



# HIGH POINT 2045

COMPREHENSIVE PLAN



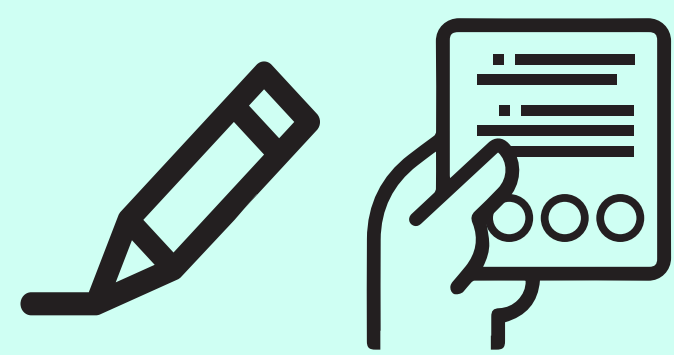
April Open House Roadshows

# Welcome!

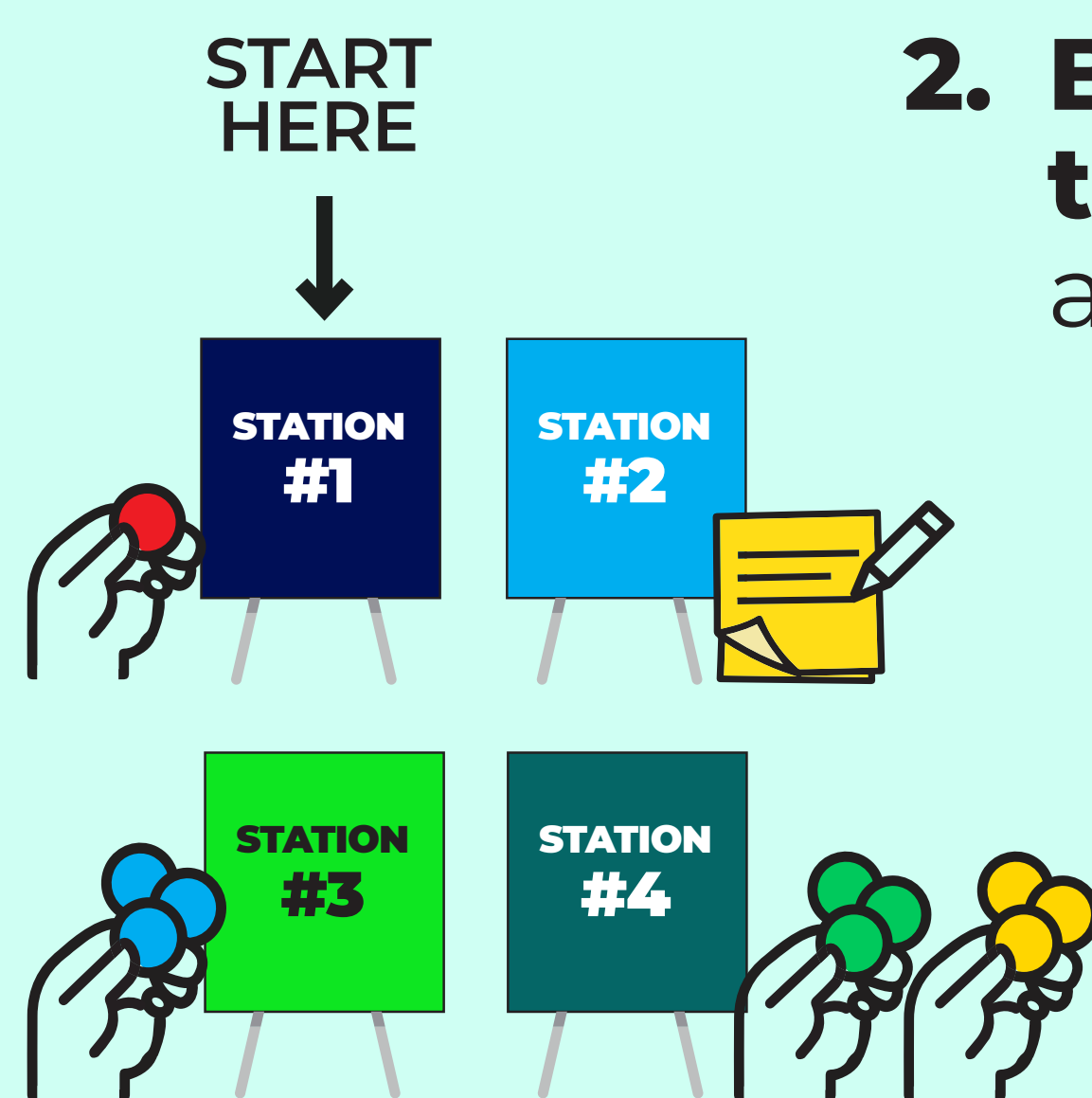
This Open House is a drop-in event and will not include a formal presentation or speeches. You are welcome to come and go at your own convenience and spend as much time as you need at each of the posters.

There will also be an online version of the open house available for those who could not make it in person. Check the website for more information coming soon.

## Here's how to get started:

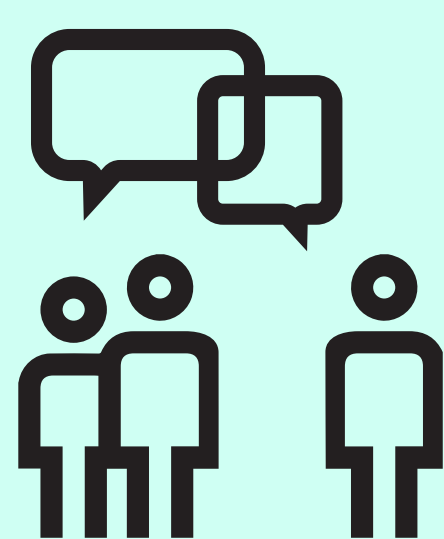


1. **Sign in at the registration table** to get your handouts and stickers.

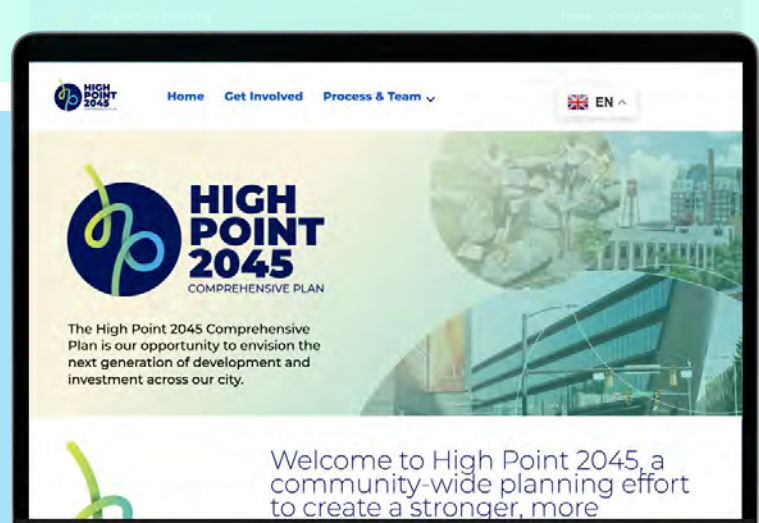


2. **Begin at Station #1 and work your way through Station #4** at your own pace and convenience.

- Use your **red dot** at Station #1
- Use **Post It notes** at Station #2
- Use your **three blue dots** at Station #3
- Use your **three green and your three yellow dots** at Station #4



3. **Don't hesitate to ask project representatives questions or talk about issues** that are important to you and your neighbors.



Visit [HighPoint2045.org](http://HighPoint2045.org) to learn more  
Help shape the future of High Point for years to come.

City of High Point, NC



Planning Consultants







# STATION #1

# What is High Point 2045?

## High Point 2045 is a community-wide planning effort to create a stronger, more sustainable, and vibrant city.



### A community-driven process

The High Point 2045 process is informed and guided by the High Point community through several methods of engagement.

A 25-member **steering committee of local stakeholders** is working closely with project consultants throughout the process.

Steering committee members are hosting **Kitchen Table Conversations**—small, facilitated discussions that will aid the identification of important issues and how the community makes decisions.

**Online survey** in June will seek broad public feedback on important questions that will shape the plans.

**Open houses** (virtual and in-person) in April, July, and November of 2023 and January 2024 will provide an opportunity for residents to learn about the planning process and have in-depth conversations with steering committee members and project consultants about issues important to them.



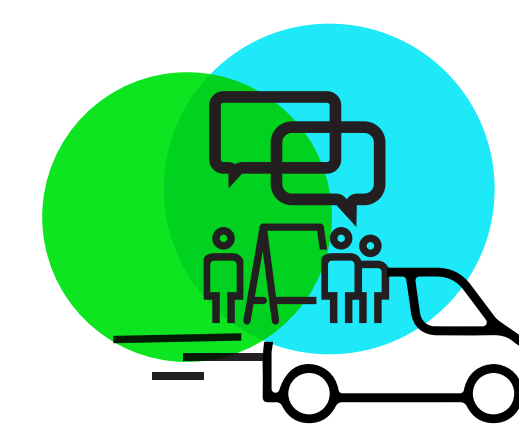
**Steering Committee**



**Kitchen Table Conversations**



**Online Survey**



**Open Houses**

### Overview

Through the crafting of the implementable plan that reflect widely shared values and the community's top priorities, High Point 2045 will provide leaders and organizations throughout the community with tools for making consistent, well-informed, and strategic decisions with their resources to achieve well-defined outcomes.

### Over the 15-month process, the High Point 2045 Comprehensive Plan will be created

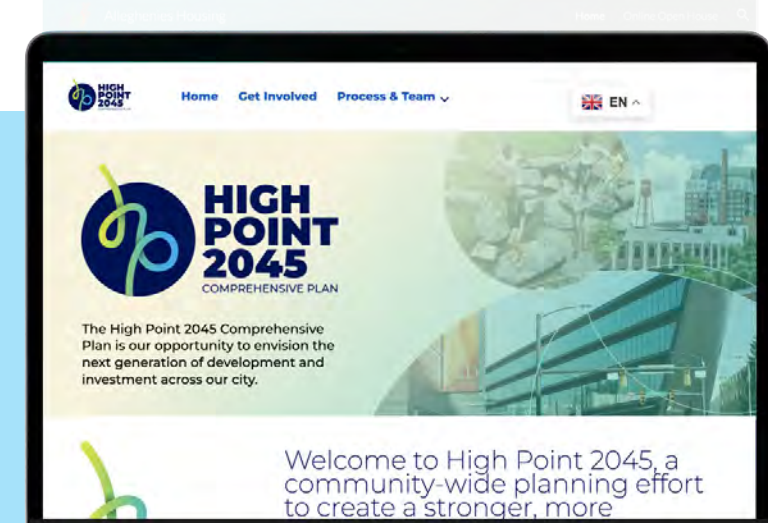
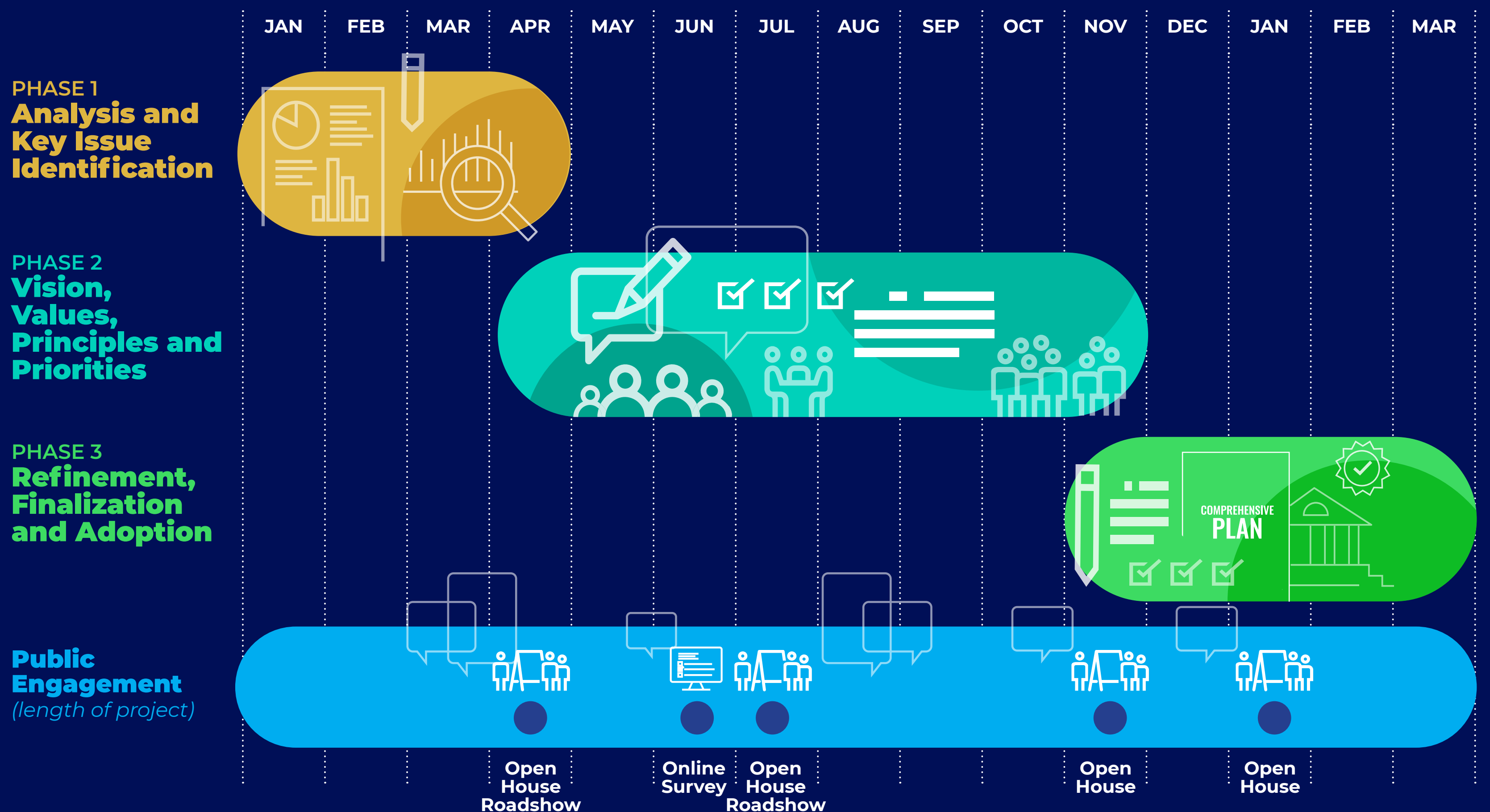
#### High Point 2045 Comprehensive Plan

At the core of High Point 2045 is the development of the new High Point 2045 Comprehensive Plan—a long-range planning document that will provide High Point with a vision for the future and a path towards that vision. Clear priorities and goals, realistic implementation strategies, and a values-based decision-making framework will be core features of the plan, which will replace the previous comprehensive plan from 2000.



### Timeline

Three overlapping phases are being used to organize High Point's planning process, which will take place over the 15 months between January 2023 and April 2024, culminating in the finalization and adoption of plans in April of 2024.



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## What's behind a great comprehensive plan?

Comprehensive plans provide the legal basis for enacting and enforcing zoning regulations and other policies that shape where and how development happens. In North Carolina, local planning and zoning are enabled by North Carolina General Statutes, Chapter 160D.

More broadly, comprehensive plans have the potential to provide county and local governments with strategic direction on any number of issues that are deemed important. **Three hallmarks of great planning, however, determine whether a plan becomes truly useful on a day-to-day basis or is likely to collect dust.**



### It plans for what is known

A great plan creates clarity around trends and issues that are measurable, allowing a community to make well-informed choices that are likely to achieve desired outcomes.



### It gets the 'Big Things' right

A great plan identifies a few issues that are so important to a community's future that they require focused attention and resources to ensure they are handled correctly. When attention is scattered or resources are spread too thin, inaction or half-measures become the norm.



### It creates a decision making framework for what is unknown

A great plan recognizes that the unforeseen happens everyday and provides a decision-making framework (tied to core values) for circumstances that cannot be predicted.

## How does a plan become reality?

**If the City Council and other community leaders are truly willing to make decisions consistent with the comprehensive plan, it will be reflected in the following:**

#### Capital Improvement Plan (CIP)

CIPs involve the annual allocation of resources to pay for improvements to public facilities, equipment, and infrastructure. The comprehensive plan should provide significant direction for CIPs.

#### Land Use and Design Regulations

The comprehensive plan is the legal basis for the zoning code, which determines land use, density, and other characteristics of the built environment. After the plan is adopted, the code should be updated to reflect the plan.

#### Housing and Neighborhood Policy

Goals related to housing can be realized through the zoning code, as well as the allocation of resources to encourage specific types of investments in new or existing housing.

#### Economic Development Policy

Actions to promote economic activity of specific types and in specific places—to create jobs, build the tax base, or provide desired services—can be molded to reflect goals, trends, and conditions described in the plan.

#### Transportation and Infrastructure

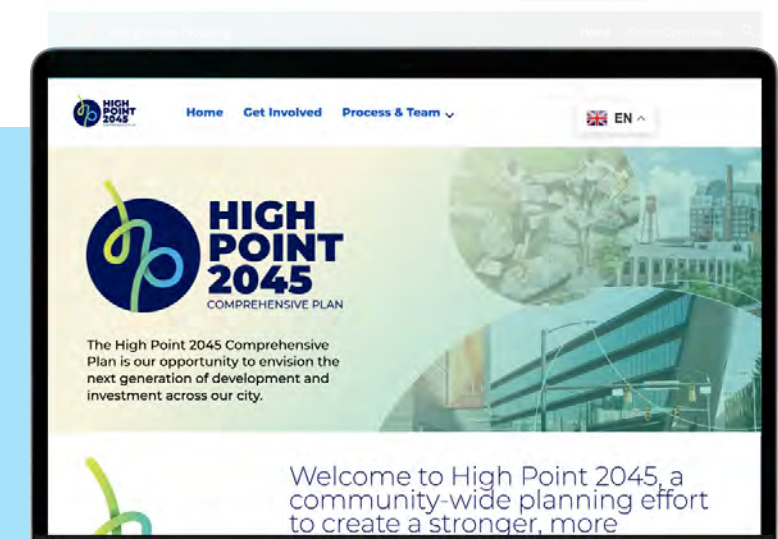
The comprehensive plan should influence how federal, state, and local transportation and infrastructure dollars are allocated to improve conditions, boost capacity, or change how infrastructure is used.

#### Parks and Recreation

The CIPs, general fund, and zoning code can all be used to support investment to or expansion of parks and recreational facilities to meet quality of life goals expressed by the plan.

#### Small Area Plans

The comprehensive plan cannot provide detailed direction for what should happen on every block. But subsequent plans or updated plans for specific neighborhoods, corridors, and communities can be developed to apply the overall goals of the comprehensive plan at a more granular level.



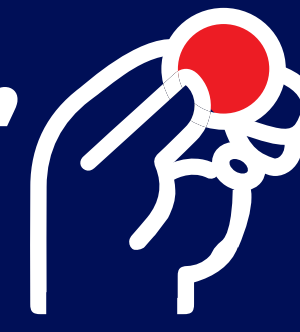
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## Where is High Point on the curve?

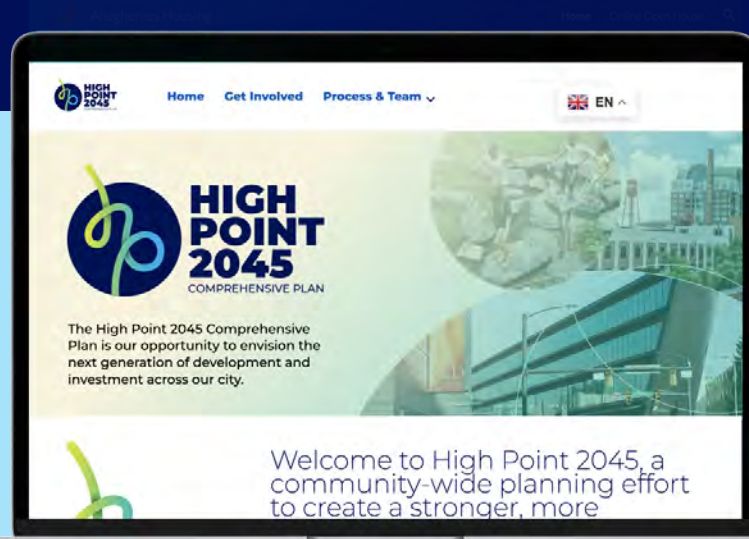
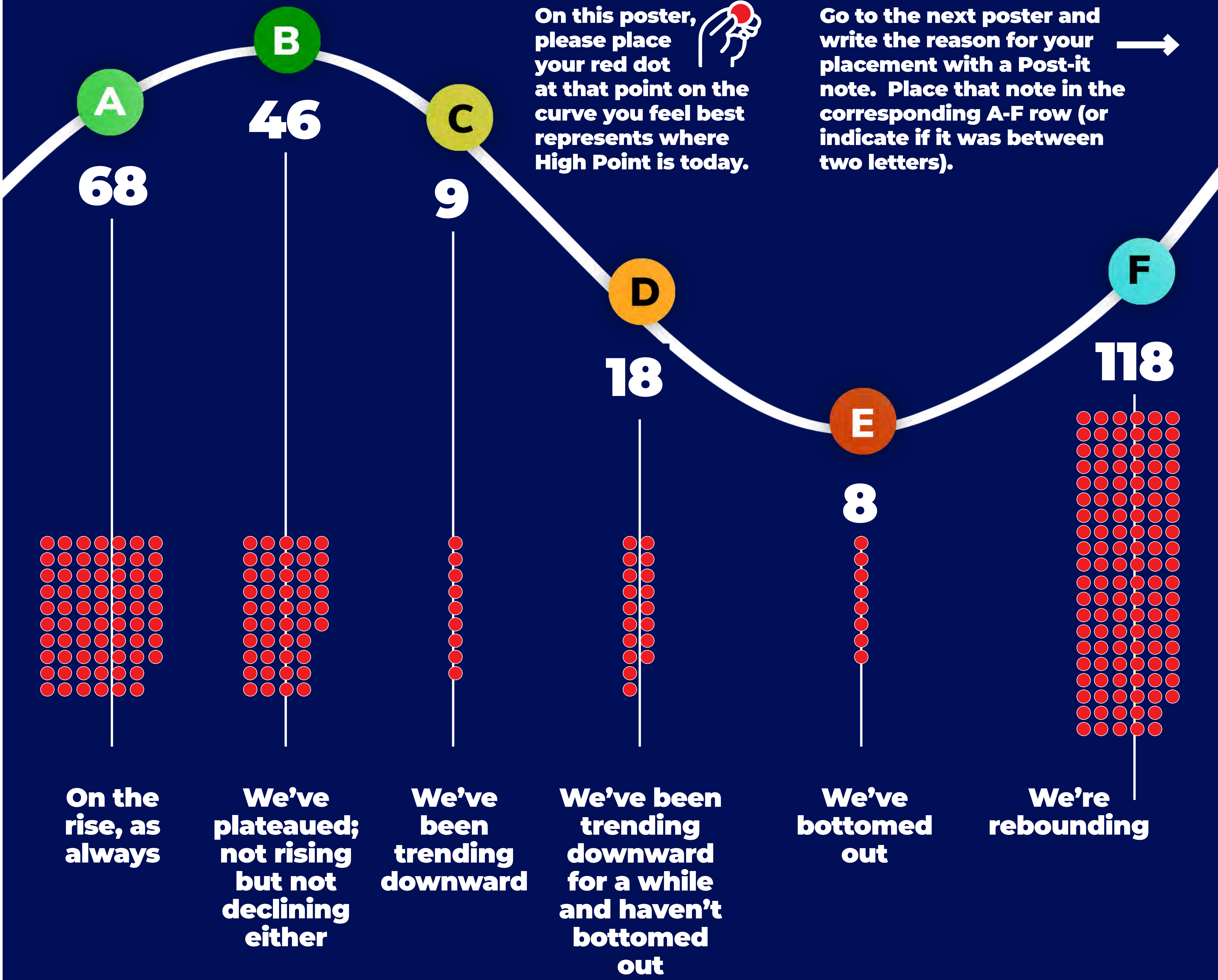
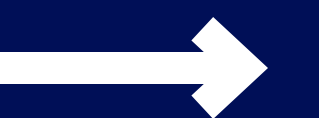
**Step 1:**

On this poster, please place your red dot at that point on the curve you feel best represents where High Point is today.



