

Dreamland Park
Neighborhood Transformation
Plan
Winston-Salem, North Carolina

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University

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Winston-Salem

Table of Contents

TABLE OF CONTENTS

ACKNOWLEDGEMENTS 4

INTRODUCTION 6

EXECUTIVE SUMMARY 7

BACKGROUND & CONTENT 9

RESIDENT VOICE - SUMMARY 20

VISIONING..... 27

SITE ANALYSIS..... 33

CONCEPTUAL DESIGN..... 44

IMPLEMENTATION & RECOMMENDATIONS..... 56

APPENDICES..... 66

REFERENCES..... 145

List of Maps

Map 1. Conceptual Design for Dreamland Park 45

Map 2. New Historic Dreamland Park – Area 5 46

Map 3. New Historic Dreamland Park – Area 2 47

Map 4. New Historic Dreamland Park – Area 1 50

Map 5. New Historic Dreamland Park – Area 3 51

List of Tables

Table 1. Top Selling Points 25

Table 2. Dreamland Park Parcel Study Data Points..... 34

Table 3. Area 1 60

Table 4. Area 3 61

Table 5. Area 4..... 62

Table of Contents

List of Figures

Figure 1. *Dreamland Community Meeting* 6

Figure 2. *Pilot Meeting*..... 7

Figure 3. *Home in Dreamland Park Community* 9

Figure 4. *Neighborhood Amenities* 23

Figure 5. *Social Imperatives* 26

Figure 6. *Economic Imperatives*..... 26

Figure 7. *Dellabrook Road*..... 36

Figure 8. *Emerald Street* 37

Figure 9. *Douglass Street* 38

Figure 10. *Eldora Street* 39

Figure 11. *Booker Street* 40

Figure 12. *Dunbar Street*..... 41

Figure 13. *Attucks Road* 42

Figure 14. *Brushy Fork Creek* 43

Figure 15. *Streetscape Improvements* 52

Figure 16. *Community Green Spaces* 53

Figure 17. *Community Kids Play Yard Spaces* 54

Figure 18. *Community Garden Spaces* 54

Figure 19. *Brushy Fork Creek 2* 55

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Upper Room Church of God In Christ
Dreamland Park Baptist Church

Introductions

❖ INTRODUCTION

According to the book “Winston-Salem’s Architectural Heritage” by Heather Fearnbach, in April of 1920 fifty-four acres were purchased for the development of the Dreamland Park sub-division comprised of affordable Bungalow single-family housing units, many of which still populate the community. In 2020, the neighborhood has gone through traumatic social, economic, and environmental challenges as well as an under-investment strategy from the City and business stakeholders.

The Winston-Salem Recreation and Parks Department invested significant resources over the last few years to address these issues with the development of several master plan initiatives such as the Cleveland Avenue Revitalization Plan, Winston Lake Master Plan, and East-End Master Plan. These master plans once complete will change the entire community into a vibrant sustainable community.

Dreamland Park is another community embarking on a revitalization agenda to revitalize itself to embrace the City and federal government efforts that are transforming other parts of the City. These efforts will assist in transforming Dreamland Park and the surrounding new Walkertown Road and 14th Street neighborhood from neighborhoods into social, economic, and environmentally safe communities of the future for existing and future residents.

Figure 1. Dreamland Community Meeting



North Carolina Agricultural and Technical State University (NCATSU) has put together a community-led and driven revitalization process, which is addressing a new vision for the neighborhood. We are identifying numerous needs, opportunities, challenges, and

Executive Summary

implementation strategies that promote green living, energy efficiency, environmental air quality, social interaction, and economic sustainability. Dreamland Park is situated in a prime location with many community amenities that are attractive to homeowners, children, adults, senior citizens, and businesses. Dreamland Park Neighborhood Association is committed to transforming its community from our plans into a reality.

❖ NEIGHBORHOOD REVITALIZATION PILOT

To assist the community with its challenges for revitalization and to embrace other masterplan efforts, a pilot project was just funded to develop neighborhood revitalization plans for the Dreamland Park and Columbia Heights Extension/Skyline Village Communities. It was funded by the Winston-Salem City Council and administered through Habitat for Humanity of Forsyth County to facilitate a planning process that engaged residents in identifying a vision for the future of the neighborhood, setting goals, and outlining strategies for implementation.

Faculty from NCATSU in partnership with the City of Winston-Salem and Habitat for Humanity of Forsyth County collaborated to support the redevelopment, greening, and sustainability of the Dreamland Park Neighborhood. This grant is conducted by faculty in the Built Environment Department in the College of Science and Technology, College of Engineering, and the College of Education at NCATSU.

Figure 2. Pilot Meeting



Executive Summary

❖ OUTCOMES

The NCATSU team conducted a series of workshops with members of the Dreamland Park Neighborhood, representatives of City staff, Forsyth County Habitat for Humanity, Council Member Annette Scippio, Representatives of Neighbors for Better Neighborhoods, Communities United for Revitalization and Engagement (CURE), and United Way of Forsyth County also attended some of these meetings. See the SEED report for a schedule of these meetings.

In the early workshops, the neighborhood members reviewed the opportunities and challenges facing the neighborhood. These discussions revolved around the sustainable development focus areas of environmental, economic, and social imperatives. The groups assessed community needs and assets. Through these discussions several themes emerged including the following:

- Safe Space and Safety
- Economic Amenities
- Community Connectivity
- Community Pride
- Infrastructure
- Community Programs
- Community Facilities

❖ RECOMMENDATIONS

During the later workshops, a vision for the neighborhood emerged that has two elements the Old Historic Dreamland Park and the New Historic Dreamland Park. Old Dreamland Park is the southern area of the neighborhood that consists of family homes that are either owner-occupied or rented. There are few vacant lots where infill new homes are proposed.

Background & Content

Figure 3. Home in Dreamland Park Community



The Curb Appeal Project has been proposed for this area. A major concern raised by the neighborhood residents is the need for additional affordable rehabilitation programs for existing homes. The extent of requested work exceeds the capacity of existing programs conducted by the City of Winston-Salem and other local organizations. In response to this condition, the following recommendations are offered:

- Provide education sessions for members of the neighborhood that explain existing housing rehabilitation programs offered by the city and other organizations. These would include what work is eligible, program requirements, program benefits, and the typical schedule for individual projects.
- There is a current discussion of additional support for housing rehabilitation from both the state and federal government in both cases the executive branch has proposed funds in the budget for these incentives. It is not clear what the legislatures will do. The recommendation is for the City of Winston to track these initiatives.
- Consult with the Development Office, a division of the City’s Community and Business Development Department to identify available City assistance programs.

The New Historic Dreamland Park is the northern section of the neighborhood. It has many lots that have earlier plats but have never been developed. The neighborhood vision for New Historic Dreamland Park focuses on the opportunity to build new homes with associated

Background & Content

infrastructure improvements. This section of the neighborhood has several topography issues and the need to complete Eldora Street Road construction to meet this opportunity.

The NCATSU team presented several design options to neighborhood members. The members selected Concept “C” as the preferred option. This concept provides for 55 new homes in the three blocks that comprise this area. Each block includes a green space with amenities to be shared with the entire neighborhood. A fourth green space is proposed to be a wilderness walk along the banks of the Brushy Fork Creek which borders the north and east edge of this part of the neighborhood. The total cost for the new homes, infrastructure improvements, and green space amenities for New Historic Dreamland Park is estimated to be \$26 million. This amount is based on the conceptual design and will be modified by the more in-depth analysis associated with the actual development plan by others. This will be a major undertaking for the neighborhood and the City of Winston-Salem. Recognizing this the following recommendations are offered:

- A consulting group be hired to manage several aspects of this project
- This group would be responsible to do the following:
 - Work with City staff to determine what City funds are available to support the infrastructure cost for this project.
 - Identify potential sources of construction and permanent financing for the project.
 - Work with City staff to identify and pursue grants and/or loans from the government, foundations, and corporate sources.
 - Solicit proposals and contracts with qualified design teams of architects, engineers, and land planners to develop the concepts in this plan.
 - Solicit bids and contracts with general contractors for site work and the green space for the project.
- Communicate and coordinate with the Dreamland Park Neighborhood Association on the progress, planning, and schedule of the project.
- The implementation team shall avail themselves of the following resources to provide for energy efficiency and the use of solar energy in the construction of the proposed new homes.
 - The use of SystemVision™ by Advanced Energy to achieve energy efficiency for all new home construction. For more information refer to <https://systemvision.org/>
 - The use of homebuilders that are certified as Energy Star Builders by the Environmental Protection Agency. For more information refer to <https://www.energystar.gov/partnerresources/partnerlocator>

Background & Content

- Contact Duke Energy to identify incentive programs they have for energy-efficient and green new home construction. For more information refer to Duke Energy Smart \$aver Program, <https://www.duke-energy.com/home/products/smart-saver>
- Building designers and contractors consider the use of several energy efficiency technologies that are emerging onto the market. These include Structural Insulation Panels (SIPs) and modular home construction.

- The implementation manager shall research programs to provide photovoltaic (PV) panels for low to moderate
- households in North Carolina. Contact with Advanced Energy and the pending NC Clean Energy Fund will provide updates on the progress of these programs.
- Building designers and contractors consider the use of solar energy technologies that are emerging onto the market. These include solar shingles and power walls.
- Solicit bids and contract with homebuilders for the construction of new homes.
- Communicate and coordinate with the City staff on the progress, planning, and schedule

The NCATSU Team appreciates the opportunity to have worked with all members of the visioning and design teams from the neighborhood and the City of Winston-Salem on this project. We thank the City Council for their consideration of the findings and recommendations in this report. We look forward to the benefits to the Dreamland Park neighborhood in response to this effort.

How to use this document

This document contains information gathered during information sessions, design charrettes, and steering committee meetings with Dreamland Park residents and stakeholders. The contents of this report are to be used to contribute to the final neighborhood design implementation. They should not be used for any other purpose.

Background & Content

A guiding principle of this planning process has been that revitalization of a neighborhood is aided by examining its opportunities and challenges through the lens of Social, Economic, and Environmental Imperatives. This grant will emphasize the use of The Triple Bottom Line (TBL):<http://www.ibrc.indiana.edu/ibr/2011/spring/article2.html>

❖ ENVIRONMENTAL IMPERATIVES

Environmental variables should represent measurements of natural resources and reflect potential influences on their viability. It could incorporate air and water quality, energy consumption, natural resources, solid and toxic waste, and land use/land cover. Ideally, having long-range trends available for each of the environmental variables would help organizations identify the impacts a project or policy would have on the area.

❖ ECONOMIC IMPERATIVES/MEASURES

Economic variables ought to be variables that deal with the bottom line and the flow of money. It could look at income or expenditures, taxes, business climate factors, employment, and business diversity factors. Specific examples include (but are not limited to):

- Personal income
- Cost of underemployment
- Establishment churn
- Establishment sizes
- Job growth
- Employment distribution by sector
- Percentage of firms in each sector
- Revenue by sector contributing to gross state product

❖ SOCIAL IMPERATIVES

Social variables refer to social dimensions of a community or region and could include measurements of education, equity and access to social resources, health and well-being, quality of life, and social capital. Examples are listed below (but are not limited to):

- Unemployment rate
- Female labor force participation rate
- Median household income
- Relative poverty
- Percentage of population with a post-secondary degree or certificate
- Average commute time

Background & Content

- Violent crimes per capita
- Health-adjusted life expectancy

These imperatives were key to the community discussions and decisions of the members of the Dreamland Park planning team. It offered the basis for the following objectives and strategies of the project:

The objectives of this project are to:

- Encourage current urban neighborhood residents to engage each other through a community-driven greening, sustainability, and revitalization effort.
- Provide a pathway for children and parents to sustain their neighborhoods through community engagement.
- Provide opportunities for private industry and philanthropic organization sponsorships to engage and invest in urban neighborhoods.
- Establish education and training programs about the built environment and sustainability (mentorships, workshops, symposia, and internships).
- Develop a sustainable, healthy, safe, and environmentally friendly environment neighborhood revitalization model, which will continue after the end of this proposal period.



The strategies of this project are to:

- Make this revitalization project a community and resident-led initiative through various workshops and surveys.
- Establish a coalition of businesses, nonprofits, institutions, city, county, and researchers.
- Empower residents with resources to sustain their neighborhood.
- Empower residents with resources to transform their neighborhoods.
- Ensure this revitalization aligns with Winston-Salem City and County housing needs assessment study, Legacy 2030 Update Planning Guide, and the East-Northeast Area Plan Update Guide.

Background & Content

The places where people live, work, and socialize have gained attention as sources of poor health and persistent disparities in low-resource communities. One aspect of the place is neighborhood blight – where it is dilapidated, and run-down spaces and buildings are often concentrated in low resources neighborhoods. Blight does not affect all neighborhoods or populations equally, either. Black residents of cities are disproportionately affected by the concentration of potentially contaminated, tax delinquent, or vacant properties. Low-income neighborhoods are also more vulnerable to increases in property abandonment and blighted properties after natural disasters.

Some of the key identifiers of blight are as follows:

- Blight predominantly affects neighborhoods where marginalized populations live, and anti-blight policies, which focus on downtown economic development, often ignore or fail to adequately address the socio-economic conditions of the residents who live in blighted areas.
- Residents in blighted areas are politically, economically, and socially marginalized and exposed to greater-than-average safety and environmental contamination issues.
- Blighted places also have low levels of employment opportunities.
- Youth violence also persists at high rates in blighted neighborhoods.
- Blighted neighborhoods do not typically have strong social networks and have greater needs for city intervention with services.
- Even when blighted neighborhoods have strong social ties, the residents who live in these places often possess little political power.
- Neighborhood physical conditions have been associated with illness and may partially explain persistent socioeconomic disparities in the prevalence of psychological stress and poor physical health.

Like many cities in the U.S. South, Winston-Salem, located in central North Carolina, is experiencing a small renaissance. This former factory town, once full of bustling tobacco warehouses and textile mills, is being repurposed as a high-tech, 21st-century city. Unique public-private partnerships are breaking the mold with new developments like the Wake Forest Innovation Quarter. Investment in redevelopment is spurring renewed interest and growth in the city's downtown district. The city's arts and cultural scene are even attracting visitors and new residents from both near and far (Cleveland Avenue Neighborhood Revitalization Plan, 2016).

A continued theme in many small and large towns and cities is the intentional segregation of African American neighborhoods. Intentional segregation is an unwritten policy by politicians to use infrastructures such as railroads, streets, highways, and undesirable land to segregate

Background & Content

marginalized populations. This form of intentional segregation in most cases decimates an otherwise sustainable community. We must therefore understand suppressed American history. “Today’s residential segregation in the North, South, Midwest, and West is not the unintended consequence of individual choices and of otherwise well-meaning law or regulation but is the result of unhidden public policy that explicitly segregated every metropolitan area in the United States.”

The policy was so systematic and forceful that its effects endure to the present time. Segregation by intentional government action is not de facto. Rather, it is what courts call de jure: segregation by law and public policy”. The Intentional Segregation of America’s Cities, Richard Rothstein <https://www.aft.org/ae/spring2021/rothstein>

Under President Warren G. Harding in 1921, Secretary of Commerce, Herbert Hoover, established the federal guidelines requiring zoning ordinances nationally. Shortly thereafter, the National Association of Real Estate Boards adopted a code of ethics that stated: “A realtor should never be instrumental in introducing into a neighborhood ... members of any race or nationality ... whose presence will clearly be detrimental to property values in that neighborhood.” The Intentional Segregation of America’s Cities, Richard Rothstein <https://www.aft.org/ae/spring2021/rothstein>

Cities and local politicians began the systematic and intentional segregation policies using railroad tracks, streets, creeks, flood plains, marshlands, sports facilities, severely sloped sites, highways, landfills, industrial sites, airports, and other infrastructure construction by imposing zoning ordinances. Many zoning ordinances were specific in allowing African American neighborhoods to build and operate non-residential single-family housing such as tavern halls, beer, wine, and alcohol stores, various types of nightclubs, and prostitution establishments, but prohibited these activities in white neighborhoods.

East-Northeast Winston-Salem is a direct recipient of intentional segregation dating back to the 1900s. According to the book “Winston-Salem’s Architectural Heritage” by Heather Fearnbach, Dreamland Park in April 1920, 54 acres were purchased for the development of the Dreamland Park sub-division comprised of affordable Bungalow and single-family housing units, many of which still populate the community. Many residents were doctors, educators, lawyers, bankers, tradesmen, builders, factory workers, and farmers.

According to data provided by Habitat for Humanity of Forsyth County, in 2020 there were 116 vacant and abandoned lots, nine vacant lots owned by the City of Winston-Salem, 85 vacant parcels owned by investors, 12-plus lots held by heirs, 10 lots held by owner-occupants, and 30 vacant lots in tax delinquency. Additional data indicated 82 owner-occupied units and 229 investor properties.

Background & Content

Mixed-use buildings populate this community and several of these mixed-use buildings have aged and are not maintained. Some are vacant, and yards are a constant eyesore with overgrowth, weeds, rodents, snakes, and trash. The neighborhood is in a food, retail, and commercial desert and lacks capital improvement of its roads and stormwater management. Many streets flood during heavy rains.

The streets throughout the neighborhood are hazardous to pedestrians. Especially Dellabrook Road, which has become a racetrack from Attucks Street down to New Walkertown Road. Dunbar Street is also troubling. Dunbar Street from Attucks Street to Eldora Street has approximately a 30% grade incline and the grade is so severe few cars can navigate the slope. It is impossible to see any vehicle approaching, and the only solution was to create a series of one-way streets. Residents report literally hating Dunbar Street.

Brushy Fork Creek snakes through the Northern edge of the community along Bowen Boulevard then takes a southeast turn along the Bowen Park Greenway down to New Walkertown Road and points south underneath New Walkertown Road. It is an area of overgrowth and blight. It has a significant slope and influences the community because of its 100-year flood plain that affects lots along Bowen Boulevard and Eldora Street. Residents continue to complain about security issues such as random gunshots and various criminal activities in the Eldora Street and Brushy Fork Creek areas.

❖ DATA COLLECTION

The data collection included:

- Needs Assessment
- Community Assets
- Challenges and Opportunities
- Visioning
- Strategies and Implementation

The data collection schedule is in the Social Economic Environmental Educational Data (SEED) report appendix.

The three imperative-based questions from which the data was gathered with input from residents and from existing data sources at the city, state, and federal agencies are as follows:

- How do residents, investors/owners, the business community, and the faith community envision environmental imperatives, and how do the environmental imperatives influence their neighborhoods?
- How do residents, investors/owners, the business community, and the faith community envision economic imperatives, and how do the economic imperatives influence their neighborhoods?

Background & Content

- How do residents, investors/owners, the business community, and the faith community envision social imperatives and how do the social imperatives influence their neighborhoods?

❖ DATA ANALYSIS

Survey instruments were designed to collect data from residents, investors/owners, the business community, and the faith community. Focus group interview protocols were developed that contain questions for focus group residents and other stakeholders. Qualitative survey data and interview transcripts were analyzed using a qualitative thematic approach. Quantitative survey data is used to describe elements of the economic and social imperatives revealed by the Dreamland Park residents.

❖ WORKSHOPS

- **Needs Assessment**
 - On September 12, 2020, the needs assessment workshop introduced the residents and stakeholders to the Social Imperative and Socially Sustainable Development through a series of speakers and PowerPoint presentations, and handouts.
 - Professor Robert Powell facilitated the breakout sessions and explained how we will conduct the breakout sessions. The theme was “What are the community’s social bones?” The major question was “What things do you want to see improved in our neighborhood?”
 - Dr. Karen T. Jackson introduced our survey instrument called Qualtrics. Qualtrics is a survey instrument that captures survey responses. It is web-based. You do not need to download anything. You can use your smartphone or laptop.
 - The research team developed the following specific Dreamland Park Socially Sustainable variables from this workshop:
 - Residential buildings that define the architectural character of the neighborhood.
 - Residential social behavior that defines community spaces.
 - Buildings in the neighborhood that define the physical environment.
 - Landscape features that define green and natural spaces.
 - Streetscape features that define the historical legacy of the neighborhood.
 - Resident social interaction activities.
 - Cultural heritage indicators of the neighborhood.
 - Neighborhood amenities to sustain the culture.
 - Green spaces that promote healthy living.

Background & Content

- **Workshop Assignments**
 - Residents participated in an independent exercise to identify elements within their community and post pictures and comments on the Dreamland Park Neighborhood Association Facebook Group.
 - The exercise was:
 - Look at the City of Winston-Salem, NC, and determine at least four neighborhoods that could be defined by the “Social Imperative.” Include a minimum of four pictures of the neighborhood that you picked.
 - Give at least four reasons why you picked this neighborhood.
 - Post your findings in the Dreamland Park Neighborhood Association Facebook Group.

- **Workshop # 2-Community Assets**
 - On September 26, 2020, the community assets workshop introduced the residents and stakeholders to the Economic Imperative through a series of speakers and PowerPoint presentations, and handouts.

 - **The Economic Imperative**
 - Economic variables refer to social dimensions of a community or region and could include measurements of education, equity and access to social resources, health and well-being, quality of life, and social capital.
 - The workshop introduced the residents, nonprofits, and city officials to the eight Economic Imperatives that define “Economic Sustainable Development.”
 - The theme for the day was “What things address the economic sustainability of our neighborhood?”
 - Professor Robert Powell facilitated the breakout sessions and explained how we will conduct the breakout sessions.
 - Dr. Karen Jackson introduced our survey instrument called Qualtrics.
 - The research team developed the following specific Dreamland Park Economic Sustainable variables from this workshop:
 - Increase property values
 - Increase property tax base
 - Establish historic architectural residential design criteria
 - Establish landscape neighborhood design criteria
 - Establish streetscape neighborhood design criteria
 - Establish greenspace design criteria
 - Reduce rental property
 - Increase homeownership
 - Eliminate vacant lots

Background & Content

- **Workshop Assignments**
 - Residents participated in an independent exercise to identify elements within their community and post pictures and comments on the Dreamland Park Neighborhood Association Facebook Group.
 - The exercise was:
 - Assign two streets in your neighborhood to a neighbor
 - Take a picture from the beginning of the street (top) to the bottom (end)
 - Describe in your own words what you see
 - Post your findings in the Dreamland Park Neighborhood Association Facebook Group

Resident Voice – Summary

❖ RESIDENTS’ VOICES

Steering committee meeting minutes, needs assessment focus groups, open-ended survey items, and meeting observation data are used to provide this summary. During meetings, we looked to understand how to leverage Dreamland Park’s assets and strengths from the resident’s point of view. It was clear from the beginning, at the kick-off meeting that the history and historical social fabric of the community were of great importance to past and current Dreamland Park residents. For example, Representative Terry shared information about the house her grandfather, George Black, built at 111 Dellabrook Rd. Mr. Black’s home and brickyard were listed on the National Register of Historic Places as being of national significance, not only due to the reputation of Mr. Black but also as it regards the history of the brickmaking industry. A historic marker was placed at the George Black House in 2007 as part of the City of Winston-Salem’s Historic Marker Program. Today, the George Black House is the subject of plans currently being prepared to restore the property as a living history interpretative site.

❖ DREAMLAND PARK RESIDENT-DRIVEN THEMES

- **Space & Safety**

Residents noted a perception in the neighborhood that police are understaffed. Their desire to have more communication when police officers come through the neighborhood resonates with the safe space and safety concerns theme (32% of resident conversation). Other resident concerns related to safety include vacant property, safety, speeding, gunfire, drugs and prostitution, missing sidewalks, and lack of landscaping. Things they feel could improve safety in addition to building relationships with law enforcement (“know your police captain”) are installing speed bumps, installing public and private security cameras that track speeding, and improving green spaces, park areas, and areas for walking and running. Residents’ desire for more homeownership and fewer rentals in the neighborhood is also linked to the need for safe space. Some residents spoke of a way to register to receive emails and texts from police. Residents were concerned that the smells, wild animals, toxic chemicals, overgrown trees, and grass contributed to perceptions that the neighborhood is not a safe space. These nuisances coupled with vacant and burnt-out properties, speeding cars, and loud music—especially at night —further contribute to the creation of an unsafe feeling environment. When you add the random gunfire, drug addicts approaching people in front of their homes, fireworks, loose dogs, and traffic issues, it becomes evident why residents reported not feeling safe even walking to local businesses. Residents wondered how improving communication between each other and with law enforcement agencies as well as establishing neighborhood norms for behavior could help to reduce and/or reverse some of the safety concerns.

Resident Voice – Summary

- **Economic Amenities**

Residents see the feeling of home, churches, parks, recreation areas, and neighborhood walking spaces as economic amenities (22% of participant conversation) worth keeping. They also see making homeownership a priority and making homes more affordable as strategies for raising the economic attractiveness of their community. Residents also believe that the legacy of family property, long neighborhood history, and the fact that some homes have historic architecture and some property owners own multiple properties are economic community assets. The residents listed five churches and seven businesses in the community as assets. The compactness of the community, the topography, and the land available for gardens and beautification were additional amenities noted by residents.

- **Community Connectivity**

Building community in the neighborhood was a desire for some residents. Some noted that after integration people did not come back, and there is a desire to “get people who want to, to come back.” Dreamland Park residents see community connectivity (21% of resident conversation) as a necessary component of revitalizing their neighborhood. Ensuring that they are accepting and welcoming to everyone was juxtaposed against the apparent need to have better communication between neighbors. Someone said, “Residents aren’t connected [the] community is not a neighborhood.” During these conversations, they were able to voice their concerns about the growing gaps in communication because of the age/generation gap and language barriers. Some residents feel that there are constant transients in the neighborhood that do not associate or communicate with the larger stable residential community. Residents attending these meetings mentioned a desire to have unity and to be comfortable expressing their cultures and values and allowing others to also express their own. They wondered if planned social gatherings/cookouts, neighborhood association meetings, and church involvement would improve communication between residents with one another and resident owners with resident renters.

- **Community Pride**

The taking pride in the community and attractive properties theme (21% of resident conversation) includes residents’ belief that there is a need to focus on yard beautification. They point out that sidewalks and landscaping are missing. There is also an expression that there is a need for a “renters’ rights” policy that includes expectations for property upkeep. Improvement is needed in green spaces and park areas, and residents would like to see areas designated for walking/running. There is a great desire to promote homeownership and to see fewer rentals. Some residents

Resident Voice – Summary

suggest that there could be some incentives to move renters into homeownership. Other suggestions residents have for improving their neighborhood that demonstrate their desire to keep their neighborhood attractive include affordable housing repair assistance and youth grass cutting service. The desire to have more home improvements, upkeep of vacant properties and rental properties, traffic controls, and design assistance overlap with the pride they have in their community and some of what they see as needed to improve the economic conditions of their community.

- **Infrastructure**

A need for yard beautification, sidewalks, landscaping, the prevalence of rental property, and addressing the water system was indicated by the neighborhood infrastructure issues theme (10% of resident conversation). While abandoned houses, vacant property, traffic problems, and the lack of a renter’s rights policy were on the list for other themes residents also see as contributing to the neighborhood infrastructure challenges.

- **Community Programs**

Dreamland Park residents were concerned about the need for people in the neighborhood to build skills and wondered if community programs (5% of resident conversation) could be brought in to fill some of these needs. Neighborhood norms for behavior, working with young people, and collaborative learning for everyone were solutions offered to address the lack of community programs.

- **Community Facilities**

Residents noted access to community facilities (8.72% of resident conversations) such as the presence of multiple churches, a health center, and a quick stop grocery, but wondered if the lack of access to more modern and relevant facilities would deter people from moving into Dreamland Park. The missing sidewalks, lack of transportation assistance, roads in need of pavement, and streetlights were also reasons residents cited that they think will deter people from choosing Dreamland Park as a place to reside. Having access to a park within the neighborhood, the recreational areas along New Walkertown Road and consideration of businesses necessary for daily living to move to the area were ideas residents had for enticing people to move to Dreamland Park. It is to be noted that currently there is a recreation center, athletic fields, a fitness course, trailheads, WSTA bus stops, walking trails, and/or greenways within a half-mile radius of the neighborhood.

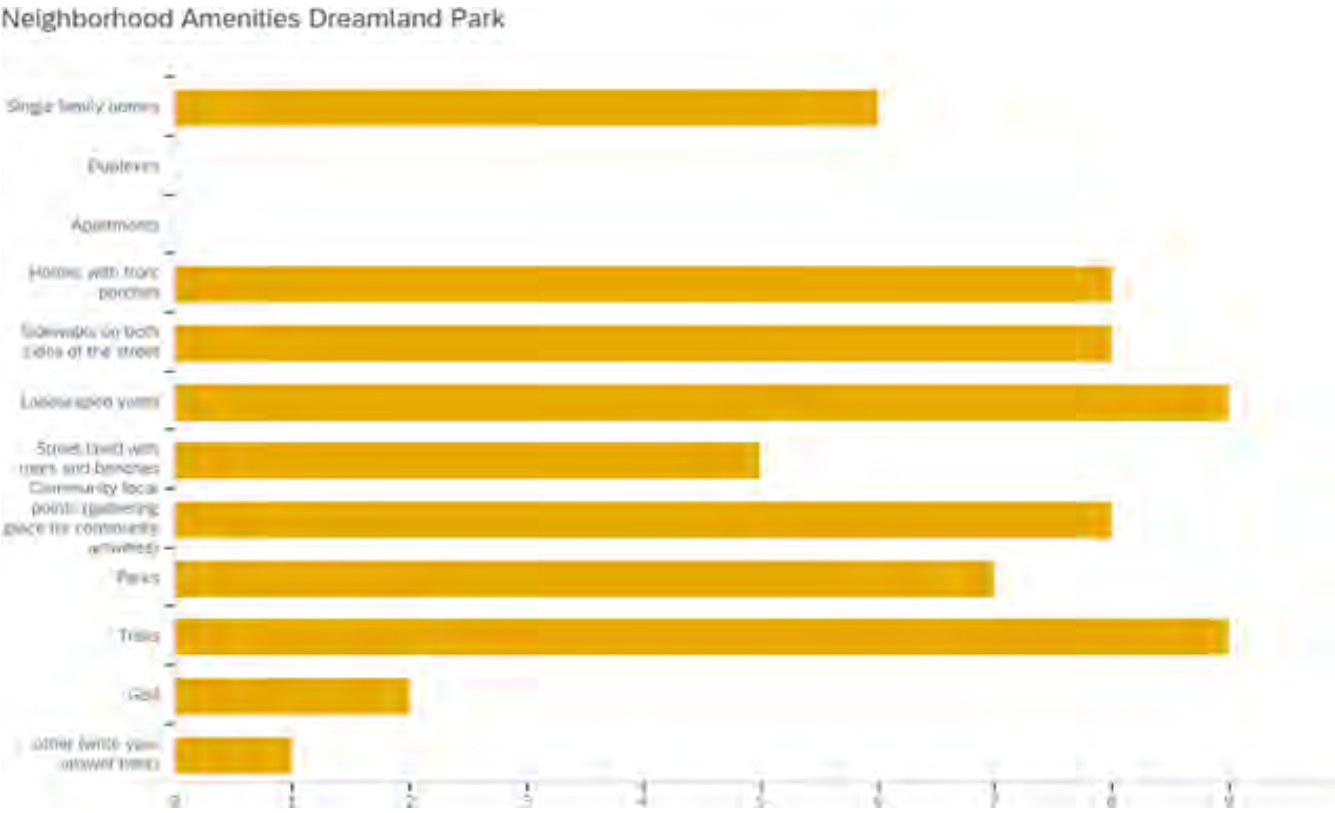
Resident Voice – Summary

❖ QUANTITATIVE SURVEY DATA ANALYTICS SUMMARY

The summary includes descriptive data from surveys completed by Dreamland Park residents, business, and faith community stakeholders.

