

500 Wachovia Street





Proposed Change To A Multifamily Residential Building

Per the recommendation of the City Zoning Department I am seeking a zoning classification change to PB-L. Pedestrian Business Limited zoning will allow multifamily use and see the structure returned to productive use for the first time in over twenty years while having minimal impact on the neighborhood.



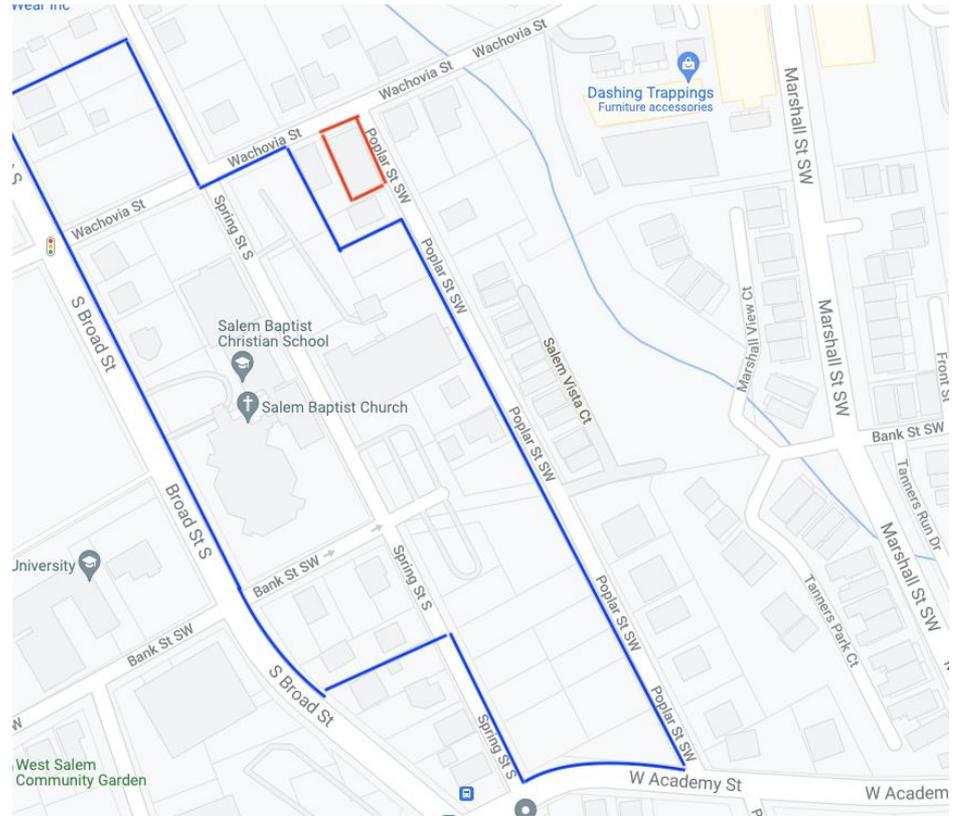
Project Plan

I plan to develop the structure into a 3-4 unit multifamily dwelling. 2-3 units on the ground floor and 1 on the top floor. Depending on final floor plans, the building will feature units with at least 1100 Sq Feet per unit, with no two units being identically sized. The objective is to provide unique, upscale loft style housing while preserving the building's historic aesthetic and appeal. These units will be sprinklered, have independent utilities and meters, and private entrances.



Neighborhood

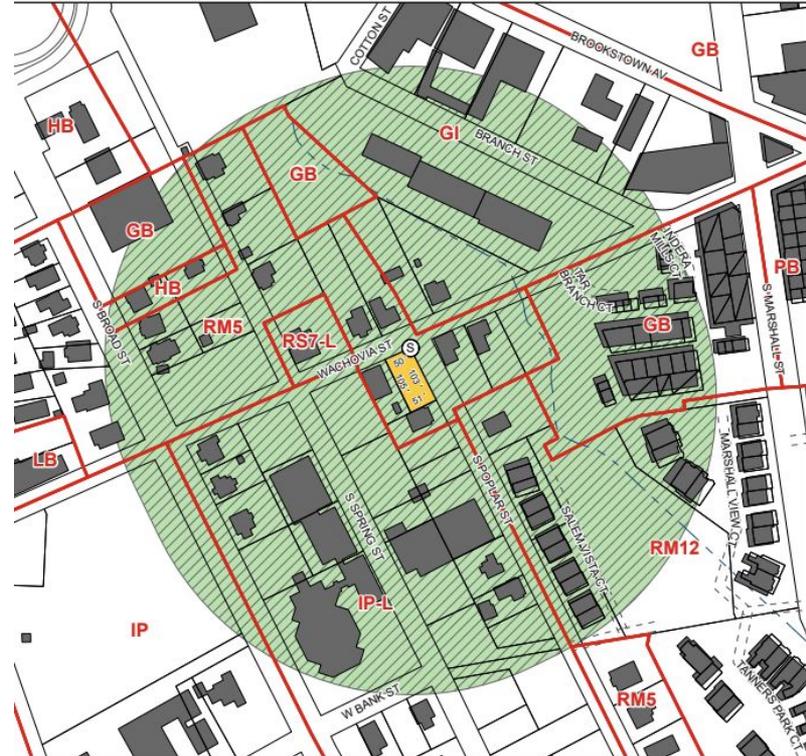
500 Wachovia, annotated in red in the image to the right is buffered by single family homes on Wachovia and Poplar. The Salem Baptist Church owns everything annotated in blue. All other immediate neighbors are in single family homes or the townhomes located on Salem Vista Court. There are condos and warehouse space located eastbound on Wachovia just out of frame.