**Step 2:**

Go to the next poster and write the reason for your placement with a Post-it note. Place that note in the corresponding A-F row (or indicate if it was between two letters).



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## STATION #1

# What is High Point 2045?

**Please tell us why you put your dot where you did on the curve.**

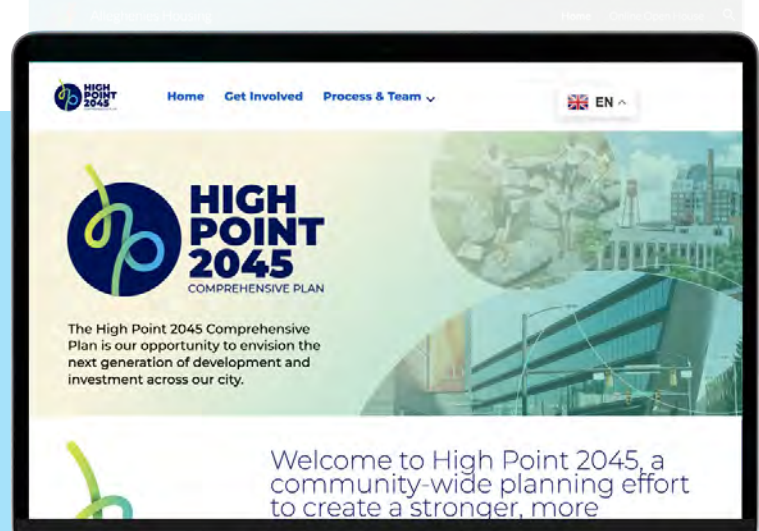
**Write the reason for your placement with a Post-it note. Place that note in the corresponding A-F row (or indicate if it was between two letters).**



**A**

## On the rise, as always **68** DOTS

- Local economy, attractions, and recreational opportunities expanding → would love to see an increase in public transportation opportunities expanded bus schedule, sidewalks, greenway connections, bike lanes
- Difficult question: but HP has survived many challenges (manufacturing decline, market challenges) declining activity in DT outside of Market) but it has meet those challenges and risen in other areas consistently.
- You have brought back racism
- With the growing campus and the new children's museum, the city is proving that there is a desire for growth. However, I would love to see more family friendly activities. High Point needs more than one library for a city of its size
- Since I know, loved city, it is growing in every thing and people are shifting to reside from other places around the world & us.
- On the rise because of the rockers stadium, cong don yard, and bethany medical.
- Lots of change happening! some good, some could be better.
- Sports / health /library programs
- Greenway/parks
- Traffic, revitalization of some areas, need : sr housing , schools / activities crime control (give youth things to do!)
- Definitely on the rise... not sure about always though. -19 yr resident
- Because there is a better practice to collaborate now. and a recent habit to place strong organizations in positions to lead and drive impactful [unknown word] & communion initiatives\
- Just a general feeling that there is movement new developments continuing to happen
- Restructuring the highway ramp (off main st)
- More energy around dinvestment new initiatives, experimentation - trying new things
- High Point is on the rise because we are more inclusive. We are more than just furniture. We are a powerhouse economy. we are putting \$\$ in parks, housing and infrastructure
- Planning & staffing & inclusion
- Trying to be more inclusive
- We are continuing to work on revitalizing our downtown
- I believe with the addition of sports, restaurants, and bars. We are on the rise.
- Lots of growth, construction, and jobs moving to High Point
- Love the new growth in so many areas of the city, especially the development of mid-town :)
- As a native I haven't seen so much growth and momentum in HP before.
- It is exciting to see the growth of new businesses, especially near the downtown area of High Point.
- It feels like growth is continuing to happen, HP has been stagnant for so long
- I see increasing commerce, housing options, infrastructure improvement, medical and educational opportunities, a attention to poor and marginalized populations in High Point.
- I feel HP is growing in a positive way in what is coming to HP with things like Congdon Yards, Stock & Grain, baseball team, future soccer, etc
- The seem to be a commitment
- So much new downtown. So many new businesses. Awareness of what High Point has to offer.
- There has been significant growth in industry and an increased number of businesses and people moving into our community. We also have low crime, excellent amenities and are continuing to enhance those for the citizens.
- The Truist Stadium, Social Area, Furniture Market, Cogan, some small businesses, and road improvements have moved the city up. Yet, we need more city EV busses, sidewalks to city parks so neighborhoods can walk to them, net metering for homeowners who wish to be solar, policy and mission statements to include the wording "all people" or other way to express that no rights are denied or abridged on account of sex, race, culture, ethnicity, gender, color. More small business are needed or can be encouraged to open.
- Development in the downtown catalyst area seems to be increasing after being static or slowing during the pandemic.
- "Lots of good things in the works. Truist statism area development. Uptown growth
- Congdonnyards "
- I am fairly new to the city, and everything I have seen shows progress in a positive direction. I cannot speak to the past so if there were a time when High Point "bottomed out" maybe we are rebounding...but what I have seen shows a positive direction.
- More companies and community members are putting in time and money into making changes into improving our city.
- Great stuff happening in the city. Downtown, businesses, etc
- I feel the city listens to its citizens and knows what we value, like the public library, and parks
- continuous upgrade in technology and tools to do our job.



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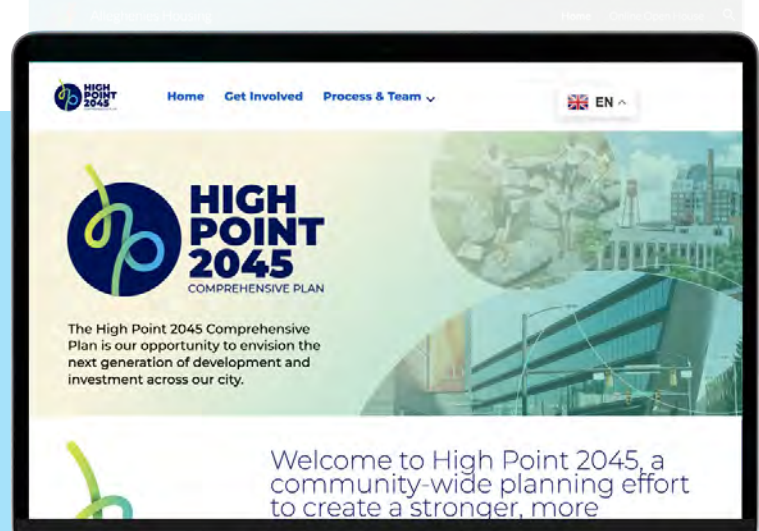
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**A**

### **On the rise, as always Cont'd.**

- The City of High Point is fast-tracking its success with initiatives such as the stadium, a new city hall, the RAISE grant and more.
- I feel like we're looking for opportunities to make our city a better place to live, despite the fact that we don't have a downtown available to us, due to market and vacant showrooms most of the year.
- B/c of High Point University, Rockers, improvement of downtown High Point, the Farmer's market at the Library
- Our downtown area is becoming more vibrant and will continue to grow
- Have only been here for 2 years but HP seems to be growing, building and attracting more people.
- New stadium and activity downtown. Soccer coming. Looking forward to more.
- There are new restaurants, businesses and breweries moving into the area and the city is more open to allowing safe zones for people to walk around town and enjoy themselves with open containers while they shop
- New things continue to happen in High Point. High Point has taken an attitude of "If you don't think we can do it, just watch."
- There has been and will continue to have a vast revitalization occurring in High Point
- Catalyst project happening downtown
- There is so much movement, excitement, new businesses, and I feel a sense of pride and joy in the people of this city.
- Lots more activity doentown
- The downtown and City as a whole are thriving with investments from people from within the City and external investors also.
- lots of great things happening, while not all over, we can't do it all at once
- I would say on the rise when it comes to High Point furniture market as well as High Point University. But nothing for the people who live in these communities.
- Improvements have been made in the areas of infrastructure and economic initiatives, but life for the poor is getting worse. Food security, substance use, housing and physical/mental health services are still major issues.
- "E) nothing seems to being done in the south side area where it needs lots of help.
- F) yes there's progress but it can also be directed to the young community in need of help and direction "
- "I had noticed a decline here in High Point over the last decade. However, over the past year or so I have seen a birthing of new life up and down Main St! New businesses and family oriented establishments are popping up and it's exciting to see. There is still work to be done but I think High Point is bouncing back. I may be wrong but it seems for way too long we may have put all of our focus on the semi annual furniture market to secure our city's vitality and making sure that guests were well accommodated instead of also considered our community that lives here year round. Although, I appreciate the economic boosts that the market provides; I also think it's important to improve the quality of living for the locals in our city too. Therefore, I am grateful for such initiatives like Forward High Point who are truly making positive changes for our community. Thank you all for fighting for High Point to stay alive and thriving!
- P.S. We need more sidewalks at least alongside high trafficked roads such as Eastchester and Westchester. More walking trails and bike lanes. Updated playground equipment in some parks and handicap accessible play equipment such as swings at every park. A skateboard park would be nice for young people to have as well."
- Growth has been slow and stead (not to fast not to slow) easily able to maintain and adapt too.
- I've lived here 10 years now and am married into a local family and I can see how much it's growing since I've been here but that there have been some tough years as the furniture market has shifted.
- For a long time there was nothing to do in High Point except for bars but now we have the baseball team and all of the activity that is going on around there which is very exciting! High Point lost all of its Manufacturing in the Hosiery and Furniture business long ago and we were just a showroom town but with the Advent of High Point University booming and all of the activity going on around the baseball team we are on the rebound!



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# STATION #1

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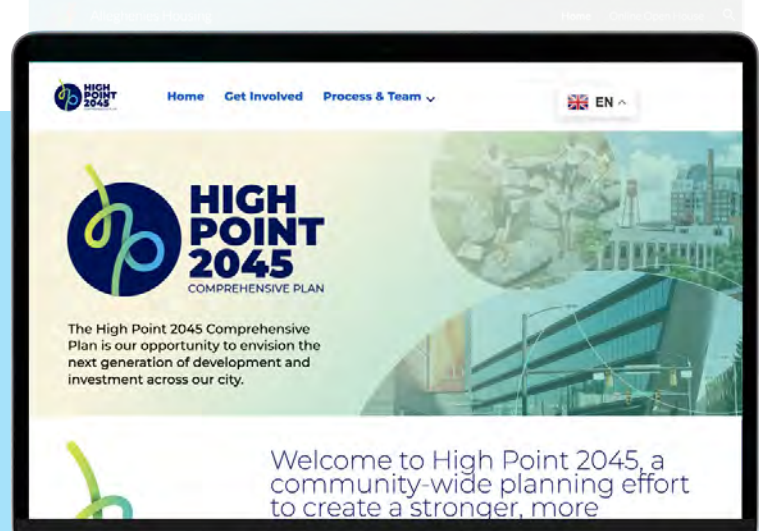


### B

### We've plateaued; not rising but not declining either

### 46 DOTS

- Not sure where things are going. Been in H.P.. for 26 years and have not seen a lot of visible growth
- Had a good couple of years where houses sold & were up-graded... not seeing that now. feel the university has created a housing problem for many low income families - gentrification
- "Missed opportunity to buy oak hollow mall for city hall / senior ctr. buy it from HPU or sign a 50 or 99 yr lease sell outlots for apts + business + retail. make it a ""go to"" destination"
- Difficult to judge, differs based on locations no visible change was observed
- I feel like High Point's furniture market has taken away all of our shops downtown. In addition, there's really not a lot to do...
- Some areas have improved but only areas which benefit the "haves"
- "Missed opportunities for more programs for the youth and teens. HP parks is improving but there are still gaps! Inclusion in the development programs for B.O.B's [unrecognizable word] minority owned businesses"
- "Missed opportunity to revive the oak hollow mall site for city of HP admin offices & public use facilities housing areas still downward push in restoring and areas rehabbing not as much focus on the south main comider. hope to see more in the next year"
- Concern about workers available need education -citizen recognized -craft teaching
- I feel there is much work to be done in HP that is being ignored in favor of furniture market & HPPU. I think plans are being made, but ideas of what's immediately useful aren't being implemented. why a food hall when such a big unhoused population
- We're not growing the population that we want to grow
- We're not attracting sustainable business
- High Point has made great strides but has hit a plateau in der vision development for downtown
- I feel like HP is still trying to figure out what it wants to be when it grows up, and is in catch up mode.
- "Communities need more open spaces for kids. sprinkler system shut down too soon spring and summer season. \* we only see people on main street during market. There is a lot of HP to see but people don't know. Museum closing? Really!"
- The development in downtown is at a standstill with Elliott Sidewalks. The two pending hotel developments have hit a snag in financing, and Showplace West development has taken 3 years with no plan.
- Some recent business openings are helpful to HP. My concern is that the council continues to spend money we do not have. As reported THIS WEEK, the Davenport & Co. financial adviser hired by the city says real estate taxes MUST increase by over 7 cents per \$100 of assessed value to pay for the \$120 Million the council wants to spend. This includes the \$24M for voter approved bonds for transportation and park projects PLUS the \$70M needed for a new city hall and more money for other future projects. I send an email to every council member suggesting that the city buy the Oak Hollow Mall OR enter into a 50 or 99 year lease with HPU and turn the mall into a Business-Governmental Center. It would be about HALF as expensive to buy the mall and renovate it vs. spending \$14M to buy the church property, spending another \$500K to tear it down AND another \$30M or \$40M to build a new city hall from the ground up. The total cost, including interest, would be \$70M which is the total mentioned in the Davenport report. If the city signs a long term lease with HPU, the cost of a new city hall would be even less. Three current council members thanked me for my idea and said it would be discussed when considering how and where to build a new city hall.
- I feel as if High Point is trying to improve but at a very slow rate so it's hard to notice a change
- Main Street stores that have closed. Main Street not attractive. No name brand stores except Target which is run down. Constant excessive speeding.
- Levels of our city needs more outreach centers . Also more events of children of interest in areas . Such as new recreation center in the South Main parts or even near North Main area! I've been here 3 years . Clear thinking on small town of suggestions. Museum is very great to see never been . Also maintain of people being homeless needs another shelter. Everyone has degrees of center of attraction to run as leader . Order of counts and giving thoughts may not be idea of suggestions . By Walking around looking and see I have a dream thought. Real thoughts of Ideas counts if there's money in High Point North Carolina. Let's go get it and try out this idea . I can say it's a long run and steps to follow out here on earth .
- I've seen some growth but it doesn't seem to benefit all of the citizens.
- I have seen lots of positive changes in the last couple of years. Not much else has happened. A lot of homeless issues. Would be nice to see more places to eat near downtown. The Stock and Grain have been a great addition. More events at the Ballpark and better advertisement for that would help.
- I think there are still prominent stakeholders, gate keepers, and initiatives that the city favors and or is beholden to. Of course there is a lot going on, but not everyone benefits. Crime is up while many other things seem to be down.
- We are on the rise but not always 100%
- We are developing more, but not necessarily addressing existing issues.
- We had a lot of new initiatives and great new businesses in the last couple of years, but not all of those were successful
- Feels stagnated but not worse
- I don't think we are a bad city, however apart from the furniture market I don't really see where we stand out otherwise.



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**B**

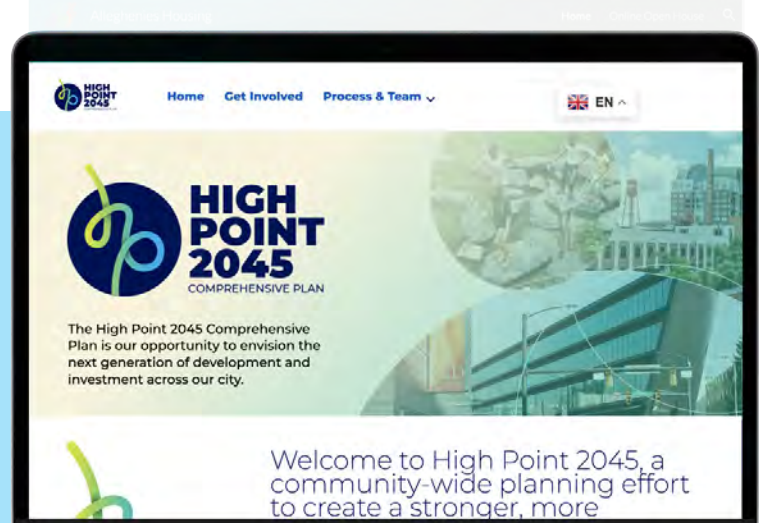
**We've plateaued; not rising but not declining either** **Cont'd.**

- There are still gaps in services but we are successfully maintaining the gains we've made.
- Improvements downtown have been great but do not seem to be gathering momentum.
- I selected this option because while we are seeing a boom in entertainment, there are problems with the bus routes such as reduced times,, elementary, middle and high schools in the area need repairs, teenagers and young children do not have much to do here,
- There appears to be a growing disparity between the Core City and Outside Core City. Much of the growth appears to be in north high point and many redevelopment resources are still needed inside the Core City. We are allowing a very high density on our extreme boundaries and this places a big strain on our municipal resources and services, which then will lead to an increase in taxation and/or service fees over time. I am concerned about the potential 7 cent tax increase for capital projects - although i agree that all or most of the capital projects should be implemented. The City needs to offset some of the costs that the development community demands the City take on for some of the recent large development projects.
- Being there are a lot of things being done for high point for market time but not enough for the people who live here every day
- Not much happening as far as a downtown.Our Main Street is terrible as far as dodging manholes.
- Feel like a small part of city is doing well but not the rest
- Some progress in business, but income equality and affordable housing remain problems.
- Not much innovation going on except on HPU campus which isn't open to the public
- I saw new buildings and businesses in the Uptown area but they seem to be all over priced food places and really no retail business at all. I thought that the building with the food hall was supposed to have retail but the upper floors are an insurance company office. Not sure who is going to live in the apartments going up near the Dog House.....
- I'm a newer resident who relocated by choice to the area. I am in my 2nd year here. I'm going to reside here until I am no longer on the face of this earth, I believe. My spouse and I are very active and worldly, we desired a less condensed area. We did not realize you really have to travel outside the area to maintain activities. There are limited places and things to do continuously.

**C**

**We've been trending downward** **9 DOTS**

- you are only focused on one community!! High Point uptown
- racism needs to be addressed. HP will not succeed w/o all of us.
- HP hasn't recovered from the furniture exodus - we have squandered many talents & experience
- too many sad neighborhoods- boarded up empty- condemned- we can do better
- I believe there has been lots of great changes to the area. My family loves many of the new shops and restuarants. We love the Rockers. However, my family moved to Colfax due to the crime and drugs in the downtown area. My family home neighborhood of over 44 years no longer felt safe. It was heartbreaking to sell and leave.
- There is a lot of transformation going on.
- Few, if any, minority owned businesses; people refusing to educate themselves on anti-racist strategies; still a "good ole boy" network
- Crime seems to be up and also the Property Tax increase last year was WAY too large!
- Compared to other NC cities our city doesn't seem to have its priorities in order. High Point just isn't a place people think of visiting. If you live here you go to neighboring communities for entertainment.
- Abandoned buildings and loitered areas need to be removed.