The residents were given the list of neighborhood amenities recommended in the East-Northeast Area Plan and asked to pick the one they felt will attract new homeowners (and/or renters) to the neighborhood. The graph below shows residents’ responses. Landscaped yards and trails top the list of amenities followed by sidewalks on both sides of the streets, homes with front porches, and community focal points (gathering places for community activities).

Figure 4. Neighborhood Amenities



Other amenities residents added to the list include:

- More innovative businesses
- More lighting
- Home improvement
- Growth opportunities, safety, promising schools

Resident Voice – Summary

- Nicely kept homes
- Feeling of safety and ability to prosper/grow and grow a family
- Family restaurants, laundry/dry cleaners
- Community gardens
- Strong Homeowners Neighborhood Association

❖ THINGS THAT WILL NOT ATTRACT NEW HOMEOWNERS

When asked to list the top 5 things that will NOT attract new homeowners to the neighborhood, Dreamland residents listed many of the same things identified during community workshops such as vacant properties and yards, dilapidated/"raggedy" and vacant houses, overgrown lawns, cars parked on lawns, broken street lights, dogs not on a leash, shootings, unsightly characters (drug addicts, dirty/aimless looking people walking the street), thoughts of/perceptions of unsafe environments, and trash.

❖ REASONS TO RETURN TO DREAMLAND PARK

The top reasons former Dreamland residents gave that would entice them to return include the opportunity presented by the neighborhood revitalization, potential for growth, nice place to raise a family, sense of belonging/ownership, feeling of safety, and warmth of the people. Other enticements include clean appearance, landscaping, good lighting, quiet feeling of safety, acknowledgment of the good old days when Dreamland Park was a very good community, not having a mortgage, and being informed about all of the new helpful things that would help retirees to maintain their property from Forsyth County. The desire to have “neighborly neighbors” and for a neighborhood association that would have information on how homeowners and/or renters could get assistance with home repairs when they need it.

Others pointed out that Dreamland Park is unique because it is one of the oldest African American neighborhoods in the city and that the location is great, historic, provides an opportunity for growth, child friendly, close to a rec center, many school options, water park, proximity to downtown, and proximity to the highway.

❖ SELLING POINTS TO MOVE BACK INTO DREAMLAND PARK

The top neighborhood selling points residents said they would mention to a person interested in MOVING into Dreamland Park were good neighborhood for families and walkable neighborhood. The table below shows the top 12 selling points.

Resident Voice – Summary

Table 1. 12 Top Selling Points

Number	Answer	Percentage
1	Pride in ownership	10.87%
2	Neighborhood matches	8.70%
3	Low crime rate	10.87%
4	Great schools	8.70%
5	Outdoor activity choices	6.52%
6	Nostalgia reminds me of back in the day	10.87%
7	Access to medical care	4.35%
8	Good neighborhood for families	13.04%
9	Close to reliable public transportation	8.70%
10	Great shopping and restaurants nearby	2.17%
11	Great nightlife, entertainment	2.17%
12	The neighborhood is walkable	13.04%
	Total	100%

❖ **ARCHITECTURAL CHARACTER**

Some Dreamland Park residents see the value of the historical architectural look and feel (character) of homes and use descriptors such as not "cookie cut" homes and millennium-old style. Other residents see the architectural look and feel as outdated and in many places in need of repair. One resident said it was "a hint of an older glory period" and could be better.

❖ **DESCRIBE YOUR NEIGHBORHOOD**

When residents were asked to describe the Dreamland Park neighborhood for an article in the newspaper, here’s what one resident wrote:

“The Dreamland Park neighborhood takes you back to a place that has been lost in time. The area is mostly quiet with the exception of hearing a lawnmower being pushed over grass, birds singing, and an occasional dog barking. Our little community is close to businesses and Interstate 40 and Highway 52.”

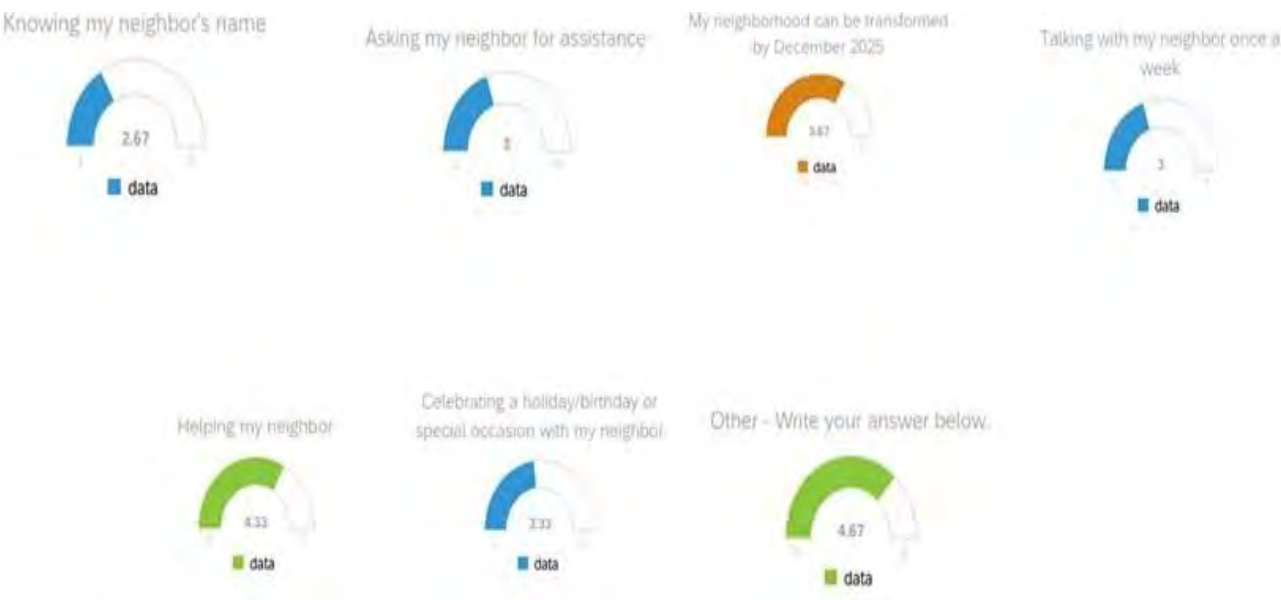
Another resident wrote, “I would say that the neighborhood is starting to realize that social and economic imperatives have to be put in place soon and very soon. There are minor and major repairs to be done which could make this neighborhood a desirable place to live with family and make friends in order to make a comeback as to how nice this neighborhood was at one point.”

Resident Voice – Summary

❖ SOCIAL IMPERATIVE

Residents felt the most important social imperative challenge to overcome was the need to transform relationships with neighbors helping neighbors (mean = 4.33 on a scale of 1 to 6) and (mean = 3.33 on a scale of 1 to 6).

Figure 5. Social Imperative



❖ ECONOMIC IMPERATIVE

Residents said the economic imperative challenge they believed important to transform their belief that your neighborhood can be transformed is “My neighborhood can be transformed by 2025” (mean 3.67 on a scale of 1 to 4).

Figure 6. Economic Imperative



Visioning

❖ CREATING THE VISION

The purpose of Workshops Three and Four was to generate the Vision for the Neighborhood Transformation/Revitalization. In Workshop Three, community members identified architectural elements that would be incorporated into the proposed neighborhood vision. In Workshop Four, a concept for the neighborhood was developed and reviewed. Details of these two workshops follow.

• Workshop Three-Opportunities and Challenges

- On October 3, 2020, this workshop introduced the residents and stakeholders to the neighborhood opportunities and challenges through a series of speakers and PowerPoint presentations, and handouts.
- Workshop number three revealed the following opportunities and challenges:
 - Streetscape
 - Streetlights (architectural)
 - Landscaping
 - Housing Stock
 - Different Architecture Housing Styles



- Associate Professor Dr. Graham, Assoc. AIA facilitated the breakout session.
- **Architectural Styles of Dreamland Park: Historical Background**
 - Our first education component was an introduction to the current residential architectural styles throughout the neighborhood, with discussions by architects supported by handouts of various residential housing styles of the neighborhood. Dreamland Park was developed as an African American sub-division ca. 1900s with streets named for African



Visioning

Americans Crispus Attucks, Booker T. Washington, Paul Laurence Dunbar, Frederick Douglass, Washington Boulevard (now Eldora Street), and Lincoln Boulevard (now Emerald Street).

- The prominent architectural styles are Bungalow (1920s), Duplex styles, and Single-Family houses. The following are architectural residential homes of Dreamland Park in 2020. Some of these homes are still existing from the 1900s and are shown on page 405 in the book “Winston-Salem’s Architectural Heritage” by Heather Fearnbach.

Residents were introduced to the most common architectural styles of this neighborhood which are:

Bungalows: a bungalow is a one-story house, cottage, or cabin. Bungalows are generally small in terms of square footage, but it is not uncommon to see very large bungalows. Bungalows were originally designed to provide affordable, modern housing for the working class.



Cottages: A cottage is, typically, a small house. It may carry the connotation of being an old or old-fashioned building.



Colonial: A Colonial-style home usually has two or three stories, fireplaces, and brick or wood facades.

Visioning

Ranch: A house built on one level and usually in the shape of a long rectangle.



Townhomes: A townhouse or townhome is a single-family home that shares one or more walls with other independently owned units



Duplexes: are side-by-side homes, meaning they share only one wall between two Units. In most cases, the floor plans inside these two homes are mirror images of each other.



- **Workshop Number Four-Neighborhood-Driven Vision**
 - The October 17, 2020 workshop introduced the residents and stakeholders to the neighborhood vision through a series of presentations and handouts. Residents came to a consensus on the vision for transforming their neighborhood into an Old Historic Dreamland Park Neighborhood or a New Historic Dreamland Park Neighborhood.

Visioning

- **Old Historic Dreamland Park Neighborhood**
 - Develop an “Old Historic Dreamland Park Neighborhood.” This “Old Historic Dreamland Park” is a rebranding of the existing Dreamland Park neighborhood. Curb appeal projects will focus on exterior renovations of existing housing stock and landscape features and will build its re-branding from its current African American heritage dating back to the early 1900s. Old Historic Dreamland Park Neighborhood’s vision is to:
 - Re-design the streetscape to reflect the 1900s architectural design and style
 - Re-design the residential curb appeal with appropriate landscaping
 - Exterior residential renovations to reflect the 1900s architectural design and styles
 - Incorporate and integrate green spaces and pedestrian pathways with the Winston Lake Park masterplan extensions
 - Design natural habitat specific plant and bird species through collaboration with Forsyth Audubon and Horticultural Society
 - Limit new rental properties
 - Promote new residential housing on vacant lots

- **New Historic Dreamland Park Neighborhood**
 - Building sustainable neighborhoods requires more livable neighborhoods in our urban areas. New neighborhoods and revitalized older neighborhoods contain a diversity of housing types and people, and access to neighborhood shopping and services, recreational facilities, and educational opportunities. A united effort to address social issues, such as crime, quality of education, and homelessness, has helped to strengthen the relationship between our neighborhoods. With careful planning, appropriate design standards, and citizen empowerment, neighborhoods have become the building blocks of our community. We envision that...the Dreamland Park neighborhood will incorporate community-oriented features, such as front porches, sidewalks, street trees, parks, trails, green spaces, energy-efficient features, community focal points, and nearby services. Residents should enjoy walking to nearby shopping and services, schools, churches, and public open spaces. Various housing types that are suitable for different income levels, family sizes, and tastes are developed to reduce segregated housing patterns and enhance interaction. Increased homeownership is a major feature. This portion of the neighborhood is previously undeveloped and allows

Visioning

for a variety of housing styles that blend with the old historic neighborhood but provide an opportunity for bringing in new homeowners to the neighborhood.

- The New Historic Dreamland Park Neighborhood Vision guidelines are:
 - Design the streetscape to reflect the 1900s architectural design and style
 - Design the residential curb appeal with appropriate landscaping
 - To reflect the 1900s architectural design and styles
 - Incorporate and integrate green spaces and pedestrian pathways with the Winston Lake Park masterplan extensions
 - Design natural habitat specific plant and bird species through collaboration with Forsyth Audubon and Horticultural Society
 - Limit new rental properties
 - Promote new residential housing, mixed-use, mixed-income for townhomes, and condos

❖ HISTORIC PRESERVATION OF DREAMLAND PARK

As stated in The Legacy 2030 Update planning document, page 150, Objective 6: Community Awareness of Historic Preservation: Increase community awareness of, interest in, and support for the preservation of Forsyth County’s historic resources. Encourage collaboration among stakeholders in the historic preservation community to develop and strengthen the effectiveness of historic preservation activities.

The Historic Resources Commission (HRC) promotes community awareness of historic preservation through its two major subcommittees: The Education Committee and the Historic Marker Committee. The City of Winston-Salem, through the HRC’s Historic Marker Committee, recognizes properties, events, and individuals of local historic significance. The program has been highly successful in providing much-needed visibility and recognition of the history, commemorating a wide variety of sites ranging from National Register Historic Districts, like West Salem, to non-designated historic areas such as Happy Hill and the African-American West End Area. Sites of local historical significance, such as The Pond and Odd Fellows Cemetery have also been recognized, as have individual buildings such as schools, industrial buildings, and VISIONING private residences.

The Education Committee develops programs and projects to educate the public about the history of Forsyth County’s built environment. The committee organizes Historic Preservation Month activities, including a lecture series, tax credit workshops, and the Heritage Awards—a

Visioning

program that recognizes individuals, groups, organizations, and businesses active in the preservation, restoration, rehabilitation, and interpretation of our community's architectural and cultural heritage.

The HRC is looking for opportunities to coordinate with local organizations and has recently transferred sponsorship of the Heritage Awards to Preserve Historic Forsyth, a local nonprofit whose mission is to promote, protect, and advocate for historic resources. The Dreamland Park revitalization project intends to partner with Heritage Awards to Preserve Historic Forsyth in our efforts to protect the assets of Dreamland Park.

The revitalization plan takes into account the Winston-Salem City Planning initiatives as outlined in documents prepared by the City-County Planning Board that have identified social, and economic imperatives for Forsyth County and its Towns (which includes all neighborhoods). *The Legacy 2030 Update (2013): www.legacy2030.com is a comprehensive plan for Winston-Salem, Forsyth County, and its Towns, developed by City-County Planning Board, Forsyth County & Winston-Salem, North Carolina; The original East-Northeast Area Plan was adopted in 2008. <https://www.cityofws.org/916/East-Northeast-Winston-Salem>. Developed by City-County Planning Board, Forsyth County & Winston-Salem, North Carolina*

The East-Northeast Area Plan Update (2016) is intended to translate Legacy 2030 policies into more detailed recommendations. Boundaries of this area plan have been modified to include portions of Winston Lake Park and Smith Reynolds Airport.

The Winston-Salem/Forsyth County Housing Study and Needs Assessment (December 2018) is intended "to spur opportunities to confront historical patterns of segregation, as well as evoke a renewed focus on creating inclusive and equitable communities with respect to housing and economic opportunity. This housing assessment identifies current housing conditions and offers a strategic direction for the City to address future needs. It provides the context to understand what has happened over time and recommends strategies, actions, financing, and funding mechanisms to inform effective and appropriate decision-making to both sustain and advance efforts over time." (*Winston-Salem/Forsyth County Housing Study and Needs Assessment (December 2018)*)

<https://www.cityofws.org/DocumentCenter/View/445/Winston-Salem-and-Forsyth-County-HousingStudy-and-Needs-Assessment-PDF?bidId=>

Site Analysis

❖ SITE ANALYSIS

Concurrent with the Community Workshops several design elements are needed. This included Land Use Analysis and Analysis of the Existing Housing

- **Land Use Analysis**

- **Private Property**

In 2017, Habitat for Humanity of Forsyth County with United Way on the Place Matters Initiative initiated a survey of Dreamland Park parcels that reviewed all 378 parcels in the study area and updated for an ownership change, tax delinquency, and other data that may have changed. When this survey was conducted, Habitat had volunteers physically examine every parcel, and conduct a “From the Sidewalk” assessment of the condition of the property and structures and overall block assessments. In September 2020, NCATSU was provided the Dreamland Park parcel study data points for the revitalization planning (see Table 2).

- **City Property**

The land use map provided by the City of Winston-Salem Planning Department indicates the following city-owned property:

- Two (2) parcels located on Dunbar Street
- One (1) parcel located on Booker Street
- One (1) parcel located on Douglas Street
- Two (2) parcels located on Eldora Street, and
- One (1) large parcel located on the north-east along Brushy Fork Creek

- **Other Type**

There are four (4) faith-based properties identified as St. Paul United Methodist Church, Spencer Memorial Christian Church, and Dellabrook Presbyterian Church located on Dellabrook Road with Dreamland Park Baptist Church located on Dunbar Street.

Site Analysis

Table 2. Dreamland Park Parcel Study Data Points

Data Points	Totals	Percentage
Single Family Residence Data		
• Total single-family residence	244	100%
• Total SFR owner-occupied	77	31.6%
• Total SFR investor-owned or rentals	159	65.2%
• Total SFR held by heirs	5+	2.0%
• Total SFR in need of some repair	66+	27.0%
Parcel Data		
• Total parcels in study area	378	100%
• Total parcels held by heirs	17+	4.5%
• Total parcels owner-occupied	96	25.4%
• Total parcels owned by investors	256	67.7%
• Total parcels owned by faith communities	15	4.0%
• Total parcels in significant tax delinquency	45	11.9%
Vacant Parcels of Land		
• Total vacant land parcels	116	100%
• Total vacant land parcels neighborhood owned	1	
• Total vacant parcels investor-owned	85	73.3%
• Total vacant parcels City-owned	9	7.8%
• Total vacant parcels held by heirs	12+	10.3%
• Total vacant parcels held by owner-occupants	10	8.6%
• Total vacant parcels in significant tax delinquency	30	25.9%
Other		
• Total businesses	6	
• Total faith communities	7	
• Total parcels currently in Habitat ownership	1	
• Total parcels Habitat would build on	53 +/-	
• Average age of existing housing	1946 or 74 years	

○ **Commercial Property**

NCATSU scheduled four (4) virtual community business, faith-based, and investor/owner meetings during the COVID-19 pandemic: October 23, 2020, November 6, 2020, November 11, 2020, and November 13, 2020.

Note: community participation was disappointing three businesses participated, two investors/owners participated, and zero (0) faith-based churches participated. Due to a lack of community business, faith-based, and investor/owner participation, the steering committee unanimously agreed to suspend all community business, faith-based, and investor/owner meetings. In November

Site Analysis

2020, NCATSU was instructed by the steering community to proceed with the revitalization planning WITHOUT further participation from the community business, faith-based, and investor/owners. NCATSU is NOT responsible for community engagement.

- **Existing Street Conditions**

- **Dellabrook Road**

Dellabrook Road extends from New Walkertown Road to Attucks Street. It is a long road, which snakes through the neighborhood. It has sidewalks on one side. Sidewalks need repair or replacing. Trees are scattered along both sides of the road. Several trees are diseased or severely damaged due to overhead utility power lines. Some trees are dead, and residents have abandoned these trees, they have become tree eyesores. Dellabrook Road has a high volume of car traffic throughout the day. Multiple accidents occur due to the site lines on the curves, which obstruct drivers' clear view of oncoming traffic. Dellabrook Road attracts speeding opportunities. There is a need for speed control islands along the entire length of Dellabrook Road.

The Emerald Street exit onto Dellabrook Road is a hazard, as cars must try to enter Dellabrook Road while avoiding cars from New Walkertown Road. This entry point onto Emerald Street obstructs views of oncoming traffic. Douglass Street possesses the same traffic flow and clear sightline issues, as does Emerald Street. Douglass Street exits at a curve location on Dellabrook Road. At this curve location, the Douglass Street and Dellabrook Road intersection traffic is obscured to the right. The Dellabrook and Attucks intersection is a driving nightmare. This "y" road configuration is a constant danger to drivers and pedestrians. Turning off Attucks onto Dellabrook requires a hard left turn while looking to your right for oncoming traffic. There is not a yield sign to assist drivers. There is not a pedestrian crosswalk or light to assist pedestrians. Stormwater management is a major concern along Dellabrook Road (see Figure 7).

Site Analysis

Figure 7. *Dellabrook Road*



This "y" road configuration is a constant danger to drivers and pedestrians.



This is a long road, which snakes through the neighborhood.



Douglass Street exits at a curve location on Dellabrook Road.



This entry point onto Emerald Street obstructs views of oncoming traffic.

○ **Emerald Street**

Emerald Street is a long and narrow street, which extends from Dellabrook Road to Eldora Street. There are multiple abandoned lots and buildings. Emerald Street has sidewalks on one side. It is a tree desert street. There are cars parked on both sides of the street, further reducing the street width. Most residential lots have off-street parking driveways, but residents may or may not use their driveways. Many driveways are abandoned. There is a need for speed control islands along the entire length of Emerald Street. Stormwater management is a major concern along Emerald Street with water not running into the stormwater management system causing flooding. Emerald Street dead-ends into Eldora Street. At the end of Emerald Street are woods. Residents complain of trash dumping, gunshots, and vagrants at this dead-end location (see Figure 8).

Site Analysis

Figure 8. *Emerald Street*



Emerald Street from Dellabrook Road



Emerald Street at Dunbar Street



End of Emerald Street at woods



End of Emerald Street at woods

- **Douglass Street**

Douglass Street is a long and narrow street, which extends from Dellabrook Road to Eldora Street. There are multiple abandoned lots and buildings. Douglass Street does not have sidewalks. It is a tree desert street. Several trees are diseased or severely damaged. Overhead power lines zigzag across the entire length of the street and are visible eyesores. There are cars parked on both sides of the street, further reducing the street width. Most residential lots have off-street parking driveways, but residents may or may not use their driveways. Many driveways are abandoned. There is a need for speed control islands along the entire length of Douglass Street. Stormwater management is a major concern along Douglass Street with water not running into the stormwater management system causing flooding. Emerald Street dead-ends into Eldora Street. At the end of Douglass Street are woods. Residents complain of trash dumping, gunshots, and vagrants at this dead-end location (see Figure 9).

Site Analysis

Figure 9. *Douglass Street*



Douglass Street does not have sidewalks. It is a tree desert street.



Residents complain of trash dumping, gunshots, and vagrants at this dead-in location

- **Eldora Street**

Eldora Street is a long and narrow street, which extends from Dellabrook Road to a dead-end at the woods. There are multiple abandoned lots and buildings. Eldora Street has sidewalks on one side from Dellabrook Road to Booker Street. Sidewalks need repair or replacing. Eldora Street does not have sidewalks from

Site Analysis

Booker Street to the end of Eldora Street. It is a tree desert street. Most residential lots have off-street parking driveways, but residents may or may not use their driveways. Many driveways are abandoned. There is a need for speed control islands along the entire length of Eldora Street and stormwater management is a major concern (see Figure 10).

Figure 10. *Eldora Street*



Need for speed control islands along the entire length of Eldora Street and stormwater management is a major concern.

- **Booker Street**

Booker Street is a long and narrow street, which extends from Attucks Street to a dead-end in the woods. There are multiple abandoned lots and buildings. Booker Street has sidewalks on one side. It is a tree desert street. Several trees are diseased or severely damaged due to overhead utility power lines. Overhead power lines zigzag across the entire length of the street and are visible eyesores. There are cars parked on both sides of the street, further reducing the street width. Most residential lots have off-street parking driveways, but residents may or may not use their driveways. Many driveways are abandoned. There is a need for speed control islands along the entire length of Booker Street. Stormwater

Site Analysis

management is a major concern along Booker Street with water not running into the stormwater management system causing flooding (see Figure 11).

Figure 11. *Booker Street*



There is a need for speed control islands.

- **Dunbar Street**

Dunbar Street is a long and narrow street, which extends from Attucks Street to a dead end at the woods. There are multiple abandoned lots and buildings. Dunbar Street does not have sidewalks. It is a tree desert street. There are cars parked on both sides of the street, further reducing the street width. Most residential lots have off-street parking driveways, but residents may or may not use their driveways. Many driveways are abandoned. Dunbar Street is without question, one of the most dangerous streets in this neighborhood. The slope and grading of Dunbar Street are so severe that residents try to avoid driving along Dunbar Street. Many residents have told stories of cars literally flying in the air and being launched into the air because of the severe grades. Cars use Dunbar Street to test driving skills and “burn rubber.”

Site Analysis

Dunbar Street is so dangerous City officials have placed “one-way” traffic routing maneuvers to try to prevent accidents. It is impossible to see any oncoming traffic on Dunbar Street between Eldora Street and Douglass Street. Stormwater management is a major concern along Dunbar Street with water not running into the stormwater management system causing flooding. Any revitalization of Dunbar Street will require a major redesign of this road to accommodate new housing or to create useable green spaces, pedestrian-friendly walking, and bike riding (see Figure 12).

Figure 12. Dunbar Street



Dunbar Street from Attucks Street



Dunbar Street from Eldora Street - view 1



Dunbar Street from Eldora Street - view 2



Dunbar Street Steep Incline from Eldora Street



Dunbar Street Steep Decline from Eldora Street



Dunbar Street Steep Incline from Eldora Street



Dunbar Street Steep Decline from Eldora Street



Steep Decline From Dunbar Street Towards Speed Bump at Booker Street



Traffic Control Concrete Speed Bump and One Way Signs and Stop Street



Dunbar Street Steep Decline from Eldora Street



Steep Decline From Dunbar Street Towards Speed Bump at Booker Street



Traffic Control Concrete Speed Bump and One Way Signs and Stop Street

Site Analysis



Dunbar Street from Booker Street



End of Dunbar Street at Emerald Street

- **Attucks Road**

Attucks Road extends from Bowen Boulevard to East Fourteenth Street. It is a long road, which snakes through the neighborhood. Sidewalks need repair or replacing. Trees are scattered along both sides of the road. Attucks Road has a high volume of car traffic (see Figure 13).

Figure 13. *Attucks Road*



There is a need for speed control islands along the entire length of Attucks Road

Site Analysis



This “y” road configuration is a constant danger to drivers and pedestrians

- **Brushy Fork Creek**

Brushy Fork Creek meanders from Attucks Road alongside Bowen Boulevard then turns south and meanders all the way to New Walkertown Road. Its impact on the Dreamland Park residential area is that land use within the Brushy Fork Creek flood zone is unbuildable. Approximately twenty-five private properties (25) and one city-owned property are impacted. Brushy Fork Creek is not accessible to the public.

Figure 14. *Brushy Fork Creek*



Brushy Fork Creek meanders from Attucks Road

Conceptual Design for Dreamland Park

Between October 2020 and July 2021, the Design Team in cooperation with community input initiated several projects. These included the Neighborhood Curb Appeal Project, the Conceptual Design for the New Historic Dreamland Park, and the Conceptual Design for the Old Historic Dreamland Park.

❖ NEIGHBORHOOD CURB APPEAL PROJECT

Many long-term residents within the neighborhoods have seen their neighborhoods deteriorate over many years. In some cases, over forty years of change in the surrounding areas of a neighborhood has drastically influenced social, environmental, and economic sustainability. Often, municipalities try to improve these at-risk neighborhoods through revitalization plans. These revitalization plans, from an at-risk neighborhood resident's point of view, take too long. To help residents keep their spirits and hopes alive during the revitalization planning periods, interim measures can take place. Such an interim measure for Dreamland Park is the "Dreamland Park Neighborhood Curb Appeal Project."

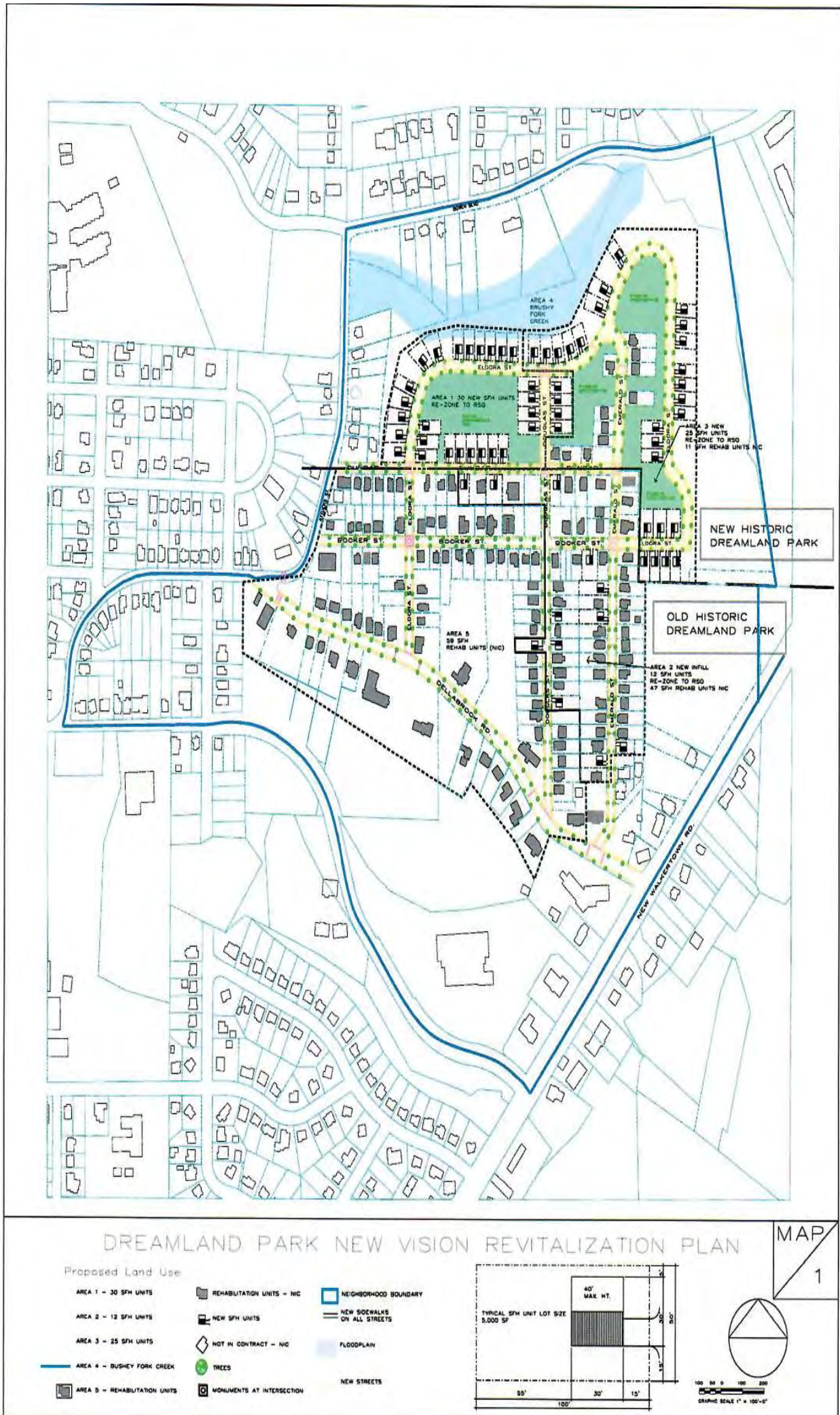
The Dreamland Park Neighborhood Curb Appeal Project originated in the October 2020 Vision workshop as a challenge to the residents and steering committee members. The challenge was to create five to ten residential curb appeal projects throughout different areas of the current Dreamland Park neighborhood. The intent is to "show-and-tell" the neighborhood residents the revitalization plan is actually happening. This effort, spearheaded by the Dreamland Park Neighborhood Association with local professional landscape architects and Julieta T. Sherk, PLA, ASLA, Professor, North Carolina State University, Department of Horticultural Science, College of Agriculture and Life Sciences, with her graduate students, designed landscaping for the residential lots and provided detailed planting guidelines and material lists.

