Kickoff Meeting Agenda

• Welcome and Introductions
• The Planning Context - Legacy 2030
• What Do Interchange Plans Do
• Planning Process
• Existing Conditions
• Group Exercise
• Next Steps
Legacy 2030 Comprehensive Plan

- Legacy 2030 adopted by the Forsyth County Commissioners, Winston-Salem City Council, and all small towns
- Serves as a policy guide for the future growth of the community
- Lists goals, policies, and action items
- Provides Framework for area plans
Interchange Plans

In 2018, the City-County Planning Board directed staff to begin a new series of long-range plans for The City and County:

• Legacy Growth Corridors
• Northern Beltway interchanges
• Special Areas
Northern Beltway Interchanges

- 12 Local Interchanges
Northern Beltway Interchanges

- 12 Local Interchanges
What Do Interchange Plans Do?

• Involve the community in developing a long-term vision for the interchange area
• Refine recommendations of adopted area plans
• Define policies and actions that will guide how the interchange is developed
• Recommend future infrastructure improvements including sidewalks, bikeways, and street network
• Provide design guidance for private and public improvements
Land Use vs Interchange Plan

Land Use Plan (USE)

Interchange Plan (FORM)
Potential Outcomes

- Site plans and renderings depicting design guidance in the area
- Include future transportation studies & projects
- Identify items requiring further study
- List projects to be included in the Capital Improvement Program
Interchange Plan Process

- A. Existing Conditions/Define Areas for Development/Redevelopment
- B. Design Vision
- C. Review Design Vision
- D. Extra Meeting (if needed)
- Planning Board Review and Public Hearing
- Elected Body Review and Public Hearing
- Adoption

Start of Process

City-County Staff

Citizens

Appointed/Elected Officials

End of Process

Identify Issues and Opportunities/Develop Design Framework
Assessment of Existing Conditions – Review of Adopted Area Plans

North Suburban Area Plan

West Suburban Area Plan

Tobaccoville Area Plan

City-County Planning Board
Proposed Land Use

- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Manufactured Housing Park
- Office
- Office/Low-Intensity Commercial
- Commercial
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
Proposed Land Use
Interchange Plan
Boundary
Interchange Plan Boundary

Doral Drive/Reynolda Road Interchange Plan

- Study Boundary
- Proposed Beltway Corridor
Interchange Plan Boundary

Notification Area

Doral Drive/Reynolda Road Interchange Plan

- Study Boundary
- Notification Area
- Proposed Beltway Corridor
Character and Design of Interchange Areas
Example – US 158/Beltway Interchange

Proposed Land Use
Identify Land Use Locations/Building Placement

- Buildings close to street; parking to side or rear
- Landscape buffer closest to US 158
- Commercial uses near to US 158
- Limited speed on connecting streets
- Townhouses as a transitional use
- Consider senior housing
- Internal greenway system
Development Concepts
Each group will identify:

- Streetscape treatment (Bethania Tobaccoville & Reynolda Roads)
- Proposed character for the area
- Building scale and placement
- Street network
- Pedestrian and bicycle access
Streetscape Treatment

Street trees, sidewalks, bike lanes, crosswalks

Landscaped berms

Fencing
Street Layout

Grid or curvilinear connected street system

Use of dead end streets or Cul-de-Sacs
Conventional Subdivision VS Planned Residential Development (PRD)
Open Space Location

- Open space centrally located
- Open space distributed over the site
Pedestrian/Greenway Connections
Multifamily

- Building location
- Building compatibility
- Landscape buffer
- Parking areas location
- Sidewalks and street trees
- Open space/recreation areas
Area 1 – Doral Drive Interchange
Questions?

Please break-up into Groups.

Thank you.
Next Steps

- Show preliminary site plans and renderings depicting design guidance for the area
- Suggest future transportation studies & projects
- Identify other items requiring further study
Next Meetings

- March 19, 2020 - 6:00 p.m.
- April 30, 2020 from 6:00 – 7:30 p.m.

Northwest Middle School
Information/Contact

• The City/County Planning and Development Services Department’s web page:
  
  www.cityofws.org/planning
  (Look under Corridors and Interchanges)

• Marco Andrade (336) 747-7057  marcoa@cityofws.org