



# PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

Volume 10, Number 1 January 2015

A Publication of the Forsyth County & Winston-Salem Planning and Development Services Department

## *Our Community Moving into the New Year...and the Future!*

Happy New Year! As we head into 2015, there are many things to be thankful for concerning the year just completed in Winston-Salem and Forsyth County. And these are all good signs for our future!

### **We're recovering and growing.....**

Although we don't have the final figures in as of this writing, it appears that the City and County are on track to exceed \$330 million in construction activity authorized in 2014. Residential construction has been up around 25% this past year, indicating good recovery in the housing market. Nonresidential construction was also up compared to the previous year, but was less than half of the value of non-residential construction authorized in both 2011 and 2012. New construction of all types is on track to finish over 30% up from 2013, but renovations of existing buildings will likely finish lower than 2013. Many construction and renovation projects are in the pipeline for 2014 permitting, which is also a promising sign. All this is showing that our growth is happening with a wonderful blend of reuse and renovation of older buildings, combined with a lot of new construction!

### **We're changing and adapting....**

Just looking around, our community is growing in some exciting ways, beginning in the downtown area, with hundreds of housing units under construction from the Ballpark to the Innovation Quarter, and from the Arts District to Old Salem. The Innovation Quarter has announced plans to continue the dramatic reinvention of the old RJ Reynolds factory complex into the engine for our knowledge-based New Economy. The newly completed Research Parkway and the construction of the new interchange and extension of the Parkway to US52 sets the table for new development in the rest of the Innovation Quarter. A new retail destination with the Mast General Store and the first park emphasizing public art design are complementing the continued growth of the downtown restaurant, cultural and entertainment sectors. A new office building at Fourth and Broad, the rebuilding of the Central Library on its present site, and the new Link Apartments Brookstown next to the ballpark are



*Link Apartments Brookstown*

important developments that better tie the Broad Street area to the rest of downtown. The new Business Improvement District is helping give attention to the details that will help our downtown continue to be attractive to workers, residents and visitors alike.

Beyond downtown, new commercial construction activity is happening in several areas of the city. And some of that also includes residential being mixed in, such as at the Shoppes On Little Creek on Hanes Mall Boulevard. Industrial growth also is continuing in the southeastern and northern parts of the community.

### **And, we're preparing for the future....**

The recently completed and adopted *Legacy 2030 Comprehensive Plan* was recognized with awards at both the state and national levels as an outstanding example of public participation as well as innovative strategies for decision-makers to use in guiding our growth for many years to come. The bond issue passed by voters in the city is another example of looking to the future, providing funding to improve our quality of life and facilitate growth with street and sidewalk improvements, park development and improvement, greenway extensions, economic development, downtown development, housing development and neighborhood revitalization, infrastructure repair, and facility renovations. And the State is moving forward with its own list of transportation capital investments including the completion of the Union Cross Road improvements, the rebuilding of Business 40 through downtown, and the first eastern segments of the Northern Beltway--future I-74.

Much remains to be done to make all the elements of the vision outlined in our plans become reality, but things are shaping up to launch our community into a future of hope and prosperity, beginning with 2015. Happy New Year!!!

*A. Paul Norby, FAICP  
Director of Planning and Development Services*



*751 West Fourth*

## Draft Plan Recommends New Mixed-Use Area Near WFU

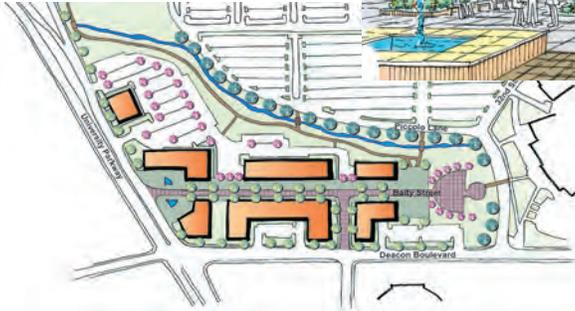
Planning staff recently completed a draft of the *North Central Winston-Salem Area Plan Update*. The plan will be considered for adoption by the City-County Planning Board at its February 12, 2015 meeting. One of the plan's recommendations is the mixed-use redevelopment of the Baity Street area off University Parkway.