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## D

### We've been trending downward for a while and haven't bottomed out **18** DOTS

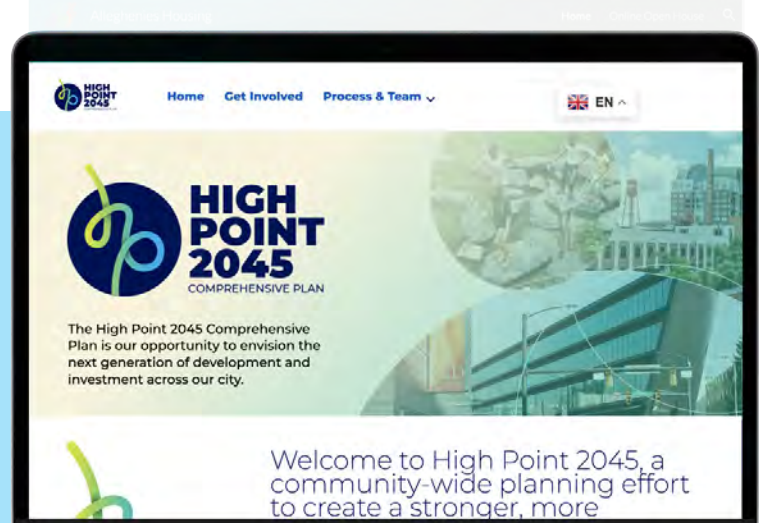
- Pros
  - 1) southside bridge project needed
  - 2) HPcav is attempting to combat the violent crime issues
  - 3) the quaker (friends) history is a big part of the area. it needs to be preserved.
  - 4) the furniture market is a boost to local economy. benefit
  - 5) new HP library was a great addition to the city.
- Cons
 

violent crime is on the rise for this size city  
adult entertainment in area is not showing the best image of the city, but this may not be able to be addressed. zoning code  
HP has a serious opioid problem. (HPpd is trying to tackle problems) (also i-85 corridor contributes this issue  
gang activity and human trafficking is on the increase in area. (i-85 corridor)  
culture index is eight (100 safest ) means 92% us cities safer than HP
- I see the city at a stand still not bottomed out but not on the move.
- Will the High Point 2045 plan be based on other cities (~ 114,000 to 115,000) successes? avoid failures?! or will it be based without outside information?
- Availability of equitable housing and food sources
- Lack of clothing shopping options, lack of entertainment options, lack of food options, lack of new businesses
- Crime, gangs, shootings, short term rentals, no where to shop, few nice restaurants, don't feel safe
- Everything downtown is setup for market which the majority of citizens can't even attend. Everything between market is a ghost town.
- Too many people are leaving the city because they are finding better work at other cities or the state. Or the other thing is they are being ran out because they are burnt out from having to much work on their plate and don't have help. The main reason just can't keep people.
- Wake forest/atrium health not a good fit for high point. They are destroying our hospital.
- The City doesn't fund the Fire Dept. and has no interest in being or becoming a competitive work force. Our parks and trails are not as nice or plentiful as GSO. Downtown is a slum until Market, and then we change back into "The Beautiful City"
- High Point has been declining for years this especially depends on which demographic you are a part of. There is nothing in high point (shopping, restaurants, hotels, etc) for visitors or those that live here.
- Taxes and fees are very high

## E

### We've bottomed out **8** DOTS

- "Because High Point is growing only for a certain percentage of the population. High Point has become a university city that does not represent the actual constituents who live in the city.
- The programs and spaces built and going up in the city are only for specific demographics.
- Also, the city has gotten worse not recognizing white supremacy practices and instead disguises as something else. It continues to embellish the truth as to the real history of the city. And is taking the wrong approach and strategy to fix the issues and actually listen to the impacted community."
- There is a real disconnect between all of the "positive" messaging from people in power versus the public. All of our public schools are Title 1. That means our children live in poverty. The opportunities are not extending into every community and the messaging is actually having a negative effect on the public. We also have such a poor reputation in the county. We often complain about Greensboro getting everything but we are not showing up to the places where we could like County Commissioner meetings or holding our state representatives accountable (ie Cecil Brockman). There's just a huge disconnect and any efforts made seem very shallow and insensitive.
- The progress is slow and we are way behind. Leaving the younger generations without jobs in the area and without a reason to stay local.
- Working on the south side of High Point, safety is always a concern.
- This graph seems needlessly misleading with sayings like "On the rise, as always". On the rise, as always? Which part? The rising gun crimes? Or the criminalizing of homelessness by ticketing panhandlers? Oh, or maybe it's the HPU students reckless driving all over town that seems to go unpunished? How can we be on the rise when all our eggs seem to be in Nido's pockets, or tied up in sports? How can we attract more visitors by offering them more of something they already didn't want? "Baseball didn't work as well as we hoped. What else do tourist like? Oh, I know! The 6th most popular sport in America, soccer!"
- I don't see myself or anyone my age range intending to stay or come to High Point. There's little to nothing to maintain the interest of thriving young adults or the current residents.



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City of High Point, NC



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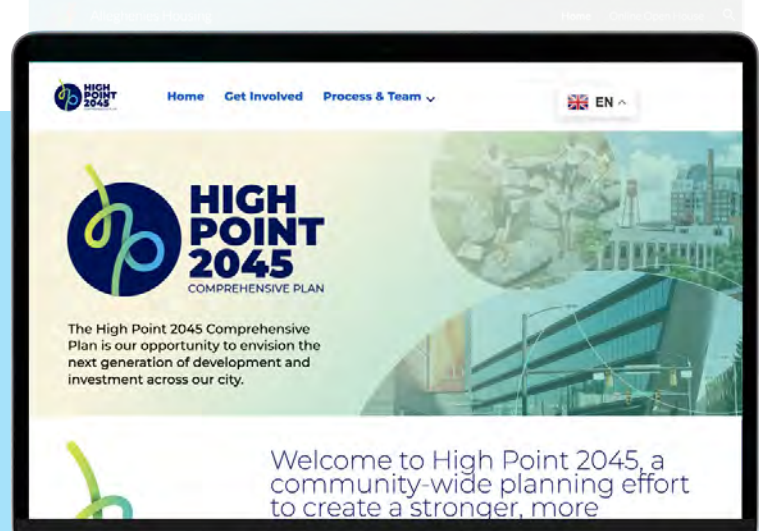


# F

## We're rebounding

# 118 DOTS

- “Been a resident since 2012! plus’s: ballfield, HPU, downtown area! minus’s: crime, core city needs rehabbing”
- There seems to be a hope right now in HP that i didn’t feel 7-10 yrs. ago. That said, it will take work from the city & community members to make that hope continue into a reality. Residents need to feel that the city is on their side.
- We are beginning to become more inclusive. more businesses are being brought to town. housing remains another area that needs help.
- Grew up in high point would like to continue seeing revitalizing the downtown the steps taken are good but wish there were more options to encourage growth & development
- As someone born and raised in high point, but lived elsewhere for lot years, i have moved back. i see the growth already occurring and the potential for improvements to our current services. opportunities, and environment
- As a realtor, I am seeing clients think more about moving to High Point, not realizing the greatness of HP. I have even given ball tickets to let them know we are here. We are here.
- HPU seems to have taken an interest in cleaning up areas of town that a dying furniture market left.
- I’ve lived here since the 90’s. things booming back then. I think HPU is helping bring the community back and we are on the upswing.
- High point is motived to certain groups, family & projects in the community. not to every community in HP. It continues the same games. it rarely meets the true needs of other community. the appearance of inclusiveness a diversity is sicking & disrespectful to many communities in HP
- Lots of new energy, especially the downtown area. Sense of hopeful optimism is felt. new ideas, new voices, new approaches.
- It feels like we are picking up. where we were headed before covid- lots of good progress downtown and i’m excited, with the new district downtown, near stadium, new businesses like nomad, plank street etc.
- We have great potential, but need a good plan to figure out how to claim it. The big part is knowing what we need... we are almost there. then we can make steps to move on. it can snowball in either direction (positive or negative) & we just need momentum
- for the last 5-7 years, we are moving forward
- there seems to be reinvigoration & excitement about HP & things going on | initiatives that have been. taken in the last few years | are starting to show results (rockers stadium, food hall, social district). friends from elsewhere in the triad are commenting on cool things in HP - that’s new & exciting.
- There are some new ideas. and some progress downton but confined to a small area. Lots of “congestion” in ideas of what is possible. City is inwardly focused in many ways.
- High Point bottomed out in the 2000’s. We are still on the rebound. Vacant properties, food deserts, and lack of public accessible businesses and lack of walkability are, all signs we are rebounding
- questions about furniture market viability (always) questioned, growth of HPU, city engaging w/ new areas for growth
- After decline from offshoring and being content with downtown being showroom only, HP is making needed turnaround to rebound. Biggest concern for me on this rebound is that all involved in rebound efforts agree on direction to avoid plate due to disparate efforts. Let’s get on the same page about HP’s identity and how to achieve critical mass!
- NAFTA & loss of manufacturing jobs really hurt H.P. then the takeover of the furniture mkt took downtown real estate. Good things now starting to happen but long ways to go.
- High Point bottomed out in the late 90’s. early 2000’s the city began regaining what it had lost due to trade agreements
- HP is rebounding with downtown development, growing HP’s efforts to address food insecurities, downtons / uptown working together, multi-use stadium, focus on affordable housing
- “great momentum gentrifying! attracting artists & makers becoming more experiential as a city!”
- While HP has seen significant growth in several areas: new bizes, market, population, non profits, downtown development, etc.; HP’s current point on the chart is closer to bottom, than its potential at the peak- lots of runway left!
- The downtown and uptowne areas have more to do with new restaurants and bars opening even before the new stadium
- The fact that a 2045 plan exists or will exist tells me that we’re rebounding. We’re rebounding (not rising) because jobs have left the area and we have a great many open store fronts Downtown.
- Rockers, new restaurants, new HPU improvements for the community, new housing growth
- I feel like people are trying to create more activities and experiences in high point.
- Lived in High Point since 2005 and feel like we are finally moving in the right direction.
- High Point is changing and moving forward
- Between 2015 and 2020, the number of US Census tracts in High Point HUD defines as Racially and Ethnically Concentrated Area Poverty (RECAPs) more than doubled from 5 to 13. RECAPs are defined as more than 50% people of color and poverty above 40%
- High Point has always been just OK. Not too much to get excited about. Really lots of run down areas, especially in 2008-2010. With the downtown catalyst and other economic changes, we are on the rise.



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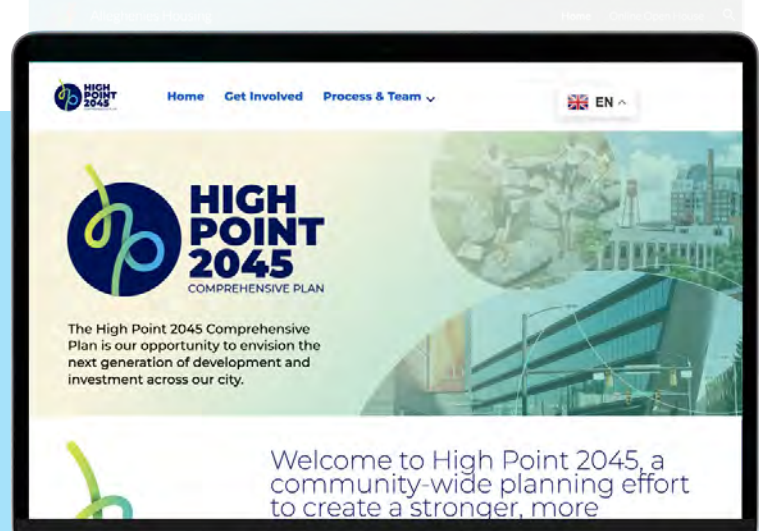


**F**

## We're rebounding

## Cont'd.

- New development is now happening in areas including the CBD. Ballpark was the start of a revitalization movement.
- Due to some friction from shifts in furniture market. I believe High Point had to take a look at what a future for High Point that was not solely identified by the furniture looked like and what it meant to transition into other possible avenues to supplement whatever may come.
- I do feel we are more of an E-F. SOME areas of HP are rebounding while others are being completely ignored.
- High Point has not held a constant rise to re-vitalization, but certainly in the last 10 years, the city has and is currently on a focused rise, with HPU, Congdon Yard, Truist Stadium, Public Housing, and the International Furniture Market leading the charge.
- Growth of downtown initiatives, the childrens museusm, baseball diamond. But I don't think this will last if there isn't more attention to social inequity. These initiatives largely appeal to middle class and above in my opinion.
- There are many new things happening in the city -- especially the baseball team, and the new professional soccer team.
- Covid brought the Rockers and the amenities surrounding the stadium to a slow crawl. We are in the recovery phase. Inflation is making eating out much more expensive than in the past. Not good for our local eating establishments.
- Seeing the ballpark, Ziggy's, Cohab and other new businesses open has given me hope for High Point.
- There has been significant building toward redevelopment in the city and increasing the quality of life
- As a resident of High Point for eleven years, and somebody who has lived and worked in four other states, I see High Point on the rise and rebounding from shuttered mills, factories, and economic downturns. High Point is on the rise for sure, but we need to see more continuity in the downtown development and preservation of green space. Walking, biking, enjoying the outdoors all over the city.
- New growth after years of decline.
- I would say that I am hopeful that High Point is rebounding. Lots of local businesses closed during Covid. There are not enough restaurants within walking distance of the Hospital for employees to have a variety of places to order food for their lunch breaks.
- Market is definitely not what it once was to the city, but the growth in the Palladium area and the addition of new entertainment and food options down/uptown have made it feel like more of a city rather than a bedroom community.
- High Point has great potential
- More interest in the downtown area.
- Pandemic impact was a big one; changes are likely to continue with furniture market; there seems to be a significant interest and engagement with creating places and business/social opportunities around the core city/CBD.
- For quite a few years now many different groups and organizations have started efforts to help with the revitalization of our City. These groups have had varying degrees of success, but I believe that all of them are, or have been important building blocks to where we find ourselves now. These efforts are finally starting to coalesce into unified action. We are on the cusp of great growth. Like a flywheel, it takes a lot of energy to start moving, but once it does, it builds speed and momentum
- We're starting to rise from the changes required to adapt to Covid-19, which affected everyone's behavior. Person to Person social interaction has been rising, which is critical to the success of any community.
- I think the city needed some new fire and it got that about 6-7 years ago and has been on the rebound ever since.
- The Market move overseas for a few years had an impact. Many business' seemed to need refurbishing. Things look more new and upgraded
- HP hasn't always been that nice. Downtown is getting better and the University obviously helps with the city image.
- It seems there is new growth and excitement amongst those who know. There also seems to be more unity in the growth. There are still issues from the structured society set up by the old mill culture, but I think the middle class is strong and the city/community is trying to not just do things for the Emerywood crowd.
- HO was a sleepy berg 15 - 20 years ago, past 5+ years moving forward
- Things have felt stagnant, with City leadership overly cautious, for a long time. It feels like we're finally seeing public and private investment in downtown and other areas of the city and I feel much more optimistic about High Point's future.
- I see a lot of investment coming into the city. That means jobs and potentially better standard of living for residents.
- I feel the city is rebounding due to HPU cleaning up the area around campus. The new baseball stadium and bars/restaurants around downtown area a nice feature. The police officers could be paid more to keep up with surrounding agencies.
- New businesses have opened, and there has been tons of new development, but there's still things that need to be done in High Point
- I've been a resident for 20 years. Jobs are coming in the area. Downtown area has changed for the better. More businesses, specifically restaurants, stadium and surrounding neighborhood, (I Could do without the NOISE.) has changed for the better.
- Lot of growth coming to area, particularly downtown. But we need more shops
- The downtown revitalization times very well with NC Carolina Core growth.
- High Point has endured tough times. For too long the mindset has been focused too keenly on the Market, which in many ways excludes a significant portion of the population. Recent changes suggest that attitudes are shifting.
- Downtown revitalization has started.



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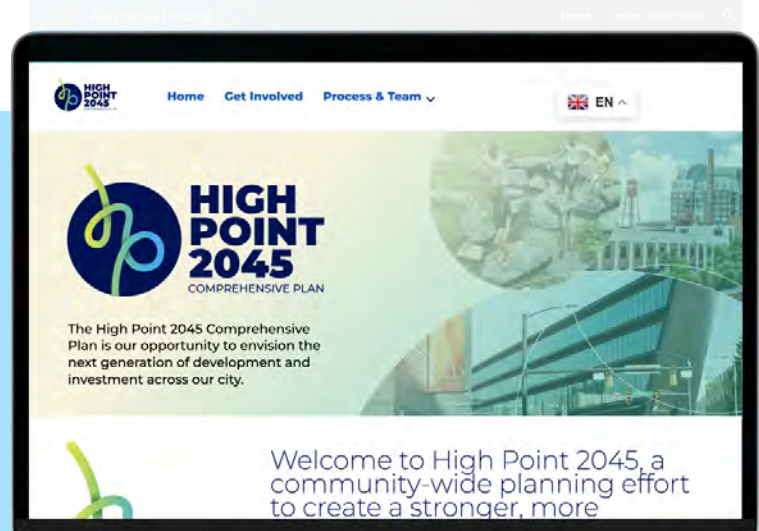
### F

## We're rebounding

## Cont'd.

- I am seeing private investments on main street and around the stadium...it was once run down and nasty; looking better
- I've seen a lot of positive movement in the city over the past 5 or 6 years.
- High point's social district is drawing a lot of people out and into a more social setting. We are introducing sports to the community. The rise of breweries has given many a place to gather
- Congdon yard and Truist stadium with many fine restaurants!
- I see new businesses and new energy
- Depending on time span, High Point has had its ups & downs but has been trending upward recently and with the ballpark, social district, and its central triad location - the future appears to be brighter.
- All the activity around midtown and HPU is growing the city and our amenities.
- We have improved but I know we can do better
- Economic factors have affected the city's manufacturing capacity and with it the job created. We are seeing the development of other sectors and with it the economic opportunities.
- I think that High Point is on the upward rise, but stayed stagnant for a while before now
- I think High Point has come a long way in the past 15 - 20 years as far as livability is concerned, even with the pandemic slowing the trend down.
- I feel as though High Point is trying to become relevant in the triad. However, the momentum seems to be up and down. The problem is if you don't keep pushing forward you lose some of the momentum gained. It's almost like we are constantly rebounding .
- Growth in infrastructure
- High Point was on the map for Furniture Market, which COVID hurt tremendously. I'd say High Point was on the rise a long time ago when Furniture Market became a big deal. Not sure is HP ever bottomed out, but I'd say as a community and downtown area that it is rebounding from previous milestones.
- We are not where we need to be yet but have made significant progress in the last few years.
- High Point has always had a stagnant downtown. Furniture Market killed it and kept it dead. Recent Improvements have helped.
- We started some downtown development in the past number of years and it needs to continue. South main needs to be revitalized
- huge job losses in the 90's and early 200's. situated in the middle of the Triad, perfect for growth
- With the collapse of the textile industry in the 90's High Point's economy took a pretty severe hit. We have now reimagined our city and are on a rise to prosperity again.

- "Am new here, but it appears the city is on the rise. I don't know that rebounding is the best term, but the trajectory, along with the of the Triad area in general, looks positive. These choices are not the best. "On the rise as always" seems especially patronizing and cloying. I don't know that the city is coming back from some "bottoming out" period, but it does appear to be advancing or "rising."
- local community is finally showing an interest in revitalizing a city that has been stagnant for years.
- Some new downtown development---stadium etc. Children's museum. Greenways. Renewed City Lake park.
- Beginning to diversify from furniture. Working to create "energy" zones for activities. Ball Park, etc.
- Looking at where we were and what's been going on the past 5-10 years, we're on the come up
- HP has been in the same place for decades. Very stagnant. Beginning to see some improvement in activities downtown.
- I feel like although furniture market brings in lots of money, it prevents downtown from growing into destination areas like GBO, WS or even Lexington.
- The city had been in decline for decades but movement and growth are starting.
- High Point was status quo since I moved here in 1998. Over the last several years, I can see a growth in revitalizing all areas of the city, not just suburban hell up by Wendover Ave.
- Businesses are coming to the area, entertainment, like baseball team, is now available.
- Seems like that City and community leaders finally accepted that change happened and started thinking about how to adapt and work with change rather than try to get back the past.
- Downtown revival
- Been in HP, NC 22 years, seen some tough times, things are improving for many groups, not for all.
- Some people are realizing that the city must be built on more than furniture. There must be other businesses, recreation, and supportive services.
- In the last few years, High Point has made amazing strides forward.



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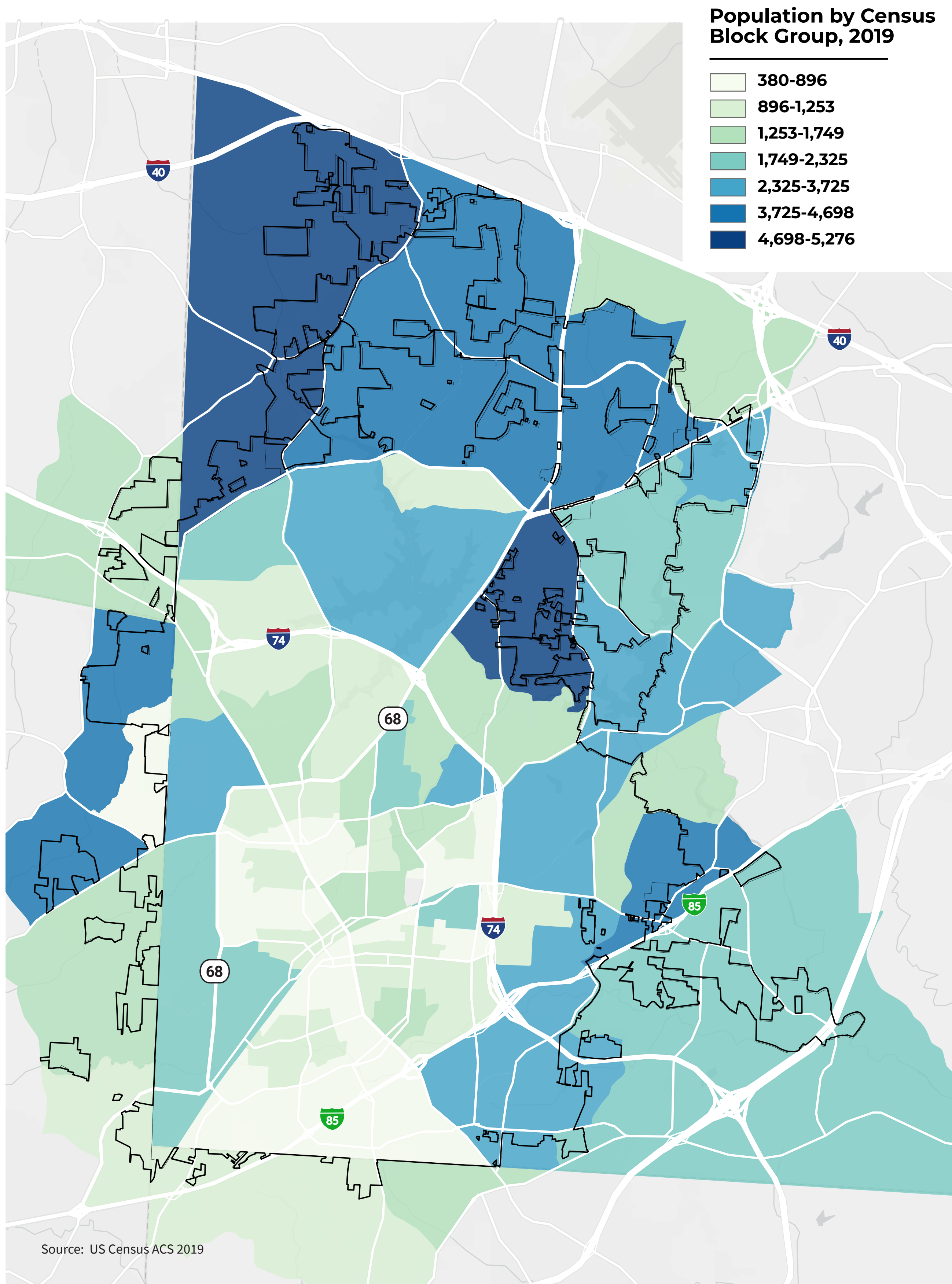


