



# LEARNING FROM OTHERS

Impacts of Transportation Improvements  
in Comparative Regions

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# Mark Sutherland

## Community Economic Development Planner

### Southeastern Prosperity Zone NC Department of Commerce

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# Why This Study?

- Multiple, ongoing major transportation improvement projects
- Sense of issues beyond the scope of Environmental and Economic Impact Statements
- State forecasts based solely on historic trend
- SO: who has already been where we're headed?

***"To know the road ahead, ask someone  
who has traveled it."***



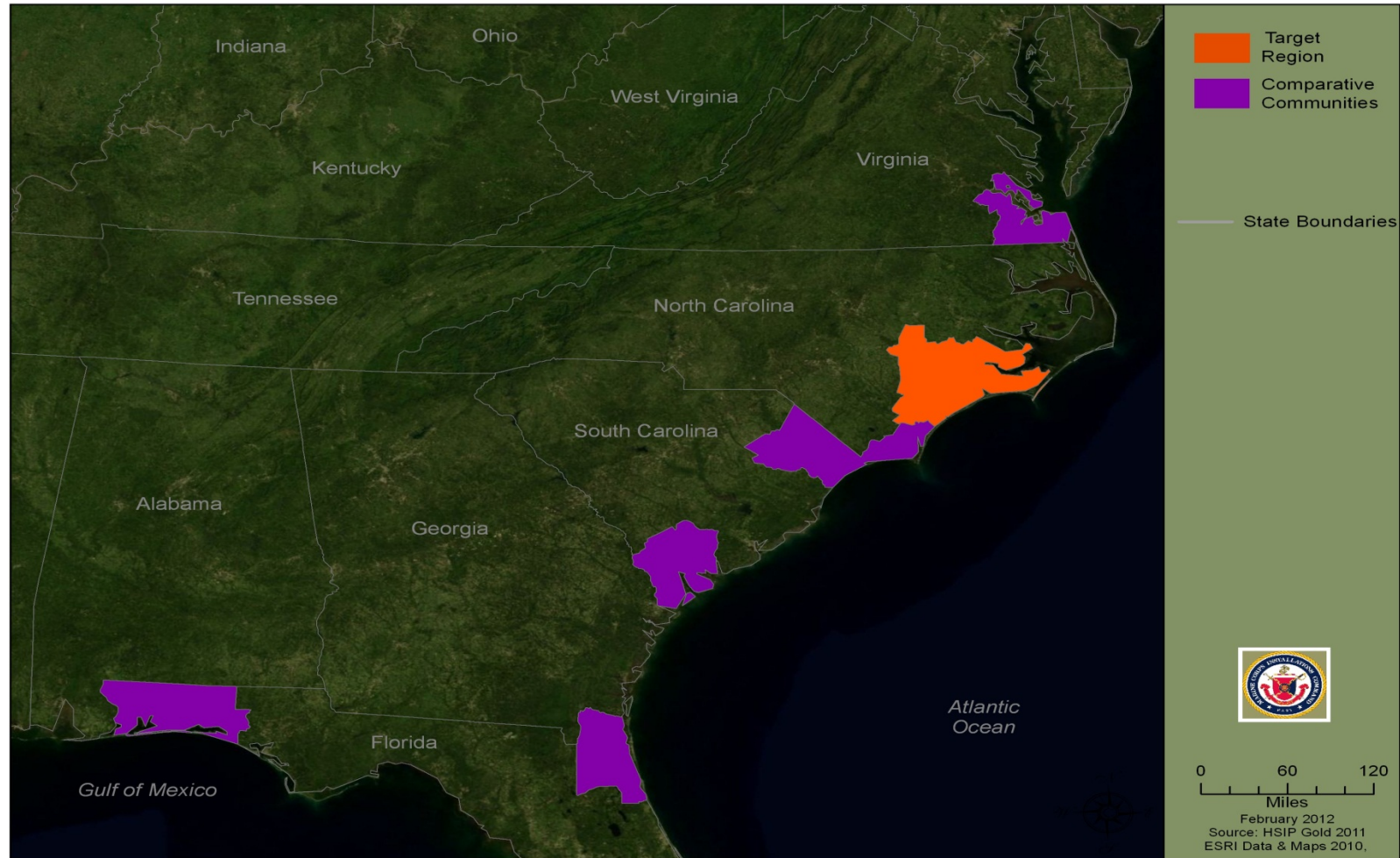
# Regions We Compared

- Six regions that at one time looked like eastern NC, but no longer do.
- Coastal plain to piedmont
- Rural in the past 50 years
- Agriculture / silviculture
- Military presence
- Absence of big cities



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# Typical Comparative Region



GREENE HYDE CARTERET BERTIE CHOWAN EDGECOMBE ONSLOW JONES PERQUIMANS CURRITUCK GATES HERTFORD WILSON PASQUOTANK  
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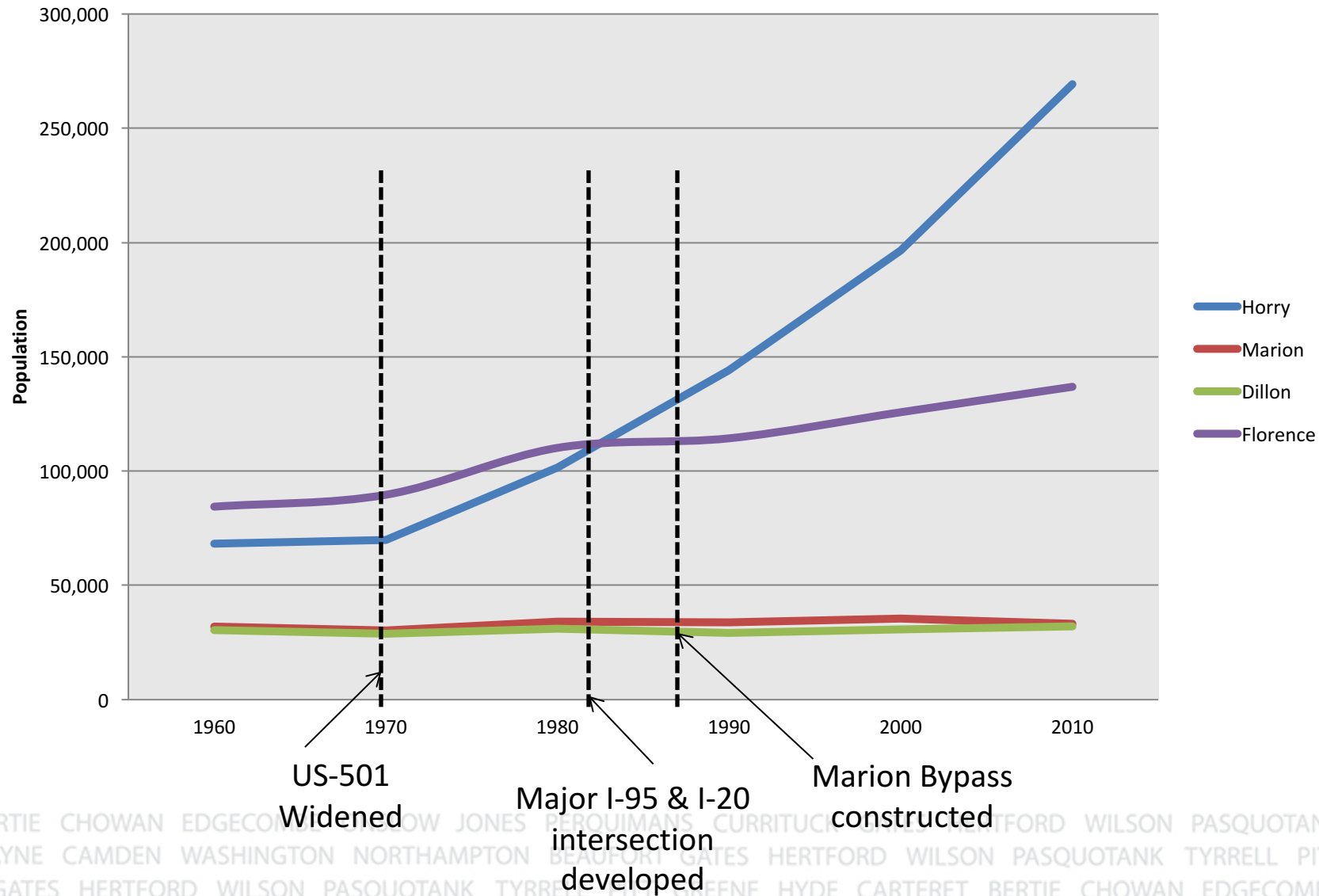


