



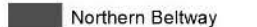
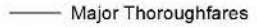
Doral Drive/Reynolda Road Interchange Plan

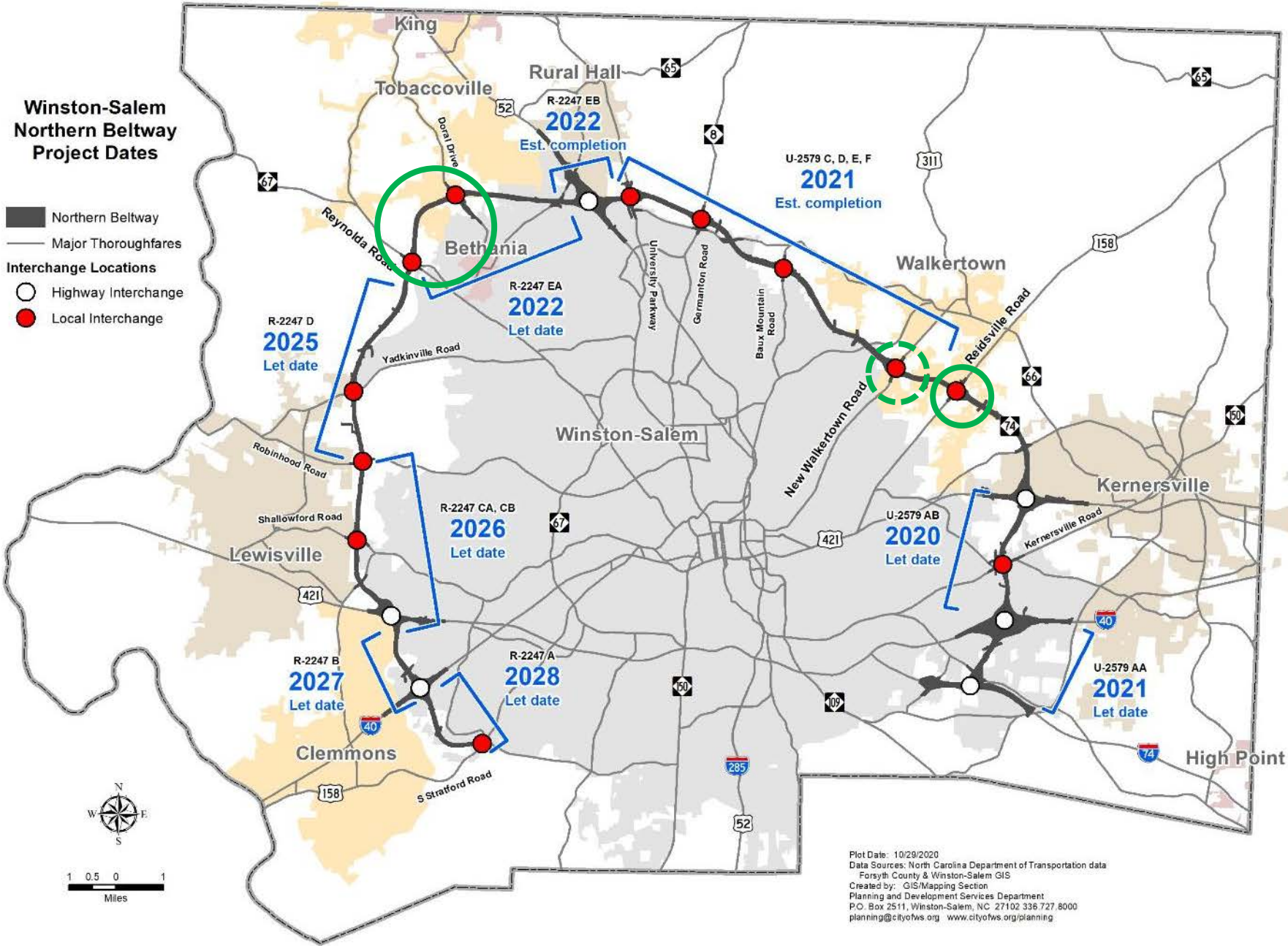
DORAL DRIVE/REYNOLDA ROAD INTERCHANGE PLAN



DRAFT

Winston-Salem Northern Beltway Project Dates

-  Northern Beltway
-  Major Thoroughfares
- Interchange Locations**
-  Highway Interchange
-  Local Interchange



Northern Beltway Phases

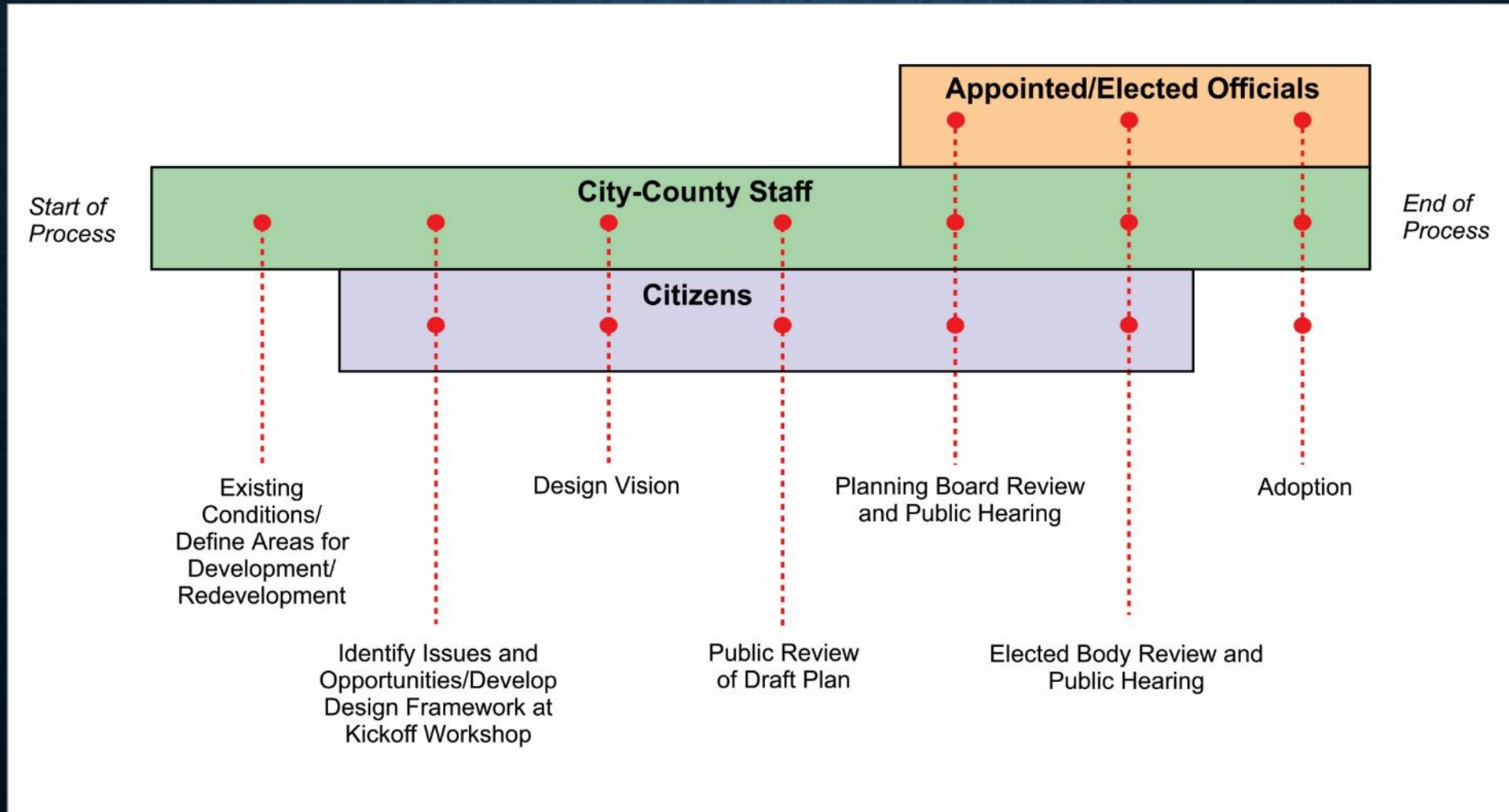
Plot Date: 10/29/2020
 Data Sources: North Carolina Department of Transportation data
 Forsyth County & Winston-Salem GIS
 Created by: GIS/Mapping Section
 Planning and Development Services Department
 P.O. Box 2511, Winston-Salem, NC 27102 336.727.8000
 planning@cityofws.org www.cityofws.org/planning

