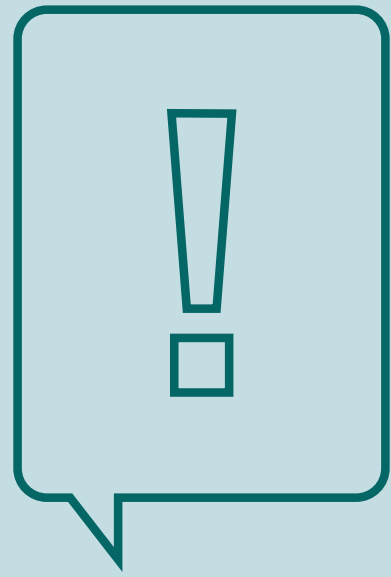# How will we make decisions?

DRAFT Core Values

Our core values are deeply-held, widely-shared beliefs that serve as building blocks for our vision of the future. They reflect what we are willing to defend and fight for as well as what we aspire to be. We're at our best when we act in ways that are consistent with these values.

We are committed to **being**...

an inclusive community

We will consider **voices and perspectives** from as many citizens as possible to ensure that ownership of what we achieve is shared.

Our actions will reflect a commitment that **progress is evident** throughout our city.

an entrepreneurial community

We will be innovative, flexible, and adaptable to **become a resilient and future-driven city**.

Our decisions should continue to reflect our **enterprising spirit** and that we are willing to seize opportunities.

a creative community

We might look to other communities to learn what worked for them and what may be helpful to us, but we will not shy away from **viewing things from a new perspective and being innovative in our own right**.

Our decisions will reflect our commitment to **explore and try new** approaches and solutions to familiar issues.
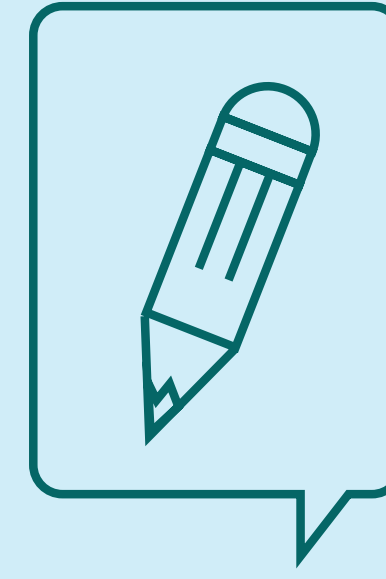
DRAFT Planning Principles

Our planning principles guide our decisions and help us translate our values into actions. HighPoint2045 includes four basic principles to consider as decisions are made to ensure adherence to the community's core values.

Support critical thinking and strategic risk-taking

Being an entrepreneurial community requires a **willingness to take calculated risks.** There is not reward without some risk.

Decisions we make should **acknowledge the realities of risk**, include necessary **mitigation measures to manage risks**, and reflect a commitment to **learning from our actions**.

Strategic risk is knowingly assuming a risk because it is believed that the **potential reward outweighs the potential downside.**

Work together and include all voices

Include **more voices** and look to **distribute opportunities equitably**.

Decisions should reflect a commitment to including voices from throughout the city **before final decisions are made**. This will help **build connections and trust** within the community.

Set standards that will move us forward and make us proud decades from now

Quality of place is an important factor in people choosing where to live or spend time. We must establish standards that improve quality of place to ensure that we **build a city that attracts the next generation** of citizens and businesses.

Holding ourselves to **high standards builds pride within the community**, expresses pride to visitors, and ensures the durability of the investments we make.
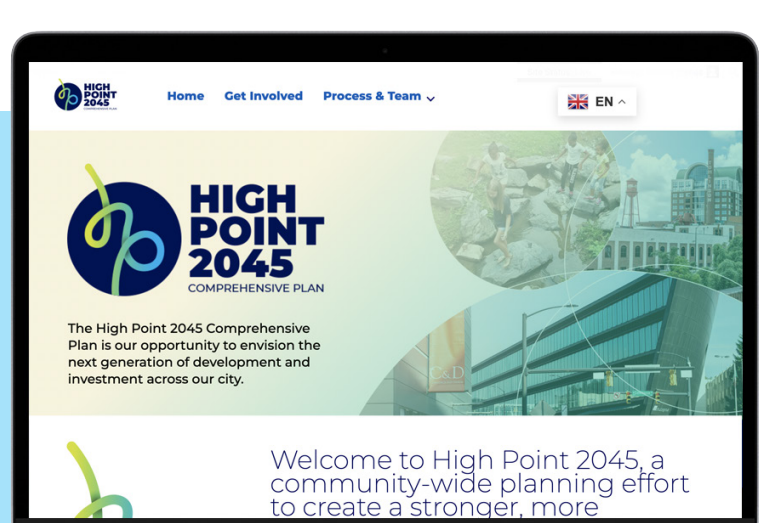
Build and celebrate our own identity

The furniture industry has a long tradition of being a significant contributor to our economy and our identity. We must **nurture** it while **diversifying beyond it**.

Leverage our assets and build unique characteristics that **establishes our identity** within the Piedmont Triad.

See feedback on next poster

What do you think about these proposed core values and planning principles? If you have comments or suggestions, please write them on a Post-It note and leave it here:

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HIGH POINT 2045 COMPREHENSIVE PLAN | **STATION #2**

What do we value?
How will we make decisions?

How will we make decisions?

What do you think about these proposed core values and planning principles? If you have comments or suggestions, please write them on a Post-It note and leave it here:

stress core city revitalization

add: resilient community

I'm so excited to see the core values results from the last phase!

I would like to see greater attention paid to making the city more pleasing aesthetically -in all parts of the city

My neighborhood is very diverse. How do you plan for these new residents

make sure South High Point starts getting focus.

stress equality - equal opportunity

Think it's important to bring people to High Point.

Protect + Expand greenspace

I would like to see more equity + sustainability, & not gentrification

I am not seeing any specifics. Ex. community individuals working w/ those who are forming these ideas

looking toward the future, are we seeking to tech industries as a future

How diverse & inclusive is the decision making process? How well do the decision makers represent the demographic of High Point?

"safe liveable for walkers, bike riders, students.
Sustainable"

wanna see more development housing, schools, grocery stores in East HP! Clean up eyesore wash.st corridor

What does our city need in order to grow? What type of businesses?

age friendly community??

What is "inclusive" about HP? What does that mean?

Risks must be bold. Mealy mouthed description here emphasizing caution

Botanical garden

review current stop / traffic lights throughout city

"more open space
community rec. centers each neighborhood"

"More sidewalks, please!
more street signs
more nite lights
reduce speed signs
deer crossing signs"

"Be more comparable with large city downtown areas
- music in the park
- movie in the park
- nite life entertainment"

Agree with values.

Agreed.

An Inclusive Community is way to go.

Being entrepreneurial by it's nature encompasses being creative and inclusive; it's sounds like we're are trying too hard. It sounds too lofty, too much of a word salad, too much of a platitude.

entrepreneurial and community are major pieces from my perspective, and have been fostered of late by High Point's recent planners (certainly those I've gotten to know). So these as "Core Values", thumbs up for me.

Excellent

Good

Great ideas

Great! If you can get employees of the City of High Point to actually do any of this!

I agree strongly with the proposed core values. I like that you will look at other communities but will look new innovations to be our own.

I agree that progress should be city-wide. But governmental involvement is 100% necessary if private dollars are to be encouraged in some sections.

"I agree with these core values
"

I agree with these values.

I agree.

I am in favor of inclusivity and creative values.

I concur with values. I think they reflect existing and historic values of entrepreneurial culture and creative people and the future need of inclusiveness in the community.

I like all three of them.

I like it. It fits well with what the city branding firm came up with in their recent city brand launch.

I like these ... togetherness, small business minded, and the creative captures our deep roots in furniture, decor, & design.

I like these core values. I hope these values are paired with creatively looking at new approaches to affordable housing and assistance for unhoused people.

I think it's important to use creative policies that other cities have implemented and use techniques like inclusionary zoning to build additional affordable housing in the area with limited availability.

I think that being an entrepreneurial, innovative, enterprising and creative community all goes together in one core value. These all connote positive and dynamic change. But there's something to be said for embracing creative change that promotes stability and some degree of predictability by reducing` the unknown.

I think these values encompass a wide variety of our population. We need a diverse group of creative individuals to create something unique and exciting for our city.

I think they are great.
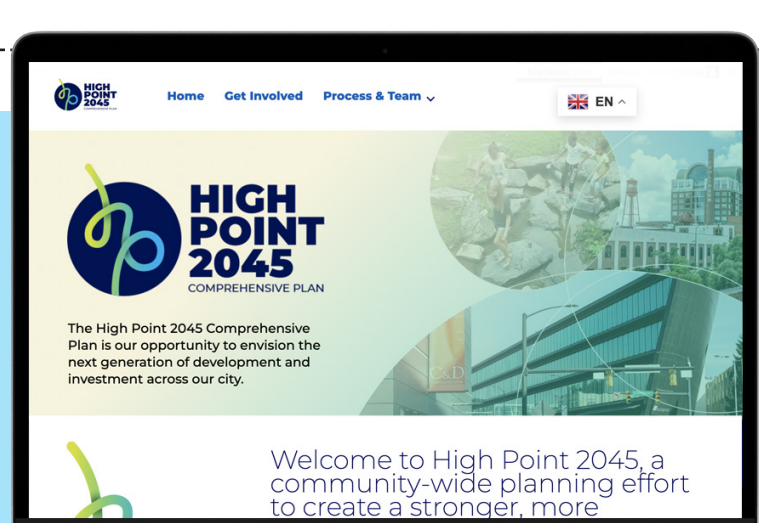
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How will we make decisions?

What do you think about these proposed core values and planning principles? If you have comments or suggestions, please write them on a Post-It note and leave it here:

I think they are only as good as the people who uphold them. Inclusivity requires work be done by the individuals to address internal bias.

I think they're right on point, inclusive, makers, and entreprenuers, I love it!

I think this is the right direction for High Point. Historically creative and innovative but High Point has not been as inclusive as it should be.

I wish that environmentalism and sustainability was a core value.

I would include that we will be a "just community," treating everyone fairly.

I'm glad we're listing being an inclusive community as one of our core values. I definitely think that's one of the things that makes High Point great.

Inclusivity is absolutely key! I'm glad it is included!!

It sounds great!

open to new perspectives and being future driven is encouraging.

Positive.

Sounds good

Stating inclusivity as a core value is unnecessarily generalized and can be used to justify future actions with which a majority of the city disagrees.

The core value of "entrepreneurial community" is unclear. I understand wanting to create a general core value that can hold many possibilities, but I am not sure who we are trying to be by calling High Point an entrepreneurial community. What kind of opportunities are we seizing? Is this meant in a way to be resilient in the face of another pandemic or something along those lines? Is High Point gearing to be a business community? The core values sound progressive, but who are they for? Business owners, older adults, families?

"These are great! I also think being a green community, focusing on green spaces, bike paths, walking paths, rail trails, etc will help build a community people will want to stay in for the long term!
"

These core values seem appropriate for High Point. Progress and being future-oriented are important for cities like High Point that tend to cling to the past.

These objectives are the only way High Point is going to progress. Glad they are so comprehensive!

They are alright+

This is all well and good, but basically HPU gets what it wants. In so many things involved with government at all levels, there is a face presented to assuage the public. However, vested interests get their way in the end.

You are using lots of words without saying anything. The is empty and has no meaning.

"Quality of place" should focus a lot of attention on preserving our environment, protecting and nurturing our water supply, our land, our flora and fauna.

#1 and #4 are key. We must be willing to take new risks, and we must diversify beyond the Furn Mkt without damaging our relationship with it. It's not a matter of either/or but both/and.

A commitment only to take "calculated risks" is a wimp's way of saying "DON'T TAKE RISKS." We should not be wimps. We should take risks and be willing to fail and fall.

agree

Agree 100% again, know where we come from, look to the future and take some calculated risks to achieve more!

agree with them

All This is 28 years overdue! I was the first female commercial photographer in the city of High Point who has paid dues for all of this not being in place.

Exactly. We would be a stronger city if we abided by these.

Excellent

Good

Good as well

Great ideas

Great stuff here!

Great!

I agree that furniture had been a big part of High Point, but diversity is important.

I agree that risks are necessary for growth. We took a risk on the new Stadium and look and see what has happened there! New opportunities have presented themselves and are on the way to success and growth for High Point.
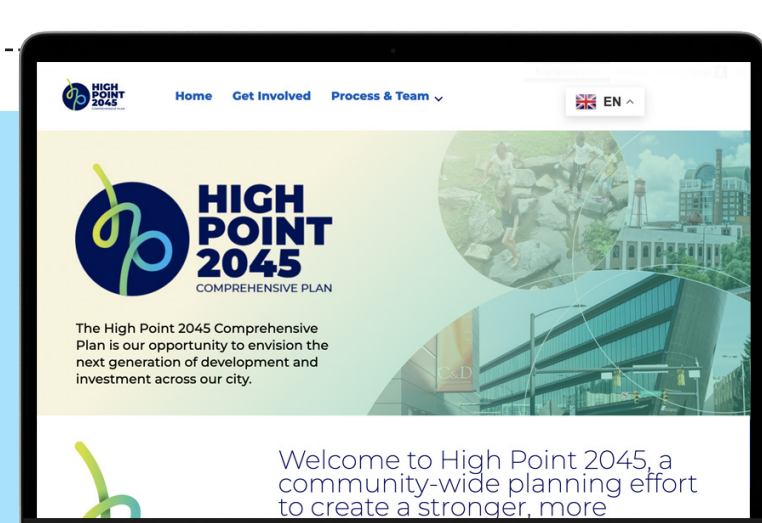
"I agree
"

I agree.

I hope that the risks taken are creative risks that tackle problems like pedestrian and bike infrastructure (even when there is inevitable pushback) and tackling the growth-ponzi scheme problem (strongtowns.org)

I like it. I like that it is recognized that the furniture industry is a long tradition but it is time to diversify.

I think these are perfect and reflect amazing growth principles to attract younger generations

I would also like the various areas in High Point to mix more. North High Point, downtown, Southwest area etc.

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How will we make decisions?

What do you think about these proposed core values and planning principles? If you have comments or suggestions, please write them on a Post-It note and leave it here:

"Is there some kind of incentive structure that could help with soliciting feedback from members of the community who aren't used to having their voices heard and acknowledged?
Trust can only be built with consistency and respect: if you say something, follow through with it.
Diversification is always good. Hopefully helping High Point find a way to diversity beyond and within the furniture industry can include environmentally friendly options. Solar. Wind. Anything that can be used to lessen the impact on the environment."

