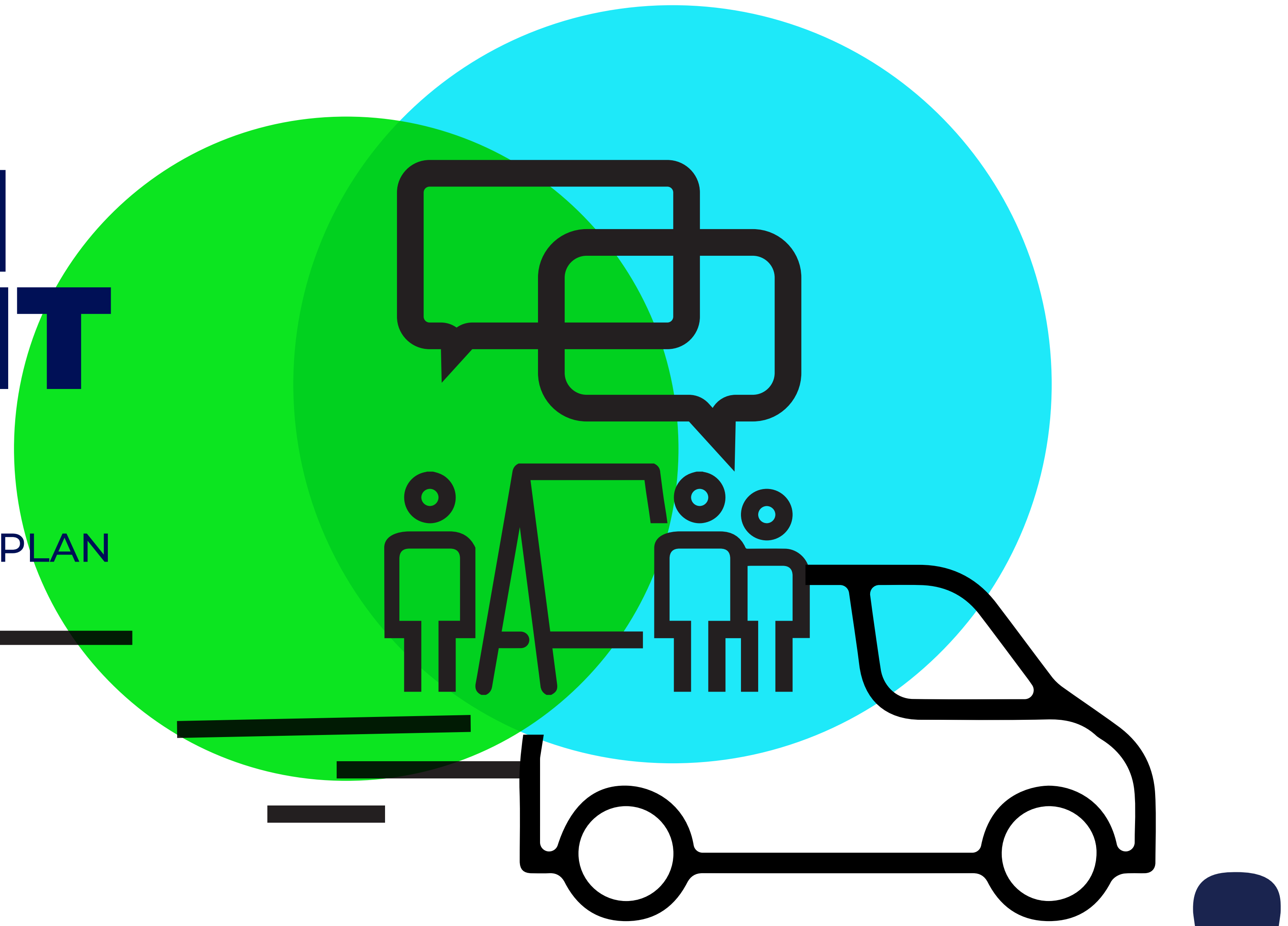




# HIGH POINT 2045

COMPREHENSIVE PLAN

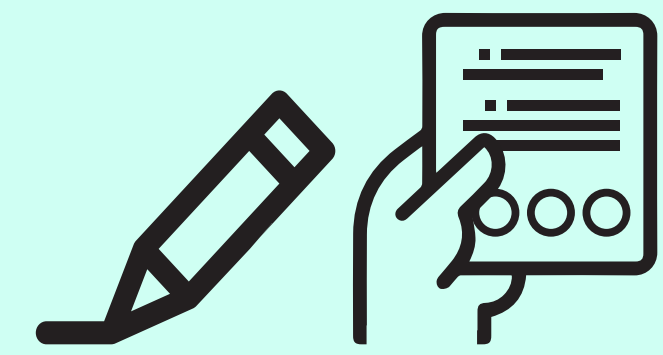


November Open House  
Roadshows

# Welcome!

## Here's how to get started:

1. **Sign in at the registration table** to get your handout and colored dot stickers.



