

STRENGTHS

Initial observations from Stakeholder Interviews

- ➔ Physical attractiveness of the corridor
- ➔ Good roadway capacity for the existing traffic conditions
- ➔ Special places along or near the corridor
- ➔ Strong residential enclaves
- ➔ Diversity of retail and commercial services
- ➔ Houses of worship
- ➔ Open Space and natural features
- ➔ Neighborhood Associations
- ➔ Demographics and wealth that supports strong retailing
- ➔ Access to Interstate highway/ Airport/downtown

Your thoughts go here!



attractive
area

Price
Park

Highway
access

Convenient
Shopping

**Guilford
Woods**

Single-family
homes

beauty of low-
residential
oasis (4)

Nice
neighborhoods

good retail
space, foot
traffic, quality
housing

close to
amenities
(grocery,
physician,
retail, parks)

Lots of trees!

good balance
of residential
+ retail

**nice, thriving
neighborhoods
(4)**

Bryan Blvd is a
natural boundary
for residential
areas

Quality of life
in family
oriented way

**Library and
trails**

**width of
road**

lots of
green
space +
sidewalks

medical
facilities
used
frequently

WEAKNESSES

Initial observations from Stakeholder Interviews

- ➔ Lack of connections between communities/neighborhoods
- ➔ Bryan Blvd as a barrier/divide
- ➔ Isolated residential properties along corridor
- ➔ 4 ½ mile long corridor
- ➔ Uneven street lighting

Your thoughts go here!



(_) indicate the number of people in agreement with this comment

OPPORTUNITIES

Initial observations from Stakeholder Interviews

- ➔ Strong neighborhood reputations
- ➔ Desirable schools
- ➔ Strong intra-city street network
- ➔ Potential to interconnect neighborhoods and greenway system
- ➔ Traffic relief posed by the extension/completion of I-840
- ➔ More walkability with a complete sidewalk system

Your thoughts go here!

Put new commercial in vacant properties—don't rezone vacant land

Protect neighborhoods

Consider overall goals of City

Long-term planning

Keep things attractive

This area has a lot of residences and schools

Keep green spaces for public use

Providing areas with low crime, safe for walking, biking, and running

More sidewalks, better crosswalks

Enhance walking and biking access (x3)

we can expand townhouses, condos that are in keeping / neighborhood

Preserve residential

Walkability is the future

Please no more high-density

Preserve Northlake Dr as neighborhood street

Greenway development

connections from Bicentennial Greenway to neighborhoods

Senior housing

Divert traffic better

Add access across Duke Powerland + I-840

bike lanes + sidewalks along New Garden into Military Park

Dog park should be added

Design Requirements (TN Zoning District)

Development that does not explode population

Quality places = communication between sellers, buyers, and neighboring residents

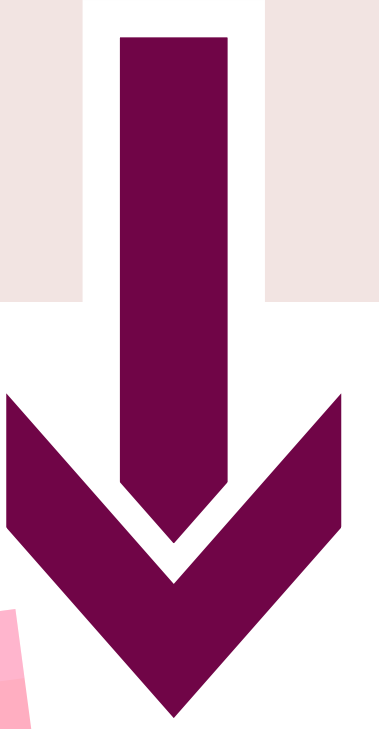
working lights from Arcadia Woods to Guilford College

CHALLENGES

Initial observations from Stakeholder Interviews

- ➔ Disconnected parcels along the corridor under development pressure
- ➔ Trend of development and demand for multi-family dwellings
- ➔ Decline of brick and mortar retailing
- ➔ A complicated planning and development review process

Your thoughts go here!



Keeping this a family-oriented neighborhood

Think carefully about 10-20 yrs from now

Protect existing green spaces

Preserve strong single-family housing (2)

traffic between Friendly and New Garden Friends School

what happens to Guilford College Woods?

be aware of surplus medical facilities

growth while preserving green spaces

enforce traffic laws

enforce speed limit along New Garden

where contiguous housing exists, do not allow influx of other types of structures

development that is aesthetically pleasing

quality of life concerns

residential-commercial balance

Don't need any more Wendovers, Battlegrounds, Gate City

overcoming results of patchwork zoning

architecturally refreshing development—pleasant place for everyone

decline of brick + mortar

please no commercial development b/w Jefferson + Brassfield (6)

crossing from Guilford College to Friends Homes

dialogue about possible future uses

limit multi-family

impacts of development on property values

Brassfield Rd used as a cut through—trucks too fast

zero sightline for southbound traffic when exiting Friendship Meeting driveway

keep properties adjacent to Robinridge residential