Polo Road / North Cherry Street

Community Enhancement Workshop
City of Winston-Salem, NC
May 2014

Center for Creative Economy/Design Link
# Table of Contents

**Introduction** ....................................................... 1
  - Overview .................................................. 1
  - Project Timeline ........................................ 4
  - Community Workshop Objectives .................... 5
  - Workshop Process ....................................... 6

**Context** ............................................................... 7
  - Market Analysis Summary .............................. 7
  - Neighborhood Development Analysis ............... 17

**Neighborhood Engagement** ................................. 19
  - Engagement Activities ................................. 19
  - Community Input Summary .......................... 20

**Concept Development** .......................................... 23
  - Complete Streets ..................................... 23
  - Building Sites & Uses ................................. 33
  - A Neighborhood Greenspace ....................... 43
  - Polo / Cherry Intersection Improvements .......... 46

**Next Steps** .......................................................... 47

**Design Facilitators & Sponsors** ........................... 61

**Appendix** ........................................................... 63
  - Invitation Flyer ........................................ 64
  - Press Release ........................................... 65
  - Community Input Survey .............................. 68
  - Market Analysis Key Findings ...................... 74
  - Workshop Agenda ..................................... 114
INTRODUCTION
Overview

Winston-Salem residents, business owners and government officials gathered in early March to participate in a community design workshop focused on the area surrounding Polo Road and North Cherry Street within the North Ward. The general study area included an area bounded by University Parkway to the West and Indiana Avenue to the East, North Point Boulevard to the North, and Reynolds Boulevard to the South.

The workshop was facilitated by the Center for Creative Economy (CCE) and its program DesignLink. The DesignLink team consisted of professional urban planning, economic development and design firms from across North Carolina. The project was co-sponsored by the City of Winston-Salem, the Piedmont Authority for Regional Transportation (PART) and the Piedmont Together sustainability initiative. Piedmont Together is a 12-county sustainability and smart growth planning initiative headed by PART and the Piedmont Triad Regional Council (PTRC).

During the workshop, the DesignLink team facilitated discussion that was based on Smart Growth and
Sustainable Design principles within the context of the economic influences and needs identified by the community. DesignLink’s focus was to provide a stimulus for the citizens to share their desires, and potential uses for the Polo Road and North Cherry Street intersection and the general area. The team led citizen input meetings to help the meeting participants develop a future vision for the neighborhood. Working closely with the community, the DesignLink team developed design concepts that illustrated the community’s ideas for the future. During the workshop, all community ideas were considered using a “blue sky” approach, which created a dynamic flow of ideas among the community participants.

This project was spearheaded by Winston-Salem City Council Member Denise Adams, and organized by city staff including Derwick Paige, Deronda Keys-Lucas, Paul Norby and Glenn Simmons. The Piedmont Together leaders collaborating included Mark Kirstner, Kyle Laird, and Walter Jenkins.

What is Smart Growth?

Smart growth is comprised of development strategies intended to:

- Enhance existing communities
- Maintain affordable housing
- Provide a variety of transportation choices
- Utilize existing infrastructure
- Protect open space and farmland

Smart growth is concerned with . . .

Region

Neighborhood

Site
INTRODUCTION

Project Timeline

The project timeline below details the major events and milestones from the project’s initiation through execution. This six (6) month project period was possible through the collaboration of many community stakeholders.

Initiation

Nov - Dec 2013
- CCE, PART, and City of Winston-Salem officials meet and determine focus of the DesignLink Workshop.

Jan 2014
- CCE presents the DesignLink workshop process to City’s Community Development/Housing/General Government Committee. Committee votes in favor of the workshop.
- City Council approves budget amendment. DesignLink workshop receives green light.

Planning

Feb 2014
- CCE, DesignLink Team Members, PART, and City staff plan, organize and determine workshop logistics.
- Council Member Denise Adams provides leadership and support for the process. City staff drafts flyer to distribute to area citizens and businesses.
- Venue set at Specialty Park Event Center near intersection of Polo Road and North Cherry Street.

Implementation

March 4-5 2014
- Public workshop sessions held at Specialty Park Event Center.

March 14 2014
- DesignLink presents recommendations based on public input. Team discusses community feedback and next step priorities.

May 13 2014
- DesignLink presents to the Community Development/Housing/General Government Committee.
Community Workshop Objectives

Three key objectives for the community workshops were followed to ensure that the ideas, vision and goals identified by the community could be implemented:

- Facilitate discussion with citizens, developers, businesses, and other stakeholders to develop a vision and recommendations for improving the appearance, business development opportunities and overall enhancement of the community in the Polo Road/North Cherry Street area.

- Identify potential development scenarios by considering key economic drivers and surrounding development factors and influences including transportation.

- Identify partners, resources and actions needed to implement the recommended strategies.
INTRODUCTION

Workshop Process

Day 1
Conduct Community Discussion

Two identical sessions were conducted on the first day to gain community input - one in the morning and one in the late afternoon. Each session was kicked off by a welcome from Council Member Adams. After a brief presentation regarding Sustainable Design and Key Market Findings, group sessions were conducted to gain a better understanding of the community needs and vision for the future.

Day 2
Test Ideas, Develop Alternatives

Similar to the first day, the second day included identical sessions in the morning and in the evening. Day two built on the ideas and concepts from day one. Small group sessions were conducted with meeting participants to test ideas from day one and to discuss potential development alternatives.

Day 3
Develop Recommendations

The DesignLink team summarized the ideas and concepts generated by the public from the previous two days. Alternative options were explored. Further testing of concepts and ideas were compiled and developed into visual renderings and recommendations.

Day 4
Present Next Steps

The workshop concluded with the DesignLink team presenting development concepts and recommendations to achieve the vision for improving the community. The presentation was followed by additional community input and discussion.
Market Analysis Summary

The following is a brief summary of the market analysis and key findings presented at the workshop by DesignLink’s Robin Spinks (the complete report is included in the appendix). The summary of market conditions provided a baseline of key information for workshop participants to evaluate their ideas and concepts for the redevelopment of the focus area.

POPULATION IS GROWING AGAIN

- 2503 households in 1-mile radius (2013)
- Projected annual growth 1.21% (2013-18)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Mile Ring</td>
<td>8,443</td>
<td>7,726</td>
<td>8,079</td>
</tr>
<tr>
<td>% Growth</td>
<td>-8.5%</td>
<td>4.6%</td>
<td></td>
</tr>
<tr>
<td>Winston-Salem</td>
<td>185,776</td>
<td>229,617</td>
<td>234,239</td>
</tr>
<tr>
<td>% Growth</td>
<td>23.6%</td>
<td>2.0%</td>
<td></td>
</tr>
</tbody>
</table>
**CONTEXT**

**AREA IS YOUNG**
- Much younger than W-S and NC
- Influences likely include the presence student housing

<table>
<thead>
<tr>
<th>Area</th>
<th>Median Age</th>
</tr>
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<tbody>
<tr>
<td>1-Mile Ring</td>
<td>22.9</td>
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<tr>
<td>Census Tract 14</td>
<td>28.9</td>
</tr>
<tr>
<td><strong>Winston-Salem</strong></td>
<td>34.4</td>
</tr>
<tr>
<td>North Carolina</td>
<td>37.4</td>
</tr>
</tbody>
</table>
AREA IS COMPRISED OF DIVERSE RESIDENTS

<table>
<thead>
<tr>
<th>Percent of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>White: 46.1%</td>
</tr>
<tr>
<td>Black: 36.0%</td>
</tr>
<tr>
<td>Hispanic: 19.9%</td>
</tr>
<tr>
<td>Other: 11.7%</td>
</tr>
<tr>
<td>Asian: 2.8%</td>
</tr>
</tbody>
</table>

[Chart showing percentage of different races in the area]
**CONTEXT**

**AREA HAS LOWER INCOMES**
- Area has less spending power than city or state
- Half of W-S and NC

<table>
<thead>
<tr>
<th>Area</th>
<th>Average Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-Mile Ring</strong> (2013)</td>
<td>$31,019</td>
</tr>
<tr>
<td>3-Mile Ring</td>
<td>$53,232</td>
</tr>
<tr>
<td><strong>Winston-Salem</strong> (5-year estimate)</td>
<td>$60,624</td>
</tr>
<tr>
<td>North Carolina (5-year estimate)</td>
<td>$63,562</td>
</tr>
</tbody>
</table>

![Bar chart showing average household income by area](chart.png)

10 • City of Winston-Salem
AREA HAS AFFORDABLE HOUSING

- Average “for sale” value is $75,600
- Value range is $20,000 to $118,000
AREA HAS SIGNIFICANT ADDITIONAL MARKET DEMAND

- Wake Forest University (Reynolds Campus)
  - 9,066 students, faculty, and staff
  - Many event visitors
- Whitaker Park (Redevelopment Study)
  - Formerly 2000 employees
  - Projecting 3500 in 15 years
Area will be impacted by pedestrian and bike access plans.