More weight on decisions should be in favor of community/neighborhood residents and not developers.

ok

Risk taking in central, not everyone will be in 100% alignment, and am sure some tough decisions will have to come to get to 2045 goals....a few I've learned about now through comm. from Mayor Wagner and other folks

Setting higher standards is key moving forward.

Sounds about right. Building an identity is a wonderful goal, but it's difficult. Paying big $$ to an outside firm to create an identity may or may not work. The best identities are organic. ... Using language and setting standards that stand the test of time is a terrific goal, one seldom put into practice. It's good to keep an eye on this ball.

Sounds logical and practical.

The planning principles support the core values. The challenge as always is the buy-in from elected officials (existing and future) and the public.

The section on working together and including all voices makes all the others work, I think. Because it makes it clear that the city is working for the good of all of us.

These all sound like good ideas, to the extent I understand them.

These are good. Last sentences should use the word "establish" instead of "establishes."

These are Great principles and include everyone.

These make sense. take risks.

They seem good, but often the wants of the wealthy are put before or allowed to outweigh those of lower income.
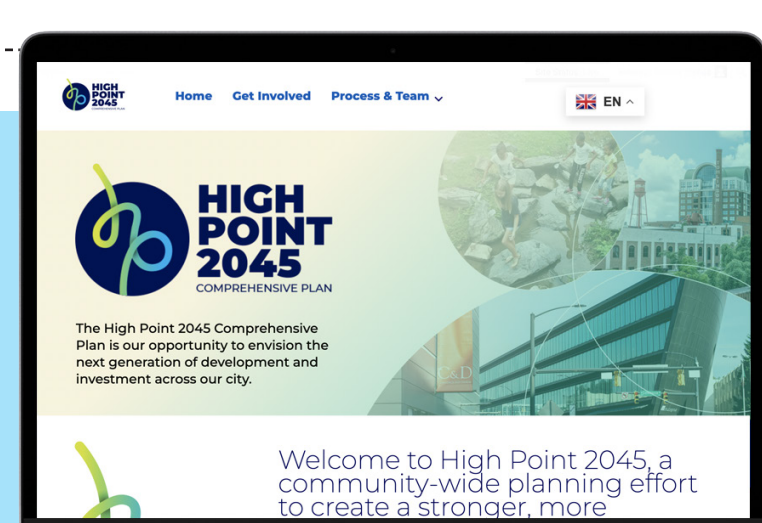
This is right on target!

Too idealistic, looks good on paper, but not realistically achievable. We set ourselves up for inevitable long-term failure by being too idealistic.

Very good

Whose voices are we trying to include? The majority of the city? Minorities? Certain communities? These statements are general and open-ended, but they also lead to more questions of who we are trying to reach.

Yes

You are using lots of words without saying anything. The is empty and has no meaning.

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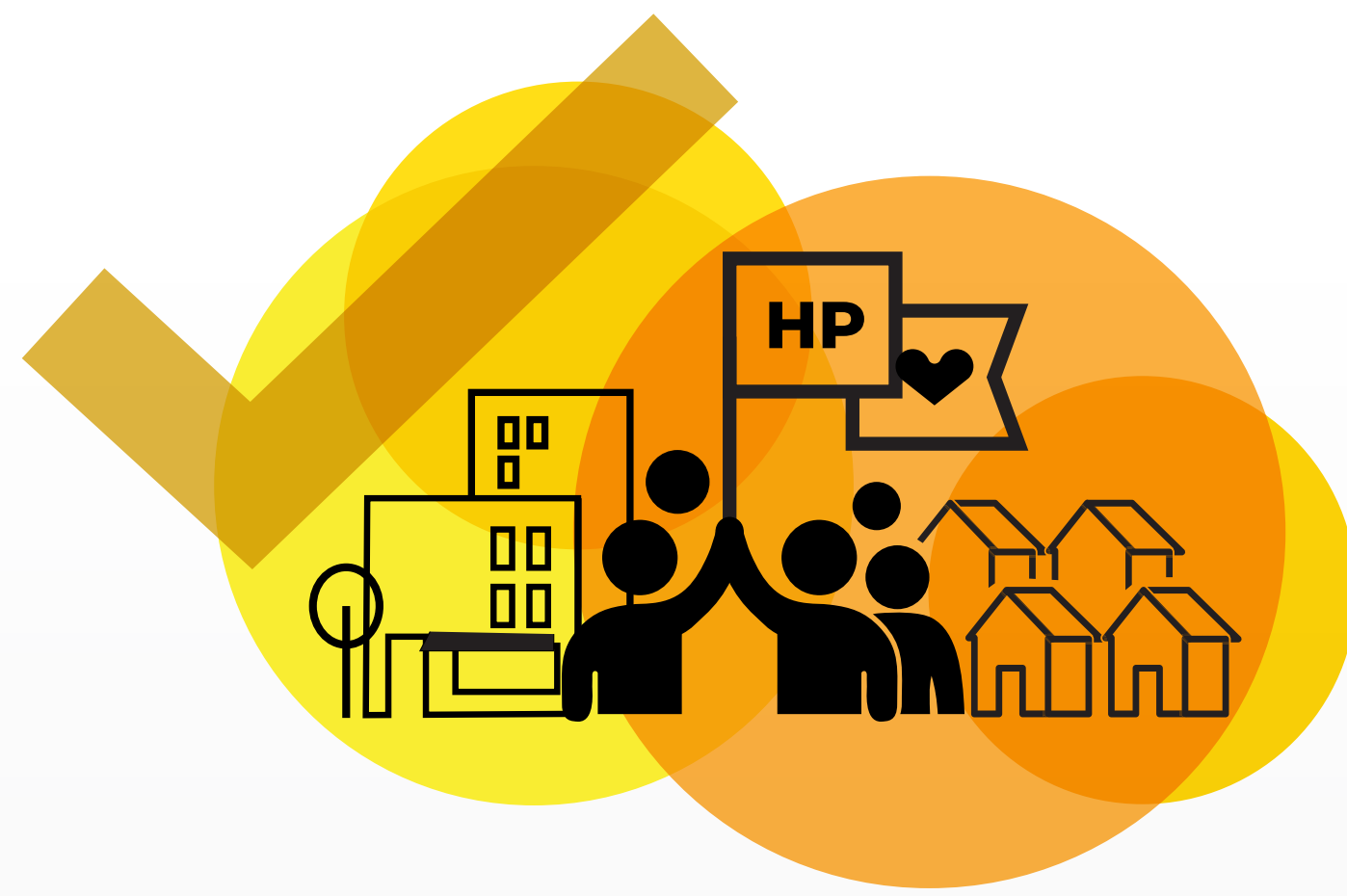Help shape the future of High Point for years to come.

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HIGH POINT 2045
COMPREHENSIVE PLAN

STATION #3 | What do we prioritize? And what will progress look like?

What do these 'Big Things' mean?

BIG THINGS

Three priority issues, or 'Big Things', have emerged based on feedback from the HighPoint2045 steering committee, Kitchen Table Conversations hosted by committee members, the in-person Open House Roadshow that took place in April, and the online open house that was available for four weeks over the course of April and May.
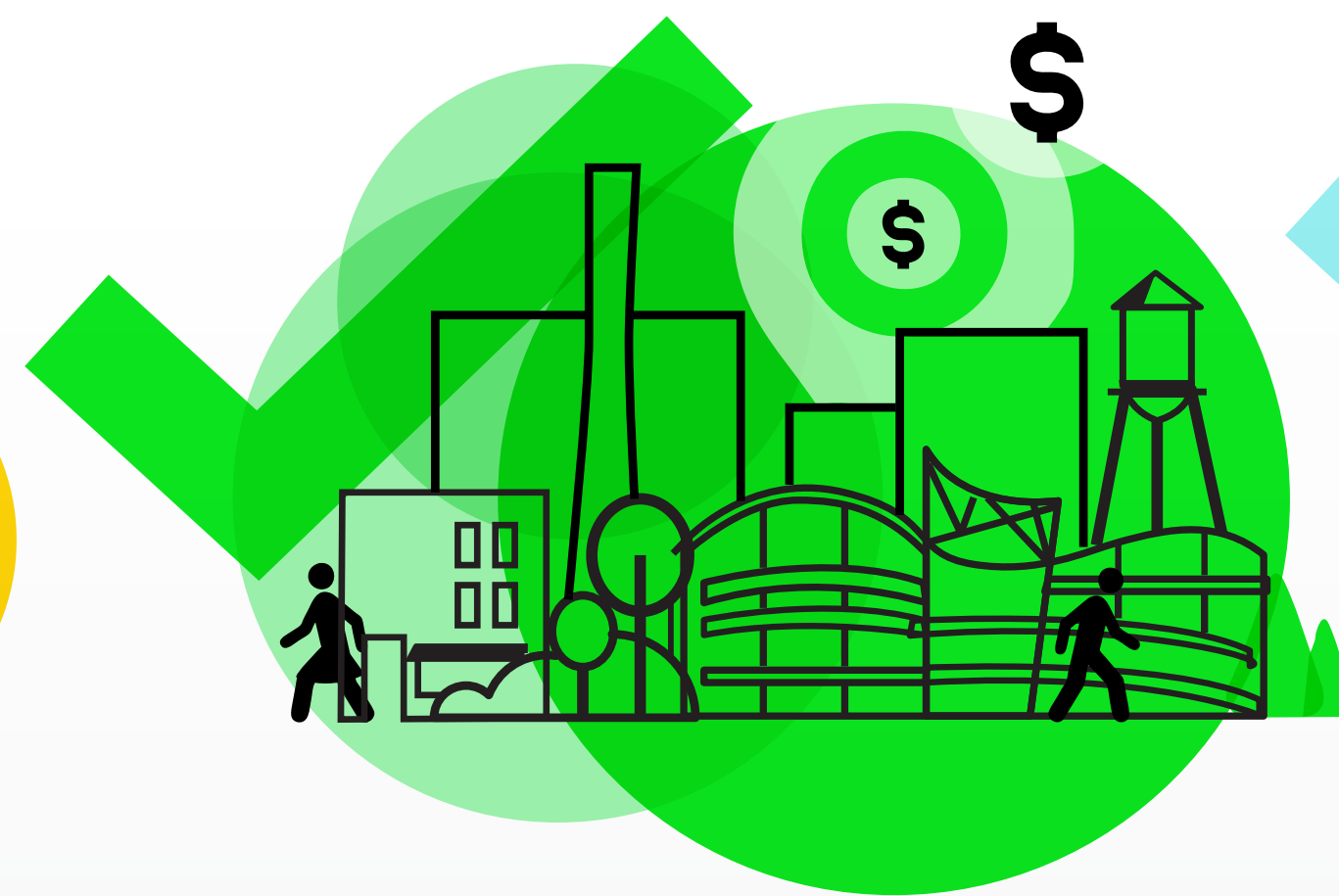
Each priority is broad in scope, touches numerous other issues directly or indirectly, and has a central role in quality of life for residents and determining community competitiveness and vitality.

Feedback from the July Open House Roadshow will aid in defining these issues and identifying specific outcomes the community would like to achieve—which will help inform the development of strategies.

Cultivate a sense of community and unity

- There is a widespread sense that the city is disconnected and there is a north/south divide that creates **what feels like two different cities - economically, racially, quality of infrastructure, provision of amenities, and other physical and social characteristics.**

- Some people believe that the city is not just divided between the north and south but is compartmentalized to the point where it feels like three or even four small cities.

- These disparities in High Point, and the corrosive impact they have on a shared sense of community in the city, did not take shape overnight and will not dissipate overnight. **Recognizing these disparities is the first step in the right direction.**

Strengthen the sense of place and economic vitality of downtown

- A large portion of downtown High Point feels desolate. The Market contributes to this inactivity because the show takes place a few weeks each year but consumes more than 11.5 million square feet of space in more than 180 buildings. Many people do not understand why these buildings, at least the first floor, can't be activated when the Market is not taking place.

- **The reality is that there is much going on in those buildings throughout the year, but it is not generally visible to the public.** The Market is complex and critical to the local economy. **Although it contributes to the desolate condition downtown it is not the only cause or the only solution.**

- **Downtown is in the process of being re-envisioned and rebranded**. New zoning is in place to help facilitate this new direction. These things are a step in the right direction but much can be done in regards to improving the look and feel of the streets and building the critical mass necessary to create a vibrant downtown that coexists with the Market.
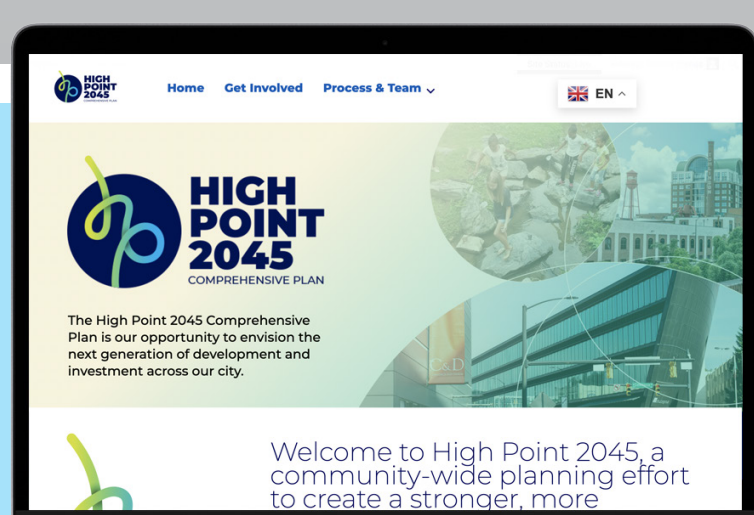
Diversify transportation modes and land uses

- Throughout the planning process participants made it clear that they want a more connected city. There is a widespread sense that **walkability and bikeability is insufficient in many parts** of the city and that the **integration of transportation and land use is falling short** for many people – especially for those who cannot or choose not to drive or own a car.

- Cities are comprised of all types of people with different preferences and needs and city transportation and land use policies should reflect that.

- Transportation and land use are inextricably linked. When homes and workplaces are near stores and parks, walking, biking, and transit are made possible and convenient. This **integrated approach can help to not only expand mobility options but can also work to reduce long-term infrastructure costs, lower greenhouse gas emissions, and preserve open space.**

What do you think about this set of priority issues? Do they reflect what you see as priorities in High Point? Or is something missing?

See feedback on posters that follow

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STATION #3
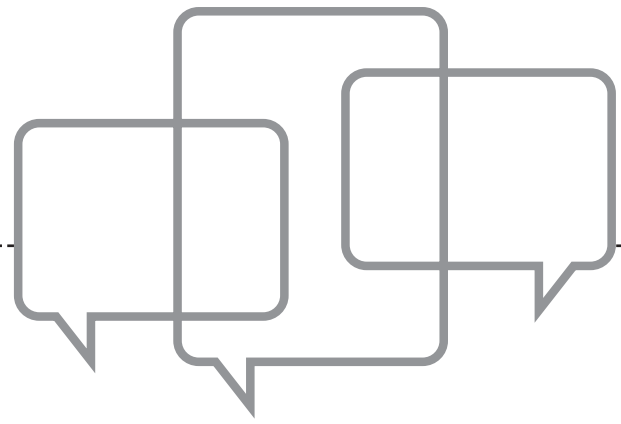
What do we prioritize?
And what will progress look like?