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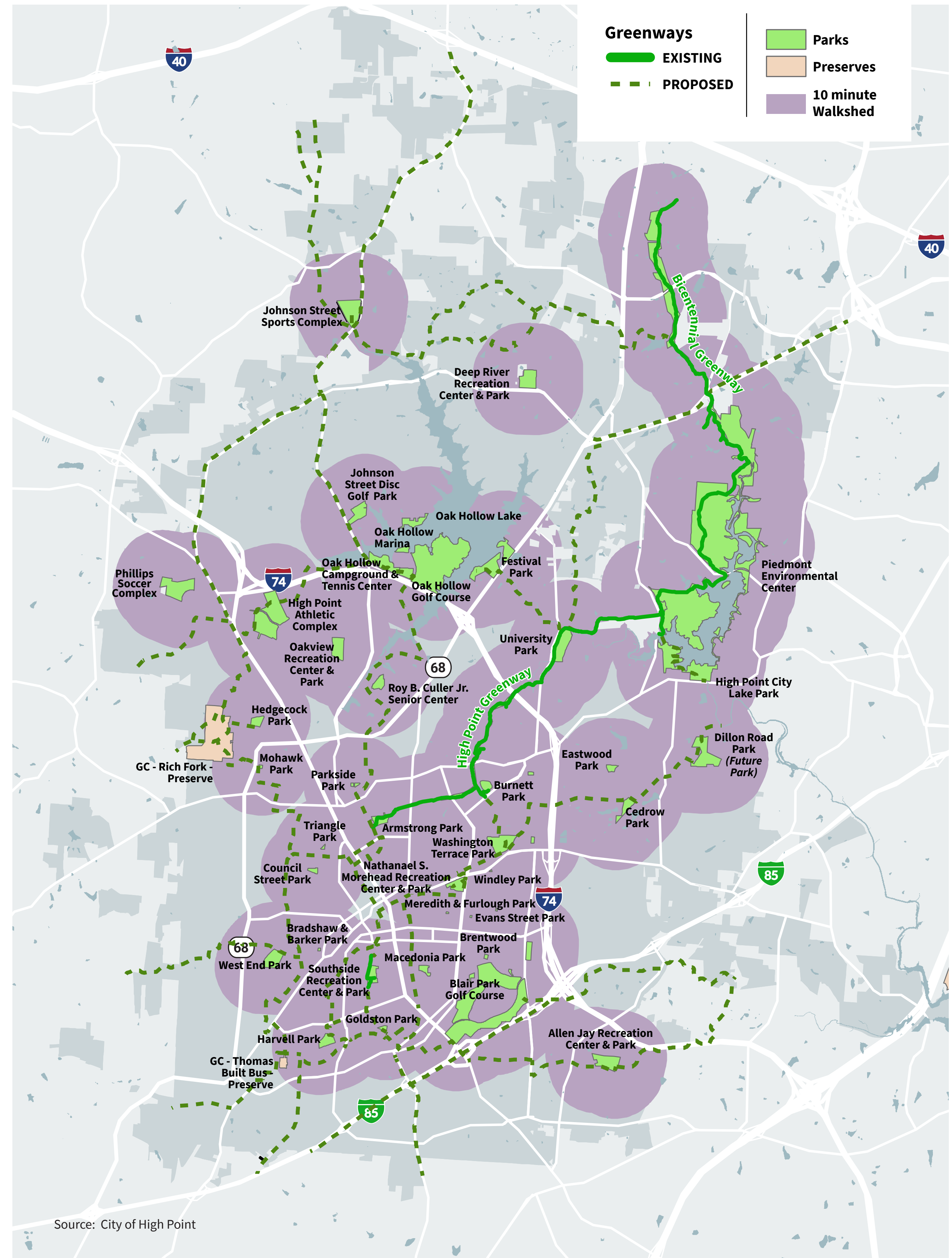
## Population distribution and accessibility to parks and open space.



**Much of High Point's population growth is taking place in the northern portion of the city.**

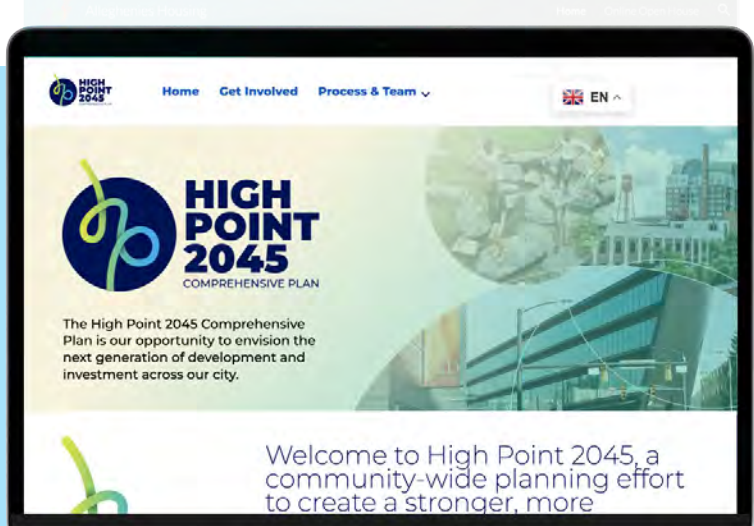
The City of High Point has a noticeable divide from the north to the south and most significant is the concentration of population – the majority of residents live in the northern half of the community.

More than 75% of the population of the city lives north of the downtown and much of their economic and social energy is directed to the north to Greensboro and Winston-Salem. A noticeable disconnect exists between residents of High Point that live north of the downtown area and those that live south of this area.



**Access to parks and greenways could be a challenge for many High Point residents.**

Community parks and open space are an essential part of a community's quality of life. Many cities aspire to have a park accessible to every resident within a 10-minute walk. Parks and open spaces are geographically dispersed throughout High Point, and many of the city's residential areas are within a 10-minute walkshed. However, accessibility could be a challenge for many residents due to gaps in the pedestrian infrastructure (e.g. sidewalks, safe routes, etc.).



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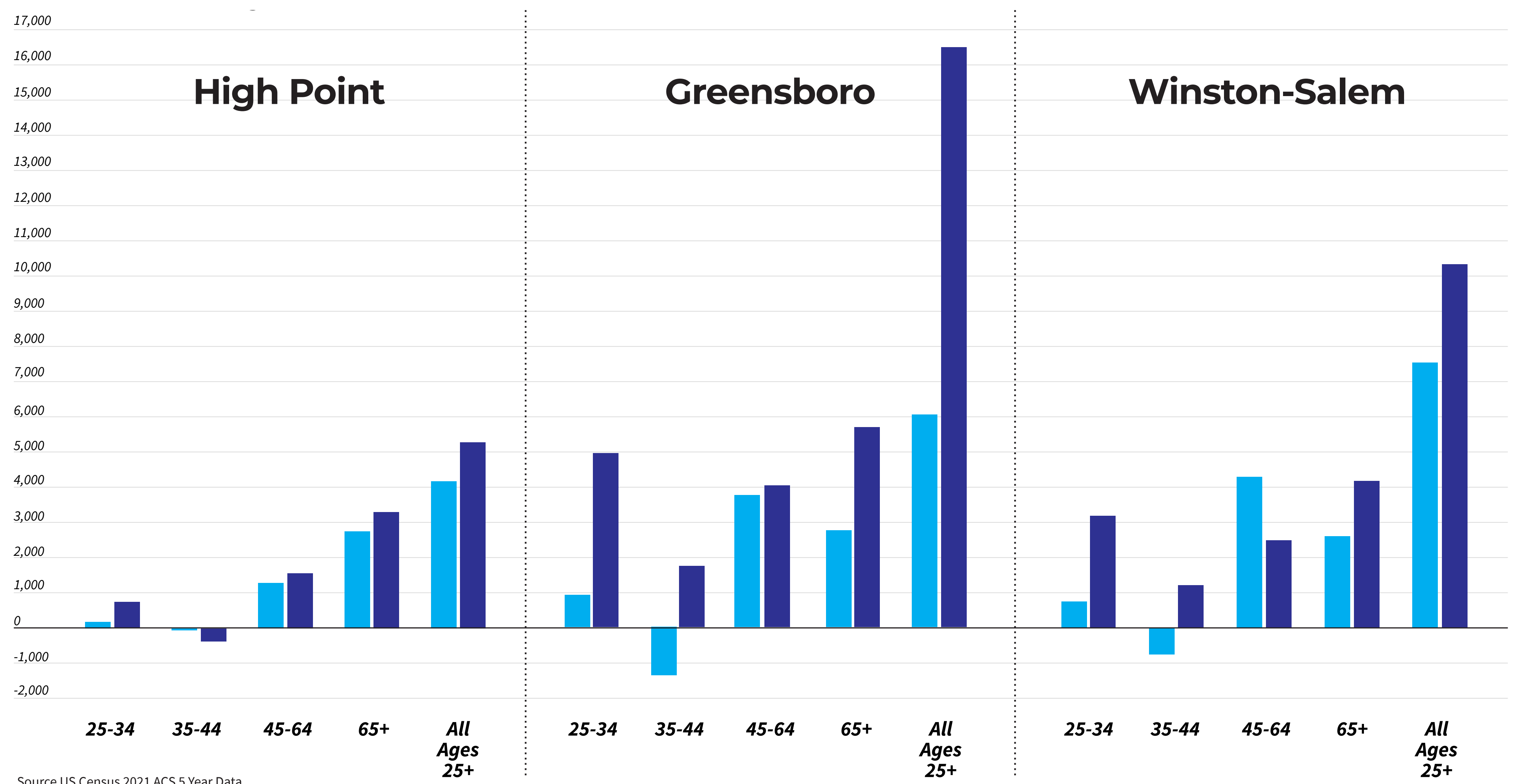
## How have we changed?

### Population change for the 35 – 44 age cohort, with a college degree, has declined.

The Piedmont Triangle remains a desirable region and has realized about a 10% increase in population over the past decade – about the same as the state of North Carolina. Alongside this growth, the region has continued to retain many of the key workforce cohorts, specifically those with a college degree.

The population change for the 35 – 44 age cohort, with a college degree, has declined in both 2011 and 2021 for the City of High Point. Both Greensboro and Winston-Salem have seen a reversal of this trend from 2011 to 2021 and now show an increase. Understanding the likely reasons for the decline of this educated age cohort in the city of High Point will be important and has implications relative to available housing types, costs, and proximity to work.

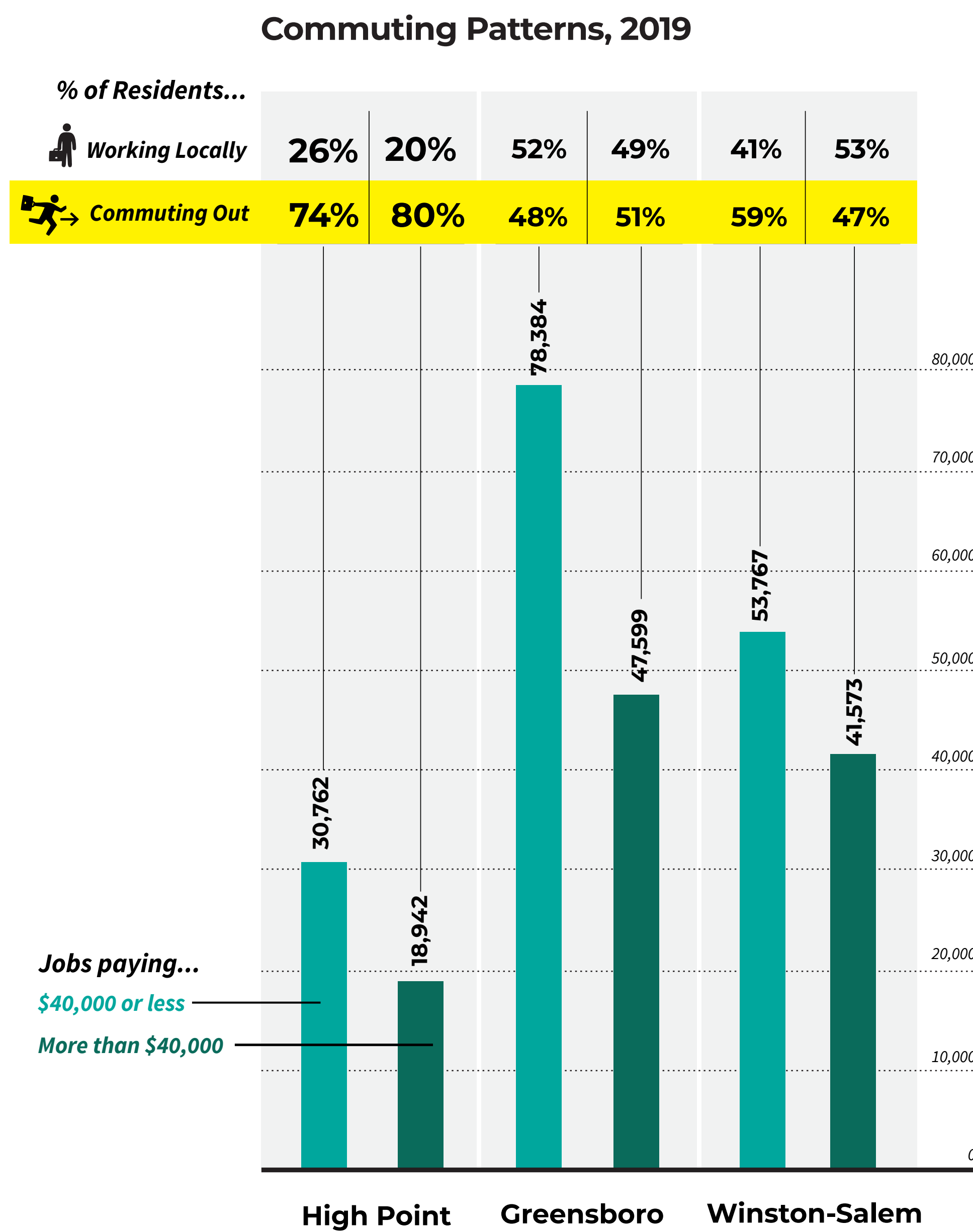
Population Change for Ages 25+ by College Degree Attainment (2011 - 2021)



### Nearly 75% of High Point's workforce commutes to work outside of the city.

Workers in High Point are much more likely to commute to their jobs outside of the City compared to their counterparts in the Piedmont Triad.

While approximately 50% of the total workforce in both Greensboro and Winston-Salem commute outside of city limits for work, over 75% of the workforce in High Point commutes to work outside of High Point. At face value, this indicates fewer job opportunities, for jobs paying below \$40k and above \$40k, in High Point compared to its peers in the Piedmont Triad.

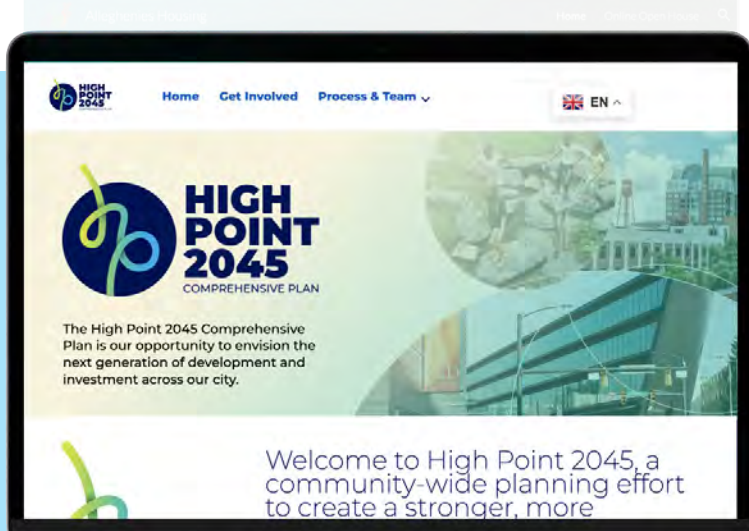
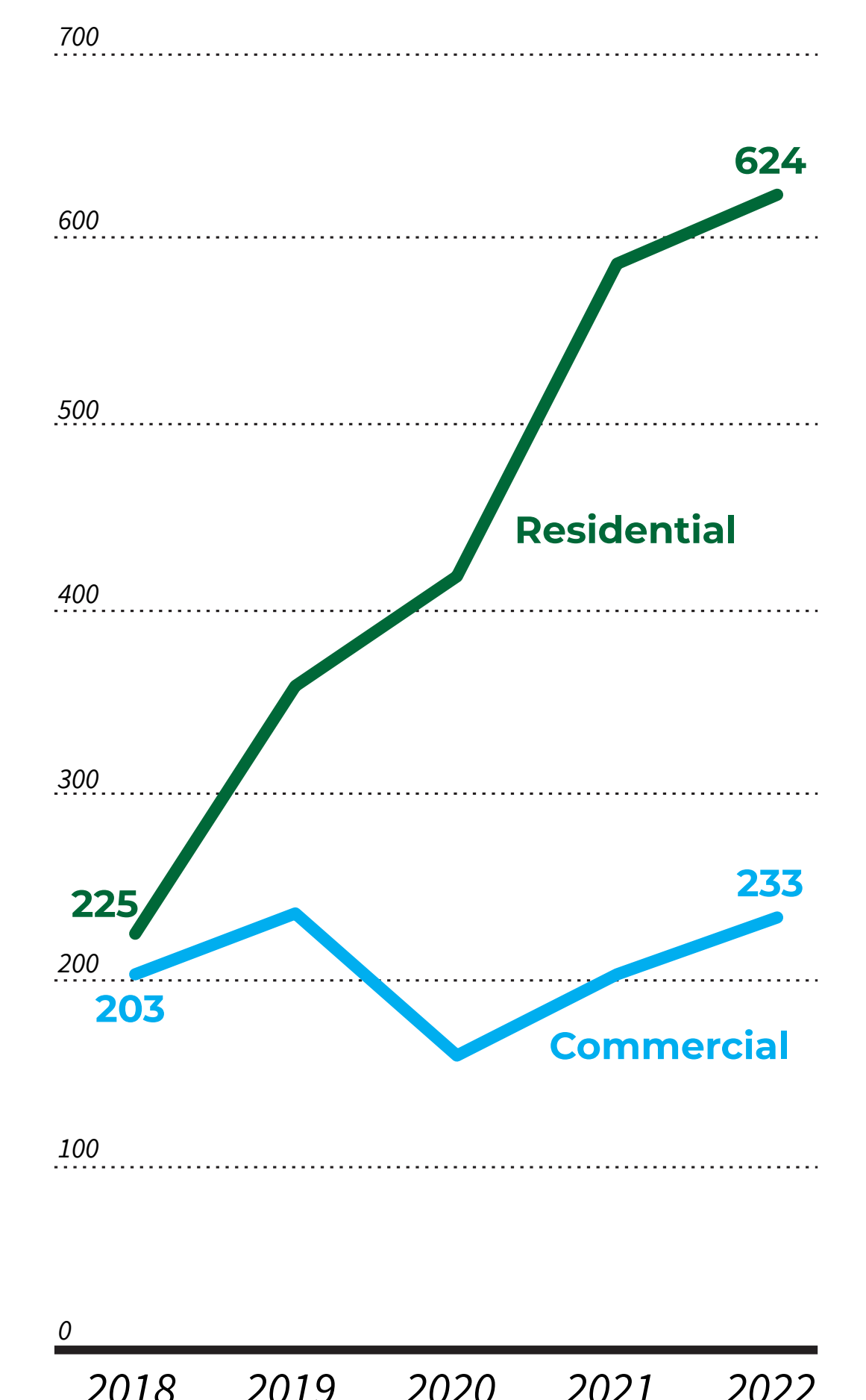


### Building permits issued in High Point indicate a robust housing market but commercial construction appears to be flat.

The number of building permits issued can be indicators of growth or stagnation in particular segments of the economy. For example, residential permits are a key indicator of demand in the housing market and an upsurge of commercial building permits often indicates businesses are expanding, or new companies are being established.

Residential permits in High Point have been trending upward since 2018 whereas commercial permits have been relatively flat with a dip in 2020, which was likely due to COVID. Between 2018 and 2022, 18% of commercial building permits were for new construction. During that same time period, 89% of residential permits were for new construction.