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.

2. **Begin at Station #1 and work your way through Station #3** at your own pace and convenience.



STATION #1  
Overview of  
High Point 2045

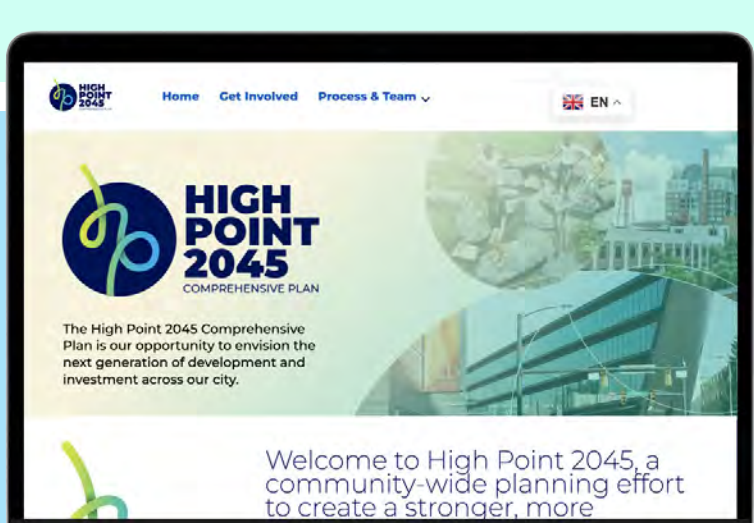
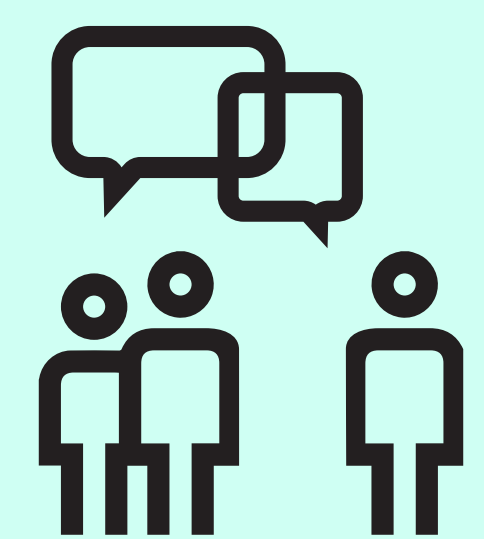


STATION #2  
Draft Plan  
Preview  
Use your  
Post-it notes



STATION #3  
Growth Framework  
Use your  
Post-it notes and  
colored dots

3. **Don't hesitate to ask project representatives questions or talk about things** 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.





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

Steering committee members hosted **Kitchen Table Conversations**—small, facilitated discussions helped to identify important issues and how the community makes decisions.

**Online survey** included more than 300 participants and provided feedback regarding how High Point should grow.

**Open houses** (in-person and online) in April and July provided an opportunity for residents to learn about the planning process and have in-depth conversations with steering committee members and project consultants about things important to them.



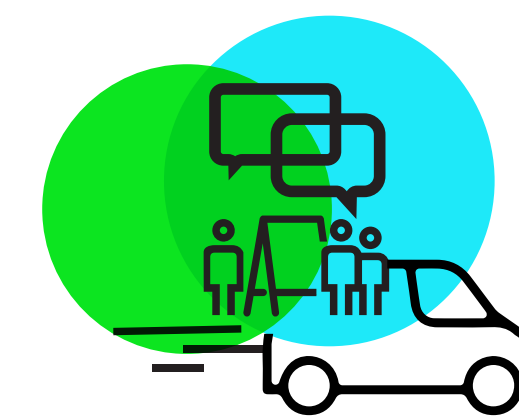
Steering Committee



Kitchen Table Conversations



Online Survey



Open Houses

### Overview

Through the crafting of an implementable plan reflects 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