❖ OLD AND NEW HISTORIC DREAMLAND PARK

In Community Workshop Four, it became apparent the neighborhood consists of two areas with very different characteristics: Old Historic Dreamland Park and New Historic Dreamland Park. The following map designates the five areas of the neighborhood. Old Historic Dreamland Park consists of Areas Two and Five. New Historic Dreamland Park consists of Areas One, Three, and Four (see Map 1).

Conceptual Design for Dreamland Park

Map 1. Conceptual Design for Dreamland Park



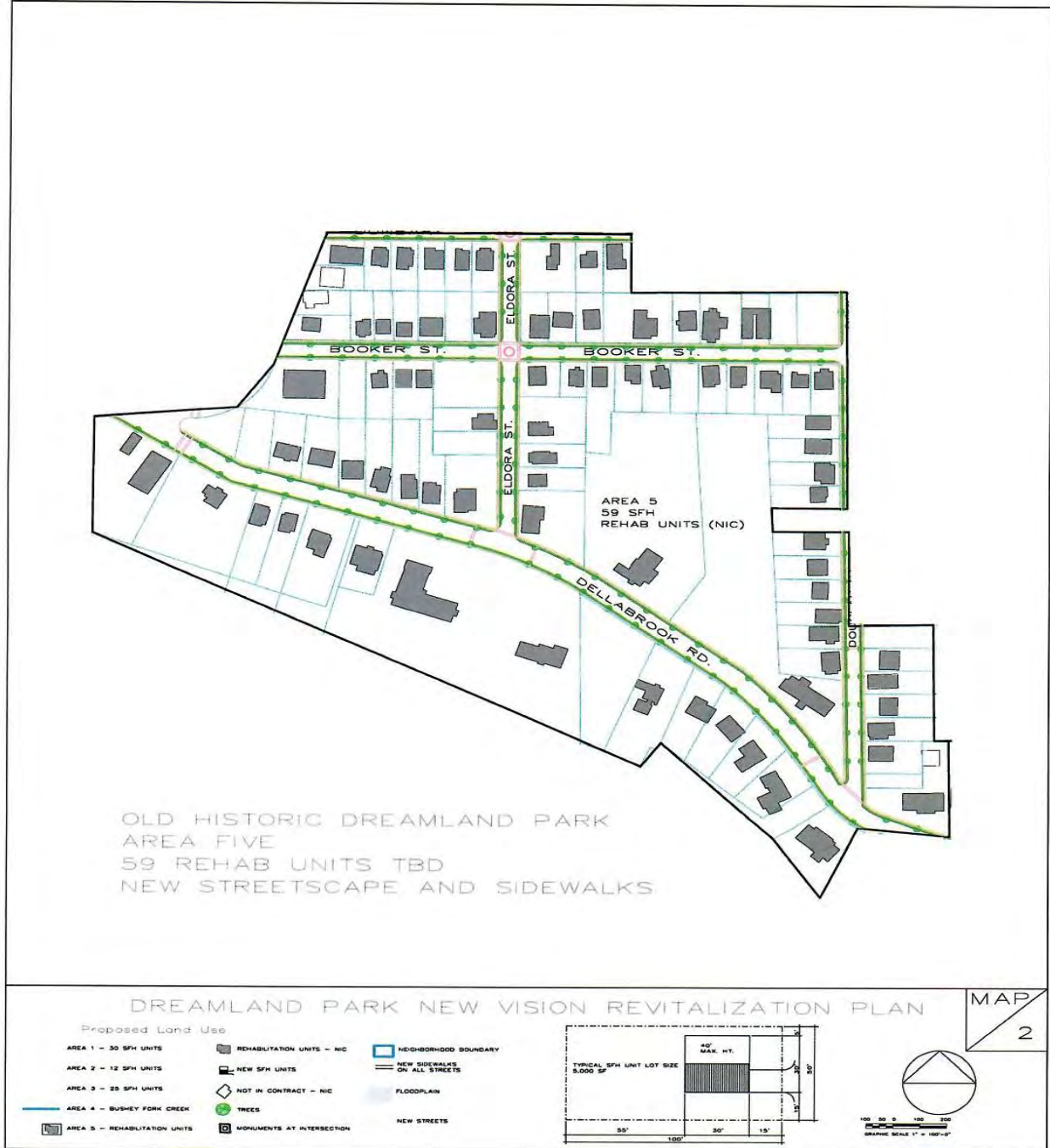
Conceptual Design for Dreamland Park

❖ OLD HISTORIC DREAMLAND PARK

Old Historic Dreamland Park includes the homes and churches in the southern end of the neighborhood. As noted in the Residential Property Analysis the average age of these homes is 74 years and they have a real estate value as estimated by Zillow of between \$15,000 and \$60,000.

Housing data provided by Habitat of Humanity for Forsyth County indicates 378 housing units in the neighborhood. These homes are of solid stock and may be candidates for external and/or internal rehabilitation (see Map 2).

Map 2. New Historic Dream Park – Area 5

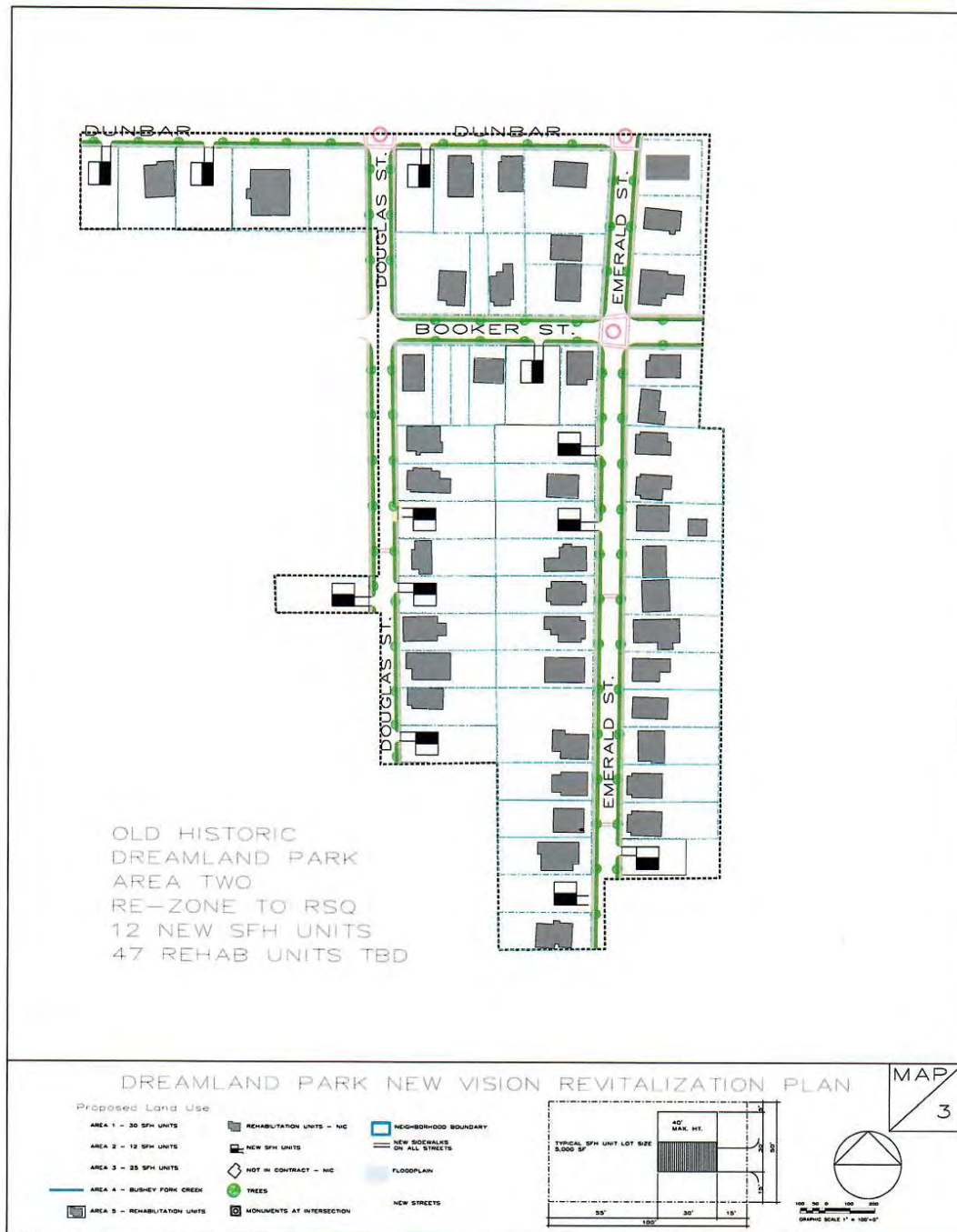


As shown in Map 2, Area 5 has a mix of existing homes and four churches. The 59 homes in this area may be candidates for rehabilitation projects and there are infill lots in Area 5.

Conceptual Design for Dreamland Park

The scope of this project focused on design considerations associated with external work related to the Building Façade treatments that would align with new construction and the Neighborhood Curb Appeal Project. The neighborhood residents have expressed great interest in more extensive building rehabilitation programs. While this effort is outside the scope of this design project, its implementation is a recognized need to be addressed by the appropriate organizations in Winston-Salem. The following concept drawing and table identify the location and characteristics of the infill lots in Old Historic Dreamland Park.

Map 3. New Historic Dream Park – Area 2



As shown in Map 3, Area 2 has 47 homes that may be a candidate for rehabilitation projects. There are 12 vacant infill lots in the section available for new construction.

Conceptual Design for Dreamland Park

❖ INFILL LOTS-OLD HISTORIC DREAMLAND PARK

Map 3 indicates the location of the 12 infill lots in Old Historic Dreamland Park. The location of these lots is as follows: Emerald Street – 4 lots, Booker Street – 1 lot, Douglass Street – 4 lots, Dunbar Street – 3 lots. The recommendation is to build single-family homes on these lots. These houses will be a mix of 2-story, 1,800 sq. ft. homes and 3-story, 2,700 sq. ft. homes. Note: some of these lots do not meet the requirements for R-7 zoning. We recommend that the developer review their proposed use for these sites with the City staff to review if their use can be grandfathered approved and/or if rezoning the lots to RSQ will work better.

❖ NEW HISTORIC DREAMLAND PARK

New Historic Dreamland Park is the northern area of the neighborhood bordering Brushy Creek. It is primarily vacant lots that have long been platted. The streets in this area present several grading problems and, in some cases, the identified roads have never been constructed. The area at the north edge of the neighborhood is the undeveloped area bounded by Brushy Fork Creek. It includes the flood plain associated with the creek. The area on the east edge of the neighborhood is also an undeveloped area that includes the Brushy Fork Creek and its flood plain.

The slope and grading of Dunbar Street are so severe that residents try to avoid driving along Dunbar Street. Many residents have told stories of cars literally flying and launched into the air because of the severe grades. Cars use Dunbar Street to test driving skills and “burn rubber.” Dunbar Street is so dangerous City officials have placed “one-way” traffic routing maneuvers to try to prevent accidents. It is impossible to see any oncoming traffic on Dunbar Street between Eldora Street and Douglass Street.

Between Dunbar Street and Eldora Street, the site has a severe slope. From Attucks Street to Eldora Street is another severe slope. The neighborhood map shows the intent to extend Eldora around existing houses at the northern edge of the neighborhood and then continue along the east edge of the neighborhood connecting to Booker Street. Developing this area will require significant grading and road construction.

Despite these challenges, this area does present an opportunity to build new housing that will blend with the existing homes in Old Historic Dreamland Park and spur economic development throughout the neighborhood. Given these challenges and opportunities, the design team prepared several design concepts for New Historic Dreamland Park. These include Concepts A, B, and C as well as Schemes 1, 2, and 3.

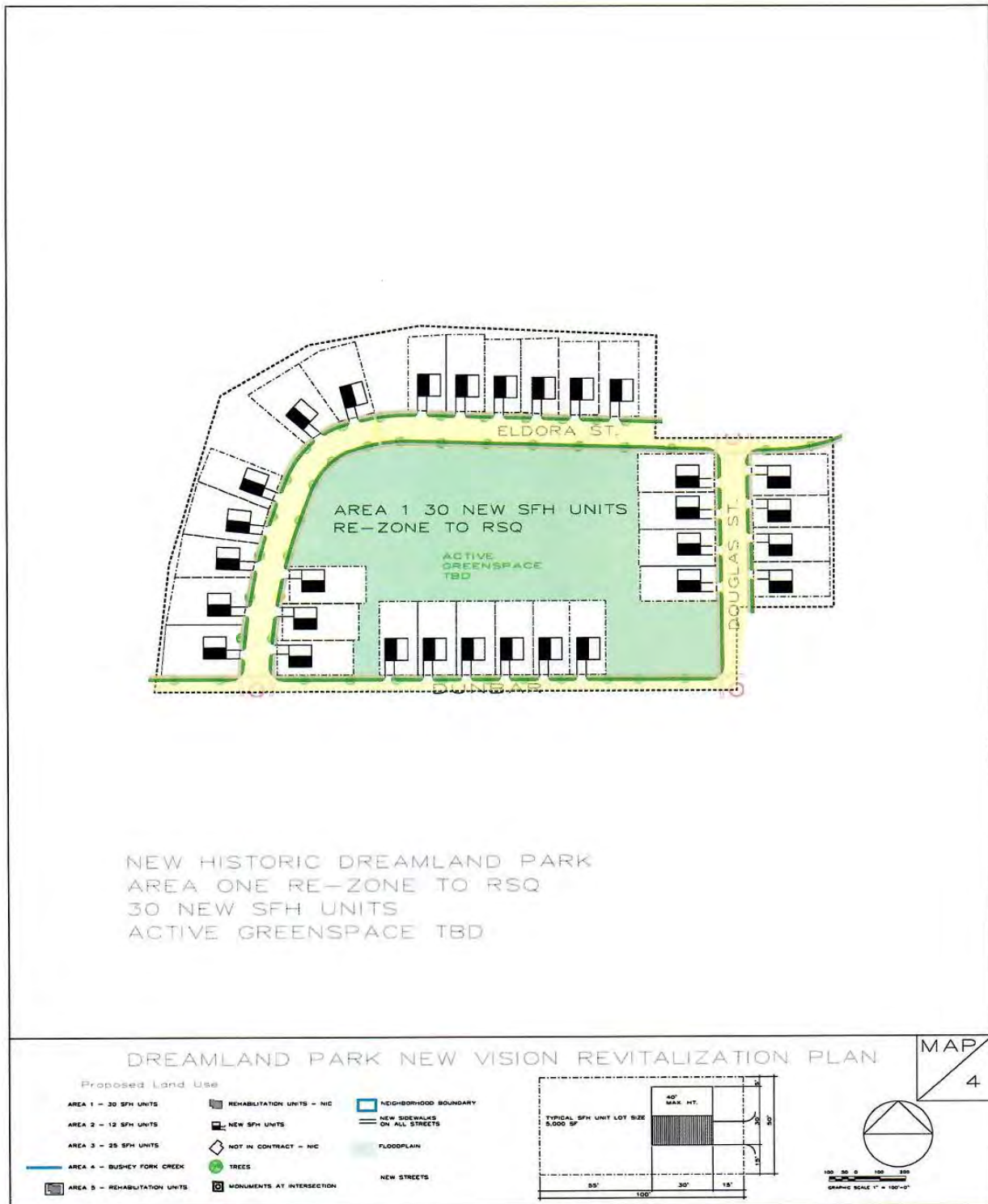
Conceptual Design for Dreamland Park

The range of site development requirements in these designs ranged from minimal intervention to more extensive land clearing, grading, and road construction requirements. The designs also included various mixes of single-family and multifamily homes. All designs incorporated the development of community green spaces for outdoor recreational use.

The neighborhood selected Concept C as their preferred choice. This concept retained the lot layout of the original plat maps. It provides for 67 new single-family homes along the existing streets and the extension of Eldora Street. The new houses are between 1,800 and 2,700 square feet in the area to provide for a mix of affordable and market-rate housing. The lots are all sized to be RSQ Zoning District Requirements for single-family homes. This will require rezoning the lots in this area from R7 to R9. New Historic Dreamland Park consists of Areas 1, 3, and 4. The lots for 55 new homes in the New Historic Dreamland Park are in Areas 1 and 3 as shown in Maps 4 and 5.

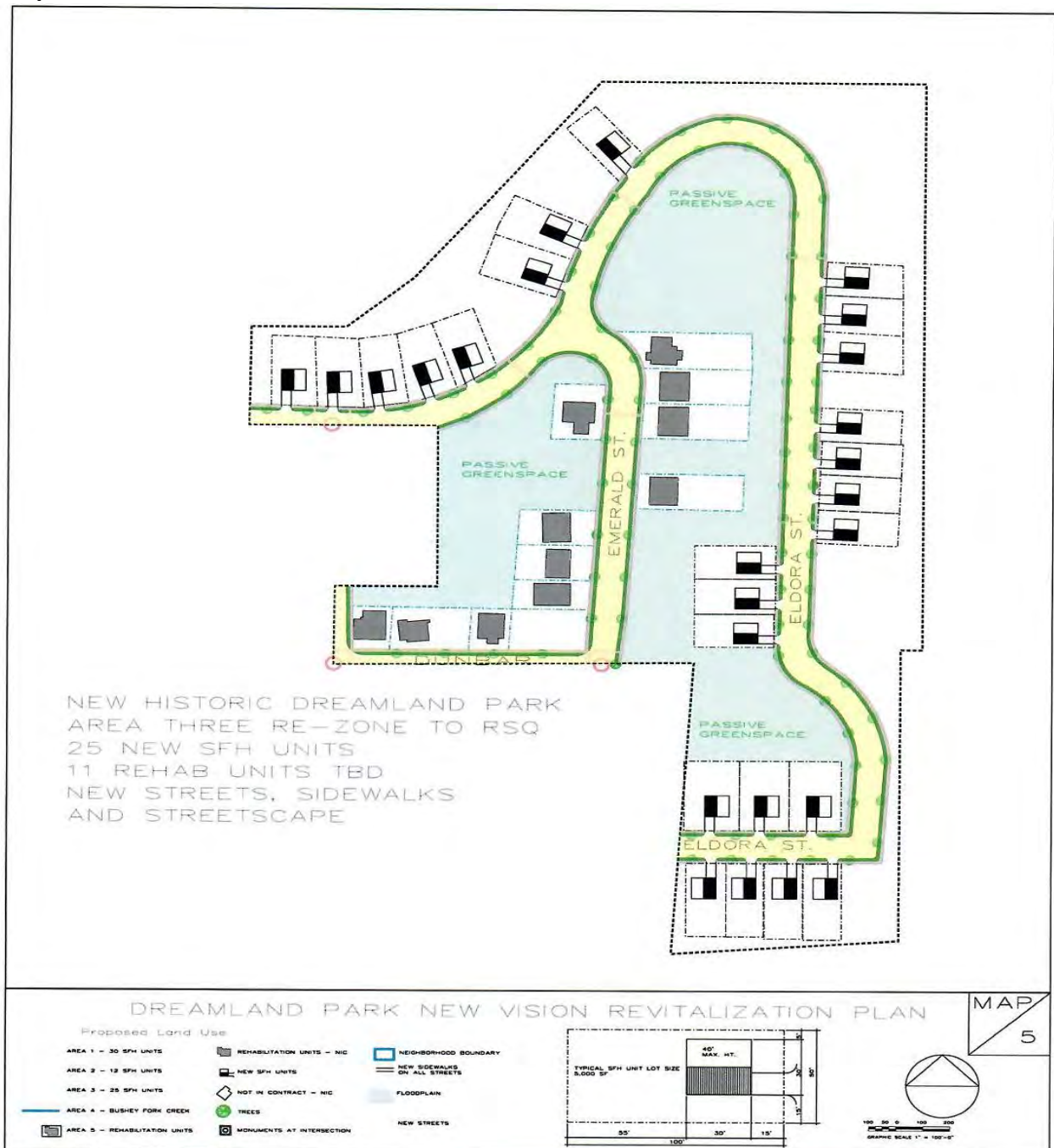
Conceptual Design for Dreamland Park

Map 4. New Historic Dream Park – Area 1



Conceptual Design for Dreamland Park

Map 5. New Historic Dream Park – Area 3



Maps 4 and 5 indicate the location of the 55 infill lots in New Historic Dreamland Park. The location of these lots is as follows: Eldora Street – 41 lots, Douglass Street – 8 lots, Dunbar Street – 6 lots. The recommendation is to build single-family homes on these lots. These houses will be a mix of 2-story, 1,800 sq. ft. homes and 3-story, 2,700 sq. ft. homes.

Conceptual Design for Dreamland Park

❖ STREETScape IMPROVEMENTS

Concept C incorporates the possibility of traffic calming devices at several corners within the New Historic Dreamland Park. Rather than the current speed bumps, the corners will be slightly widened to provide for fountains, statues, and features marking community history. The concept also proposes tree plantings along the streets of New Dreamland Park. The following are illustrations of these opportunities. These plantings are intended to be on private property and not on public right of way without first filing for and obtaining a permit. The detailed landscaping and plant design will be implemented by others as part of an actual development plan.

Figure 15. Streetscape Improvements



Eldora St. entrance from Douglas Street



Eldora St. round-about traffic circle



Eldora St. curve



Emerald St.

❖ ENERGY EFFICIENCY AND SOLAR ENERGY DESIGN

Energy efficiency, incorporating solar energy technologies, and the use of green spaces are the three sustainable design strategies in Concept C. The orientation of the houses is aligned with the cardinal directions (north, east, south, and west) unless this is not possible for six houses due to the road alignment. This allows for good solar access for passive solar designs as well as

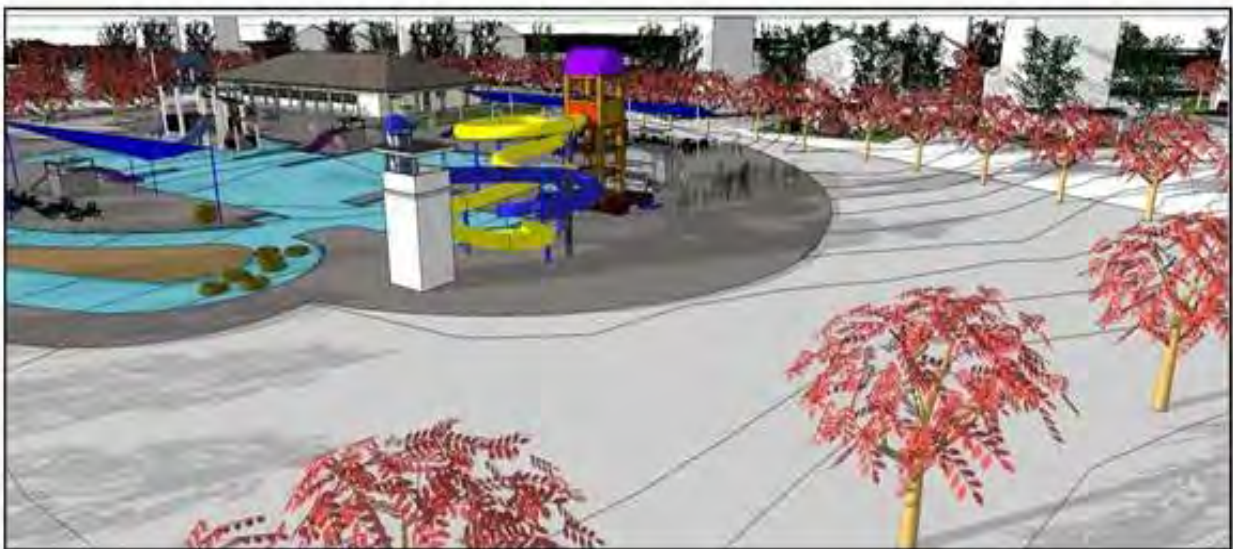
Conceptual Design for Dreamland Park

incorporating photovoltaic (PV) panels to produce electricity. Discussion of how to incorporate these design features will be included in the Implementation Section which follows.

❖ COMMUNITY GREENSPACES

There are community greenspaces in each of the three blocks that comprise New Historic Dreamland Park as well as along Brushy Creek. The green spaces incorporated into the development of the three blocks are meant to provide for active play and recreation as shown in Maps 4 and 5.

Figure 16. *Community Green Spaces*



COMMUNITY GREEN SPACES

Conceptual Design for Dreamland Park

Figure 17. *Community Kids Play Yard Spaces*



Figure 18. *Community Garden Spaces*



Conceptual Design for Dreamland Park

The Brushy Fork Creek area provides the opportunity for a Nature Walking Trail with designated bird watching stations throughout the trail. Residents can meander throughout the wooded area along natural walking paths into and out of the neighborhood.

Figure 19. *Brushy Fork Creek 2*



Implementations & Recommendations

This report has described design parameters for the revitalization of Dreamland Park. This includes rehabilitation of existing homes, landscape improvements of existing homes, construction of new homes, and infrastructure improvements for the neighborhood. The goals for future work that emerged from this project are to identify and plan for implementation:

- Neighborhood-based initiatives
- Neighborhood development opportunities for rehabilitation
- Neighborhood development opportunities for new construction and infrastructure improvements

❖ PROPOSED STRATEGIES TO ACHIEVE THESE OBJECTIVES

- **Neighborhood Based Initiatives**

The Dreamland Park Neighborhood residents and their Association have been vital partners in this design process. In the past year, their numbers and their capacity to plan and carry out activities have grown. They have been active members in the planning, outreach, and conducting of monthly community meetings to discuss and make decisions leading to the visions and designs reflected in this report. They have expanded neighborhood communications through weekly phone meetings.

- **Recommendations**

- Continue to build neighborhood association capacity.
 - Expand the leadership circle of the neighborhood. The communication and organizational responsibilities of the neighborhood association have been maintained by a core group. The second circle of members has been active at community meetings. This group can be engaged in the leadership of the association to make sure the core group does not “burn out”.
 - Continue to build partnerships with community organizations.

- **Neighborhood Resources**

Several community organizations have participated in neighborhood planning meetings. These include Neighbors for Better Neighborhoods, United Way of Forsyth County, Habitat for Humanity of Forsyth County, Inc., and Communities United for Revitalization and Engagement (CURE). Neighbors for Better Neighborhoods has designated a community member as one of their Resident Organizers.

In addition, the Dreamland Park Neighborhood Association in partnership with several volunteer groups as part of this project has created designs for Curb Appeal Projects for

Implementation & Recommendations

10 lots in the neighborhood. This has included assistance from NC State University Landscape Architecture students, the Audubon Society Forsyth County, the Forsyth County Extension Service, and individual landscape contractors. This effort has been a strong community-building exercise. With this work, the neighborhood association is gathering donations and volunteers to install these designs.

- **Recommendations**

- Meet with community organizations to report on this project and identify ways they can help implement individual efforts.
- Consult with the Development Office, a division of the City’s Community and Business Development Department to identify available City assistance programs.
- Identify additional ways to support community members as they work on community projects.

- **Resources for Community Projects**

As part of the Curb Appeal Project, the Neighborhood Association received donation commitments, materials, and volunteer labor to help install the landscaping projects on 10 homes. The continuation and expansion of this project will require additional resources. The Neighborhood Association has discussed ways to request funding from various companies, foundations, and other community sources. They have received offers to help from Communities United for Revitalization and Engagement (CURE).

- **Recommendations**

- The Neighborhood Association met with CURE to determine the specific steps and responsibilities for both groups in preparing proposals for future work. Resolve questions such as what level of organization and tax status are needed by both groups and how will funds be distributed and accounted for.
- Consult with the Development Office, a division of the City’s Community and Business Development Department to identify available City assistance programs.
- Continue to communicate community vision to City Staff and City Council Councilmember Scippio and staff including Amy Crum and Mellin Parker. There has been constant communication between City staff, neighborhood residents, and the NC A&T team over the course of this effort. We recommend the City and Neighborhood build on the relationship that has been developed to date.

Implementation & Recommendations

- The Neighborhood Association to continue to communicate with the Audubon Society of Forsyth County and Forsyth County Extension Service to identify best practices for planting and maintaining gardens and other planted areas.

- **Neighborhood Development Opportunities for Rehabilitation**
 - Local data indicates there are 378 existing homes in Dreamland Park with an estimated value of between \$15,000 and \$60,000. Many neighborhood residents have expressed an interest in rehabilitating their homes. An apparent challenge to this is the cost of these repairs. These costs can range from a few thousand dollars to tens of thousand dollars. The overall costs for repairs to neighborhood homes could be over \$1,000,000. It is not clear to neighborhood residents if funds are available for home rehabilitation in the neighborhood and what is required to obtain these funds.

 - **Recommendations**
 - Provide education sessions for members of the neighborhood that explain the existing housing rehabilitation programs offered by the City and other organizations. These would include what work is eligible, program requirements, program benefits, and the typical schedule for individual projects. What will the ongoing role of the Dreamland Park Neighborhood residents be?
 - There is a current discussion of additional support for housing rehabilitation from both the state and the federal government. In both cases, the executive branch has proposed funds in the budget for these incentives. It is not clear what the legislature will do. The recommendation is for the City to track these initiatives.
 - Consult with the Development Office, a division of the City’s Community and Business Development Department to identify available City assistance programs.

- **Neighborhood Development Opportunities for New Construction and Infrastructure Improvements**

Implementation of each of the new construction in New Historic Dreamland Park requires consideration of several questions including the following:

- What is the scope of work for each aspect of the neighborhood revitalization?
- What are the associated costs?
- What are the associated schedule requirements?

Implementation & Recommendations

- What phasing might be suggested among the various elements?
- What might the City of Winston-Salem’s role be?
- What partners are needed to implement each aspect of the neighborhood revitalization?

- **Scope of Work and Cost Estimates**

The area defined as New Historic Dreamland Park consists of three areas:

- Area 1 - The residential block is bounded by Eldora St., Dunbar St., and Douglas St.
- Area 3 - The residential block bounded by Emerald St. and Eldora St., and
- Area 4 - The area between Eldora St. and Bushy Fork Creek.

The proposed development of Areas 1 and 3 provides for 55 new single-family homes between 1,800 and 2,700 square feet in the area to provide for a mix of affordable and market-rate housing. The construction of these homes requires infrastructure improvements including site clearing, grading, water and sewer services, new road construction, and the community greenspace improvements. The scope of work and related estimated construction costs vary for each area based on its particular existing conditions (see Maps 4 and 5).

- **Area 1**

This area bounded by Dunbar, Eldora, and Douglas Streets has 30 vacant lots available for new home construction. These lots are zoned for single-family homes. There are moderate infrastructure requirements for this section. These include standard requirements for lot acquisition and providing water and sewer services. The grading to provide for buildable lots is moderate. One section of new road construction is required for Eldora St. near the corner of Douglas Street. The design includes an open space area accessed from Eldora St. just under one acre in size designated for an active community green space. This can be developed in several ways. The illustrative use in this design is as a community pool. The table below estimates the construction costs for Area 1 (see Table 3).

