

**CITY OF WINSTON-SALEM, NORTH CAROLINA,
FISCAL YEAR 2019-2020 PROJECTS TO BE FUNDED WITH
2014 and 2018 VOTED GENERAL OBLIGATION BONDS**

Projects	2020 Issuance
Streets and Sidewalks	
Business 40 Corridor Improvements	\$ 2,250,000
Concrete Base Streets Rehabilitation	2,000,000
First Second Street Conversion	1,000,000
Meadowlark Drive Widening	2,705,000
Street Resurfacing	10,000,000
Total Streets and Sidewalks	\$ 17,955,000
Public Safety	
Fire Station #3 Replacement	\$ 3,600,000
New Fire Station South Ward	2,500,000
Public Safety Radio Communication System	4,500,000
Public Safety Training Complex	1,400,000
Total Public Safety	\$ 12,000,000
Parks & Recreation	
Bethania-Rural Hall Park	\$ 1,000,000
Georgetown Park Development	800,000
Hanes Park Phase II	1,100,000
Quarry Park Phase II	3,100,000
Salem Lake Park Phase II	3,000,000
Washington Park Renovation	1,500,000
Winston Lake Park Phase II	4,000,000
WR Anderson Gym Renovation	500,000
Total Parks and Recreation	\$ 15,000,000
Housing	
757 North	\$ 600,000
New Hope Manner	1,600,000
Ridgewood Place	650,000
Transforming Urban Residential Neighborhoods	2,505,000
Total Housing	\$ 5,355,000
Economic Development	
Hydroponics/HOPE	\$ 1,900,000
Merschel Plaza	3,000,000
Revitalizing Urban Commercial Area (RUCA)	1,145,000
Union Cross Temple School Road	3,900,000
Whitaker Park	4,000,000
Whitaker Park Akron Drive	1,250,000
Total Economic Development	\$ 15,195,000
Total General Obligation Bond Projects	\$ 65,505,000

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STREETS AND SIDEWALKS

Business 40 Corridor Improvements. The City of Winston-Salem and Creative Corridors Coalition have committed to funding a total of over \$9,000,000 in betterments for the Business 40 project, which includes local bond funds, Congestion Mitigation Air Quality (CMAQ) funds, local matching funds, and private donations. These betterments will be included in the Business 40 reconstruction project. Additional desired betterments were not able to be funded as part of the project, but are being funded with 2018 bonds. These betterments are estimated at \$3.8 million and include a clear noise wall on the east side of Peters Creek Parkway, monument foundations for art on seven bridges, artwork for seven bridges, pedestrian level lighting within the corridor, and enhanced landscaping. **\$2,250,000**

Concrete Base Streets Rehabilitation. Multiple streets throughout the city are constructed of concrete. Often, the curb and gutter were poured with the street and are one contiguous unit. The curb and gutter are not a standard height or width. The concrete base has exceeded its life expectancy. Asphalt has been applied on top of the concrete street in a thin layer so that a gutter will remain in place to carry stormwater. The asphalt will break and pop off in a relatively short time frame. The asphalt has to be milled prior to a new layer being placed on the roadway. These streets are requiring more maintenance and creating continuous costs due to the limitations of repair. This project would provide a one-time fix for a minimum of 15 to 20 years. **\$2,000,000**

First Second Street Conversion. The North Carolina Department of Transportation (NCDOT) will renovate Business 40/US 421 from Peters Creek Parkway to US 52. To improve safety, the project will leave in place the ramps at Cherry and Marshall Streets and close the ramps at Liberty and Main Streets. The Winston-Salem Chamber of Commerce Business 40 Task Force made several recommendations for improvements to surface streets to deal with the impacts of the ramp closures. One location requested for evaluation was the conversion of First Street and Second Street to two-way. This project will provide funding for the areas where recommended after the reopening of Business 40 in 2020. **\$1,000,000**

Meadowlark Drive Widening. This project provides funds to widen Meadowlark Drive from Country Club Road to the Villas at Robinhood apartment community (near Robinhood Road). This widening is needed to address increased traffic due to residential development and growth at Meadowlark Elementary and Middle Schools. **\$2,705,000**