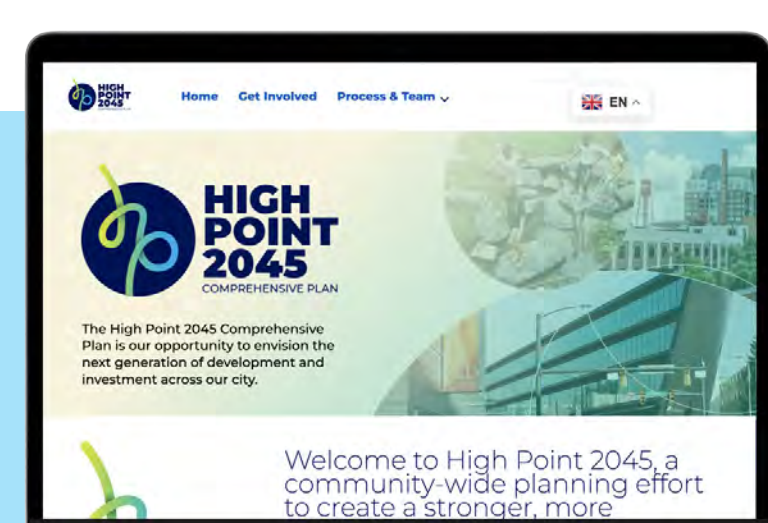
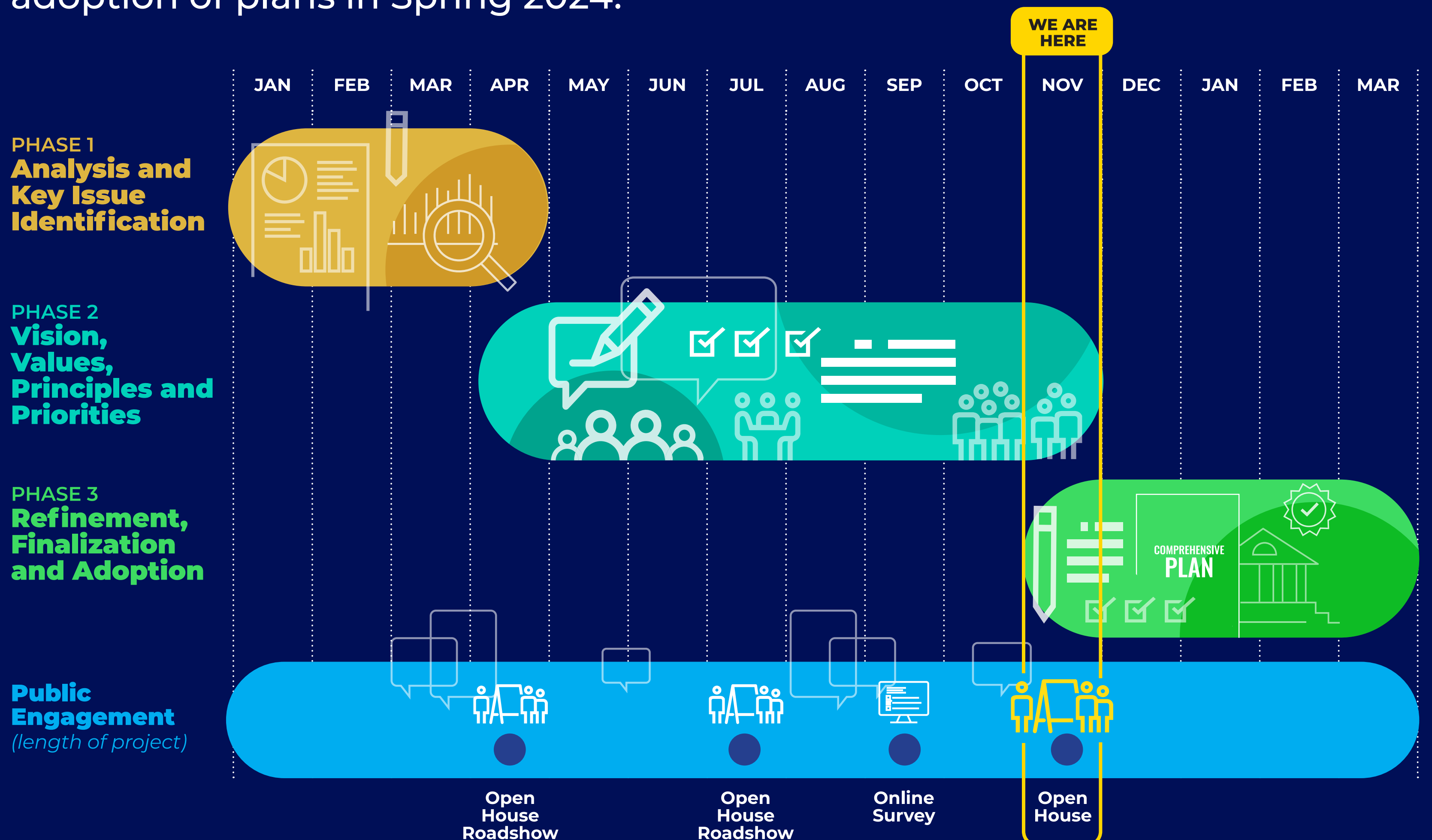
#### High Point 2045 Comprehensive Plan

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 Spring 2024.