# What We Learned

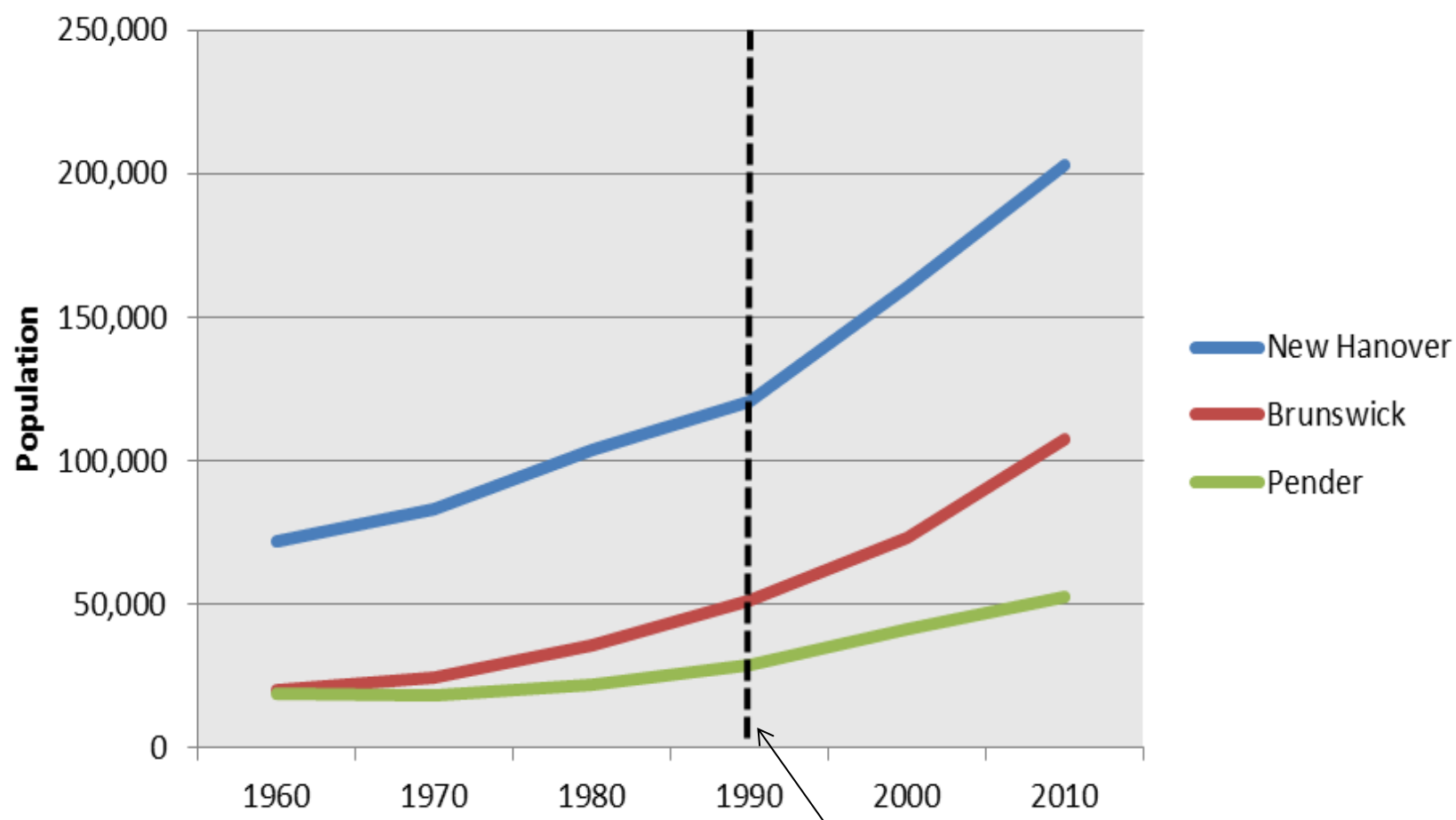
- In every case:
  - Population growth rate in destination counties quadruples....then never recedes
  - Non-destination counties grow, but at a lower rate
  - Median household income outpaces state average
  - Construction, transportation and services lead job growth
  - Resort, tourism and retirement activity spikes in direct proportion to population growth
  - Land use changes significantly to accommodate new residential and commercial development
  - Local government expands drastically and exponentially to meet demand for services