What do you think about this set of priority issues? Do they reflect what you see as priorities in High Point? Or is something missing?

BIG THINGS

"It is difficult to develop unity when city council make major decision without community input ex-new city mall ← seconded"

move city hall to oak hollow mall. sign a 99 year lease. this will save hp $92 million

more education about the role furniture market plays in our economy

adopt smart growth principles

adopt better stormwater infrastructure procedures

High Point often does not feel like a "home town". it doesn't feel like we have a say in many areas. it feels very fragmented w/ a lack of community

Oak Hollow Lake is a completely underutilized area - why can this not be zoned to support restaurants, other outdoor activities. It is a lovely area but uninspired.

Remember the downtown of the fifties. Would love to see it like that again in that it was busy.

Appropriate so much extra each year to core city greenways

ensure connectivity through multi-modal options

I like that these ideas are more big picture

"great ideas, but lofty need specifics energies involved w/ decisions being made. Can community work w/ Economic Dev. Dept + groups"

Thanks for these transportation modes & revitalization of downtown!!!! more entertaining events needed for us & not only furniture market.

Community & unity a must! The city is very divided and need a serious change!!! The South end needs help!

walkability should make sense - no more $$ on sidewalks to nowhere

want to know where to put sidewalks & transportation? look at where people walk

wealthy drained the economy + never re-invested (especially furniture)

Nothing about "market" is inclusive. Open to the public for a fee!

more housing in East H.P

empower private transportation companies

Ability to age in place

"drivers are fast
traffic
reset lights for traffic / cars people, wheelchair bound ppl, etc.. people on bikes too longer breaks time"

need rapid transit such as a monorail, this allows another form of transportation other than cars and buses in the community'

more diversity programs

"value of property" words that most people hear but do not have the same definition

We need to define words that everyone will understand what we are talking about. "multi family""affordable housing" "no property tax raise"

"build on uptown it's going well. ← i second this.
bike lanes on the north main street sider fix s main st near 85 exit"

Absolutely this is a priority!

Along with noting disconnect, City budget should also focus on bring services to lower income area on par to other areas. A City's budget reflects it priorities

Community and unity is very important

Development in challenging sections of the city means that somebody higher up than planning has it as their full-time job to make sure inspectors don't go looking for problems that probably don't exist to make development there harder. And it means a focused effort at many, many levels to deal with poverty and crime that scare away growth and investment.

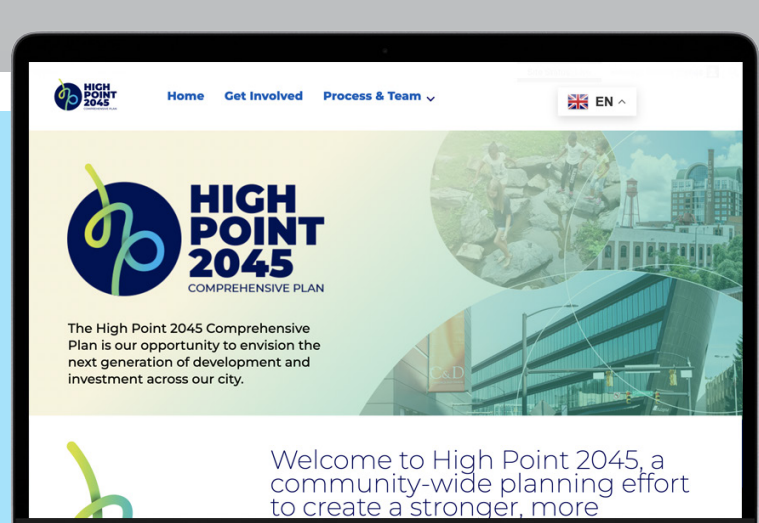Economic revitalization of the downtown area is a must.

Food deserts in south High Point are a big issue.

Good idea. Some of the information could be true but being proactive in possible resolutions is the way to go.
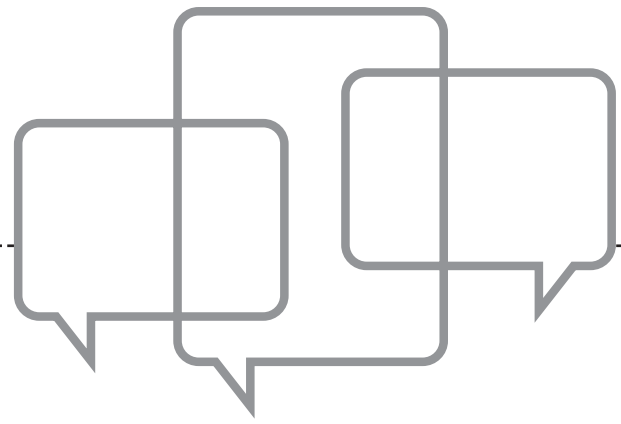
Great

I agree that it is a huge issue, but the disparity spreads further than just separation. Crime rates, gangs, people taking advantage of the system etc. has created a pandemic of its own that has separated our community. The problem is how do you make someone want to be a part of something. We have grown into a society that would rather complain to get what we want vs. going out and working for it. This is an issue that spreads much further than High Point, and goes all the way to the division in our federal government. The one big question is how do we get people to play on the same team vs. playing against each other. We are living in a society that our government (Locally, state, and federal) has created. You almost have to be able to rewrite peoples values, and this starts by getting people back to work and not enabling them to live off of the system.

I agree that this is important.

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COMPREHENSIVE PLAN

STATION #3

What do we prioritize?
And what will progress look like?

What do you think about this set of priority issues? Do they reflect what you see as priorities in High Point? Or is something missing?

B!G THINGS

"I agree with the north/south divide perception. Having lived and worked in the north and the south part of High Point, it does feel like 2 different cities. Overcoming this perceived divide has to be a priority, or nothing else will get accomplished re: cultivating a sense of community."

I appreciate the priority this "Big Thing" but it seems as if we are only focusing on housing as a means of cultivating community. There are many other ways to cultivate community other than focusing on housing. And let's also remember the history of white flight when African Americans moved into 'white neighborhoods'. Providing more housing opportunities is ideal, but we also must focus on other ways to promote acceptance and inclusivity with our neighbors to prevent people from leaving town due to ignorance.

I believe all three are important. We need more things going on downtown, other than furniture market. We need safe spaces for families to go. There are parts of main st that need to be cleaned up and revamped. We need more safe places for our homeless community to shelter.

I couldn't agree more. This fragmentation of the city has existed for a while. I've recently been thinking about a new insight I had after listening to people and synthesizing comments from the NextDoor app and conversations with citizens. I believe there is a sense that High Point doesn't belong to its own citizens. I hear residents talking about High Point like it is somewhere else. I believe they feel like their city belongs to the Furniture Market or to HPU or to some other entity. I believe they feel like they are living in someone's city. I would love for us to figure out how to help our citizens feel like it is their city, a place where they belong and love to be.

I do see a divide in the city. Look at north High Point comparted to forgotten south High Point. The same care should be given to south High Point especially since visitors coming from I85 drive through south High Point, which looks run down and slummish, to get to north High Point. It sets a bad image.

I find that many times "unity" becomes "sameness" as opposed to celebrating diversity and uniqueness. Not saying I disagree, but unity can be an unhelpful element for far ends of the spectrum.

I honestly don't see how to bridge the gap between north/south. Every town/city has areas that are nice and areas that are not so nice. They are zoned that way, and not everyone lives a lifestyle that can accommodate a nicer house/neighborhood (nor would they care to take care of it - generally speaking). I think making the downtown area more walkable, & easier to get around, along with the revitalization of some of the abandoned buildings can help. For example, there has been some positive revitalization down English St by Ziggy's. Congon Yards, Stock & Grain, and the Ball Park are also positives. I think we are headed in the right direction.

I think HP should continue to improve downtown.

I think that's spot on. We moved to the Palladium area 3 years ago, and when I tell people we live in High Point I catch myself saying things like, "but not 'High Point' High Point...we're out at the Palladium so it's not really High Point." Sometimes it feels like a haul to go downtown and we'll often end up going to Greensboro instead. It's nearly the same amount of effort with what feels like more choices for us.

I think the priorities are okay, but the divide is not a real problem. Cities should be designed so that residents shouldn't have to travel more than 15 minutes for amenities, which then creates multiple nodes and neighborhood types. The Town of Leland has done a great job in its 2045 Comprehensive Plan to design it around the community and neighborhood node type. I think they are a good example to consider as it provides various densities and priorities per area.

I think these are right on as the major categories we must focus on.

I would really love to see more accessible public transportation and more access to food for our lower income communities.

It confirmed what I was already seeing

It seems like there is a good understanding of the problem. What investments and risks is the willing to undertake to fix it?
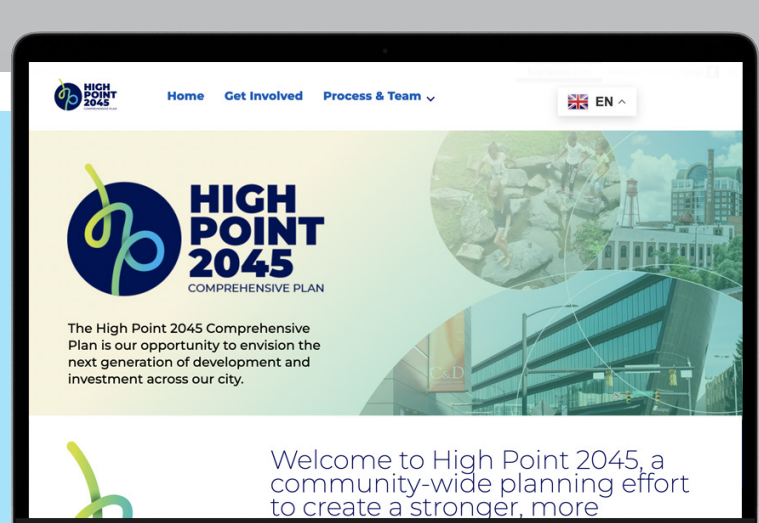
It shows an ideal that too often doesn't become the reality, because those with money/power have a higher influence over those with less.

Most of the disparities shown in the maps fall along lines that I suspect can be correlated to educational levels. Until our State Legislature takes seriously our obligation to provide a quality education for everyone--meaning support for public schools--the "Big Thing" will stay Big.

"Moving to the state in 2011, I equally thought High Point was very divided, going in a new direction as stated above will be very positive for our future. "
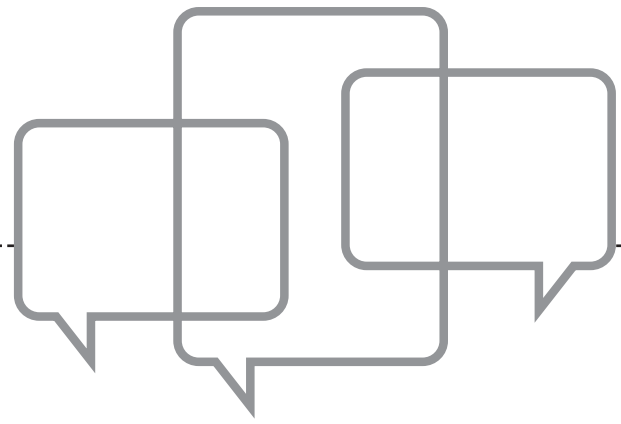
Positive

That makes sense to me.

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COMPREHENSIVE PLAN

| STATION #3

What do we prioritize?
And what will progress look like?

What do you think about this set of priority issues? Do they reflect what you see as priorities in High Point? Or is something missing?

big THINGS

The big three issues that are identified connect well and support the selected values. The City (both elected & appointed officials, staff and the public) should pursue these issues with an understanding that some segments of future growth may not be as great as was in the recent past. The City's footprint may not increase like it did from the 1980's to 2020. However, if population and physical growth do not occur similar to the past numbers, the City still needs to pursue these issues even more so. These issues should not be growth dependent but pursued regardless.

The DownTown revitalization is at top of my perspective, and glad that is in the Top 3 for planners for 2045....if Downtown can sustain the daily ops that, say for instance, the downtown Truist Stadium and Congdon Yards represent, then High Point wins ....we participated in Color on Main Event, and was glad to see the Philips Collection open up on Main Street as a daily showroom op.

The map showing the average value of single family homes tells the whole story regarding the divide.

There is a huge divide. The south side gets very little in the way of city support. For example, I run a non-profit in the south side for homeless Veterans. We have been waiting for TWENTY YEARS to get the road leading to our program paved. Meanwhile, the city wastes time dumping sand and gravel into the potholes the school buses and other traffic cause. But my neighborhood on the north side has repaved numerous times in the past 20 years I've lived here. Also, the city has allow HPU to gentrify the hell out of the areas of affordable housing, so we struggle to find decent housing for our Veterans when they are ready to move out of our program.

There will need to be massive investment and support of the police department before anything else is even remotely possible.

"This "big thing" is immediately obvious to a new resident. However, as noted, this cannot be changed overnight, and observation of other large cities makes self-evident that it may not change over decades, regardless of money spent. In fact, my personal observation is that this doesn't change until an impoverished area falls into such disrepair that blocks can be purchased in groups and and completely rebuilt with external funds. Care should be taken that it is clear what is intended here.
As a recent resident of the Chicago area who worked on the far south side, even that will not always result in positive change."

This identifies where we are today and what we need to strive to correct.

This is a very divided city, intentionally. The only way to change this, is to clean out the City Of High Point, and start over. Not letting Nido Qubane be top priority over the whole city.

This is crucial.

This is definitely real, and needs to be addressed.

This is the absolute truth right here. I live on the north side of town and very rarely travel to the south side of town. It is growing all the time, but we must have areas on all sides of town where everyone feels safe and welcome.

