



PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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Context Sensitive Multifamily Design Techniques

Economic trends, population growth, and demographic changes are reshaping the demand for types of homes and their location. Local growth in residential construction since the end of the recession has been led by a strong demand for multifamily developments created by younger households and retirees. The demand for such development is expected to remain strong in the coming years. However, new multifamily housing in or near single-family neighborhoods is often contested by citizens because they have seen too many examples of poorly designed larger residential buildings.

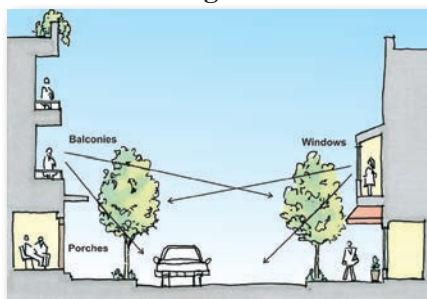
Large multifamily buildings should not be designed as isolated elements of the landscape. If properly designed, they can contribute to the surrounding community, enliven the street around them, and provide a good experience for pedestrians. Planning staff prepared a report following the objectives of *Legacy 2030* for promoting well-designed multifamily developments. The report includes illustrations and photographs highlighting good design practices for building placement, site design, and building design. The report can assist designers and developers in improving the relationship multifamily projects have with nearby single-family properties and better relate to the street they are located on. Quality design may help neighbors accept a proposed development as a beneficial addition to the neighborhood. Some of the topics covered in the report include the following:

Compatible Site Layout and Development Patterns:



Buildings oriented to a public street with features that help residents feel connected to the neighborhood

Positive Building and Street Relationship:



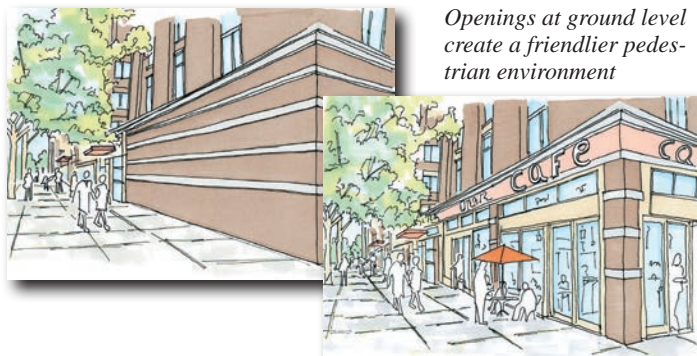
Balconies, porches, and windows add security and visual interest to the streetscape

Building Compatibility, Edges, and Transitions for Urban and Suburban Sites:



Better transitions happen when buildings are designed at a compatible scale with residences

Architectural Elements/Details:



Openings at ground level create a friendlier pedestrian environment

The full report can be found online at www.cityofws.org/planning under Hot Topics. Contact Marco Andrade at marcoa@cityofws.org for additional information or to schedule a presentation about the report to your organization or group.

2016 Community Appearance Awards

The Community Appearance Commission (CAC) held the 2016 Community Appearance Awards in the James A. Gray Auditorium at the Old Salem Museums & Gardens Visitor Center on June 8. The CAC sponsors a biennial Awards Program to honor the efforts of businesses, individuals, and community groups who have had a positive impact on the appearance of Winston-Salem and Forsyth County. The event marked the 15th in a series of awards programs initiated in 1990.

Approximately 125 people were in attendance to hear keynote speaker, Dr. Katherine Loffin speak on the role of aesthetics in place-making. Dr. Loffin, known as the City Doctor, is an internationally-recognized, award-winning speaker and



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consultant on placemaking. Winston-Salem Mayor Allen Joines was in attendance to present the Mayor's Award as was Council Member, Mayor Pro Tempore Vivian Burke who presented the City Council Award. Forsyth County Board of Commissions Chairman David Plyler presented the County Commissioners Award. Council Member Molly Leight was also in attendance as were City-County Planning Board members Allan Younger and Melynda Dunnigan.

A total of thirteen awards were presented to area businesses, individuals, and community groups. The 2016 Community Appearance Award winners are:

Count Zinzendorf Award
The Oaks at Tenth

Mayor's Award
The McHugh Sisters Flats

County Commissioners' Award
The Samaritan Ministries

Benjamin Forsyth Award
The Ardmore Gateway Garden

George Black Award
Laura Lashley

**Community Appearance
Commission Award**
The Downtown Arts District
Association

Joseph Winston Award
The Renovation of 404 Duke Street
The Foothills Brewery Tasting Room

AIA Award
ARTivity on the Green
The Center for Design Innovation

Classic Award
Körner's Folly

City Council Award
The Allegacy Federal Credit Union
Member Center

Flora Ann Bynum Award
The Forsyth County Extension
Master Gardeners



Forsyth County Century Farms



City-County Historic Resources staff recently created a colorful brochure that features rural historic resources in Forsyth County. The brochure is an educational tool to bring awareness about our county's rich agricultural heritage. The Forsyth

County Century Farms brochure addresses action items in *Legacy 2030* to support the value of historic rural character and bring awareness of the statewide century farms recognition program. The brochure outlines the value of historic character in rural areas through historical summaries, a map and scenic views.

The Century Farms program is a recognition initiative of the North Carolina Department of Agriculture and Consumer Services. The program honors farms continuously owned by a family for 100 or more years. Statewide, about 1,800 farms have been designated as Century Farms. The new brochure highlights some of the 15 farms in Forsyth County honored as Century Farms.

Copies of the brochure are available in the offices of the City-County Planning Department and the Forsyth County Cooperative Extension. The brochure can be viewed and downloaded at: http://www.cityofws.org/Portals/0/pdf/planning/publications/historic/century_farms_brochure.pdf?ver=2016-06-22-165401-027

Forsyth County Century Farms



What is a Century Farm?

Century Farms represent the rich agricultural heritage of Forsyth County. These farms help maintain rural character within the county by preserving historic resources and agricultural lands. The Century Farm Program is a recognition program administered by the North Carolina Department of Agriculture and Consumer Services. The program honors farms continuously owned by a family for 100 or more years. This brochure highlights some of the 15 Century Farms in Forsyth County. Read on to learn about Forsyth County's agricultural heritage and family farms that contribute to its rural character.



Want more information?

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The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.

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