# Population Growth (NE SC)

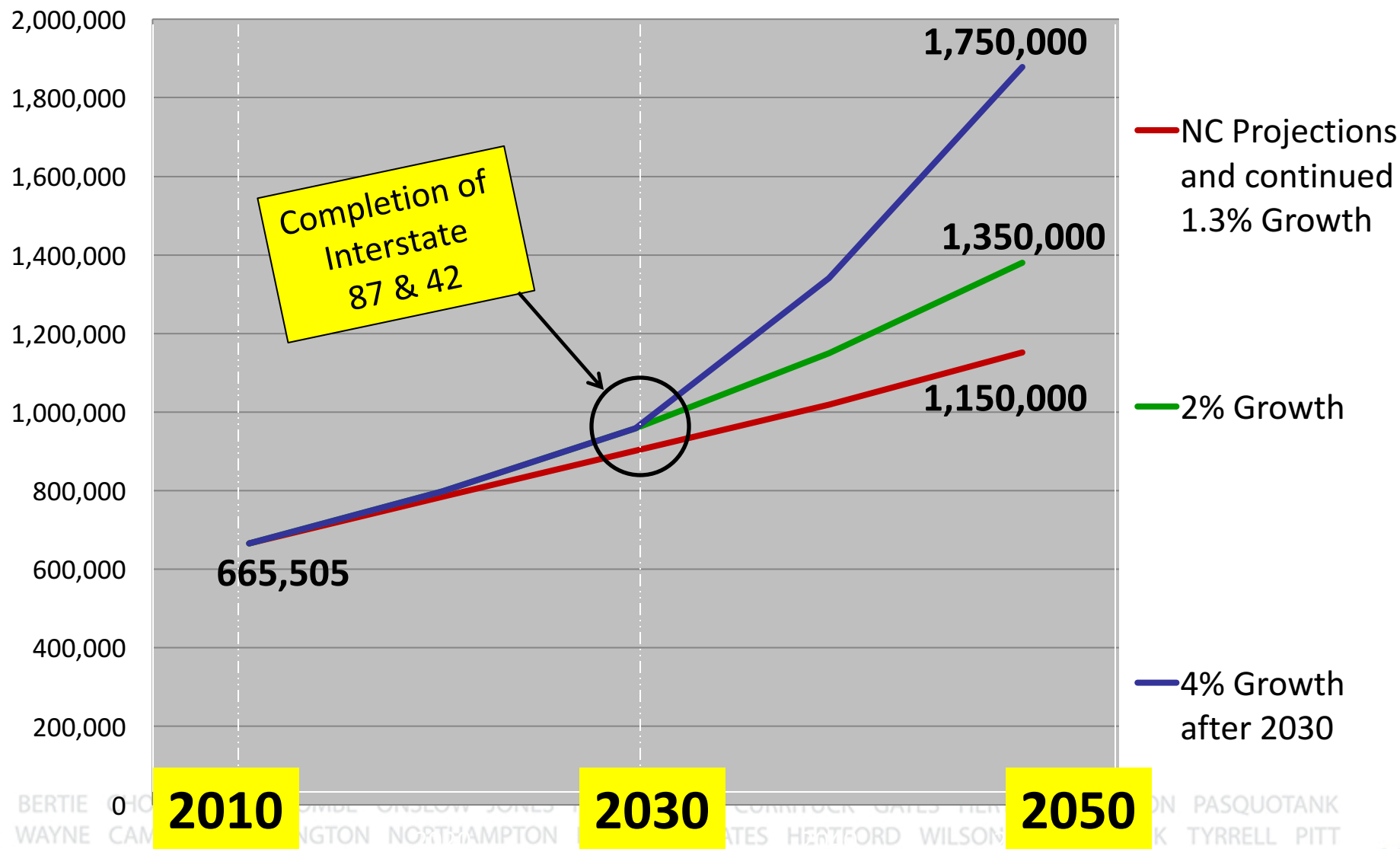


# Population Growth (SE NC)



I-40 extended  
to Wilmington

# Population Growth (NC East)

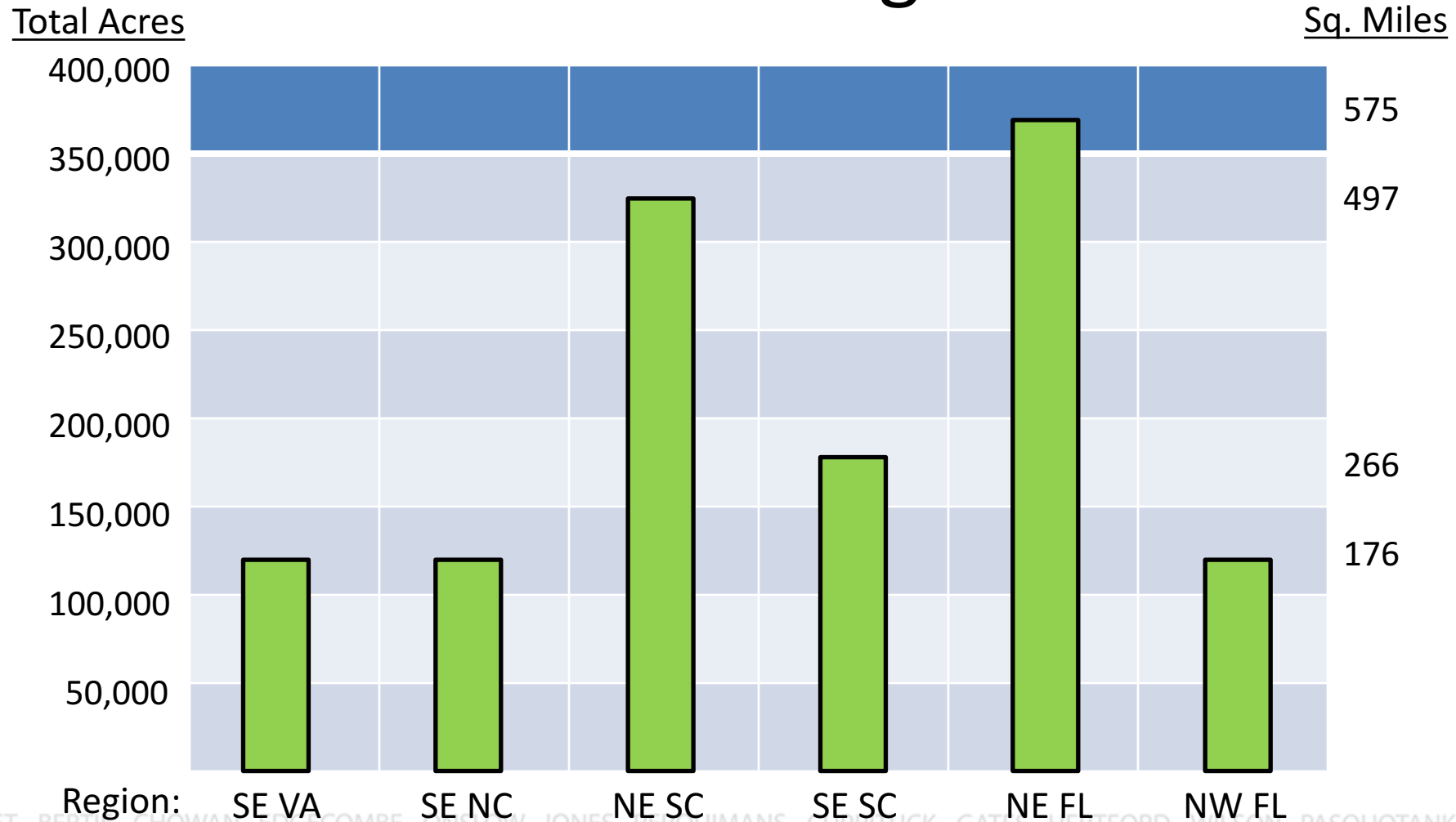




# What We Learned

- **HOWEVER:**
  - Water resources became scarce; supplies were sought one or two counties away
  - Workforce was displaced
  - Military bases closed or lost tenants
  - Secondary/feeder roads became jammed; could not keep pace with growth
    - Residential development was not connected to employment centers

# Land Use Change: Loss of Working Lands



Region:

SE VA

SE NC

NE SC

SE SC

NE FL

NW FL

Period: 1970-2010. Farms and Forests.

# Displaced Workforce

- Land prices / home values drove workforce to neighboring counties
- Commuting times increased