We need to break the cycle of poverty by going upstream offering support, counselling, mentoring for children and families. We have to change from within to make change permanent.
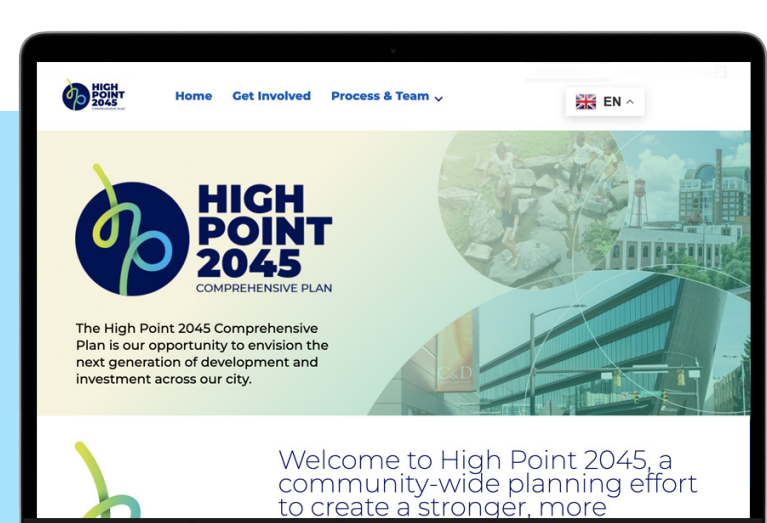
Yes

Yes, a priority. We need to move forward from the old south values of the past.

Yes, downtown is important, but don't put all eggs in one basket if your goal is to create a more cohesive and connected city. Think about areas that are also "downtowns" which could be revitalized centers for their neighborhoods, and these downtowns are connected with your transportation plans. And, be sure that areas where there are factories/distribution centers/jobs can be accessed by those who don't or choose not to drive.

Yes, it does.

Yes; I agree that High Point seems divided into at least 2 cities. There is a lot of disparity in both areas.

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COMPREHENSIVE PLAN

STATION #3

What do we prioritize?
And what will progress look like?
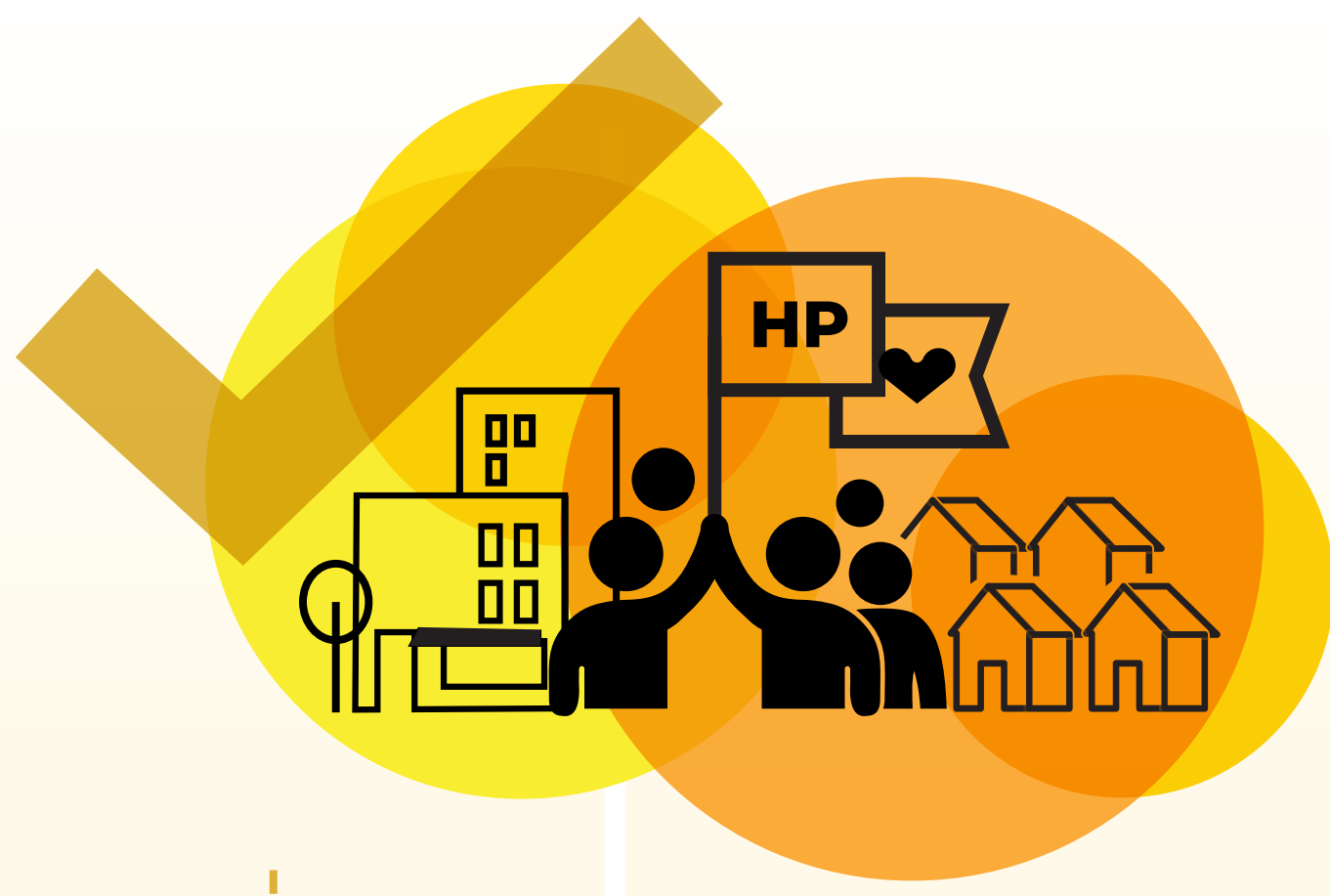
## WHAT DOES PROGRESS MEAN TO YOU?

Below are potential outcomes for your community to achieve by 2045 that relate to sense of community.

Using your three yellow dots, please indicate which outcomes are the most important to achieve from your perspective, **or use the space at the bottom to identify an outcome not yet listed**. You may put all of your dots on the same outcome if you wish.
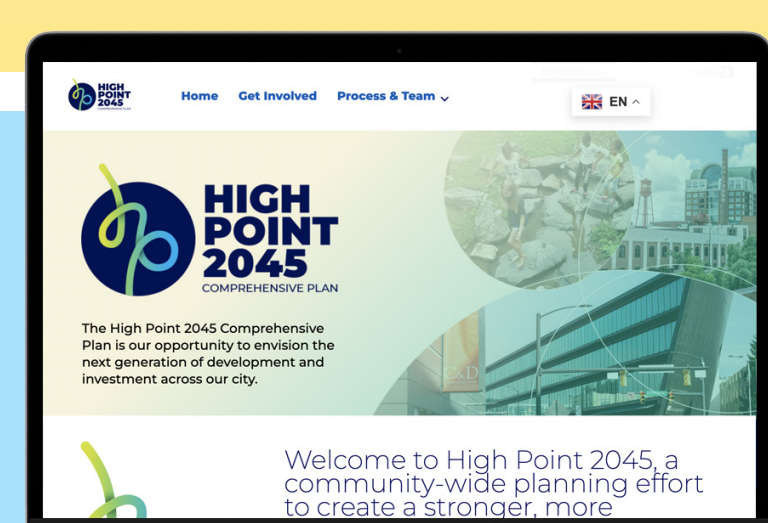
Place dots here

Cultivate a sense of community and unity

BIG THINGS
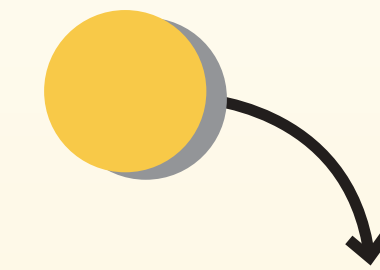
	Outcome	Number of dots	Percentage of dots
1	In High Point, there isn't a "good" side of town and a "bad" side of town. Every part of town is showing progress and has something to be proud of.	63	16%
2	When new development happens, or when redevelopment happens, I know that the end result will look great and contribute to ever higher standards in High Point.	49	12%
3	I am starting to see new housing and businesses on previously vacant lots in neighborhoods that haven't experienced development in a long time.	71	18%
4	All neighborhoods feel safer to people from all walks of life.	63	16%
5	The sense of a North/South divide in the city has diminished and socioeconomic gaps have narrowed.	63	16%
6	High Point's status as an economic and cultural hub of the Piedmont Triad has strengthened, with businesses and households routinely choosing High Point over Greensboro and Winston Salem.	78	20%
	Other	8	

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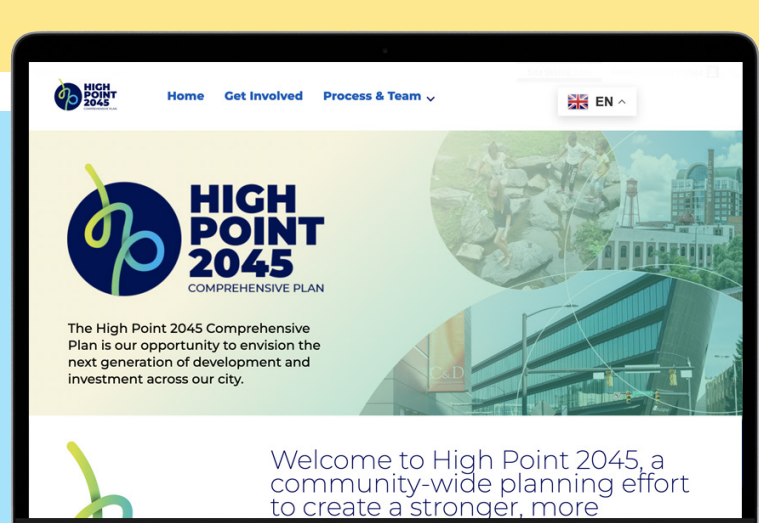Help shape the future of High Point for years to come.

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BIG THINGS

Don't see your outcome on the list? Place your own outcomes here:

Comment	Extra dots
concentrate on core city + equity	
It should be more places that help homeless and and clean up community	**6**
High Point is a leader in (environmental) sustainable development	**2**
get with the home coalition	**1**
I am a new resident & hp is a great place for "downsizing" if you want lots less traffic. However, I still like doing things and there lacks activities & variety. i have to leave hp to enjoy, events, people, food & night life	
progress is sustainability, all have safe sidewalks ou bike paths, good schools to motivate new business, & families. shorter bus route	
More attention to the cultural heritage of hp.	
The continued detached, high- density development outside Core City continues to lead to a lack of community identity.	
"*sustainable building *ethical developers w/ creative buying processes"	
"beautification safe spaces/ code enforcement"	
care more about the actual citizens than just furniture market and hpu	
need more growth in the mlk drive community	
We need more mixed-use development, creative placemaking, green space, climate-responsive design, support for new and existing arts/cultural organizations (they are potential economic engines), walkability, and inclusive opportunities for people to connect.	
Too much money is spent on projects that only the upper income people in the city can afford to take advantage of but everybody pays higher taxes and fees because of them.	
Some of the statements address important issues but the conclusion may not be accurate.	
Opportunity for public transit in all parts of the City is easily accessible	

Comment	Extra dots
I see that banks are trying to get people to buy in the core area and raising prices without doing any upkeep or repairs anywhere in this city except Nido's property.	
High Point no longer feels like a bedroom community to Greensboro or Winston-Salem	
High Point needs so much work in ALL the above areas. The have-nots are not being treated equally.	

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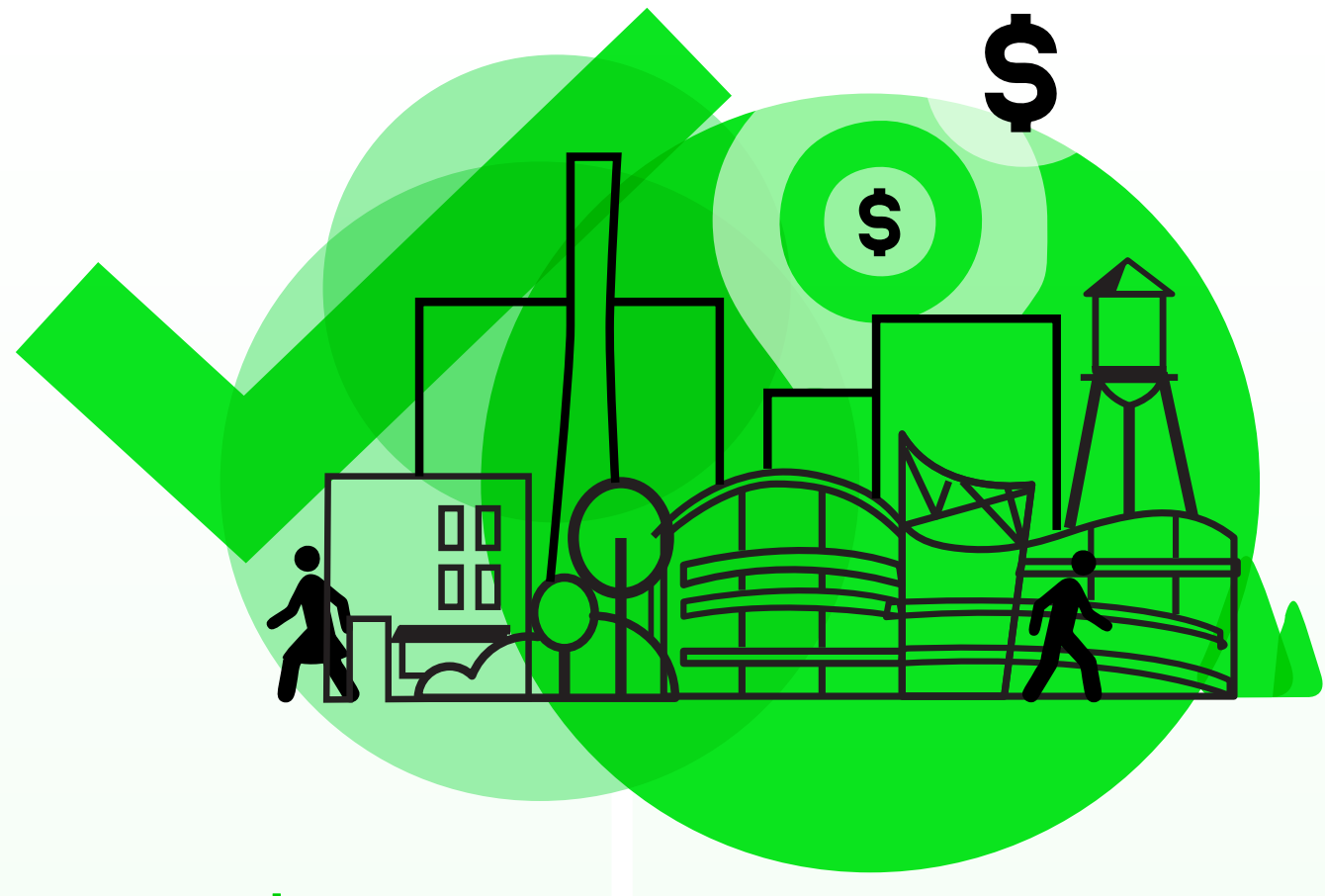
WHAT DOES PROGRESS MEAN TO YOU?

