

SOUTH CENTRAL WINTON-SALEM AREA PLAN UPDATE

Following are the comments received on February 4, 2014 at the kickoff meeting for the South Central Winston-Salem Area Plan Update. Staff organized all comments in different categories.

POSITIVE ASPECTS OF THE COMMUNITY

Community:

- People, well-kept housing, gardens, good quality of life
- Collaboration of neighbors - working together on issues
- Positive interactions between neighborhoods and neighborhood businesses
- Neighborliness
- Improvement of neighborhood (West End) in past 20-30 years
- Neighborhood Associations
- Social diversity within area
- Overall great community

Access/Transportation

- Intersection of Strollway & Greenway, good pedestrian amenities, able to build off of that
- Location - easy to get around and get to anywhere in Winston-Salem
- Accessibility to cultural, athletic, Old Salem, Ballpark and other activities
- Proximity to downtown and parks - walk to work, restaurants, recreation
- Close to greenway - factor in housing buying decision
- New bike lanes (need additional ones)
- Accessibility to businesses on Peters Creek Parkway
- Opportunity for increasing bike, pedestrian, and transit with closure of Business 40
- Accessibility to jobs and the interstate system
- Good walkability and connectivity
- Connections from "new" Business 40 to south
- Availability of public transit
- Good location with greenways and bike lanes to reach different destinations

Housing/Historic Resources:

- Intact historic fabric
- Have great housing stock, "cultural corridor"
- Diversity of housing stock type & price point
- Historic West Salem
- Diverse neighborhoods each having its own character, accessible, and historic

Parks and Recreation

- Washington Park, Greenway & Strollway
- Arches in Washington Park
- Existing parks and bicycle facilities
- Potential to purchase portion of property in the Southeast Gateway nature reserve

Existing Development:

- Neighborhoods with sidewalks, curved street, historic nature, proximity to each other
- Pedestrian scale
- UNCOSA - vibrancy good addition
- Amenities in the area
- Residential and commercial land use mix
- Happy Hill redevelopment and Southeast Gateway improvements

Design/Aesthetics:

- Plans to improve Peters Creek Parkway

Other:

- Mature tree canopy
- Proximity to Main Library
- Ways to address city intervention?

AREAS OF CONCERNS**Community Issues:**

- Need a better transition when major stakeholders come in or get out of the area - need to be more proactive
- Increase cooperation between neighborhood, business, and planning department

Access/Transportation:

- Need to improve public transportation
- Too much vehicular traffic, traffic issues in West End neighborhood
- "I don't like Peters Creek Parkway" , it feels like a barrier
- Not good pedestrian accessibility to and along commercial areas
- Better connection from UNCOSA to Southeast Gateway area
- Lack of connectivity - across Business 40, and downtown
- Lack of pedestrian accommodations, crosswalks, bus stops
- Impacts from Business 40 re-routing

Recreation:

- Need better facilities at Washington Park, especially for families and children
- Expand greenway by adding neighborhood connections
- Deficient park facilities and infrastructure
- The impact of the Winston-Salem/Forsyth County Schools on Hanes Park
- Lack of parkland, look at New Wachovia Land Grant

Existing Development/Zoning Issues:

- Not many neighborhood serving businesses on Peters Creek. Too much auto dependency
- No grocery store close to downtown
- No strip clubs – need more family friendly businesses
- Too many (fragmented) zoning districts in West Salem, there is lack of consistency

- Lack of development activity in the Southeast Gateway area
- Possibility of adding additional businesses on land owned by Piedmont International University up for sale, prefer single-family residential
- Concern about University's future plans
- Scattered zoning - inappropriate zoning from past zoning cases with nothing happened with
- Lack of development control, too much paved surfaces
- Noise from institutions and businesses
- Flashing lights on cell towers
- Lack of enforcement for incompatible land uses in residential areas
- Not enough enforcement by City (housing & zoning codes). Loss of potential revenue and issues with demolition
- Lack of attention by the city to provide services
- Commercial zoning along Acadia
- Loud speakers and parking issues with future Reynolds stadium
- Not enough cohesion between existing businesses & historic neighborhoods

Design and Appearance Issues:

- Ugly signs
- Appearance issues on Peters Creek Parkway. Need to enhance particularly with trees
- Improve aesthetics on greenway at Washington Park
- Need better design for both commercial and residential land uses
- Lack of identity in some areas
- Aesthetics and better transition areas are needed along Broad Street, Main Street and Salem Avenue corridors
- Entrances to West Salem area

New Development:

- Do more infill development
- Expand businesses on Acadia Avenue similar to Swaims
- Harsh divide between commercial and residential land uses. Need to soften the line between the two with good infill development, mesh and complement better
- Potential of development around the BB&T Ballpark
- Lack of progress/development at activity centers

Other:

- Flooding issues (flood control)
- Crime in the area, explore having a satellite police office for bikes in area or close proximity to neighborhoods and businesses
- There is higher crime in West Salem compared to other neighborhoods
- Lack of greenery along some streets
- False perception of areas
- Slum lords
- Preserve greenness

SUGGESTIONS

- Need more grocery/services/basic necessities
- Add planters in business areas, increase opportunities for more greenery
- Improve aesthetics in activity centers for better visibility/attractiveness/safety
- Improve and encourage benefits of walkability
- Do trolley/street car
- Encourage mixed-use development along Peters Creek Parkway, bring new neighborhood services when making improvements to the corridor
- Need more art/statues/murals to accentuate identity
- Use redevelopment of areas to create identity
- Spread identity from Center City
- Do more infill development
- Explore ways to fortify neighborhood associations
- City needs to replace sold parkland
- Need traffic calming, planted islands
- Better enforcement of rooming houses and zoning codes