Building Permits for Jobs Valued at \$50,000+, 2018-2022



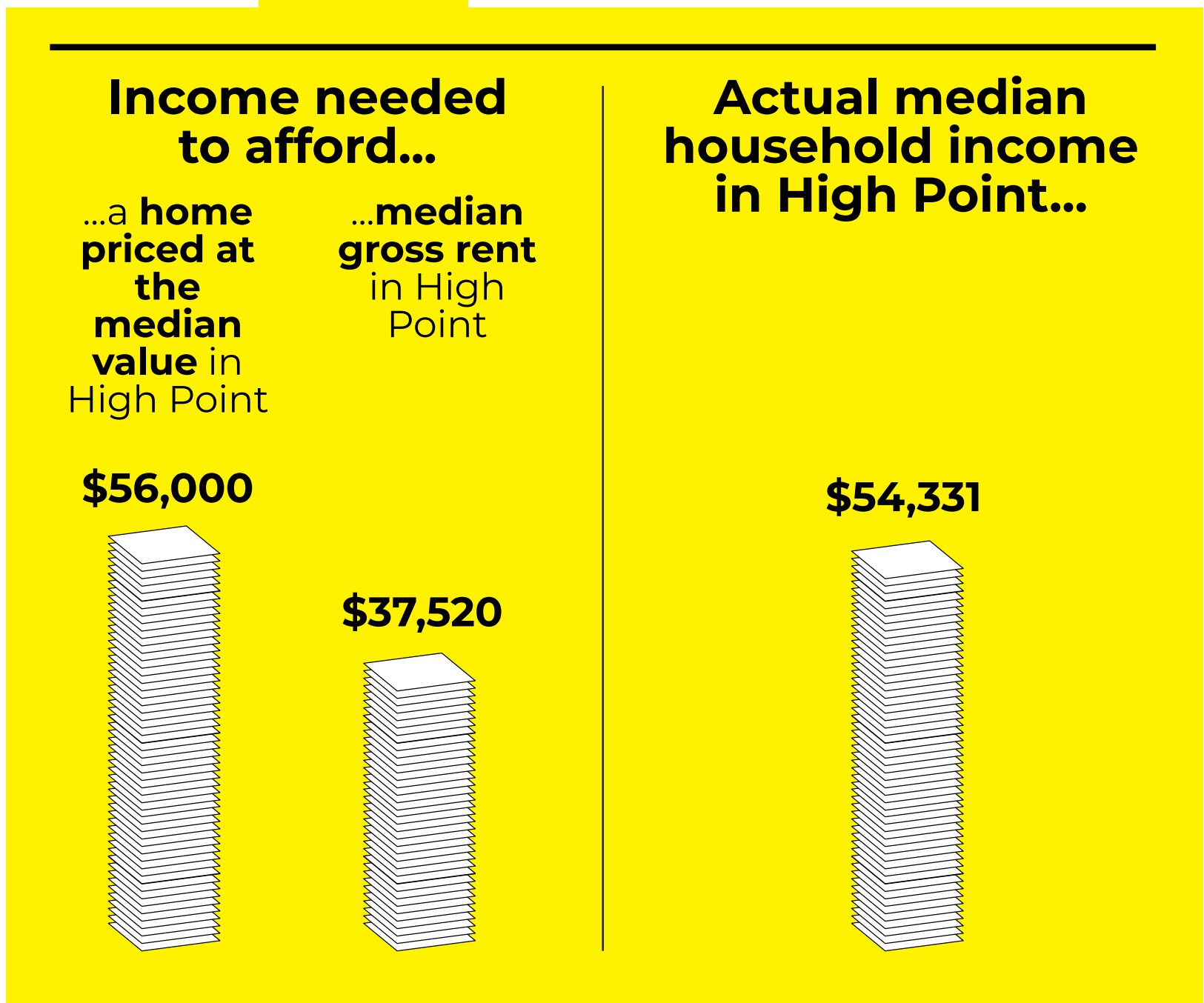
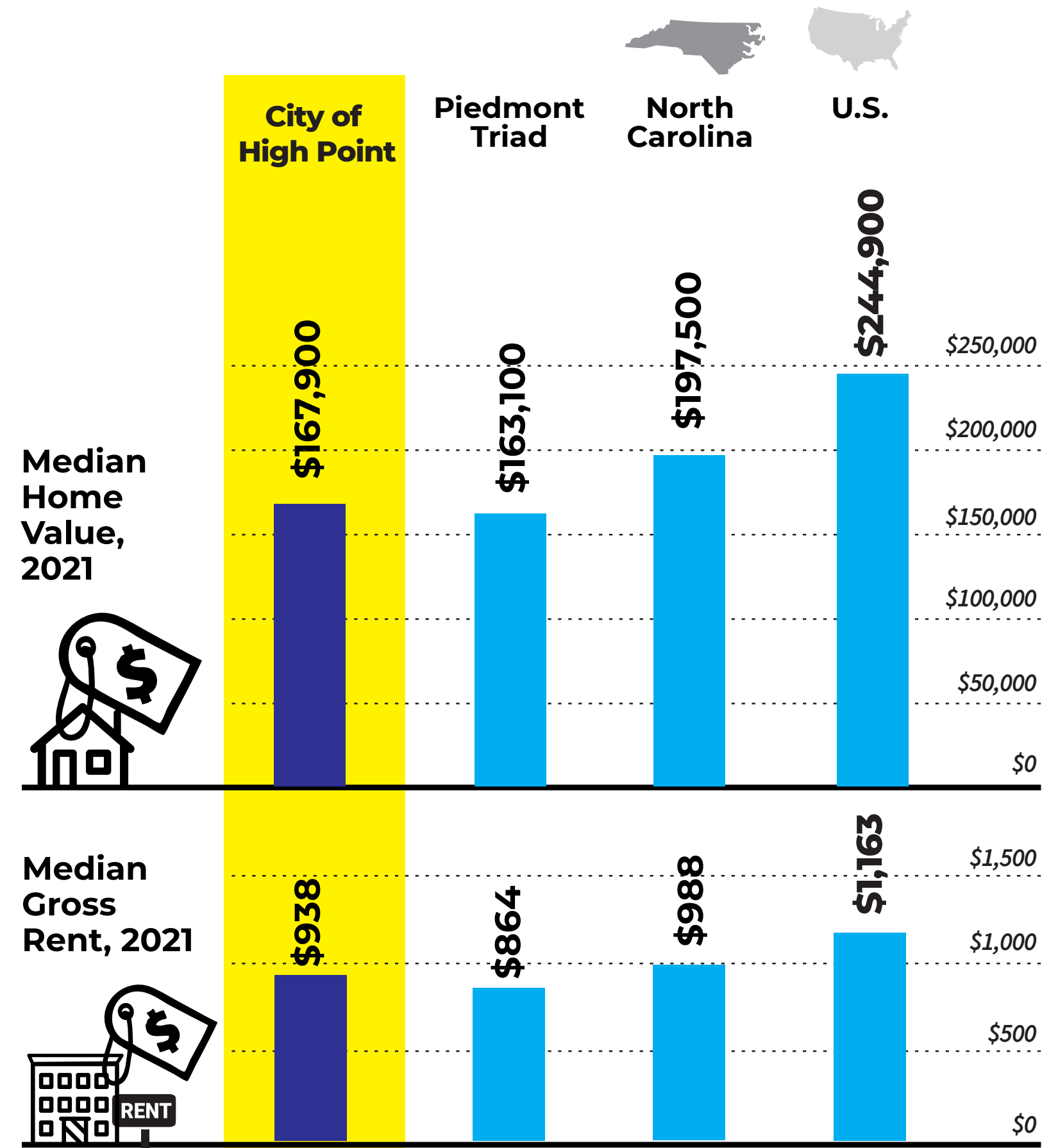
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## What does High Point's housing market look like?

**Housing indicators for the city as a whole suggest a very stable market that mirrors the region.**

The City of High Point is, in many respects, an average housing market within the Piedmont Triad. Like the overall region, the typical house in High Point is worth about 15% less than the typical home in North Carolina and 30% less than the typical home nationwide. Rents are also lower in High Point than they are statewide or nationwide, though they tend to run slightly higher than the regional median.



Source: Census Bureau 2021 5-year estimates; incomes needed to afford housing costs in High Point were determined by using the 30% of income affordability threshold for renting and the rule of thumb that a household can afford to pay 3x its income on a traditionally financed home purchase

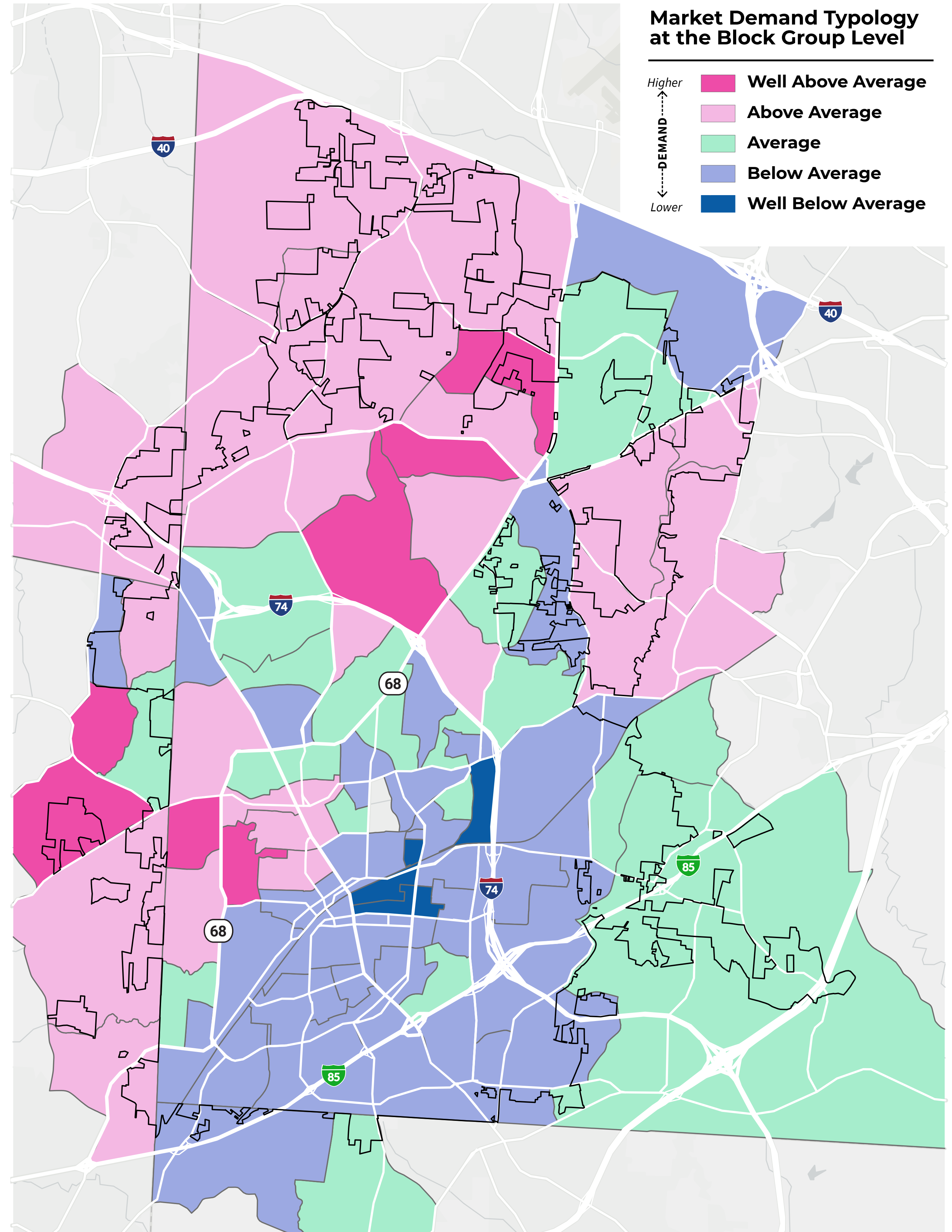
**High Point's market appears to be affordable despite a low vacancy rate.**

The city's ratio of median home value to median household income (3.1) suggests an affordable market where the supply and demand for housing is balanced—as does a chronic vacancy rate that is actually lower than the state and regional rates.

	City of High Point	Piedmont Triad	North Carolina	U.S.
Chronic Vacancy Rate	4.7	5.6	5.4	4.0
Value-to-Income Ratio	3.1	3.0	3.3	3.5

A ratio between 3.0 and 3.5 indicates a market where supply and demand are generally in balance, and where the median household can afford the median house.

Source: Census Bureau 2021 ACS 5-year estimates; chronic vacancy reflects vacancies categorized by the Census Bureau as "vacant, other"



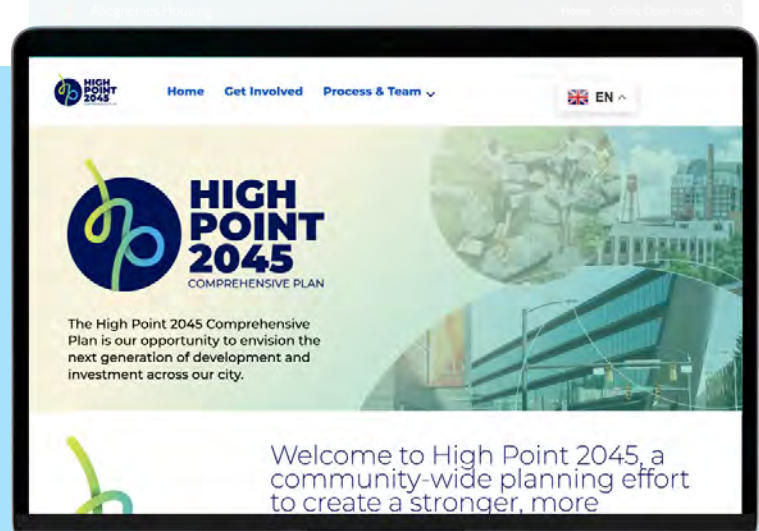
Source: This housing demand typology was produced using Z-scores for the following measurements of demand from the Census Bureau ACS 2021 5-year estimates: median home value, median gross rent, chronic vacancy (or "vacant, other"), median family income, and the concentration of households receiving SSI and/or public assistance

**Within the city, housing market conditions are sharply divided.**

Housing indicators for High Point as a whole look very different when applied at the census block group level. Indeed, when a combination of housing demand measurements are used to identify distinct market types within the city, two cities come into focus.

The southern portion of the city, which includes downtown High Point, is mostly comprised of housing markets with levels of demand that are below the citywide average. In these markets, properties tend to be older and smaller, property values tend to be lower, vacancies tend to be higher, and incomes tend to be lower. Disinvestment in housing by the private market is prevalent.

The northern portion of the city includes housing sub-markets with newer, larger properties, higher values and rents, and an economic orientation that tends to look towards the northwest (and Winston-Salem) rather than the historic core of High Point.



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## Getting the Future Right

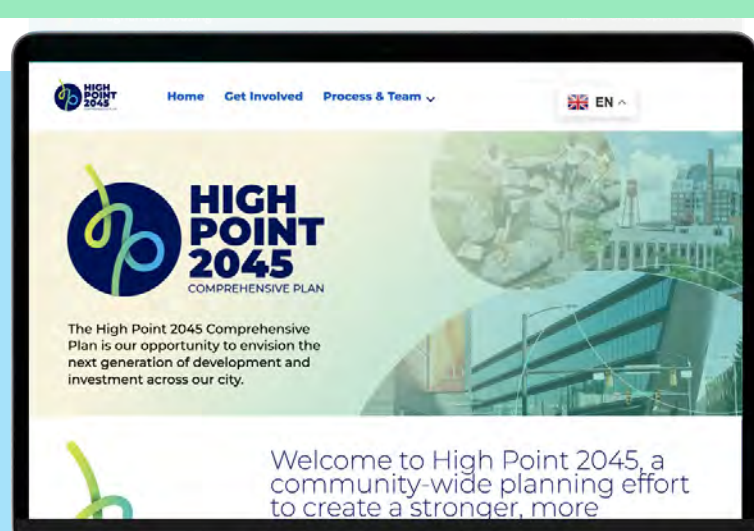
Simply put, a comprehensive plan is about getting the future right. The High Point 2045 process is designed to figure out what 'getting it right' means for High Point, and your input—including what comes to your mind when you think about the future—is critical.

In the spaces below, please use Post-It notes to let us know what excites you the most about High Point's future, and what worries you the most.



When I think about \_\_\_\_\_,  
**I get excited** about High Point's future.

- entrepreneurial opportunities
  - the potential growth from 2045 can make H.P.. a larger growth area.
  - downtown revitalization
  - growth potential for small businesses.
  - manufacturing growth
  - downtown revitalization
  - bring mfg, back job opportunities so 75% of workforce does not commute out of city!
  - optimistic but ready to experience a difference that includes us all
  - the potential for growth in the downtown area that, could make more jobs to bring people downtown
  - urban agriculture -land transformation of vacant lots
  - turning around the problems we have, grassroots organizations
  - new businesses and new city administration
  - potential for growth and positive change
  - downtown revitalization
  - "entrepreneurial growth & opportunities \* more of building residential homes"
  - "public spaces -parks -trails -community oriented space"
  - High Points true potential
  - more attention given to downtown for residents & a planning process
  - "When I think about the broad innovative ecosystem (creative, design. industrial)... 4.2 I get excited
- HP has the infrastructure to recruit jobs that fit this, and a lot more space to build on this"
  - Excited about all the new developments in city infrastructure and new choices for entertainment & dining
  - "positive there is an interest to improve the infrastructure: there are possibilities for more urban renewal."
  - the revitalization of downtown and the economic development taking place.
  - "new ball park area congdon yards stock & grain"
  - lots of empty buildings & lots downtown, with plenty of potential for citizens of High Point
  - "new growth in small business, arts, food, city downtown tourism opportunities"
  - "excited about a strategic branding plan to cohesively promote ""where are are and why' to choose HP more voices makes us louder in unison."
  - the uptick in options for entertainment in downtown. love seeing the new stores, businesses, restaurants, bars, cy.
  - the energy around congdon yards / stadium
  - Embracing a plan that supports diversity, art, affordable housing, walkability, and local businesses
  - Excited about food options, music, HPxd, Congdon Yards, Stock & Grain, pro soccer and the fact that HP in investing into this strategic plan.
  - Excited about generosity that leads to momentum.
  - Excited about the potential for increased accessibility to arts & creativity if HP wants to stake claim on this "creative" city / maker capital identity- we have to stop gatekeeping design, arts, architecture, beauty.
- Excited about dedication to supporting new entrepreneurs - especially from diverse populations.
  - "attracting <40 year olds to HP less crowded, less expensive Winston Salem or Charlotte"
  - Home value has increased b/c of the infrastructure of High Point
  - being involved in the planning + development
  - The Carolina Core FC soccer team coming next year
  - continued downtown revitalization
  - Condon Yard Living Room and The Children's Museum
  - growth in the commerce side
  - Latinx youth
  - The library
  - All the new development
  - Revitalized down town.
  - Growth and opportunities
  - all the new businesses, everything happening at Congdon Yards
  - New businesses coming to town
  - Potential--the City of High Point has been a strong force for change and investment in the northwest quadrant of core city area of High Point, the Southwest Renewal Foundation of High Point has brought in, and in bringing into the quadrant vision, change, and investment in the southwest quadrant of inner-city Southwest High Point, and High Point University is growing in the northeast quadrant, as well as new public and/or subsidized housing by the High Point Housing Authority where Daniel Brooks public housing used to be in this quadrant.



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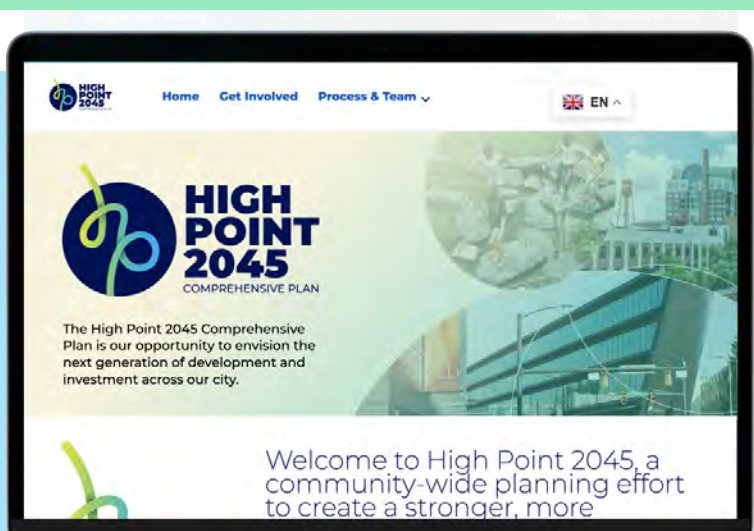
When I think about \_\_\_\_\_ ,  
I get excited about High Point's future.

The Southeast quadrant is still without strong leadership at this moment in time, although we are hoping that the Hayden-Harman Foundation will step forward in this chronically impoverished inner-city quadrant.

- MLS next soccer team. Downtown revitalization. High Point University.
- Furniture
- our future.
- the future
- the new venues like Stock and Grain, and Congdon Yards where people can go all year for connections with other people,
- a revitalization
- The future
- private investment in public projects
- downtown expansion and business growth
- what's been accomplished and what's still to come
- Social Opportunity Development
- Mike Hettenbach
- the potential for growth IF politicians start to use sound financial planning and NOT causing tax increases.
- Downtown
- not much
- the area around Truist Point
- Downtown
- Events or new restaurants and stores
- our downtown
- the influx of small businesses
- the growth of downtown with new commercial business, retail and restaurants, as well as keeping main street current buildings updated
- High Point University
- Revitalized downtown
- The entertainment district
- Things like the Children's Museum and the sports teams and other family oriented activities
- Parks
- I don't

- Art & Design
- Living here
- Furniture Market
- The new businesses that aren't furniture related.
- Job opportunities
- new restaurants, the baseball stadium, the children's museum, Ziggy's, and nightlife,
- All the new possibilities for families
- managed growth
- The downtown growth including the baseball field and the children's museum
- Fill the blank with baseball, soccer, breweries, theatre, Centennial Station.
- Development of walkable retail/community spaces in the community, connection of greenways, and other projects that are facilitating development and connection and hopefully improving the overall economy.
- I believe we have growth opportunity and I appreciate the focus on getting it right!
- the baseball stadium
- growth and more downtown activities
- the reinvigoration of down/uptown
- the growth of downtown
- New soccer team
- moving elsewhere
- downtown
- The opportunity as a growing community
- Entertainment
- entrepreneurial opportunity
- Furniture mkt
- the downtown development around the stadium, Congdon Yards, food hall etc
- the growth of High Point Univ
- all the things for people to do and enjoy in our city
- Downtown having more housing and restaurants
- I get excited when I think about the ability to draw people to the center of the city for cultural and entertainment events.

- New restaurants and businesses.
- The growth of downtown and the sports teams.
- small town feel
- industry
- Rebirth of downtown
- The growth downtown and the growing feeling of community.
- HPU
- the stadium
- new downtown shopping and restaurants around the stadium
- potential
- opportunities for focusing on High Point's design legacy; new cultural and arts facilities and events
- Various restaurants.
- residential growth
- Slow and thoughtful planning for business expansion with public input
- the people
- The investments coming into high point
- new restaurants and things to do
- bars/breweries/restaurants
- city wide available wifi
- I get excited about the possibilities for the Core City! There needs to be access to a local market in the Core City! It's a Food Desert! If a Super Market would open on Green, MLK or around the Russell area. IT would have consistent flow of customers!
- all that's coming (downtown retails/apartments, more restaurants, the soccer team, etc.)
- moving up in my career.
- New economic growth
- new areas developing with retail/restaurants/etc.
- Potential
- The new soccer team
- my close friends
- HPU
- Growth; something for people to get out and enjoy

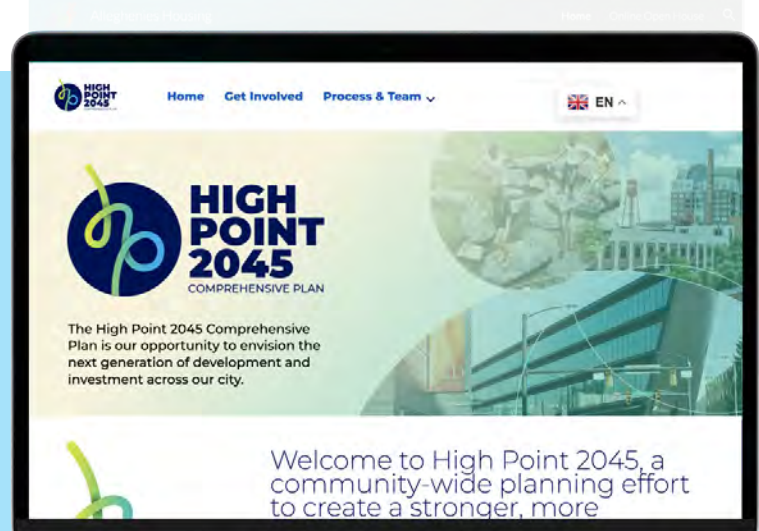


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When I think about \_\_\_\_\_ ,  
I get excited about High Point's future.