Below are potential outcomes for your community to achieve by 2045 that relate to downtown.

Using your three green dots, please indicate which outcomes are the most important to achieve from your perspective, **or use the space at the bottom to identify an outcome not yet listed.** You may put all of your dots on the same outcome if you wish.

Place dots here

Strengthen the sense of place and economic vitality of downtown

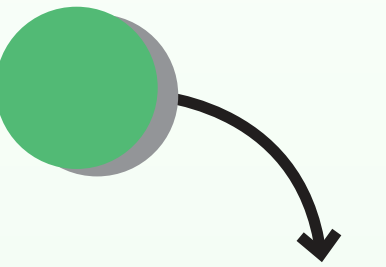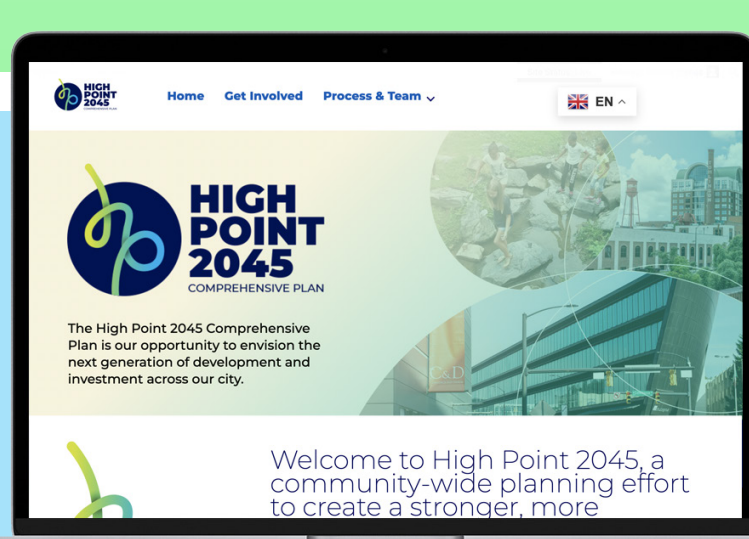|		Number of dots	Percentage of dots
1	I regularly go downtown because it's a cool place to be. There are things to do and see, and people like to hang out there.	76	18%
2	More people are living downtown which brings a vibrancy to the street seven days a week.	54	13%
3	The local economy is becoming more diversified and stronger.	71	17%
4	Storefronts outside of the Market district are active and feel alive with a mix of retail and commercial businesses.	73	18%
5	On street parking is available on most streets providing parking for local businesses and a buffer from traffic for pedestrians on the sidewalks.	29	7%
6	Downtown streets feel walkable because they not only have sidewalks but street trees, pedestrian level lighting, crosswalks, benches, trash receptacles, and other pedestrian amenities.	100	24%
	other	9	2%

BIG THINGS

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BIG THINGS

Don't see your outcome on the list? Place your own outcomes here:

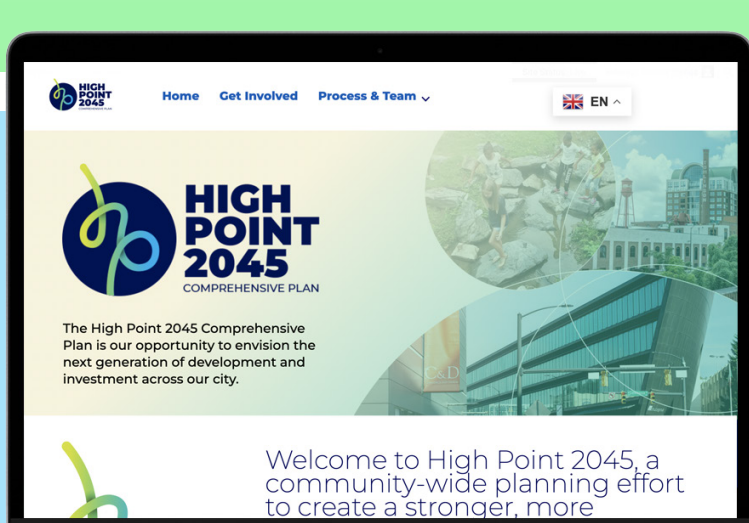| Comment	Extra dots
all of the above-diversifying use downtown feels key for housing, retail, commercial, recreational spaces	**3**
Downtown streets are safe and comfortable for biking as well as walking	
Connect bike lines through downtown to the new greenway plan running from 650 to H.P.	
Develop a walking +/or biking tour of the city connected to smart phone app so people can explore current & past sites of importance	
walking & biking, need to be in all areas, not just downtown	**1**
Ask High Point University students what would make them want to stay after graduation	
boring businesses → need food + fun!	
City is dirty! Clean + maintain! code enforcement!	
Council members who are not led by a small number of angry voices who just fear change. need council members, with a backbone and a brain	
put major decisions on a ballot for city residents to vote on the issue.	
100%, finding a way to make this a "place" to be or go and having downtown exist more than twice a year, is really valuable.	
A feeling of community and growth is imperative, The redevelopment of downtown is a great starting place for it. However it further impacts the socioeconomic divide. It cost my family of 4 over $100.00 to eat at Stock and Grain, or to go see a baseball game. It is a big draw to our city with those who are able, but excludes those who are not fortunate enough. I love the feeling there, but it feels as though it is just another extension of the community I am already a part of.	
A vibrant downtown is essential to High Point's growth	
Absolutely. We are almost lost with what to do downtown as it all mostly looks shuttered. For the travel time it takes us to get there from North High Point, it's currently more valuable for us to just drive into Greensboro. I'd love to see that change for the better!	
Agreed - Utilizing downtown spaces when the furniture market isn't in town.	
All good ideas	

As has been proved in city after city, there's a real benefit in creating an actual civic core, a "downtown" (or uptown if you prefer). What's interesting about High Point -- and instructive as well, I suppose -- is that we're really starting from scratch. There is no downtown. The market city in the old downtown is a construct all its own, and it appears that will be the case for sometime to come, or at least until mankind stops using furniture. Unaddressed amongst the "big things" is a commitment to basic services. Maybe that's a "duh, of course" kind of deal, but it should be front and center. Spruced up corridors don't mean much if basic infrastructure and safety fall by the wayside. This commitment might also include consideration of the economic plight of so many of our citizens. How will that be addressed? There's nothing in here about creating a better workforce, which means giving thought to local education (meaning the education of High Pointers and not punting this off to Guilford County), and doing what can be done to improve future opportunities. Everything connects in this regard. A better-educated community attracts opportunities. Opportunities mean more resources. More resources mean less blight and dysfunction. And on and on ...Connecting the city works in the much the same way. A central meeting place -- hopefully full of employment and residential space -- is important, but is not the end of the discussion.

As long as downtown buildings are empty for roughly 48 weeks a year and the times the buildings are occupied local residents are barred from them, unless they are a market worker, there will always be a north/south divide. The market area, as it stands now, is a literal line through the city splitting it.

As well as providing new housing in the downtown area, revitalize neighborhoods near downtown, too, and find ways to re-use/recycle buildings already in place.

Asking if you're "for a better downtown" is a stupid question. Of COURSE everybody supports it. The better question is the amount of public investment and tax dollars allocated to burying utilities where there aren't buried yet, improving landscaping, disallowing certain uses and getting out of the way of private investment. The story to be written and read is all the obstacles that bureaucrats placed in front of the Brown Truck Brewery and the people who could have helped them but stayed on the sidelines. It is that High Point and that attitude and that way of doing things that we have to know once existed and cannot be allowed to return.

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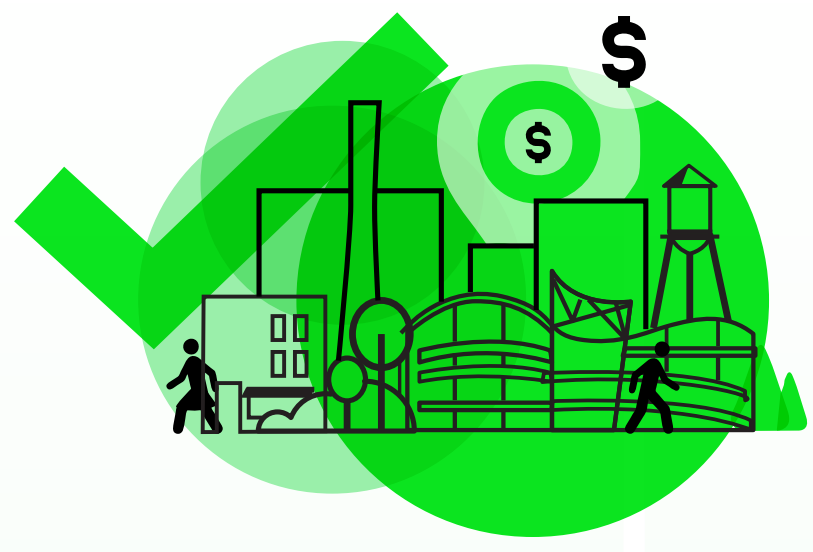
Don't see your outcome on the list? Place your own outcomes here:

Bringing affordable housing to downtown will be a way to begin to meet some of the other goals.

Downtown definitely needs development, but more in terms of utilization than anything else. Having the downtown virtually empty most of the year defeats the goal of a vibrant central area.

Downtown vitality is crucial, all year, not just two weeks.

Feels like something is missing. Maybe concerts for adults.

Highpoint will never have a nice downtown. Just not going to happen with the furniture market. You have to choose, and you have already chosen. Also most of the new business are about drinking. Beer, wine and so on. I and many others don't drink.

Hopefully, these are going to be reality.

I 10000000% agree that we should be utilizing at minimum the first floor of these showrooms or market locations when Market is not occurring. We could have so many boutiques, restaurants, breweries, etc. that would encourage people to visit High Point and allow those of us who work here to do more than just come to town to work and then leave to enjoy other cities.

I agree. I previously worked downtown in furniture on Commerce Ave. It does seem desolate when Market is not in session. Also, it's not comfortable, or safe, to just go take a walk at lunch. There are a lot of "suspect" people walking around, sometimes asking for money, or other stuff. It would be nice to somehow improve the areas around the downtown furniture hub. Maybe HPU can buy up all of the houses and rent them to students. lol

I did not know that the businesses downtown during the "no market" time were being used. O.bviously they are invisible to the public. Downtown does seem desolate

I just like the idea of picking one place in High Point to start the revitalization, and downtown is a good choice. Let's focus all the efforts in one place, build critical mass, and then let it grow from there. We need a work-play-live zone in/near the center of High Point that can be the hub for new energy, excitement, entertainment and retail.

I like the re-envisioning downtown idea.

I seen it as good start

I think the market is not working and it seems desperate to hold on to the past. Let the public in or quit.

I think there are businesses beyond downtown that need to be revamped. The other building is the Hotel right in the middle of downtown is empty and could be used for great things in our community.

I understand that first floor activation of the market buildings is challenging and probably unpopular with market businesses, but it is truly the ONLY thing that will make downtown feel alive. One way to start improving the edges of down town where there is some small potential for life is to get rid of all the one way streets and narrow them. Otherwise it will always feel uncomfortable and hostile to pedestrians.

In the last several years, the City has taken steps toward this Big Thing and a continuation and increase of support for creating a sense of place and strengthening the economic vitally is warrant otherwise recent actions in the downtown were worthless. Commitment to the downtown should strengthen. I do think setting a 10% goal of full-time jobs being located in or near the downtown may be tough to achieve in the next 20 years given current development pattens. To me a small percentage of job growth would be success. I don't recommend changing the goal, but understanding that any full-time job growth in the downtown should be a sign of success.

It does!

"Making the use of the buildings obvious would be an improvement. My wife and I explored downtown when I flew her here to consider a move. The expression one of used was "like the first episodes of The Walking Dead."
Based on data provided here, perhaps encouraging "tight" urban construction specifically designated as not for Market showroom use would be beneficial. Downtown itself is beautiful, reminiscent of Milwaukee when we walked through. It's just dead at times when anyone would "go downtown" to do something fun."

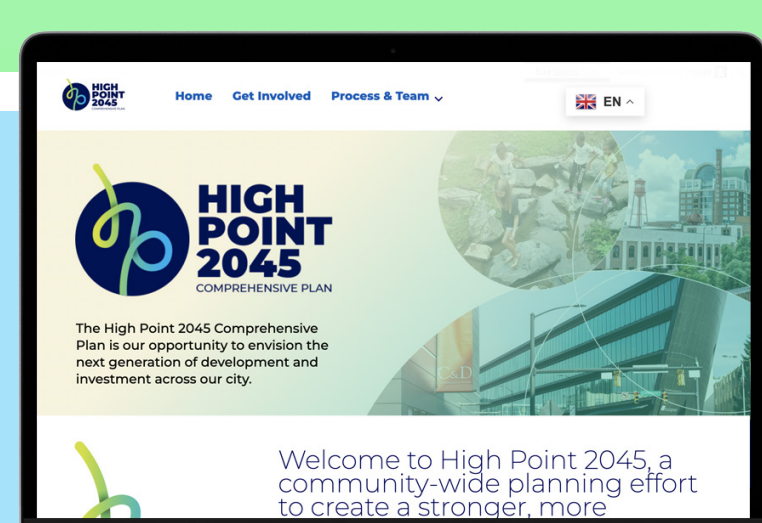More businesses make things go in a positive direction, bringing all sides of High Point together.

My tax dollars need to be spent where I live, not just siphoned off to be spent downtown
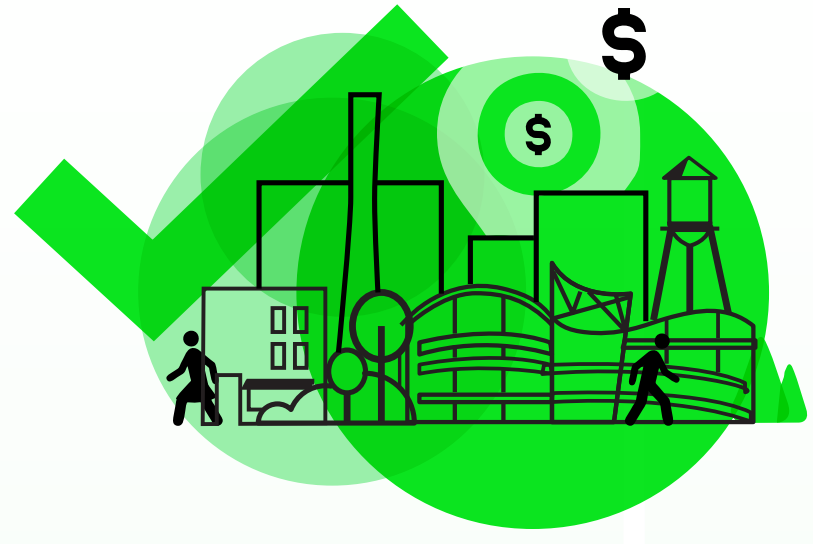
Positive

Progress

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HIGH POINT 2045
COMPREHENSIVE PLAN

STATION #3

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BIG THINGS

Don't see your outcome on the list? Place your own outcomes here:

Recently spent over a week in Boston during a conference and noticed how revitalized it felt. May big businesses, even banks now have coffee shops, bakeries, and pizza places right inside their buildings on the first floor. Bus stops are everywhere, and folks walking and biking all over the place. It was invigorating! I was also surrounded by hospitals and Harvard Medical School, but it felt a lot like a neighborhood because of their strategy.