Community Outreach

Per the re-zoning requirements I have reached out to the neighbors inside of the zoning department's green ring (details on following slide). I have heard back from numerous residents on Poplar and Wachovia.





Contact Sheet As Of 11/29/2021

#	Name	Physical Address	Mailing Address	Contact Method	Contact Date	Responded	Responded Date	Respond Method	Phone Number
1	Eric Ellison	442 Wachovia St Winston Salem NC 27101	442 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
2	Josue Bequer Paguaga	513 Wachovia St Winston Salem NC 27101	513 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
3	Vintage Wachoiva	503 Wachovia St Winston Salem NC 27101	1712 S MAIN STREET WINSTON SALEM NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
4	Martha Rothrock	432 Wachovia St Winston Salem NC 27101	1851 Pope Rd Winston Salem NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
5	Nanmar II Llc	440 Wachovia St Winston Salem NC 27101	1851 Pope Rd Winston Salem NC 27127	Letter	11/1/2021	No	n/a	n/a	n/a
6	Tanners Park HOA	417 - 495 Salem Vista Ct. Winston Salem NC 27101	PO Box 21361 Winston Salem NC 27120	Letter	11/1/2021	No	n/a	n/a	n/a
7	Manara LLC	301/309/319 S SPRING STREET WINSTON-SALEM NC 27101	301 S SPRING STREET WINSTON-SALEM NC 27101	Letter	11/1/2021	No	n/a	n/a	n/a
8	The Mill at Tar Branch COA	0 Wachoiva Street Winston Salem NC 27101	PO BOX 20069 Winston Salem NC 27120	Letter	11/1/2021	No	n/a	n/a	n/a
9	Laura Mendenhall	315 S Broad Street	8211 Oakridge Drive Lexington NC 27295	Letter	11/11/2021	No	n/a	n/a	n/a
10	Homer Snow	414/28 Brookstown Ave Winston Salem NC 27101	428 Brookstown Ave Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
11	WFU Health Sciences	0 Branch Street	Medical Center BLVD Winston Salem NC 27157	Letter	11/11/2021	No	n/a	n/a	n/a
12	Tesseract Ventures LLC	303 S Broad Street Winston Salem NC 27101	303 S Broad Street Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
13	Wachovia Street Holdings	425 Wachovia Street Winston Salem 27101	807 N Trade St. Winston Salem NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
14	Properties of the Triad	328 Broad Street Winston Salem 27101	PO Bo 277 Lewisville NC 27023	Letter	11/11/2021	No	n/a	n/a	n/a
15	434 Brookstown LLC	434 BROOKSTOWN AVENUE WINSTON SALEM NC 27101	434 BROOKSTOWN AVENUE WINSTON SALEM NC 27101	Letter	11/11/2021	No	n/a	n/a	n/a
16	First Poplar LLC	408 South Poplar St. Winston Salem NC 27101	6375 Alexander DR Clayton MO 63105	Letter	11/1/2021	Yes	11/11/2021	Email	n/a
17	Paige Bentley	502 Wachoiva Street Winston Salem NC 27101	502 Wachoiva Street Winston Salem NC 27101	Person	10/27/2021	Yes	10/27/2021	In Person	n/a
18	Carol Jean Faley	415 S Poplar St Winston Salem NC 27101	415 S Poplar St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/4/2021	Email	n/a
19	Deborah Harrell	507 Wachovia St Winston Salem NC 27101	507 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/20/2021	In Person	n/a
20	Bryan and Christy Hottinger	443 Wachovia St Winston Salem NC 27101	443 Wachovia St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/20/2021	In Person	n/a
21	Salem Baptist Church/Harper Compton	416/418/420 South Poplar Street 429/431 South Broad Street	429 S Broad ST Winston-Salem NC 27101	Letter	11/1/2021	Yes	11/29/2021	Email	3367229437
22	William Jordan Dewitt	501 S Poplar St Winston Salem NC 27101	501 S Poplar St Winston Salem NC 27101	Letter	11/1/2021	Yes	11/15/2021	Phone Call	8436939675
23	Sandy Romanac	425 Salem Vista Ct Winston Salem NC 27101	425 Salem Vista Ct Winston Salem NC 27101	In Person	11/20/2021	Yes	11/20/2021	In Person	n/a
24	Victoria Seawright	485 Salem Vista Ct Winston Salem NC 27101	486 Salem Vista Ct Winston Salem NC 27101	In Person	11/20/2021	Yes	11/20/2021	In Person	n/a