- New roads became congested during high commute times
- School construction plans lagged well behind growth



# Military Installations

- Northwest Florida: lost basing of 48 F-35A's due to restrictions on operations / inability to accommodate training
- Northeast South Carolina: lost Myrtle Beach Air Force Base
- Northeast Florida: lost Naval Air Station Cecil Field

# Implications for Eastern NC

- Model is incomplete. What about:
  - Millennials?
  - Half-backs?
  - Transformation of agricultural and military technologies?
  - Geopolitical / global economic trends?
- Bottom Line:

*.....in any future scenario, the study suggests the need for regional analysis/visioning beyond that required by routine Environmental and Economic Impact Statements.*

## More Info?

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910 - 758 - 5539

- See complete report at:

***<http://planiteast.org/studies-analyses>***



# THE PORT OF VIRGINIA:

Partners in Progress



# A DIFFERENT VIEW





THE PORT OF  
**VIRGINIA**®

## TRANSPORTATION TRIANGLE

Richmond Marine Terminal  
Virginia Inland Port  
Greensboro Rail Platform



# POSITIONING THE PORT OF VIRGINIA AS A FIRST IN, LAST OUT DESTINATION



# ON-TERMINAL INFRASTRUCTURE PROJECTS







# NIT NORTH GATE EXPANSION

26 new truck gates

Ties into new I-564 connector

\$31 million investment

June 2017 completion



# VIRGINIA INTERNATIONAL GATEWAY

Increases capacity to 1.2 million containers

Expanded Rail Operation

Extended Berth

4 new STS Cranes



# NIT SOUTH EXPANSION



Increase capacity by 400,000 containers (46%)