**WHITAKER PARK - URBAN LAND INSTITUTE STUDY IDEAS**

- Long term phased approach
  - Mostly industrial (life science, energy sectors)
    - Manufacturing
    - Distribution
    - R&D
  - Some mixed use commercial
    - Office
    - Local service retail
  - Some medium density residential
    - For employees
Winston-Salem commercial vacancy rates are generally high.

<table>
<thead>
<tr>
<th></th>
<th>G/W-S</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Industrial Vacancy</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Rents</td>
<td>$2.99</td>
<td></td>
</tr>
<tr>
<td>Absorption SF</td>
<td>414,431</td>
<td></td>
</tr>
<tr>
<td><strong>Retail Vacancy</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Rents</td>
<td>$10.22</td>
<td></td>
</tr>
<tr>
<td>Absorption SF</td>
<td>230,168</td>
<td></td>
</tr>
<tr>
<td><strong>Office Vacancy</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Rents</td>
<td>$13.77</td>
<td></td>
</tr>
<tr>
<td>Absorption SF</td>
<td>-178,520</td>
<td></td>
</tr>
</tbody>
</table>
1-MILE RETAIL OPPORTUNITIES

- Neighborhood service uses
  - Cool urban feel will draw the young residents / other students
  - Convenient - to support the neighborhood needs
  - Ready to expand for future Whitaker Park
Neighborhood Development Analysis
The DesignLink team presented a development analysis on the second day of the workshop to provide a contextual framework for generating ideas and concepts with workshop participants. The images below depict the major existing elements that were identified as part of the analysis.

Figure 1 - Collectively there are a number of opportunities for the area.
Neighborhood Enhancement

**SMALL STEPS TOGETHER**

“A future of abundance and beauty must begin with small moves... It is [in the simple transactions between individuals] that a glass half full can be found, and it is here that the social space of America is being re-made.

Dying strip malls are being replaced by farmer’s markets; vacant glass towers are being replaced by warehouse-based laboratory startups and home offices ...

These are small, unglamorous trends ... A recreation of space ... modeled not on production, but rather upon a shared and positive vision of the future.”

- Richard Reep’s “Searching out the half-full glass” for newgeography.com
NEIGHBORHOOD ENGAGEMENT
Creating a BUZZ

The City of Winston-Salem utilized many forms of communication to engage the community to help ensure the community’s voice was clearly reflected during the workshops. Prior to the event, the City utilized social media, property owner letters, the City’s website, word of mouth, and the local news outlets to raise awareness of the design workshops. During the workshops, reminders were broadcast via local news stories and social media. Each day, participants were also encouraged to ‘bring a neighbor’ for the next day’s session.

Figure 5 - Council Member Denise D. Adams makes a broadcast about the upcoming Community Workshop and the objectives of the community enhancement workshops.
What is the best thing about living, working or owning a business in this neighborhood?

The Community’s Voice

The dialog that transpired during the workshop sessions identified the community’s aspirations for the future of the neighborhood. This dialog was the product of a series of scenario-based questions. A summary of the major themes that were expressed on the first day of workshop are listed below and on the following page.

**POSITIVES**

- Convenient location
- Wake Forest University
- Diverse population
- Affordable
- Untapped / overlooked market
- Desire for positive change and the return of a vibrant community
FUTURE VISION
• Walkable, well-connected, safe & active community
• Businesses that serve the needs of the community & university
• Greenspace & recreational opportunities
• Creative economic development opportunities
• Improved appearance

CHALLENGES
• Poor “curb appeal” within some areas of the neighborhood
• Poor condition of some rental property
• Unsafe streets for bicycles & pedestrians
After each session, members of the DesignLink team reconvened to share what was learned and assess major themes that were being voiced across the small group discussions. These themes were utilized as the catalysts for concept development.
CONCEPT DEVELOPMENT
On the second day of the workshop, the DesignLink team worked closely with the community to develop ideas and concepts for the future, utilizing various visualization techniques. The major themes centered around:

- Complete Streets
- Building Sites & Uses
- Polo / Cherry Intersection Improvements
- Neighborhood Greenspace

**Complete Streets**

The Winston-Salem Metropolitan Planning Organization (MPO) has recently adopted a complete streets policy to encourage well-rounded street networks that serve multi-modes of travel. During the workshops, participants frequently cited key elements of the complete streets policy, expressing the need for safe pedestrian and bicycle facilities throughout the area.

“We need to make the area safe for all the people who live, work, or travel through this area, whether they are in cars, on bikes, or on foot.” - Workshop participant

The following pages illustrate some of the concepts that were tested during the workshops. Complete street recommendations focused on the Polo Road and North Cherry Street corridors.

What are Complete Streets?

Complete streets are designed for ALL users. Learn more at [http://www.completestreetsnc.org](http://www.completestreetsnc.org)

How does the concept of complete streets link back to community input? What we heard was a need for:

- Improved curb appeal
- Walkable & well-connected
- Safe streets for bicycles & pedestrians
- Traffic calming
NORTH CHERRY ALTERNATIVE 1
The alternative concepts above and on the previous page for North Cherry Street could not only help with traffic calming, but also create a safer place for pedestrian and bicycle activity. This alternative proposes maximizing the use of existing right-of-way, adding sidewalks and bike lanes on each side of the street, while the vehicular travel way is converted to a three lane facility with a center turn lane.
CONCEPT DEVELOPMENT

NORTH CHERRY

CURRENT

PROPOSED
NORTH CHERRY ALTERNATIVE 2

This alternative concept for North Cherry Street creates on-street parking as an option to the previous proposal. A safer environment for pedestrians is created with sidewalks on both sides, while bike lanes added to provide safer bicycle travel. Similar to alternative one, this alternative would also help to calm traffic along North Cherry. Since this is a Winston-Salem Transit Authority bus route, bus stops will need to be carefully evaluated under this concept.
POLO ROAD [EAST]

CURRENT

PROPOSED
POLO ROAD [EAST]
During the workshop the community expressed concerns about traffic moving considerably faster than the posted speed limits for Polo Road. The east section of Polo Road would benefit by changing the current four lane configuration to three lanes as illustrated with sidewalks and bike lanes. The addition of landscaping in this concept can enhance the overall appearance of the corridor, while also helping to calm vehicular traffic. Over the long-term, a Winston-Salem Transit Authority bus route should be considered for this segment of Polo Road as it transforms.
POLO ROAD [WEST]
The west section of Polo Road traverses a primarily single family residential neighborhood. Several workshop participants who live in this neighborhood raised concerns about bicycle and pedestrian safety. The proposed alternative above illustrates how pedestrians and bicyclists can travel safely along Polo Road.
The western section of Polo Road, that passes over University Parkway, has ample room for adding a bike and pedestrian path along the southern edge of the roadway, diverting all vehicular traffic to the north side of the bridge. This concept separates vehicular and non-vehicular traffic with the median serving as a physical barrier. The proposed street section and plan are the same as the previous page.
Building Sites & Uses

Several key building sites were identified that will play a critical role in the future enhancement of the neighborhood. The primary sites included the corner properties of the Polo Road / North Cherry Street intersection and a large undeveloped property located just south of Polo Road. Another critical site included the blighted manufactured home park along the eastern section of Polo Road. Workshop participants focused their attention on creating ideas for how these sites could be developed and utilized in the future to achieve the vision for the community. The following pages illustrate some of these building ideas and concepts that were developed during the workshop.
REVITALIZATION AT POLO & CHERRY INTERSECTION

The community expressed many ideas and concepts for the future of the Polo Road and North Cherry Street community during the workshop. The opposite page displays several images of the desired urban-industrial character and some of the key uses and activities that were expressed. DesignLink team member renderings for how the community vision can be implemented are displayed on the pages that follow.
CONCEPT DEVELOPMENT

urban-industrial character

maker space

public market

linear park
**CONCEPT DEVELOPMENT**

**NCDOT CORNER**

The northeast corner of the intersection is owned and utilized by the North Carolina Department of Transportation (NCDOT). This concept illustrates how a portion of the land can be re-purposed into a dynamic public space for a linear park, plaza and a public market.
Currently, the former Gywn Motors Building occupies the southeast corner of the intersection. Several ideas were generated for how this area could be utilized to achieve the community’s vision. The site is fairly large in size and can accommodate multiple uses and/or a significant mixed-use development. The community input focused on developing an architectural identity for the area that reflects the existing urban-industrial characteristics of the neighborhood. Potential building uses included a “maker space,” coffee shops, neighborhood scale retail and general uses that will support both the needs of the neighborhood and Wake Forest University.