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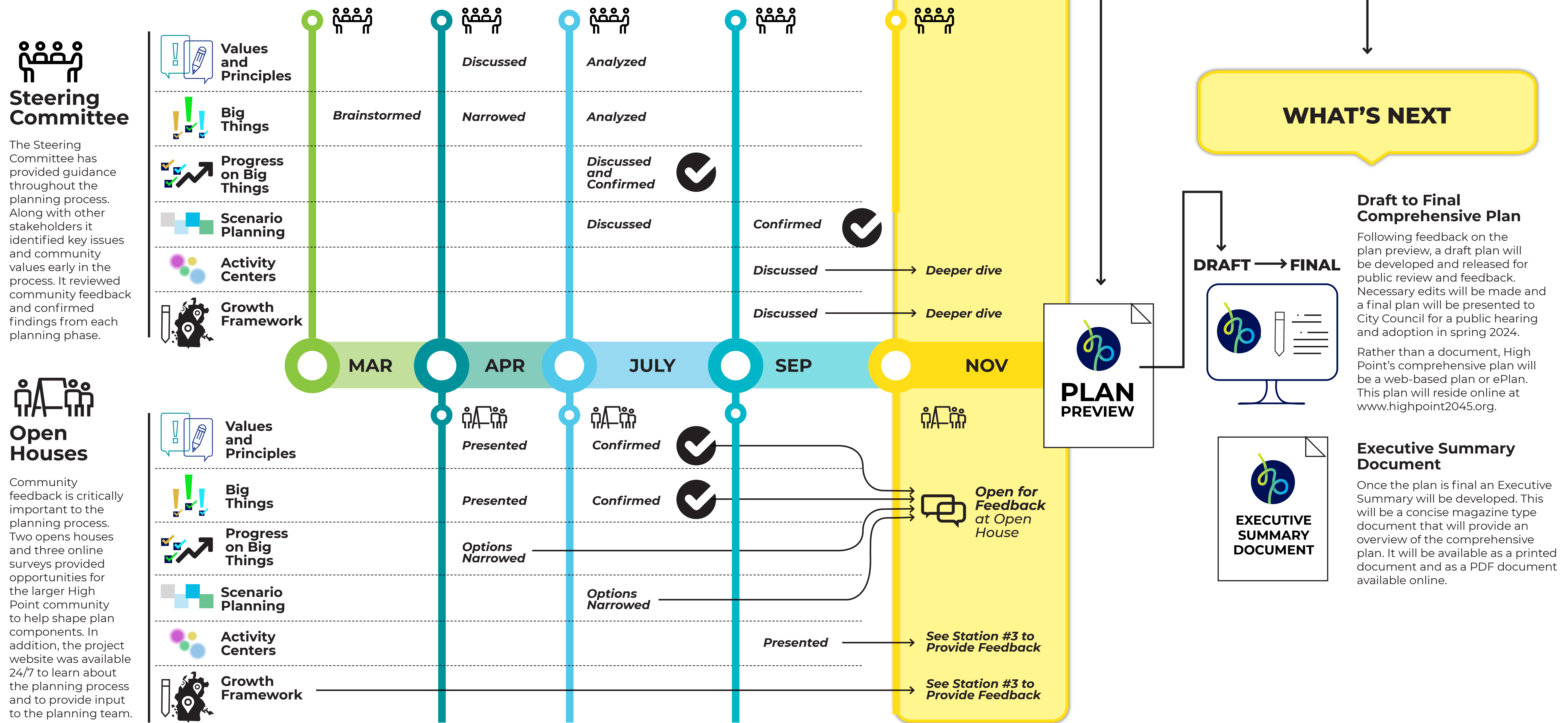
## What is the Plan Preview?



This **Plan Preview** has been developed to demonstrate what a draft High Point 2045 Comprehensive Plan might look like based on the planning process thus far—including the identification of **core values, planning principles, priority issues, and desired outcomes**. Its content has been kept at a summary level and remains subject to change.

Between November and March, feedback on this document and additional guidance from the steering committee and other stakeholders will aid the project's consultants as they flesh-out and **refine content into a full draft plan**.

## How did we get here and where do we go next?

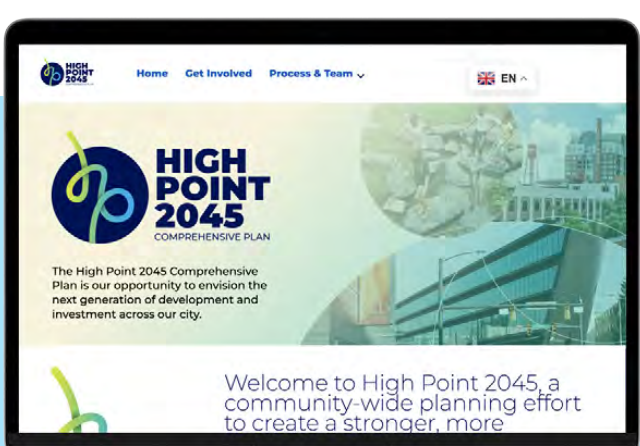


### Post your feedback below

### We need your feedback!

Before the development of the full draft of the HighPoint2045 Comprehensive Plan begins, we need to know if the overall structure and content of this Plan Preview is an accurate reflection of the planning process to date and seems to be heading in the right direction.

