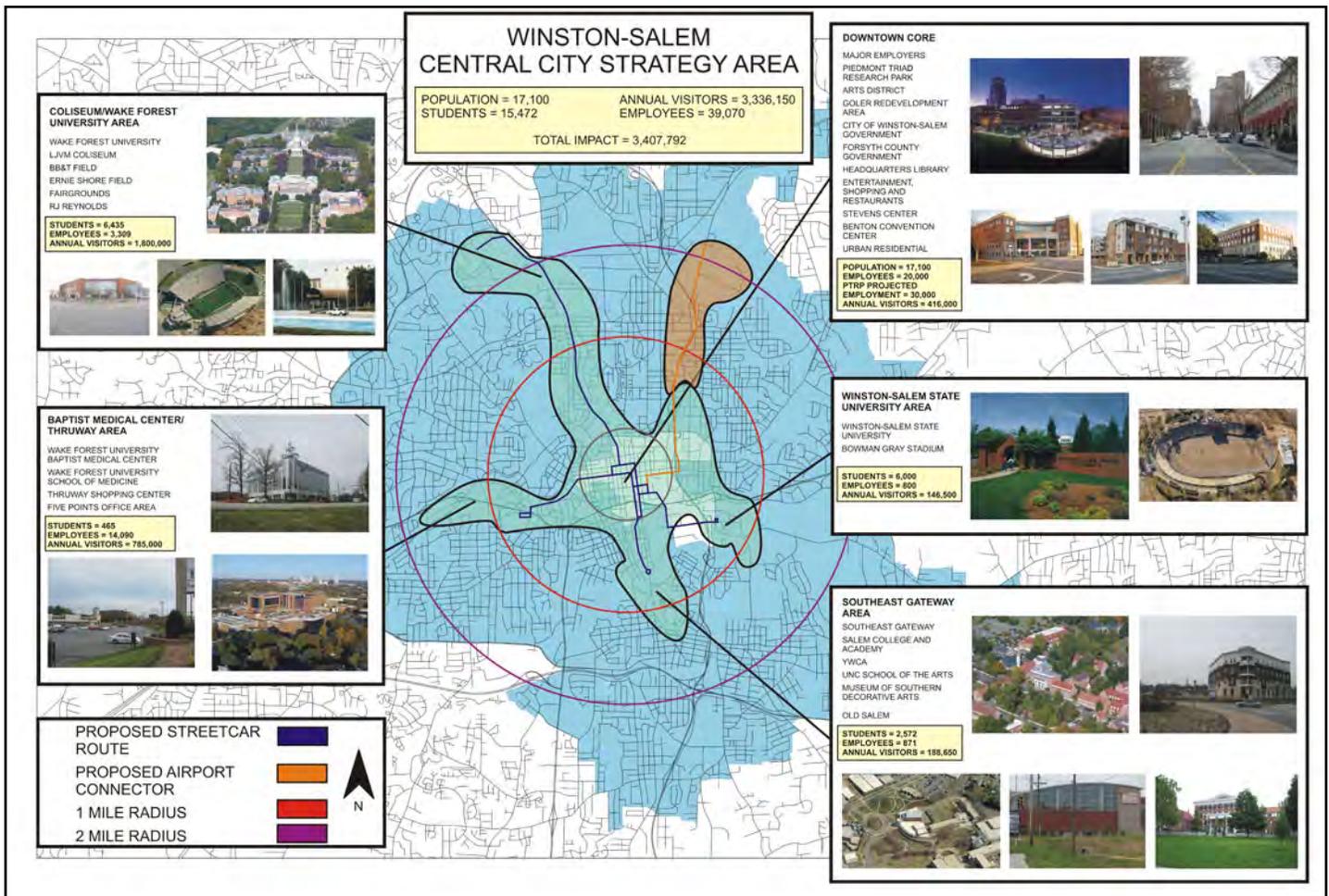


Linking The Future



Planning staff gave a presentation on the Winston-Salem Central City Strategy Area concept at the June Planning Board meeting. The purpose of this concept is to strengthen the connection between downtown Winston-Salem and key activity centers which are located within two miles of the downtown core. These areas include the Wake Forest University/LJVM Coliseum area; the Winston-Salem State University/Bowman Gray Stadium area; the Old Salem/UNC School of the Arts/Southeast Gateway area; and the WFU Baptist Medical Center/Thruway area. If a modern, convenient “people-mover” system were established between downtown

and surrounding urban areas, these areas could begin to function as an extension of downtown. Such areas have underutilized land and public infrastructure which could allow them to be redeveloped at greater densities to accommodate new residents as Forsyth County continues to grow in the future.