This concept further illustrates how the site can contribute to the overall streetscape and enhancement of the community. In this scenario, buildings directly front the streets with parking in the rear creating plazas and public spaces for walking, maintaining a neighborhood center atmosphere. Due to the topography of the site, development opportunities exist for below grade spaces and upper story units that could be utilized for condo / loft apartment development.
The concept of a public market was tested on both the NE and SE corners of the Polo and Cherry Intersection. The conceptual building below displays an industrial-styled building with interior and exterior spaces for a variety of operating conditions.
Other development alternatives for the Gywn Motors property include a public market option that may be incorporated across the street from the market site identified on the NCDOT property. The illustrations on this page demonstrate how various mixed-use building types could be utilized, while keeping with the urban-industrial aesthetic of the area.
CONCEPT DEVELOPMENT

COLLEGE BARBER SHOP / FORMER PARKS' GROCERY STORE

As a focal point of the southwest corner of the intersection, the former Parks' Grocery Store building provides an opportunity to incorporate public space and a revitalized building front. The illustration on the following page demonstrates how the southwest corner can be transformed.
ADAPTIVE REUSE / RE-PURPOSING

A gas station and convenience store is currently located on the northwest corner of the intersection. Workshop participants discussed how the site could be re-purposed overtime if the demand for the current use changed or if the gas station ever shut down. The illustration displays how the building and site can be modified in the future with the gas pump canopy turned into a shaded seating area.
A Neighborhood Greenspace

Residents expressed the desire to have more greenspace for walking and passive recreational opportunities. In response to this feedback, one of the identified sites, displayed to the right, was examined to determine how to incorporate a community park and/or greenspace into the neighborhood. On the immediate next pages, concepts are illustrated to depict how this objective can be accomplished over time.
On this page, the image on the left illustrates how the area could be developed to include single family residential and a linear park that can be enjoyed by the entire community. This concept encourages “eyes on the park” to help increase the safety, and several street connections to provide convenient access to the park by the entire neighborhood. In addition, appropriately scaled multi-family residential, that is in keeping with the character of the neighborhood, could be added along the frontage of North Cherry Street. The image on the right demonstrates how
the area can be expanded, if owners of the long lots fronting off of North Cherry Street would consider selling the back portions of their land for this potential development. As seen in the image to the right, the additional land area allows for a larger community park. This concept would provide an accessible and safe open greenspace for the entire community.

Moving forward, this project would require significant coordination between adjoining property owners, the potential developer and the City of Winston-Salem to ensure adequate access and connections are made in order for the neighborhood to utilize the park to its greatest extent.
Intersection Improvements

The intersection improvement concepts demonstrate how the four primary corners are enhanced with pedestrian and bicycle connections, extensive landscaping, new signal lights and mast arms, and new street lighting. The City of Winston-Salem maintains the Polo Road and North Cherry Street intersection area. The current NCDOT property is screened with additional landscaping in one illustration followed by the more comprehensive and transformational vision of developing the site into a public market, outdoor plaza and gathering space.
NEXT STEPS
Summary of Main Ideas

The community enhancement workshops helped the neighborhood’s residents, property owners and business owners articulate their vision for the future of the Polo Road / North Cherry Street area. The DesignLink team helped the community understand how their vision can become reality through the implementation of the plan’s recommendations. In order to realize the vision, it is recommended that the following initial steps be undertaken:

1. Designate a project manager to begin advancing and implementing the plan;
2. Implement a complete streets program;
3. Work with NCDOT to redevelop the northeast corner of the Polo/Cherry intersection;
4. Pursue the redevelopment of the manufactured home park on Polo Road.
5. Develop partnerships with property owners and other parties to market business and development opportunities identified in the plan.
1. Activating and Advancing the Plan

In order to fully realize the potential benefits associated with the primary recommendations that emerged from the community workshops, it will be imperative that the City of Winston-Salem assume a prominent leading role in leading the implementation of the plan. While a variety of individuals and groups are stakeholders in the revitalization of the neighborhood, the lack of a single established entity with a focus on the neighborhood makes the City’s ongoing involvement necessary, especially given the complexity of a number of the recommendations. Therefore, to achieve implementation of the plan, it is recommended that the City assign a project manager from its staff to oversee and have responsibility for the implementation of the plan’s recommendations. Based on the nature of the plan and the recommendations, the most appropriate assignment of responsibility will be a staff member in either the Community Assistance, Community and Business Development or Planning and Development Departments.

Once assigned the role of project manager, the City staff member can begin the process of organizing and coordinating between the various parties that will have the specific knowledge, resources or authority to undertake the implementation steps outlined in this section. Whomever is assigned the project manager role will be more than a coordinator; they must also be a champion for the Polo Road / North Cherry Street community, promoting the community, developing internal and external resources, building networks and advancing the goals of the plan. Over time, this role may shift to a community based organization, if one emerges that is willing to assume the role and has the capacity and resources to continue with implementation. As an alternative, if the City does not have an internally available staff resource to begin implementation, the City could engage the services of a consultant with the specific knowledge and skills necessary to begin implementation and lead efforts up to the point where either a City staff member or a community based organization is in place to assume the role.

As implementation moves forward, the City Council should receive regular updates so that it can monitor progress and remain aware of the activities of the Project Manager. By remaining engaged in the implementation process, the Council can foster a sense of accountability and demonstrate the importance of realizing the plan’s goals.
The implementation of a complete streets program will help the neighborhood realize the goal of becoming safe for pedestrians and bicyclists, while also making the local streets safer for vehicular traffic. These improvements will also help to foster a strong community by promoting interaction between neighbors and help to foster business growth by improving access to neighborhood businesses. The components of the proposed complete streets program include the following:

- Traffic calming measures
- Road Dieting
- Improved pedestrian and bicycle facilities
- Improved street and pedestrian lighting
- Improved landscaping

The community supported concepts identified during the workshop process will require detailed transportation and civil engineering studies to ensure the most safe and efficient steps are taken to achieve the community’s vision. Improvements can be implemented over time in conjunction with scheduled maintenance / construction, as redevelopment occurs, or as funding and other resources become available to implement the recommendations.
**Complete Streets Implementation Strategy**

The full implementation of a complete streets program will require coordinated action between the City of Winston-Salem and the North Carolina Department of Transportation. This is due to the division of responsibility for maintenance of the primary roads in the area. The City of Winston-Salem is responsible for Polo Road, while North Cherry Street is maintained by NCDOT. As an initial step in the implementation of this recommendation, the City of Winston-Salem should initiate a detailed study of the feasibility of implementing complete streets on the recommended roads through the Winston-Salem Metropolitan Planning Organization’s Unified Planning Work Program. Once completed, a more refined project cost and scope will be able to be developed with the more detailed data in hand.

Once the project costs are known, funding opportunities can be identified. For the City’s portion of the project, likely sources of funds include the City’s Powell Bill allocation (for allowed improvements), along with general fund revenues, bond revenue, and, potentially, Community Development Block Grant funds (for eligible activities). External funding may also be pursued through the MPO for STP-DA, TAP, and SPOT funds, if available. The portion of the project on North Cherry Street will require funding by NCDOT, which could include regular maintenance funds for the portion of the project that involves only restriping lanes for the road diet within the existing right-of-way. If desired, the City may also pursue funding the North Cherry Street portion of the project with locally generated or allocated funds, however Powell Bill funds may not be used unless the project is included in the NCDOT Transportation Improvement Program and the City has sufficient funds available to fund the entire project.