Does this Plan Preview provide an acceptable model for building out the draft plan? Are there changes or pivots that you think need to be made first?



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## Introduction

The Introductory section will lay out the project background and summarize the plan's vision, the components of which will be detailed in the rest of the plan. It will also provide background on the following



### THE PLAN'S PURPOSE AND ROLE

An overview of what a comprehensive plan is and isn't, the role that it plays in the City of High Point, and what it takes to convert the plan into tangible actions.

### PLANNING PROCESS OVERVIEW

A summary of the process behind the plan's development, including the role of the steering committee and community engagement activities.

### OUTREACH BY THE NUMBERS

**HIGH POINT 2045**  
COMPREHENSIVE PLAN

Since April 2023, High Point 2045 Comprehensive Plan outreach efforts have included:

**2,111**

Facebook post link clicks

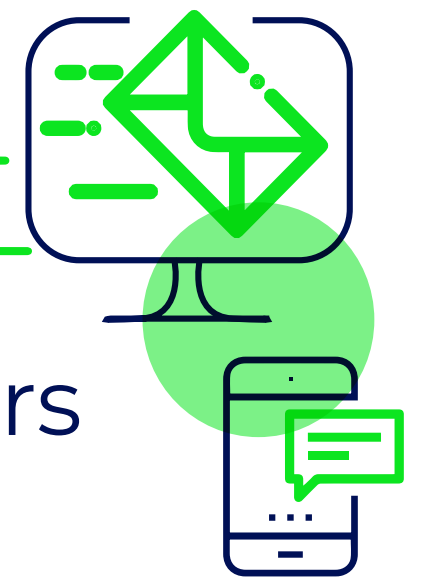


**814**

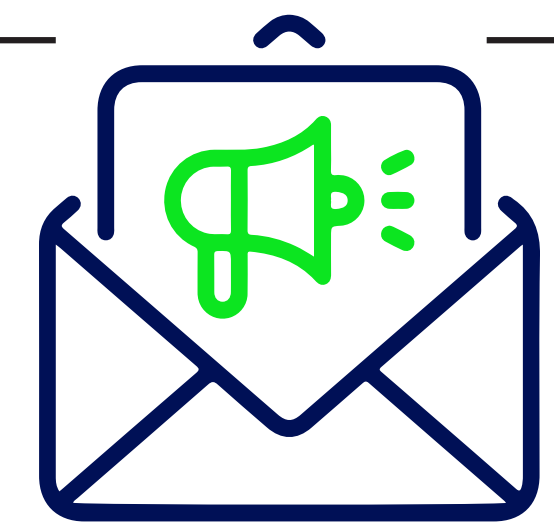
Engagement HQ informed visitors who clicked on a link within the platform



Emails sent to **472** registered NotifyMe users

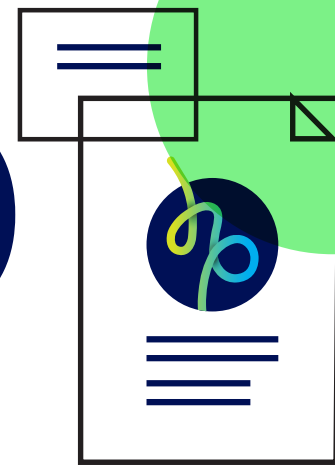


Emails sent to **35** partner organizations and **30** top employers in the city to help promote open house events/online survey