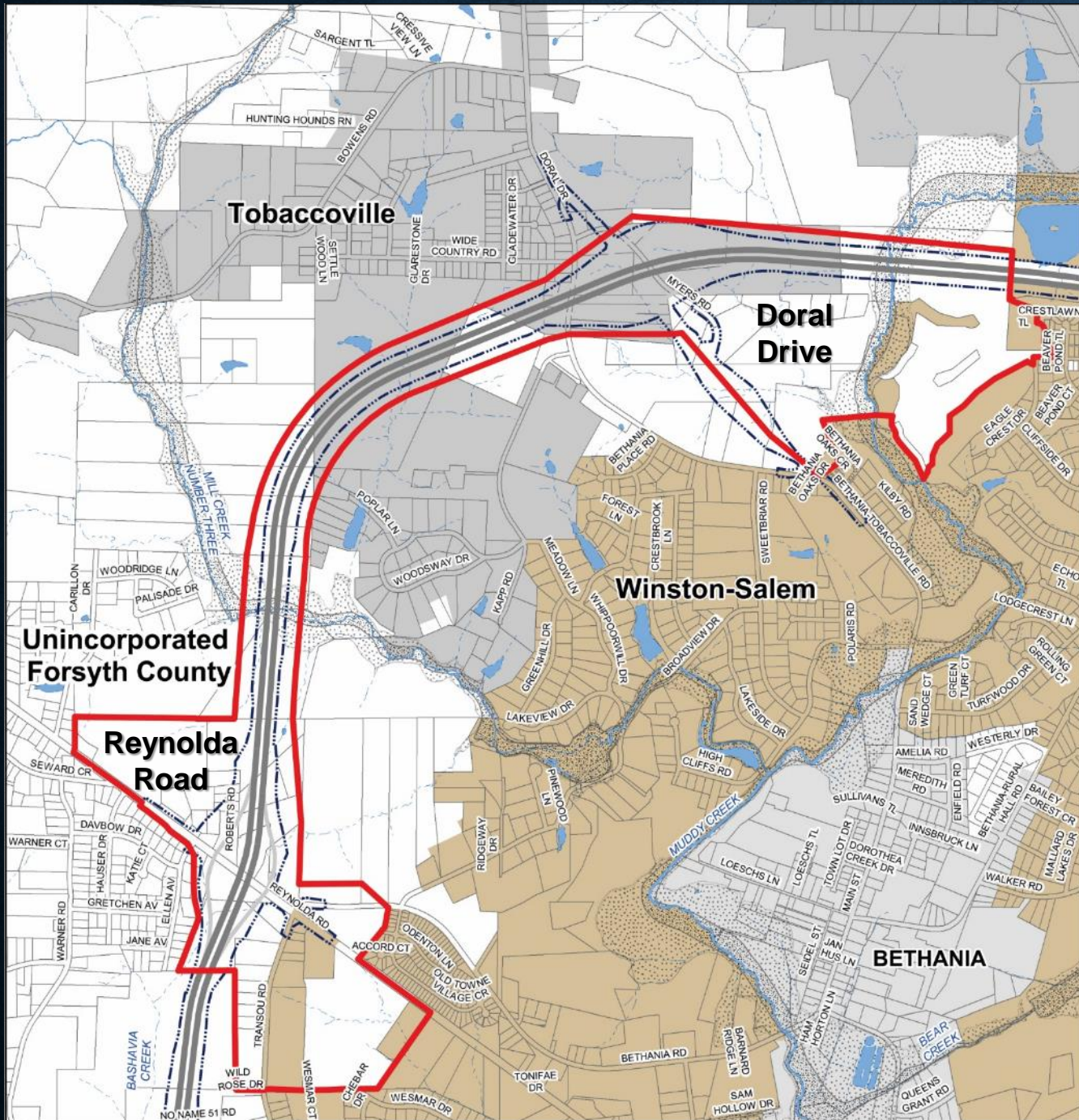


Interchange Plan

- Involve the community in developing a long-term vision for the interchange area
- Provide design guidance for the interchange area
- Recommend future infrastructure improvements including sidewalks, bikeways, and street network