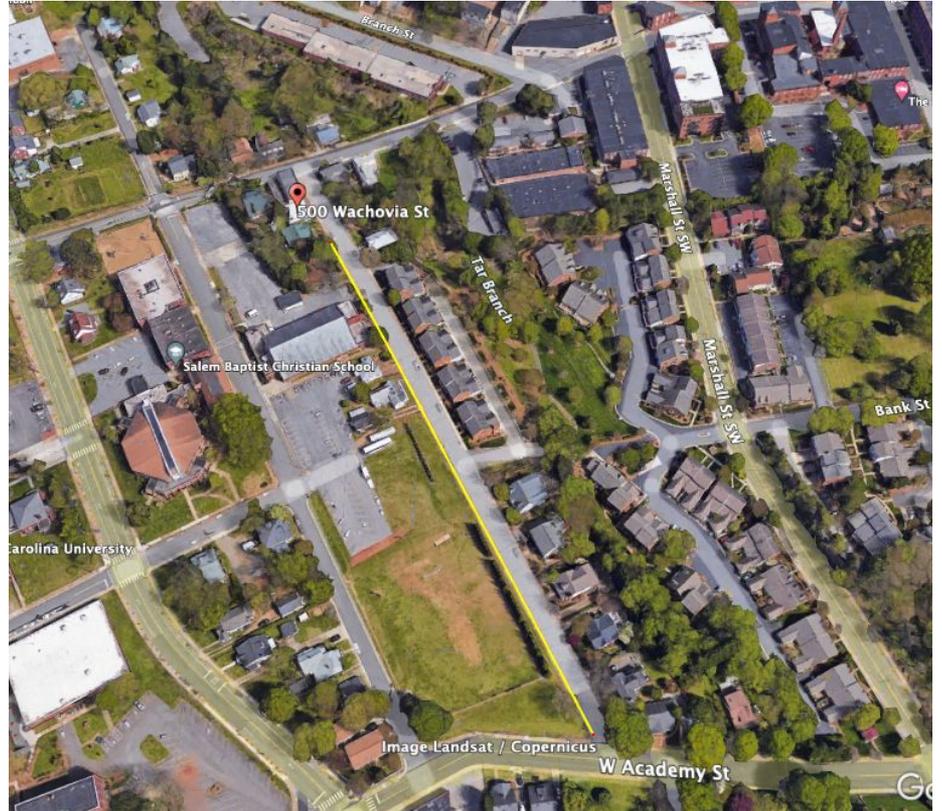


Community Feedback

The building currently occupies the entirety of the lot space, and as a result there is no off street parking available. The only concern that I received from the community was regarding parking on Poplar and Wachovia street. A few members of the community have expressed the opinion that a multi-family building with no off street parking will complicate the parking scenario. Emphasis has been placed on parking near the intersection of Wachovia and Poplar street and the potential traffic hazard and traffic flow restriction that unrestricted parking currently has the potential to cause. I will show in this presentation that there is ample street parking available for this project along Poplar Street without causing negative impact to existing residents and their ability to use street parking.

Poplar Parking Overview

Poplar street features approximately 1050 linear feet of currently legal, unrestricted street parking per side with no posted safety offsets at intersections for a total of roughly 2100 feet of available space. 875 feet of this total fronts property held by the Salem Baptist Church which provides dedicated off street parking on its property for parishioners and guests (annotated in yellow). Of that 875 feet of frontage, approximately 525 is used by the church as recreation space.