Implementation & Recommendations

Table 3. Area 1

New Housing			
No. of Houses 30	Avg. Floor Area 2,000	Cost/Sf. 150	Extended Cost 9,000,000
Grading			
Area 230,000	Grading Extent moderate	Cost/Sf. 7	Extended Cost 1,610,000
Water & Sewer			
No. of Houses 30		Unit Cost 12,500	Extended Cost 375,000
Lot Acquisition			
No. of Houses 30		Unit Cost 10,000	Extended Cost 300,000
New Road Construction			
Lin. Ft 300		Cost/Ft. 400	Extended Cost 120,000
Greenspace Construction			
Item Active park area		Unit Cost 60,000	Extended Cost 60,000
Total Cost		11,465,000	

○ **Area 3**

This area is bounded by Emerald, Dunbar Street, the existing portion of Eldora Street, and the section of Eldora Street in the original neighborhood but never built. This area has 25 new lots based on the original plated layout. This area has the greatest infrastructure requirements of the three areas. It has the standard requirements for lot acquisition and providing water and sewer services. The grading requirements are very extensive.

The east side of this area has extreme slopes that require significant grading. The entire extent of Eldora Street in this area will be new road construction with extensive grading requirements. A retaining wall will be required to meet the slope requirements for a major section of the new road construction. The open space for this area is approximately one-third of an acre in size and is accessed from Eldora Street. Two passive greenspaces are proposed for this area. A community garden is included for illustrative purposes in this design. The table below estimates the construction costs for Area 3 (see Table 4).

Implementation & Recommendations

Table 4. Area 3

New Housing			
No. of Houses 25	Avg. Floor Area 2,000	Cost/Sf. 150	Extended Cost 7,500,000
Grading			
Area 230,000	Grading Extent major	Cost/Sf. 20	Extended Cost 4,600,000
Water & Sewer			
No. of Houses 25		Unit Cost 12,500	Extended Cost 312,500
Lot Acquisition			
No. of Houses 25		Unit Cost 10,000	Extended Cost 250,000
New Road Construction			
Lin. Ft 1,500		Cost/Ft. 600	Extended Cost 900,000
Green Space Construction			
Item		Unit Cost	Extended Cost
Passive Greenspace		30,000	30,000
Community Garden		30,000	30,000
Total Cost		13,592,500	

○ **Area 4**

This area is bounded by the current and proposed Eldora Street to the south and west and the extent of the flood plain for Brushy Fork Creek to the north and east. It is currently a wooded area of approximately 15 acres. The proposed use of this area is a wilderness walk. This would require some clearing of a walkway that would provide for passive recreation. The walkway would connect to the neighborhood at the northeast bend of existing Eldora Street, the northwest bend of the proposed Eldora Street, and the southeast bend of the proposed Eldora Street. While providing for the natural conditions of this area and maintaining the flood plain, the improvements would include universal accessibility and security features. There is also the opportunity to provide the connection to the more active recreation provided in the green space areas in Areas 1, 2, and 3. The table below shows the estimated construction and maintenance costs for Area 4 using a cost estimator used by the state of Indiana as a guide. The construction costs are approximately \$700,000 and the annual maintenance costs are in the \$1,000 to \$2,500 range (see Table 6).

Implementation & Recommendations

Table 5. Area 4

Base Cost (Asphalt Paving)			
	Length 0.473	Cost/mile 798,000	Extended Cost 377,454
Condition		Multiplier	
Setting	Urban	1.5	566,181
Terrain	Flat	1.0	566,181
Along Steam	Yes	1.2	679,417
Total			679,417
No. of Houses 25		Unit Cost 12,500	Extended Cost 312,500
Annual Maintenance Costs			
	Length	Cost/mile	Extended Cost
Low	0.473	2,000	946
High	0.473	5,000	2,365
Total Cost Area 4			1,059,236
Total Project Cost			26,116,736

❖ PROJECT SCHEDULE AND PHASING

The project schedule for new construction in New Historic Dreamland Park calls for the infrastructure work to be completed first. This includes the lot acquisition, site grading, installation of utilities, and new road construction. Following this, the new housing can be constructed in Areas 1, 2, and 3. This would include the green space projects in each area. The wilderness walkway in Area 4 can then be installed once the other projects are completed or at least in process

There are several options for phasing this work. The installation work and the new home construction can be completed together in one project or they may be separated from the new home construction contracted after the infrastructure work is completed. The work for Areas 1, 2, and 3 can be completed together in one project or separated into several projects to be evaluated, designed, and constructed separately. In all cases, the work in Area 4 to build the wilderness walkway is to be the last phase based on the successful completion of the other phases.

Implementation & Recommendations

❖ THE ROLE OF THE CITY OF WINSTON-SALEM

As noted above the development of New Historic Dreamland Park is a major undertaking with an estimated cost of over \$28 million. However, it is phased, and this work will require resources from the City of Winston-Salem. These resources may include providing city financial support, finding financial support from foundations and corporations, and establishing a public-private partnership to implement this project. Pulling together the team or teams required for the many aspects of this work may be the most challenging task for the City of Winston-Salem.

❖ IMPLEMENTATION PARTNERSHIPS

Any development project of this scale requires:

- Sources of financing for construction and permanent mortgages for the homes
- A development company (or companies) to manage the project(s)
- Architectural, engineering, and landscape architecture designers to prepare construction documents, and
- Contractors for the site work, houses, and associated community greenspace projects.
 - This project has provided a conceptual design template for future development. The future development company will be responsible for detailed construction documents. Preparation of these documents will include analysis and design of infrastructure elements including road design, right of way design, site disturbance requirements, and traffic analysis to ensure that their proposed development meets City of Winston-Salem development standards.

Additional skills and expertise required to conduct and manage this project include:

- Identifying funding sources from federal and state programs
- Identifying funding sources from local, regional, state, and national foundations and corporations
- Applying for funds from these sources, and
- Working with the Dreamland Park Neighborhood Association to maintain their voice in the discussions and decisions made throughout the project.

A key decision will be to determine who and how this project will be managed. As a public-private partnership, this project will require significant staff time and resources from several City departments. Representatives of the Community Development Department and the Comprehensive Planning and Design Department have been part of this process from the beginning.

Implementation & Recommendations

Our recommendation is that a consulting group be hired to manage the several aspects of this project listed above. This group would be responsible to develop and administer an integrated plan for this project including but not limited to the following:

- Work with City staff to determine what City funds are available to support the infrastructure costs for this project.
 - Identify potential sources of construction and permanent financing for the project. Local representatives of Truist Bank have expressed interest in the project. The NC Housing Finance Agency has ongoing programs for affordable housing construction. Habitat for Humanity has been an ongoing partner in this project. Discussions with these groups and others will examine ways to structure financing for the various alternatives to develop this project.
 - Work with City staff to identify and pursue grants and/or loans from the government, foundation, and corporate sources.
 - Solicit proposals and contract with design teams of architects, engineers, and land planners to develop the concepts in this plan. Determine the qualifications for the designers based on their past work and their understanding of this plan.
 - Solicit bids and contract with general contractors for site work and the green space project. Determine the qualifications for the general contractors based on their past work, their financial capacity to complete the work in a timely manner, and their understanding of this plan.
 - Solicit bids and contract with homebuilders for the construction of new homes. Determine the qualifications for the homebuilders based on their past work, their financial capacity to complete the work in a timely manner, and their understanding of this plan.
 - Communicate and coordinate with the Winston-Salem City staff on the progress, planning, and upcoming milestones for the project.
 - Communicate and coordinate with the Dreamland Park Neighborhood Association on the progress, planning, and upcoming milestones for the project.
- ❖ An important responsibility of the implementation project manager will be to institute the Sustainable Imperative components of this plan. This design concept has recommended the use of energy efficiency and the use of solar energy technologies in-home designs.
- **Energy Efficiency**
 - We recommend the use of SystemVision™ by Advanced Energy to achieve energy efficiency for all new home construction. This program provides training and certification for builders and the homes they build to meet stringent energy efficiency standards. When houses are built to these standards, Advanced Energy will guarantee the heating and cooling costs for the homes will not exceed a certain

Implementation & Recommendations

amount. Habitat for Humanity in Forsyth County as well as many Habitat for Humanity groups across the state has adopted these standards in response to initiatives from the NC Housing Finance Agency. For more information refer to <https://systemvision.org/>.

- We recommend the use of homebuilders that are certified as Energy Star Builders by the Environmental Protection Agency. The list for Winston-Salem does include several companies that are not local, however, it also references several local companies that may be well known to the City Staff. For more information refer to https://www.energystar.gov/partner_resources/partner_locator.
 - We recommend contacting Duke Energy to identify incentive programs they have for energy-efficient and green new home construction. For more information refer to Duke Energy Smart Saver Program, <https://www.dukeenergy.com/home/products/smart-saver>.
 - We recommend the building designers and contractors consider the use of several energy efficiency technologies that are emerging onto the market. These include Structural Insulation Panels (SIPs) and modular home construction.
- **Solar Energy**
 - We recommend the implementation manager track programs to provide photovoltaic (PV) panels for low to moderate households in North Carolina. The use of PV panels to provide a renewable energy source of electricity is not well known among many homeowners. This is particularly true among low-income families. The cost of these systems can range from \$15,000 to \$20,000 for a residential scale system while providing between \$700 and \$1,000 per year in energy savings. If the initial cost can be brought down, the benefit of these savings can be significant. There are groups in Greensboro and Orange that have demonstration projects to do this. The current efforts provide for full funding for these systems by private sources. This is not sustainable. These groups and others are looking at ways of stacking assistance from private foundations, local government support, and other sources from statewide organizations. These programs are likely a year or two from being available. Contact with Advanced Energy and the pending NC Clean Energy Fund will provide updates on the progress of these programs.
 - We recommend the building designers and contractors consider the use of solar energy technologies that are emerging onto the market. These include solar shingles and power walls.

Appendices

❖ NEIGHBORHOOD REVITALIZATION RESOURCE LIST

- Office of Councilmember Annette Scippio to support the Neighborhood Association's efforts to access City services
- Community Development Department Lending Division, Contact: Brianna Collins or City Link at 311 or (336) 727-8000, ask for Community Development Lending Division (<https://www.cityofws.org/276/Lending>)
- City Programs
 - Housing Rehabilitation Programs
 - Rehabilitation Loans
 - Hazard Reduction Loans (Lead)
 - Emergency Repair
 - Home Improvement Program
 - Physical Accessibility Program (Ramps, H/C Bathrooms)
 - TURN Program
 - Home Ownership Programs
 - Down Payment Assistance
 - Building Code Enforcement
- Communities United for Revitalization and Engagement (CURE)
 - Contact: London McKinney, (336) 480-8746, curewsneighbors@gmail.com
 - Website: <https://www.curewsneighbors.com/>
 - Works with neighborhood associations
 - Help find funds with the neighborhood association
 - Works with the TURN program
- Habitat for Humanity of Forsyth County,
 - <https://www.habitatforsyth.org/>
 - Contacts: Kelly Minter and George Redd
 - Home Repair Program
 - Aging in Place Program: small repairs, roof, HVAC (non-emergency)
 - Youth Empowerment Program
 - Neighborhood Beautification Program
- Neighbors for Better Neighborhoods (NBN),
 - <https://www.nbncommunity.org/>
 - Contact: Tembila Covington (336) 631-0040, tcovington@nbncommunity.org
 - Resident Leader Program: Chris Taylor

Appendices

❖ **SEE ADDITIONAL APPENDIX SEPARATE DOCUMENTS**

- Landscape Conceptual Planting Design Ideas
- RSQ Zone Description



Dreamland Park

Conceptual Landscape Planting Design Ideas Report

Student Conceptual Landscape Design Ideas for 5 Residential Projects



Community Wishes Images

NEW HISTORIC DREAMLAND PARK VISION TREESCAPE FEATURES



DREAMLAND PARK NEIGHBORHOOD VISION CHARETTE
WINSTON-SALEM, NC
NORTH CAROLINA A. & T. STATE UNIVERSITY

NEW HISTORIC DREAMLAND PARK VISION GREENSPACE FEATURES



DREAMLAND PARK NEIGHBORHOOD VISION CHARETTE
WINSTON-SALEM, NC
NORTH CAROLINA A. & T. STATE UNIVERSITY

NEW HISTORIC DREAMLAND PARK VISION LANDSCAPE FEATURES



DREAMLAND PARK NEIGHBORHOOD VISION CHARETTE
WINSTON-SALEM, NC
NORTH CAROLINA A. & T. STATE UNIVERSITY

Community Wishes Images

NEW HISTORIC DREAMLAND PARK VISION ARCHITECTURE EXTERIOR COLORS



DREAMLAND PARK NEIGHBORHOOD VISION CHARETTE
WINSTON-SALEM, NC
NORTH CAROLINA A. & T. STATE UNIVERSITY

NEW HISTORIC DREAMLAND PARK VISION ARCHITECTURE STYLE

Cottage Style Homes



Colonial Style Homes



European Colonial Style Homes



Cottage Style Homes



Ranch Style Homes



European Style Homes



DREAMLAND PARK NEIGHBORHOOD VISION CHARETTE
WINSTON-SALEM, NC
NORTH CAROLINA A. & T. STATE UNIVERSITY

LAR 524 Planting Design Applications in Landscape Architecture Class

The planting design applications in landscape architecture is a 5-week summer course spent exploring plants and plant communities, and developing an understanding that plants are organic elements in the landscape that are sensitive to the environment, create structure, are expressive of place and aesthetically valuable. **Residential Landscape Design Assignment**

Wednesday, June 2, 2021

We shared the community wishes images with the students, and we had a phone conference call to hear about further ideas and dreams for the community's residential landscapes.

Wednesday, June 16, 2021

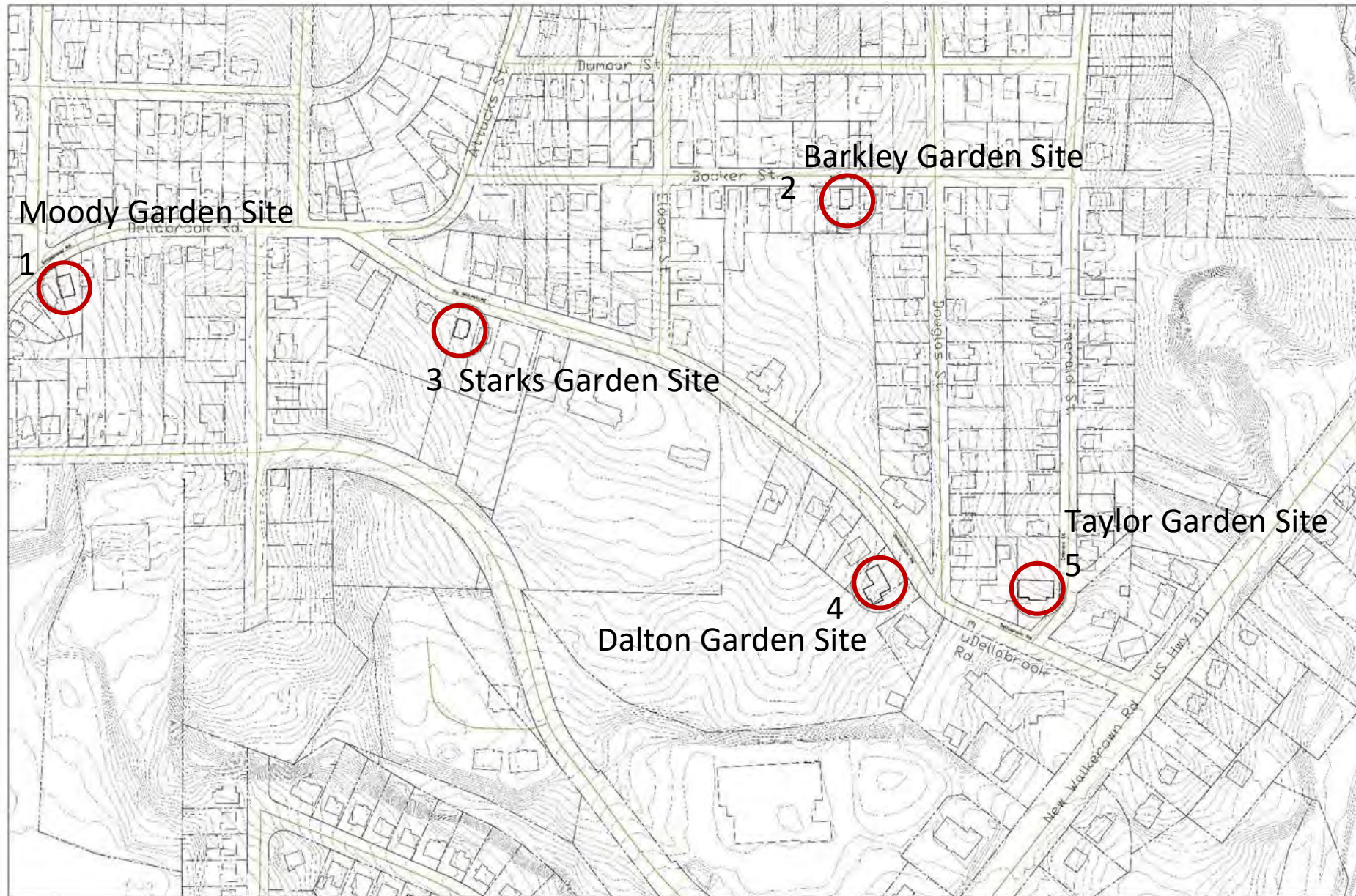
Class had a pinup discussion/presentation of their landscape design ideas.

Thursday, June 17, 2021

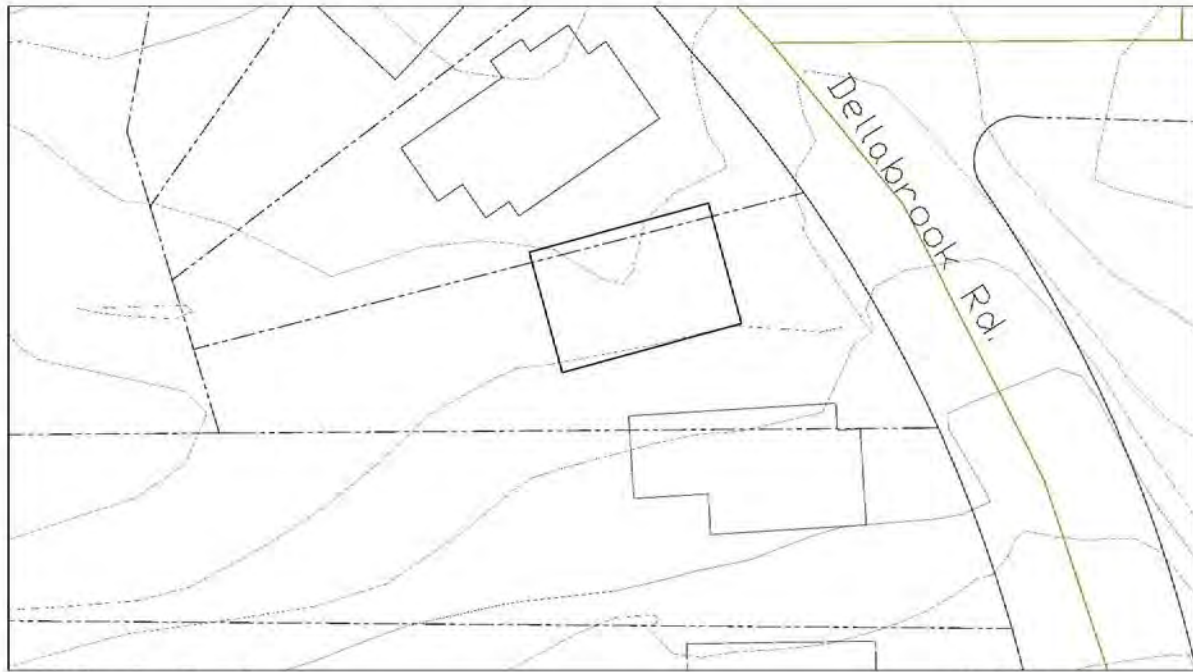
A .pdf file is shared with stakeholders and community and presented at neighborhood meeting.

Future 2021 - 2022

Report will be used for fundraising efforts, and preliminary landscape development.



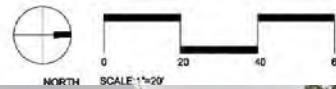
Dreamland Park Residential Design - Curb Appeal Project



Moody Garden

2001 Dellabrook Road
Winston Salem, NC 27105
6/2/2021

Garden Base Map



Photo

Moody Garden Student Conceptual Design Proposals



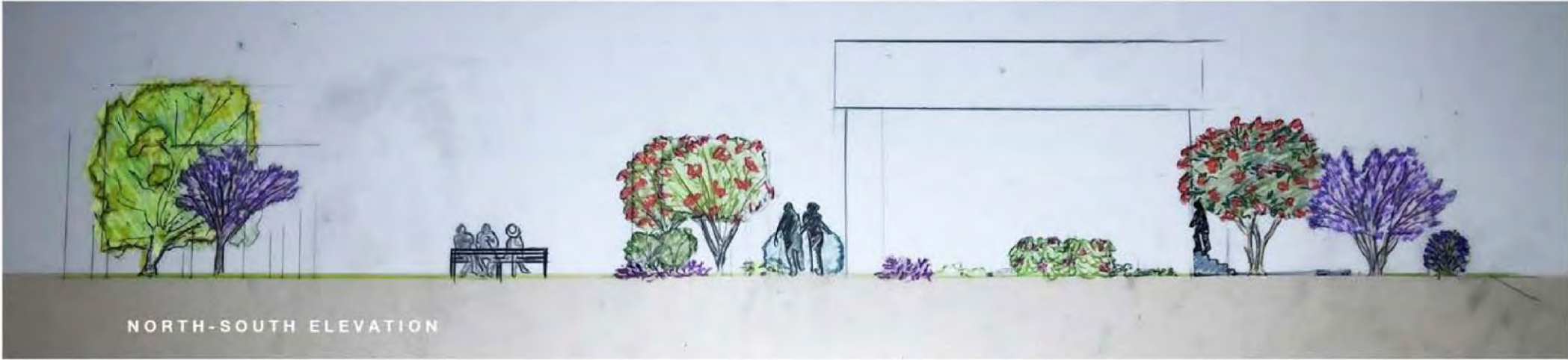
To create a fragrant, floral Sunday social gathering garden for the Moody property a profusion of flowering, mostly fragrant plant material, organizes three distinct spaces to delight the visitor no matter the time of year. The first space to the North of the property is oriented towards the covered front porch. One may sit in the shade in Summer with the perfume of sweet jasmine, or in the cool, gray winter look out at brilliant Camellias which form distinct entry points when visitors come to call. The center area is a parking space that transitions from interior space through the arched canopy of the crape myrtles into the third open, recreational space to the South. The edges of the lawn are left open to the East and West that they may connect to the community at large on those occasions when just about everybody shows up for lunch under the brilliant Golden Raintree and the neighbors are delighted to join in.

MOODY GARDEN
 2001 Dellabrook Road
 Winston Salem, NC 27105

W

LAR 524 Christopher Vann

Christopher Vann



PLANT LIST

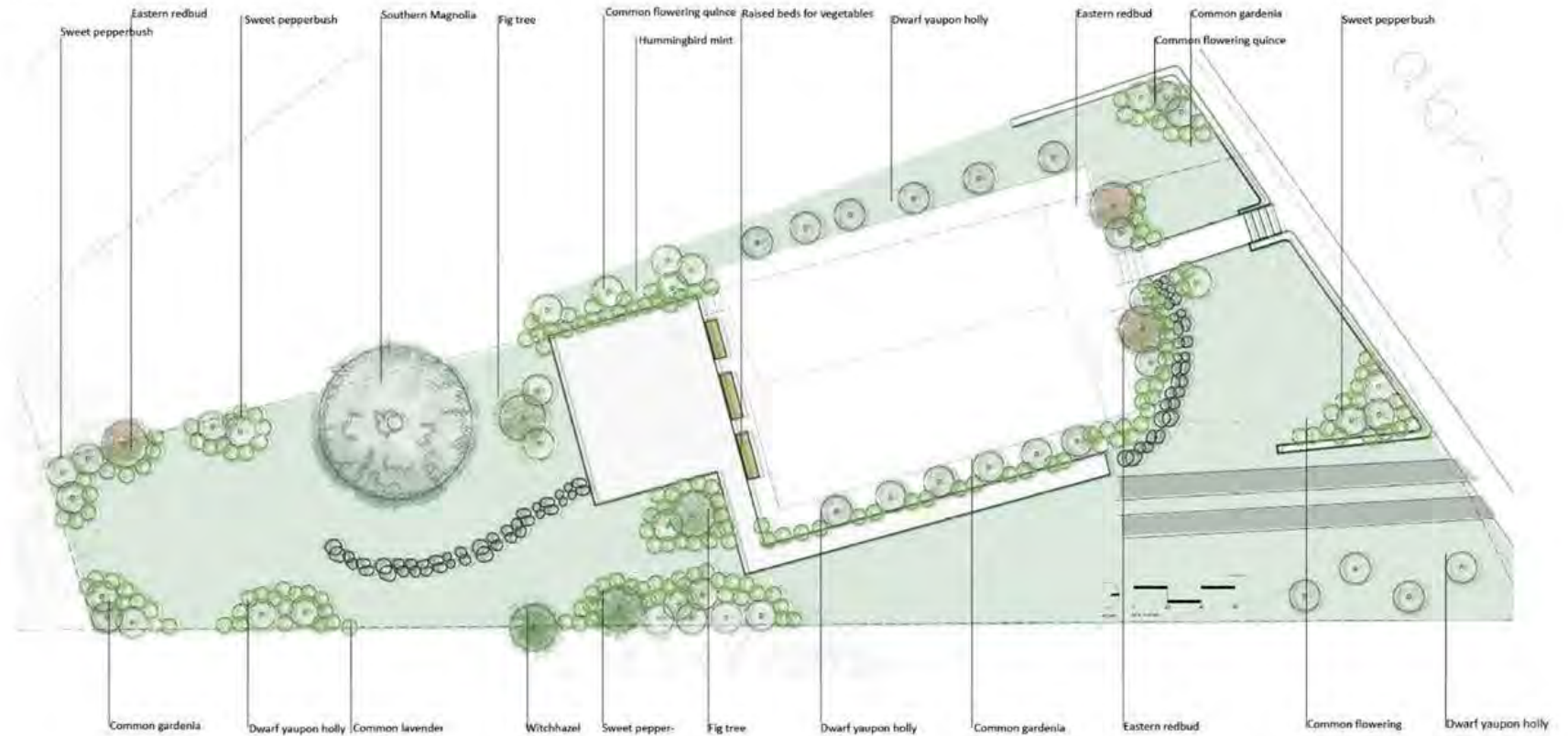
	Scientific Name	Bloom Season
TREES		
Redbud	<i>Cercis canadensis</i>	Feb - Mar
Golden Raintree	<i>Koelreuteria paniculata</i>	May - July
Crape Myrtle Tuscarora	<i>Lagerstroemia indica x fauriei 'Tuscarora'</i>	June - Sept
SHRUBS		
Daphne	<i>Daphne odora</i>	Feb - Mar
Cornelia	<i>Cornelia japonica</i>	Feb - Apr
Azalea 'George Tabor'	<i>Rhododendron indicum 'George Tabor'</i>	Mar - Apr
Rhododendron	<i>Rhododendron catawbiense 'Roseum Elegans'</i>	Apr - June
Butterfly Bush	<i>Buddleja davidii</i>	May - Oct
Gardenia	<i>Gardenia jasminoides</i>	May - Oct
Osmanthus	<i>Osmanthus fragrans</i>	Oct - Jan
Cornelia	<i>Cornelia sasanqua</i>	Oct - Jan
VINES		
Carolina Jasmine	<i>Gelsemium sempervirens</i>	Feb - Apr
GROUND COVER		
Periwinkle	<i>Vinca minor</i>	Mar - Apr
Dead Nettle	<i>Lamium maculatum</i>	May - June
Creeping Jenny	<i>Lysimachia nummularia</i>	June - July
Purple Heart	<i>Tradescantia pallida</i>	July +



Christopher Vann

MOODY RESIDENCE: Design Concept

2001 Dellabrook Rd.
Winston Salem, NC 27105



S. NO.	LATIN NAME / COMMON NAME
TREES	
1	Magnolia grandiflora / Southern magnolia
3	Cercis canadensis / Eastern redbud
2	Hamamelis virginiana / Common witchhazel
2	Ficus carica 'Brown Turkey' / Fig tree
5	Chaenomeles speciosa / Common flowering quince
SHRUBS	
10	Clethra alnifolia / Sweet pepperbush
15	Ilex vomitoria 'Nana' / Dwarf yaupon holly
13	Gardenia jasminoides / Common gardenia
HERBACEOUS PERENNIALS	
18	Agastache 'Blue Fortune' / Hummingbird mint
8	Salvia greggia / Autumn sage
5	Nepeta / Catnip
5	Hemerocallis / Daylily
6	Allium / Ornamental onion
8	Pycnanthemum tenuifolium / Mountain mint
HERBS	
15	Borago officinalis / Borage
6	Lavandula angustifolia / Common lavender
8	Ocimum basilicum / Basil



DESIGN DESCRIPTION

The planting design for the Moody Residence creates three different outdoor rooms using three planting zones. The planting zones are numbered according to the amount of time likely to be spent in them, the time needed for their maintenance, and the frequency with which they might need to be harvested from. Zone 1 is the back patio. This zone is a designated kitchen garden and BBQ area. It is designated as zone 1 because, as the most accessible space, it includes mostly edible and medicinal plants that will need more frequent care but also will be the most likely to be desired for cooking. Zone 2 features the front yard room. This zone includes lots of flowering plants, medium shrubs, and small trees that are intentionally kept low so as to preserve the view into and out from the front porch. The plantings in zone 2 do not require as much maintenance as zone 1 and likewise are not likely to be as frequently needed for harvesting. The lawn space is maintained for the Moody family's programmatic discretion. Zone 3 is the final room, located at the very back of the backyard. To reach zone 3 you must bend around a southern magnolia tree which will eventually provide year-round shade, refuge, and fun for the whole backyard. Zone 3 requires the least amount of maintenance and care. It is a room for further flexible programming in the form of lawn space hugged by various herbaceous perennials, shrubs, and small trees. All zones are left porous to provide some sense of privacy for the Moody household while also allowing for easy access for neighborly and community interaction.

MOODY RESIDENCE: Planting Vignette

TREES

SPRING	SUMMER	FALL	WINTER
Southern magnolia			
Eastern redbud			
Common witchhazel			
Fig tree			
Common flowering quince			

SHRUBS

SPRING	SUMMER	FALL	WINTER
Sweet pepperbush			
Dwarf yaupon holly			
Common gardenia			

HERBACEOUS PERENNIALS

Hummingbird mint			
Autumn sage			
Catnip			

HERBS

SPRING	SUMMER	FALL	WINTER
Daylily			
Allium			
Mountain mint			
Borage			
Common lavender			
Basil			

POLLINATOR FRIENDLY

MEDICINAL

LOW MAINTENANCE

FUN!