To begin the funding process, it is recommended that the City place the Complete Streets project in its Capital Improvement Plan so that the project can be formally tracked as part of the City’s annual budgeting process, and so that an estimated funding timeframe and initiation date can be established. If the project is not made part of the City’s overall plan for long term capital expenditures, it will be much less likely to be funded through any of the City’s available funding resources, in either the short or long-term given the number of priorities and limited resources.
As an alternative to funding the entire project, the City may desire to pursue the completion of portions of the project as smaller funding amounts become available. For instance, the overall project could be broken down into phases, with the eastern and western legs of the project and the intersection improvements completed at different times to make use of available funds. A phased approach would require prioritization, and so it is recommended that the proposed study include a project prioritization list that identifies the highest impact portions of the project so that these can be funded separately if the City chooses to phase-in improvements over the years instead of as a single project. From the perspective of workshop participants, the most important portions of the proposed complete streets program were those that improved pedestrian and bicycle access/safety, followed by traffic calming and aesthetic improvements.

It is possible that some portions of the project, particularly in the areas close to the intersection of Polo Road and North Cherry Street and along the eastern leg of Polo Road, may be able to be funded in conjunction with development/ redevelopment activity. In order to ensure that any desired transportation related improvements are both required and consistent with the goal of providing complete streets, it is recommended that the City examine its development ordinances, as they apply to streets, to ensure that the underlying policy would support such improvements along the corridor. While this may not be feasible until after a more detailed study has taken place, the adoption of this plan may be sufficient to ensure that any necessary developer funded transportation improvements are required to maintain consistency with the complete streets goal for the neighborhood’s roads.

In addition to the coordination between the City, NCDOT and potential developers along the corridors, it is also recommended that the City’s project manager reach out to Wake Forest University to explore opportunities for joint promotion of the complete streets program for the neighborhood. In addition to providing better connectivity within the neighborhood, the improvements will also provide better access for WFU students, staff and faculty between the neighborhood and the campus. Many of the recommendations for complete streets were included in the recently completed joint planning effort between WFU and the City that examined alternative transportation in the area.
Preliminary Complete Streets Program Cost Estimates

The following table provides preliminary cost estimates, based on recent projects in similar communities, for the implementation of the complete streets recommendation. These costs should be used as a guide only. Actual project costs will require detailed engineering studies and construction plans.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Components</th>
<th>Cost Estimate</th>
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<tbody>
<tr>
<td>Polo Road Projects</td>
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<td></td>
</tr>
<tr>
<td>Bike Path along the south side of Polo Road</td>
<td>±2,900’, new construction</td>
<td>$320,000</td>
</tr>
<tr>
<td>Bike Path across bridge and road diet</td>
<td>±350’, new lane markings, possible curbing retrofit</td>
<td>$20,000</td>
</tr>
<tr>
<td>Sidewalk along north side of Polo Road between North Cherry Street and University Parkway</td>
<td>±2,900’, new construction</td>
<td>$115,000</td>
</tr>
<tr>
<td>Road Diet and Bike Lanes from Indiana to North Cherry Street</td>
<td>±2,500’, restriping of travel lanes to add bike lanes, new travelway and markings</td>
<td>$15,000</td>
</tr>
<tr>
<td>Sidewalk along south side of Polo Road from Indiana to North Cherry Street</td>
<td>±2,500’, new construction</td>
<td>$100,000</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Requires further study and defining best locations</td>
<td>TBD</td>
</tr>
<tr>
<td>Decorative Street lighting</td>
<td>±5400’, spacing TBD by lighting study</td>
<td>TBD + ongoing</td>
</tr>
<tr>
<td>North Cherry Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road Diet and Bike Lanes from Reynolds Boulevard to Polo Road</td>
<td>±2,600’, restriping of travel lanes to add bike lanes, new travelway and markings</td>
<td>$16,000</td>
</tr>
<tr>
<td>Sidewalk on west side of Cherry Street</td>
<td>±2,600’, new construction (potential topographic issues along south end of North Cherry Street)</td>
<td>$105,000</td>
</tr>
<tr>
<td>New Street Lighting (entire North Cherry Street from Reynolds Boulevard to North Point Boulevard)</td>
<td>±4,600’, based on selection of pole and light</td>
<td>TBD</td>
</tr>
<tr>
<td>Intersection Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crosswalks, countdown timers</td>
<td>4 ladder-style crosswalks and pedestrian signals (Decorative brick or stamped crosswalks increase cost)</td>
<td>$15,000</td>
</tr>
<tr>
<td>Decorative Poles, Mast Arms and Signal Lights</td>
<td>Style selected will determine final cost</td>
<td>$125,000</td>
</tr>
</tbody>
</table>
3. NC DOT Corner Property Redevelopment

The northeastern corner of the intersection of Polo Road and North Cherry Street is currently occupied by the NCDOT, which utilizes this prime corner property as a storage yard for equipment and materials. Despite recent aesthetic improvements to the corner frontage by NCDOT, the “inactive” use of the property detracts from the commercial nature of the intersection. The redevelopment of this property with an active use will contribute to the quality of the neighborhood by activating all four corners of the intersection, providing opportunities for new business, community activities and greenspace, and improving the appearance of the area.

**REVITALIZATION GOALS**
- 4-corner activity
- Enhance public greenspace
- Aesthetic improvements

**“WHAT IF” SCENARIO**
- Land Exchange Option
  - Trailer park – larger site
  - DOT corner – higher value
- City facilitates discussion between owners
- Option to exchange after corner project developer identified and ready to build
- Park owner trades residential revenue for commercial revenue
NCDOT Property Redevelopment Implementation Strategy

While initial discussions regarding the future status of the property occurred with NCDOT representatives during the workshops, they were informal and speculative in nature. In order to advance the potential redevelopment of the property, it will be necessary for the City’s project manager to initiate discussions with NCDOT leadership to examine the potential for the transfer of the property to either the City or a private entity to pursue redevelopment of the site. Based on the informal discussion with NCDOT, their primary concern appeared to be securing an equal or greater amount of land for storage purposes. If this can be accomplished, it is likely that a land swap or other scenario that achieves the ultimate redevelopment of the property can be realized.

In addition to initiating discussions with NCDOT, the City’s project manager should initiate discussions with the owners of land adjacent to the NCDOT to begin identifying potential partners for a land swap. Among the adjacent properties for consideration is the manufactured home park on Polo Road, the redevelopment of which is also a recommendation and goal of the plan. If the owners of the manufactured home park, or another potentially suitable property, are open to the potential for a land swap with NCDOT, the City could begin facilitating discussions between the parties and provide support to the property owner as they engage in the process.

While a land swap between a private party and NCDOT might provide the most direct path toward redeveloping the corner property, it may be necessary for the City to acquire land that may be used as part of an exchange if a private property owner who is interested in the development opportunity cannot be identified. The City may also desire to pursue this course of action from the beginning instead of seeking to broker an agreement between NCDOT and an adjoining property owner, which would entail acquiring land, swapping with NCDOT and marketing the property for redevelopment. If the City were to choose this path, it is recommended that a formal agreement between the City and NCDOT be developed outlining the terms and conditions of a land swap prior to the City pursuing land acquisition.
If NCDOT is willing to consider other options for the property, but is not interested in giving up title to the land, then a long term lease may be another option for the City to pursue. While this may preclude commercial development of the property, other options, including a farmers market or other type of public facility that makes a similar contribution to the neighborhood, could likely be developed on the site. In that case, it would be necessary for the City to assume the role of developer for the site, and most likely fund any development activity on its own.

Assuming that either a private property owner / developer or the City is successful in acquiring the corner property, a development and marketing plan for the site must be prepared. It is recommended that the ultimate owner of the property utilize the conceptual site plans, renderings and other recommendations of the site that were developed as part of this study as a basis for developing final plans for the development of the property. The City’s project manager should play a lead role in ensuring that there is consistency between the redevelopment of the site and the vision outlined in the plan.