Poplar Parking Usage

During 13 visits to the project, I drove from Academy to Wachovia along Poplar Street and counted cars and photographed the usage. I made these visits between November 5th and 28th at times ranging from 8:30 AM to 7:30 PM with a focus on pre and post work hours and weekends to encounter what residents described as max usage times. The largest volume of cars ever present during these visits was 11. To put that in context:

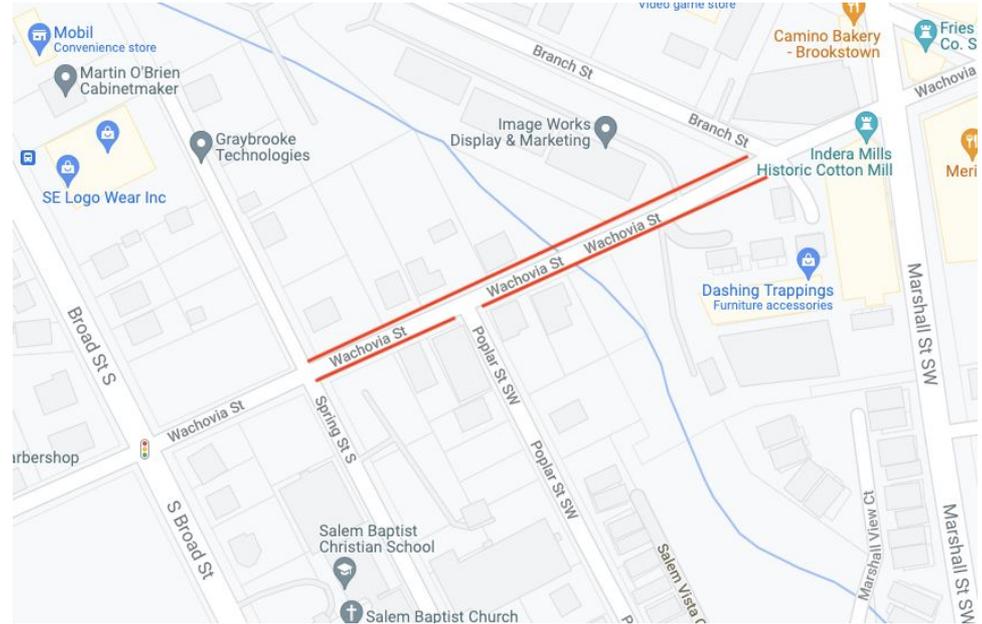
Existing Total Linear Feet of Parking	Total Feet Per Parking Spot	Existing Available Spots	Max Observed Usage	Average Usage
2100	20	104	11 Cars (10.78 % of available spaces)	7 Cars (6.86% of available spaces)

Additionally, at every visit the majority of street parked vehicles were in front of the townhouses located after 415 S. Poplar and before W. Bank Street, all of which have dedicated off street parking.



Wachovia Parking Overview

Wachovia street features approximately 588 linear feet of currently legal, unrestricted street parking per side with no posted safety offsets at intersections between Spring Street and Branch Street for a total of approximately 1176 feet of available space annotated in red.





Wachovia Parking Usage

During 13 visits to the project, I drove to the intersection of Poplar and Wachovia and counted cars and photographed the usage. I made these visits between November 5th and 28th at times ranging from 8:30 AM to 7:30 PM with a focus on pre and post work hours and weekends to encounter max usage. The largest parking volume of cars ever present during these visits was 3. To put that in context:

Existing Total Linear Feet of Parking	Total Feet Per Parking Spot	Existing Available Spots	Max Observed Usage	Average Usage
1176	20	58	3 Cars (5.17 % of available spaces)	2.24 Cars (4.21% of available spaces)

Additionally, at every visit the majority of street parked vehicles were in front of the houses located at 440 and 442 Wachovia Street, both of which have dedicated off street parking.



Parking Usage Conclusion

Statistically speaking, both Poplar and Wachovia can sustain an enormous increase in usage on the existing street legal parking before any existing occupant of the street would be without parking, or even without convenient parking. This is due, in large part, to the Baptist Church owning a majority of one side of the street and providing off street parking. Practically speaking, restricting parking around the intersection of Wachovia and Poplar to reduce blindspots would be a increase community safety. Given the traffic load on Wachovia and how narrow it is, even restricting parking to one side, or completely, could increase that street's safety and reduce traffic congestion between Downtown and Broad Street. Please see the next slide for some worse case numbers.



Hypothetical Poplar Parking Usage

Even if we assumed:

1. 40 foot parking restrictions from the intersection of Wachovia and Poplar
2. 40 foot parking restrictions from the intersection of Poplar and Academy
3. 8 additional cars from 500 Wachovia
4. No parking on Wachovia allowed

Existing Total Linear Feet of Parking	Total Feet Per Parking Spot	Existing Available Spots	Added Cars from Multifamily	Added Cars from Wachovia Restriction	Max Usage	Average Usage
1940	20	96	8	3	22 Cars (23% usage)	17 Cars (18.4% usage)



Parking Conclusion

In conclusion, even restricting current parking around intersections, completely removing Wachovia parking between Spring and Branch Street and considering potential cars that a multifamily at 500 Wachovia would bring, we would not see existing residents lose access to street parking.



Appendices

Time and location stamped photographs for reference and support of this presentation can be found at this link:

<https://drive.google.com/drive/folders/17dAJoBE8VqbbvjzT80JWjoKFbTJoSI5q?usp=sharing>