A growing number of cities across the U.S. have re-established streetcar systems as people movers, and found these effective in attracting large ridership and development investment. The minimum operating segment of the proposed streetcar system studied by Winston-Salem in 2006 could provide the spring-

board for a new era of growth and revitalization for the central city. This streetcar line would link Baptist Medical Center with the Piedmont Triad Research Park, as well as major public and private facilities in downtown, including corporate headquarters, government facilities, entertainment opportunities, and cultural attractions. Staff will be refining the Central City Strategy Area concept as the City Council prepares to seek funding of future streetcar development through the Energy Efficiency and Conservation Block Grant program of the U.S. Department of Energy.

Happy Hill Historic Marker Is Unveiled With Pride And Enthusiasm

For 2009, the Historic Resources Commission approved two marker locations for the City's Historic Marker program, bringing the total number of historic markers in Winston-Salem to eighteen! This year's recipients of historic markers were Happy Hill and the West Salem Historic District.

Happy Hill has played a prominent role in the life of Winston-Salem's African-American community since the early years of the 19th century, when it was home to slaves on a farm serving the Moravian town of Salem. The first school for African-Americans was founded in the community in 1867, and in 1872 Moravians agreed to sell lots on the farm, many to African-Americans. By 1874, the name Happy Hill was used for the neighborhood, which grew steadily between 1880 and 1920. The city's first public housing development began in Happy Hill during the 1950s. About half of the neighborhood houses were



demolished at that time and a majority of the remainder has been lost since. On May 17, 2009, the Historic Resources Commission held a marker unveiling ceremony for the Happy Hill marker. Well-attended, the unveiling provided an

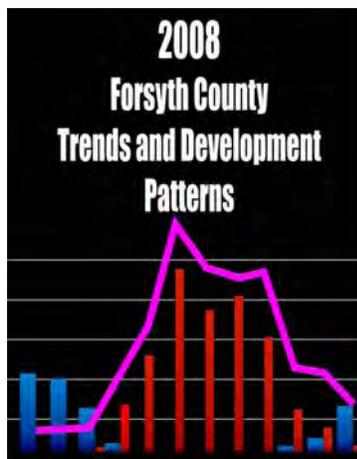
additional level of recognition for this highly significant area.

The West Salem Historic District recognizes West Salem's importance in the development of Salem and the growth of Winston-Salem. The neighborhood initially was settled as farms on "outlots" serving Salem during the late 18th and early 19th centuries. During the early 20th century, West Salem became associated with the industrialization of Winston-Salem and its resulting suburban expansion. The district features an impressive collection of architectural styles, from mid 19th century Greek Revival and Picturesque-influenced buildings to a large collection of Craftsman-style bungalows. West Salem's period of significance is ca. 1865-1957. In 2005 the district was listed on the National Register of Historic Places. A marker unveiling ceremony is tentatively planned for September 2009.

2008 Forsyth County Trends and Development Patterns Report

Did you know that nearly 25,000 single-family lots, townhomes and apartments were approved by the City-County Planning Board between 2001 and 2008?

The 2008 Forsyth County Trends and Development Patterns report includes more than 70 charts and tables compiling information from more than 800 zoning dockets and nearly 15,000 construction permits from 2001 through 2008. The report also examines transportation trends, economic trends and comparisons with comparable counties in North Carolina, South Carolina and Tennessee.



comparison purposes: Winston-Salem's Central City, Winston-Salem's Suburban Ring, outlying Perimeter Communities and designated Rural Areas.

Predictably, the greatest amount of residential and commercial development occurs in the Suburban Ring. One surprising finding is that there has been 1.4 million square feet of institutional development (i.e. schools & universities, hospitals, churches, nursing care, etc.) approved in the Central City since 2001,

for which local governments provide municipal services (such as infrastructure maintenance) but do not receive property tax revenues.

Much of the data has been aggregated into four geographic categories for

Want more information?

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