Support for the activities that are downtown is needed, restaurants or shopping that are within walking distance of the High Point Theatre or Centennial Station to accommodate the people who use or rent these establishments. Stock and Grain is nice, but far to walk to, and walk to is important for activities at the HPT, where parking can sometimes be a challenge.

There is not enough accommodations, never has been for Furniture Market, even though it is the city's main income. If you can get rid of the people who think that Furniture Market people are just Yankees, you just may be able to keep it in this state, otherwise these people are tired of the attitude her. And WILL go elsewhere.

There is plenty of space downtown for anybody that wants to open stores and shops there. The furniture market does not have every building. Plenty of empty buildings are downtown and available for lease to anyone that wants to operate there. Also the market uses its buildings 52 weeks out of the year, not just the two weeks when out out of towners are here.

This is great and so imporants

"We have to build a new downtown because the Market is not going away and even if it did we would have vacant buildings.
We need a new soul."

We need more mixed-use development, creative placemaking, green space, climate-responsive design, support for new and existing arts/cultural organizations (they are potential economic engines), walkability, and inclusive opportunities for people to connect.

What's missing is equity. HPU sucks up all the resources. Southwest schools get all the money and Andrews, Welborn, and Central and most of the other schools in this area get overlooked. Furthermore, the stadium was a waste of money. It's never full, and will not sustain it's self it the long run. I can honestly see the city selling it to HPU in around 5 years.

Would be nice to have a green space downtown. Doesn't have to be a huge park, maybe 1 block of trees, benches and a central feature like a fountain or sculpture.

yes

yes

yes

Yes, it is reflective of most of what I see.

Yes, Yes and Yes! Downtown - there are individual pieces and very eclectic elements there, its just coherence and a Downtown "open for business" vibe to draw people in....there are many very cool parts to High Point that even High Pointers are now aware of (including the area we just bought a home!!)

"We need food deserts to be addressed. We need better access to voting. We need a stronger bus service or transportation for those who live it the south side.
I am a social worker. I work with the homeless every day. Until you actually act like you give a hoot about the socioeconomics on the south side, all this ""work"" is a joke. The effect of HPU on the disenfranchised is profound. I'm embarrassed to say I have a degree from there. Do better."

We need a city that is more affordable for the working class.

The statements stated are good but have not observed action on it.

The only life in High Point is the farmers market on Saturday only, besides bars.

"Storefronts outside of the Market district are active and feel alive with a mix of retail and commercial businesses. It seems like we need to develop another downtown outside of the Market district that is active and interesting throughout the year.

As mentioned before, we need more mixed-use development, creative placemaking, green space, climate-responsive design, support for new and existing arts/cultural organizations (they are potential economic engines), walkability, and inclusive opportunities for people to connect. "

Spend tax dollars throughout the city, not just on a few blocks

Not interested in downtown.
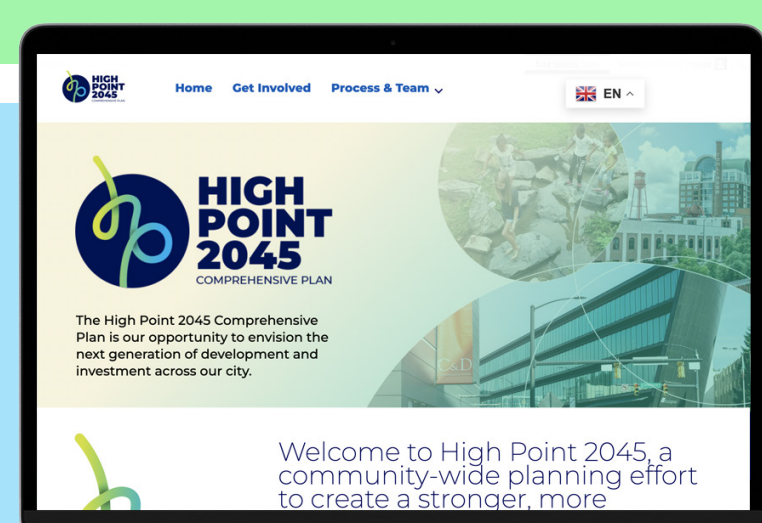
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COMPREHENSIVE PLAN

| STATION #3 | What do we prioritize? And what will progress look like?

WHAT DOES PROGRESS MEAN TO YOU?

Below are potential outcomes for your community to achieve by 2045 that relate to transportation and land uses.

Diversify transportation modes and land uses

BIG THINGS
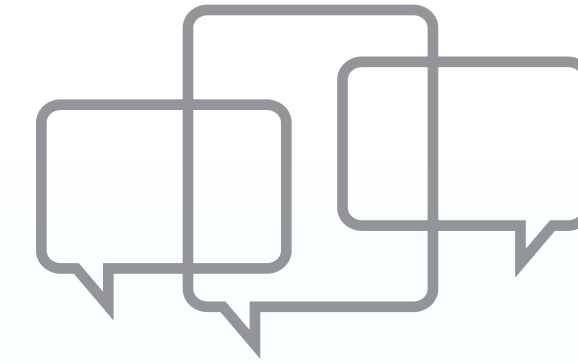
Using your three blue dots, please indicate which outcomes are the most important to achieve from your perspective, **or use the space at the bottom to identify an outcome not yet listed**. You may put all of your dots on the same outcome if you wish.

Place dots here

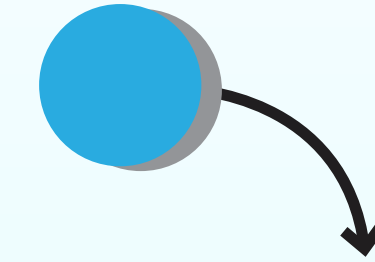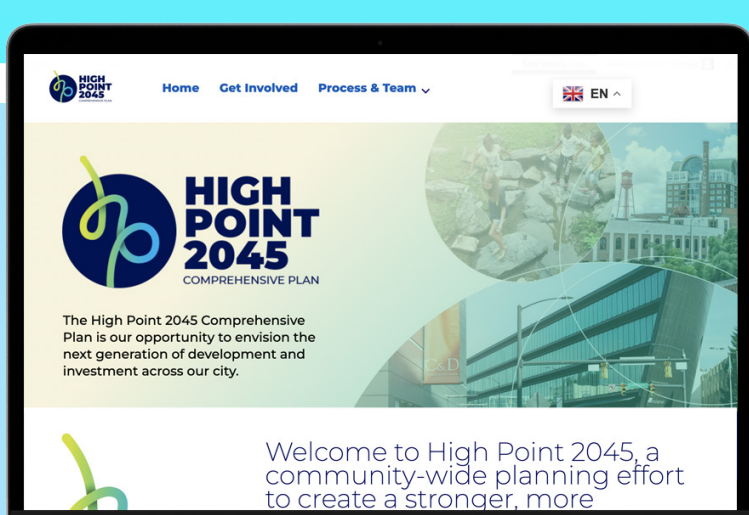|		Number of dots	Percentage of dots
1	Sidewalks are included on both sides of every new street built in the city.	68	16%
2	Most streets have bikelanes or shared use lanes.	25	6%
3	Parks, trails, and other recreational opportunities are accessible from my home and place of business. Walking, biking and driving are all viable options.	86	20%
4	There are areas outside of downtown where you can live, work, and shop all in a compact walkable area.	82	19%
5	The number and/or length of recreational trails has grown.	38	9%
6	A variety of housing options are available for people in all life stages and incomes.	125	29%
	other	8	2%

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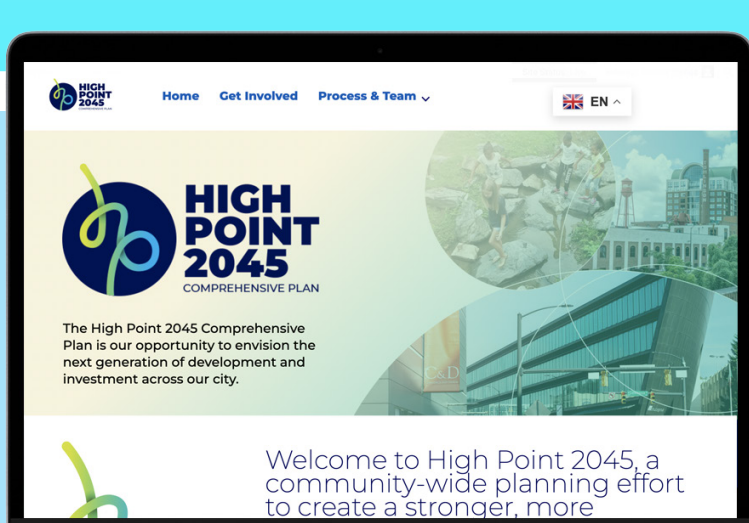Help shape the future of High Point for years to come.

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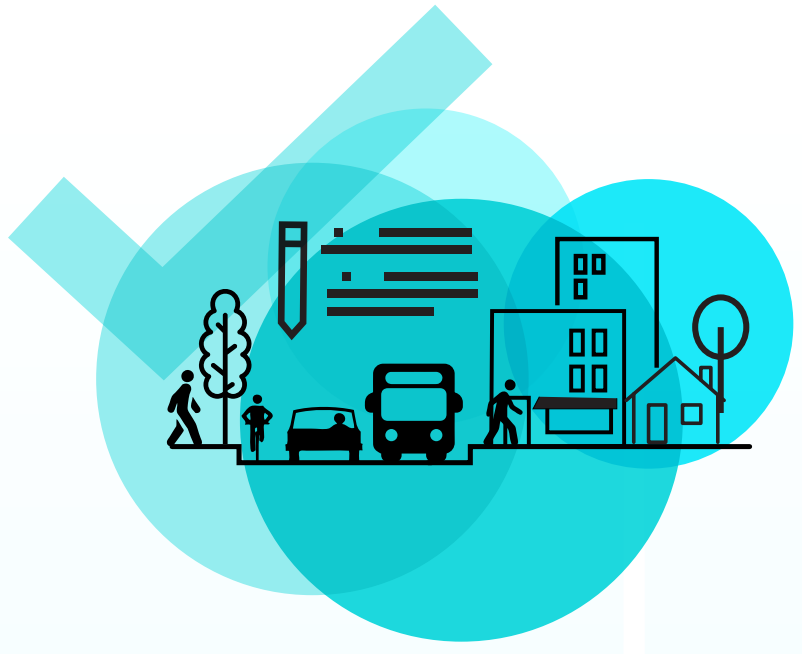
Comment	Extra dots
core city revitalization to include urban greenways as transportation	
Reimagine our transportation options in core city area	
Consider safety, walkability and aesthetics over traffic speed and throughput.	
strongtowns.org	
Please consider a golf cart path or option with the bike paths. If you are looking for a model to view Peachtree City, GA is an intentional community utilizing golf carts (not a senior-living city). This would compliment the walk-able / biking options, allow us to travel farther than walking and more social than bikes.	
The core city area - particularly along main street - really needs to be more walkable. Main St. is a freeway that is totally pedestrian-unfriendly. People try to walk along main street between State st + Downtown, to enjoy the various businesses there but it is extremely unpleasant & not safe. it's also ugly & unappealing to visitors. I would also like to see greater attention paid to it are beautiful old building's zoning decisions, allowing more room for judgment if a building ar business does not fit into a certain area, for example, advance auto parts put its new building on the corner of Main + Lexington, the gateway to the core city where # of business are trying to make the area attractive - it seems totally out of place there. also, the old gas station (exxon mobil) in the middle of the nicht sector of main st. (between ferriss & parking) is a blight on the area. The buildings surrounding it are beautiful old buildings blighted by the gas station there. Finally, there need to be more sidewalks or (word) outside the core city, north or main. There are parts where you can see the path the grass made by all the people who walk there (ex: in front of the milk factory). This should indicate a need for sidewalks there. this or also on lexington ave. east of main st. This is unsafe & unsightly.	
I'd need to see reparations to historically marginalized populations. no more pandering to elite private universities. turn the abandoned oak hollow mall into affordable housing. Also, is anyone going to do some- thing about the chromium in the drinking water?	
High Point City schools! schools! schools!	

Comment	Extra dots
Invest in sidewalks in high use areas that do not have sidewalks	
all streels have sidewalks on both sides. Carol Bay development meets Eastchester, which goes to grocery & pack, & stores.	
yes, side walks on new streets, but complete sidewalks and add them to existing streets and neighborhoods	

Comment	Extra dots
Ensuring a direct linkage of the 2045 comp plan to capital improvement projects outlays.	
Sidewalks where needed- not just to check a box	
Developers should not be saddled with costs of sidewalks that don't make sense	
Bike lanes are not a priority over people!	
Connect old neighborhoods to resources & recreation	
More transparency needed in lower income areas help get to work	
We deserve better options! these build are not sustainable	
do not plant high density developments in middle of low density neighborhoods	
fill in critical gaps in sidewalks in existing neighborhoods (there's a lot!) to improve walkability	**4**
create a sustainability plan	
rapid transit that connects north and south High Point. it can also extend to greensboro and winston-salem. this allows all to commute (ex. atlanta's marta)	
You need more sidewalks. Adding bike lanes next to car lanes does not work. It is dangerous and stressful. When you build a city for cars there is not going back.	
Yes, we definitely need a more walkable city in general. But there also needs to be things to walk to (apartments/condos, eateries, events, stores, etc.). We need more bike lanes as well, and to expand the Greenway Trail. I like the recent trolley that Greensboro has implemented for their downtown. Maybe something like that could work for High Point (other than the city bus).	
Yes, I agree.	
Yes , I agree we need diversity in transportation and the use of land .	

BIG THINGS

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WHAT DOES PROGRESS MEAN TO YOU?

Diversify transportation modes and land uses

BIG THINGS

Don't see your outcome on the list? Place your own outcomes here:

yes

yes

Would like to see the litter issue acknowledged. Seems to be a state wide concern, more than other states I have resided.

We need better traffic patterns for the main traffic arteries feeding the city. 74, 85 and 40 work well for traveling north east to Winston and South to Asheboro and East to Burlington. Greensboro is less accessible since 68/Eastchester/Westchester/Wendover traffic gets worse with every addition to 68. Cutting off easy access to Greensboro will limit growth.