Given the proximity to Wake Forest University, its athletic facilities, and nearby hotels, this area is a place where tailgaters congregate six days a year during home football games. However, it also has



The draft plan recommends a mixture of intermediate- and high-density residential uses as well as commercial, office, and institutional uses with an interior street and sidewalk network. This area could be connected to the university's main campus by a greenway or sidepath, such as the one proposed in the *Wake Forest Bicycle, Pedestrian & Transit Study* (2014). Redevelopment as recommended in the plan would benefit both Wake Forest

University and Winston-Salem as a whole by making the surrounding entertainment and sports complex a seven-day-a-week, year-round destination.



## Planning Staff Changes

The new year brings changes to the City-County Planning staff. Two long-time employees retired in December 2014. Glenn Simmons served for 27 years, most recently as the principal planner over Comprehensive Planning and Design. During his tenure, Glenn provided leadership on a wide variety of projects, including formation of the Yadkin River Commission, the Southeast Gateway Project, the Industrial Opportunity Area Handbook, the residential infill ordinance and updated street standards.

Marilyn Moniquette-John served for 20 years, most recently as a project planner. Marilyn headed many area plans, led development of the *Parks and Open Space Plan* and the community's first *Greenway Plan* and wrote the Healthy, Complete and Equitable Communities chapter of innovative award-winning Legacy 2030 comprehensive plan.

Glenn's and Marilyn's retirements provided opportunities for other staff changes. Kirk Ericson, who joined the department in 2005, has been promoted to principal planner over Comprehensive Planning and Design. Byron Brown, who has been a GIS (Geographic Information Systems) project planner has moved to Comprehensive Planning and Design.

The Planning Department also has two new staff members. Walter Farabee joins the staff as a project planner, after serving as the City's Minority and Woman Business Enterprise Coordinator. Walter grew up in Winston-Salem and has a master's degree from UNC-Chapel Hill. April Johnson is a new historic resources coordinator, assuming the position vacated by LeAnn Pegram who retired in the summer of 2014. April has a master's degree from the University of Virginia and previously worked for the City of Charlottesville, Virginia and for Preservation Durham.

We wish Glenn and Marilyn all the best in their retirements and are excited to have staff in new positions as well as some new staff members.

## Want more information?

Contact the City-County Planning Board Office  
Bryce A. Stuart Municipal Building • 100 East First Street  
Winston-Salem, NC 27101

Telephone: 336-727-8000 Fax: 336-748-3163

Website: [www.cityofws.org/planning](http://www.cityofws.org/planning)

Email: [planning@cityofws.org](mailto:planning@cityofws.org)

The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.

### CITY-COUNTY PLANNING BOARD

Arnold G. King, Chairman  
Allan Younger, Vice Chair  
Melynda Dunigan  
Tommy Hicks  
Clarence R. Lambe, Jr.  
Darryl Little  
Paul W. Mullican  
Brenda J. Smith

Director of Planning and Development Services:  
A. Paul Norby, FAICP

### CITY OF WINSTON-SALEM

Mayor: Allen Joines  
City Council: Vivian H. Burke, Mayor Pro  
Tempore, Northeast Ward  
Denise D. Adams, North Ward  
Dan Besse, Southwest Ward  
Robert C. Clark, West Ward  
Molly Leight, South Ward  
Jeff MacIntosh, Northwest Ward  
Derwin L. Montgomery, East Ward  
James Taylor, Jr., Southeast Ward  
City Manager: Lee Garrity

### FORSYTH COUNTY BOARD OF COMMISSIONERS

David R. Plyler, Chairman  
Don Martin, Vice Chair  
Richard V. Linville  
Ted Kaplan  
Walter Marshall  
Gloria D. Whisenhunt  
Everette Witherspoon

County Manager: Dudley Watts, Jr.