Approximately **3,500**

project business cards/flyers distributed

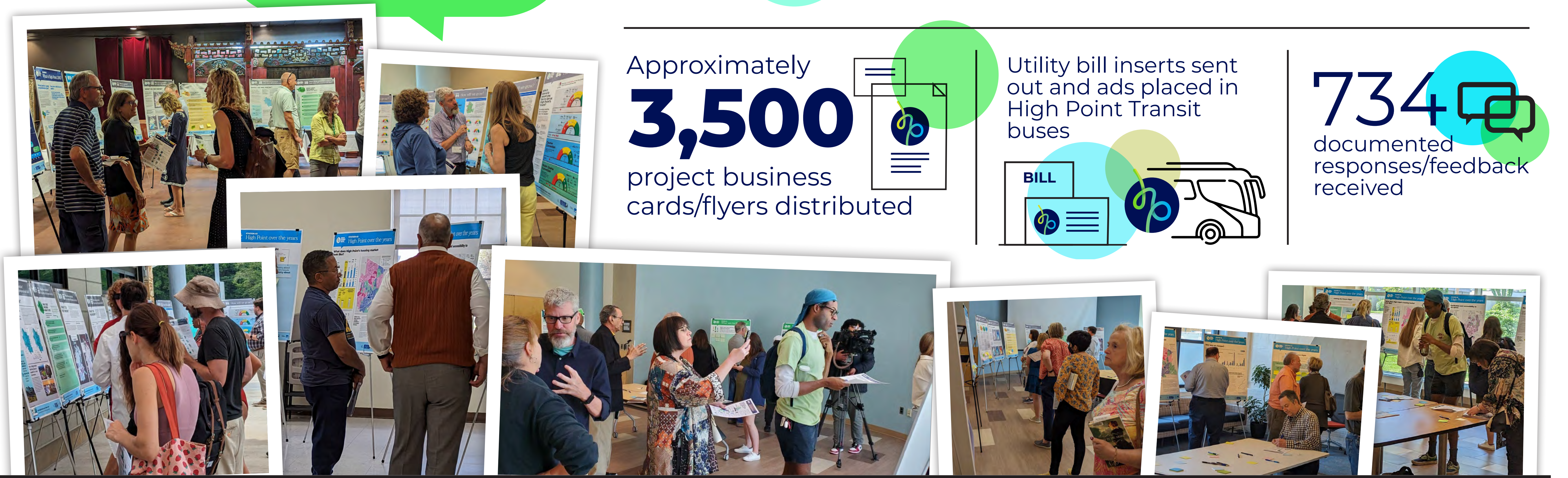


Utility bill inserts sent out and ads placed in High Point Transit buses



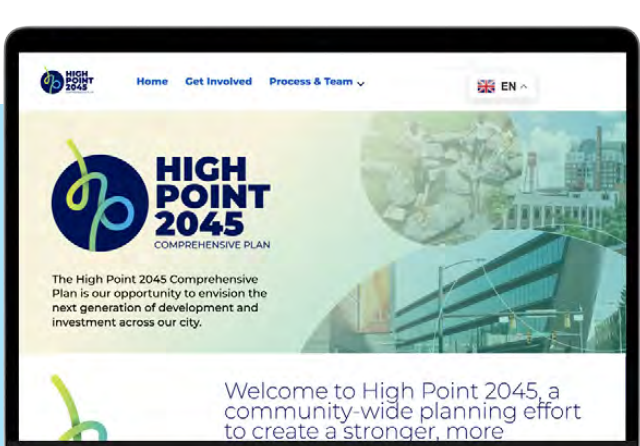
**734**

documented responses/feedback received



### Post your feedback below

What do you think about the plan preview? If you have comments or suggestions, please write them on a Post-It note and leave it here:



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

City of High Point, NC



Planning Consultants



## How will we make decisions?

High Point's core values and the planning principles that stem from those values are the roots of HighPoint2045's decision-making framework. This section will provide an overview of these values and principles, what they mean, and a primer on how to apply them on a regular basis—while acknowledging that their meaning and how to interpret them should always be subject to debate and conversation.

### Core Values and Planning Principles

#### Core Values

Our core values are deeply-held, widely-shared beliefs that serve as building blocks for our vision of the future.

- DRAFT Core Values**  
We are committed to **being...**
- an **inclusive** community
  - an **entrepreneurial** community
  - a **creative** community

#### 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.

- DRAFT Planning Principles**
- Support critical thinking and strategic risk-taking
  - Work together and include all voices
  - Set standards that will move us forward and make us proud decades from now
  - Build and celebrate our own identity

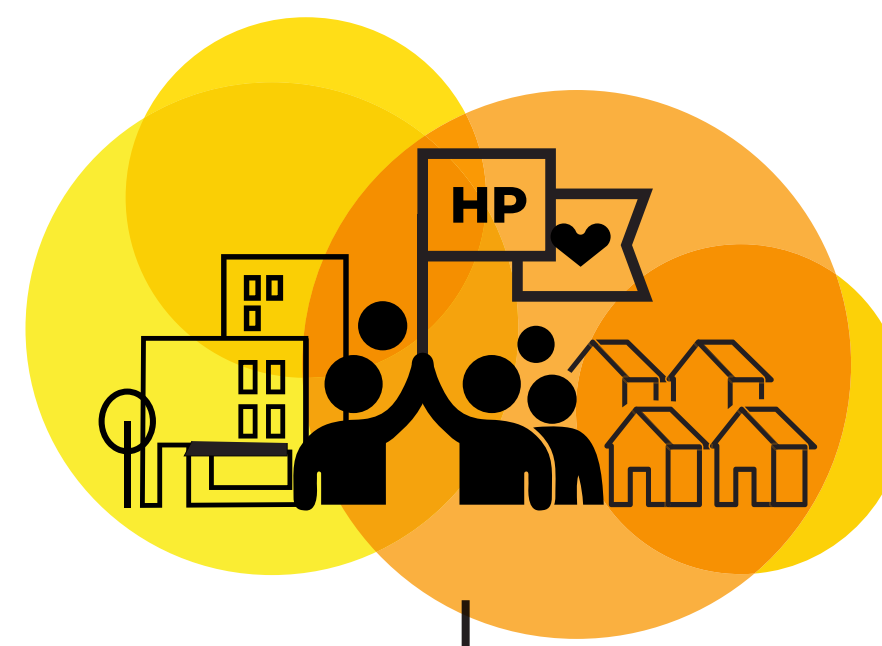
## What are our priorities?



