



PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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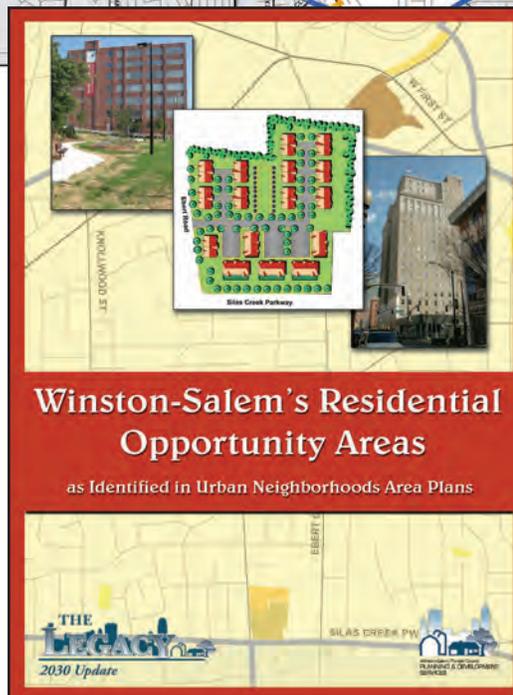
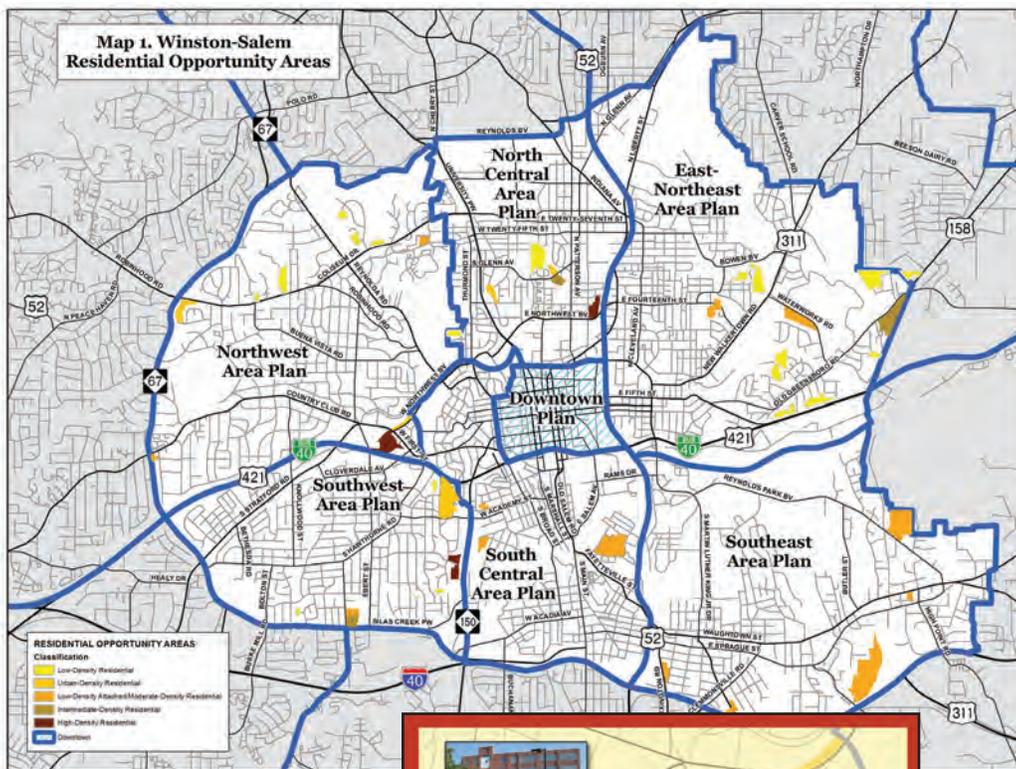
Winston-Salem Residential Opportunity Areas Report Now Available

Planning staff recently completed the Winston-Salem Residential Opportunity Areas report to identify opportunities for residential development in the central city area of Winston-Salem, beyond scattered individual lots. The report provides an overview of Residential Opportunity Areas (ROAs) identified in area plans and is intended to inform elected officials, developers and key stakeholders about the existence and benefits of these sites.

A Residential Opportunity Area (ROA) is a site, typically larger than 2.5 acres, that is appropriate for residential infill, rehabilitation and redevelopment for residential use, or a combination of infill and rehabilitation/redevelopment. ROAs are defined through the area plan process and are adopted by City Council. All ROAs are located in Winston-Salem in the Urban Neighborhoods Growth Management Area (GMA 2) as defined in the *Legacy 2030* comprehensive plan.