- Opportunities
- Community development
- Downtown
- our diverse community
- The potential to attract new businesses and provide opportunities for more people
- Washington Street, the African American Initiative of Greater High Point, the High Point Public Library, and community art efforts.
- Dining & Night Life opportunities
- HPU
- The future
- small business and social district concepts
- arts and culture
- Walkability
- Food and breweries
- High Point University
- Downtown
- Bike paths, downtown restaurants and bars, Rich fork creek expansion, parks
- Furniture Market
- Then many new small businesses & restaurants opening up and the opportunities for others
- New business growth
- Growth
- breweries, restaurants, children's museum
- nothing.
- Social Zone near the downtown stadium , and additional entertainment possibilities there are.
- Rockers stadium, furniture market
- Life and leisure
- "the development of downtown High Point MUCH has been done with the stadium, the development of Congdon Yards and the development of small businesses. High Point University continues to operate on a national stage and is a reflection on the High Point community."
- The investment downtown is exciting and has more potential. Would love to see a street closed off so there is a walkway with restaurants, shops, and greenery similar to other college towns such as Williamsburg.
- The potential that downtown high point has
- After school program that are beneficial and exciting
- multi-culturalism, and increased arts & culture activities (or at least increased awareness of these activities)
- being in a smaller, shittier town
- The restaurant scene has improved. The Food Hall fits the classy High Point aesthetics. The push for soccer and other events at the Rocker's stadium is exciting.
- Entertainment
- community potential
- The Greenway, downtown restaurants, soccer team, people downtown after the work day is over.
- Changes downtown
- how the city could be without idiots on four wheelers, quads, dirt bikes riding through our streets and neighborhoods and back yards
- The possibilities
- The downtown growth and development
- Breweries
- the mixed-use downtown
- Stock and grain and the ball field
- The growth downtown with entertainment, food and shopping.
- where can the Triad grow in terms of housing, warehouse space, etc
- A walkable downtown
- the new downtown area
- downtown growth
- Public/private partnerships
- Potential
- New restaurants & new places to go around here
- The potential
- bringing international fulltime residents here
- growth of a creative/design community
- parks, greenways, street trees, a more vibrant downtown
- The future growth how fast it's happening now
- lifestyle
- People investing in the city
- Business opportunities
- Downtown
- Furniture
- Nothing comes to mind
- My family
- Catalyst plan in town, reshaping of Uptowne, Washington St, and Southside
- HPU
- Having a vibrant downtown but also south main st improvement
- The Core
- The potential growth
- Recreation
- new types of industry and jobs
- Downtown
- our future
- HPU and the Rockers
- quality of life
- Job opportunity
- The area surrounding the baseball team
- improving the quality of life for the most vulnerable residents through efforts to increase affordable housing, improve access to food and elevate the overall economic base of the city
- Reparations for the city. I think there may be an equal opportunity for people of all races and incomes to prosper.
- future thinking and then getting things started vs just thinking about things to do
- getting more retail and reasonably priced restaurants in the downtown area
- Downtown redevelopment



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## Getting the Future Right

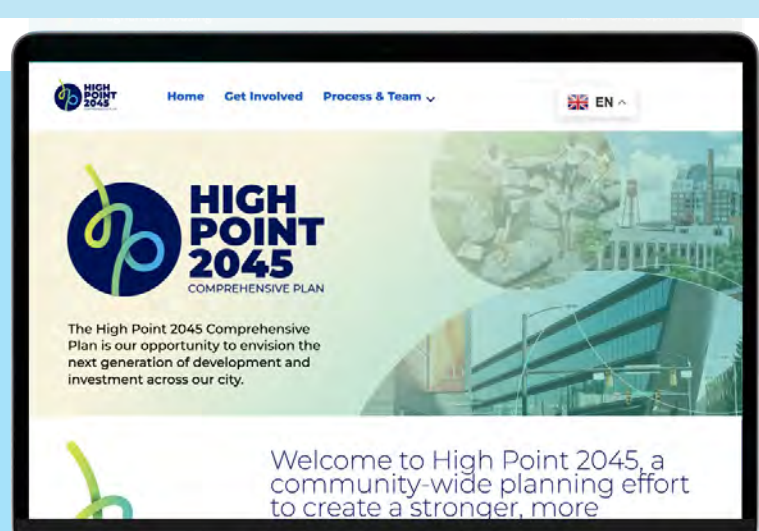
Simply put, a comprehensive plan is about getting the future right. The High Point 2045 process is designed to figure out what 'getting it right' means for High Point, and your input—including what comes to your mind when you think about the future—is critical.

In the spaces below, please use Post-It notes to let us know what excites you the most about High Point's future, and what worries you the most.



When I worry about High Point's future,  
I mostly worry about \_\_\_\_\_,

- housing, public transportation, income, food deserts (grocery, stores in minority communities in HP).
- lack of true diversity, inclusiveness, of repair or care for those experiencing those challenges
- school system
- "crime, drugs, trafficking homeless"
- crimes \* gun killings
- "worry about downtown  
Lack of "community" due to HPts. spread north... 2 different cities...  
affordable housing for low income families  
crime!"
- economic and societal shifts beyond our control
- a greenway right in front of the house we we just bought at the top of the market
- housing, income, the hold furniture market has on downtown, lower income folks being pushed out, gentrification, our unhoused population, affordability, food deserts and food insecurity
- not addressing 2020-2024 HP consolidated plan
- I worry there is an existing classism within our local government, that leaves the voices of the most marginalized silenced...we must be creative inviting all voices to the table to avoid a divide of the have's and have not's.
- High Point's loss of identity in the northern part & its citizens disconnect with the central & southern part of city
- The skepticism of High Pointers & the lack of knowledge/ interest in its history & legacy w/in NC
- "affordable housing, crime"
- "clean water-taxes-Crime-public education-"
- city wasteful spending buying property with no identified value purpose. we lose tax \$ & spend \$ to maintain it + remediate [unknown word] issues, then HP does not recoup total cost if they sell it.
- "poor public transportation  
access to fresh, organic, local food"
- H.P. has been static. needs new growth opportunities
- available workers
- "substandard housing, poor public transportation, crime rate"
- "higher paying jobs, more focus on small business"
- the development + growth in the african american community
- "go beyond the furniture market as the downtown revenue source.  
develop south main street to fairfield pond"
- save the historic Florence community. Designate it as a Heritage community.
- youth - all neighborhoods need young people to be involved
- good paying jobs inside the city
- infrastructure. not matching the number of residents.
- affordable housing for older population
- lack of walkable, experiential, immersive opportunities that create a cohesive "vibe." (need place to park and spend a whole day: eat, drink, shop, spend, relax, green space, etc.)
- managing revitalization while supporting affordable housing to counteract gentrification
- will the progress plan do a good job at embracing diversity currently in High Point. I'm worried, it will not :(
- lack of support/ day center for individuals w/o housing
- the downtown area being beholden to just big furniture companies twice/ year
- "when i think about the lack of corporate development + residential downtown i worry about creating the viable development to keep up with the community & reasonable momentum"
- not having enough residential options in the downtown to support all the new business in downtown
- the lack of sidewalks and having a walkable community. infrastructure on many levels, including roads, water, sewer are a major concern
- how to unify all parts of h.p. under 1 plan/strategy and brand (connecting north, downtown, south, west, etc.)
- We go to the same stakeholders to fund High Points vision. what happens when those legacy foundations change direction or not valued by the next generations
- we need more varied funding streams
- "negative, the uptick in violent crime is concerning, [Unknown word] seem to be at bay crime index of 8 is of great concern"
- continued divide in haves & have nots not connected to guilford county too much HPU wants to be island
- worries me- community support, need more jobs to keep citizens working playing and spending \$ in HP
- lack of retaining university students to the area.



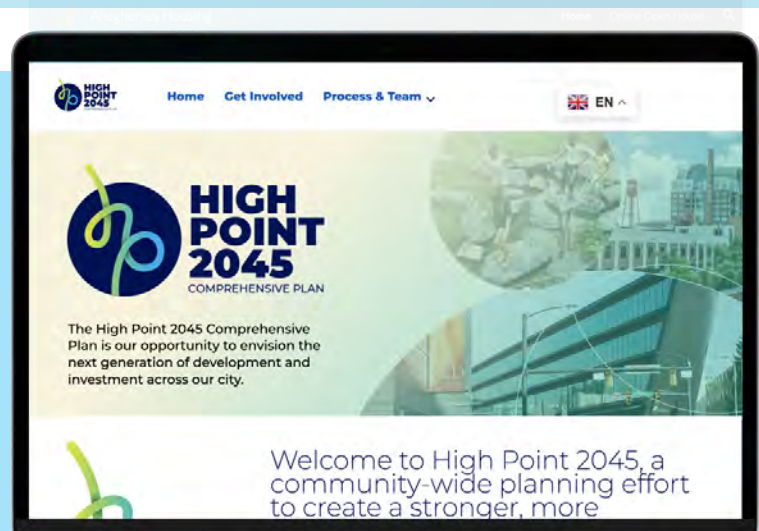
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## When I worry about High Point's future, I mostly worry about \_\_\_\_\_,

(outdated/behind the trend curve)

- lack of trend-focused businesses that promote experiences/attractions that can create holistic/engaging/trendy experiences for students/young professionals
- difficulty swaying long standing leaders/ entities to be part of vision
- lack of focus on achieving critical mass/core identity
- "We need a walkable ""city center"" Downtown area is currently very sketchy & not safe to walk around (in general)."
- the vision being controlled/overrun by those with the most money, & the desires of only a select few entities (someone else mentioned the HPU island- i agree) & continuing to let vacant showrooms populate our downtown... i do see change but would love more!
- "future of public education City is not walkable or welcoming for pedestrians. little to draw younger energetic community minded residents. staff (city) driven initiatives rather than staffing citizens"
- "poorly rated schools lack of downtown public greenspace lack of walkability economic divide"
- organizations & leaders with competing priorities and egos
- I worried if High Point is going to be the same or we need to change the name to Qubein City
- "k-12 schools low grade performance especially if to sell you your went house all the fast food restaurants on the south side of town"
- cohesiveness of communication + geography of HP
- Harvell Park ?
- access to a good education + city transportation
- workforce development
- What would happen if the Furniture Market went away, and what happens to HPU if/when Nido Qubein leaves
- Continued loss of farmland and open space
- Housing for low income residents
- crime and safety
- "White supremacy practices in everything they do
- Not going where the community is to actually listen to them.
- By community I mean, individuals who don't have access to internet or social media thus not being able to answer this survey. Individuals who don't speak English but who have lived in this city for over 20 years, who actually work and live here. Individuals who don't have transportation thus couldn't attend the open sessions. And much more they are not considering because they don't want to hear from those folks or want to invest to actually offer them support.
- High Point has this history of wanting to hear from the "community" but their definition is the wrong one and they consider folks who don't actually live here but work here thus not actually contributing and being impacted by local politics and practices."
- poverty and crime, dangerous neighborhoods in High Point
- Naysayers
- Losing traction, or lots of restaurants, but no activities or shopping.
- The public schools in High Point are not good, the food desert areas, the vast difference between those with money and those with out, lack of City support openly for LGBTQ+ folks, and the list goes on...
- jobs, education, access to food.
- People leaving our community for areas that truly invest in better living experience for their communities elsewhere.
- The City's neglect of its core city area in favor of developer-driven urban sprawl and the City's past emphasis on recruiting large corporations in the suburbs and exurbs rather than focusing on small business development in the core city area--but this is beginning to change if the initial turn of direction is continued and the elected officials and their staff follow through which is not entirely certain at this point.
- Education and the public school system in High Point. Affordable housing and poor housing conditions in some neighborhoods. Training needed to fill the higher skilled jobs coming to the area.
- Poor housing or sub standard housing.
- our public schools
- housing
- how people perceive our city as being only "open for business" two weeks out of the year.
- revitalization not being sustained..
- Retention of residents, and lack of attention to the needs and access to resources of those below and hovering over the poverty line.
- private investment in public projects
- access to equitable housing and food
- momentum continuing
- Downtown / Mid-Town development not staying active.
- Our children and their families.
- Council members have pie-in-the-sky ideas that NOT needed, if they proceed with those ideas they will cost more than they expect and the council is UNWILLING to LISTEN TO TAXPAYERS. Council members generally exhibit a 'we know better than you' attitude toward anyone who has a different opinion or a different idea. Government thinking is ALWAYS, we can simply ignore voters and/or raise taxes to fund their(pet) projects no matter what anyone says. Three examples: The baseball stadium/multi-sport stadium/catalyst project that cost taxpayers more than \$70M even though 62% of voters rejected the idea. Council said it HAD to be build NOW and there was no time to ask voters. That was a lie. The truth is the council didn't have the courage of their convictions to present their case to voters/taxpayers and let them decide. Voters said NO, council said they were building it anyhow. Secondly, although voters said they wanted 2 year terms for council members, Mr. Wagner [for 20 years] said if two year terms was good enough for members of the U.S. Congress, it should be good enough for HP. However within 6 months of being elected Mayor, Mr. Wagoner and 4 other council members changed their term lengths from 2 years to 4 years. One council member even said council members needed more time to "build a record or legislative accomplishments." Third, the council signed a Not to Exceed contract of \$18M to build the new police station. However, it cost \$27M.
- Furniture
- social inequity and food insecurity
- crime.
- The fact that this city isn't a vibrant and desirable place for young people. We need to attract a younger generation and entice people to either want to move here or stay to keep the city growing and thriving.
- Schools declining, crime, racism
- Not having enough affordable housing, lack of accessible public transportation with longer hours, and the quality of our schools
- the crime rate.

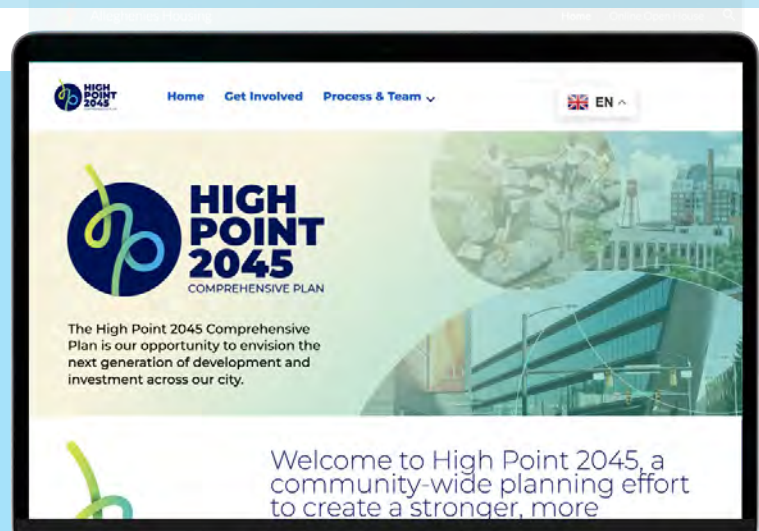


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## When I worry about High Point's future, I mostly worry about

- the homeless rate seems to be quickly growing
- available jobs for the high-school-only population.
- Not enough young people making high point their home. Also the quality of public schools.
- Racism
- People not getting out and supporting these new opportunities
- The success of newer small businesses.
- Schools
- The communities in High Point
- Arts & Design not being supported
- Finishing out to settle here .
- Crime, lack of industry
- Opportunities for all.
- Housing
- How the city is embracing walkability, biking, green space, and safe neighborhoods
- High Point not being able to support the new businesses
- over spending by the local government and interference from State legislature.
- Safety for the citizens of High Point and the increased amount of shootings in our city.
- Fill the blank with more sidewalks, busses, small businesses, sustainability friendly.
- Food deserts and areas of poverty that will be slower to see benefits of new development
- Lack of city wide reasons to remain in the area or draw others to High Point.
- crime, and drug use and distribution
- Poverty and crime
- the segregation and disparity within the schools in High Point
- losing the furniture market due to high rent
- High taxes
- crime, racism, lack of diverse opportunities, and stagnation
- crime
- Inclusion and poverty
- Police and politicians
- support for change and promotion of new ventures and development in and around core city area
- Crime rate, homicides
- the direction of our City's public schools. In order to attract people to live in the City limits our schools need to step it up.
- providing enough affordable housing for low-to-middle income families.
- the low scores in our schools, our homeless and those addicted to drugs, and the needs in our impoverished areas
- Increased traffic and growth too quickly.
- I worry about the lack of reasons to visit down town High Point in person.
- Lack of housing and things to do for younger (20s/30s) community members.
- Over development in residential areas.
- how we can hold on to our ball field
- lack of industry
- Crime in our west end and south side
- The division that this next mayoral race could cause. I think racial issues that have not existed in decades will be brought up in an attempt to win and will be treated as if our city is divided by those who have learned how to succeed. We have had a class/success divide more than anything in the past. People need to be taught how to succeed.
- Crime
- HPU
- the reliance on the furniture market for the local economy
- continuing to appease market at the expense of the citizens.
- too many people being left out of the growth and financial opportunities; the widening gap between the rich and the poor
- Bad parts of town.
- the temptation to latch onto nation-wide anti-police sentiments prevalent in many large cities
- Crime spreading!
- developers
- Loosing the furniture market
- an entire downtown full of showrooms empty the majority of the year
- the lack of highly trained officers due to poor compensation and this affecting the lives of the citizens who live in the city
- public transportation, and crime
- "Growing fast and crime that comes with growth. The water plants needs and clean water delivery systems needs to be maintained. Nothing last forever! i.e. Flint Mich. and Jackson Miss."
- the stadium not drawing many baseball fans
- "Finding the right employees for the job. Our roads that we travel on. Decisions that are being made moving towards our future."
- Disadvantaged areas of the city
- the ability to have a thriving city without one spot (downtown/uptown) to start from. It seems our growth is scattered all over the city.
- Crime
- Small businesses being over taken by larger organizations. Ex. HPU restaurants and other businesses (nail salon, retail store, etc.) taking away business from locally owned versions of those businesses
- safety and gangs
- High Point regional hospital and the public schools
- All the felons with guns
- The missed opportunities
- Food insecurity and poverty
- High Points commitment to "Stay the course " with respect to the downtown growth. The current plan of moving City Hall is not consistent nor helpful for the development of the downtown area for shopping, restaurants, bars and other activities that will attract people to come there.
- downtown remaining empty
- The near take over of our town by Nido Qubain and High Point University. How can we take pride in our own individual identity as a city if everything is seemingly dedicated to one rich man's vanity?
- Keeping the next generation from moving away.

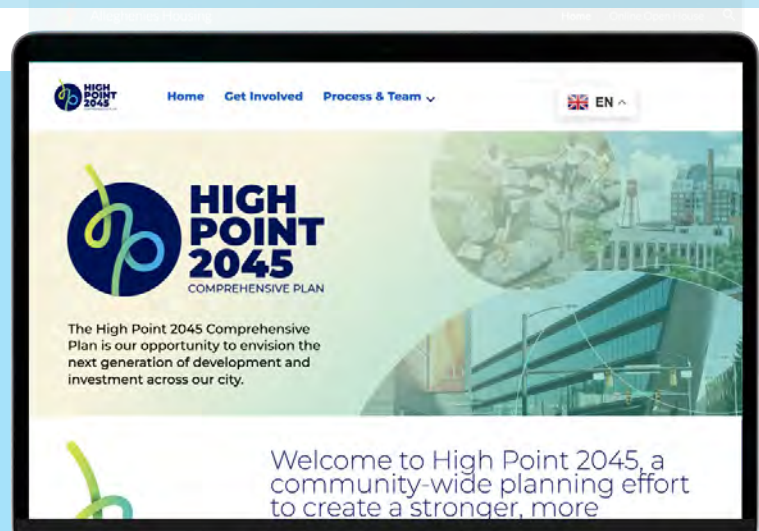


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## When I worry about High Point's future, I mostly worry about

- HPU closing. The Market leaving.
- The crime
- taxes and energy prices compared to surrounding areas; why not turn over to duke power and be done
- low income neighborhoods, food insecurity, lack of transportation
- Mismanagement and poor investment
- HPU taking over
- Its medical situation which badly needs improvement. Especially our emergency room !
- Poverty in some area
- Losing momentum with leadership changes.
- Areas of deprived healthy foods
- Future opportunities for the young people who missed out on so much in their education process during covid and how we go about helping them to recover from the lost educational opportunities that we put them at a disadvantage as they enter into adult life and compete in the jobs marketplace.
- The city keeping in mind the growth of the senior citizens that are here in the area and expanding senior activities for indoor and outdoor activities along with keeping in mind the growing sport of Pickleball and the money nice courts and tournaments could bring into the city
- Ability to be enticing to new business
- how to combat poverty and raise the standard of living for all.
- Nothing here for youth to do. No shopping, restaurants or hotels for visitors or that already live here. Lack of diversity in options offered.
- We may have too many of our "Eggs in one Basket". (i.e HPU)
- homeless community increasing, housing
- Bad policies that stifle innovative ideas and economic opportunities.
- The loss of older, significant donors. Although there have been more state and federal funding opportunities, foundations and donor advised funds are substantial contributors to local non-profits and we're all requesting from limited sources.
- The disparity of income is very challenging which leads to high crime areas and families without stability and resources.
- Violence/Poverty Areas
- The children
- cost of living increasing, lack of affordable housing options, food deserts.
- The noticable minimal investment in High Point's south side infrastructure and residents.
- "High Point needs to be careful with having tunnel vision in order for the city as a whole to feel their needs for the future are being met. While I love some of the new ideas for "Uptown," I do feel like the involvement of those on the fringes is important. After all it's their city too. If the fringes of High Point feel involved they will be more likely to visit High Point's " Uptown" instead of venturing to neighboring Winston Salem and Greensboro. Furthermore, as I drive down main street I feel like we have allowed a hodgepodge of new businesses and store fronts . From an AutoZone on prime Uptown real estate to buildings that are painted bright blue and white. Also, the signage should have some type of uniformity. Appearance matters and having those in zoning and planning working towards a common goal of structures that have continuity is in the best interest of High Point's future. I feel like the train may have left the station on this. When the first talk of pushing towards a new and improved High Point took place those in power should have developed some ground rules. With the first class design firms High Point enjoys there is truly no excuse to have this patchwork quilt appearance. Please consider; burying remaining power lines down Main Street, enacting a signage size and height rule, and building color ordinance. Lastly, ensure the community that the businesses within the Uptown area are relevant to those around them. When looking at the area around Lexington avenue and Main Street it is obvious the AutoZone does not belong . This was a failure on the part of our city management . "
- Transportation
- inclusion
- The furniture market continues to dominate downtown buildings (a large portion). If we could find a way to collaborate with the furniture companies to utilize their unused space outside of the furniture market, we could open up so many more opportunities for new businesses and make downtown exciting year round.
- Including everyone (lower income, diverse population, north High Point) in the growth
- how the city is full of idiots on four wheelers, quads, dirt bikes riding through our streets and neighborhoods and back yards. They are not held accountable and will not be eliminated.
- lack of a vibrant downtown
- The increasing movement towards socialist policies in Greensboro being adopted by high point
- Furniture Market Decline
- the burden that the city is taking on due to a lack of higher development standards and the lack of an identity as a City.
- HPU
- HPU and it's growth doesn't feel likes its benefited high point the way that it could if students were encouraged to enjoy all of high point more.
- low income levels
- Increased taxes
- Taxes, income inequality
- retaining and attracting young people.
- Infrastructure matching growth
- Poverty. Crime
- HPU taking over everything
- Stilled labor
- the reputation of the public schools
- "a future that is not inclusive. underserved neighborhoods continuing to decline and not be included in the growth of the city."
- those on the south and east sides that seem to have been left out.
- The reparations committee the counsel setup. I feel like it's taking us 10 steps back and does nothing for the community as a whole
- finding the right blend of growth and lifestyle.
- Lack of social life to attract kids out of college and young adults
- Violence and crime
- Decline of core city neighborhoods
- Lack of growth in the downtown area due to no where to go. No real social district.
- Government does not listen to citizens. They vote special interest.
- Chaotic growth without a comprehensive plan
- it losing it's sweet, hometown feeling.