Three priority issues, or 'Big Things', have emerged. 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.

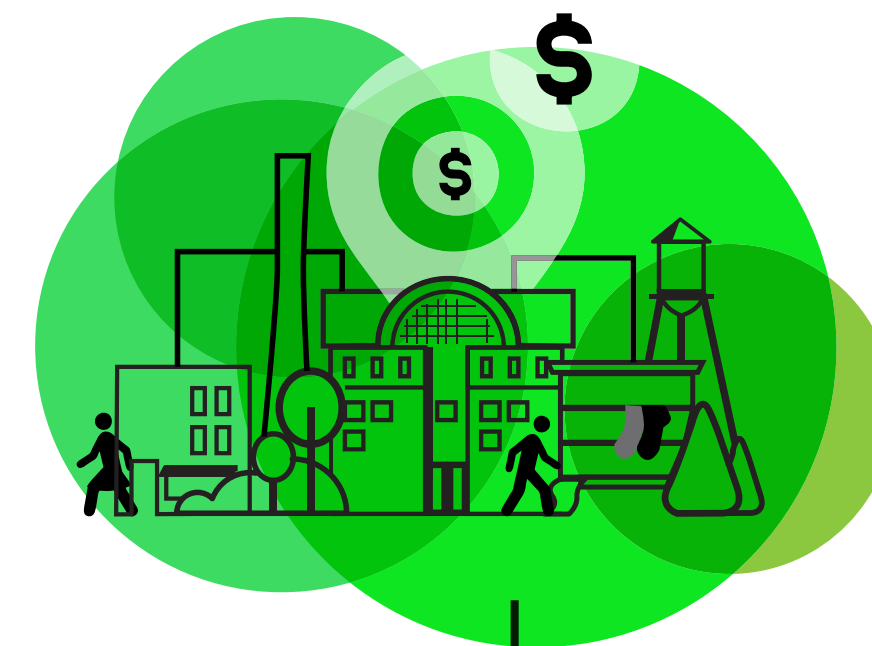
#### BIG THING Cultivate a Sense of Community and Unity

Recognize and develop strategies to overcome the disparities that divide our city.



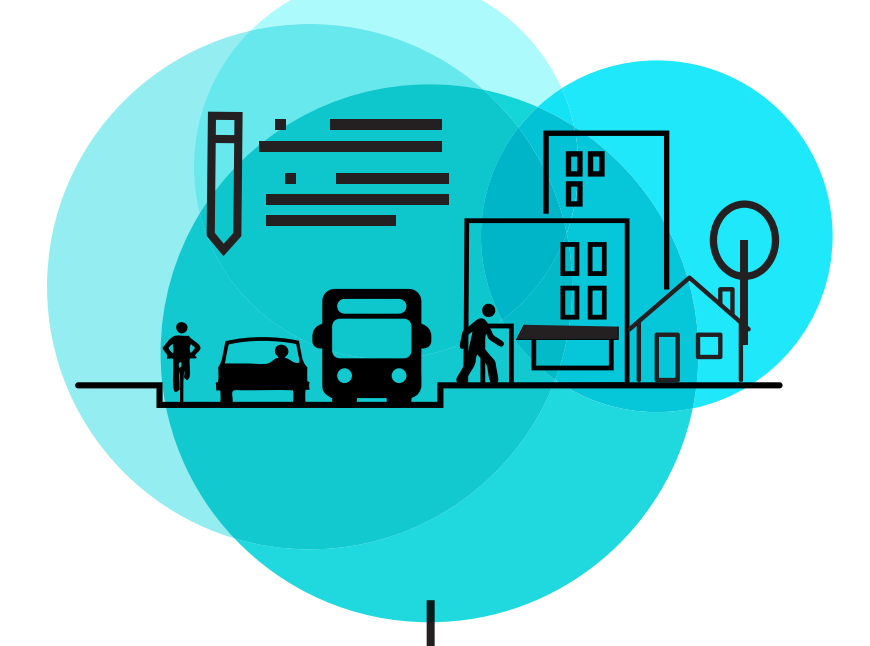
#### BIG THING Strengthen the Sense of Place and Economic Vitality of Downtown

Do what is necessary to create a vibrant downtown that coexists with the Market.



