US 158/Northern Beltway Interchange Plan

3rd Community Meeting
April 9, 2019
3rd Community Meeting Agenda

• Welcome and Introductions
• Interchange Plan Process
• Development Concepts Presentation
• Development Concepts Group Review
• Next Steps
• Assessment of Existing Conditions
• Developing a Design Framework
• Reviewing Development Concepts
• Developing a Design Vision
Land Use Plan Versus Interchange Plan

Land Use Plan (USE)  Interchange Plan (FORM)
• Buildings close to street; parking to side or rear
• Landscape buffer closest to US 158
• Commercial uses near to US 158
Group Exercise Comments

- Limited speed on connecting street
- Townhomes as a transitional use
- Consider senior housing
- Internal greenway system
Site Planning Elements:

- Property Access – Limit curb cuts and consolidate entrances
- Front Building Setback
- Parking Location
- Use Floodplains/Drainage ways as Land Use Buffers
- Vehicular and Pedestrian Connections
- Site Amenities
Development Concept 1

- Multifamily/Senior Living-Brown
Development Concept 1

- Multifamily/Senior Living-Brown
- Commercial-Salmon
Development Concept 1

- Multifamily/Senior Living - Brown
- Commercial - Salmon
- Office - White
Development Concept 1

- Multifamily/Senior Living-Brown
- Commercial-Salmon
- Office-White
- Parking to side or rear of buildings -Gray
Development Concept 1

- Multifamily/Senior Living - Brown
- Commercial - Salmon
- Office - White
- Parking to side or rear of buildings - Gray
- Internal Greenway System - Light Blue
Development Concept 1

- Multifamily/Senior Living - Brown
- Commercial - Salmon
- Office - White
- Parking to side or rear of buildings - Gray
- Internal Greenway System - Light Blue
- Site Amenities - Green
Development Concept 2
Development Concept 2

- Recreation Facility-Green
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
- Commercial-Salmon
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
- Commercial-Salmon
- Office-White
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
- Commercial-Salmon
- Office-White
- Parking to side or rear of buildings-Gray
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
- Commercial-Salmon
- Office-White
- Parking to side or rear of buildings-Gray
- Internal Greenway System - Light Blue
Development Concept 2

- Recreation Facility-Green
- Senior Living/Multifamily-Brown
- Commercial-Salmon
- Office-White
- Parking to side or rear of buildings-Gray
- Internal Greenway System - Light Blue
- Site Amenities--Green
Comparison (Concept 1 and Concept 2)
Comparison (Concept 1 and Concept 2)

Area may be too small for Shopping Center
Comparison (Concept 1 and Concept 2)

Concept 1
- Traditional Shopping Center

Concept 2
- Town Village Layout
Group Exercise

- Review of development concepts for site planning, property access, and future character and form
Next Steps

Future Meeting Dates:

• Draft Plan Drop-in Session—Tuesday, May 7, 2019 6:00 – 7:30 PM, Walkertown High School Auditorium

• City/County Planning Board—Thursday, June 13, 2019 beginning at 4:30 PM, Bryce A. Stewart Building, 101 E. First Street, Winston-Salem

• Elected Officials Review and Public Hearing(s)—To Be Announced
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
End of Presentation