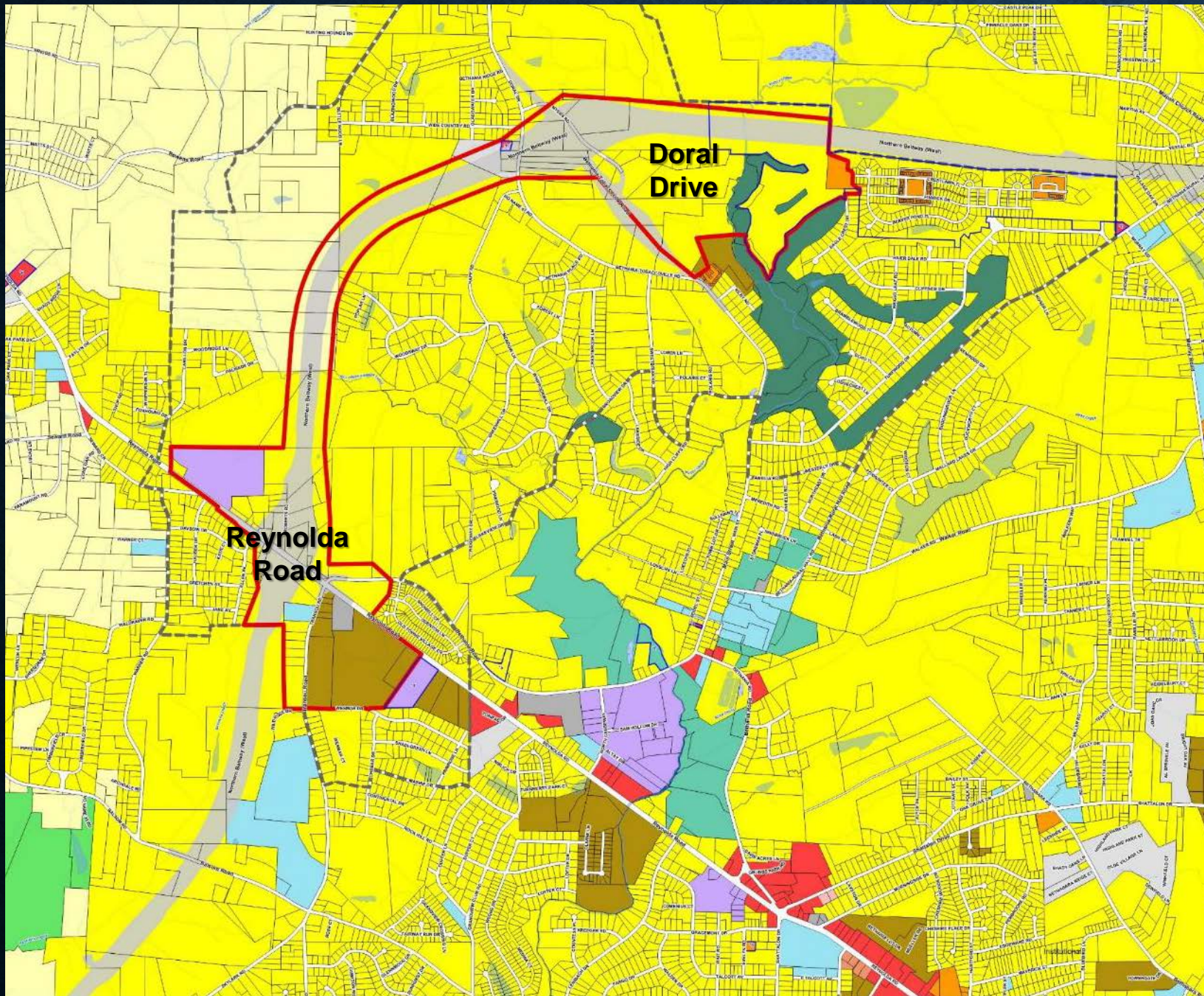
Interchange Plan Process





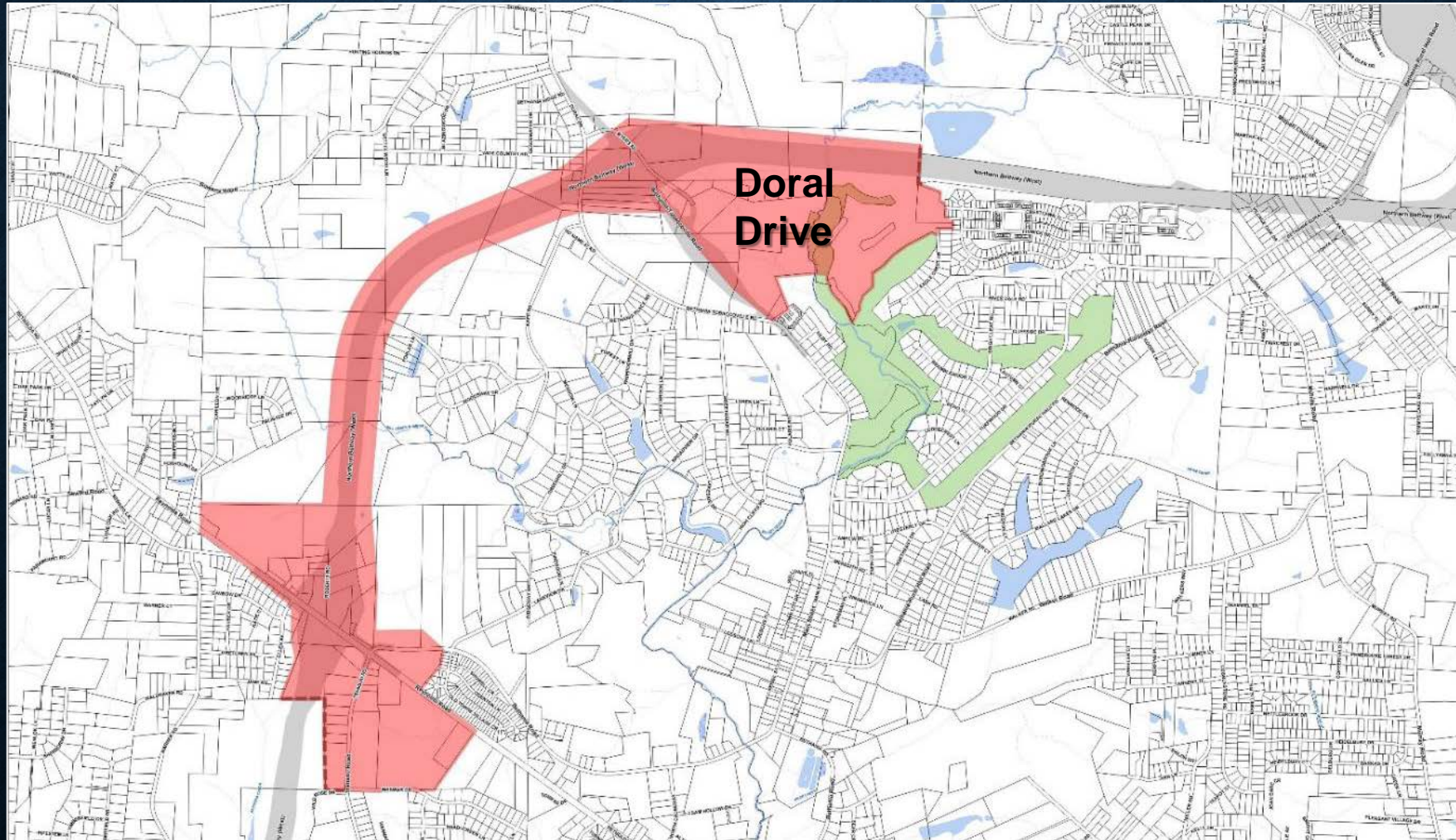
Interchange Plan Boundary

Proposed Land Use



- Large-Lot Residential (over 5 Ac)
- Single-Family Residential (0-8 Du/Ac)
- Low-Density Attached Residential (0-8 DU/Ac)
- Intermediate-Density Residential (8.1-18 DU/Ac)
- Manufactured Housing Park
- Office
- Office/Low-Intensity Commercial
- Commercial
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities

