US 158/Northern Beltway Interchange Plan

Kickoff Meeting Presentation
January 22, 2019
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
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 bike, pedestrian, and transit

• Provides implementation guidance for private and public improvements
Potential Outcomes

• Shows site plans and renderings depicting design guidance in the area
• Recommend selected areas for land use/zoning changes
• Include future transportation studies & projects
• Identify items requiring further study
Interchange Plan Process

- Assessment of Existing Conditions
- Developing a Design Framework
- Preparing Development Concepts
- Developing a Design Vision
Assessment of Existing Conditions – Review of Adopted Area Plans

Walkertown Area Plan Update

Adopted 2014
Interchange Plan Boundaries
Existing Land Use From Walkertown Area Plan
## Existing Land Use from Walkertown Area Plan

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>131</td>
<td>46%</td>
</tr>
<tr>
<td>Agriculture</td>
<td>97</td>
<td>34%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>47</td>
<td>17%</td>
</tr>
<tr>
<td>Commercial/Institutional/Industrial</td>
<td>9</td>
<td>3%</td>
</tr>
<tr>
<td>Totals</td>
<td>284</td>
<td>100%</td>
</tr>
</tbody>
</table>
Proposed Land Use From Walkertown Area Plan
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<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (0-8 DU/Ac)</td>
<td>225</td>
<td>79%</td>
</tr>
<tr>
<td>Low-Density Attached Residential (0-8 DU/Ac)</td>
<td>7</td>
<td>2%</td>
</tr>
<tr>
<td>Commercial</td>
<td>12</td>
<td>4%</td>
</tr>
<tr>
<td>Mixed-Use Development</td>
<td>32</td>
<td>11%</td>
</tr>
<tr>
<td>Industrial</td>
<td>4</td>
<td>1%</td>
</tr>
<tr>
<td>Institutional</td>
<td>5</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>284</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
Looking north to Beltway from William Tucker Road
Looking east along Beltway from end of William Tucker Road
Looking south from Beltway toward William Tucker Road
Looking south from William Tucker Road
Looking south toward William Tucker Road
Looking south from US 158 toward Old Belews Creek Road and Morris Farm subdivision
Looking west toward Old Belews Creek Road
Looking west along Beltway toward US 158
Visioning Exercises

A shared assessment of:

- Existing Conditions,
- Opportunities/Challenges, and
- Future Character and Form
Warm-Up Exercise

What type of development would **YOU DESIRE** to see around the US 158 Beltway Interchange?  

What type of development would **YOU NOT DESIRE** to see around the US 158 Beltway Interchange?
Exercise – Design and Function of Interchange Area

Each group will identify:

- Possible land uses and location
- Intensity of development
- Proposed character for the area
- Building scale and placement
- Street network
- Pedestrian and bicycle access
Example

Lowe’s Food of Walkertown Shopping Center
Example

Robinhood Village Shopping Center: Winston-Salem
Outparcels along Peters Creek Parkway: Winston-Salem
Example

Shopping Center: I-485/Rocky River Road – Charlotte
BP Gas Station

Shopping Center: I-485/Rocky River Road – Charlotte
Example

Shopping Center: I-485/NC 49 – Charlotte
Small Shop Buildings

Shopping Center: I-485/NC 49 – Charlotte
Shopping Centers: I-485/Johnston Road – Charlotte
Group Presentations
Questions?

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

Development Strategy

General Character

Transportation Options
Information/Contact

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

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

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