US 158/Northern Beltway Interchange Plan

2nd Community Meeting
March 12, 2019
2nd Community Meeting Agenda

• Welcome and Introductions
• Summary Notes from Kickoff Meeting
• What Do Interchange Plans Do
• Planning Process
• Existing Conditions
• Group Exercise
• Next Steps
Desired Land Uses:

- Park with Recreation Center
- Restaurants
- Medical Facilities (e.g. Urgent Care)
- Bank
- Gas Station
- Lodging
- Grocery Store
- Live/work units
- Senior Living Center
- Condominiums
- Townhomes
Kickoff Meeting Summary Notes

Unwanted Land Uses:
• Big Box Stores
• Storage Facilities
• Apartments

 Desired Development Features:
• Traditional Architecture
• Look like Shoppes at Friendly Center in GSO
• Buildings up front with parking behind
• Building Height Limitations 2 – 4 stories
• Key Feature—Clock tower or stage at development center
• Small town feel
Kickoff Meeting Summary Notes

Transportation/Pedestrian Needs:
• Good Road Connectivity
• Pedestrian Connections to Neighborhoods
• Sidewalks and Bike Trails
• Bus Routes
What Do Interchange Plans Do?

- Involve the community in developing a long-term vision for the interchange
- **Provide design guidance**
- Define policies and actions that will guide how the interchange is developed
- Recommend future infrastructure improvements including streets, bike paths, walkways, and transit
- Provides implementation guidance for private and public improvements
Potential Outcomes

- **Shows site plans and renderings depicting design guidance in the area**
- **Could recommend selected areas for land use/zoning changes**
- **Suggest future transportation studies & projects**
- **Identify items requiring further study**
Assessment of Existing Conditions

Developing a Design Framework

Preparing Development Concepts

Developing a Design Vision
Interchange Plan Boundaries
Existing Land Use From Walkertown Area Plan
Group Exercise
Developing A Design Framework

- Identify Design Concept Preferences (20 minutes)
  - Parking Lots/Building Placement
  - Cross-Access
  - Retail Building Examples
  - Mixed-Use Development
  - Residential Development
Parking Lot Design/Building Setbacks

**Design Concept**
- Parking located to the rear of the building
- Parking located in front of the building

**Examples**
- Walkertown Town Hall with parking located to the side and rear of the building
- Gas station with parking to the side and rear of the building and a drive-thru lane between the building and the street.
- Another example of parking located to rear of the buildings.
- A double row of parking in front of a building.
- Multiple rows of parking in front of the building increase the building's setback from the street.
- Walkertown Commons, a conventional shopping center layout with parking in front of the building and outparcels facing the street.

**Other Elements to Consider in the Design of Parking Lots**
- Screening parking lots from public view.
- Pedestrian connections between rows of parking and the Walkertown High School.
- A pedestrian connection between the sidewalk and the front entrance of the building.
Cross Access Between Parcels

Cross-access easements connecting adjacent properties are an effective tool to maximize a road's capacity and minimize its number of driveway cuts.

These images show examples of parking lot cross-access, resulting in multiple parcels being served by a limited number of driveway cuts.

For multiple parcels, cross-access easements are effective in improving traffic flow between parcels.
Example of a gas station, free standing coffee shop, and carwash located on a single parcel. Parking areas and gas pumps are located away from the main road. A sidewalk, landscaping, transparent windows, and awnings help create a pedestrian-friendly environment.

A fast food restaurant with a drive-through lane is located closer to the intersection, creating a better environment for pedestrians.

A drug store building is located close to the intersection with its parking area to the side of the building.
A “Main Street” retail experience is created by locating buildings on both sides of the street, closer to each other. Wider sidewalks, diagonal on-street parking, and a planted median emphasize the village-type character of this development.

In a mixed-use development, an effort is made to mix residential, commercial, institutional, or entertainment uses in close proximity rather than separate these uses from each other.
Types of Residential Development

Townhouse development adjacent to a conventional shopping center, connected by sidewalks.

Robinwood Senior Living apartments located next to Kerner Ridge Assisted Living facility in Kernersville.
Group Exercise
Developing A Design Framework

• Develop Design Concepts (30 minutes)
  • Land Use Locations/Types of Development
  • Building Placement
  • Parking Areas/Cross-Access
  • Street Connections
  • Key Development Features
Identify Land Use Locations/Building Placement
Group Presentations

Each Group select a Spokesperson
Reconvene for Individual Group Presentations
(15 minutes)
Questions?

Please break-up into Groups. Thank you.
Next Steps

More Detailed Development Concepts/Layouts
Information/Contact

• The City/County Planning and Development Services Department’s web page:

www.cityofws.org/planning
(Look under Area Plans for Corridors and Interchanges)

• Steve Smotherman (336) 747-7066  steves@cityofws.org

• Future Meeting Dates:  April 9th  and May 7th –Same time and location
End of Presentation