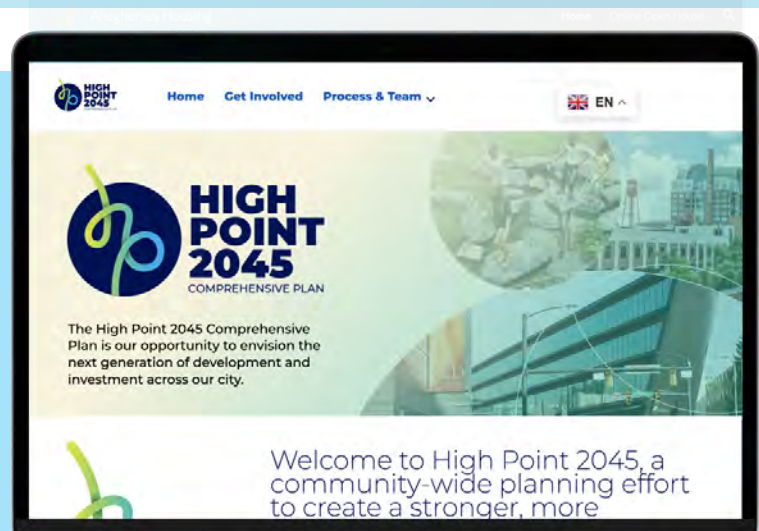
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When I worry about High Point's future,

**I mostly worry about**

- Not allowing the growth to include the poor areas of town. Not gentrifying them, but allowing them to thrive.
- Education
- Heavy on furniture
- “Lack of low income housing  
Poor delivery of local/state services - “
- Lack of housing for the poor.
- Food insecurity
- Narrow-mindedness and lack of inclusivity; trying to rekindle old ways of doing things
- Our schools
- young males
- Attracting young professionals.
- homelessness, poverty
- Economy
- Drugs, the gangs, and crime
- drugs, violence, quality of life for senior citizens and the growing gap between prosperity and poverty in High Point.
- Crime and violence
- too many people worrying about negative things and why things will not work vs encouraging
- housing that is affordable but nice
- Not being “one” community but divided many ways — racially, economically, north from south, parts of High Point with other town’s postal addresses versus High Point areas with a High Point address.
- Slow and limited city growth. There are parts of the city that looks like it has not changed since the 70s.



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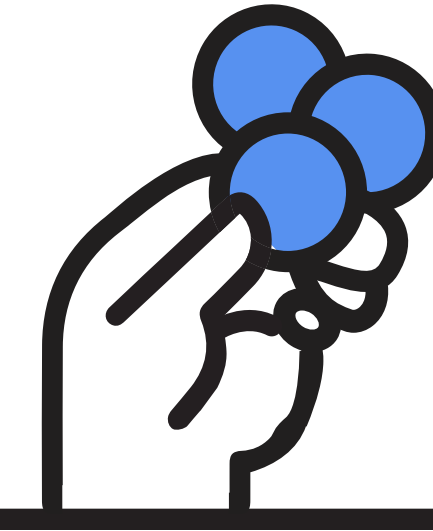


# What are the Big Things?

**What are the Big Things this planning process should address and how would you prioritize them?**



City Staff and the consultant team met with the City Council and some community stakeholders last month and asked them what they thought the 'Big Things' were that this comprehensive plan must address. The following is a compilation of 'Big Things' that we heard from them.



You have been provided three **blue dots** to provide input in one of two ways:

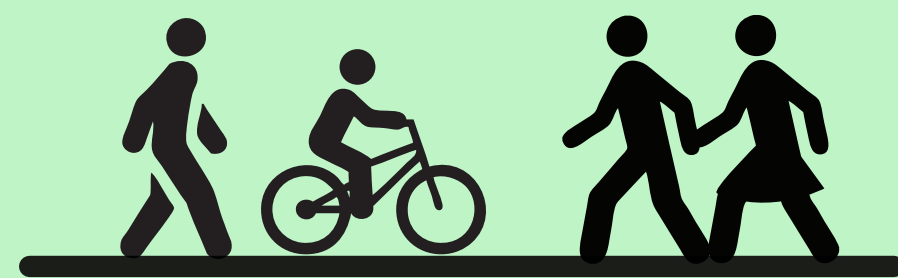
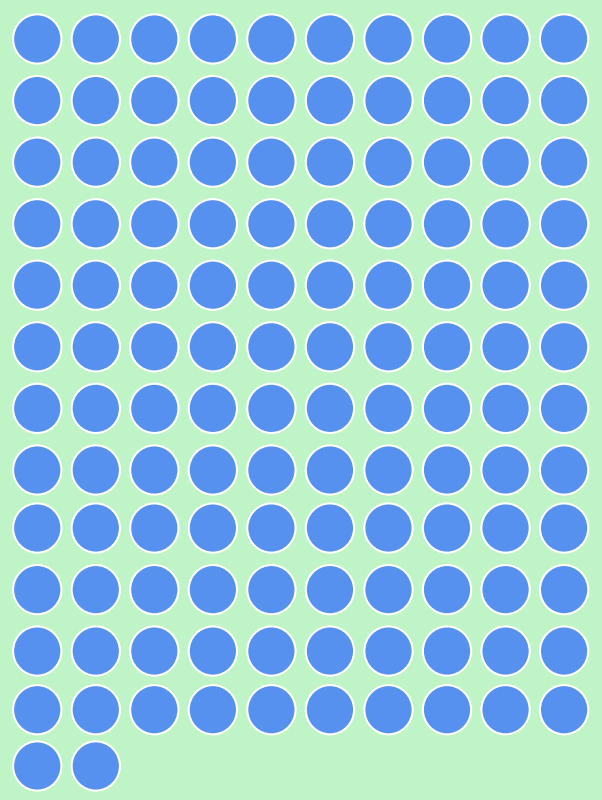
If you agree with any of the 'Big Things' listed below, please place one of your three blue dots in the appropriate box. If you don't believe anything on the list below represents the 'Big Things,' there is a box to place your unused dots.

If you have a different 'Big Thing' or up to three different 'Big Things' please write them on a Post-It note and attach to the adjacent board.



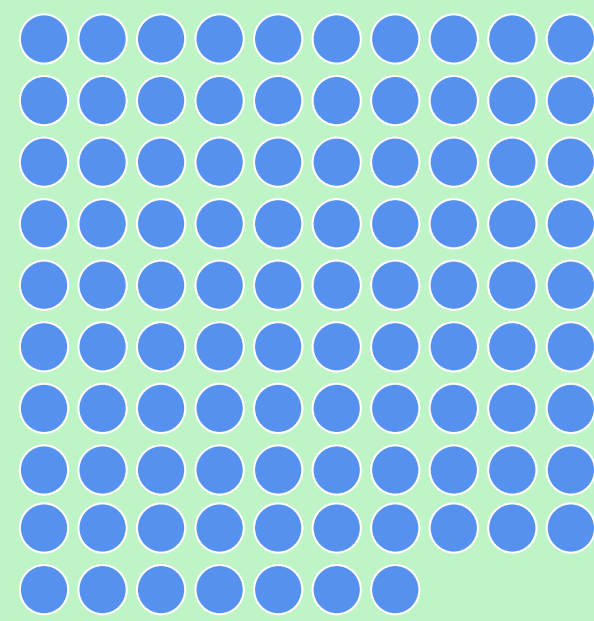
The vitality and sense-of-place of Downtown must be improved

**122**



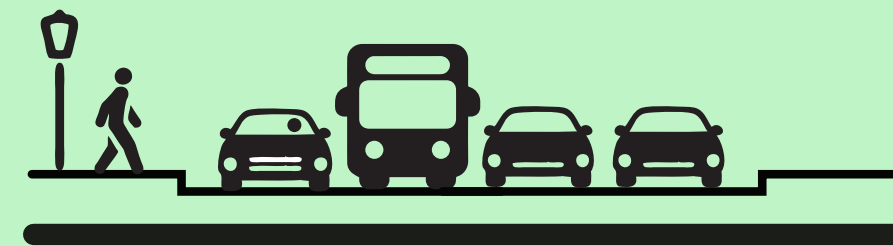
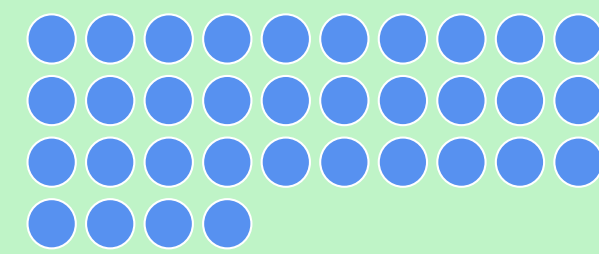
Walkability/ bikeability options are insufficient in many areas of the City

**97**



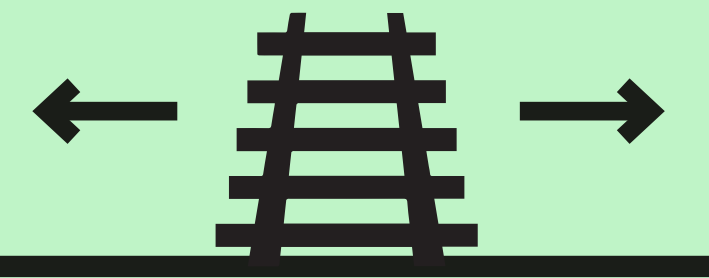
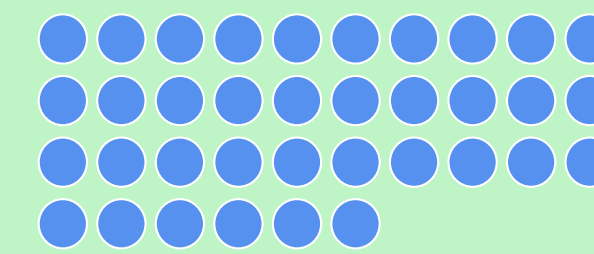
There is a lack of planning efforts in the neighborhoods

**34**



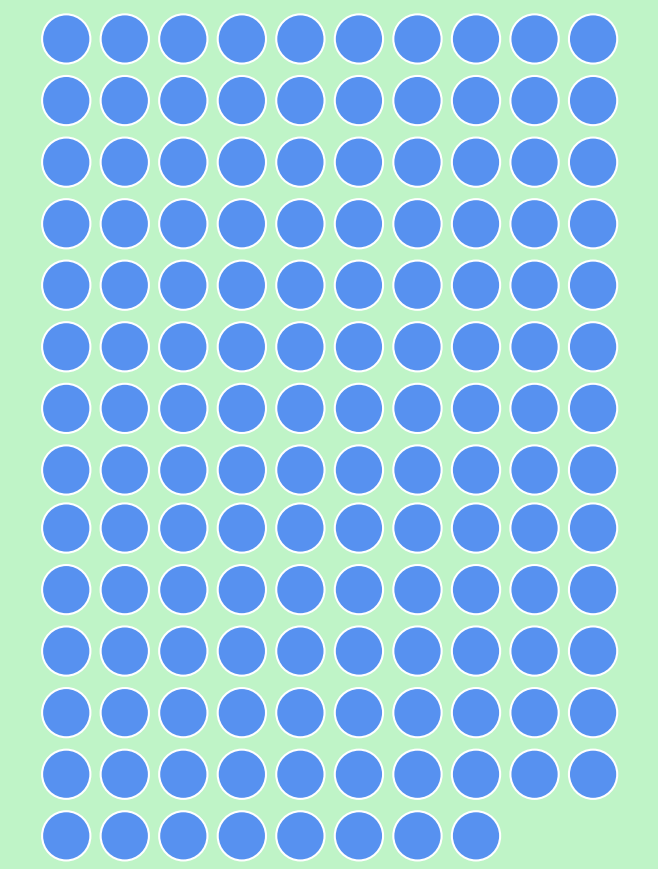
Many streets (e.g. Main Street) are too wide and feel uninviting and unsafe for pedestrians

**36**



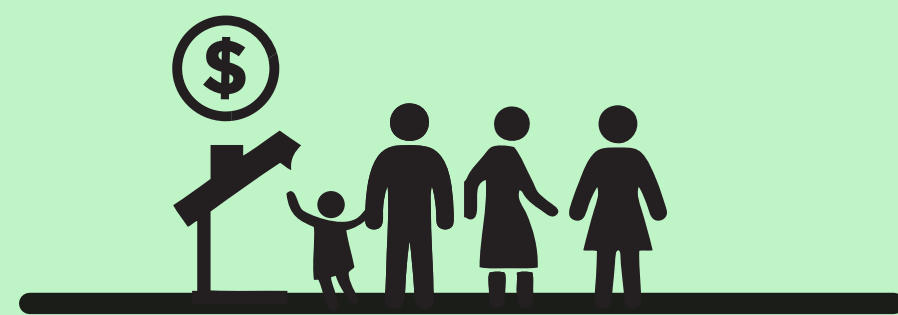
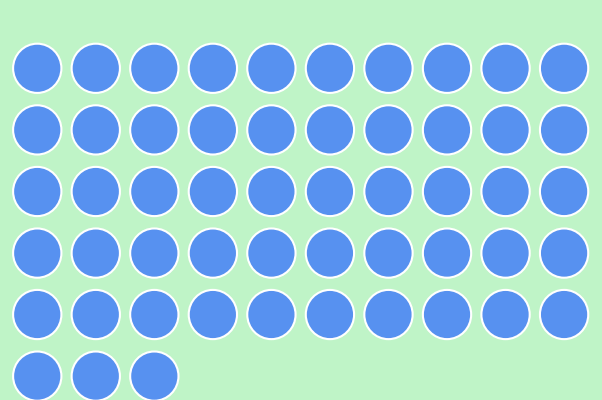
There is a north/south divide along the railroad tracks that creates what feels like two different cities - economically, racially, quality of infrastructure, provision of amenities, etc.

**138**



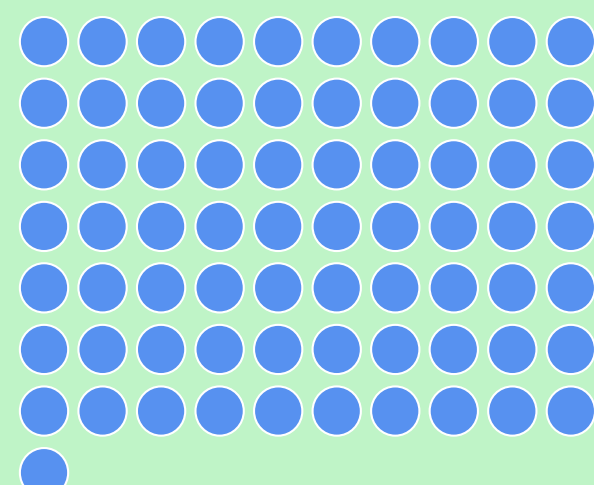
Beautification of the 'gateways' into the City (e.g., street trees, sidewalks, overall aesthetics, etc.) is needed

**53**



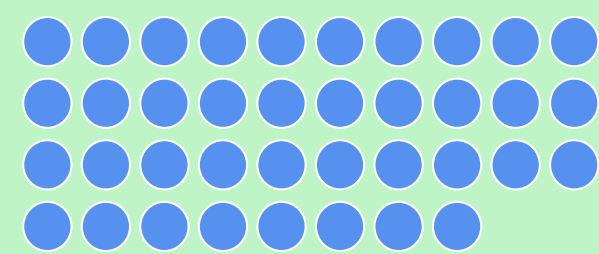
Mixed-use development should be considered for key areas throughout the City

**71**



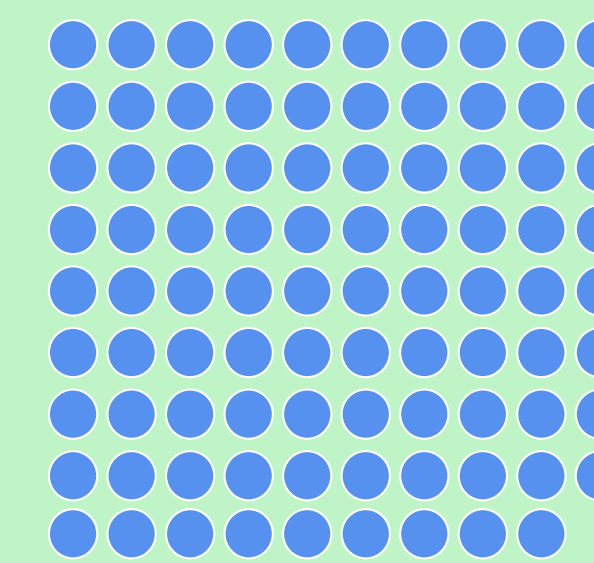
Access to parks and greenways should be expanded

**38**



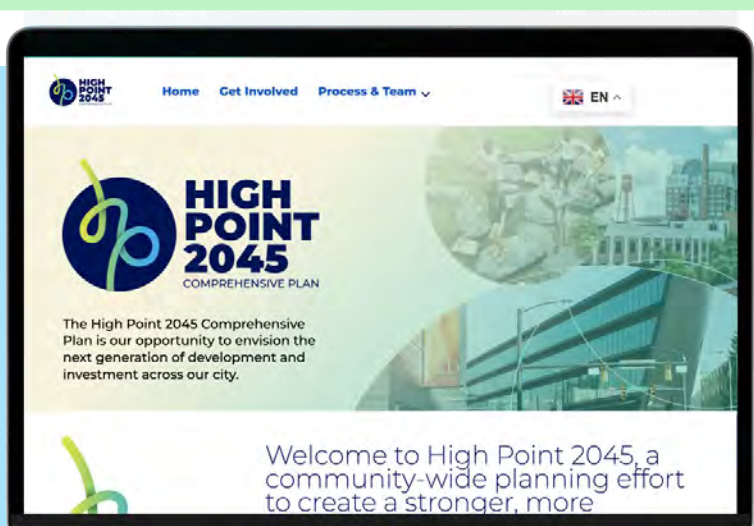
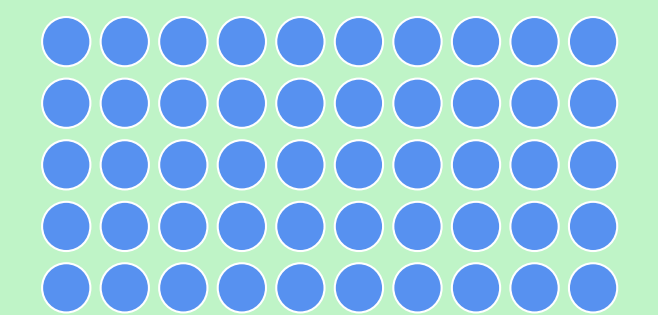
Access to grocery stores and medical facilities is a real challenge for residents without access to cars

**89**



New residential development opportunities, at higher densities, should be pursued in and around the downtown area

**50**



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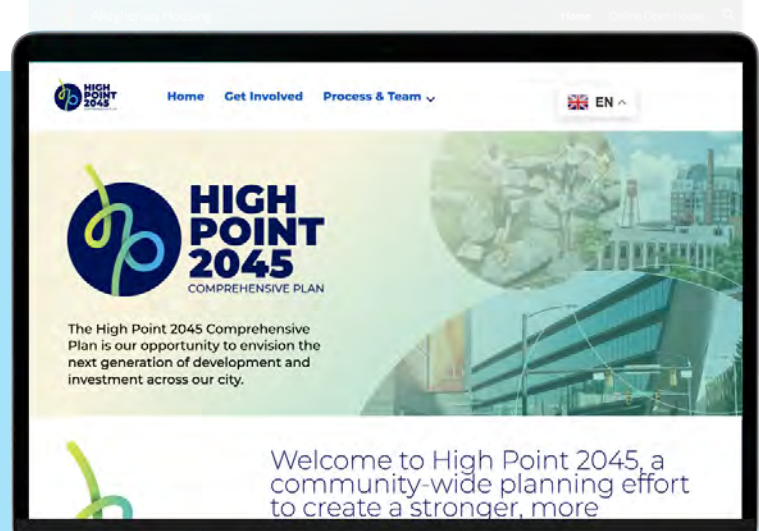


## Didn't see your priority on the adjacent board?

*Please write what you believe the 'Big Things' are that this planning effort has to address on your Post-It note(s) and attach below.*



- repair portions of the greenway. extend the greenway to the west of High Point.
- fines for littering
- improve loose leaf pick up schedule is not reliable & not done enough
- "school system. need to pay teachers more (maybe a state issue) not enough small business. to hard/difficult for individuals to start restaurant"
- support for -profits, non- small businesses
- core city is a "food desert"
- food deserts in the city's care and along Kivett Drive (MLK drive)
- they created the deserts
- entrepreneurship boost!
- fix the electric grid power goes out multiple times a year
- a park plowed over ten years ago between Coverty and Berton
- Educational component was virtually absent in HP plan for 2045 20 major omission
- "safer streets cameras in neighborhood i feel unsafe in my neighborhood"
- HPU traffic is ruining my life
- needs to add more outdoor pickleball courts
- it's strange to see empty furniture buildings when there's homeless people
- help for keeping small businesses open
- "sidewalks on westwood ave. to ballpark pickleball courts"
- see note about oak hollow mall as site for new city hall. why spend \$50m for new city hall when ohm could be purchased & renovated for 1/2 of that \$. or sign 50 or 99 yr lease for ohm
- finish construction of Qubien Ave. prevent speeding in residential streets (woodrow ave)
- "need more sidewalks! ie on lexington ave."
- "subsidized housing crime"
- "enforced fines for: waste bins on curb (24hrs after pick-up) littering Leash law enforced Leash law 4 for both cats & dogs!!"
- more sidewalks and bicycle lanes
- "housing mass transportation"
- clarity for the public around the encompass of the growth plan to get us to 2045
- leash law for cats
- "crime gun violence"
- stop hiring people for jobs that are not needed. city is just wasting tax #
- 1st baptist church property should be an inner city park -not a new city hall
- most of the outdoor use is south of the growth areas
- eliminate speeding through neighborhoods!
- If access to the greenway via private property is required, City should maintain or reimburse land owner. Why should private land owner be required to maintain a public pathway?
- technical support & entrepreneurial training city wide
- not enough diverse/ cultural events projects. High Point is not just black+ white anymore
- why would young upwardly mobile people want to move to High Point?
- growth is going to continue in the north because that's where the vacant land is
- people who live in north High Point don't see a reason to spend \$ for revitalizing downtown
- need reasons to visit dt HP arts, music [unknown word]. interactive initiatives
- "overcoming divides: north from south areas of the city with other town's zip codes/address to improve sense of community"
- restrict street parking downtown- 1 to 2 hrs?
- too many small parks spread too far apart.
- more focus should be put on expanding our allocation as "the furn, capital of the world"
- let go of past & try to bring unification to city as part of Guilford County
- incorporate green / gathering space in area where church just bought?
- affordable housing
- attracting retail to the city core & favorable environment for start-up's
- The furniture market is very helpful to local economy. (keep) the textile industry has left big hole in the local employment. (When I first moved here, it was a very blue collar. Now, a lot of workers seem to use High Point as a sleeper community. Have planner looked at attracting more tech/banking/other current business hot jobs?
- "cohesive communication from city + non profits lean in to downtown uptown being both furniture & social furniture market is here to stay, development downtown doesnt have to inhibit mkt"
- housing assistance programs (for down payments)
- plan on increasing performance of H.P. K-12 schools
- investment in cultural assets & capitalizing on them to support other to development initiatives
- Build social capital (networking) (partnering)
- work closely with HP public schools
- tap into untapped resources
- "1. maintaining furniture capital  
2. become arts capital of the world  
3. continue building new homes that are affordable  
4. expand or plant more grocery store in neighborhoods"
- What about rehabilitation facilities that would encourage people to stay away from the drugs and such. Lots of ways that it can be presented. Like a support program activities and workshops.