Among the other considerations for the redevelopment of the site will be securing zoning approval for the future development of the site and developing plans for the inclusion of public open space on the site, and funding of public and private improvements. It would be expected that the City’s project manager would be an advocate for the site’s redevelopment, coordinating with the Planning Department if a rezoning is necessary. The project manager would also need to coordinate with the Recreation and Parks Department to identify, plan for and develop public open space on the site. Finally, the project manager should help to identify both public and private resources to assist in the redevelopment of the property, coordinating with the Community and Business Development Department and seeking private funding sources, development partners and future tenants for the site.
4. Manufactured Home Park Redevelopment

The manufactured home park that is located on the north side of Polo Road, east of the NCDOT property, was consistently identified as a barrier to the revitalization of the neighborhood. Making this property compatible with the overall vision for the neighborhood will be critical to achieving the goal of bringing new development opportunities to the area. As long as the site is in its current form, the eastern portion of the neighborhood will be impacted by the incompatible use of the property, and will likely deter other investments in the immediate vicinity of the park. By partnering with the property owner, the City can help to facilitate positive change through the transformation of the site.

**POTENTIAL REDEVELOPMENT SCENARIO**

- Rezoned MF12
- 36 Townhouse Units
- 4 Handicap Units
- All 2-Bedroom Units
- 40 Dwelling Units (48 ALLOWED)
- 76 Parking Spaces (70 ALLOWED)
Manufactured Home Park Redevelopment Implementation Strategy

As an initial step in the process of redeveloping the manufactured home park site, it is recommended that the City pursue two courses of action to help prepare and facilitate the ultimate redevelopment of the property. First, it is recommended that the City proactively pursue the enforcement of its housing and nuisance codes on the property to seek to eliminate any issues that are contrary to public health or safety on the property. Such action may be successful in improving the condition of the property in the interim as redevelopment opportunities are pursued. It is further recommended that the City initiate a rezoning of the property to a district that would be conducive to the redevelopment of the property, while also making the manufactured home park a nonconforming use. Combined, these initial measures should help to demonstrate the City’s desire for the property to be transformed.

Either following, or in conjunction with the previously recommended steps, the City’s project manager should simultaneously initiate contact with the property owner to begin discussing potential redevelopment opportunities and initiate contact with developers who might be interested in pursuing the redevelopment of the property. If there is interest from the property owner and one or more developers, the City should serve as an intermediary between the parties to help facilitate discussions and provide support as the potential project is negotiated.

While the exact form of any future redevelopment of the site is not dictated by the plan (if a land swap with NCDOT is not pursued), a conceptual development scenario for the site was evaluated which showed that the site could accommodate up to 40 multi-family dwelling units if the property were rezoned to MF-12. This type and density of development could provide an attractive opportunity for developers pursuing low income or senior housing tax credits. If the right conditions are met, the City may have the ability to financially support the project through the use of its CDBG entitlement funding, or through the use of other housing funds that are available to the City.
5. Business Development and Marketing

The market analysis and key findings developed as part of the planning process provide confirmation that many of the ideas for business development that were identified during the workshops may be achievable. In particular, a number of opportunities exist to establish new neighborhood scale retail and service uses based on current market demand. The potential also exists for this demand to grow and attract additional businesses in the future, especially if the revitalization of Whitaker Park is realized. And while the market demand may be in place to lure new business development, it is not likely to occur unless a focused and cooperative marketing effort is developed to promote the area and help match the right businesses to the right opportunities. By developing a public-private partnership, the City can help to foster business development in the area and support existing businesses as they look to expand.
Business Development and Marketing Implementation Strategy

As an initial step in seeking to recruit new businesses to the neighborhood, it is recommended that the City, through its project manager, begin with the promotion of this plan to a targeted audience that would include commercial property owners within the plan area, commercial real estate brokers with experience and/or clients in the area, existing businesses and industries in the plan area, Wake Forest University, Winston-Salem Business Inc, the Winston-Salem Chamber of Commerce, and other local organizations involved in business and real estate development. This could be done either on the individual level, reaching out to each group or entity separately, through an invitation to a neighborhood forum, or through a combination of those means. The goal of this outreach is to initially keep the plan in the minds of those who could assist in bringing new business to the area, and over the long term to ensure that the plan is widely known among these groups to build broader interest as it spreads through professional networks.

As a follow-up to this report, it is recommended that the City commission a more detailed market analysis to further refine and focus on the opportunities that were identified in the broader analysis conducted for this plan. Like this report, that analysis should be made available to the public and its results promoted, particularly to the business development community. Following the completion of the initial market study, there should be regular updates, at 3 to 5 year intervals so that the analysis remains current and relevant as the market changes and the number and mix of businesses in the neighborhood changes over time. While each business owner or developer will likely conduct their own market research prior to investing in the neighborhood, these reports will help to spur the interest that will help to initiate interest in investing in the area.

The proactive recruitment of businesses to the area should also be considered as a strategy to accompany the other marketing and business development efforts. With the market data in hand, the City could work with a business recruitment consultant to identify and actively market the area to businesses which could fill market needs and fit well into the vision for the future of the neighborhood. To assist in this effort, the City’s project manager could work with the
consultant to prepare a business recruitment package that would provide market information, available buildings and sites, facts about the neighborhood, information about local and state business development incentives, zoning/permitting information and similar materials and data to promote the area. This process should take place under the umbrella of an overall business recruitment strategy that would identify recruitment priorities, outline the responsibilities of the parties involved in the recruitment effort and detail the incentives that are available for new or relocating businesses.

To ensure that the neighborhood is prepared for new businesses, the City’s project manager should work with the Planning Department to ensure that both vacant properties and existing buildings in the core of the commercial area are zoned in a manner that will allow a good deal of flexibility in the types of uses that are allowed, while also ensuring that the zoning does not allow businesses (or development patterns) that would be incompatible with the vision for the neighborhood. This will help business development efforts by lowering one of the potential barriers to entry into the market and potentially reduce the amount of time between concept development and reality for new businesses in the neighborhood.

Other strategies for marketing the neighborhood and recruiting businesses include:

- Developing an inventory of available sites and buildings
- Establishing a web based presence for the neighborhood containing marketing and recruitment data/information
- Developing business incubator space in conjunction with the redevelopment of the NCDOT property
- Partnering with Wake Forest University to provide supportive services and coaching to entrepreneurs who invest in the neighborhood
- Engaging in a community branding effort to establish a distinct identity for the neighborhood and its business district
Design and Planning
Benchmark
Jason Epley, AICP, CPM
Vagn Hansen, AICP
Kris Krier, AICP, LEED Green PA
Amy Jo Denton, PMP
Rachel Wheeler
Moser Mayer Phoenix Associates, PA
Bill Moser, AIA, NCARB
MLA Design Group, Inc.
Scott Miller, RLA

DAVENPORT
Frank Amenity, PE, PTOE

Market Analysis & Economic Development
Greenfield
Robin Spinks

Project Management
Center for Creative Economy
Margaret Collins

Sponsor Representatives
City of Winston-Salem
Council Member Denise D. Adams
Derwick Paige
Deronda Keys-Lusas
Paul Norby
Glenn Simmons

Piedmont Together
Mark Kirstner, Paul Kron, Kyle Laird,
Walter Jenkins
Appendix

Invitation Flyer
Press Releases
Community Input Survey
Market Analysis Key Findings
Workshop Agenda
Several media communication channels were utilized to gain input and participation of the citizenry. An invitation flyer was sent out as well as a press release and social media announcements including the below:

- https://www.youtube.com/watch?v=Xe1E3cb48lQ&feature=youtube_gdata_player
- http://myfox8.com/2014/03/05/residents-suggest-improvements-for-polo-road-area-in-winston-salem/
CITY OF WINSTON-SALEM
FOR IMMEDIATE RELEASE

Office of Community Assistance                              Feb. 27, 2014
Contact: Deronda Kee-Lucas, 734-1254; derondak@cityofws.org

Design-Development Workshop Scheduled for Polo-Cherry Area

Residents, business owners and members of the Wake Forest
University community who live or work in the Polo Road - Cherry Street
area are invited to participate in a multi-day workshop March 4, 5 and 7
to develop an improvement plan for the area.

Public input sessions will be held from 10 a.m. - noon or 3 - 5 p.m.
Tuesday, March 4, where residents, business owners and others can
give their thoughts on how to improve, develop or redevelop the area
in the general vicinity of the Polo Road-North Cherry Street intersection
and east to the intersection of Polo Road and Indiana Avenue. These
sessions will include a market analysis and discussion of sustainable
development by the design team.

A second round of public input meetings will be held Wednesday,
March 5, at 10 a.m. - noon or 6 - 8 p.m., where the design team will
present potential scenarios and invite public response.