Doral Drive/Bethania-Tobaccoville Road Interchange

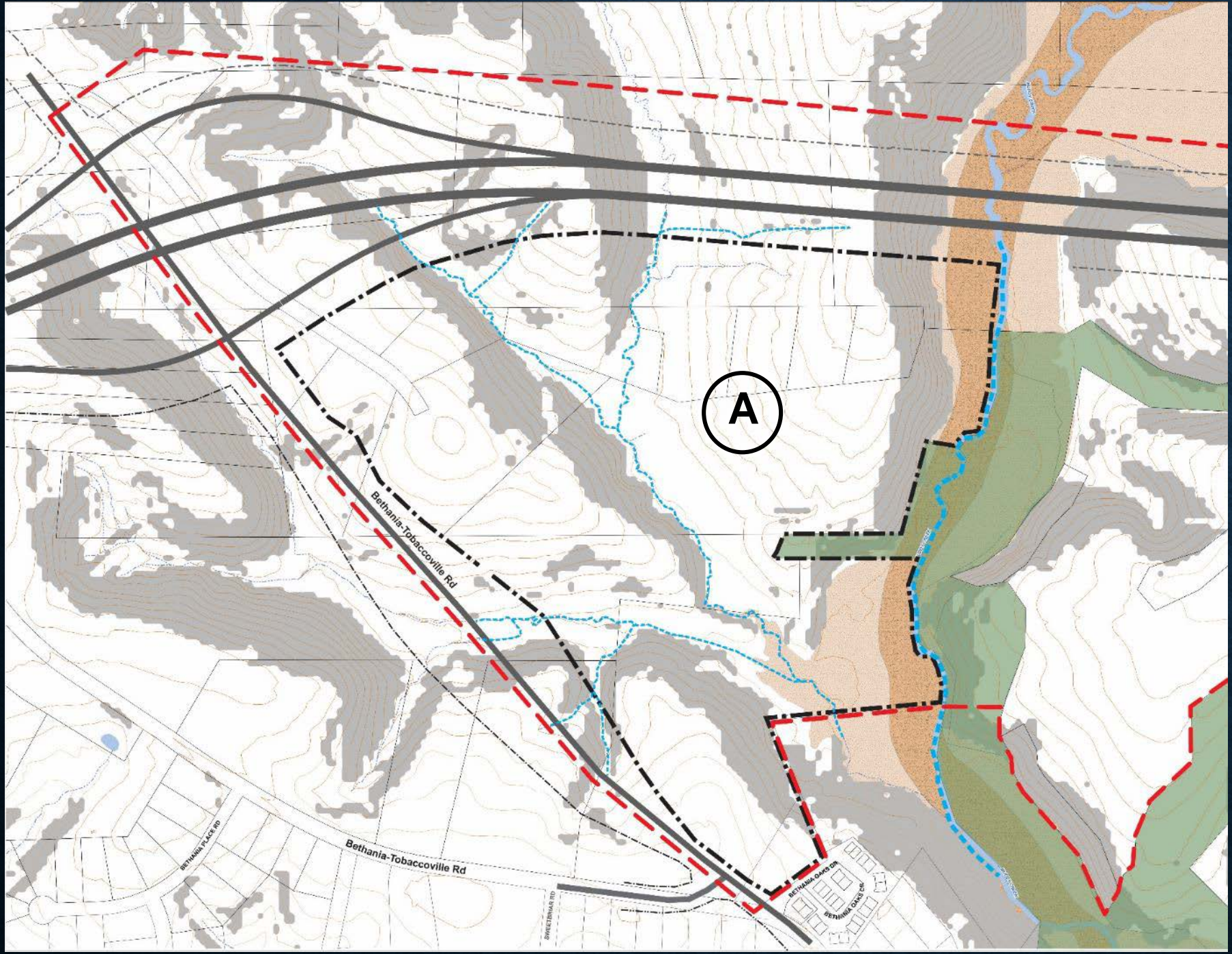


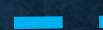



Kickoff Meeting – January 30, 2020

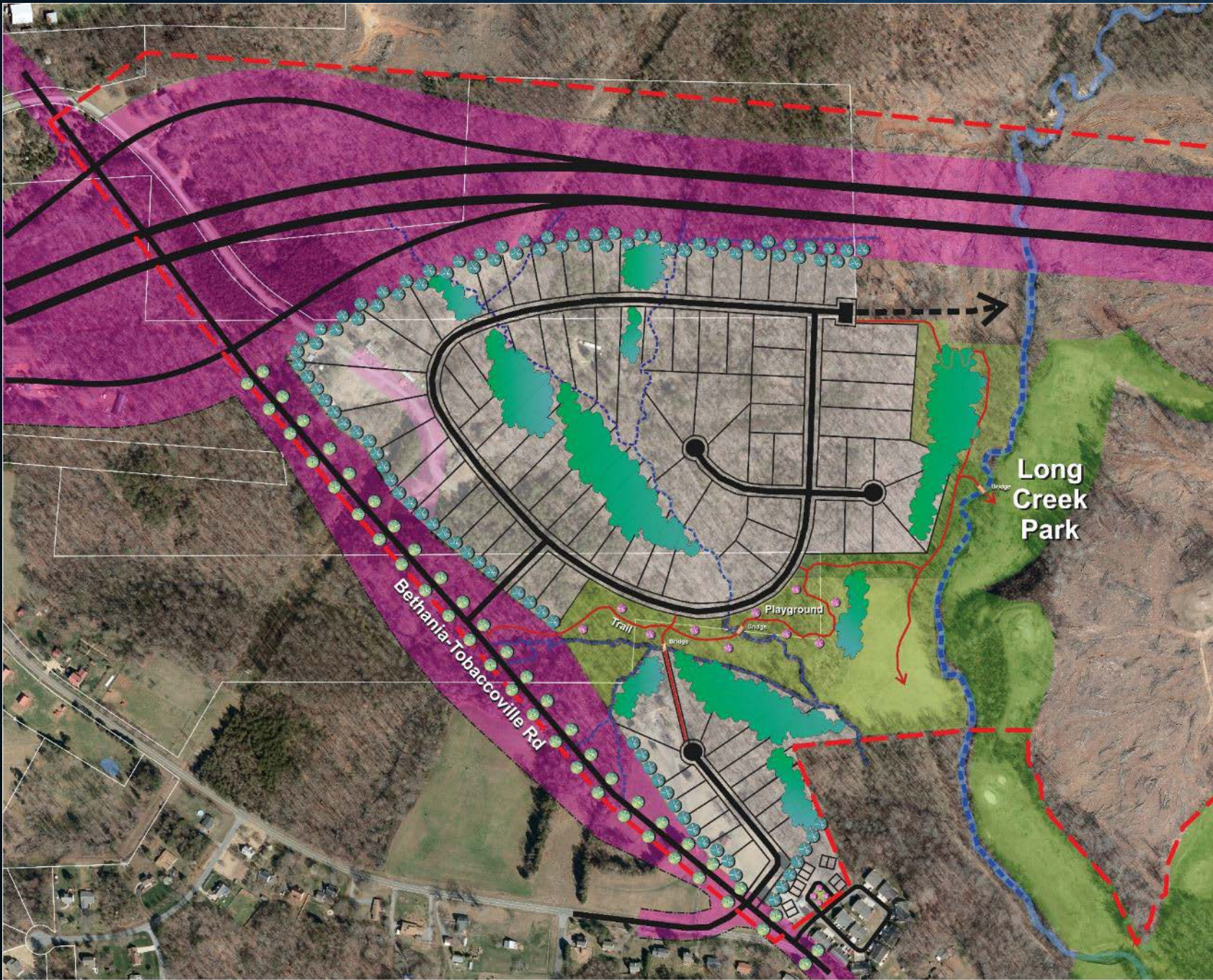
Citizen Comments

- New Residential Development:
 - Reflect existing patterns in the area, similar lot sizes, curved roads to slow the traffic, interconnected streets with some cul-de-sacs
 - Preserve existing wooded areas
- Bike/Pedestrian:
 - Bike facilities, connections to park, Mountains-to-Sea Trail