INVITING

BEAUTIFUL

DELICIOUS

EDIBLE

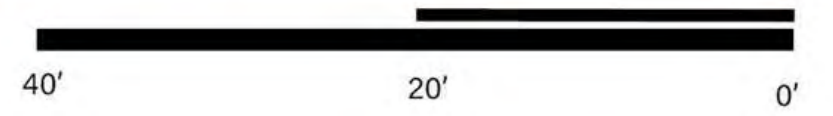
MOODY RESIDENCE: Illustrative Elevation

Claire Henkel
June 16th, 2021
LAR 524 Professor Sherk

Claire Henkel



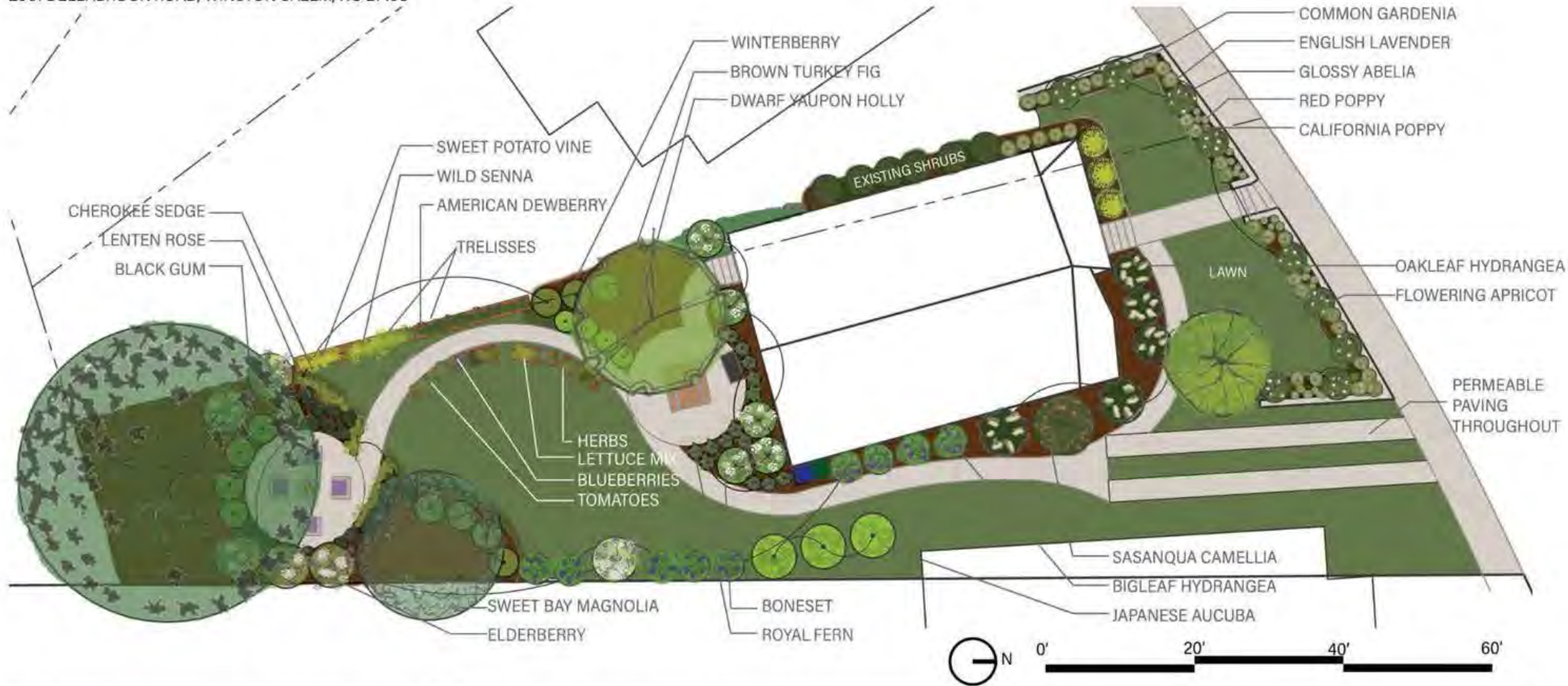
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RESIDENTIAL PLANTING PLAN: MOODY GARDEN
2001 DELLABROOK ROAD, WINSTON SALEM, NC 27105

Makayla Esposito



S.NO	COMMON NAME/BOTANICAL NAME	HT	#
FRONT & SIDE YARDS			
1	COMMON GARDENIA / <i>GARDENIA JASMINOIDES</i>	4'	9
2	ENGLISH LAVENDER / <i>LAVANDULA ANGUSTIFOLIA</i> *	1-2'	30
3	RED POPPY / <i>PAPAVER ROEAS</i>	2'	11
4	CALIFORNIA POPPY / <i>ESCHSCHOLZIA CALIFORNICA</i>	1'	11
5	FLOWERING APRICOT / <i>PRUNUS MUME</i> *	10-20'	1
6	OAKLEAF HYDRANGEA / <i>HYDRANGEA QUERCIFOLIA</i>	5'	5
7	GLOSSY ABELIA / <i>LINNEA X GRANDIFOLIA</i>	2-8'	4
8	SASANQUA CAMELLIA / <i>CAMELLIA SASANQUA</i>	6'	1
9	BIGLEAF HYDRANGEA / <i>HYDRANGEA MACROPHYLLA</i>	4'	9

* = EDIBLE ELEMENTS

S.NO	COMMON NAME/BOTANICAL NAME	HT	#
BACKYARD:			
10	JAPANESE AUCUBA / <i>AUCUBA JAPONICA</i>	5'	3
11	ELDERBERRY / <i>SAMBUCUS CANADENSIS</i> *	9'	6
12	BROWN TURKEY FIG / <i>FICUS CARICA 'BROWN TURKEY'</i> *	30'	1
13	ROYAL FERN / <i>OSMUNDA SPECTABILIS</i>	2'	14
14	BLACK GUM / <i>NYSSA SYLVATICA</i>	40'	1
15	SWEET BAY MAGNOLIA / <i>MAGNOLIA VIRGINIANA</i>	15'	1
16	CHEROKEE SEDGE / <i>CAREX CHEROKEENSIS</i>	1'	24
17	WINTERBERRY / <i>ILEX VERTICILLATA</i>	4'	12
18	LENTEN ROSE / <i>HELLEBORE X HYBRIDUS</i>	2'	18
19	DWARF YAUPON HOLLY / <i>ILEX VOMITORIA 'NANA'</i>	3'	3

S.NO	COMMON NAME/BOTANICAL NAME	HT	#
ETHNOBOTANIC EMPHASIS:			
20	BONESET / <i>EUPATORIUM PERFOLIATUM</i>	4'	5
21	WILD SENNA / <i>SENNA HEBCARPA</i>	4'	2
22	AMERICAN DEWBERRY / <i>RUBUS CANADENSIS</i> *	7'	1
23	SWEET POTATO VINE / <i>IPOMOEA BATATAS</i> *	6'	1
RAISED BEDS - CULTIVATE AS DESIRED! SOME SUGGESTIONS:			
24	SUNGOLD TOMATO / <i>LYCOPERSICON ESCULENTUM 'SUNGOLD'</i> *	6'	3
25	HIGHBUSH BLUEBERRY / <i>VACCINIUM CORYMBOSUM</i> *	6'	2
26	BUTTERHEAD LETTUCE / <i>LACTUCA SATIVA</i> *	1'	6
27	SWEET BASIL / <i>OCIMUM BASILICUM</i> *	1.5'	3
28	ROSEMARY / <i>SALVIA ROSMARINIUS</i> *	3'	1

Dreamland Park



WHAT'S THE BIG IDEA?

The overarching goals of this garden for the Moody household is to create a peaceful oasis that also has plenty of space for gathering with family and neighbors. I wanted to include edible elements, both in raised beds, and interwoven throughout the ornamental landscape, and increase biodiversity both in plant and animal life. Because this is a template garden for a historically Black neighborhood, I wanted to highlight this cultural element by including plants that have played a role in African American ethnobotanical edible and medicinal practices, including wild senna, boneset, thornless version raspberry, and sweet potato vines. Privacy from neighboring yards is established with a mix of evergreen and deciduous shrubs, as well as wooden trellises that are climbed by a few of the ethnobotanic plants mentioned above.

Dreamland I

Makayla Esposito

RESIDENTIAL PLANTING PLAN: MOODY GARDEN

	TREES			
	SPRING	SUMMER	FALL	WINTER
FLOWERING APRICOT				
BROWN TURKEY FIG				
BLACK GUM				
SWEETBAY MAGNOLIA				

PERENNIALS + GRASSES

ROYAL FERN	CHEROKEE SEDGE	LENTEN ROSE
BONESET	WILD SENNA	AMERICAN DEWBERRY

SHRUBS

	SPRING	SUMMER	FALL	WINTER		SPRING	SUMMER	FALL	WINTER
COMMON GARDENIA					ELDERBERRY				
ENGLISH LAVENDER					WINTERBERRY				
OAKLEAF HYDRANGEA					DWARF YAUAPON HOLLY				
GLOSSY ABELIA					HIGHBUSH BLUEBERRY				
SASANQUA CAMELLIA					ROSEMARY				
BIGLEAF HYDRANGEA									
JAPANESE AUCUBA									

ANNUALS

RED POPPY	CALIFORNIA POPPY	SWEET POTATO VINE
SUNGOLD TOMATO	BUTTERHEAD LETTUCE	SWEET BASIL

Dreamland Park

RESIDENTIAL PLANTING PLAN

MOODY RESIDENCE, 2001 DELLABROOK RD, WINSTON SALEM, NC 27105



SUMMARY

This residential planting plan capitalizes on the narrow layout of the property. Diagonal lines shift the axis of the space, and they energize and provide a sense of expansiveness to the landscape. The planting plan creates social spaces in the outdoor spaces with paths and plantings set on the angle.

To the front of the property, to encourage engagement and conversation between the covered porch and the street, this design incorporates a low-maintenance perennial culinary herb garden in the front of the porch with a stepping stone path guiding visitors to explore. Opposite, a small deciduous tree, surrounded by mulch, serves the dual purpose of replacing the lawn and providing privacy as the resident enters and exits their house. This design celebrates the retaining wall facing the sidewalk with low-maintenance and high-impact creeping phlox. Pathways connect these outdoor spaces around the house, and low maintenance native foundational plantings have been placed around the house.

More gathering spaces are located to the back of the house, connected with diagonal movement. For ease of entertainment, a patio area with a designated area for a grill and seating area has been placed nearest to the backdoor. This area is flanked with a low retaining wall, allowing larger groups to comfortably gather. The patio area flows into a small flexible lawn space. Moving further away, a large deciduous shade tree is located on the southwest side of the house to naturalize the space and to provide shade in the summer. A more intimate sitting area is located between the lawn and the large shade tree.

The backyard area is flanked with small to medium trees, with a special focus on natives to provide wildlife habitat and fruiting trees to provide edibles. Space for a raised bed and compost system has been allocated near the house for ease of upkeep.

TAGS: LOW MAINTENANCE

EDIBLE LANDSCAPING

SOCIAL SPACES

WILDLIFE HABITAT

PROGRAM

- HERB GARDEN
- PATIO / DINING AREA
- GRASSY LAWN
- FOUNDATION PLANTING
- PRIVATE SEATING AREA
- RAISED BED GARDEN
- COMPOSTING SYSTEM

TREES



SHRUBS



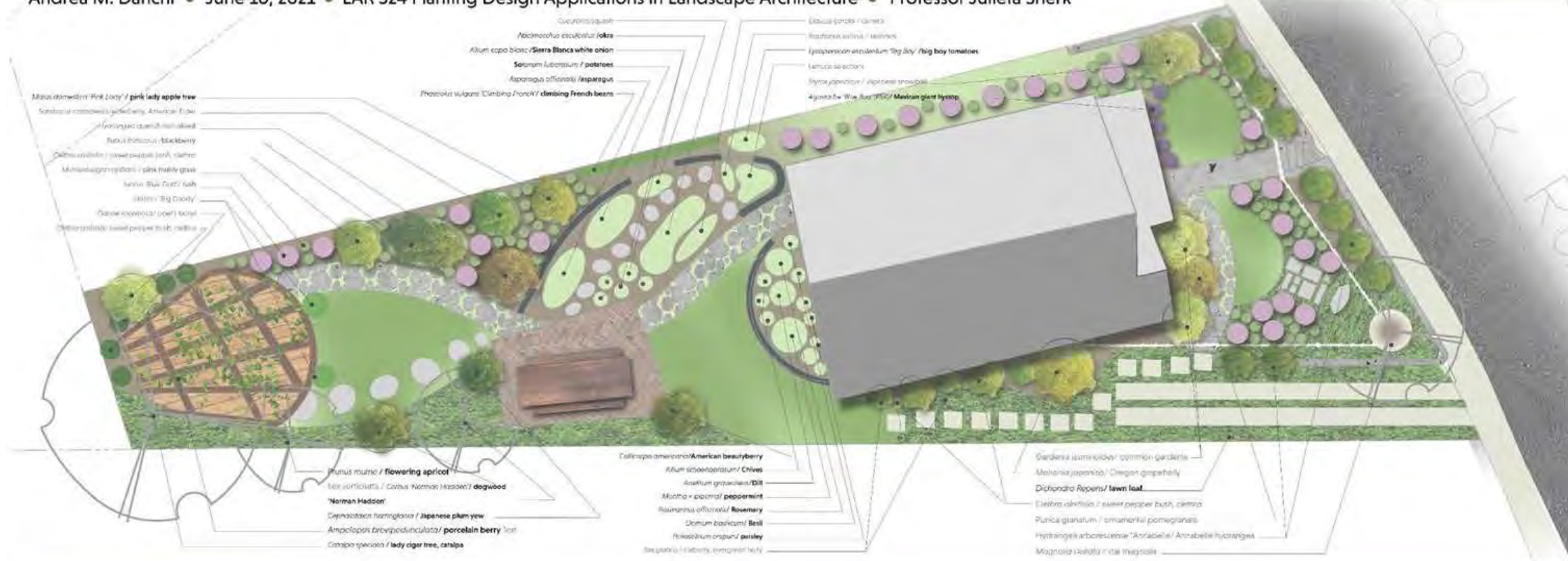
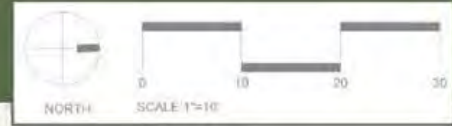
PERENNIALS



S.NO.	BOTANICAL NAME / COMMON NAME	#
1	DIOSPYROS VIRGINIANA / American Persimmon	1
2	MAGNOLIA VIRGINIANA / Sweetbay Magnolia	2
3	AMELANCHIER CANADENSIS / Serviceberry	2
4	CERCIS CANADENSIS 'MERLOT' / Eastern Redbud	1
5	ASIMINA TRILOBA / Pawpaw	1
6	FICUS CARICA / Common Fig	2
7	ILEX VOMITORIA 'TAYLOR'S RUDOLPH' / Yaupon	16
8	ILEX GLABRA / Inkberry	1
9	LONICERA 'SEMPERVIRENS' / Trumpet Honeysuckle	2
10	PHLOX STOLONIFERA / Creeping Phlox	20
HERB GARDEN		
11	SALVIA OFFICINALIS / Common Sage	3
12	METHA SPICATA / Spearmint	3
13	SALVIA ROSMARINUS / Rosemary	1
14	ALLIUM SCHOENOPRASUM / Chives	4
GROUNDCOVER		
15	POA PRATENSIS / Kentucky Bluegrass	SEED

CONCEPTUAL PLANTING PLAN

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PLANT SCHEDULE

SHRUBS - GROUNDCOVERS - ANNUALS				TREES			
NO.	BOTANICAL NAME / COMMON NAME	QUANTITY	SYMBOL	NO.	BOTANICAL NAME / COMMON NAME	QUANTITY	SYMBOL
1	Albizia le 'Wax Bean' / Mexican giant hyacinth	1	●	13	Mahonia japonica / Oregon grape holly	1	●
2	Ampelopsis brevipedunculata / porcelain berry	1	●	14	Punica granatum / sweet pomegranate	1	●
3	Calamagrostis canadensis / American beautyberry	1	●	15	Sambucus canadensis / elderberry / American elder	1	●
4	Dephacodendron hamaglossa / Japanese plum yew	1	●	16	Styrax japonicus / Japanese snowbell	1	●
5	Euonymus alatus / burning bush, clematis	4	●	GRASSES			
6	Gardenia jasminoides / common gardenia	1	●	17	Muhlenbergia capillaris / pink meadow grass	28	●
7	Dichondra Repens / lawn leaf	200 sq ft	●	18	Festuca arundinacea / tall fescue	2000 sq ft	●
8	Gardenia jasminoides / common gardenia	2	●	19	Juniperus horizontalis / blue juniper	10	●
9	Styrax japonicus / Big Daddy	1	●	HERBS			
10	Hydrangea arborescens / Annabelle Hydrangea	10	●	20	Panicum capillare / parley	1	●
11	Hydrangea arborescens / Annabelle Hydrangea	10	●	21	Mentha x piperita / peppermint	1	●
12	Hydrangea arborescens / Annabelle Hydrangea	10	●	22	Rosmarinus officinalis / Rosemary	1	●
13	Styrax japonicus / Big Daddy	1	●	23	Ocimum basilicum / Basil	1	●
14	Styrax japonicus / Big Daddy	1	●	24	Anethum graveolens / Dill	1	●
15	Styrax japonicus / Big Daddy	1	●	FRUIT AND VEGETABLES			
16	Styrax japonicus / Big Daddy	1	●	25	Lycopersicon esculentum / big boy / big boy tomatoes	1	●

The intent of the Moody Garden is to resolve some challenges with the existing site by providing a design that capitalizes on the existing natural and built environmental elements. New paths from the driveway provide clear routes of access to the main door and backyard. The kitchen garden right outside the back door of the home supports ease of access to the produce and fruits for use in the kitchen. A patio with a larger gathering table is central to the design with a lounging deck tucked into the back corner of the yard, flower gardens, and gardens for food, spiraling around the table. The space accommodate guest dinners. A picket fence runs parallel to the main front stone wall and provides a sense of being set apart in the garden in front of the house. White hydrangeas drape over the wall along the street. To engage the sidewalk and passers-by. A planter featuring a brilliant white star magnolia reaches out to the street at the point. Lobed areas of lawn in the front yard and back create outdoor rooms and places to sit and watch wildlife including birds, squirrels, and bugs. Winding paths throughout the garden provide walking trails through the plantings.

PLANT VIGNETTES

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Shrubs - Groundcovers - Annuals			
SPRING	SUMMER	FALL	WINTER
<i>Agaveae</i> / Mexican giant hyssop	<i>Agaveae</i> / Mexican giant hyssop	<i>Agaveae</i> / Mexican giant hyssop	<i>Agaveae</i> / Mexican giant hyssop
<i>Amelanchier</i> / poson berry	<i>Amelanchier</i> / poson berry	<i>Amelanchier</i> / poson berry	<i>Amelanchier</i> / poson berry
<i>Clerodendron</i> / American beautyberry	<i>Clerodendron</i> / American beautyberry	<i>Clerodendron</i> / American beautyberry	<i>Clerodendron</i> / American beautyberry
<i>Cephalanthus</i> / Japanese plum yew	<i>Cephalanthus</i> / Japanese plum yew	<i>Cephalanthus</i> / Japanese plum yew	<i>Cephalanthus</i> / Japanese plum yew
<i>Origanum</i> / sweet pepper bush, catnip	<i>Origanum</i> / sweet pepper bush, catnip	<i>Origanum</i> / sweet pepper bush, catnip	<i>Origanum</i> / sweet pepper bush, catnip
<i>Rosa</i> / Poa's laurel	<i>Rosa</i> / Poa's laurel	<i>Rosa</i> / Poa's laurel	<i>Rosa</i> / Poa's laurel
<i>Delonix</i> / loam leaf	<i>Delonix</i> / loam leaf	<i>Delonix</i> / loam leaf	<i>Delonix</i> / loam leaf
<i>Canthium</i> / common gardenia	<i>Canthium</i> / common gardenia	<i>Canthium</i> / common gardenia	<i>Canthium</i> / common gardenia
<i>Mussaenda</i> / Big Daddy	<i>Mussaenda</i> / Big Daddy	<i>Mussaenda</i> / Big Daddy	<i>Mussaenda</i> / Big Daddy

SPRING	SUMMER	FALL	WINTER
<i>Hydrangea quercifolia</i> / oak leaf hydrangea	<i>Hydrangea quercifolia</i> / oak leaf hydrangea	<i>Hydrangea quercifolia</i> / oak leaf hydrangea	<i>Hydrangea quercifolia</i> / oak leaf hydrangea
<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry
<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry
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<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry
<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry	<i>Lonicera</i> / sweet bayberry

Herbs

SPRING	SUMMER	FALL	WINTER
<i>Parsley</i> / parsley	<i>Parsley</i> / parsley	<i>Parsley</i> / parsley	<i>Parsley</i> / parsley
<i>Peppermint</i> / peppermint	<i>Peppermint</i> / peppermint	<i>Peppermint</i> / peppermint	<i>Peppermint</i> / peppermint
<i>Rosemary</i> / rosemary	<i>Rosemary</i> / rosemary	<i>Rosemary</i> / rosemary	<i>Rosemary</i> / rosemary
<i>Thyme</i> / thyme	<i>Thyme</i> / thyme	<i>Thyme</i> / thyme	<i>Thyme</i> / thyme
<i>Chives</i> / chives	<i>Chives</i> / chives	<i>Chives</i> / chives	<i>Chives</i> / chives
<i>Basil</i> / basil	<i>Basil</i> / basil	<i>Basil</i> / basil	<i>Basil</i> / basil
<i>Dill</i> / dill	<i>Dill</i> / dill	<i>Dill</i> / dill	<i>Dill</i> / dill

Trees

SPRING	SUMMER	FALL	WINTER
<i>Pinus</i> / Japanese red pine	<i>Pinus</i> / Japanese red pine	<i>Pinus</i> / Japanese red pine	<i>Pinus</i> / Japanese red pine
<i>Mahonia</i> / Oregon grapeholly	<i>Mahonia</i> / Oregon grapeholly	<i>Mahonia</i> / Oregon grapeholly	<i>Mahonia</i> / Oregon grapeholly
<i>Punica</i> / ornamental pomegrane	<i>Punica</i> / ornamental pomegrane	<i>Punica</i> / ornamental pomegrane	<i>Punica</i> / ornamental pomegrane
<i>Sambucus</i> / American elder	<i>Sambucus</i> / American elder	<i>Sambucus</i> / American elder	<i>Sambucus</i> / American elder
<i>Aucuba</i> / Japanese aucuba	<i>Aucuba</i> / Japanese aucuba	<i>Aucuba</i> / Japanese aucuba	<i>Aucuba</i> / Japanese aucuba

Fruit and Vegetables

SPRING	SUMMER	FALL	WINTER
<i>Lycopersicon</i> / tomato	<i>Lycopersicon</i> / tomato	<i>Lycopersicon</i> / tomato	<i>Lycopersicon</i> / tomato
<i>Solanum</i> / eggplant	<i>Solanum</i> / eggplant	<i>Solanum</i> / eggplant	<i>Solanum</i> / eggplant
<i>Pepper</i> / pepper	<i>Pepper</i> / pepper	<i>Pepper</i> / pepper	<i>Pepper</i> / pepper
<i>Cucurbitaria</i> / cucumber	<i>Cucurbitaria</i> / cucumber	<i>Cucurbitaria</i> / cucumber	<i>Cucurbitaria</i> / cucumber
<i>Brassicaceae</i> / broccoli	<i>Brassicaceae</i> / broccoli	<i>Brassicaceae</i> / broccoli	<i>Brassicaceae</i> / broccoli
<i>Spinacia</i> / spinach	<i>Spinacia</i> / spinach	<i>Spinacia</i> / spinach	<i>Spinacia</i> / spinach
<i>Brassicaceae</i> / kale	<i>Brassicaceae</i> / kale	<i>Brassicaceae</i> / kale	<i>Brassicaceae</i> / kale

Grasses

SPRING	SUMMER	FALL	WINTER
<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass
<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass
<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass
<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass	<i>Muhlenbergia</i> / pink multiflora grass

Dreamland Pa

ILLUSTRATIVE ELEVATION: THE ESSENCE OF THE MOODY GARDEN

Andrea M. Danchi • June 16, 2021 • LAR 524 Planting Design Applications in Landscape Architecture • Professor Julieta Sherk

Garden Precedent Image



Dreamland F

ILLUSTRATIVE ELEVATION



ILLUSTRATIVE ELEVATION: THE ESSENCE OF THE MOODY GARDEN

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ILLUSTRATIVE ELEVATION



Dreamland P

Barkley Garden Existing Site



Barkley Garden

2326 Booker Street
Winston Salem, NC 27105
6/2/2021

Garden Base Map



Barkley Garden Student Conceptual Design Proposals

Barkley Garden

2326 Booker Street
Winston Salem, NC 27105

Planting Design



Design Narrative

Because of the smaller size of the yard, a main goal is to create a space directly behind the house, then use compression to hide another room beyond plantings to give the illusion that the yard is larger than it is. The backyard should be accessible from either side of the house. As one approaches from the front of the house, the view of the backyard begins to open up with an ornamental tree drawing the viewer into the yard. A large existing shade tree, as well as surrounding woods behind the site means the yard will be mostly shaded throughout the year; all plantings in the yard should tolerate shady conditions. Water moves south across the site, collecting into a swale behind the property line. Plantings near the rear end of the yard should tolerate wet conditions as well. At the front of the house, the existing tall shrubs will be removed as they cause the house to look smaller than it is. A bed of low, flowering plants will replace these instead. Finally, a tree with upright branching habit will provide shade to the car port and compliment the size of the house.

PLANT VIGNETTES

PLANT SCHEDULE	BOTANICAL NAME	COMMON NAME
	<i>Acer ginnala</i>	Flame Maple
	<i>Zakoya serrata</i>	Japanese Zelkova
	<i>Acer palmatum</i>	Japanese Maple
	<i>Magnolia virginiana</i>	Sweetbay Magnolia
	<i>Bux x 'Nelle C. Stevens'</i>	Nelle Stevens Holly
	<i>Edgeworthia chrysantha</i>	Paper Bush
	<i>Ilax verticillata</i>	Winterberry Holly
	<i>Illex vomitoria 'Nana'</i>	Dwarf Yaupon Holly
	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea
	<i>Lonicera alba</i>	Pringle Flower
	<i>Rhododendron calendulaceum</i>	Flame Azalea
	<i>Buddleia alternifolia</i>	Butterfly Bush
	<i>Hosta 'Hazy'</i>	Hosta
	<i>Rheuchera americana</i>	Coral Bells
	<i>Zornia nitida</i>	Calla Lily
	<i>Carex flacca 'Blue Zinger'</i>	Blue Zinger Carex
	<i>Liriodendron chinensis</i>	Liriope
	<i>Coccoloba hirsutissima</i>	Japanese Plum Yew
Sain Garden		
	<i>Ilex glabra</i>	Hollyberry Holly
	<i>Magnolia virginiana</i>	Sweetbay Magnolia
	<i>Juncus effusus</i>	Common Rush
	<i>Aucuba japonica</i>	Japanese Aucuba
	<i>Morale coccinea</i>	Waxmistle
Perennial bed		
	<i>Tillandsia usneoides</i>	Small Yellow Toadshade
	<i>Tillandsia usneoides</i>	Sweet Carolina Girls Toadshade
	<i>Thalictrum aquilegifolium 'Graham'</i>	Grand-Flowered Toadshade
	<i>Asparagus acrocladus 'Graham's Cracker'</i>	Graham's Cracker Asparagus fern



Nick Musarra

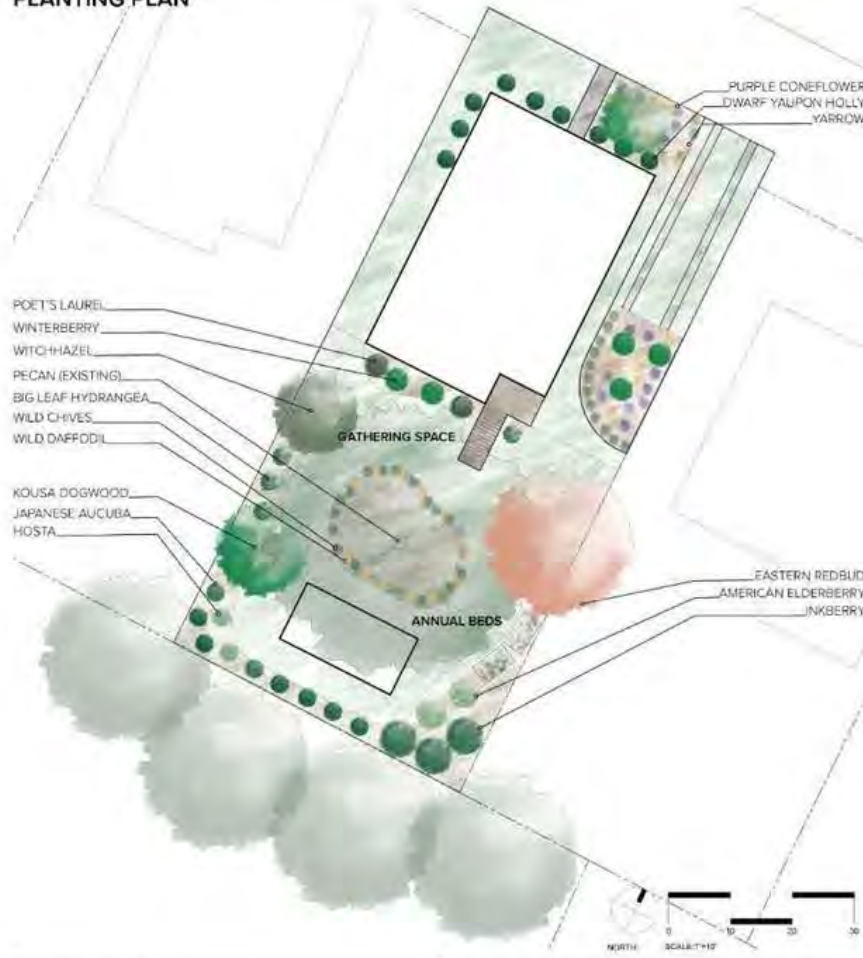
Dreamland Park

Barkley Garden Residential Design

2326 Booker Street, Winston Salem, NC 27105

Evan Holliday

PLANTING PLAN



ILLUSTRATIVE ELEVATION



NARRATIVE DESCRIPTION

The goal of this conceptual design is to support and build on the existing amenities of the existing garden to create a nestled gathering space on the rear of the property and an ornamental focal point at the front of the house.

The existing tree in the center of the backyard creates a natural focal point for the yard, and plantings and spaces are oriented around a mulched area ringed with bulbs to support the growth of the tree. The smaller deciduous trees and shrubs that line the fence of the back yard provide an enclosure and shade during the summer, but will allow light through in winter, interspersed are various evergreen plants and those that will provide shape and form during the winter to make the space interesting year round.

Space for annual raised beds is left along the eastern edge of the property, where it is likely to get the most sun, and a bed of perennial pollinator plants is planted just below the driveway. The elderberries and inkberries will thrive at the southern area of the property, where water will collect. These, combined with the shade-loving aucubas, will provide food and habitat for wildlife and support the overall health of the residential ecosystem.