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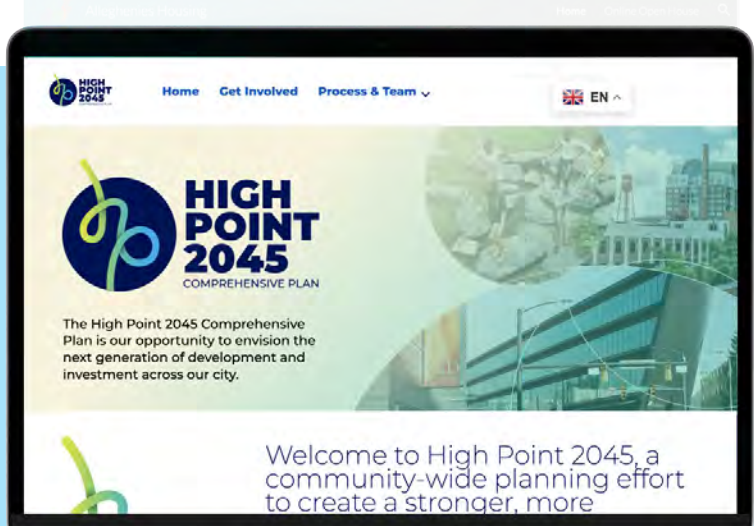


# What are the Big Things?

- Well-paying jobs for residents that enable them to stay here, raise their families here, and help them feel a sense of pride in their community
  - We need to bring back a Mall instead of driving to Greensboro to shop.
  - To become a city where racial divides are healed.
  - “These “big things” don’t seem to reflect the immediate needs of the community.
- We are missing:  
Language justice  
Investment in communities of color  
Creating actual affordable housing everywhere in the city and not just in specific areas  
Rerouting funds to invest in the communities and not appease and appeal to white individuals who control the city”
- There needs to be a GREENING of the city. The great cities for destinations all have green spaces for people to enjoy the outdoors. It seems HP wants to gray everything out with concrete and lost hope
  - The use of our downtown as a place to come for recreation, business and community life during the 50 weeks of every year that the Furniture Market is not in town needs to be addressed for the future viability of our city compared to other growing North Carolina cities.
  - The traffic flow is horrible. The traffic lights change at every light. The roads are not the best and narrow especially through furniture market area. There are blind intersections due to shrubs at a frequent accident location- Main St and English. You can’t see if someone is about to go through the red light until you’re in the middle of the intersection.
  - The streets are very raggedy need access to better grocery stores in certain areas in the lower income communities
  - There is too much development interest north of Skeet Club & Wendover, citing tax base and jobs, jobs, jobs (often an overblown argument for progress). There are enough big box warehouses, many speculatively built and sitting empty. Stop catering to the whims and whines of developers who only seek profit for themselves. Concentrate efforts to capture the same ‘clients’ by renovating old warehouses in the core city.
  - The Downtown area (Ball Park) is off to a really good start. DO NOT TAKE your eye off the ball, to expand the the potential of that area, for arts and entertainment
  - Take a real look into City Services, your Dept. Heads don’t tell the truth to keep their job’s. All services are behind and are not ready or funded for a growing City.
  - Stricter ordinances to protect residents from irresponsible landlords.
  - So, my choice about food access includes areas like along Skeet Club. It isn’t just about the poor areas most think about. That food desert label is only used when people talk about low income

- neighborhoods, not low income and people with limited transportation. The people fighting against the new school Monday at Council described perfectly why it and grocer should go in places like the intersection of Skeet Club and Johnson.
- “Roads on main street are absolutely terrible and need to be fixed. Need to do something about the homeless standing on narrow concrete medians. Do what Greensboro did put up No standing signs. Need to demolish old buildings or remodel old ones for affordable housing. Bring High Point back to what it needs to be flourishing. “
  - restructuring the leaders in charge of the Police Department, raises/longevity pay for veteran officers. You get what you pay for, and lack of highly trained officers due to poor pay will eventually come back to bite the city.
  - Reduction of CRIME!!
  - Public transportation is inconsistent and hard to navigate.
  - Power delivery! Emerywood area is great neighborhood, however it seems like every time it rains the power goes out! Trim the Trees!
  - Plan better! Make Main Street congruent. It’s obvious what colors, signage , buildings don’t belong. Let’s not continue to make these mistakes because there may be people of power involved.
  - People are still struggling to meet very basic needs related to employment, housing, access to food, health and healthcare, and a sense of stability and belonging in a city that continues to grow (and for some improve) without them.
  - Opportunities for youth who may not attend college but remain in High Point. Opportunities other than working in the factories that remain.
  - More things to do and local places to eat
  - More resources and focus on Washington St and East of there, and Southside and Southwest area
  - More playgrounds and family friendly areas!
  - More bars/restaurants in social district
  - More arrests. Task force
  - Making a more vibrant open and welcoming downtown from north main to south main will also help this.
  - Main Street desperately needs to be repaved, the manhole covers and potholes are a detriment to our vehicles
  - Library, Parks, Early Education
  - In addition to the above, a downtown park (even a small one!) is needed. A place people can go to meet, enjoy lunch, take a stroll, etc. on a lunch hour.
  - “Improve timely availability of medical services. Improve support of Aging In Place “

- If our schools are not addressed, then we will not be able to attract families and the younger generations to put down roots in HP
- I would like to have selected everything on this list.
- I wish we had the resources to address all at once!
- I wish I could select 5 big things...
- I live less than 4 miles from work, I would love to utilize public transportation and get rid of my car if possible, I have to take 2 separate busses and leave 2 hrs early to make it an hour early because the next bus gets me to work 15min late. I live in Sheraton Hills area off of Sunset and work at the Ward Water Plant, and there is no public transportation options that make sense
- How can we even begin to help people dealing with housing crises if we continue to remove all affordable options?
- Growth of entertainment options
- getting around, especially to necessities is very challenging for those without their own vehicle
- Further retail and residential development of downtown and careful consideration of how to make it appealing to a wider swath of society.
- exploration and implementation of new development and redevelopment patterns/ regulations
- Drug use by high point university is driving crime in the city. Speeding and lack of sidewalks make the city dangerous.
- Downtown seems to be deserted, especially south of the ‘center city’. There is more going on on Eastchester/Westchester than there is on Main street. I remember that Sheetz closed a location south of the downtown area because of repeated criminal activity at and near their location. The city was unhappy that Sheetz did not hire enough security personnel that would allow them to stay open. Last time I checked, it is not the responsibility of private businesses to hire security personnel to protect their businesses. That is what the police is for and one of the functions of government to provide through the taxes paid by businesses. It was an insulting response from the city and demonstrated the city is not serious about dealing with crime.
- Crime and safety
- Creating affordable locations for small businesses and tourist entertainment spaces.
- BRING INDUSTRY BACK
- Beautification of the main streets, such as Eastchester, Westchester, Main St. They are UGLY! Bury the power lines PLEASE!
- Affordable Residential property for the poor is lacking.
- Affordable housing opportunities need to be increased as well, possibly as part of the



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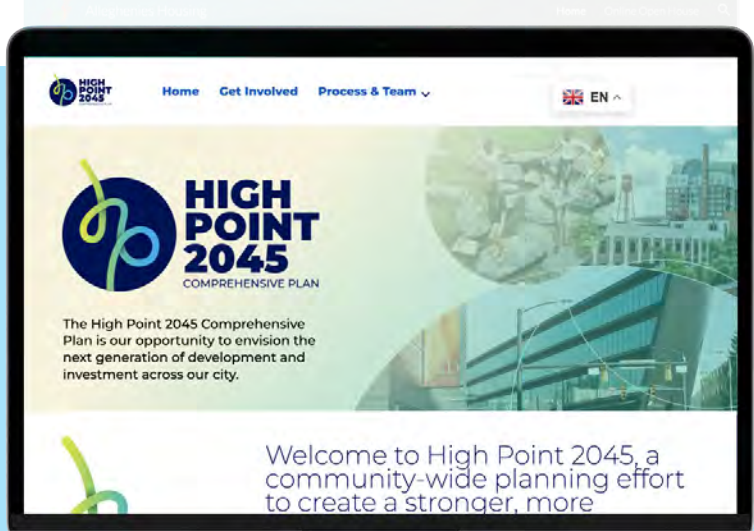


## STATION #3

# What are the Big Things?

mixed use developments or higher density developments mentioned above. If we want people to be able to work in our revitalized downtown, we need to make sure they can afford to live there as well.

- Affordable Housing
- Addressing homelessness
- A significant planning issue is fitting the University into plans. The University is a major force in the city (duh) but the blend needs to be more comprehensive. HPU does need to connect to the “new” downtown area in and around the ballpark (this appears to be underway via the Montlieu connection) but it also needs a better fit with the surrounding neighborhood. I don't think the long-term answer is more wrought iron fencing.
- A higher priority should be give to current citizen's when considering new development.
- “2. Continued economic growth and competitiveness  
3. Encouraging infill development “
- 1: Our public transportation needs to be more accessible and flexible. It is limiting to the citizens that depend on it. 2: We desperately need more affordable and market rate rental housing.
- “1. Access to affordable, safe activities for low-income families.  
2. Safe, accessible, low-cost activities for seniors/ disabled persons on a fixed income.  
3. Productive, safe, accessible low-cost activities for youth that will make them not want to be in gangs, be involved in criminal activities and drugs.”



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City of  
High  
Point, NC



Planning  
Consultants





## Who We Are (2000-today)

A community's core values are deeply-held and widely-shared beliefs that serve as building blocks for the community's vision and shape how decisions are made. These values can evolve over generations, but they are durable and have a lasting impact.

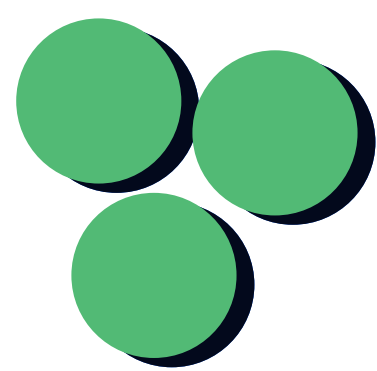
During the High Point 2045 process, High Point's core values will be identified and joined to a complementary set of planning principles to form a community decision-making framework.

Help identify High Point's core values by asking yourself the following questions

What values have been at the core of the community over the past generation (since 2000)?

Who have we been as a community in recent decades?

Choose High Point's Values



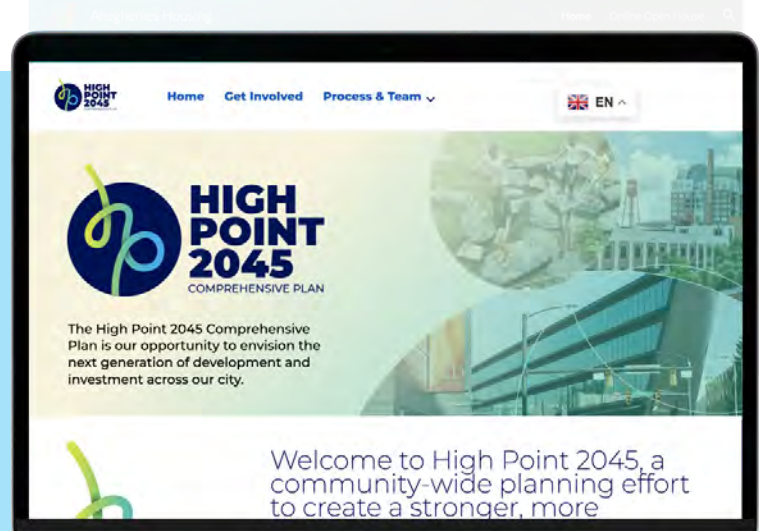
Using your **three green dots**, select words from the list below that best reflect the values that have been shaping High Point in recent years. If you think a word is missing, put your dot in the "Other" row and use a Post-It note to submit your word.

Independent	23	Determined	49	Farsighted	9
Self-reliant	11	Oppressive	18	Stuck	55
Entrepreneurial	58	Bigoted	18	Creative	36
Modest	15	Inclusive	15	Defeated	6
Generous	37	Cheap	14	Thoughtful	8
Brave	25	Wasteful	19	Flexible	3
Bold	16	Ambitious	40	Stagnant	74
Hesitant	20	Resourceful	21	Backwards	17
Industrious	18	Clever	5	Average	42
Gritty	12	Risk-averse	44	Other	14

If you wish to add a value not included above, please write it on a Post-It note and place it here:



- the city takes forever and a day to get things done. road construction that would normally take a few months to do, take years to be actually done.
- unsafe
- install filtered water stations in public places, airports, libraries
- our recycling facility needs to have more resources so more waste can get recycled
- High Point does not address the overwhelming amount of addicts, homeless, trafficked, and crime as a result
- Downtown should be a jewel but there is so much wasted space no one wants to take a chance on building food scene due to crime as well as the lack of parking
- "fragmented (geographically, economically, citizens vs. IHFM)"
- apathetic/ resigned
- "divided (socio-economic, geographically, industry)"
- Utilitarian
- unfriendly. For example, increased traffic tickets during market periods.



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## Who We Are (2000-today)

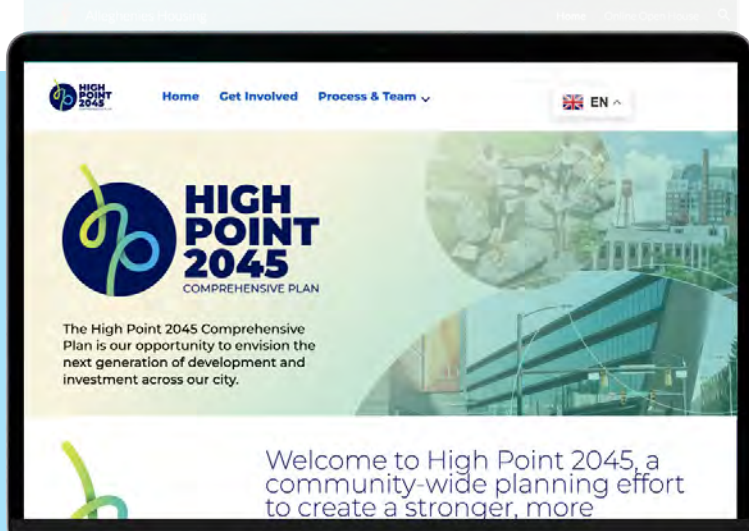
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**If you wish to add a value not included above, please write it on a Post-It note and place it here:**



- Underdeveloped, rundown
- Traditional
- The city is too focused on Market at the expense of everything else.
- sprawl-focused
- Single-minded
- Shortsighted in relation to providing low income housing. When HPU bought up all those houses it was great for homeowners. But people renting those homes were out of luck in finding housing. Same for the homes acquired by ballpark.
- short sighted
- sell-out
- Seeking
- second-class (to Greensboro or Winston-Salem)
- Scatterbrained
- scared of progress
- Reliant on others
- Potential
- nearsighted, as long as you plan fiscal year to fiscal year you'll never be able to make the real changes high point needs
- monopolized
- Insular
- Insecure
- I feel too new to the city to be able to answer this.
- Have not been here long enough to assess
- Entrepreneurial
- Dreamers
- Dependent
- Custom
- Cultural Diversity...
- Closed minded by city leadership.
- Cliquish, over sensitive, myopic
- Catering to the status quo
- Backwards. Become Achievers
- "OK"
- #2 Very Friendly    #3-Not a very pretty city



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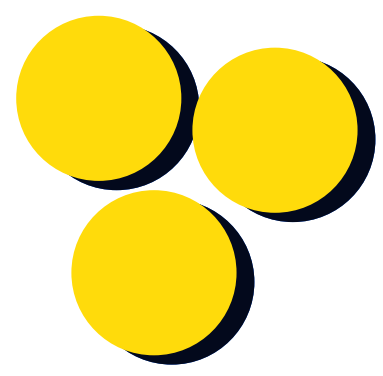


## Who We Want to Be (2024-beyond)

**Now, think about the next few decades.**

What values must describe the community for it to make headway on the issues you prioritized on the previous posters?

**Choose High Point's Values**



Using your **three yellow dots**, select words from the list below that best reflect the values that High Point must embrace—and is capable of embracing—into the future. If you think a word is missing, put your dot in the "Other" row and use a Post-It note to submit your word.

Independent	18	Determined	37	Farsighted	46
Self-reliant	19	Oppressive	0	Stuck	2
Entrepreneurial	94	Bigoted	0	Creative	102
Modest	0	Inclusive	105	Defeated	0
Generous	39	Cheap	2	Thoughtful	36
Brave	10	Wasteful	0	Flexible	36
Bold	48	Ambitious	43	Stagnant	1
Hesitant	0	Resourceful	51	Backwards	0
Industrious	38	Clever	9	Average	1
Gritty	1	Risk-averse	2	Other	10

**If you wish to add a value not included above, please write it on a Post-It note and place it here:**

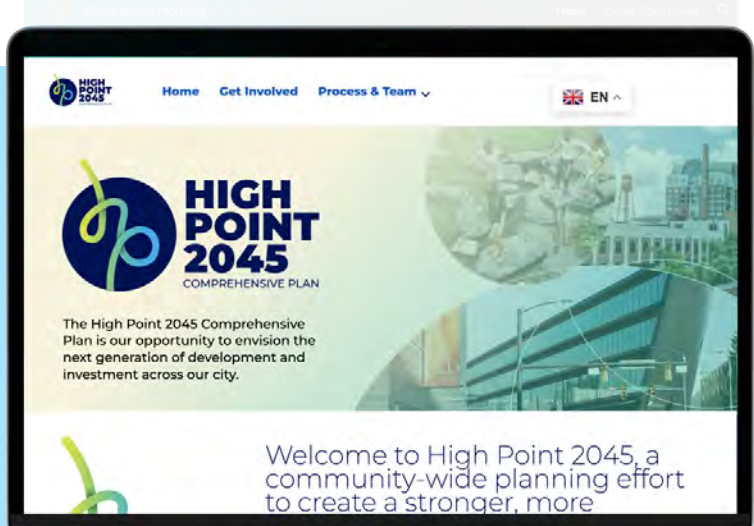


- Implement the ideas. I do vote. Thanks
- need to get rid of the good ole boys club-white folk, when making decisions. actual listen to people of color [unknown word]
- walkable eco friendly
- job market
- think outside the box. what can already

- standing buildings be used for?
- educational system
- invest more in cultural projects
- businesses and govt will need to work together to diversify beyond the furniture market solely
- collaborative
- You give more to employees you will get greater results. Like better bonuses. 4 on appraisals.
- Welcoming to all
- welcoming
- Supportive
- Renewable

- Open-minded
- Not-Greensboro
- Look at the ENTIRE CITY not just the Market. Get citizens involved in the decision making process BEFORE DECISION ARE MADE AND NOT just asking for their response to council & staff ideas. Citizen participation equals success. This is LONG OVERDUE!
- justice
- Innovative and inviting (the closed furniture buildings give a sense of deadness to Main St)
- Hopeful

- High Point has most of the infrastructure to make a deal with Lumos/northstate to offer city wide fiber to all homes at an affordable rate. The internet should be a public service, like electricity or water
- Green
- Exemplary
- Equitable
- Do not get stuck in a rut
- Cosmopolitan
- Compassionate
- Community
- #2 Beautify #3 Friendly



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