US 158/Northern Beltway Interchange Plan

Drop-In Community Meeting
May 7, 2019
• Assessment of Existing Conditions
• Developing a Design Framework
• Reviewing Development Concepts
• Developing a Design Vision
Public Participation—Kickoff Meeting
Interchange Plan Study Boundaries

- Reidsville Road/US 158
- Northern Beltway/I-74
- Old Belews Creek Road
- William Tuckers Road
- Walker Town Guthrie Road
Existing Land Use (From Walkertown Area Plan)
Proposed Land Use (From Walkertown Area Plan)
Design Strategy
Site Plan Element: 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.
Site Plan Element: 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.

For multiple parcels, cross-access easements are effective in improving traffic flow between parcels.

These images show examples of parking lot cross-access, resulting in multiple parcels being served by a limited number of driveway cuts.
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.
Site Plan Element: Village Retail/Mixed-Use Development

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.
Site Plan Element: 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.
Site Design Concept 1
Site Design Concept 2
Comparison of Site Design Concepts

Site Design Concept 1

Site Design Concept 2
Next Steps

Future Meeting Dates:

- City/County Planning Board—Thursday, June 13, 2019 beginning at 4:30 PM, Bryce A. Stewart Building, 100 E. First Street, Winston-Salem

- Elected Officials Review and Public Hearings—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)

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