A final meeting will be held from 10 a.m. - noon Friday, March 7,
where the design team will present its findings and sketches created
from the community’s input.
All meetings will be held at 515 Specialty Park Drive off North Cherry Street. Refreshments will be served at all sessions.

North Ward Council Member Denise D. Adams said the workshops are a vital first step toward improving an area that serves as the “gateway” to the North Ward. “We need the people who live and work there to participate in these sessions,” she said. “We need them to ‘buy in’ to the plan, and own it, and that can only happen if they are part of the process.”

To better prepare for the workshop, the design team has posted a survey online at www.benchmarkplanning.com/survey.

The workshop is a collaboration between the city, the Center for Creative Economy, DesignLink and Piedmont Together. For more information contact Deronda Kee-Lucas at 462-2426 or derondak@cityofws.org; or call CityLink 311.

MEDIA ADVISORY: Council Member Adams will be available for interviews from 10-11 a.m. Friday, Feb. 28, at 335 Polo Road.

-end-
CITY OF WINSTON-SALEM
FOR IMMEDIATE RELEASE

Office of Community Assistance March 11, 2014
Contact: Deronda Kee-Lucas, 734-1254; derondak@cityofws.org

Final Polo-Cherry Area Design-Development Workshop Rescheduled for Friday

The final meeting of the Design-Development Workshop for the Polo Road - Cherry Street area has been rescheduled for 10 a.m. - noon Friday, March 14, at 515 Specialty Park Drive off North Cherry Street.

The original session was canceled last Friday because of the winter storm.

At the session, residents, business owners and members of the Wake Forest University community who live or work in the Polo Road - Cherry Street area can view findings and sketches created from the community’s input on how to improve, develop or redevelop the area in the general vicinity of the Polo Road-North Cherry Street intersection and east to the intersection of Polo Road and Indiana Avenue.

The workshop is a collaboration between the city, the Center for Creative Economy, DesignLink and Piedmont Together. For more information contact Deronda Kee-Lucas at 462-2426 or derondak@cityofws.org; or call CityLink 311.

-end-
Question 1

TELL US ABOUT YOURSELF. PLEASE CHECK THE CATEGORIES THAT APPLY (MAY BE MORE THAN ONE):

Answered: 31  Skipped: 4

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident of a neighborhood near the North Cherry St. / Polo Road Intersection</td>
<td>19</td>
</tr>
<tr>
<td>Resident of Winston-Salem (outside of the North Cherry St. / Polo Road area)</td>
<td>11</td>
</tr>
<tr>
<td>Business owner within the North Cherry St. / Polo Road Area</td>
<td>1</td>
</tr>
<tr>
<td>Business owner in Winston-Salem (outside of the North Cherry St. / Polo Road Area)</td>
<td>1</td>
</tr>
<tr>
<td>Wake Forest University student</td>
<td>3</td>
</tr>
<tr>
<td>Wake Forest University faculty or staff</td>
<td>4</td>
</tr>
<tr>
<td>Other University/Technical College student</td>
<td>1</td>
</tr>
<tr>
<td>Employee of neighborhood business</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>6</td>
</tr>
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</table>
Question 2
WHAT IS YOUR AGE?

Answered: 34  Skipped: 1

<table>
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<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>0</td>
</tr>
<tr>
<td>18 to 34</td>
<td>8</td>
</tr>
<tr>
<td>35 to 50</td>
<td>9</td>
</tr>
<tr>
<td>51 to 64</td>
<td>11</td>
</tr>
<tr>
<td>Above 65</td>
<td>6</td>
</tr>
</tbody>
</table>

The pie chart shows the distribution of responses as follows:
- 32.4% in the category 51 to 64
- 26.5% in the category Above 65
- 23.5% in the category 35 to 50
- 17.6% in the category 18 to 34
- 0% in the category Under 18

Out of 34 responses, 1 was skipped.
Question 3

WHAT ARE SOME OF THE POSITIVE QUALITIES OR STRENGTHS OF THE POLO ROAD / NORTH CHERRY STREET AREA?

Answered: 19  Skipped: 14

1. Good road system
2. “Proximity to WFU, proximity to downtown W-S, elevation gives mountain views & downtown views”
3. Great location - close to WFU and downtown WS.
4. Entrance to WFU and to downtown from the north
5. It is a convenient location. It has a lot of open areas that could easily be redeveloped. It has wide streets to accommodate traffic flow, or they could be converted into attractive boulevards to calm traffic.
6. Not only one socio-economic group lives there
7. It is a perfect location. Near Wake Forest University, Downtown area, and close to US 52
8. We use Polo Road a lot. Traffic moves thanks to the center turn lane. Cars do no get backed up behind cars waiting to turn left. Also, it has a nice streetscape. The houses (mostly) are well maintained and the yards kept up.
9. Crossroad between diverse neighborhoods
10. I like that it’s close to campus and stadiums. The sidewalk they built last year is great. It’s easy to get downtown, my neighbors are wonderful, it’s usually pretty quiet.
11. Currently under-utilized and I would assume affordable properties in the area. Relative close proximity to some essential services for residential and commercial uses. I would assume there is good infrastructure in the area since major commercial properties are in close proximity, and commercial properties are already in the area.
12. None...... Need to be cleaned up
13. There is very little positive about the intersection at Polo and N. Cherry. The area is very run-down and unsafe looking. I never stop at the Wake Mart for gas or convenience needs.
14. I love Polo Road. It is just busy enough so people don’t notice what you are doing in your house and on your porch. As far as Cherry Street, I have explored the culvert that runs from beneath the intersection of Cherry Street and Reynolds Blvd and it like to call it the “Bat Cave”. Of course, I am also concerned that the Reynolds American cigarette factory, that sits on top of this underground stream, is polluting it.
15. Adjacent to shopping, entertainment, dining, downtown. Close to Hwy 52. Direct route to Hanging Rock/Pilot Mountain State Parks
16. Close to downtown. close to bus route. good neighbors.
17. It a short cut for me to get around in the city
18. Mature trees, close to wfu
19. Large trees, some sidewalks.
Question 4
WHAT ARE SOME OF THE POSITIVE QUALITIES OR STRENGTHS OF THE POLO ROAD / NORTH CHERRY STREET AREA?

Answered: 21  Skipped: 12

1. Too heavy concentration of businesses
2. A lot of rental property
3. I don’t know, but I would suspect one challenge to be the lower-than-average SES of nearby residents (and the associated higher crime rate)
4. Lots of rental property that is not well cared for currently.
5. Keeping residential and commercial interests compatible
6. Attracting potential business or residents to that area. It has been in blight for quite some time.
7. Under utilization of the vacant industrial and commercial property
8. Because of its location we get traffic for all sorts of events. The Fair, WF games, Etc., but the curb appeal does not match the atmosphere of events that take place around here.
9. Street work - traffic control
10. The stretch of Polo between Cherry and Indiana is an eye sore.
11. This is a high traffic area. Consideration should be given to the fact that there is a residential community nearby with population of many ages.
12. The 2 rent houses 3902 and the house beside it are terrible, yards are trashy. This used to be a great neighborhood.
13. Not pedestrian friendly
14. There are some shady looking houses on the street. It’s about 50/50 between nice houses and ones that are falling apart. Some people have dogs that are always chained up outside that bark constantly. There is ALWAYS trash in my yard that people toss out the window of their cars or drop while they’re walking. There aren’t many street lights either. I don’t feel safe walking in my neighborhood after dark.
15. “Public opinion of developing another area of town. It may seem like spreading resources too thin. Currently there is no major attraction to the area to draw people to stay in the area when they come there to do business. I have concerns of forcing out current occupants without proper considerations for their needs and wishes.”
16. Clean up trash. Remove vacant building. Stop the graffiti. Add more sidewalks on both side of the street. Add some beauty that will attract Wake student and encourage others to move on or keep area clean of trash.
17. I believe anything would be an improvement. The abandoned buildings in the area have been that way for some time. Now the Allegany Credit Union on N. Cherry has closed and I have no need to go that way on Polo Rd. With Wake Forest University so close and students living in this area, it would be nice to see this area improved. I do not see traffic as a problem. Developing this area would hopefully increase neighborhood property values.
Question 4 (Continued)
WHAT ARE SOME OF THE POSITIVE QUALITIES OR STRENGTHS OF THE POLO ROAD / NORTH CHERRY STREET AREA?

