



## EXISTING CONDITIONS

### PAGE/MIAMI DESIGN DISTRICT (Z2400018 and TC2400002)

The Page/Miami area's existing zoning and development patterns have led to tall multistory office buildings with large parking lots, hotels, and drive-through fast-food restaurants. In the last 10 years, the western edge along Hopson Road and Davis Drive has been developed with townhouses and multifamily apartments. The area is already served by the county sewer system, city water services, the city fire department, and other infrastructure and services.

As Durham grows in population and RTP plans to build out its campuses ([HUB RTP](#)), this area to the south may see more demand to infill large parking areas with new development or to retrofit older office buildings and shopping centers with housing and commercial development. Additionally, as Durham pursues regional transit connections along the railroad, a reasonable amount of density is needed to connect residents to other parts of Durham and the Triangle. The existing zoning does not allow (or requires special approval) for dense development that supports walkable neighborhoods and a mix of uses and housing types with safe connections to bus stops.

Page/Miami is a location where future public transit investments have been envisioned by Durham, RTP, and neighboring counties:

- Rail: Since the 2005 Durham Comprehensive Plan, this area was identified as a Compact Neighborhood designed to support density and access to a future commuter rail along the railroad. While Durham is no longer pursuing plans for a regional commuter rail, the North Carolina Department of Transportation has shown interest in improving passenger rail service by applying for funding to add a stop at NC54 for the Piedmont Amtrak service <https://www.ncbytrain.org/schedules/Pages/piedmont.aspx>
- Bus: 901 Slater Road is the current location of the GoTriangle Regional Transit Center with future plans to move the center closer to NC54 and the HUB at RTP. More information at [www.gotriangle.org/triangle-mobility-hub](http://www.gotriangle.org/triangle-mobility-hub). Wake County's transportation planning agency, Capital Area Metropolitan Planning Organization (CAMPO), has studied the NC54 corridor running south to Morrisville as a candidate for frequent bus serviced connecting to the HUB at RTP <https://www.campo-nc.us/programs-studies/transit/wake-brt-western-and-southern-extensions-study>
- Bicycle/Pedestrian: The Triangle Bikeways study has a paved trail planned to connect the region along Slater Road, Page, Road, and NC-54 <https://trianglebikeway.com/>
- Roadway: A study by the Regional Transportation Alliance is underway to review regional connections, particularly along I-40, for ways buses can more safely and efficiently move residents along freeways and regional boulevards <https://letsgetmoving.org/priorities/fasttransitstudy>

The Page/Miami area has few environmentally sensitive features. Much of the existing development was built before some regulations existed or have already protected streams and wetlands by buffering those areas. Standard regulations would apply to streams (50-foot buffer) in the Compact Suburban Design District. Dense development and redevelopment are preferred in this area over other places in Durham where sensitive environmental conditions exist (floodplains, steep slopes, natural heritage areas, etc.).

*Demographics and Housing Summary*

For estimation purposes, we used the [census block group](#) (a larger geography than the Page/Miami case area) to understand the area’s demographics.

Table 1. Selected Population Demographics

Population (2020 Census)	7,165
Race and Ethnicity (2020 Census)	<ul style="list-style-type: none"> <li>• Hispanic or Latino: 6.7% or 482</li> <li>• White alone: 37.5% or 2,687</li> <li>• Black or African American alone: 26.8% or 1,923</li> <li>• American Indian and Alaska Native: 0.4% or 26</li> <li>• Asian alone: 23.0% or 1,651</li> <li>• Native Hawaiian and Other Pacific Islander alone: 0.1% or 7</li> <li>• Some Other Race alone: 0.8% or 55</li> <li>• Two or More Races: 4.7% or 334</li> </ul>
Age (2022 American Community Survey)	<ul style="list-style-type: none"> <li>• Under 18 years old: 11.8%</li> <li>• Aged 65 and older: 2.8%</li> </ul>
Median Household Income (2022 American Community Survey)	\$87,394
City Overall	\$78,105
County Overall	\$80,089

The existing housing stock in this area is a mix of apartments, townhouses, and single-family residences. Much of the housing stock is rental with residents earning higher household incomes and paying higher rents compared with the county.

Table 2. Selected Housing Demographics

Housing Units (2020 Census)	4,154
Ownership (2022 American Community Survey)	<ul style="list-style-type: none"> <li>• Owner-occupied: 28.1% or 928</li> <li>• Renter-occupied: 71.9% or 2,370</li> </ul>
Median Sale Price (2020 Census)	\$353,500
Median Rent Price (2022 American Community Survey)	\$1,443
City Median Sale Prices	\$425,000 (as of March 2024)
City Median Rental Rates	\$1,548 (as of May 2024)

Affording and attaining housing is one of the top challenges in Durham. Staff reviewed the [TJCOG Affordable Housing Inventory Interactive Map](#) created by Carolina Pines Council of Governments to understand what affordable housing is available. In the immediate case area, there are no legally

binding affordability restricted units (LBAR) and nine units that are classified as naturally occurring affordable housing (NOAH) affordable to residents making 80% AMI or lower.