



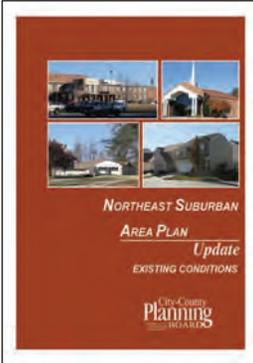
PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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Northeast Suburban Area Plan Update Adopted



The *Northeast Suburban Area Plan Update* was adopted by the Winston-Salem City Council in September and the Forsyth County Commissioners in December of 2017. The planning area encompasses more than 9,700 acres and stretches from Old Hollow Road in the north to Business 40 to the south. The planning area is made up of a mixture of commercial, industrial, institutional and recreational uses, including Salem Lake. However, the area is largely residential in nature.



Ogburn Station Retail



Carver High School

The planning area is composed of a number of neighborhoods, early towns and communities. The two most historic communities are the Ogburn Station area and the Carver area. The Ogburn Station area, to the north, developed as urban neighborhoods in the mid-nineteenth century. The Carver area, to the south, is made up of single-family neighborhoods developed starting in the 1950s around the newly constructed

Carver High School. Other prominent communities in the planning area include Mineral Springs, Oak Summit, Monticello Park and Northwood Estates.

Citizens were very engaged throughout the series of community meetings where they openly shared their opinions and desires for the future of the planning area. Citizens consistently discussed the need for new amenities such as grocery stores, drug stores and other retail businesses, as well as medical facilities.

The plan highlights the area around Ogburn Station Shopping Center as an ideal location for revitalization and mixed-use development that is pedestrian-friendly, walkable and safe. The plan recommends a number of enhancements to the area which include improved transit stops, resurfaced parking lots, better building facades and the addition of a new public gathering place to promote recreation and interaction among citizens.



Ogburn Station Activity Center Concept

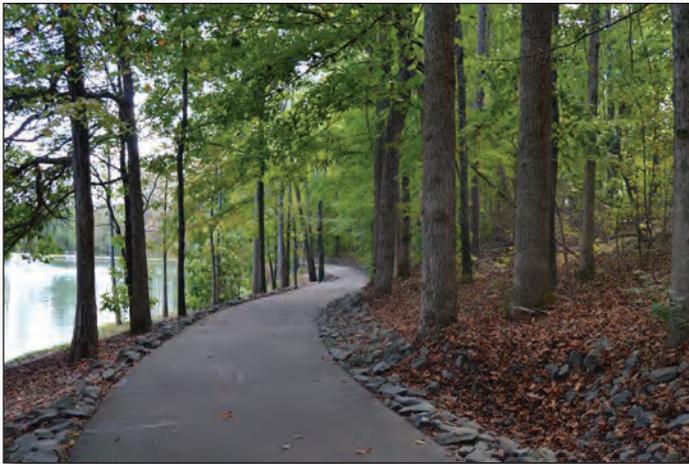
Looking westward toward Old Rural Hall Road from the centrally located shopping center parking area.



Ogburn Station Activity Center Site Plan

The plan is available online at: <http://www.cityofws.org/Departments/Planning/Area-Plans/Northeast-Suburban>

Parks and Open Space Plan Update Public Input



As an initial step in preparing an updated Winston-Salem/Forsyth County Parks and Open Space Plan, Planning staff held five public drop-in sessions throughout the county in November 2017 to hear from citizens about needed improvements and desired amenities in the City and County park systems. An online survey was also available to allow individuals unable to come to a session an opportunity to provide their input.

Based on responses, walking and hiking trails were the most used amenities in the city and county. Open space, picnic shelters, playgrounds and dog parks were also rated as highly used. Maintenance was listed as the number one concern facing both City and County parks. Needed improvements to the existing systems noted in the responses included more greenways, more nature education, better security and signage, better ADA accessibility and amenities, and better bicycle and pedestrian connectivity between parks and neighborhoods.

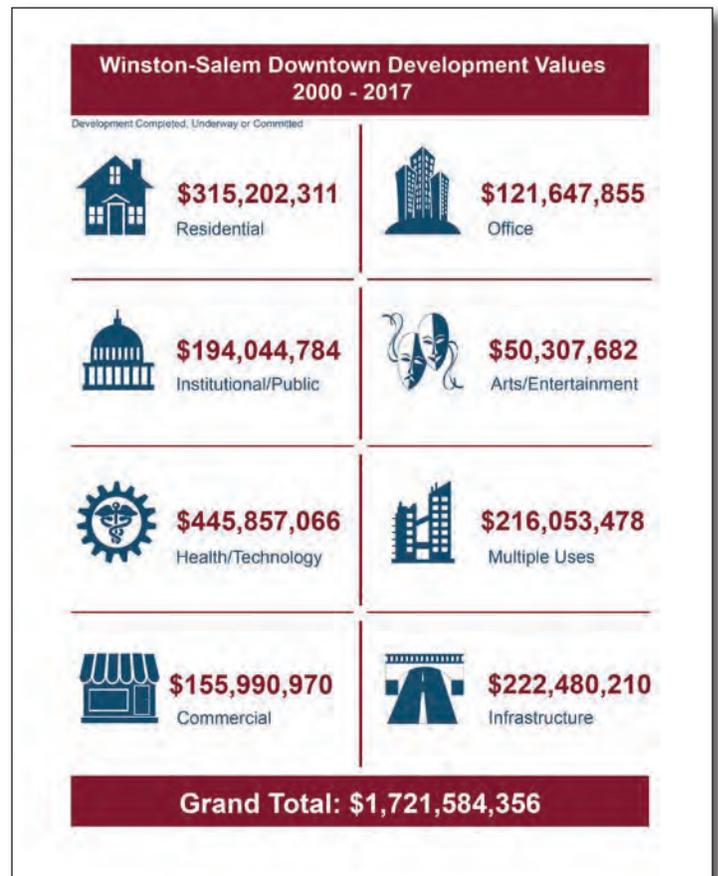
In terms of the future of the park systems, a strong percentage of participants felt that no new parks were needed and that the City and County should focus on maintaining and enhancing existing parks. In terms of amenities, additional walking and hiking trails, picnic shelters, open space, playgrounds, and dog parks were rated as the most needed.

Staff will use this input to guide the recommendations of the plan update. The plan update is anticipated to be completed by fall 2018.

Downtown Development Values 2000-2017

Downtown Winston-Salem has seen a major resurgence since 2000. This vibrant area of town has seen the addition of more businesses, retail, dining, entertainment and housing resulting in major investment in our center city. The table below represents Downtown development projects that are completed, underway, or committed from 2000-2017. These numbers represent a 15% increase over the 2000-2016 data.

The largest investment increases since 2016 were in residential (\$136,806,997), commercial (\$55,884,761), and office (\$21,038,046) projects. In total, more than \$1.7 billion has been invested downtown since 2000. We expect to see this investment in our center city continue in the coming years with further expansion of the Wake Forest Innovation Quarter and the arts and entertainment district in the northern section of downtown.



Want more information?

Contact the City-County Planning Board Office

Bryce A. Stuart Municipal Building, 100 East First Street, Winston-Salem, NC 27101

Telephone: 336-727-8000 Fax: 336-748-3163 Website: www.cityofws.org/planning Email: planning@cityofws.org

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