Environmental Features

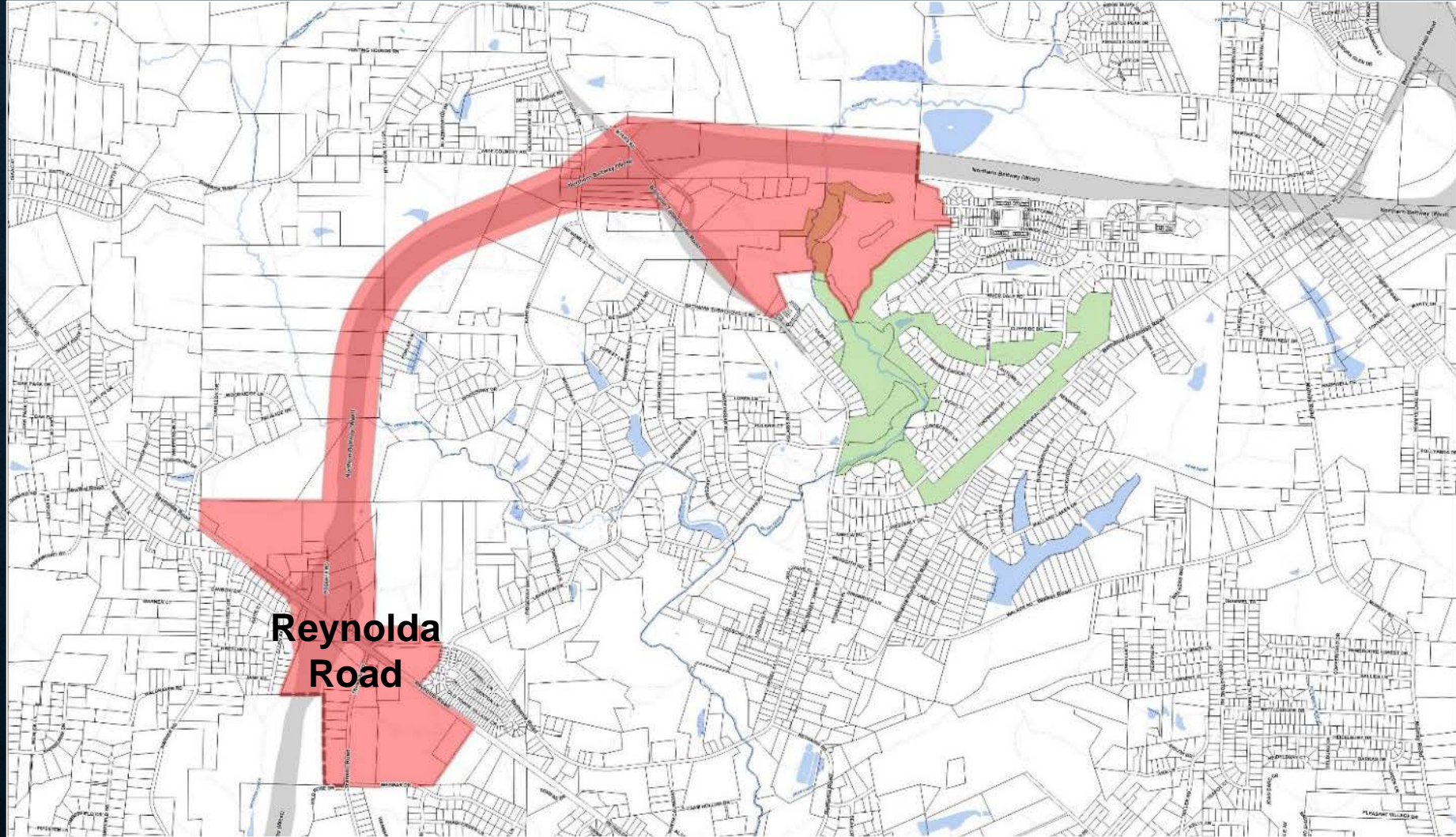


-  Streams
-  Floodway
-  Floodplain
-  Steep Slopes



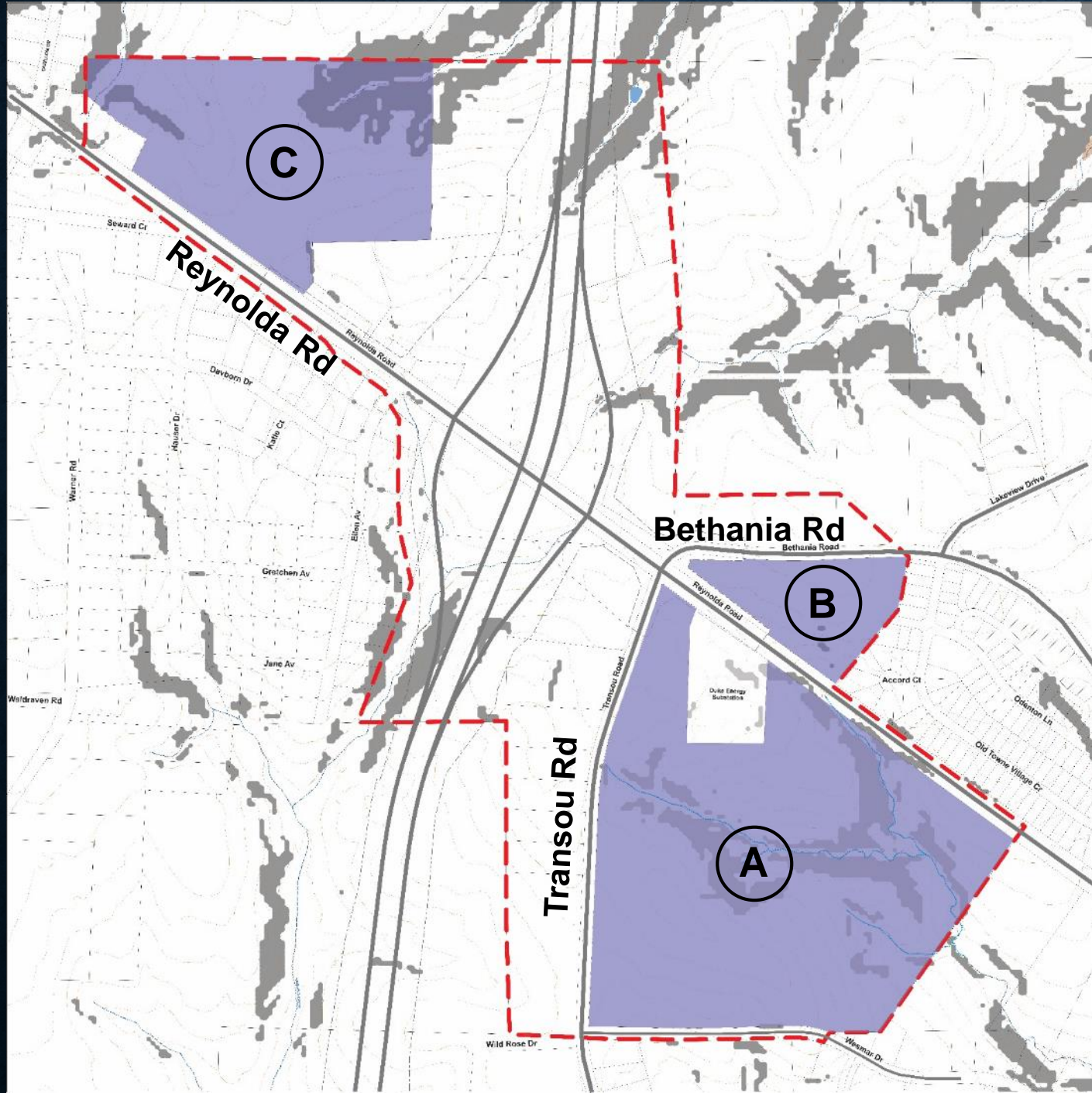
Overall Design Concept

Reynolda Road/Northern Beltway Interchange Area



Focus Areas

- A** Multifamily
- B** Single-Family Subdivision
- C** Industrial



Kickoff Meeting – January 30, 2020