Street Resurfacing. Bond proceeds would allow for resurfacing of approximately 203 centerline miles of hard surface streets. Resurfacing funds are then applied and distributed throughout the City's wards with an overall goal of improving the commute for citizens and achieving a benchmark of 85% of City streets having an 85 or higher pavement condition rating. **\$10,000,000**

Total Streets and Sidewalks

\$17,955,000

PUBLIC SAFETY

Fire Station #3 Replacement. Funds for this project will be used to replace Fire Station #3, located at 2995 North Liberty St. Fire Station #3 was placed in service in 1964 and has outlived the usefulness of its design. In addition to inadequate apparatus bays, dormitory space, and storage, the facility contains no classroom space, physical training facility, or laundry room. The interior of the station has been modified over the years, and the HVAC system design is inadequate, requiring the use of window units. Office space must also be used as dormitory space and there are only two showers. Replacement of the station, similar to Fire Station #8, will alleviate these concerns. **\$3,600,000**

New Fire Station South Ward. There is a gap in the Winston-Salem Fire Department's coverage network in the Burke Mill Road area. This 3.6 square mile area is beyond the national consensus minimum standard of four-minutes travel from the nearest fire station. This area contains major commercial infrastructure, including Hanes Mall and Forsyth Medical Center, and growth is forecast to be 10% to 25% in the next four years. The area experiences a high number of annual requests for service and has 384 occupancies that score at least a moderate risk in the Department's Occupancy Vulnerability Assessment Profile. Construction and staffing of a new fire station is recommended to close this gap. The proposed fire station would also include a historic apparatus bay, highlighting the history of the department. **\$2,500,000**

Public Safety Radio Communication System. The current communications system is now over 15 years old and has parts that can no longer be replaced and no guarantees that parts can be serviced. City and County staff are reviewing the existing system and researching plans for future upgrades. The new system will be more geared toward software (versus hardware) enhancements and would include the replacement of radios. **\$4,500,000**

Public Safety Training Complex. The proposed Public Safety Training Complex project will include funding for land acquisition and a driving pad. A 600' x 600' asphalt driving pad will provide the Police Department with an area meeting the specifications of the NC Criminal Justice Education and Training Standards Commission. This is essential to ensuring police officers operate their vehicles safely and responsibly and are using proper procedures for pursuit and conducting traffic stops. Future phases could include a pre-engineered fire training building with Firefighter Combat Challenge stair tower, concrete fire apparatus driving pad, and fire maintenance facility. **\$1,400,000**

Total Public Safety

\$12,000,000

PARKS AND RECREATION

Bethania-Rural Hall Park. This project will create a neighborhood park to fill an unmet need for the Bethania Freedman's Community along Bethania-Rural Hall Road, adjacent to Fire Station #20. Possible park amenities could include outdoor fitness equipment, pedestrian walking path, and benches. **\$1,000,000**

Georgetown Park Development. This project will create a neighborhood park to fill an unmet need in the Georgetown neighborhood in the North Ward. Possible park amenities could include a playground, walking path, and benches. **\$800,000**

Hanes Park Phase II. This project will complete the second phase of improvements to Hanes Park. Phase I is currently underway. Phase II will include renovating the Joe White Tennis Center and soft and hard surface tennis courts. A change order to the Phase I contract, totaling

\$500,000, has already been approved for construction of the overlook at Wiley Middle School, leaving \$1,670,000 available for Phase II improvements. **\$1,100,000**

Quarry Park Phase II. This project provides for further development of Quarry Park. Phase I of park development was funded as part of the 2014 bond referendum. New amenities planned for Phase II include expanded infrastructure (playground, lighting, pedestrian seating/shade, water fountains, etc.), expanded parking, picnic pavilions (shelters, tables, grills, etc.), and security improvements. **\$3,100,000**

