1. Welcome and Introductions
2. Kickoff meeting Summary Comments
3. Corridor Planning
4. Design Exercise
5. Next Steps
LEGACY 2030 GROWTH MANAGEMENT PLAN
WHAT IS A CORRIDOR PLAN?

- **Involves** the community in developing a long-term vision for the corridor.
- **Defines** policies and actions that will guide how the corridor should be maintained or improved in the future.
- **Recommends** future infrastructure improvements to sidewalks, bikeways, and the street network.
- **Provides** design guidance and implementation for private and public improvements.
LAND USE PLAN VS CORRIDOR PLAN

Land Use Plan (USE)

Corridor Plan (FORM)
• NORTH – Business 40 to I-40

• CENTRAL – I-40 to Walmart

• SOUTH – Walmart to County Line
North - Kickoff Meeting Summary

- Proximity/gateway to downtown
- Incorporate Peters Creek into design
- Building setback - urban
- Pedestrian/greenway connections
- Existing good/undesired/preferred land uses
- Sidewalk amenities
PETERS CREEK PARKWAY CORRIDOR STUDY – 2014

- Peters Creek Parkway from Business 40 to Silas Creek Parkway
NORTH – CROSS SECTION DESIGN CONCEPT

• 120’ Right-of-Way

Business 40 to Mayflower Seafood Restaurant

Mayflower Seafood Restaurant to I-40

• 200’ Right-of-Way
SITE PLANNING ELEMENTS

- Property Access – Limit curb cuts and consolidate entrances
- Building Setback – build a street frontage
- Parking Location
- Building Form
- Mix uses
- Sidewalk Amenities
DESIGN STANDARDS/GUIDELINES
SMALL PARCELS
NEWER DEVELOPMENT

Bojangles'

Mayflower Seafood Restaurant
NORTH - DEVELOPMENT STRATEGY

- Gateways
- Key development sites
- Potential development sites
- Narrow Lots
- Transportation improvements
- Intersections
- Pedestrian/greenway connections
- Enhance area’s environmental features
CENTRAL - KICKOFF MEETING SUMMARY

- Easy access/convenience
- Existing traffic issues /future commercial development
- Sidewalk connections /add crosswalks
- Street trees/landscaping
- Desired land uses
- Building appearance
- Good suburban development - Design standards for future development
LARGE PARCELS

West side of Peters Creek Parkway south of Clemmonsville Road
CENTRAL – DEVELOPMENT STRATEGY

- Key development site
- Redevelopment of narrow lots
- Pedestrian connections
- Street trees/landscaping
- Median Landscaping
- Potential gateway
Opportunities for new development

Open space – Wilshire Golf Course

Variety of housing types

Absence of sidewalks and bike paths

Need landscaping on existing median

Desired land uses
LARGE PARCELS
SOUTH – DEVELOPMENT STRATEGY

- Key development site
- Good building form
- Pedestrian connections between developments
- Landscaped medians
- Proposed greenways /connections from residential developments
DESIGN EXERCISE

- Review of design options for site planning, property access, and future character and form
Each table will work on a design concept selecting the site planning elements that the group thinks are the most appropriate.
Development Concept

Next Meeting:
March 26, 2019

NEXT STEPS

Frontage Typologies

Sec. 3.4.4. Green (-GR)

Sec. 3.4.5. Parking Limited (-PL)
• The City/County Planning and Development Services Department’s web page:

www.cityofws.org/planning

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