Answered: 21   Skipped: 12

18. Well I would like to know why these stop lights are always red when I come up on them. I can never make it through the intersection on a green light. Sometimes I have places I’ve gotta go to really early in the morning and I’m the only one around and the light just stays red. Please put some cameras up and on those light posts so it can tell when I’m approaching and then turn green. That’s all I’m asking for guys. Thank you.
19. wfu students. Beer cans, cups, trash. 200 cars in one driveway. Students should limit car ownership and use the city bus to get around off campus.
20. Need safer, more pleasant ways to bike and walk. Traffic is a problem.
21. It’s not easy or pleasant to walk or bike in this area, which could enhance the feeling of community as well as helping local businesses.
Question 5  ANY OTHER IDEAS OR ISSUES YOU WOULD LIKE TO SHARE?

Answered: 14  Skipped: 18

1. The Polo/Cherry intersection up to where University intersects seems like a great location for retail, restaurants and multifamily housing due to the proximity of WFU.
2. Sidewalks and bike lanes are a must.
3. Some ideas for this area could be commercial (grocery, restaurants, and retail), residential (cluster homes or small subdivision), or light industrial or office park.
4. This area should be more residential - there are enough areas around here that serve business - keep this area mostly residential.
5. Would like to see eye appealing architecture in whatever structure is chosen. The old Pilot Freight corner and the opposite corner could be very good sites for companies to have structurally appealing buildings. No high density apartments, PLEASE!
6. The city leaves a green pipe in the yards, not very attractive.
7. More street lights. A group to help fix up the bad houses. I’d be willing to help paint and do some yard work on some of these houses if it will increase my home’s value, and I know others on the street would too. We need to do something about that “barber shop” on the corner.
8. It is a corner where the bad mixes in the neighborhood that is trying to make the area look better. Cherry street has had many new family move in the last 10 years and improve the look of the homes and street. We wish that corner would show improvements too.
9. The shopping center strip on E. Polo is an eye-sore as is the trailer park beside it. It attracts many unwanted patrons and inhabitants. I would be afraid to be close to this area too late in the evening.
10. The lights at the intersection of Reynolds and Cherry do not make it easy for residents on Bethabara Haven Dr. to get to University Parkway northbound or to get home from University southbound.
11. Bicycle lanes, sidewalks. I often ride my bike to get from the Cherry St. area to Reynolda area. There’s a sidewalk part of the way but part of the time I have to ride in Polo Road with traffic. A sidewalk from Reynolda to Cherry, and then north, is needed.
12. Would like to see what changes are to take place.
13. We need good sidewalks and bike lanes. Intersections need to be pedestrian friendly. They currently are not.
14. We need to make the area safe for all the people who live, work, or travel through this area, whether they are in cars, on bikes, or on foot.
Community Enhancement Workshop
Polo Road / North Cherry Street
Overview

• By the numbers
  Statistics
  Trends

• Issues
  Assets
  Challenges
  Opportunities
By the Numbers: Statistics, Trends
The Focus Area
## Population growing again

<table>
<thead>
<tr>
<th></th>
<th>1-mile ring</th>
<th>Winston Salem</th>
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<tbody>
<tr>
<td>2000</td>
<td>8,443</td>
<td>185,776</td>
</tr>
<tr>
<td>2010</td>
<td>7,726</td>
<td>229,617</td>
</tr>
<tr>
<td>% Growth</td>
<td>-8.5%</td>
<td>23.6%</td>
</tr>
<tr>
<td>2013</td>
<td>8,079</td>
<td>234,239 (2012 est)</td>
</tr>
<tr>
<td>% Growth</td>
<td>4.6%</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

- 2503 households in 1-mile radius (2013)
- Projected annual growth 1.21% (2013-18)
### Area is very young

- Much younger than W-S and NC
- Because of student housing?

<table>
<thead>
<tr>
<th>Place</th>
<th>Median age</th>
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</thead>
<tbody>
<tr>
<td>1-mile ring</td>
<td>22.9</td>
</tr>
<tr>
<td>Census tract 14</td>
<td>28.9</td>
</tr>
<tr>
<td>W-S</td>
<td>34.4</td>
</tr>
<tr>
<td>NC</td>
<td>37.4</td>
</tr>
</tbody>
</table>
Diverse residents

- White: 46.1%
- Black: 36.0%
- Hispanic: 19.9%
- Other: 11.7%
- Asian: 2.8%
### Many jobs in low wage sectors

<table>
<thead>
<tr>
<th>Industry</th>
<th>1-mile ring</th>
<th>W-S</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>1.2%</td>
<td>0.3%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Construction</td>
<td>5.6%</td>
<td>5.8%</td>
<td>7.3%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>9.3%</td>
<td>10.7%</td>
<td>12.8%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>2.4%</td>
<td>2.8%</td>
<td>2.9%</td>
</tr>
<tr>
<td>Retail trade</td>
<td><strong>17.5%</strong></td>
<td>10.0%</td>
<td>11.7%</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>4.2%</td>
<td>4.0%</td>
<td>4.3%</td>
</tr>
<tr>
<td>Information</td>
<td>1.4%</td>
<td>2.0%</td>
<td>1.8%</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>1.2%</td>
<td>6.9%</td>
<td>6.4%</td>
</tr>
<tr>
<td>Professional, scientific, and management, and administrative and waste management services</td>
<td>10.1%</td>
<td>9.9%</td>
<td>9.6%</td>
</tr>
<tr>
<td>Educational services, and health care and social assistance</td>
<td>20.3%</td>
<td>30.2%</td>
<td>23.4%</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td><strong>12.9%</strong></td>
<td>9.8%</td>
<td>9.0%</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>9.0%</td>
<td>4.8%</td>
<td>4.9%</td>
</tr>
<tr>
<td>Public administration</td>
<td>4.9%</td>
<td>2.7%</td>
<td>4.4%</td>
</tr>
</tbody>
</table>
### Lower incomes

- Area has less spending power than city or state
- Half of W-S and NC

<table>
<thead>
<tr>
<th></th>
<th>1-mile ring</th>
<th>3-mile ring</th>
<th>W-S</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average household income</td>
<td>$31,019 (2013)</td>
<td>$53,232 (2013)</td>
<td>$60,624 (5-year est)</td>
<td>$63,562 (5 year est)</td>
</tr>
</tbody>
</table>
## Educational attainment

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Census Tract</th>
<th>W-S</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than HS</td>
<td>20.7%</td>
<td>14.5%</td>
<td>15.5%</td>
</tr>
<tr>
<td>High school graduate</td>
<td>38.2%</td>
<td>25.9%</td>
<td>27.2%</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>27.1%</td>
<td>21.1%</td>
<td>21.8%</td>
</tr>
<tr>
<td>Associate's degree</td>
<td>4.3%</td>
<td>6.5%</td>
<td>8.6%</td>
</tr>
<tr>
<td>Bachelor's degree</td>
<td>7.2%</td>
<td>20.3%</td>
<td>17.8%</td>
</tr>
<tr>
<td>Graduate/professional degree</td>
<td>2.4%</td>
<td>11.7%</td>
<td>9.0%</td>
</tr>
</tbody>
</table>
Many rental houses

<table>
<thead>
<tr>
<th></th>
<th>Total housing units</th>
<th>% rental units</th>
<th>% vacancies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-mile ring</td>
<td>2452</td>
<td>61.2%</td>
<td>16%</td>
</tr>
<tr>
<td>Census tract</td>
<td>1577</td>
<td>51.4%</td>
<td>12%</td>
</tr>
</tbody>
</table>
Affordable house values

Average “for sale” value $75,600
Value range $20,000 to $118,000
Issues: Assets
Huge economic forces on Focus Area

- Wake Forest University
- Whitaker Park
Proximity to Wake Forest University

- Potential additional market
  - 9,066 - Faculty, Students and Staff
- Significant number of visitors for events
Proximity to Wake Forest University

- Potential additional market - visitors to campus events
  Events calendar – 15-20 each day
- Sports venue capacities
  Football – 31,500
  Basketball – 14,665
  Baseball – 6,000
  Track – 4,000
  Soccer – 3,000
  Volleyball – 1,500
  Tennis – 3,400
University sensitive to resident concerns

- Fewer students living off campus
  - Fall 2013 new dorms complete
  - Freshmen-juniors must live on campus
  - Official liaison with neighborhoods, landlords
Pedestrian and bike access plans will impact Focus Area
Where do students shop?