Salem Lake Park Phase II. This project provides for further development of the Salem Lake Park property. This phase of work will include improvements and repairs along the lakeshore, including replacing the shoreline bulkhead, demolishing and replacing the lakefront pavement and amenities, constructing a new boat ramp, and replacing the storage shed. Other improvements include constructing picnic shelters and pedestrian seating at The Point and installing a motorized exit gate. **\$3,000,000**

Washington Park Renovation. A master plan was recently completed for Washington Park. The 2018 bonds will address the highest priority needs, including improved pedestrian paths, renovated picnic shelters, restroom improvements, new driveway off Broad Street, and improved lighting. **\$1,500,000**

Winston Lake Park Phase II. This project provides for further development of Winston Lake Park. Phase I of renovations and improvements to the park was funded as part of the 2014 bond referendum. New amenities and renovations planned for Phase II include dam repairs, new restroom facilities, a lakefront walking trail, and improved fishing facilities. Parking improvements may be included if funds are available. Winston Lake Rd will be resurfaced as part of the annual resurfacing contract. **\$4,000,000**

WR Anderson Gym Renovation. This project will provide for indoor basketball court resurfacing and expanded seating, along with other potential renovations of the gymnasium at William R. Anderson Recreation Center. Resurfacing the gym floor will reduce annual maintenance costs associated with the current surfacing and keep the court usable for citizens. Expanded seating will also provide enhanced service and accessibility to the surrounding community. Any remaining funds will be used for other renovations including painting, new backboards and rims, lighting improvements, or other upgrades. **\$500,000**

Total Parks & Recreation **\$15,000,000**

HOUSING

757 North. Funds for this project were used to construct 115 units of multifamily rental housing at 757 North Chestnut Street. One-quarter (29 units) are set aside as workforce housing. **\$600,000**

New Hope Manner. Funds for this project were used to acquire a 120-unit rental development, demolish six buildings that were beyond repair, and rehabilitate 84 units of rental housing for families. **\$1,600,000**

Ridgewood Place. Funds for this project are provided to construct single-family homes for homeownership in the Ridgewood Place subdivision. Funds may be used for construction loans to build houses and homebuyer assistance to the buyer to increase affordability. **\$650,000**

Transforming Urban Residential Neighborhoods. Funds would be available to provide additional financial assistance to rehabilitate single-family, owner-occupied, or investor-owned properties that must be located in the targeted focus area within Neighborhood Revitalization Strategy Area (NRSA), have an active Neighborhood Association currently listed with the City, and leverage private dollars.

\$2,505,000

Total Housing

\$5,355,000

ECONOMIC DEVELOPMENT

Hydroponics/HOPE. Goler Community Development Corporation will work with the City to develop a hydroponics/aquaponics job training facility. The facility's objectives include training and employing hard to place individuals, providing fresh fruits and vegetables to a food desert in the community, providing a sustainable economic development investment in an underserved area, establishing an entrepreneurial center that provides opportunities, and creating a healthy nutrition center for the community where individuals receive training to grow, process, and prepare the food.

\$1,900,000

Merschel Plaza. This projects addresses several elements that serve to benefit the public including significant enhancements to public recreation space, several enhancements to the public infrastructure, and the construction of a public alleyway and restroom.

\$3,000,000

Revitalizing Urban Commercial Area (RUCA). Bond proceeds would provide site improvements to businesses in the City's RUCA Program. Funds would be used for improvements, grants, and low-interest loans to small business owners.

\$1,145,000

Union Cross Temple School Road. This project provides for the purchase of 70.5 acres. Since the early 2000's, the City has worked to bring development to the Union Cross Road/Temple Scholl Road area. The City's acquisition of this property would provide for development of one of the last large tracts in the area.

\$3,900,000

Whitaker Park. The project provides infrastructure improvements to the business park.

\$4,000,000

Whitaker Park Akron Drive. This project will assist with the extension of Akron Drive through Whitaker Park to connect with Shorefair Drive. This public road will provide access to developable parcels in Whitaker Park as well as provide a critical transportation link between Akron Drive and Shorefair Drive.

\$1,250,000

Total Economic Development

\$15,195,000

Total General Obligation Bond Projects

\$65,505,000