

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

DOCKET: Crystal Towers Park - Disposition of Park Land Request
STAFF: Kirk Ericson, AICP

REQUEST

Public Hearing to consider a proposal of the Flow Companies to enter into a long-term lease agreement with the City of Winston-Salem for land located within Crystal Towers Park. The property subject to the agreement is located north of W. Sixth Street, East of West End Boulevard, and West of N. Marshall Street.

BACKGROUND

A resolution by the Winston-Salem City Council dated November 19, 2001 requires that public hearings be held by the City-County Planning Board and City Council prior to the sale or transfer of any City-owned park property. Per adopted policy, a long-term lease is analogous to a sale of property.

Crystal Towers Park is a small urban park located at the northern edge of Downtown Winston-Salem. The park is approximately 2.9 acres in size and is largely undeveloped. The property contains two pickleball courts, a community garden, and a walking path.

The Flow Companies have approached the City about leasing a 1.02-acre area in the eastern section of the park to construct an “artist village” for the amphitheater being developed on property owned by the Flow Companies directly south of Crystal Towers Park. The artist village includes dressing room space for performers, restrooms, a crew lounge, catering space, and a “meet and greet” area. This area will be separated from the adjacent public rights-of-way by a fence and buffer plantings.

The proposed lease agreement extends for a term of thirty years, with a monthly lease amount of \$1,000 per month for the first five years, thereafter increasing annually in accordance with the Consumer Price Index (CPI).

ANALYSIS

The Winston-Salem Recreation and Parks Commission, which is an 11-member advisory board appointed by the Mayor, reviewed the request at their May 12, 2026 meeting and all members present expressed their support for the proposal.

Planning staff also recommends approval of this request, as the developed features of the park (the pickleball courts, community garden, and walking path) will not be affected by the proposed improvements, the proposed lease will provide an additional revenue stream for the City, and development of the Downtown Amphitheater (which is not feasible without the artist village component) will bring new entertainment opportunities and tourism dollars to Winston-Salem.

RECOMMENDATION: APPROVAL