PLANT VIGNETTE

SHRUBS



PERENNIALS AND BULBS



TREES



PLANT SCHEDULE			PLANT SCHEDULE		
S. NO	BOTANICAL NAME/COMMON NAME	#	S. NO	BOTANICAL NAME/COMMON NAME	#
1	HAMAMELIS VIRGINIANA/COMMON WITCHHAZEL	1	11	ILEX VOMITORIA 'NANA'/DWARF YAUPON HOLLY	9
2	CORNUS KOUSA/KOUSA DOGWOOD	2	12	NARCISSUS PSEUDONARCISSUS/WILD DAFFODIL	24
3	CERCIS CANADENSIS/EASTERN REDBUD	1	13	ECHINACEA PURPUREA/PURPLE CONEFLOWER	12
4	SAMBUCUS CANADENSIS/AMERICAN ELDERBERRY	2	14	ALLIUM SCHOENOPRASUM/WILD CHIVES	40
5	ILEX GLABRA/INKBERRY	3	15	ACHILLEA MILEFOLIUM/COMMON YARROW	10
6	AUCUBA JAPONICA/JAPANESE AUCUBA	3			
7	HOSTA HALYCON/HALYCON HOSTA	2			
8	HYDRANGEA MACROPHYLLA/BIG LEAF HYDRANGEA	4			
9	DANAE RACEMOSA/POET'S LAUREL	2			
10	ILEX VERTICILLATA/WINTERBERRY	5			

Dreamland Pa

RESIDENTIAL LANDSCAPE DESIGN *Winston-Salem, NC*

DESIGN CONCEPT

The overall concept and goal of the Booker St. residential landscape design is to provide defined spaces for relaxing and gathering, create a sunny space for an edible garden to flourish, control stormwater on site with the addition of a rain garden, and to design a symmetrical gateway entry into the house. A mix of evergreen and deciduous trees and shrubs create year-round variety and interest. Dense shrubs layered with colorful grasses and groundcovers create privacy and unity. The patio with dining and firepit and other hardscapes allow for the residents and guests to easily move throughout the yard. Public spaces such as the patio space and recreational lawn have views of vibrant vegetation and open, flexible spaces for a variety of activities. The private spaces include the prep-station for the edible garden, reading nook, and sensory rain garden spaces. These spaces are designed for relaxation and also for functionality. The rain garden is designed with the current site grading in mind. This SCM aims to collect and filter water, managing the water on site. The multi-purpose yard celebrates beautiful vegetation and seasonal color, while serving numerous functions.

CONCEPTUAL PLANTING PLAN



PLANTING SCHEDULE

SLUG	COMMON NAME / BOTANICAL NAME	HEIGHT	ANY IN PLANT	SLUG	COMMON NAME / BOTANICAL NAME	HEIGHT	ANY IN PLANT
1	RED MAPLE	20-30'	X	19	BLACK EYED SUSAN	2'	XX
2	ENCORE® AZALEA	6-8'	X	20	WAXMYRTLE	2-3'	XX
3	KOUASA DOGWOOD	20-30'	X	21	ENCORE® AZALEA	6-8'	XX
4	FLOWERING APRICOT	16-20'	X	22	BLACK EYED SUSAN	2'	XX
5	WAXMYRTLE	2-3'	X	23	ENCORE® AZALEA	6-8'	XX
6	ENCORE® AZALEA	6-8'	X	24	BLACK EYED SUSAN	2'	XX
7	BLACK EYED SUSAN	2'	X	25	ENCORE® AZALEA	6-8'	XX
8	ENCORE® AZALEA	6-8'	X	26	BLACK EYED SUSAN	2'	XX
9	BLACK EYED SUSAN	2'	X	27	ENCORE® AZALEA	6-8'	XX
10	ENCORE® AZALEA	6-8'	X	28	BLACK EYED SUSAN	2'	XX
11	BLACK EYED SUSAN	2'	X	29	ENCORE® AZALEA	6-8'	XX
12	ENCORE® AZALEA	6-8'	X	30	BLACK EYED SUSAN	2'	XX
13	BLACK EYED SUSAN	2'	X	31	ENCORE® AZALEA	6-8'	XX
14	ENCORE® AZALEA	6-8'	X	32	BLACK EYED SUSAN	2'	XX
15	BLACK EYED SUSAN	2'	X	33	ENCORE® AZALEA	6-8'	XX
16	ENCORE® AZALEA	6-8'	X	34	BLACK EYED SUSAN	2'	XX
17	BLACK EYED SUSAN	2'	X	35	ENCORE® AZALEA	6-8'	XX
18	ENCORE® AZALEA	6-8'	X	36	BLACK EYED SUSAN	2'	XX

PROGRAM

- PERMEABLE PAVED DRIVEWAY
- GATE TO BACKYARD
- PATIO WITH DINNING + FIRE PIT
- EDIBLE GARDEN (FENCED) + STORAGE & PREP AREA
- RECREATIONAL LAWN
- PRIVATE READING NOOK
- RAIN GARDEN
- SCREENED YARD EDGES

PLANTING SPECIFIC GOALS

- CREATE HABITATS FOR WILDLIFE
- CONTROL STORMWATER ON SITE
- PRESERVE EXISTING VEGETATION (LARGE TREES)
- USE DENSE VEGETATION TO CREATE PRIVACY
- MITIGATION OF HARSH MICROCLIMATES

ILLUSTRATIVE ELEVATION



PLANT VIGNETTE

TREES

SPRING	SUMMER	FALL	WINTER	
				RED MAPLE
				WAXMYRTLE
				KOUASA DOGWOOD
				FLOWERING APRICOT
				JAPANESE MAPLE

SHRUBS

				NELLIE STEVENS HOLLY
				BUMALD SPIRAEA
				ENCORE® AZALEA
				LITTLELEAF BOXWOOD
				BEAUTYBERRY

SPRING	SUMMER	FALL	WINTER	
				PAPER BUSH
				SWEET BLUEBERRY
				TOMATOES
				VIRGINIA SWEETSPIRE

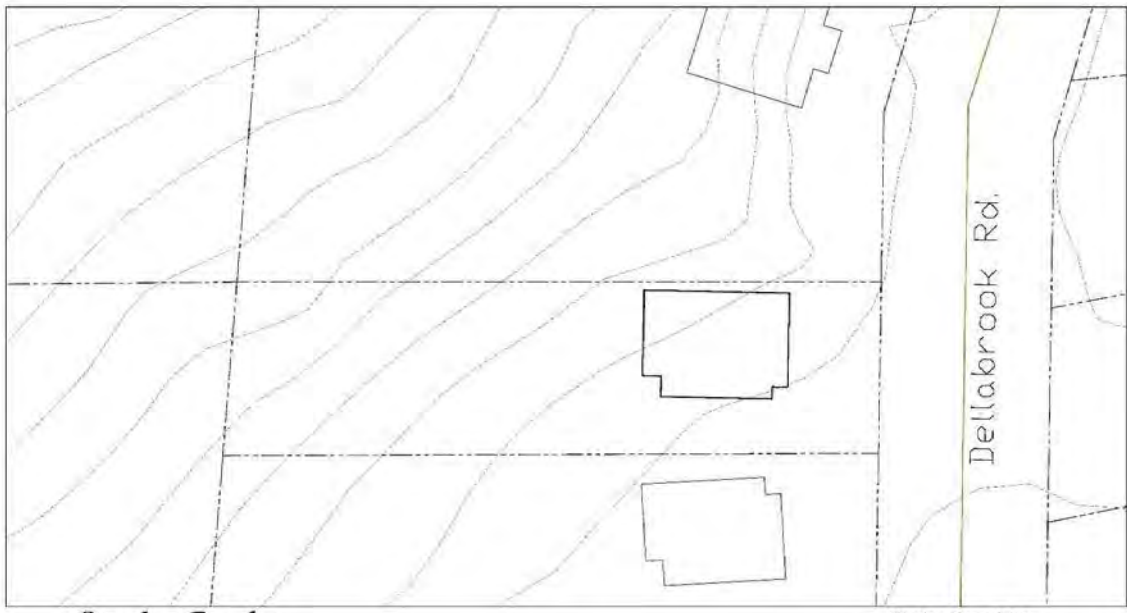
GRASSES & PERENNIALS

				BABY'S TEARS
				FALSE INDIGO
				PINK MUHLY GRASS
				RIVER OATS
				BLACK EYED SUSAN
				SWEET FLAG

Liz Farin

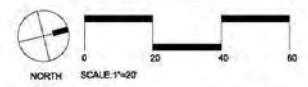
Dreamland Park

Starks Garden Existing Site



Starks Garden

107 Dellabrook Road
Winston Salem, NC 27105
6/2/2021



Dreaml

Starks Garden Student Conceptual Design Proposals

RESIDENTIAL LANDSCAPE DESIGN | DREAMLAND PARK, WINSTON SALEM, NC

Kyle Wurtz



SUMMARY

This design is meant to mesh well with the Starks property's existing conditions. A prominent Eastern redbud tree adds year-round interest in the front yard, while gardenias on either side of the porch will perfume the home's entry. The driveway runs beneath a power line, so small and medium shrubs were chosen along the east side of the home to minimize conflicts with the overhead power lines. A witchhazel tree punctuates the transition to the backyard, and during winter it will catch attention all the way from the street with its showy yellow blooms. Past this threshold there is a small patio for formal gathering, and a shaded lawn enclosed by shrubs that also screen the shed from view. Rain that is shed by the roof is captured by a small rain garden at the southeast corner of the home.

Deeper into the backyard, the planting steps up in size to meet the forest on the property's south and west edges. Large shrubs and small deciduous trees aid the transition from mature trees to the low plantings near the house, and help to naturalize the edge of the woodland habitat.

PLANTING GOALS

Enhance site conditions by screening views of utilities and the shed. Define outdoor 'rooms' to support various uses by different size groups. Slow and capture rainfall from the patio and roof with a rain garden. Support a diverse ecosystem of pollinators, birds, and other wildlife.

PLANT VIGNETTE

SPRING	SUMMER	FALL	WINTER	COMMON NAME	SPRING	SUMMER	FALL	WINTER	COMMON NAME
				Carolina Silverbell					Inkberry
				Eastern redbud					Gardenia
				Flowering apricot					Dwarf Yaupon Holly
				Common Witchhazel					Black Eyed Susan
				Prague Viburnum					Swamp milkweed
				Bottlebrush buckeye					Sundrops
				Wax myrtle					Pink Muhly Grass
				Oakleaf Hydrangea					Cinnamon fern
				Bumald spiraea					Passionflower
				Sweet Pepper Bush					Creeping Phlox

PLANT SCHEDULE

S.NO.	COMMON NAME	BOTANICAL NAME	HT.	SPREAD
1	Carolina Silverbell	Halesia carolina	30-40'	20-36'
2	Eastern redbud	Cercis canadensis	20-30'	25-35'
3	Flowering apricot	Prunus mume	15-25'	15-25'
4	Common Witchhazel	Hamamelis Virginiaiana	10-15'	10-15'
5	Prague Viburnum	Viburnum x pragense	10-12'	10-12'
6	Bottlebrush buckeye	Aesculus parviflora	8-12'	8-15'
7	Wax myrtle	Morella cerifera	10-15'	8-10'
8	Oakleaf Hydrangea	Hydrangea quercifolia	4-6'	6'+
9	Bumald spiraea	Spiraea x bumalda	2-3'	3-5'
10	Sweet Pepper Bush	Clethra alnifolia	3-8'	4-6'
11	Inkberry	Ilex glabra	5-8'	5-8'
12	Gardenia	Gardenia jasminoides	3-6'	3-6'
13	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3-5'	3-5'
14	Black Eyed Susan	Rudbeckia fulgida	2-3'	1-2'
15	Swamp milkweed	Asclepias incarnata	3-5'	2-3'
16	Sundrops	Oenothera fruticosa	14" - 15"	1-3'
17	Pink Muhly Grass	Muhlenbergia capillaris	1-3'	14" - 3'
18	Cinnamon fern	Osmundastrum cinnamomeum	2-6'	2-4'
19	Passionflower	Passiflora incarnata	Varies	Vine
20	Creeping Phlox	Phlox stolonifera	6"-12"	0' 9"-1' 6"

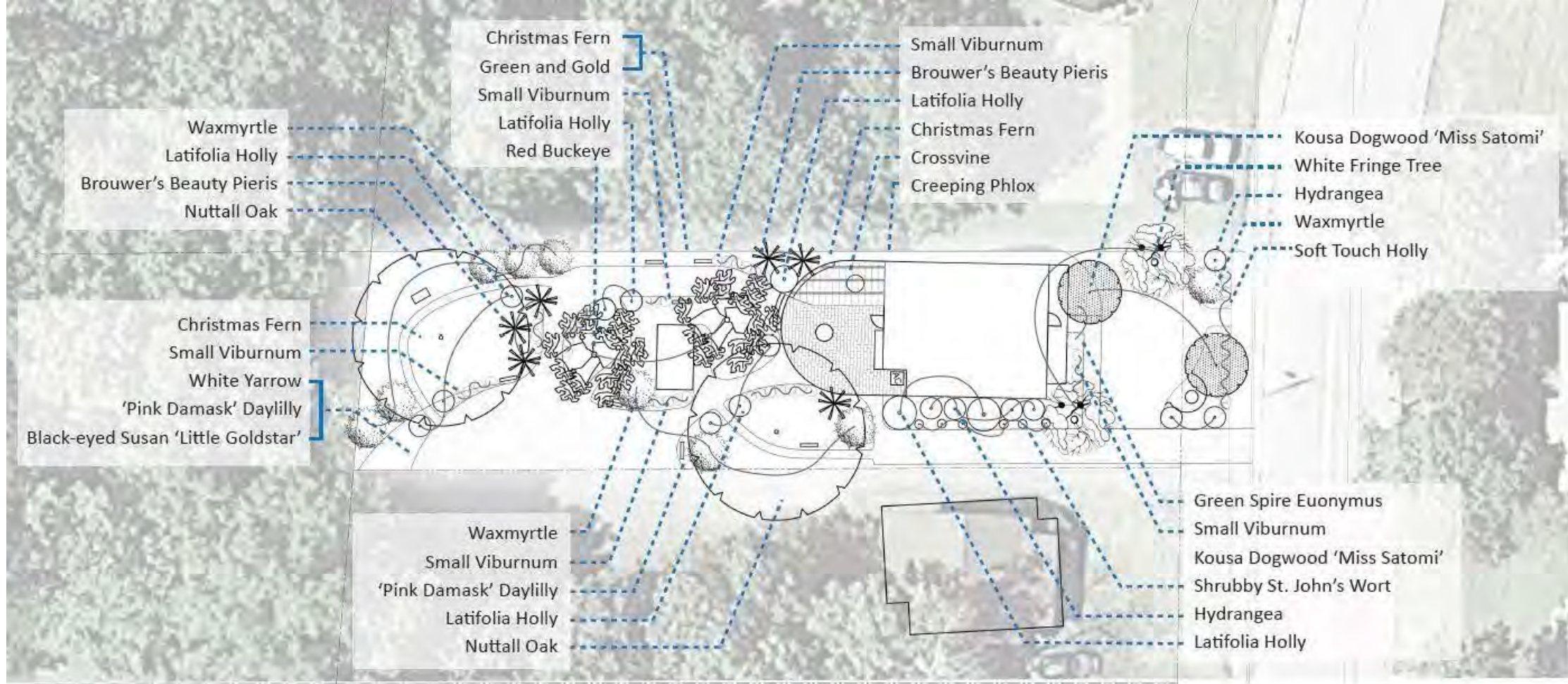
Dreamla

Kyle Wurtz



Dreamland I





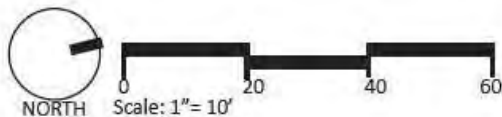
Starks Garden




107 Dellabrook Road
Winston Salem, NC 27105

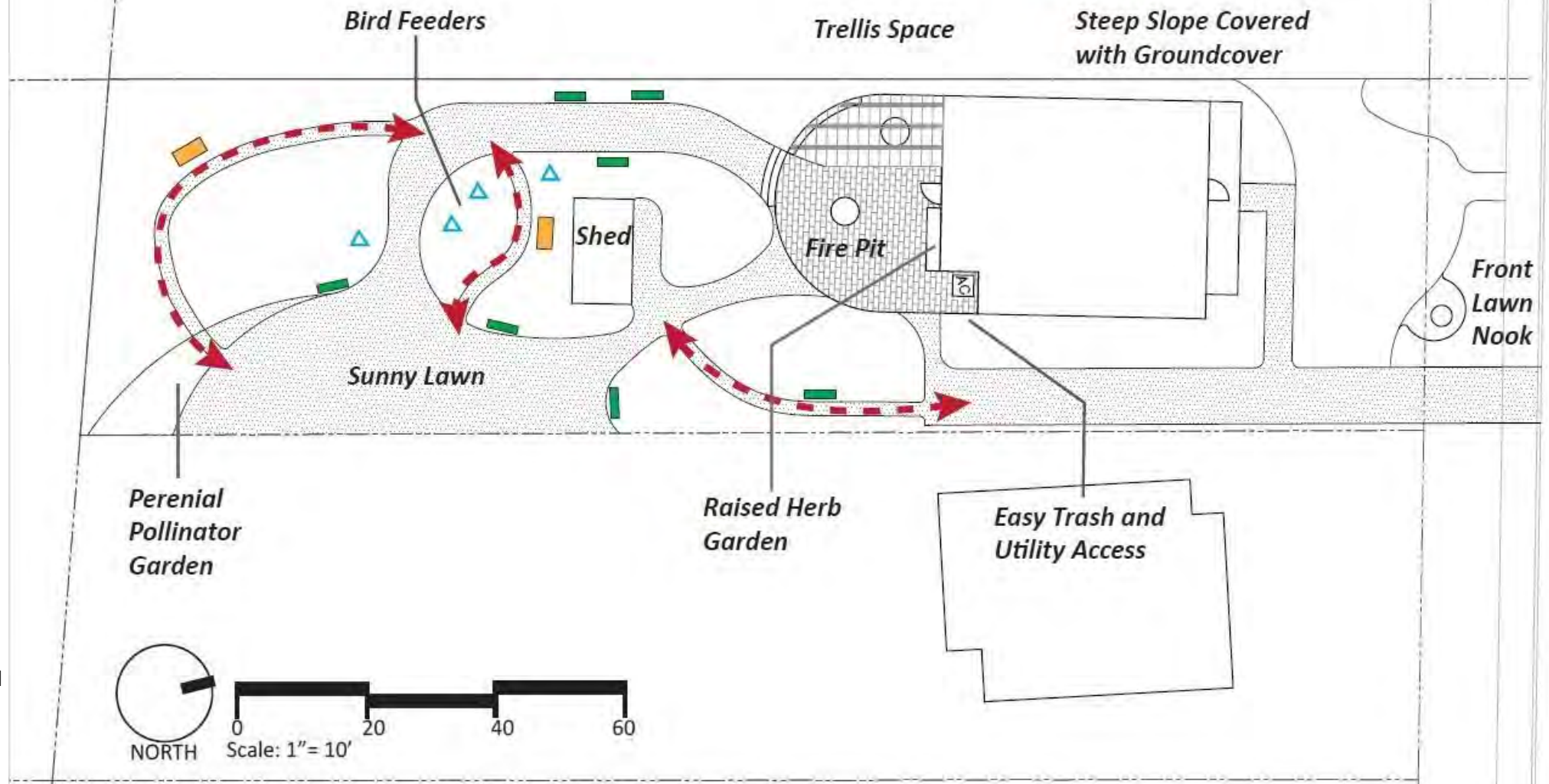
The design for the Starks Garden incorporates a colorful flowering trees, shrubs, and perennials in a low maintenance landscape that supports wildlife and gives neighbors, friends, and family a place to gather. The mixture of evergreen, spring blooming, deciduous, and fruiting plants ensures that there will be something new to see throughout the seasons. The majority of the plant palette reflects the surrounding forested area and birds, butterflies, and other wild life will be frequent visitors to this oasis.

The landscape design gives the Starks residence four more rooms! Beginning by stepping out the back door, the patio with a raised herb garden bed is so convenient. The patio boasts a central fire pit for cozy get togethers as well as a more secluded and shady trellised area to sit and sip coffee in the morning. The sunny front and back lawns are a perfect place to meet and talk with neighbors and the shady lawn on to the northwest is the perfect secret garden to watch the birds at the bird feeders. Not to mention the walking paths that lead you right into the heart of the action!

Dreamland I



-  Footpaths
-  Benches
-  Seat Swings



Plant Schedule

Common Name	Botanical Name	H	W	Evergreen	Native
Trees and Shrubs					
Nuttall Oak	<i>Quercus texana</i>	50'	40'	No	Yes
Red Buckeye	<i>Aesculus pavia</i>	20'	15'	No	Yes
White Fringetree	<i>Chionanthus virginicus</i>	20'	15'	No	Yes
Hydrangea	<i>Hydrangea arborescens</i>	5'	5'	No	Yes
Waxmyrtle	<i>Myrica cerifera</i>	20'	10'	Yes	Yes
Kousa Dogwood (Pink)	<i>Cornus kousa</i> 'Miss Satomi'	15'	15'	No	No
Small Viburnum	<i>Viburnum obovatum</i> 'Mrs. Schiller's Delight'	3'	4'	Yes	Yes
Green Spire Euonymus	<i>Euonymus japonicus</i> 'Green Spire'	7'	3'	Yes	No
Shrubby St. John's Wort	<i>Hypericum prolificum</i>	3'	3'	No	Yes
Soft Touch Holly	<i>Ilex crenata</i> 'Soft Touch'	3'	3'	Yes	No
Brouwer's Beauty Pieris	<i>Pieris x</i> 'Brouwer's Beauty'	6'	4'	No	Hybrid
Latifolia Holly	<i>Ilex latifolia</i>	20'	10'	Yes	No
Flowering Perennials					
Reblooming Daylily 'Pink Damask'	<i>Hemerocallis</i> 'Pink Damask'	3'	3'	No	Yes
White Yarrow	<i>Achillea millefolium</i>	3'	1.5'	No	Yes
Black-eyed Susan 'Little Goldstar'	<i>Rudbeckia fulgida</i> 'Little Goldstar'	16"	16"	No	Yes
Ground Cover					
Creeping Phlox	<i>Phlox stolonifera</i> 'Sherwood Purple'	6"	1.5'	No	Yes
Christmas Fern	<i>Polystichum acrostichoides</i>	3'	3'	Yes	Yes
Green and Gold	<i>Chrysogium virginianum</i>	2"	2'	Semi	Yes
Vines					
Crossvine	<i>Bignonia capreolata</i>	40'	9'	Semi	Yes

Plant choices helped define the form and function of the Starks garden design. During the discussion with community members, the feedback was to include low-maintenance landscapes. Low-maintenance however does not mean boring or bland landscapes. The plant palette is colorful and continues to change throughout the seasons.

The design prioritizes native plants to provide the best habitat and food sources for the wildlife in the area. These native plants also give users a greater connection with their local ecosystem along with fragrant flowers, stunning fall color and brilliant fruits and berries.



Abby Black

Spring Summer Fall Winter

Nuttall Oak



Red Buckeye



White Fringetree



Hydrangea



Waxmyrtle



Spring Summer Fall Winter

Kousa Dogwood 'Miss Satomi'



Small Viburnum 'Mrs. Shiller's Delight'



Green Spire Euonymus



Shrubby St. John's Wort



Soft Touch Holly



Dreamland

Abby Black

Spring Summer Fall Winter

Brouwer's Beauty Pieris



Latifolia Holly



Reblooming Daylilly 'Pink Damask'



White Yarrow



Black-eyed Susan 'Little Goldstar'



Spring Summer Fall Winter

Creeping Phlox



Christmas Fern



Green and Gold



Crossvine



Dreamland F

RESIDENTIAL PLANTING DESIGN

Design Narrative

This is a garden meant to balance the needs of the individual, the needs of the community, and the needs of the environment. For the community there is ample socializing space, and room to grow produce that can be shared with neighbors. The design increases privacy, through the bayberry hedge, without completely cutting off the existing connections with neighbors. It includes multiple areas for both individual and group recreation and relaxation, in both sun and shade.

With the presence of a rain garden at the south east corner it allows for more stormwater control in the lower part of the yard. The vegetable garden is buffered by two pollinator friendly beds, and has quick access to the storage shed. A gently curving pathway brings you to a gazebo that is tucked away in the shade of a black gum tree, but that maintains views across the rest of the yard.

This is a garden that is meant to serve you, along with your friends and family, no matter what's on the agenda. Whether that's quietly watering the garden beds and sitting on one of the benches, or inviting people over to enjoy barbeque on the grill and letting children race across the lawn, it has room for everyone.

- Rain Garden**
- Black Eyed Susan
 - Virginia Sweetpea
 - Goldenrod
 - Hollow Joe Pye Weed
 - Southern Blue Flag Iris
 - Gray's Sedge
 - Blue Star

- Pollinator Garden**
- Black Eyed Susan
 - Butterfly Milkweed
 - Ice Plant
 - Blue Sage
 - Hummingbird Mint



Dellabrook Rd.

Dreamland Park

Starks Garden
 107 Dellabrook Road
 Winston Salem, NC 27105

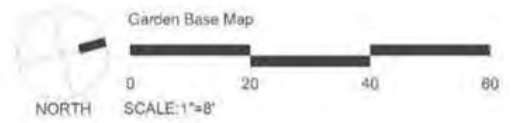
Plant Schedule

S.NO	Common Name/Botanical Name	#
1	Olga Mezitt Rhododendron/Rhododendron 'Olga Mezitt'	5
2	Oakleaf hydrangea/Hydrationa quercifolia	2
3	Smooth hydrangea/Hydrationa arborescens	1
4	Dwarf yaupon holly/Ilex vomitoria 'Nana'	12
5	Northern bayberry/Myrica pensylvanica	8
6	Purple beautyberry/Gallicarpa dichotoma	3
7	Northern spicebush/Lindera benzoin	1

S.NO	Common Name/Botanical Name	#
8	Common winterberry/Ilex verticillata	5
9	Virginia sweetpea/Ipaea virginica	1
10	Eastern redbud/Cercis canadensis	1
11	Blackgum/Nyssa sylvatica	1
12	River birch/Betula nigra	1
13	Sweetbay magnolia/Magnolia virginiana	1
14	Black eyed susan/Rudbeckia hirta	50

S.NO	Common Name/Botanical Name	#
15	Autumn Joy sedum/Hyotelephium 'Herbetteude' AUTUMN JOY	8
16	Butterfly milkweed/Asclepias tuberosa	20
17	Beebalm/Monarda didyma	20
18	Mass hull lantana/Lantana camara 'Miss Huff'	12
19	Pink Muhly grass/Muhlenbergia capillaris	9
20	Rosemary/Salvia rosmarinus	5
21	Lamb's ear/Stachys byzantina	10

S.NO	Common Name/Botanical Name	#
22	Blue sage/Salvia azurea	15
23	Hummingbird mint/Agastache 'Blue Fortune'	12
24	Hollow Joe pye weed/Eutrochium fistulosum	12
25	Southern blue flag iris/Iris virginica	10
26	Goldenrod/Solidago rugosa	4
27	Gray's sedge/Carex grayi	15
28	Blue star/Amarantus tabernemontana	10



ILLUSTRATIVE
SECTION

Maddie Cresh



This section demonstrates the transition between communal/entertainment space and solitary/reflective space in the garden. The pergola on the patio adjoins the back entrance to the residence, and allows for easy circulation between outdoors and indoors, making it easier to mingle with friends and family. The vegetable garden serves both a practical and aesthetic purpose. Laid out symmetrically, the planting beds play off of the central bird bath to create a more formal grid. Despite this formality the space is a practical one, with direct access to the shed for gardening tools and supplies, and raised beds making gardening easier for all ages. Finally, the bench that is nestled behind the vegetable garden next to the spice bush is a more passive space for quiet contemplation and rest. Users can look out across the lawn and watch any activities taking place, allowing them to feel connected even if they aren't participating.



Dreamland Park

PLANT VIGNETTES

TREES

Eastern Redbud



Blackgum



River Birch



Sweetbay Magnolia



PERENNIALS

Black eyed susan



Autumn joy sedum



Butterfly milkweed



Bee balm



Miss Huff lantana



Pink Muhly grass



Rosemary



Lamb's ear



Blue sage



Hummingbird mint



Hollow joe pye weed



Southern blue flag iris



SHRUBS

Rhododendron 'Olga Mezitt'



Northern spicebush



Dwarf yaupon holly



Goldenrod



Oakleaf hydrangea



Common winterberry



Northern bayberry



Gray's sedge



Smooth hydrangea



Virginia sweetspire



Purple beautyberry



Blue star



Residential Landscape Design

Starks Residence - 107 Dellabrook Rd

DESIGN CONCEPT

The overall design concept of the Stark's residence is to create a landscape that is not only aesthetically pleasing, but one that is also functional. A usable lawn space is to be included for games like bocce ball, cornhole, or horseshoes. Dense plantings surround the property to create seasonal interest and privacy from surrounding neighbors, as well as a 5 foot tall fence around the back yard to keep any unwanted users of the space out. A koi pond is located in the back corner of the property, surrounded by perennials located adjacent to a private bench creating a getaway outdoor room, while also connecting the detached out building into the landscape. The back of the yard remains with existing woody tree areas, creating shade. A patio off of the back of the house can be used for entertaining, dining, or placement of a moveable fire pit. A small herb and vegetable garden can be found right off the patio for easy access back into the house kitchen for use. Planting material is a mix of deciduous and evergreen trees and shrubs, as well as perennials for year round seasonal interest. In the front, the main focus was increasing curb appeal with a flowering 'Forest Pansy' Redbud, with accents of bright color against the house from 'Radiance' Abelia. Seasonal interest from annual and perennial plant material like Lamb's Ear and New Guinea Impatiens can also be found here.

PLANTING PLAN



SECTION



PLANTING SCHEDULE

Schedule #	Botanical Name	Common Name	Quantity	Height
1	<i>Tinija occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	7	8'-12'
2	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	1	20'
3	<i>Abelia x grandiflora</i> 'Radiance'	Radiance Abelia	12	3'
4	<i>Stachys byzantina</i> 'Silver Carpet'	Silver Carpet Lamb's Ear	12	12"
5	<i>Impatiens x lawleri</i>	New Guinea White Impatiens	14	8"-10"
6	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangeas	2	3'-5'
7	<i>Buddleja davidii</i> 'Black Knight'	Black Knight Butterfly Bush	2	6'-8'
8	<i>Hemerocallis x 'Happy Returns'</i>	Happy Returns Dwarf Daylily	15	15"
9	<i>Astilbe chinensis</i> 'Vision in Pink'	Visions in Pink Astilbe	16	24"-32"
10	<i>Camellia x 'Winter's Snowstorm'</i>	Winter Snowstorm Camellia	4	12"
11	<i>Hosta x 'Cucumole'</i>	Cucumole Plantain Lily	5	18"
12	<i>Illicium parviflorum</i> 'Florida Sunshine'	Florida Sunshine Illicium	8	5'
13	<i>Muhlenbergia capillaris</i> 'White Cloud'	White Cloud Mully Grass	6	4'

PLANT VIGNETTE

Shrubs



Perennials



Trees



Annuals



PROGRAM

- BACK PATIO/DINING AREA
- KOI POND
- OPEN RECREATIONAL LAWN
- FRONT FOUNDATION PLANTINGS
- BCK YARD SCREENING
- HERB AND VEGGIE GARDEN
- PRIVATE SEATING AREA

Abigail Miller | LAR 524
Professor Julieta Sherk | June 2021

Abigail Miller

Dreamland Park | Winston-Salem

Abig





STARKS RESIDENCE DESIGN

107 Dellabrook Rd, Winston-Salem, NC 27105

NARRATIVE:

WHEN APPROACHING THIS DESIGN MY MAIN GOAL WAS TO ESTABLISH A CONNECTION FROM THE HOME TO THE LANDSCAPE BY UTILIZING BOTH HARD AND SOFT SCAPE. MY DESIGN INTENT WAS TO CREATE OUTDOOR "ROOMS" FOR RESIDENTS TO USE IN SOLITARY OR WITH COMPANY. IN ORDER TO CREATE A LOW MAINTENANCE LANDSCAPE IN THE EXPANSIVE YARD I INCORPORATED A LIVE OAK AND SELF SUSTAINING GROUND COVER. THE EXISTING SHED SURROUNDED BY RAISED BEDS THAT WOULD PROVIDE AN OPPORTUNITY TO CULTIVATE FOOD AT HOME. NEARING CLOSER TO THE HOUSE THERE ARE A FEW ACTIVE SPACES FOR HOSTING FRIENDS AND FAMILY FOR A MEAL OR CAMP FIRE WHILE BEING HUGGED BY FLOWERING DOGWOOD OR FRAGRANT HYDRANGEAS. THE EXTENDED WALKWAY IN THE FRONT CONNECT THE NEIGHBORHOOD TO THE RESIDENCE AND THE YARD. A SYCAMORE OFFERS SHADE AND A CONTAINER HERB GARDEN, AN AESTHETIC & FUNCTIONAL FEATURE, CAN BE VIEWED FROM THE FRONT PORCH. A LOW MAINTENCE WELCOMING LANDSCAPE FOR FUN OR SOLACE. FUNCTIONAL & FLEXIBLE.