2018: first stacks complete

2020: all 30 stacks complete

\$350 million investment



# OUTSIDE THE GATES

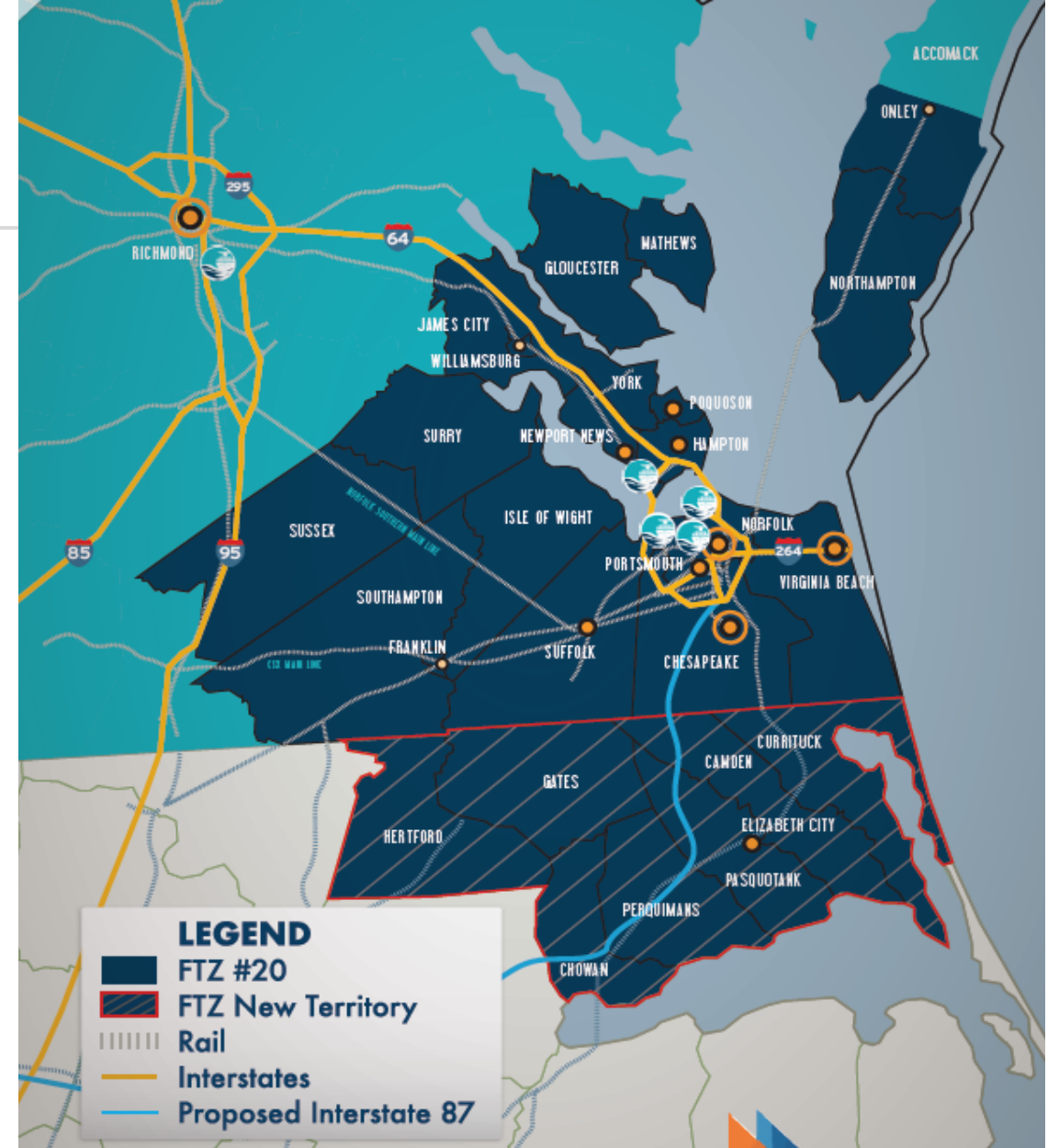




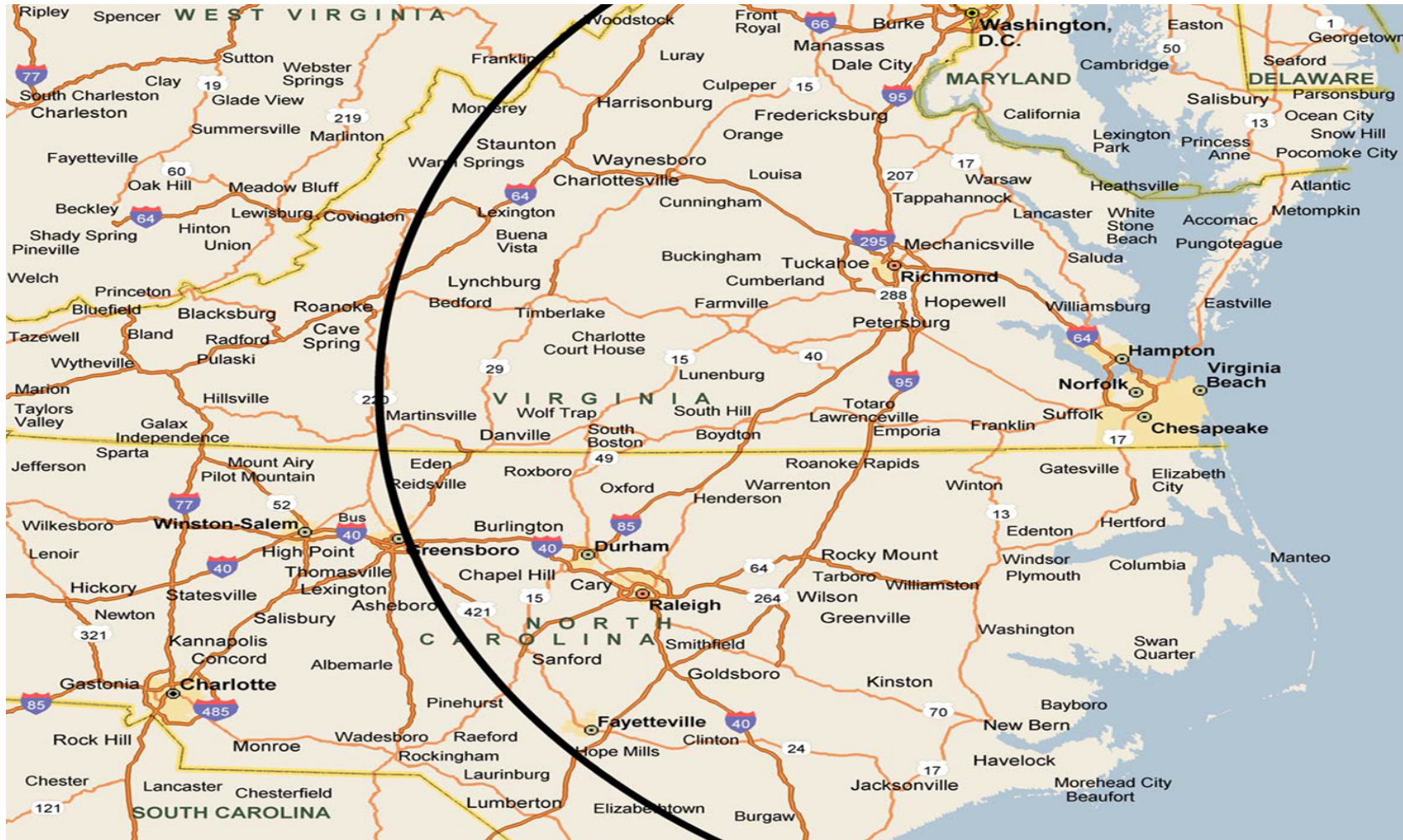
# FTZ #20 SERVICE AREA

Newly added 11/29/16

- Elizabeth City
- Camden
- Chowan
- Currituck
- Gates
- Hertford
- Pasquotank
- Perquimans



# THE PORT OF VIRGINIA: 200 MILE RADIUS



ACCESSIBILITY  
FORTITUDE  
HELPFULNESS

INNOVATION  
MINDFULNESS  
SUSTAINABILITY

**MOMENTUM**