Walkability is important

Walkability and bikeability could help reduce gasoline consumption which makes the climate crisis worse.

Transportation is important, but this really feels like less of a big thing to me than the others.

Transportation is always a major issue, particularly for people who don't have cars or other means to get from one point to another. It affects basic needs, such as shopping for groceries, going to work and getting to doctor appointments. An added benefit is that people with other means of transportation will use city transportation if it's convenient, clean, safe and reasonably priced. There are benefits for all citizens in convenient public transportation.

transportation is a lot of what divides us as a city, so we have to tackle it.

This is so important to me!! One of the biggest downsides to High Point currently is how necessary a car is to get around the city.

This is a HUGE need for our city!!!

This integration is likely the key to the whole plan.

The Greenway is obviously a massive win for the Triad/High Point - understand there's a plan for expanding that, and can only be a plus for the 2045 plan....transportation less familiar with and is probably a big challenge due to the wide spreadout of the City's footprint.... but thoroughfares other than the Eastchester/Westchester "raceway" will be a great thing to develop...I think!

The City has a disconnect with transportation improvements not supporting land use and development goals. A focused sidewalk plan is long overdue. While regulations currently require desired transportation infrastructure to be supportive of land use, the real issue is with past development and neighborhood growth that didn't benefit from sidewalks, bike lanes and contextually designed street systems, both from local and State street systems. An emphasis needs to be place on retrofitting existing street systems in order for this Big Thing to be successful.

The bus service on the multi-modal does not provide people on the southside with access to jobs along Eastchester, Skeet Club or Wendover. And the buses need to run past 6pm

Super important! We cannot always rely on just the car for solid transportation.

Sounds good.

Sidewalks and good bus services are important for lower income people.

Positive

No it feels like something missing

Market is the opposite of inclusive. Throwing buzzwords on old ideas to trick people into thinking that something different is going on is the same old stuff. Market is dying. DO SOMETHING DIFFERENT!

It's wonderful and Utopian to think of everybody riding bikes, but until we don't need cars to get to all destinations it's tens of millions on a nice idea with no functionality. And this city was built so that everybody needs a car to get to school, to work, to church, to the movies, to the grocery store, etc. It does make sense to have more connections to the greenway and emphasize bikes for recreational purposes.

It's getting better

IT IS a Priority, many years overdue!

In an area like the triad, public transit will always be an option of absolute last resort. The fact is, in this part of the world, people want the freedom a vehicle offers.

Improving a variety of transportation modes should focus on walking and cycling, but should also look at the possibilities of more robust transit options, perhaps even including things like light rail connections to other parts of the Triad.

Important issues.
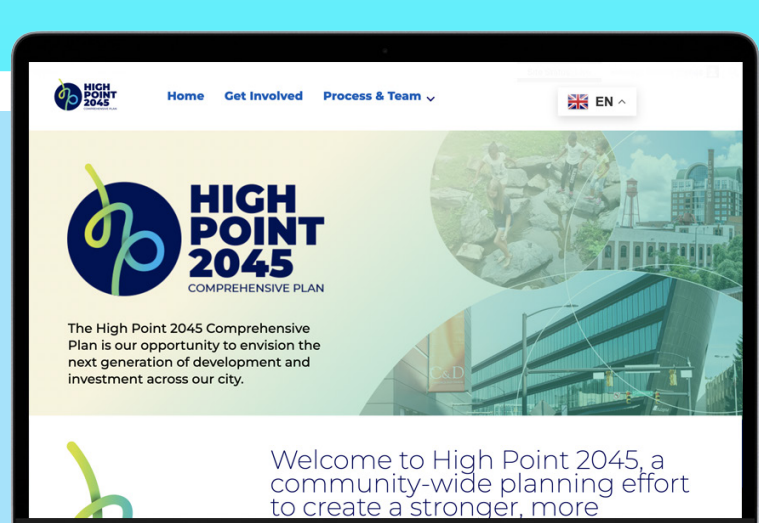
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HIGH POINT 2045
COMPREHENSIVE PLAN

STATION #3

What do we prioritize?
And what will progress look like?

WHAT DOES PROGRESS MEAN TO YOU?

Diversify transportation modes and land uses

BIG THINGS

Don't see your outcome on the list? Place your own outcomes here:

I'm encouraged by this. I have found High Point to be one of the most pedestrian hostile places I've been and I hope that can change. Adding sidewalks and real bike infrastructure (protected lanes, not just painted death gutters and "sharrows" because those don't actually make biking safe) is a great start, but vehicle speed and road widths are huge deterrents to people actually using that infrastructure. No one wants to walk or bike along 4 lanes of traffic going 45 miles and hour. Also, a pleasant walk needs shade and visual interest for people to choose that mode over a car.

I'm all about reliable public transport done right.

I would love to see more light rail that makes it possible for people to easily visit locations throughout High Point without a car. We need mixed-use development so that there are things to do near the giant residential areas in the north of the city. It would be great if people could walk to something interesting...

I think it's thinking in the right direction.

"I never see a public transportation bus with more than a few passengers. Wouldn't it be a great savings and have better service if you sell those big busses and invest in smaller ones - 10 to 12 passengers. Less fuel consumption, less maintenance, lower operating costs and even possible to add more routes. "

I like this as long as additions "go somewhere." Walkways and greenways should be universally connected to each other and pass through or lead to desirable destinations.

I like mixed land use but just need to put transportation routes in parts of the city that have residents who lack a car.

I don't think that most people will take a bus downtown to an event, people want their cars, they don't understand the bus schedules and the stigma of the poor as bus riders

I definitely agree that this integrated approach where people live closer to downtown will certainly make High Point more attractive especially to people considering coming to High Point to live and work.

I agree. I would love to see a city where a car is not necessary to get where you need to go.

High Point is impossible without a car! I would walk many places but there isn't even a crosswalk across Westchester & Lexington. The neighborhoods are disconnected by traffic. I live in walking distance of Publix but can't cross Westchester. Cars speed on Westchester too. We need more walking!

High Point is big and needs continue to be big and "Big Thing" is vital to High Point, it must be a priority.

City money being directed to a specific aria while other areas have stayed stuck in the past as to service levels. Set a basic level of infrastructure service for everyone.

Biking and walkability is nice, but we are a driving community. Most of us do not live within a bike ride or walk to downtown. It would be nice to park there and have those options open to us. For those who would take public transportation, they need something to go to that is affordable to visit.

agree with it

Agree 100%

Absolutely! High Point is currently a city that almost requires the use of a car to get around - even just a few blocks or less than a mile. More and better sidewalks that are shielded from traffic are a must. And finding a way to allow first floor of downtown buildings to go back to retail, commercial and restaurant is key. And it would be awesome to have more public transportation options that cross the city - especially for Lex Ave and Westchester/Eastchester. We need to find ways to move people easily for big events to/from downtown as well.

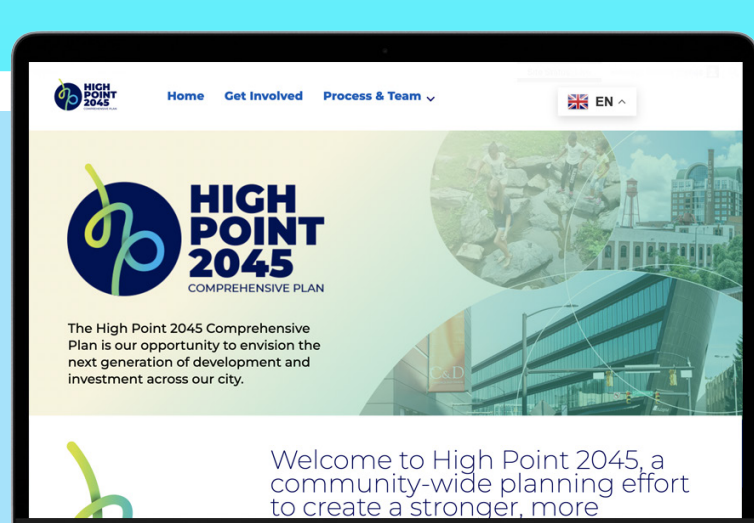"Big Things" should be cohesive for everyone in this city.

There is a bypass for 68/Eastchester (like Jamestown Parkway did for giving Jamestown residents faster connections)

Most streets should have real bike infrastructure. Painted bike lanes and shared use arrows are not enough. If you wouldn't let your child or mother bike there, it isn't safe enough to be a real option for most people

More parking offering more options to bring people in

Having a minimum open space requirement in new developments. This open space should be usable area and not the scrap undevelopable left over lands and not environmentally sensitive lands.

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HIGH POINT 2045
COMPREHENSIVE PLAN

STATION #3

What do we prioritize?
And what will progress look like?
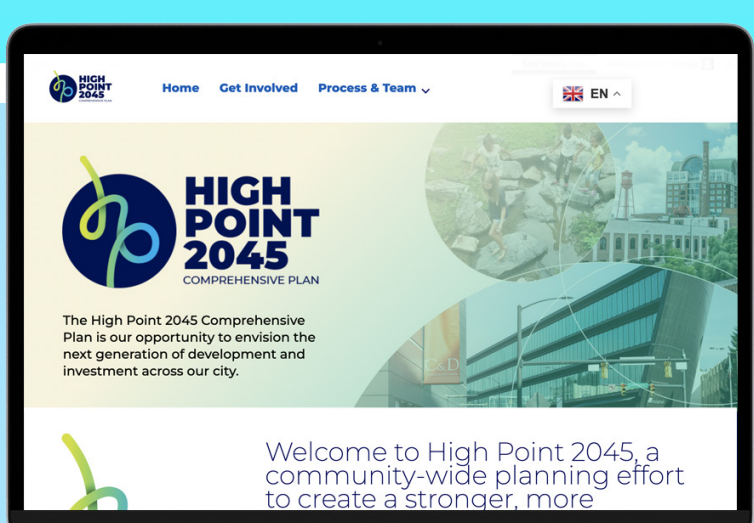
WHAT DOES PROGRESS MEAN TO YOU?

Don't see your outcome on the list? Place your own outcomes here:

Downtown is too far away from most of us and the more neighborhood shopping areas you have the less need there is for shopping downtown. You cannot do both.

Bus routes are expanded to reach ALL areas of the city. Buses run more frequently, and are scheduled to run later and over the weekend.

Better transportation for the southside to access to better jobs. More low income or subsidized housing that is safe and livable

Diversify transportation modes and land uses

BIG THINGS

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How will we grow?

Which scenario would you like to see as High Point's future?

For which metrics are we trying to move the needle?

Each of these scenarios performs differently because how and where development happens will impact a range of factors including those detailed below.

Reduced land consumption and **more preservation** of open/green space

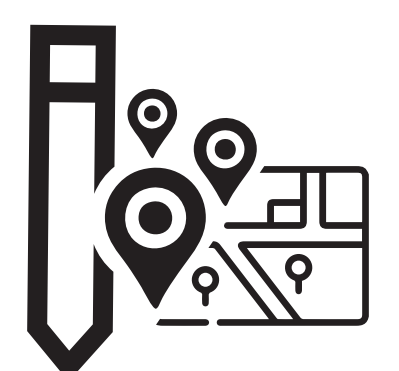**Getting around is easier and safer** for everyone

Reduced infrastructure cost for additional streets, water, sewer, utilities needed

More jobs created and concentrated to spur even more economic activity

A range of housing types to accommodate households at different life stages and price points
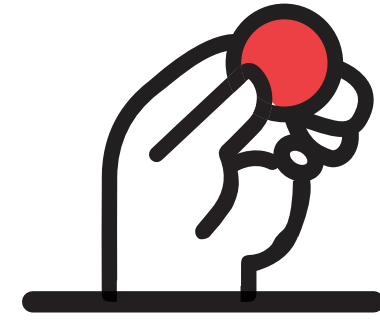
A wide range of land uses for residential, retail, office, public, industrial purposes

Shorter distances to reach grocery stores, medical facilities, and other services

Transit options (e.g., options, frequency, service, etc.) **are improved**

Place your **red dot sticker** in the box under the scenario you think High Point's future should look like.

Stay the course

Continue doing what has been done with minor adjustments

Getting around is easier and safer | Range of land uses | Shorter distances | Transit options

More jobs created
Reduced infrastructure cost
Range of housing
Reduced land consumption, more preservation

Less likely to get us there

SCENARIO **1**

More likely to get us there

Place your stickers here **6** ●●●●●●

Pivot slightly

Continue the current development pattern but increase the density of new residential development

Getting around is easier and safer | Range of land uses | Shorter distances | Transit options | Range of housing

More jobs created
Reduced infrastructure cost
Reduced land consumption, more preservation

Less likely to get us there

SCENARIO **2**

More likely to get us there

Place your stickers here **20** ●●●●●●●●●● ●●●●●●●●●●

Course Correction

Direct growth to activity centers (mixed-use districts)

Getting around is easier and safer | More jobs created
Reduced land consumption, more preservation | Reduced infrastructure cost
Range of housing | Shorter distances | Transit options
Range of and uses

Less likely to get us there

SCENARIO **3**

More likely to get us there

Place your stickers here **37** ●●●●●●●●●●●●●●●●●●● ●●●●●●●●●●●●●●●●●●

Major Course Correction

Direct growth to activity centers (mixed-use districts) while also preserving land

Getting around is easier and safer | More jobs created
Range of housing | Transit options | Shorter distances
Range of and uses
Reduced infrastructure cost
Reduced land consumption, more preservation

Less likely to get us there

SCENARIO **4**

More likely to get us there

Place your stickers here **89** ●● ●●

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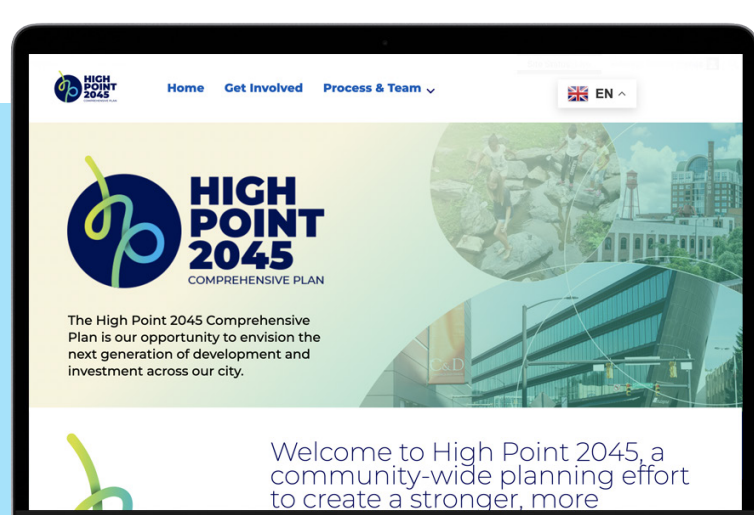
Which scenario would you like to see as High Point's future?