PROGRAMMING:

UTILIZE PERMEABLE PAVING.
FEW OPEN LAWN SPACES.
LOW MAINTENANCE.
PATIO FOR HOSTING OUTDOORS.
FIRE PIT.
EDIBLE TREES & RAISED BEDS
COMFORTABLE SEATING.
YEAR ROUND VISUAL PLANTINGS.
HONOR SHADE TREES.
EMBRACE ESTABLISHED TREE
LINE.

PLANT SCHEDULE

S.1	Common Name / Scientific Name	Height	Quantity
1	American Sycamore / <i>Platanus occidentalis</i>	8-10 ft	1
2	Live Oak / <i>Quercus virginiana</i>	6-8 ft	1
3	Tulip Poplar / <i>Liriodendron tulipifera</i>	8-10 ft	1
4	Common Fig / <i>Ficus carica</i>	6-8 ft	2
5	Kousa Dogwood / <i>Cornus Kousa</i>	6-8 ft	2
6	Service Berry / <i>Amerlancheir laevis</i>	3-4 ft	2
7	Acuba / <i>Acuba japonica</i>	3-4 ft	11
8	French Hydrangea / <i>Hydrangea macrophylla</i>	3-4 ft	12
9	Wax Leaf / <i>Ligustrum japonicum 'Recurvifolium'</i>	3-6 ft	6
10	Inkberry / <i>Ilex glabra</i>	3-4 ft	2
11	Glossy Abelia / <i>Abelia x grandiflora</i>	4-5 ft	10
12	Creeping Phlox / <i>Phlox stononifera</i>	N/A	variable
13	Heartleaf / <i>Hexastylis shuttleworthii var. harperi 'Callaway'</i>	N/A	variable

STARKS RESIDENCE DESIGN

PLANTING VIGNETTES

Jen Dolan



LARGE SHADE TREES INCLUDE THE AMERICAN SYCAMORE, LIVE OAK AND TULIP POPLAR. THESE DECIDUOUS TREES COOL THE HOUSE AND YARD IN THE WARM NORTH CAROLINA SUMMER. THEY OFFER VISUAL MARKERS OF THE SEASON. THE COMMON FIG, SERVICE BERRY AND KOUSA DOGWOOD ACT AS SMALLER ACCENT TREES IN THE YARD NEAR THE MOST ACTIVE SPACES IN THE BACK YARD. ACUBA, FRENCH HYDRANGEA, WAX LEAF, INKBERRY AND GLOSSY ABELIA ARE VISUALLY APPEALING ALMOST ENTIRELY YEAR ROUND. THESE SMALL TO MEDIUM SHRUBS AT AS EDGES AND WELCOME WILDLIFE INTO THE SPACE. CREEPING PHLOX AND HEARTLEAF ARE INTRODUCED AS LOW MAINTENANCE GROUND COVER TOWARDS THE AREAS CONTAINING LESS HUMAN ACTIVITY. THESE COVERINGS OFFER TEXTURE AND COLOR YEAR ROUND. THEY ARE NOT TOO SENSITIVE TO FOOT TRAFFIC. THESE PLANTINGS ACT AS A TRANSITION TOWARDS THE ALREADY ESTABLISHED ECOSYSTEM TO THE SOUTH OF THE SITE.

NOTE LARGE MULCH RINGS WILL PROTECT SYCAMORE& LIVE OAK



Dreamland I

	SPRING	SUMMER	FALL	WINTER
AMERICAN SYCAMORE				
LIVE OAK				
TUPLIP POPLAR				
COMMON FIG				
KOUSA DOGWOOD				
SERVICEBERRY				
ACUBA				
FRENCH HYDRANGEA				
WAX LEAF				
INKBERRY				
GLOSSY ABELIA				
CREEPING PHLOX				
HEARTLEAF				

STARKS RESIDENCE ILLUSTRATIVE SECTION

THE YARD AS EXTENSION OF THE HOME



LIVE OAK

EDIBLE TREES

TULIP POPLAR

EDIBLE RAISED BEDS

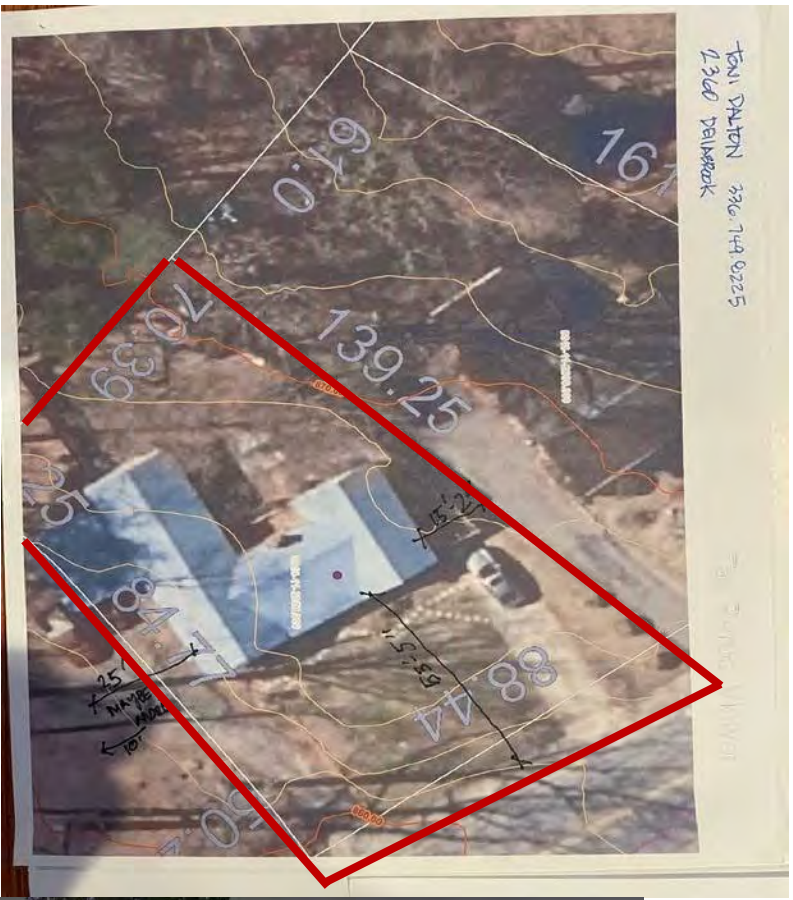
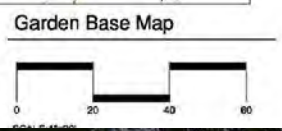
Dreamland I

118'

Dalton Garden Existing Site



Dalton Garden
 2360 Dellabrook Road
 Winston Salem, NC 27105

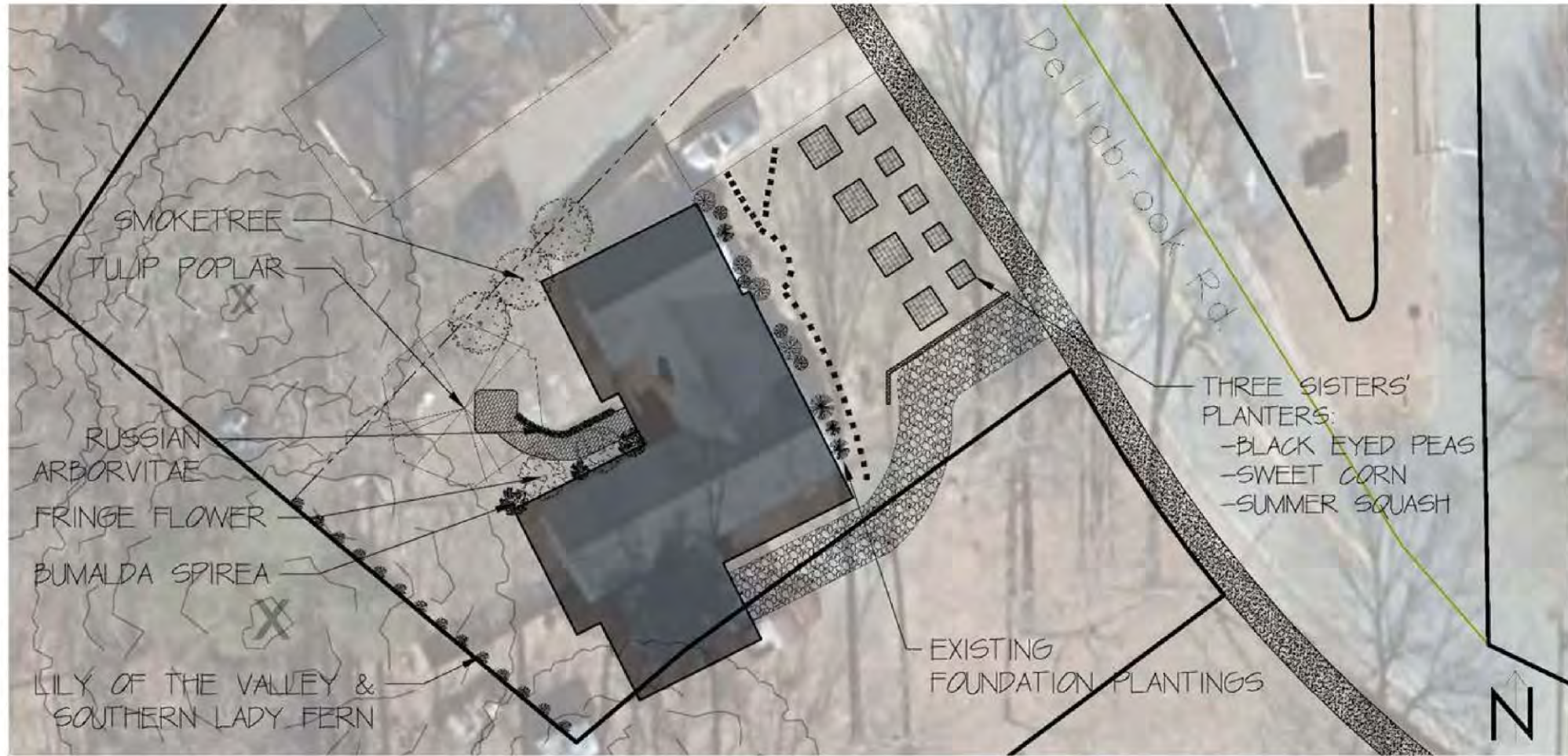


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Dalton Garden Student Conceptual Design Proposals

Brian Vaughn

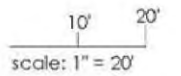


Proudly standing along Dellabrook Road, The Dalton Residence welcomes lifelong residents and visitors alike to the Beloved Dreamland Park Community. With its distinctive metal roof, painted blue siding, and thoughtfully planted foundation shrubs, this residence is a proud and exemplary homeplace.

This proposed planting concept – Engage – seeks to accentuate these features and enhance the public and private functions of the landscape.

The front garden emphasizes the home's relationship to the community with 4x4' and 6x6' planted boxes, cultivating a Three Sisters garden with black eyes peas, corn, and summer squash. This garden can be planted, tilled, and harvested with support from church parishioners, neighbors, and the Dalton Family alike, given its public function and location in the landscape.

The backyard is divided into two separate landscapes, defined by their exposure to sun. The sunny patio lies at the end of a path lined with gracefully branching Russian Arborvitae. A tulip poplar provides shade underneath for the brick paved area. Smoketree provides visual interest, and obscures the sight of the fence. Plantings of Southern Lady Fern and Lily of the Valley define the property boundary, thriving in dappled shade and separating the order of the backyard from the wooded wetland forest beyond.



Plant Schedule - Front Lawn Planters

S. No	common name / botanical name	Ht.	Cal.	remarks
1	Vigna unguiculata / Black Eyed Pea	6-7'		originally domesticated in East Africa, low fertilization requirement
2	Zea Mays / Indian Corn	5-8'		Warm weather crop, plant in full sun and well-drained soil
3	Cucurbita pepo / Summer Squash	1-3' spread		Add compost material in fall, transplant after the last frost

Plant Schedule - Sunny Patio

S. No	common name / botanical name	Ht.	Cal.	remarks
4	Cotinus coggygria / Common Smoketree	10-15'	2 in.	Open and spreading with wispy pink flowers, deciduous
5	Liriodendron tulipifera / Tulip Poplar	70-100'	2.5 in.	Supports pollinators, flowers bloom April-June, deciduous
6	Spiraea Bumalda / Bumalda Spirea	2-3'		drought-tolerant, deciduous, flowering shrub, deciduous
7	Loropetalum chinense / Fringe Flower	6-10'		Evergreen shrub, strap like showy white flowers

Plant Schedule - Shaded Edge

S. No	common name / botanical name	Ht.	Cal.	remarks
8	Convallaria majalis / Lily of the Valley	6-10"		herbaceous perennial, deciduous
9	Athyrium asplenoides / Southern Lady Fern	2-3'		low maintenance, clumping deciduous plant, full shade
10	Microbiota decussata / Russian Arborvitae	1-2'		needed evergreen

Dreaml

CLIENT: **TONI DALTON**
dreamland resident

LANDSCAPE ARCHITECT: **BRIAN VAUGHN**
nc state university

SITE: **DALTON GARDEN**
2360 DELLABROOK ROAD
WINSTON SALEM, NC 27105

DRAWING TITLE: **CONCEPTUAL PLANTING PLAN**

PLANT VIGNETTES

TREES



TULIP POPLAR



SMOKETREE



SHRUBS



BUMALD SPIRAEA



FRINGE FLOWER



Dreamland I

WINTER

SPRING

SUMMER

FALL

Brian Vaughl

EDIBLES



INDIAN CORN



SUMMER SQUASH



BLACK EYED PEA

Drea

NEIGHBORHOOD PLANTER BOXES



PINEVIEW DRIVE, RALEIGH, NC



NORTH SIDE, MILWAUKEE, WI

Site Analysis

Zone Analysis

Valerie Ryba



SCREEN COVER



EDIBLES



PLANT SCHEDULE

Common Name/Botanical Name	HT.	WDTH	#
Edibles			
Tomato / Solanum lycopersicum	2' - 10'	2' - 4'	6
Bell Pepper / Capsicum annuum	1' - 3'8"	6" - 1'	4
Lettue / Lactuca sativa	6" - 1'	6" - 1'	4
Butternut Squash / Cucurbita moschata 'Butternut'	4' - 10'	3' - 5'	2
Cucumber / Cucumis sativus	8" - 1'6"	3' - 8'	3
Watermelon / Citrullus lanatus	4" - 8"	5' - 10'	2
Screen Material			
Chocolate Vine / Akebia quinata*	-	-	10

*Akebia quinata frames the front yard fence, as many that are needed to fill the fence.

The main focus of this design is utilizing the large sun exposure in the front yard for an edible landscape and provide a working landscape the fully immerse the user to be connectd to the site and nature in general. The garden is enclosed in a simple permeable fence that the vine can grow upon to provide some privacy for the homeowners. The plant matter that is in the raised garden beds can be tailored to the homeowners and their palette. The beds wrap the inner portion of the front yard to frame the 'public' zone of the plot and to utilize the full sun that are needed to produce a quality harvest. There is room for programmable space in the front and back of the lot to allow the occupants to choose whether or not they want to include the public in their activities.

Dreamland Park | Wins

Plant Schedule

S. NO.	Common Name/Botanical Name	HT.	CONT.	CAL.
1	Encore Azalea/Rhododendron 'Encore'	1.5'	3 gal.	
2	Cast Iron Plant/ Aspidistra elatior	2'	3 gal.	
3	Japanese Maple/Acer Palmatum 'Emperor 1'		25 gal.	
4	Dwarf Mondo Grass/ Ophiopogon japonicus	8"	1 qt.	
5	Oakleaf Hydrangea/Hydrangea quercifolia	2'	3 gal.	
6	Sasanqua Camellia/Camellia sasanqua	5'	15 gal.	
7	Hosta	8"	1 gal.	
8	Autumn Fern/ Dryopteris erythrosora	8"	1 gal.	
9	Fatsia/Fatsia japonica	1.5'	3 gal.	
10	Golden Mop Cypress/ Chamaecyparis pisifera 'Golden Mop'	3'	5 gal.	
11	Hellebore	1'	1 gal.	
12	Carex	8"	1 qt.	
13	Dwarf Yaupon Holly/Ilex vomitoria 'Nana'	3'	5 gal.	
14	Common Persimmon/ Diospyros virginiana			2.5"
15	Lime Light Hydrangea/ Hydrangea paniculata 'Limelight'	2'	3 gal.	

ENCORE AZALEA
CAST IRON PLANT
JAPANESE MAPLE
DWARF MONDO GRASS
OAKLEAF HYDRANGEA
HOSTA
SASANQUA CAMELLIA

AUTUMN FERN
FATSIA
OAKLEAF HYDRANGEA
GOLDEN MOP CYPRESS
ENCORE AZALEA
HELLEBORE
DWARF MONDO GRASS



RESIDENTIAL PLANTING DESIGN
CREATED FOR DALTON RESIDENCE
2360 DELLABROOK ROAD WINSTON-SALEM, NC
CREATED BY: ERIC DERSTINE
LAR 524 PLANTING DESIGN
J. SHERK

1/2\"/>

The Dalton's Residence: Plant Design: Sun/Shade Balance

The property is heavily shaded in the backyard by large shade trees on the neighboring property. This factor, along with the limited size of the backyard persuaded us to create a private gathering space for the residents, surrounded by shade-loving or tolerating plants. A round patio is surrounded by azaleas, cast iron plants and dwarf mondo grass, with focal Japanese maple between the house, patio and mulch pathway. Visible from the back patio is a bed containing three large sasanqua camellias, two oakleaf hydrangeas, hostas and autumn ferns. These plants provide a private and intimate space for the residents, while providing year-round interests. The planting along the backside of the house becomes tamer with foundation plantings of azaleas, a golden mop cypress and hellebore next to the house and a meandering row of fatsia, punctuated at the end by an oakleaf hydrangea on the backside of the property. The front yard contains one focal common persimmon tree. Most of the front yard was left as turf grass due to the inability to grow turf in the backyard. An existing retaining wall receives aesthetic enhancement and "curb appeal" with the addition of eight "Limelight" hydrangeas. Front yard foundation plantings contain solid evergreens with dwarf yaupon hollies, golden mop cypresses, a sasanqua camellia, and azaleas. Perennial plantings of hostas and carex provide a delicate contrast to the sturdy

	Spring	Summer	Fall	Winter
Oakleaf Hydrangea				
Sasanqua Camellia				
Japanese Fatsia				
Dwarf Yaupon Holly				
Japanese Maple				
Common Persimmon				
Golden Mop Cypress				

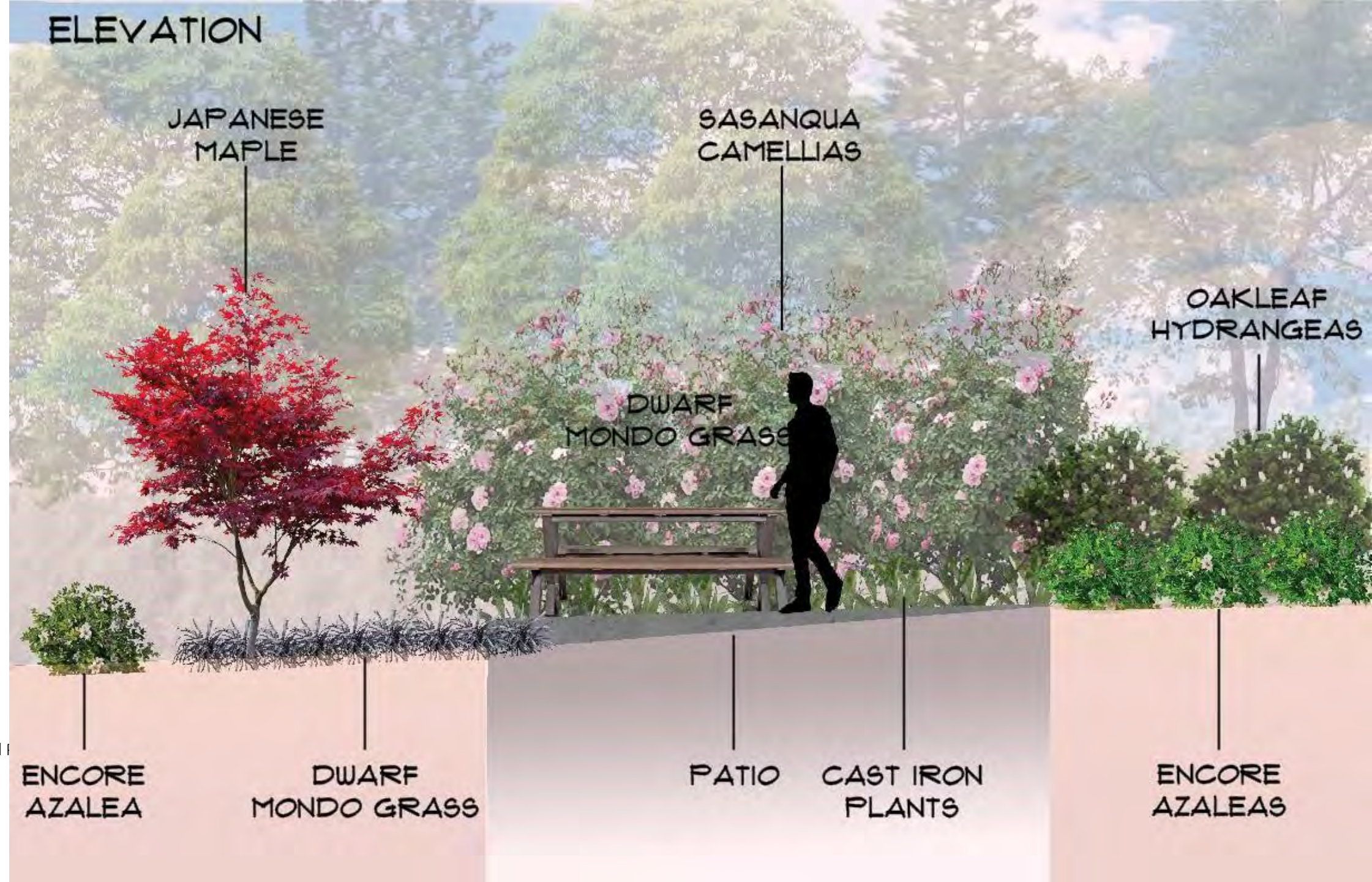
Trees/Shrubs

Plant Vignettes: 4-Season Concepts

	Spring	Summer	Fall	Winter
Encore Azalea				
Hellebore				
Cast Iron Plant				
Autumn Fern				
Hosta				
Dwarf Mondo Grass				
Carex				

Perennials/Grasses

ELEVATION



JAPANESE
MAPLE

SASANQUA
CAMELLIAS

OAKLEAF
HYDRANGEAS

DWARF
MONDO GRASS

ENCORE
AZALEA

DWARF
MONDO GRASS

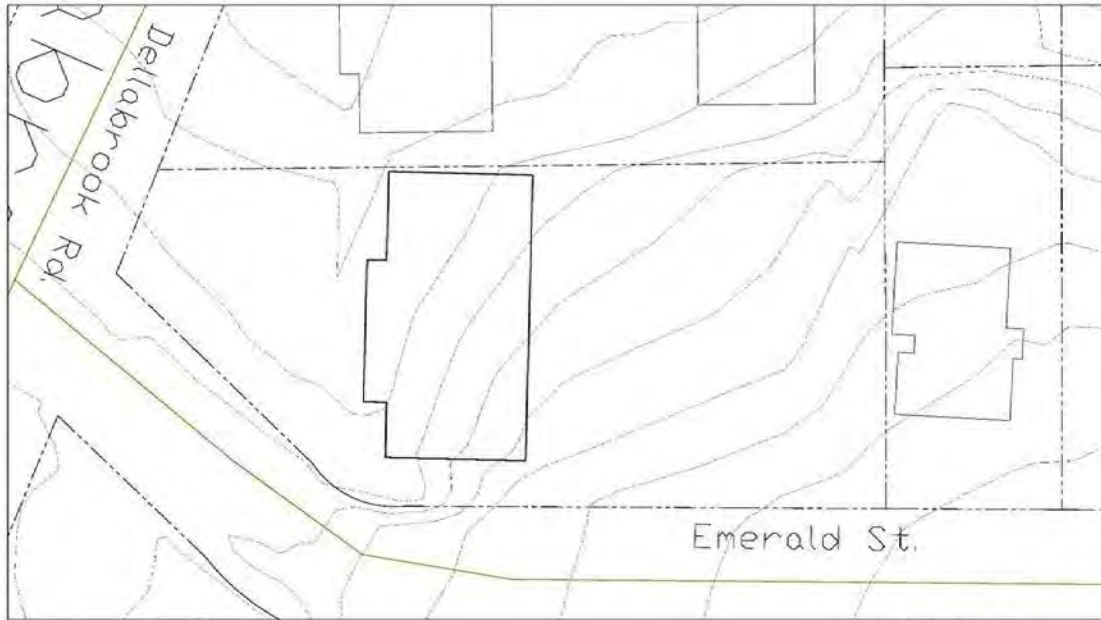
PATIO

CAST IRON
PLANTS

ENCORE
AZALEAS

Dreamland I

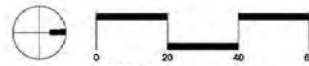
Taylor Garden Existing Site



Taylor Garden

2451 Dellabrook Road
Winston Salem, NC 27105

Garden Base Map



Taylor Garden Student Conceptual Design Proposals

RESIDENTIAL PLANTING DESIGN

Taylor Residence

Lauren Joca



S.NO.	COMMON NAME/Botanical Name	CTR	HT
1	RED MAPLE/Acer rubrum		6' - 8'
2	SWEETBAY MAGNOLIA/Magnolia virginiana		6' - 8'
3	EASTERN REDBUD/Cercis canadensis	3 gal	
4	HENRY'S GARNET SWEETSPIRE/Itea virginica 'Henry's Garnet'	3 gal	
5	PEEWEE OAKLEAF HYDRANGEA/Hydrangea quercifolia 'PeeWee'	3 gal	
6	PAPER PLANT/Fatsia japonica	3 gal	
7	KLEIM'S HARDY GARDENIA/Gardenia jasminoides 'Kleim's Hardy'	3 gal	
8	RIVER OATS/Chasmanthium latifolium	4 in	
9	PINK MUHLY GRASS/Muhlenbergia capillaris	4 in	
10	CHRISTMAS FERN/Polystichum acrostichoides	1 gal	
11	COLUMBINE/Aquilegia canadensis	4 in	
12	THREADLEAF BLUESTAR/Amsonia hubrichtii	4 in	
13	SWAMP SUNFLOWER/Helianthus angustifolius	4 in	
14	PURPLE CONEFLOWER/Echinacea purpurea	4 in	
15	COLOR DREAM ALUMROOT /Heuchera 'Color Dream'	4 in	

- Program**
- Wildlife Habitat
- Raised Garden Beds
- Stormwater Management
- Dedicated Play Space
- Open Recreational Lawn
- Outdoor Gathering Space
- Afternoon Shade
- Tags**
- Low maintenance
- Wildlife Friendly
- Gathering Space
- Privacy
- Play areas

Design Concept

This design is focused on the family. It optimizes the outdoor space by providing areas for play and gathering, reduces the maintenance requirements of a large lawn, and offers engaging spaces for family activities.

Immediately upon exiting the back door, there is a large patio surrounded by planting beds. This patio extends the home by offering outdoor gathering space. A unique hedge of Oakleaf hydrangea and Virginia sweetspire lines the fence to offer privacy to those utilizing the space. While deciduous, these plants will hold onto their leaves well into the winter after a striking display of red leaf color in the fall. In addition to the patio, there is a dedicated play space tucked away into the northwest corner of the property. This heavily shaded area can be used by children throughout the summer. The entrance is marked by two Gardenias to create a sensory experience when entering the space. The area maintains existing vegetation to minimize stormwater impacts on downhill neighbors and is underplanted with River oats, Christmas Fern, and Columbine to create a magical meadow for users. Children are also shielded year-round by a hedge of evergreen Paper plant along the back fence to create privacy.

By introducing several large planting beds, this design cuts back on the maintenance demands of a large lawn. Some lawn is preserved for activity space, and circulation is improved by providing access from the front yard to the back. Before, a low hedge along the driveway blocked access to the back yard. These plants were moved to allow for easy circulation around the whole home. The plant selections were also chosen to limit maintenance needs. Featured in the garden are primarily native species, which, once established are adapted to the water regime of the Southeast. Perennials have also been chosen to minimize replanting each year. Ongoing maintenance may include light pruning of the shrubs, weeding as needed, and splitting plants every few years. Seedheads can be left to stand throughout the winter for an excellent natural bird feeder.

In the front of the house, raised garden beds have been integrated to provide space for productive and engaging activities. These garden beds will receive full sun, making them optimal for growing vegetables, herbs, or cut flowers. If this use is not desired, they can be converted to space for annual gardening. Pollinator and wildlife friendly species like Purple coneflower, Blue star, and Pink muhly grass have been carried forward from the back planting beds to be featured in the front of the house, as well. At the back of the property, a rain garden has been integrated to minimize runoff from the property. This space offers community benefit and an educational opportunity. The selected species are featured in other areas of the garden to create continuity but are also adapted to periods of flood and drought. Other stormwater considerations include integrating permeable pavers along paths, between garden beds, and around the patio. Because of the scale of the driveway, it is also recommended that it be converted to permeable pavement in the future.

Dreamland Park

SECTION Taylor Residence

LOCATION



SUMMARY

This 60-foot section shows the entrance to the dedicated play space tucked into the shady northwest corner of the property. A large magnolia and several smaller existing trees have been preserved in the area. The existing plantings have been underplanted with fine-textured, shade tolerant species to create the feeling of a meadow. These species include Christmas fern, River oats, and Columbine. Behind these plantings, a small willow house is surrounded by Paper plant. The Paper plant offers additional privacy from neighbors' houses and strengthens the secluded feeling of the space. Finally, two Gardenias mark the entrance to the space. Because of the shade offered by the surrounding vegetation, this space could be used into the warmer months. In early summer, the Gardenias will create a sensory experience unique to other parts of the garden.