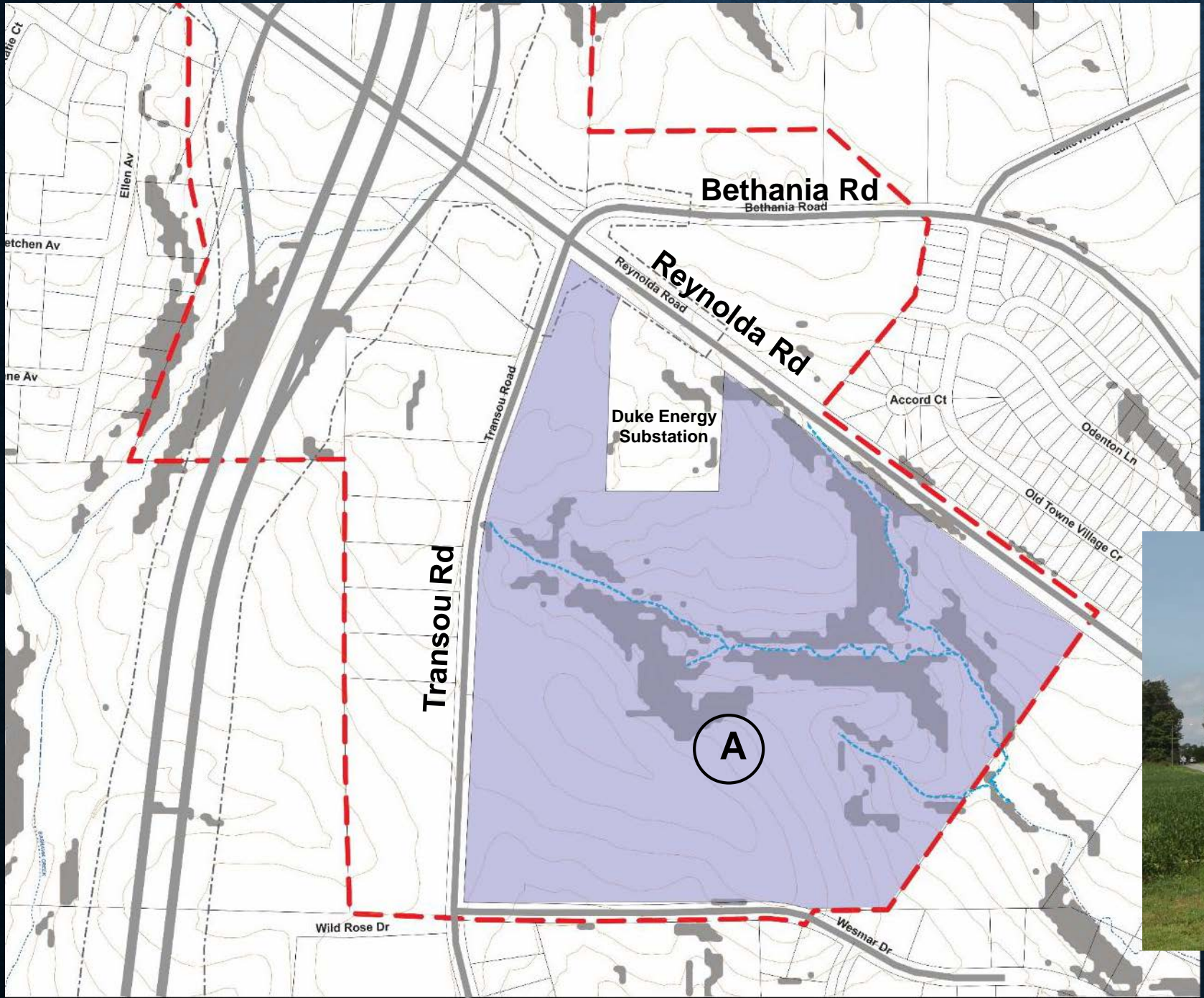
Citizen Comments

- Streetscape Treatment:
 - Aesthetically pleasant, line road with street trees
 - Add more open space
- Multifamily Area:
 - Mixture of apartments, townhouses, and cluster homes
 - Internal parking lots, green spaces, no more than 2 stories, and screened from view from Reynolda Road