- SUBWAY
- TACO BELL
- FOOD LION
- Lowes Foods
- STARBUCKS COFFEE
- McDonald's
- REYNOLDA VILLAGE
- RED HOT & BLUE
- Village Tavern
Proximity to Whitaker Park

- 31 buildings
- 220 acres
- 3.7 million square feet
  - Manufacturing
  - R&D
  - Office

Source: Urban Land Institute
Whitaker Park: RJ Reynolds Tobacco

- Opened in 1961
- 2,000 workers at peak
- Late 1990’s downsizing began
- Announced close of manufacturing in 2010
- Significant redevelopment plans in process
Urban Land Institute study ideas

- Long term phased approach
  - Mostly industrial (life science, energy sectors)
    - Manufacturing
    - Distribution
    - R&D
  - Some mixed use commercial
    - Office
    - Local service retail
  - Some medium density residential
    - For employees
Urban Land Institute study ideas

- "Vibrant live / work / play / education center"
  - Better traffic connections to surrounding area
    - Akron extended to Reynolds / N. Cherry
    - Redesign N. Cherry / University Parkway
  - Some building reuse
  - Demolish large structures near Cherry
    - Redevelop with office / residential
  - 3500 employees in 15 year build out
  - Engage community
Issues: Challenges
Focus area is back-door to WFU and Whitaker Park

- Becoming front door to WFU
  - New GPS routing
  - Second most used pedestrian access
## W-S commercial vacancy rates generally high

<table>
<thead>
<tr>
<th></th>
<th>G / W-S</th>
<th>US</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial vacancy</td>
<td>8.5%</td>
<td>8.0%</td>
</tr>
<tr>
<td>Average rents</td>
<td>$2.99</td>
<td></td>
</tr>
<tr>
<td>Absorption sf</td>
<td>414,431</td>
<td></td>
</tr>
<tr>
<td>Retail vacancy</td>
<td>7.3%</td>
<td>6.6%</td>
</tr>
<tr>
<td>Average rents</td>
<td>$10.22</td>
<td></td>
</tr>
<tr>
<td>Absorption</td>
<td>230,168</td>
<td></td>
</tr>
<tr>
<td>Office vacancy</td>
<td>11.0%</td>
<td>11.8%</td>
</tr>
<tr>
<td>Average rents</td>
<td>$13.77</td>
<td></td>
</tr>
<tr>
<td>Absorption</td>
<td>-178,520</td>
<td></td>
</tr>
</tbody>
</table>
Competing areas near-by

Commercial & Industrial

Commercial

Commercial

Commercial & Industrial

Industrial
Brownfield issues

- 1 NC Brownfield agreement site
- 4 hazardous waste regulated sites
- 7 Tier II sites
- Other potential sites identified
Prison?

Crime statistics
.6 mi radius
Dec 2013 – Feb 2014

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assault</td>
<td>14</td>
</tr>
<tr>
<td>DUI</td>
<td>3</td>
</tr>
<tr>
<td>Larceny from auto</td>
<td>10</td>
</tr>
<tr>
<td>Traffic accident</td>
<td>27</td>
</tr>
<tr>
<td>Trespassing</td>
<td>10</td>
</tr>
<tr>
<td>Trouble with neighbor</td>
<td>3</td>
</tr>
</tbody>
</table>
Issues: Opportunities
Existing businesses in area

- The Motorworks
- Winston Packaging
- Cross Hose & Fittings
- Wake Mart
- Specialty Park
- Harvest Thrift Store
Polo and N. Cherry are cut-through roads

- Limited access to Whitaker Park
1 mile retail opportunities

Leakage/Surplus Factor by Industry Group

- Automobile Dealers
- Other Motor Vehicle Dealers
- Auto Parts, Accessories, and Tire Stores
- Furniture Stores
- Home Furnishings Stores
- Electronics & Appliances Stores
- Building Material and Supplies Dealers
- Lawn and Garden Equipment and Supplies Stores
- Grocery Stores
- Specialty Food Stores
- Beer, Wine, and Liquor Stores
- Health & Personal Care Stores
- Gasoline Stations
- Clothing Stores
- Shoe Stores
- Jewelry, Luggage, and Leather Goods Stores
- Book, Periodical, and Music Stores
- Department Stores (Excluding Leased Depts.)
- Other General Merchandise Stores
- Florists
- Office Supplies, Stationery, and Gift Stores
- Used Merchandise Stores
- Other Miscellaneous Retailers
- Electronic Shopping and Mail-Order Houses
- Vending Machine Operators
- Direct Selling Establishments
- Full-Service Restaurants
- Limited-Service Eating Places
- Special Food Services
- Drinking Places (Alcoholic Beverages)
Additional demand

- WFU students, staff, visitors
- 3500 new employees at Whitaker Park in 15 years
Be part of others plans?

- Add Focus Area to WPDA Master Plan
  - Medium density housing
  - Office / service retail
- Planned student housing
Case Study: WFU expansion

Urban Student Housing
Washington, DC

Who: Howard University, DC government, Fannie Mae, corporate partners, community association

What: Transformed 45 abandoned properties into 300+ housing units & $65 million in commercial development
• Also included public infrastructure improvements, cultural district, and parks

Impact: All housing units now occupied; owners of 130 adjoining properties beginning to rebuild
Case Study: WFU expansion

Retail Development
West Philadelphia, PA

Who: University of Pennsylvania, West Philadelphia Partnership, Fannie Mae, CitiBank, private investors

What: Within broader West Philadelphia Initiatives, development of new retail on vacant or under-used sites
  • Leveraged university resources to invest in 2 retail "anchors" that attracted private investment and more retail options

Impact: 150,000 square feet of retail space to University City in 5 years; spurred opening of 25 new stores in 4 years, including grocery store, movie theatre, and many small-scale retailers
Case Study: Whitaker Park Redevelopment

Industrial Redevelopment
Pittsburgh, PA

Who: Bethlehem Redevelopment Authority, local and state government, private companies

What: Bethlehem Steel Plant into mixed use
- Business industrial park, cultural, educational, retail, casino

Impact: Demolition and cleanup of Superfund site; up to 6,000 jobs and $1.5 billion new investment at build out; $700 million cultural campus highlighting historic features of site
Case Study: Whitaker Park Redevelopment

Industrial Redevelopment
Troutdale, OR

Who: Alcoa, Port of Portland, Fedex

What: 60 year old former Reynolds aluminum smelter, 700 acres redeveloped into industrial park, recreation area

Impact: Demolition and cleanup of Superfund site; 3500 jobs at full build out, Fedex regional distribution hub (77 ac, 800 employees)

2011 EPA National Phoenix Award
Troutdale Reynolds Industrial Park
Neighborhood enhancement
Small steps together

“A future of abundance and beauty must begin with small moves... It is [in the simple transactions between individuals] that a glass half full can be found, and it is here that the social space of America is being re-made.

Dying strip malls are being replaced by farmer’s markets; vacant glass towers are being replaced by warehouse-based laboratory startups and home offices ...

These are small, unglamorous trends ... A recreation of space ... modeled not on production, but rather upon a shared and positive vision of the future.”

From Richard Reep’s “Searching out the half-full glass” for newgeography.com
Community Design Workshop- Polo Road & Cherry St. Area
City of Winston Salem, NC
515 Specialty Park Dr.

Tuesday March 4th: Session One
10:00 am Welcome from Denise D. Adams, City Council Member, North Ward
Regional Overview: Paul Kron, Piedmont Triad Regional Council
Team Introductions: Margaret Collins, Center for Creative Economy
10:15 am Overview of Sustainable Design and Development- Bill Moser
Key Findings- Polo/Cherry Market Analysis- Robin Spinks
11:00 am –12pm Engage public in creating a vision for the area
3:00-5:00pm Repeat morning session

Wednesday March 5th: Session Two
10 am- 12:00pm Design Team presents potential scenarios for the area and invite public feedback
5:30 pm Dinner Served
6:00-8:00pm Design Team presents potential scenarios for the area and invite public feedback

Friday March 7th: Public Presentation
10 am- 12pm Community Wrap Up Session
• Design Link Summary of Recommendations with visuals
• Discuss and Prioritize with community
• Please return for this final meeting to see how your ideas can impact the Polo Rd. and Cherry St. area