PLANT VIGNETTES Taylor Residence

Summary

Plants were selected based on site suitability and use, with preference given to plants native to North Carolina. In the rain garden, Sweetbay magnolia and Threadleaf blue star bloom in the spring, giving way to Purple coneflower and Virginia sweetspire in the summer. Late in the summer, the graceful, drooping seedheads of River oats begin to form as Swamp sunflower begins to bloom. The yellow blooms continue late into the fall until the first frost. The blooms of the Swamp sunflower are analogous to the golden glow of the Purple coneflower and River oats seedheads, and pick up the brilliant yellow fall color of the Threadleaf blue star. In contrast, as fall comes around, Pink muhly grass explodes with wisps of pink inflorescence. Sweetspire will also fade into a deep red leaf color into the fall, even holding onto its leaves throughout the winter. All of this is anchored by the evergreen Sweetbay magnolia, which holds onto its deep green leaves all year.



Example Rain Garden, Source: DesignScapes of NC

TREES

Spring	Summer	Fall	Winter
Red Maple			
Sweetbay Magnolia			
Eastern Redbud			

FERNS

Christmas Fern			

SHRUBS

Spring	Summer	Fall	Winter
Henry's Garnet Sweetspire			
PeeWee Oakleaf Hydrangea			
Paper Plant			
Kleim's Hardy Gardenia			

GRASSES

	Spring	Summer	Fall/Winter
River Oats			
Pink Muhly Grass			

HERBACEOUS PERENNIALS

Threadleaf Blue Star		
Swamp Sunflower		
Purple Coneflower		
Color Dream Alumroot		
Columbine		

Dreamland Park

Hannah Abaldo

Residential Planting Design: Taylor Garden

The Taylor's home faces south on a large corner lot. Bordered on the east by a well-trafficked road, and facing a church parking lot, the Taylor's property lacks private outdoor space to enjoy with friends and family. This planting plan creates enjoyable spaces enclosed by a low-maintenance landscape. The plantings in the front yard create a sheltered, shady alcove perfect for enjoying a book or a coffee with a neighbor. A stepping stone path follows the east side of the home, bordered by walkable groundcover, grasses, and ferns. A gate in the privacy fence opens to reveal a backyard haven, including spaces designed for entertaining, gardening, storage, active play, and quiet reflection. A deck installed off of the first floor sun room provides outdoor access directly from the main floor of the home and doubles as additional entertaining space. The lush grass bounded by a "trike track" allows for a variety of active play for all ages. The raised vegetable beds and edible landscaping elements create endless opportunities to explore nature together, right in their own backyard.



Dreamland Par

Taylor Garden
2451 Dellabrook Road
Winston Salem, NC, 27105



Plant Vignettes

Low maintenance, high interest plants are placed along the edge of the property, defining and separating the space. Privacy is provided by evergreen plants on the southernmost edge of the property, screening the front of the home from the parking lot across the street. The front entrance benefits from year round interest provided by a variety of flowering evergreens. Deciduous trees provide shade from the south-west summer sun. The backyard play area has lush turf, surrounded by a variety of deciduous, evergreen, and edible plants. The low-point of the property is designed as a vegetated rain garden, collecting and absorbing excess rainwater. Flowering, scented groundcover helps keep maintenance to a minimum.

Side Yard

	Spring	Summer	Fall	Winter
Pink Muhly				
White Cloud Muhly				
Creeping Phlox				
Creeping Thyme				
Christmas Fern				

Back Yard

	Spring	Summer	Fall	Winter
Zoysia Grass				
Russian Pomegranate				
Star Magnolia				
Creeping Blueberry				
Juneberry				
American Bellflower				
Cherokee Sedge				
Crested Wood Fern				

Front Yard

	Spring	Summer	Fall	Winter
Zoysia Grass				
Common Fig				
Creeping Gardenia				
Fringe Flower				
Flowering Apricot				
Japanese Zelkova				
Glowing Embers Hydrangea				
Camellia Japonica				

Dreamland Park



Suggested Materials

Permeable Paving



Decomposed Granite



Horizontal Fencing



Dreamland I

#	Botanical Name	Common Name	Height	Caliper	Root	Remarks
1	<i>Amelanchier alnifolia</i>	Juneberry				edible
2	<i>Camellia japonica</i>	Camellia				variety
3	<i>Campanula americana</i>	American Bellflower				
4	<i>Carex cherokeensis</i>	Cherokee Sedge				
5	<i>Dryopteris cristata</i>	Crested Wood Fern				
6	<i>Ficus carica</i>	Common Fig "Chicago Hardy"				edible
7	<i>Gardenia jasminoides</i>	Common Gardenia				
8	<i>Gardenia jasminoides 'Radicans'</i>	Creeping Gardenia				
9	<i>Loropetalum chinense</i>	Fringe Flower				
10	<i>Magnolia Stellata</i>	Star Magnolia				
11	<i>Muhlenbergia capillaris</i>	Pink Muhly				

#	Botanical Name	Common Name	Height	Caliper	Root	Remarks
12	<i>Muhlenbergia capillaris 'White Cloud'</i>	White Cloud Muhly Grass				
13	<i>Phlox stolonifera</i>	Creeping Phlox				
14	<i>Polystichum acrostichooides</i>	Christmas Fern				
15	<i>Prunus Mume</i>	Flowering Apricot				edible
16	<i>Punica granatum 'Salavatski'</i>	Russian Pomegranate				edible
17	<i>Thymus praecox</i>	Creeping Thyme				variety
18	<i>Vaccinium crassifolium</i>	Creeping Blueberry				edible
19	<i>Zelkova serrata</i>	Japanese Zelkova				
20	<i>Zoysia japonica 'Emerald'</i>	Zoysia Grass				
21	<i>Hydrangea macrophylla 'Glowing Embers'</i>	Glowing Embers Hydrangea				



Dreamland I

Healthy Ecosystem . . . Healthy Family

Luma Kennedy



Pecan Tree

Rain Garden

Eastern Ninebark

Dixie Wood Fern

Blue Dogbane

Piedmont Staggerbush

Crepe Myrtle

Texas Hibiscus

Dreamland P

TAYLOR GARDEN
RESIDENTIAL PLANTING DESIGN
Luma Kennedy, June 2021

SUNNY FRONT YARD

SPRING	SUMMER	FALL	WINTER
Creeping Gardenia			
Pomegranate			
Blue Blossom			

SUNNY HERB GARDEN

Common Thyme			
Hoary Mountainmint			
Rosemary			
Chamomile			
Chives			

PLANT VIGNETTES

Plant palette includes pollinator and wildlife supporting plants, a mixture of evergreens and deciduous plants with some that provide interesting winter seed heads; plants suited for a part shade rain garden, plants suited for a steep slope, a wet deep shade edge garden and a mostly evergreen sunny herb garden. The majority of these plants need low maintenance or none at all.

I propose two fruit trees at the front (Pomegranate, Punica granatum) and at the back of the house (Common Paw Paw, Asimina triloba) in areas that provide a semi enclosed space for reflection or a game of hide and seek.

I encourage the removal of the two invasive mature "Tree of Heaven" trees, as well as the sapling on the eastern side of the fence.

I repurposed the small shrubs in the front of the house and suggest using them as edging along the south and west sides of the property.

145 SqFt Roof Area, 20% = 29 SqFt Min Rain Garden
Connect the N. Side Down Spouts to The Rain Garden

PART SHADE RAIN GARDEN

SPRING	SUMMER	FALL	WINTER
Piedmont Staggerbush			
Eastern Ninebark			
Texas Star Hibiscus			
Blue Dogbane			
Dixie Wood Fern			

PART SHADE EAST SLOPE

SPRING	SUMMER	FALL	WINTER
Greenstem Forsythia			
Fragrant Sumac			
Blue Blossom			

NORTH EDGE SHADE GARDEN

Common Paw Paw			
Cast Iron Plant			
Christmas Fern			
Hosta 'Gold Standard'			
Woolly Dutchman's Pipe on NE Fence			

Appendices



Thank you students for your wonderful ideas and
a big **thank you** to
Dreamland Community for supporting student
learning at NCSU!

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

4.5.10 RSQ RESIDENTIAL SINGLE FAMILY QUADRAPLEX DISTRICT

A. PURPOSE

1. The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development.
2. This district is intended for application in GMAs 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.10: GENERAL DIMENSIONAL REQUIREMENTS IN THE RSQ DISTRICT

RSQ ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER	MAXIMUM HEIGHT (FT)		
			FRONT (FT) [3] [6]	REAR (FT)	MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
			SIDE [1]		STREET (FT) [6]						
			ONE SIDE (FT)		COMBINED (FT)	COMBINED (FT)				STREET (FT) [6]	
AREA (SO	WIDTH (FT) [2]			ONE SIDE	COMBINED (FT)	STREET (FT) [6]					
Single Famil	5,000	40	15	15	5	15	15	No Limit	40		
Duplex	7,000	50	15	15	7	15	15	No Limit	40		
Twin Homes	[4]	[4]						No Limit	40		
Triplex	9,000	60	15	15	10	20	15	No Limit	40		
Quadraplex	11,000	60	15	15	10	20	15	No Limit	40		

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

3- or 4Unit Townhouse	[5]							No Limit	40
Other	11,000	60	15	15	10	20	15	No Limit	40

NOTES:

- [1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
- [2] Cul-de-sac lots shall be exempt from lot width requirements.
- [3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.
- [4] Lot area, lot width, and building setbacks for Twin Homes shall be the same as for Duplex, however the land under units may be sold with no setbacks.
- [5] Lot area, lot width and building setbacks for three- and four-Unit Townhouses shall be the same as for Quadraplex, however, the land under units may be sold with no setbacks.
- [6] Residential structures in GMA 2 shall meet the requirements of Section 6.42 Supplementaty Standards For Residential Develo ment In Gil." 2 (W).

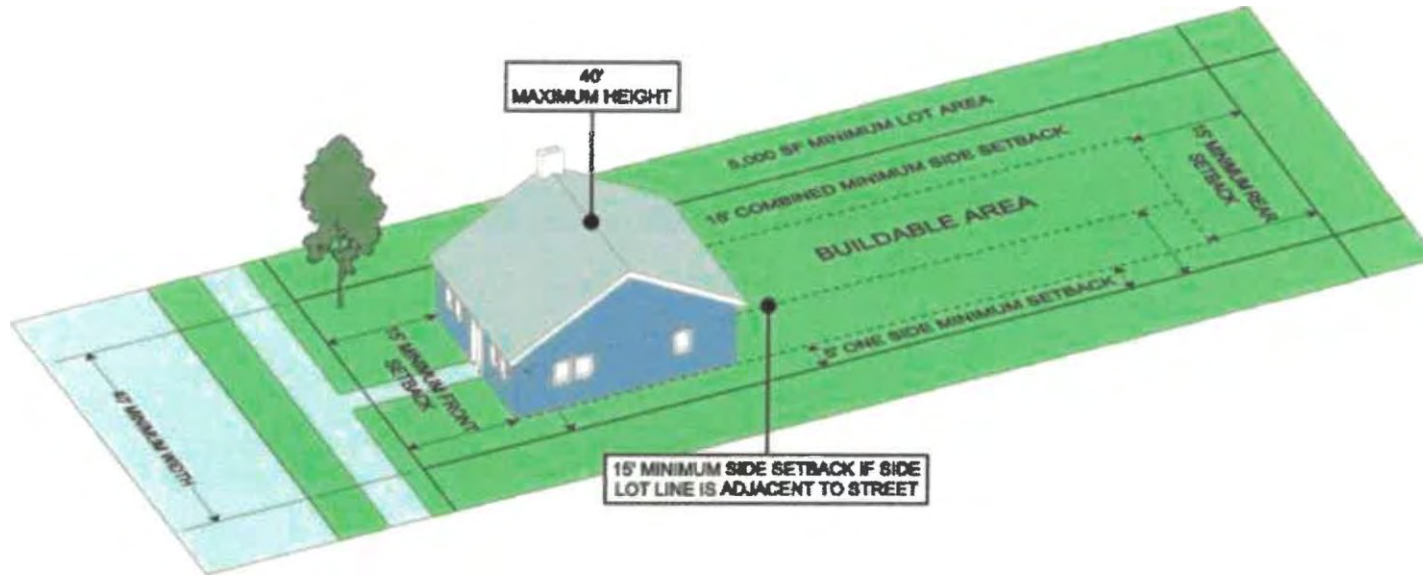
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FIGURE 4.5.10.B: GENERAL DIMENSIONAL REQUIREMENTS - RSQ DISTRICT SINGLE FAMILY:

Chapter 4 Zoning Districts

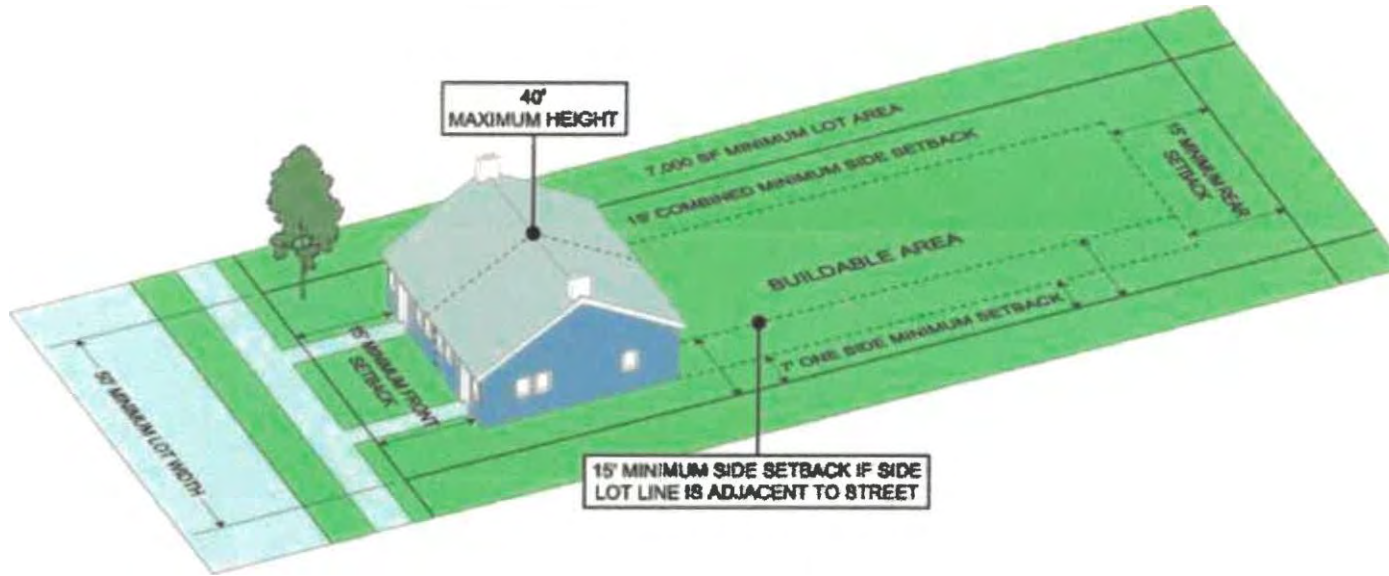
Section 4.5 General Residential Zoning District Standards



DUPLEX:

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards



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Italics text: Applicable in Winston-Salem only

Underlined text: Applicable in Forsyth County only

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TRIPLEX:

WINSTON-SALEM/FORSYTH COUNTY UDO

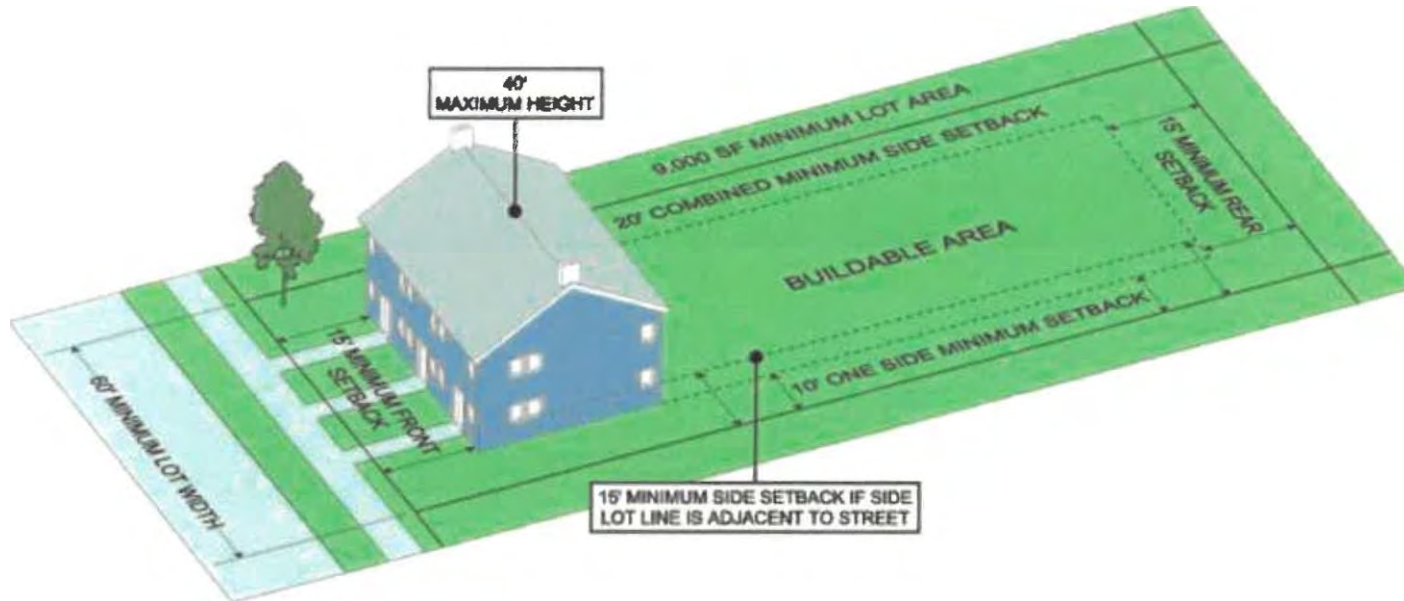
Italics text: Applicable in Winston Salem only

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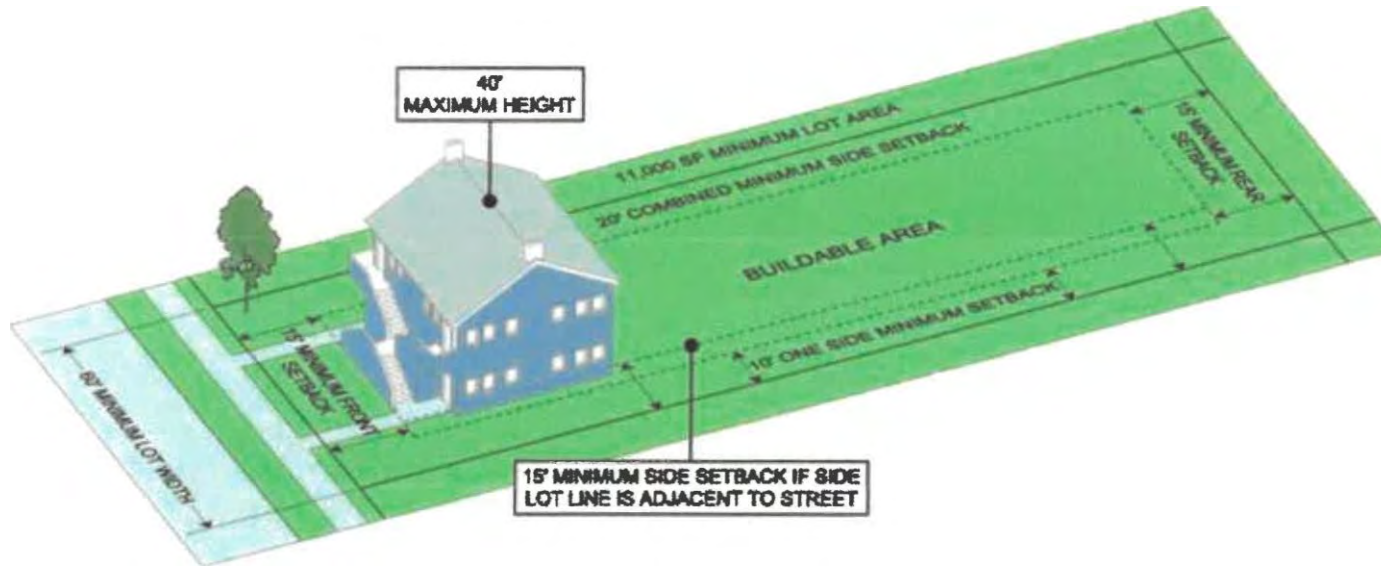
Section 4.5 General Residential Zoning District Standards



QUADRAPLEX:

Chapter 4 Zoning Districts

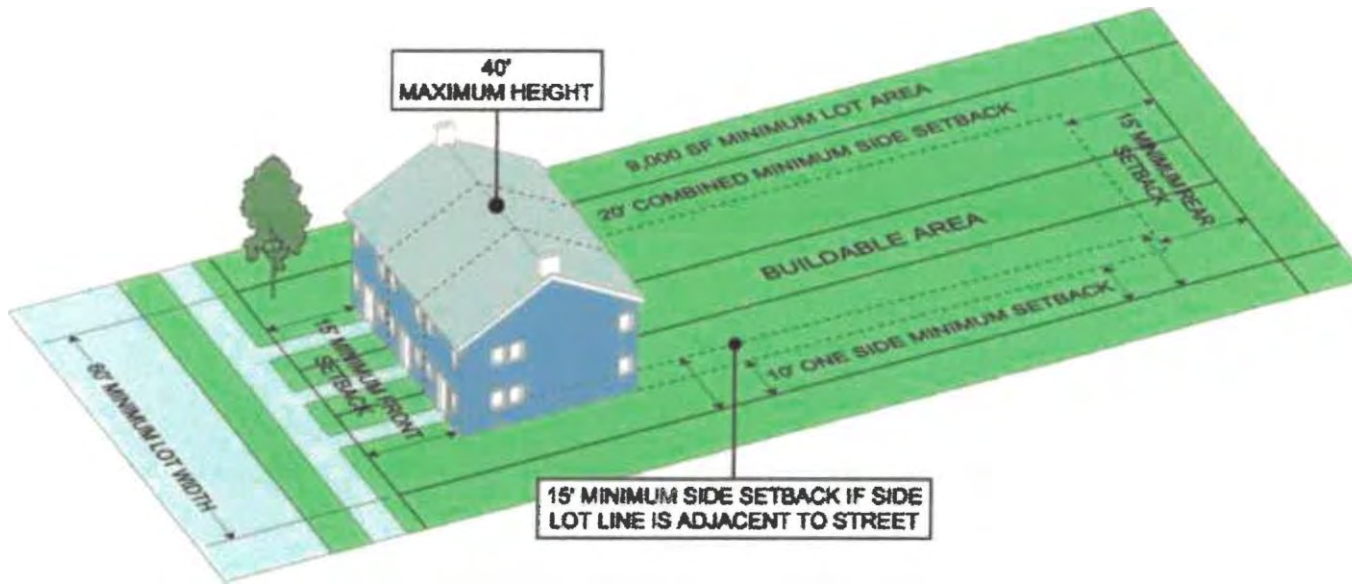
Section 4.5 General Residential Zoning District Standards



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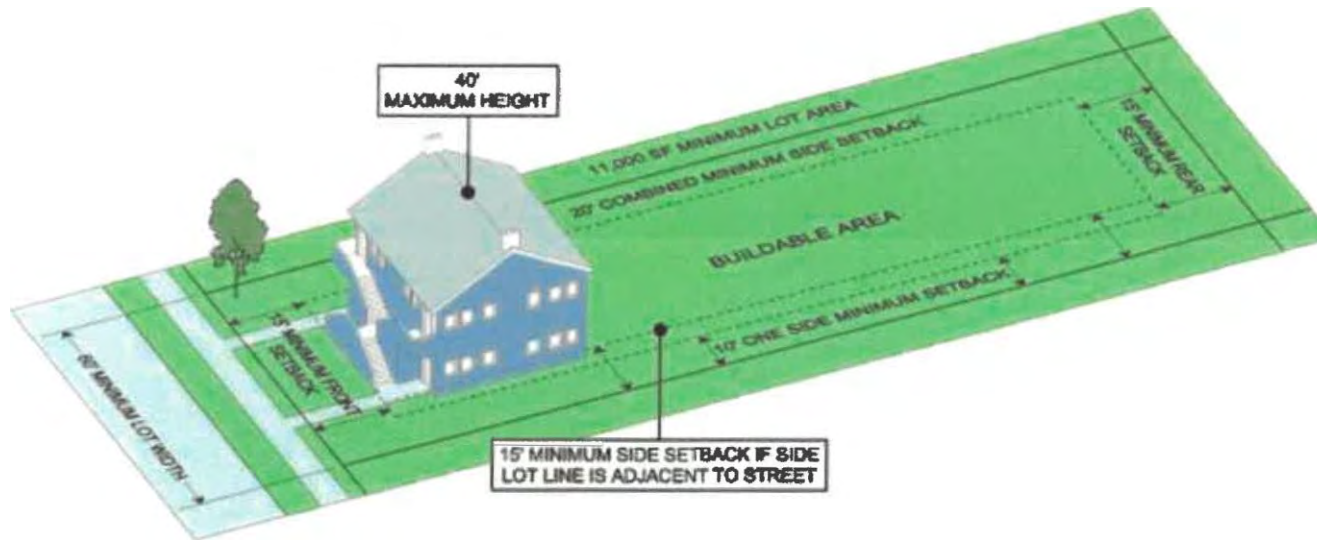
3- OR 4- UNIT TOWNHOUSE:



OTHER:

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards



C. SUPPLEMENTARY DISTRICT REQUIREMENTS

1. PARKING IN SIDE OR REAR

a. LOTS IN FORSYTH COUNTY (F)

- i. All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape or topographic features, some or all parking cannot be placed to the side or rear.
- ii. All parking shall be set back at least five (5) feet off the property line.

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4-44

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- iii. The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of Table

6.3.2A.3.a. Type I Bufferyard.

- iv. The provisions of this section shall not apply to single family dwellings.
- b. LOTS IN WINSTON-SALEM
- i. All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that due to lot size, shape, or topographic features, some or all parking cannot be placed to the side or rear.

WINSTON-SALEM/FORSYTH COUNTY UDO
Italics text: Applicable in Winston Salem only

LAST UPDATED: 9.7.21

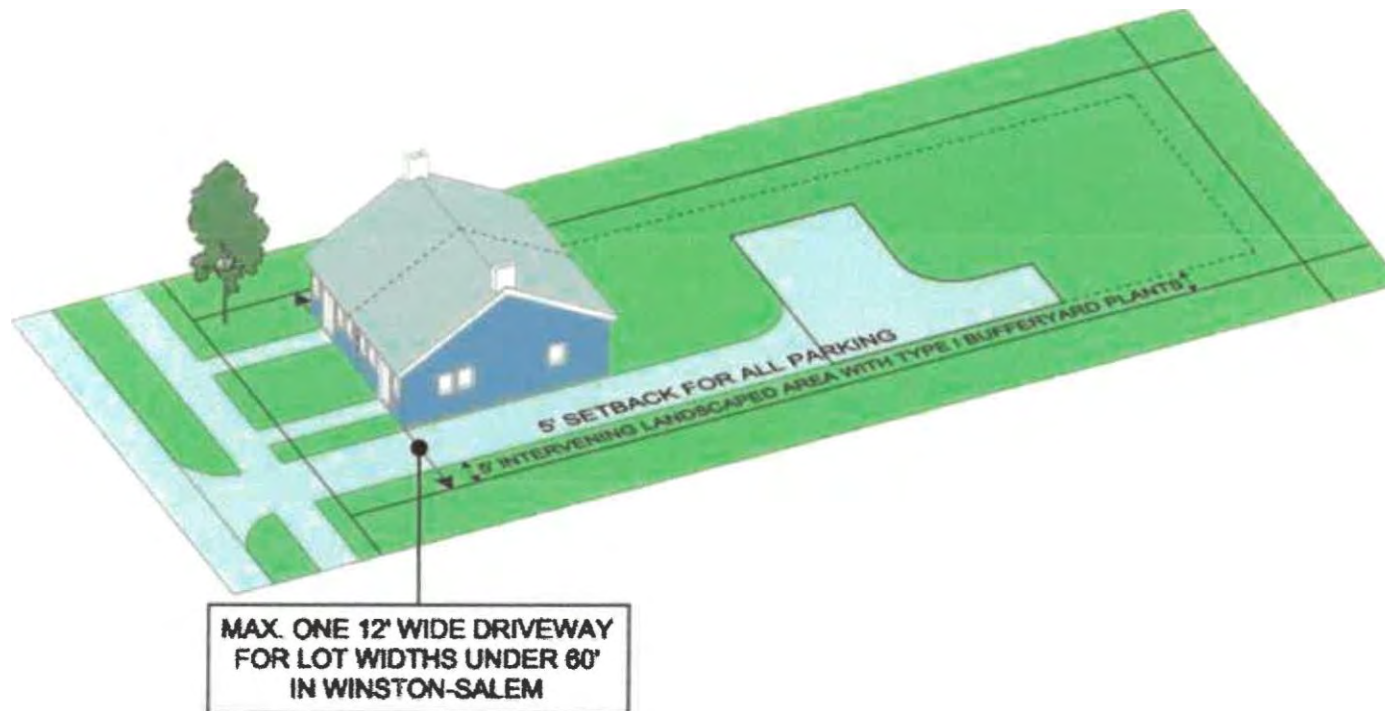
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Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

- ii. All parking shall be set back at least five (5) feet off the property line.
 - iii. The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of Section 6.3, Bufferyard Standards.
 - iv. The provisions of this section shall not apply to single family dwellings with lot widths sixty (60) feet wide or greater at the building line.
- V. Lots less than sixty (60) feet wide at the building line shall be permitted only one driveway connection to the street with a maximum driveway width of twelve (72) feet measured at the right-of-way. (MO)

FIGURE 4.5010.C.1: PARKING IN SIDE OR REAR



2. VEHICULAR USE LANDSCAPING REQUIREMENTS

Vehicular use landscaping requirements of Section 6.2.7D, Motor Vehicle Surface Area Landscaping Standards (W), or Section 6.2.2C, Motor Vehicle Surface Area Landscaping Standards (F), as appropriate, must be met for multifamily developments (triplexes or

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

quadraplexes) where parking is provided at the front of the principal building.

3. LANDSCAPED SEPARATION FROM BUILDING

A minimum three (3) foot wide landscaped area shall be provided between any parking area and building wall providing access into the unit(s).

only

4-45

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4. BUFFERYARD

The bufferyard requirements for multifamily uses in Section 6.3, Bufferyard Standards, shall not apply.

5. ROOF PITCH

A roof having a pitch with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run is required on all buildings.

6. UNITS PER LOT

Only one principal residential building may be erected or placed on a zoning lot, except that two principal buildings existing on a single zoning lot as of the effective date of this Ordinance is considered legal and not nonconforming.

7. CONVERSION

a. Conversion of any existing residential building to accommodate more dwelling units must obtain a special use permit from the Board of Adjustment.

b. No exterior alteration which would detract from the single family character of the building shall be permitted.

c. No new stairways to upper floors are permitted on any side of a building which faces a public street.

8. HO DISTRICT

In any neighborhood with a Historic Overlay (HO) District, the HO District regulations shall supersede any conflicting RSQ standards.

9. MULTIFAMILY USE CONDITIONS

Multifamily buildings in the RSQ District do not need to comply with the use conditions for "Residential Buildings, Multifamily" in Section 5.2.70, Residential Building, Multifamily; Townhouse; or Twin Home (E) or Section 5.2.77, Residential Building, Multifamily; Townhouse; or Twin Home (W), as appropriate

10. DWELLING UNITS

No residential building in the RSQ District can have more than four (4) dwelling units.

Chapter 4 Zoning Districts

Section 4.5 General Residential Zoning District Standards

4-46

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