Multifamily Area Boundary

A

Multifamily

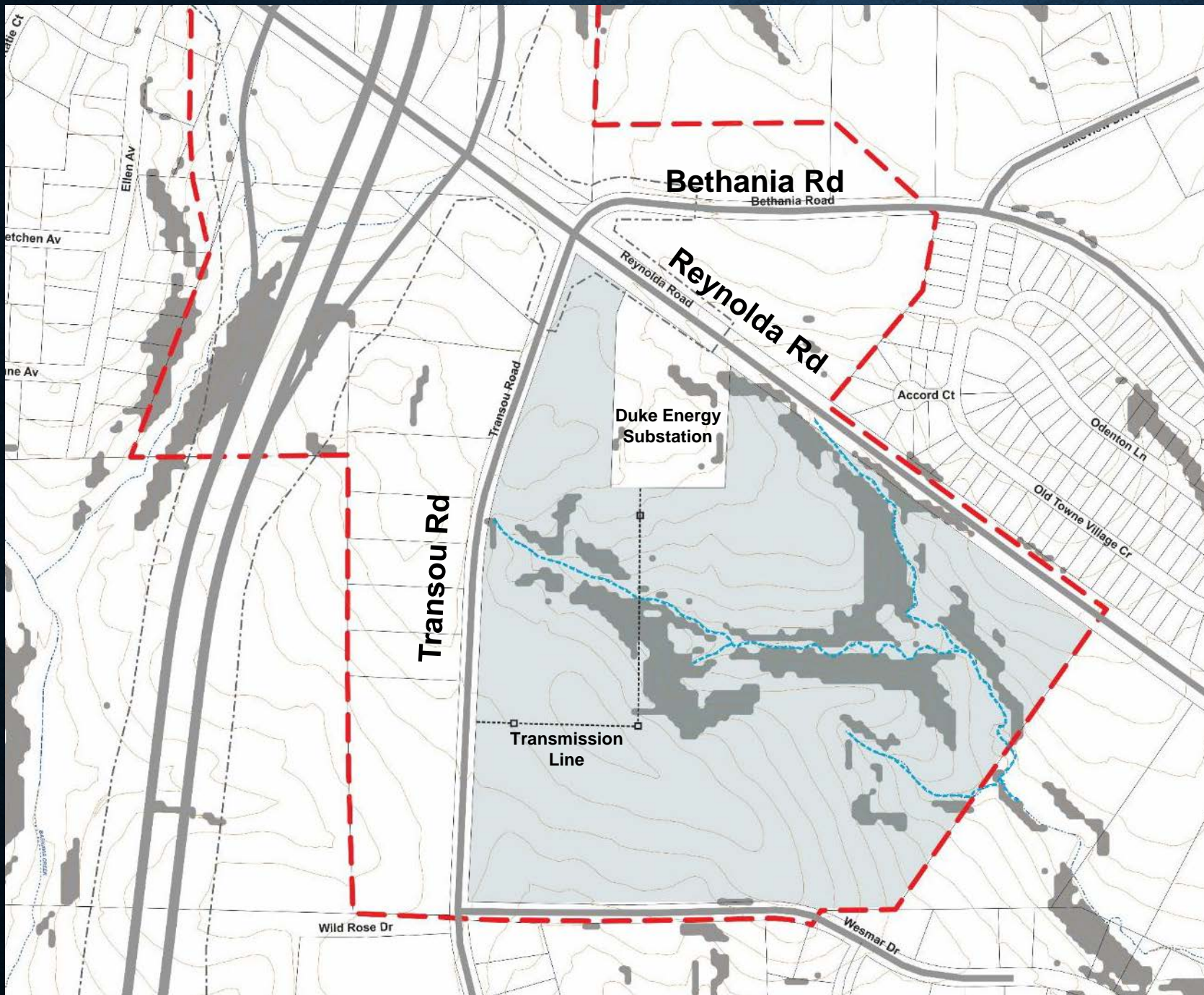


Environmental Features

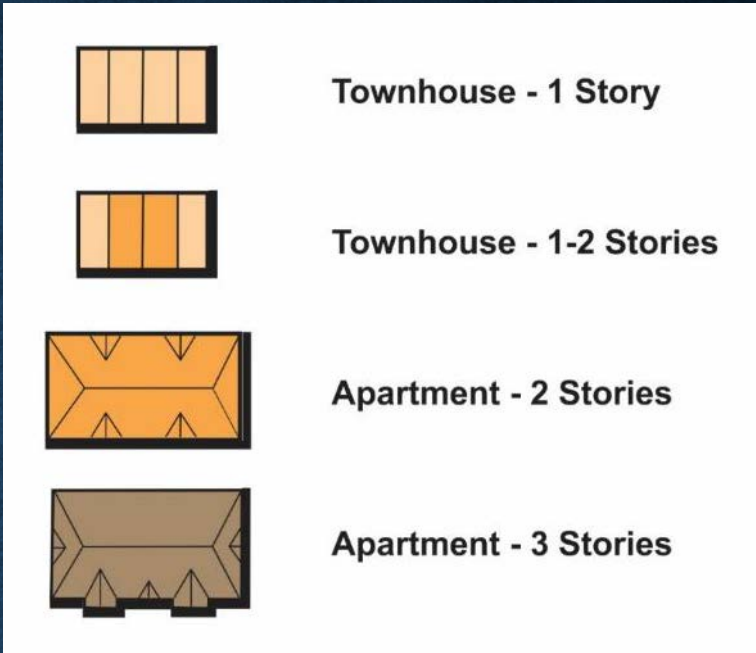
 Streams

 Steep Slopes

 Transmission Line



Proposed Building Height – Number of Units



	Townhouse -	72 Units
	Two-Story Apartment -	272 Units
	Three-Story Apartment -	240 Units
	TOTAL	584 Units
	Lot Area	59.80 Acres
	Density	9.8 Dwelling Units/Acre