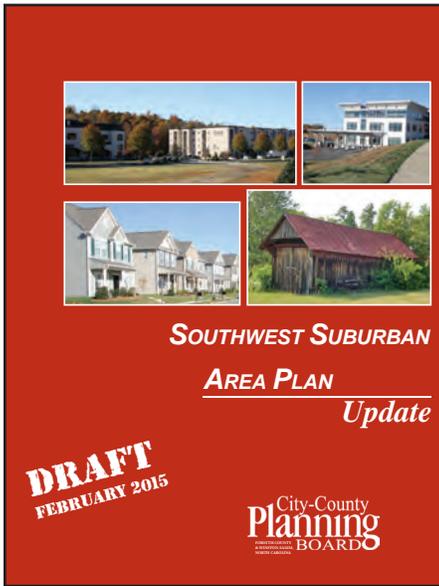
Residential Opportunity Areas increase market efficiencies and identify areas of potential economic benefits to residential and commercial developers. They aid in infill development, potential redevelopment and sprawl management, and serve as tools in guiding good development practices. Additionally, ROAs lend themselves to different types and densities of residential development.

In order to make this information more readily available, the report was prepared by taking recommendations from Winston-Salem's adopted area plans and synthesizing them into one document that interested parties can easily refer to. There are currently 44 Residential Opportunity Areas comprising approximately 430 acres in the six area plan areas within GMA 2. The report contains all ROA recommendations, mapping, and data broken down by area plan, as well as a summary map and table compiling all of the sites. The ultimate goal of the project is to help potential developers looking for close-in sites, housing and neighborhood advocates who want to encourage reinvestment in the central city, and elected leaders who wish to encourage development in places that have gone through a public planning process.



A digital version of the document, along with other development opportunity reports, is available on the Planning Department's website at: <http://www.cityofws.org/departments/planning/publications-and-maps/publications>.

Southwest Suburban Area Plan Update



A public kickoff for the *Southwest Suburban Area Plan Update* held was held in December 2014 where citizens discussed current conditions, needs, and opportunities in the area. Proposed land use, transportation, community facilities, and historic preservation recommendations were discussed at additional meetings in January and February 2015. A final

drop-in meeting where citizens can review and comment on the completed draft plan will be held in March 2015.

Major recommendations of the plan include:

- Construction of the Idols Road connector from Harper Road in Clemmons to South Stratford Road (expected to begin in 2016).
- Design and construction of the next section of the Little Creek Greenway, Phase 2A, that will connect from Hanes Mall Boulevard to Somerset Drive.
- Establishing the South Stratford Road Growth Corridor site design recommendations.
- Encouraging qualifying property owners in the Hope/Fraternity Church area to seek National Register or Local Historic Landmark status to preserve the rural character and historic integrity of the area.

More information on this Plan update can be found on the Planning Department's website at <http://www.cityofws.org/departments/planning/publications-and-maps/publications>.

Forsyth County Development Dashboard

The first edition of the quarterly Development Dashboard report premiered in January, 2015 and is available on the Planning Department's website at <http://www.cityofws.org/departments/planning/publications-and-maps/development-dashboard>. The report provides a quarterly snapshot of Forsyth County's construction activity. Development activity is mapped across the entire county, with a blow-up map of Downtown Winston-Salem. Feedback on the Development Dashboard report is welcome at planning@cityofws.org.

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
Email: planning@cityofws.org

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2014 Residential Construction Up, Nonresidential Construction Falls

In 2014, new residential construction permit value totaled over \$180 million, up \$38 million from 2013, and the highest yearly value since 2007. Nonresidential construction permit value dropped \$41 million from 2013 to a 10-year low of \$119 million. Nonresidential new construction permit value of \$49 million in 2014 was \$10 million higher than in 2013, but redevelopment permit value of \$70 million was much lower than the \$128 million in 2013. Total permitted construction value in 2014 was up 24%, almost \$9 million, from 2013. The 10-year highs in permit values for both residential and nonresidential construction were in 2005.



Downtown Winston-Salem Development Remains Strong

Downtown Winston-Salem development maintained its strong pace in 2014 (see Downtown Building Permits 2014 map.) Developments included:

- 1 the refurbishing of the former Forsyth County Courthouse to 58 luxury apartments at 50 West Fourth;
- 2 research facilities being completed 525@vine;
- 3 a multi-tenant retail space underway on N. Trade Street;
- 4 Activity on the Green (an urban art park) being constructed on N. Liberty Street;
- 5 completion of an office building at 751 West Fourth; and
- 6 construction of a restaurant on Spring Street at Fourth Street.

The \$15.3 million construction permit value in 2014 adds to the \$75.3 million investment in 2013 that included Mast General Store, Plant 64, 525@vine, and Inmar.