Comments

The government has limited ability to do this. it must respect what "the market demands and where development dollars want to go.

mix of all four course corrections would be ideal!

While Scenarios 3 and 4 offers different development patterns, I do not think that a true course correction will occur because more land will not be preserved or compact development protected. I think a slight pivot is the most realistic course and achieving higher densities in most neighborhoods will be a major accom

We should invest in rebuilding and/or rennovating current neighborhoods rather than building more and more new neighborhoods further and further out. The municipal and environmental expenses increase every time we expand outward. Owners that abandon lots, residential or commercial, should be penalized to make it worth their while to find solutions.

We need better support for entrepreneurs.

We need a city council willing to spend funds for open space and public space useable by all, and that means willingness to buy homes and commercial space and convert to long term public use, the same way that HPU has grown by just buying its peripheral properties. Then moving to the next tier. We should also have several areas where you have live/work/play options all within a few blocks, but that means multi-family options and council cannot wimp out on the underlying rezonings because 2 people show up to oppose multi-family because of "crime, traffic, etc."

This seems manageable, but also can reasonably address the needs for a majority of our citizens.

This is what all of the most promising cities are doing in my opinion. A denser, more walkable, and lively city with diverse housing options will actually attract and retain young people and will help the city remain financially solvent. Staying the course is a model that will only end in financial disaster once the city can't keep growing to fund infrastructure repairs because each round of growth only adds to the infrastructure burden. I'm sure it will be harder road, because it is different and contrary to what many residents expect or profess to prefer, but I think cities need to be bold in communicating the value in change and moving forward with well thought-through plans.

"This is an old city and developers are accustomed to getting what they want because we just accepted any growth as good. We need to provide places that people from other areas want to live in. Raleigh and Charlotte and Winston to some extent have much higher standards for development. Quite accepting the notion that affordable housing does not deserve a sidewalk in front. These are national builders who are feeding us a line about why it does not work here.

Push back on this. Demand quality."

The outward growth model is not sustainable as it will lead to a much higher rate of taxation for citizens and businesses.

Suburbanization gets a bad rap, but there's really a lot to be said for it. Some increased density in certain areas -- downtown makes sense -- could create a lifestyle option that is attractive and beneficial to the community as a whole (it would invigorate downtown, and all that that means). But going hog wild in a new direction seems like poor thinking. I would observe that the red-yellow-green dials in the "move the needle" section suggest an overall basis to this plan before (at least in theory) it's even complete. Who doesn't want to select options that put us in "the green?" Who wants to be a "red" stick in the mud? Hmmmm....

Status-quo is not going to elevate High Point into the competitive future, we have to grow inwards with enough open space for recreation. Density is what we need with focus on infill re-development.

Scenarios 1 and 2 will just lead to more urban sprawl, just like what is currently seen throughout the Triad and really much of the country. Scenario 3 would provide the needed densities to make growth more efficient, but Scenario 4's emphasis on open space preservation has the added benefits of concentrating growth even more and providing recreational and environmental bonuses.

"Scenario 4 would most nearly allow us to achieve economic justice as well as responsible stewardship of our land and water resources. Housing needs, including affordable apartment and single-family units, would more likely be built in ways that would minimize ""NIMBY"" resistance.

Progress is slow and lets the public acclimate, the demise of the downtown, didn't happen overnight, similarly there has been slow and steady growth of businesses in the Uptown area

Plan 4 seems to be the most sustainable in the long run. It also supports your statement of being innovative and taking strategic risks. Oh, and be sure you plant trees during the correct time of year (not the summer!), and in the building codes where contractors and developers are supposed to replant/plant, make sure they do it during the correct times of year and don't just let everything die and not replant the minute they finish a project. Think about getting a good tree ordinance, so less gets chopped down in the first place. Use native plants and trees, too, and hire people who know how to manage it all instead of just people who know how to use a string-trimmer.
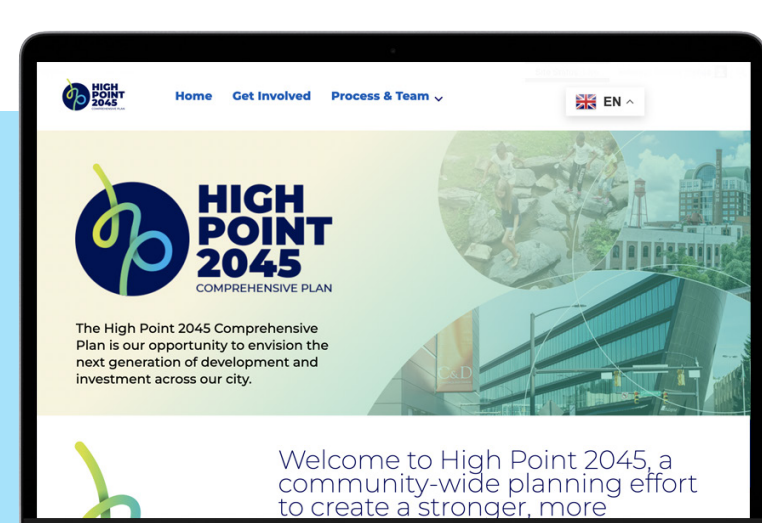
Other cities are crowding us on all sides. Soon we will have nowhere else to go.

Open spaces need to be preserved and maintained

Need to break the cycle of poverty with programs and transportation.

"Need more progressive government to change course
"

N/A

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Which scenario would you like to see as High Point's future?

My husband and I have lived as a married couple in four states and we are in our mid-to-late forties with two children. We absolutely love living here, but the counties and cities plan very poorly for growth and new schools. In Texas, a new school is built in every new housing development, (per so many houses). Our children are districted for SW and the overcrowding is an absolute embarrassment. Planning for and making better use of the land we have within the city must be the action we take. We do not want to use up forests and farmland for giant housing developments.

more positive outcomes

More focus should be on beautifying downtown. Make it attractive and people will want to visit, shop and eat.

LOOOOONG OVERDUE!!!

Just seems the most reliable.

"It's time High Point acknowledged we are now a college town. If Greensboro has become the ACC's title town, there is no reason High Point can't be the Big South's.

Rather than continue to focus on what is, in actuality, a regional furniture market, we should focus on hosting NCAA regional and super regional baseball and softball at the Rockers stadium. With the amount of showroom and exhibition space available downtown, there's little reason to not host conferences, trade organization expos, etc, year round."

It feels like we need to start preserving land for public use like parks, greenways and an amphitheater/outdoor event spaces in the city. Higher density should be encouraged and planned for. Parking lots should go away and reclaim them for public use. Reclaim first floor of major buildings for new retail and restaurants. We shouldn't grow toward GSO and W-S, but should strive to build a strong, dense, vibrant hub in the center of the city.

I'm good with either 3 or 4. I picked 4 just because I like the aspect of acquiring the City's vacant land for future open space and parks. I think we should focus on the improving our existing main areas (like downtown), and less about expanding outwards. We have a lot of opportunity to create a cutting edge, unique, and fashionable City. We have so many run-down vacant buildings that we need to fix and repurpose. We have a lot of opportunity with HPU's presence (and financial standing) to really help us affect positive change in our community. I'm excited for High Point's future!

If High Point wants to distinguish itself from neighboring cities, concentrating growth INWARD makes sense. Concentrate on being different by creating work/live/shop spaces that are walkable and affordable. People are getting tired of ever growing suburbs and horrible traffic. I would love to be able to walk to work, but there are very few housing options in my area of High Point, and the few new options being built are prohibitively expensive.

I would like to see higher intensity development in appropriate areas up to 40 du/ac. When those areas developed, there their should be minimum density standard (i.e. 20 du/ac) in those areas, don't allow develops to low-ball residential densities in those areas.

I would like to see better use of the existing footprint with less sprawl. The greenspaces and urban blight removal will make the areas safer and widely used.

I think that radical change needs to be done for the city to compete with the surrounding areas in the Triad. The city needs to be a place that attracts future generations instead of having younger individuals moving to bigger cities like Charlotte and Raleigh. More apartments need to be built to accommodate workforce housing and be affordable in price. Most younger residents do not consider moving back due to the lack of apartment spaces which forces them to buy or rent a house that is expensive. The downtown needs to be more mixed-use so that when out of season showrooms can be redeveloped into residential space to create a vibrant and liveable sense.

I think prioritizing sustainable practices, like walkable/bikeable sidewalks and trails, safeguarding land for future parks and recreation space, and making sure all residents of High Point have access to these things is what will make High Point a great place to live in the future.

I think it will benefit more people from most communities .

I think High Point as a Town/City community needs Downtown, which is really a projection of a cohesive community...as a newcomer to the area, of the 3 Triad communities Winston presents a Downtown "cool" factor and the Live, Work, Play dimension. But High Point has something big on Winston....it has a rep of "making things" and even more is positioned to stay 21st century "hip" with Market (which is a global rep) and other entrepreneurs who like the High Point "can do" ethic that has developed (see Jay Wagner!!). One example Amtrak stops here - and it is packed! Downtown development can drive off of an Amtrak MO - trains travel through cities and towns, and feature the visuals of what a town has to offer....and High Point has that seed element already in place (e.g. the downtown parking structure across from Amtrak station).

"I select this because selecting #4 suggests within the poster a need to increase taxes. I prefer the goals of #4 if it can be done while allotting funds already received from external sources or taxpayers.
Frankly, a big reason to move our family to NC was to be near undeveloped space."

I see positive, incremental change in HP.

I like the progress, but making our communities safer needs to be the number one initiative, and then develop from there.
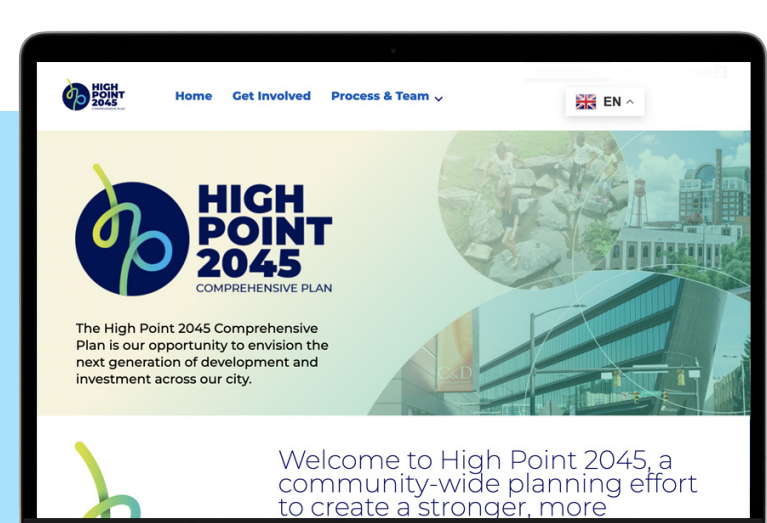
I like more jobs.

I grew up in Washington DC and loved the live/work/play/walk everywhere way of life. Loved and greatly miss the diversity and cultural opportunities there.

I don't think the major correction is realistic politically in the city. But we need to push it as far as its possible to go.

I do not want to lose any of our rural spaces. I think this only adds to High Point's attractiveness. Some people want more space to live and play. Some people like living near or in the city.

HPU has too much control over the city, and the giant wall around the campus makes it feel separate from the city.

HP has down a brilliant job and I know will continue in a positive direction.

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Which scenario would you like to see as High Point's future?

High Point definitely needs a major course correction ASAP to mitigate existing issues and to avoid future challenges.

Having growth while also preserving land is key to a vibrant city.

Growing outward doesn't fulfill the goals and the big ideas laid out in the plan as well as a course correction, plus it feels like we just turn into a giant suburb with no real center or source. In the end, we'd just be a suburb of Winston Salem and Greensboro with no compelling reason to be here other than maybe better home prices and better tax rate. For the city to have compelling reason to be, it needs to lean into hubs and start centering more around those, make those areas more compelling and more interesting, as well as the infrastructure to support those features. Also, and probably moreso than anything, this most accomplishes the big thinks and their supporting pillars with a reasonable amount of risk.

Decisions should be made to be fair to everyone.

Cities where there is a vital downtown are ultimately better places to live for all citizens. More green space, safer downtown environment, range of housing types and more convenient transportation options will attract citizens of diverse income levels, particularly a young geographic. It will do that while making it easier for people with fewer financial resources to avail themselves of necessary services.

Bold move is needed to make high point an attractive city.

Big cities are not great. I understand we need to grow but too big can bad.

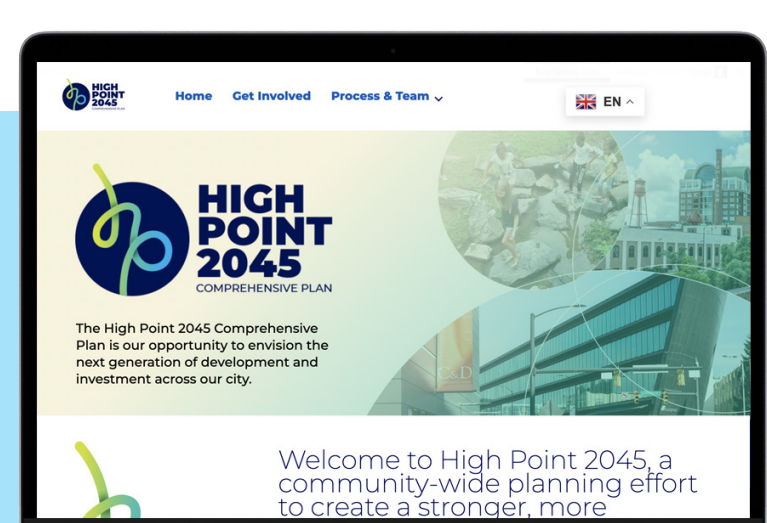"because this whole thing seems to be absence more support for low income people.
"

Because it prioritizes mix use as well as open space. this is important for a city that hosts an international market.

Anything other than Scenario 1 would be working toward supporting of selected values. A course correction or major course corrected as labeled in Scenario 3 & 4 may not be supported by City Council nor TREBIC. A slight pivot as noted in Scenario 2 may be what they would support at most. However, to align with the chosen values and realistically achieve the Big 3 Things, the City should test and hopefully support scenario 3. I think scenario 4 would be impossible to achieve in this City given the lack of will to truly pursue it.

After the post-NAFTA down turn in the 90's the City has done an excellent job of diversifying the local economy and also maintaining the importance of the Market. These are long term propositions and High Point is moving in the right direction, the key is to maintain momentum in that direction in order to continue to reap those benefits. Altering the course now risks losing momentum and then losing the social and economic benefits.

Adding other elements is good

4 allows for the best growth and opportunities for our community.

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