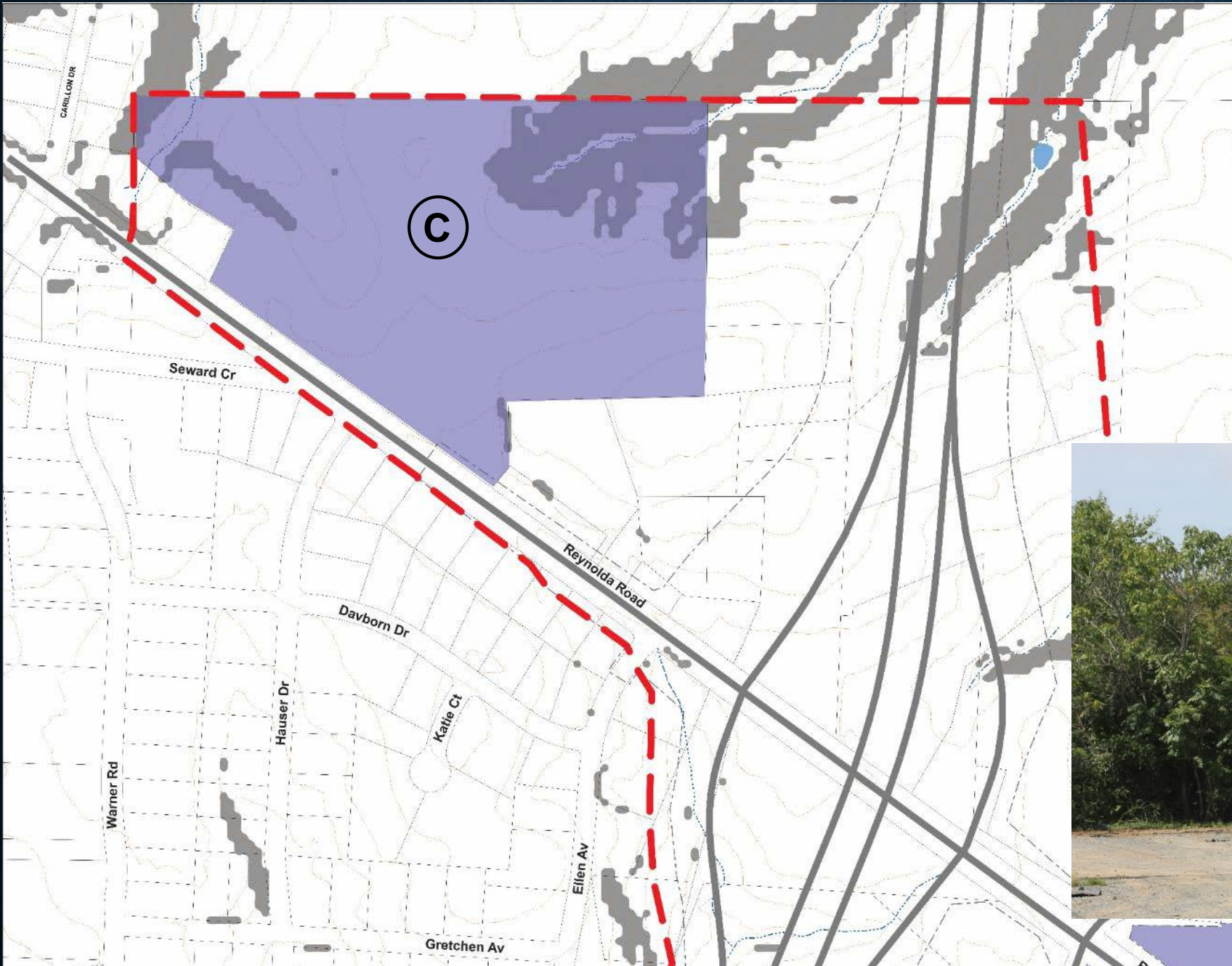


Overall Design Concept



Overall Design Concept

**Multifamily
and Single-
Family
Subdivision
Areas**



Industrial Area Boundary

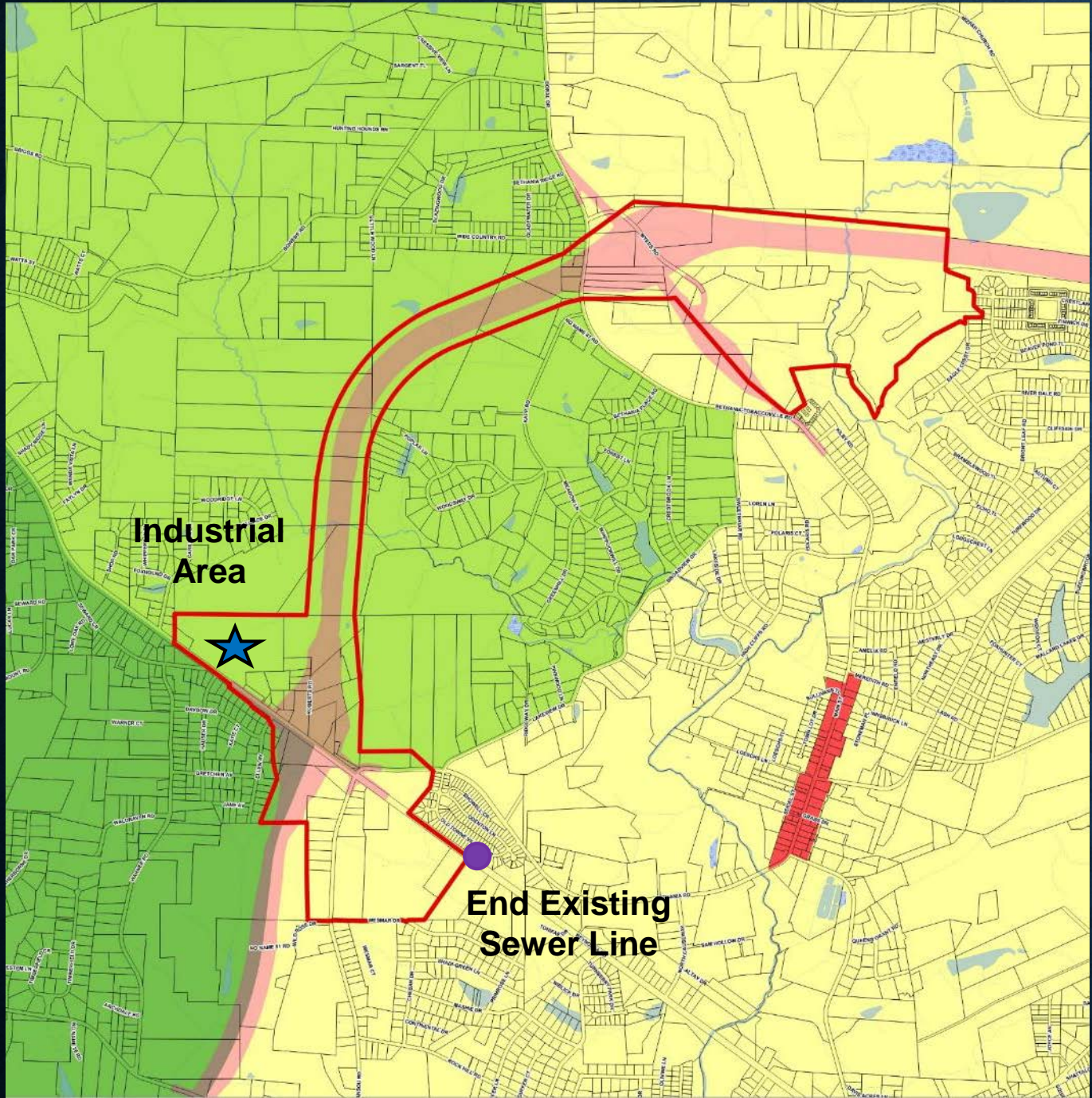


Kickoff Meeting – January 30, 2020

Citizen Comments

- **Desired Land Uses for Redevelopment of Industrial Area**
 - Hospital/medical center/higher education/Forsyth Technical Community College campus
 - Office/professional park – no commercial or industrial

Growth Management Areas



Industrial Area



End Existing Sewer Line



Town Center



Suburban Neighborhoods



Future Growth Area



Rural Area

Development Recommendations

- Utilities will have to be extended to redevelop this site
- The Growth Management Plan recommends delaying development until utilities become available

This plan recommends waiting to provide a design vision for this site. To consider redevelopment of the site is premature at this time without a more comprehensive plan in place for the entire area that includes the extension of utilities.

Next Steps

- City Council – Public Hearing
- Board of County Commissioners – Public Hearing