

Tarra Jolly

Subject: Opposition to Arbor Acres Zoning Docket W-3447
Attachments: City Traffic E Kent.PDF

From: Reade Taylor <reade7@yahoo.com>
Sent: Tuesday, June 30, 2020 5:07 PM
To: Gary Roberts <garyr@cityofws.org>
Cc: Jeff MacIntosh <jeffm@cityofws.org>
Subject: [EXTERNAL] Arbor Acres Zoning Docket W-3447

Dear Members of the City-County Planning Board,

I appreciate Arbor Acres and the services it provides to so many. However, I am already concerned about the significant negative traffic impact of Arbor Acres has on E. Kent and Arbor Roads, and the possibility of adding to that is even more concerning.

I initially heard about Arbor Acres' expansion plans this past Monday morning after I spoke with Mr. Roberts of the Planning staff. A letter I received last Friday afternoon informed me and some of my neighbors of what appeared to be a routine rezoning request. In the letter, there was no mention of a significant expansion of Arbor Acres' capacity. Some of my neighbors on Arbor Road were not aware of these plans at all until I notified them through our neighborhood email list. It is unfortunate this information was shared during a holiday week and only two days before comments were due in order to be included in your board meeting materials.

Traffic on E. Kent and Arbor Roads has been a concern for me and number of my neighbors for several years. In 2016, the city counted almost 2,000 vehicles in a 24 hour period on East Kent Road, most exceeding the 25MPH posted speed limit. The city also counted 2,900 vehicles a day passing through the E. Kent/Arbor Rd intersection. According to city transportation staff, this is 7.5 times what would be expected for a neighborhood our size. East Kent Road is heavily used as a cut through from N. Stratford Road to Coliseum Drive as well as Arbor Road leading to W. 25th Street. Even though there are No Through Truck signs posted, they are routinely ignored and not enforced by the city. Even some 18-wheeler trucks heading to Arbor Acres use our neighborhood to avoid the trouble of driving a block away to four-lane Coliseum Drive and Pilgrim Court.

I know that all of our traffic concerns are not caused by Arbor Acres and perhaps most of their residents drive less than most citizens. However, I also know that to support additional residents that any expansion will bring, there will be more vehicles supplementing what some days seems like a parade: moving vans transporting new residents' household furnishings, tradespeople renovating apartments and cottages as units turn over, fire trucks and ambulances responding to emergencies, 18-wheel trucks making institutional sized food deliveries, and vehicles transporting program and health care staff, facilities staff, administrators, and especially visitors using Arbor and E. Kent as the easiest and most direct route to the campus from N. Stratford or Reynolda Roads. Often cut through traffic ignores the posted 25 MPH speed limit signs, there for pedestrian and passenger safety. The streets through our neighborhood have no sidewalks, are curvy, hilly, and have several hidden driveways. Ironically, it seems that there has been reduction in traffic volumes since the coronavirus has changed work routines and visitor restrictions.

Here is an excerpt from Arbor Acres' most recent filing I could find with the N.C. Department of Insurance:

Arbor Acres is a non-profit continuing care retirement community providing a continuum of residential accommodations. These include independent living facilities with 3 mid-rise residential wings containing 77 units (studio, efficiency and one-bedroom connecting room units); 12 courtyard homes, 44 Stockton Building

apartments, and 126 houses. The main building complex contains the 3 mid-rise residential wings and the following support facilities: Business offices, Piner Hall, Fitness Center, chapel, arts and crafts room, library, recreational areas, dining rooms, beauty shop, several parlors, kitchen, housekeeping, laundry, and maintenance service areas.

Adding 69 units to the campus (using the above information that infers there are currently 259 units), represents an increase of more than 26%. However I have also been informed by the city staff that Arbor Acres now has 154 units. If that is correct, this project would add almost 45% more units. Either way, the increase in traffic caused by this expansion will only add to today's traffic concerns. Please carefully consider the traffic safety impacts of such an expansion as you make your decision regarding this request.

Reade Taylor
1077 East Kent Road



Winston-Salem

June 9, 2016

**Department of
Transportation**

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Fax: 336.748.3370
www.dot.cityofws.org

Mr. David Taylor
1077 E. Kent Road
Winston-Salem, NC 27104

Dear Mr. Taylor,

At your request, we collected speed data on E. Kent Road near your address for a 24 hour period beginning on June 6, 2016. The Table below is a summary of the data.

	85th Percentile Speed	Average Speed	Average Daily Traffic
Northbound	35 MPH	30 MPH	1419
Southbound	39 MPH	33 MPH	577

We will forward this information to the Winston-Salem Police Department for possible enforcement of the posted speed limit of 25 MPH.

Sincerely,

Rodd Ring
Transportation Operations Manager

CC: Toneq' McCullough, Director of Transportation
WSPD



Call 311 or 336-727-8000
citylink.cityofws.org

City Council: Mayor Allen Jones; Vivian H. Burks; 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 D. Garriv