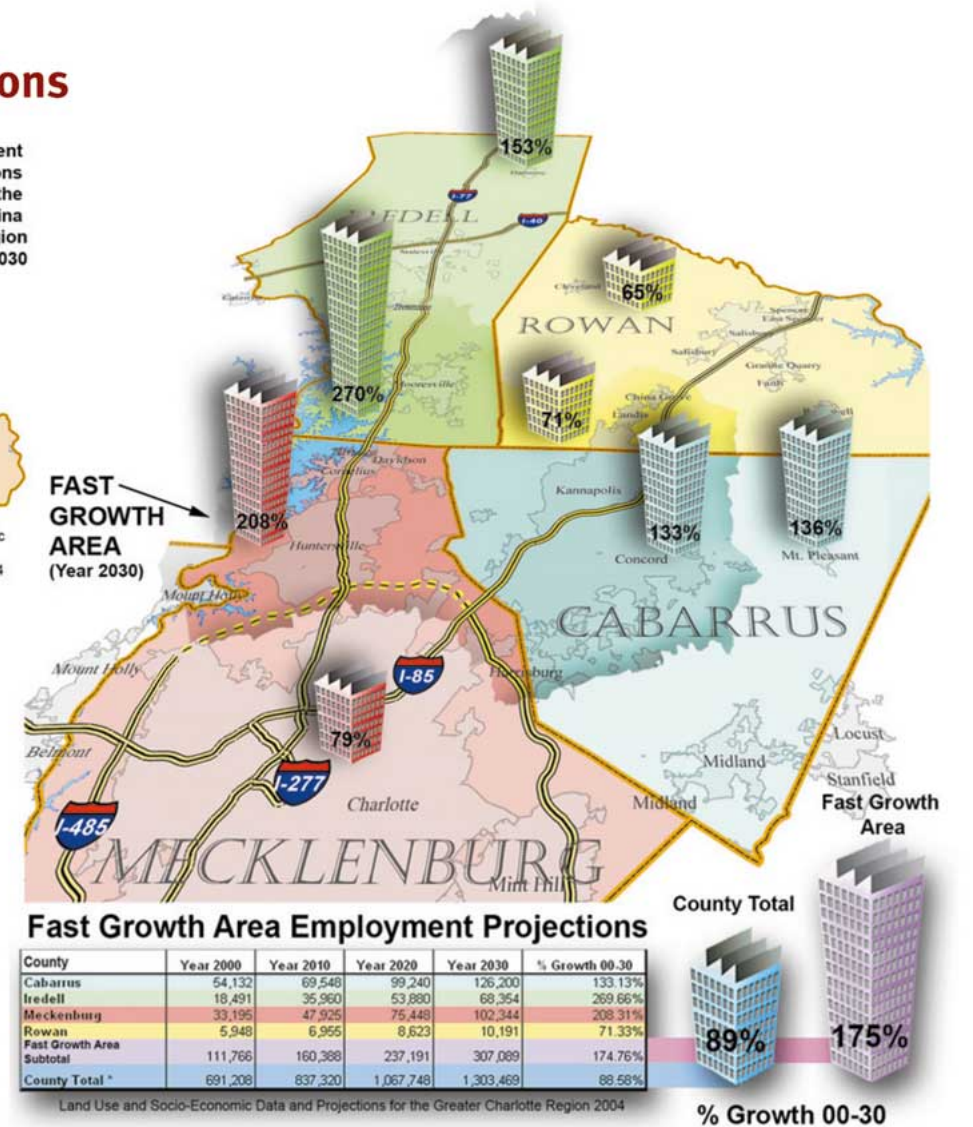
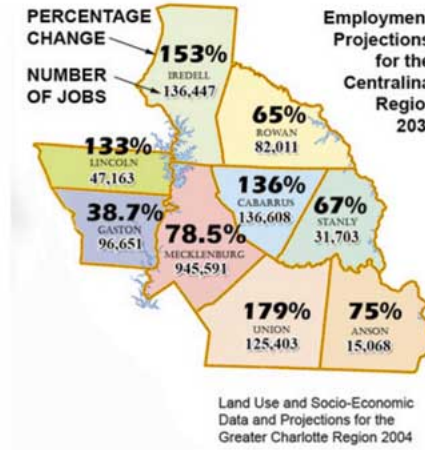
- Need to attract the “creative class”
- Towns/Cities need to concentrate on artistic community, foster growth in downtowns, plan open space and recreational opportunities, recruit universities to relocate into towns
- Need successful high density/mixed use development to have as an example that great design can make density development successful
- Need to plan density along corridors now for transit.
- An effort needs to be made to desensitize stereotypes from the past for particular sections of our region
- Need to pool resources to get major job producers
- More use of mapping and information from the internet
- Mentoring of older more established communities to the smaller, growing communities by planners
- Need a regional funding source for transportation improvements
- Improve level of information in LUP & CIP to give development community a clue
- Need to find a way to communicate public needs in specific categories and locations
- Infrastructure across the region is falling further and further behind. Dramatic fundamental changes in sources of funding are required.
- Need for farmland preservation
- Tree preservation • Resource conservation
- Water supply, limiting sprawl, encouraging infill/limiting greenfield development
- Planning as a region is a challenge
- Congestion/Mobility- the state model for funding transportation is broken, the state needs infrastructure funding model that will provide the assets necessary for and additional 4 million residents
- Educate the educators, as a region we are miles behind in serving the learning needs
- Purchase watershed land beyond the region



Infrastructure

- Developers need to come to terms with the need for new dollars in growth projections
- There is a major need for a state wide growth management team due to uncoordinated & thoughtless land use/development
- There is a major lack of expertise by NCDOT to deal with urban conditions
- There is a major misallocation of transportation dollars-with no consideration of congestion
- Inadequate attention to freight mobility
- Focus is too much on our own jurisdictions without seeing the bigger picture of community and environmental well being
- How can small towns afford water and sewer without going broke?
- A study involving large companies that can focus on satellite work force “centers” away from Charlotte city center.
- Planning for current and future growth: our master plans are out of date (based on anticipated density or land use) as soon as they are published.
- Elected officials need to be educated on growth management and the need to require developers to carry their weight in terms of meeting high design standards and paying to improve infrastructure that they directly effect
- How do we pay for infrastructure, if the public has a clear resistance to tax increases and given that tax rates/structures may be reaching competitive limits?

Employment Projections



Today’s business markets are being transformed by intangibles.

Does our region have the economic infrastructure to support these market attributes?

As the charts show, the Greater Charlotte Region expects strong employment growth by the year 2030. Regionally, we expect an increase of **89%**. Selected fast growth areas will see employment growth averaging an increase of **175%**.

However, while the growth may occur in a specific location, the ripple effects of the fast growth will spill into surrounding communities.