#### BIG THING Diversify Land Use and Transportation Modes

Look for opportunities to diversify housing options and create mixed-use activity centers while developing streets for all users.



#### Progress on Big Things

Each of the Big Things will also include the **top three potential outcomes** that participants said would indicate progress.

##### TOP THREE POTENTIAL OUTCOMES

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.

I am starting to see new **housing and businesses on previously vacant lots** in neighborhoods that haven't experienced development in a long time.

The sense of a North/South divide in the city has diminished and **socioeconomic gaps have narrowed**.

##### TOP THREE POTENTIAL OUTCOMES

**Downtown streets feel walkable** because they not only have sidewalks but street trees, pedestrian level lighting, crosswalks, benches, trash receptacles, and other pedestrian amenities.

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.

Storefronts outside of the Market district are active and **feel alive with a mix of retail and commercial businesses**.

##### TOP THREE POTENTIAL OUTCOMES

A **variety of housing options** are available for people in all life stages and incomes.

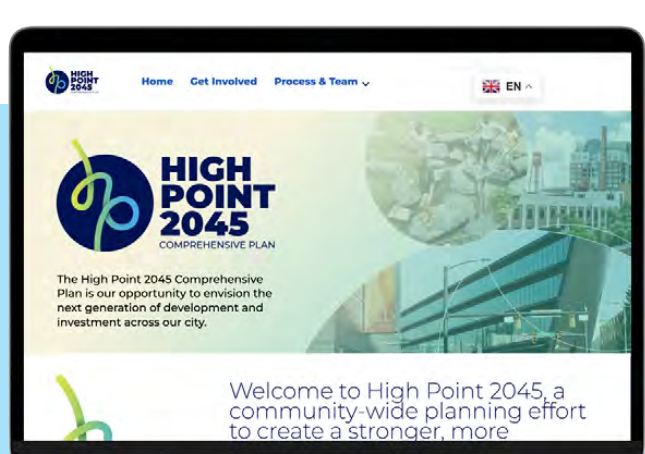
Parks, trails, and other recreational opportunities are accessible from my home and place of business. **Walking, biking and driving are all viable options**.

There are areas outside of downtown where you can **live, work, and shop** all in a compact walkable area.



**What do you think about plan preview? If you have comments or suggestions, please write them on a Post-It note and leave it here:**

*Post your feedback below*



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City of High Point, NC



Planning Consultants



## How will we grow?

This section will layout the framework for how High Point will grow between 2024 and 2045. High Point community made it clear that it wants more mixed-use centers with streets that accommodate all modes of travel.

### Scenario Planning

Scenario planning gives us an opportunity to test our values with how we plan for growth. What goes where and what it looks like are determined by the regulations the community opts to put in place.



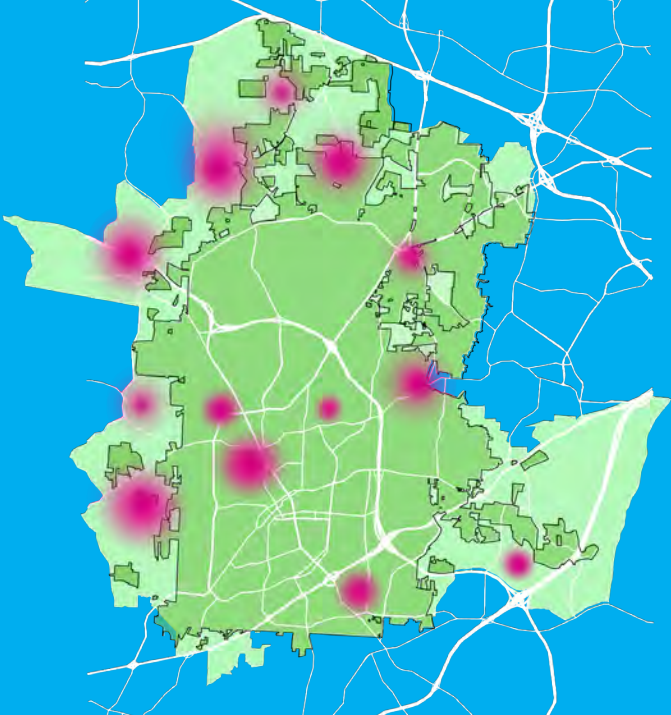
When four possible growth scenarios were presented at the public open houses and discussed with the HP2045 steering committee in July, there was a **general preference for Scenario 4**, and some support for a hybrid of Scenarios 3 and 4.



**80% Supported**

SCENARIO  
**3** Course correction

Where and to what extent will most of the new growth be directed?

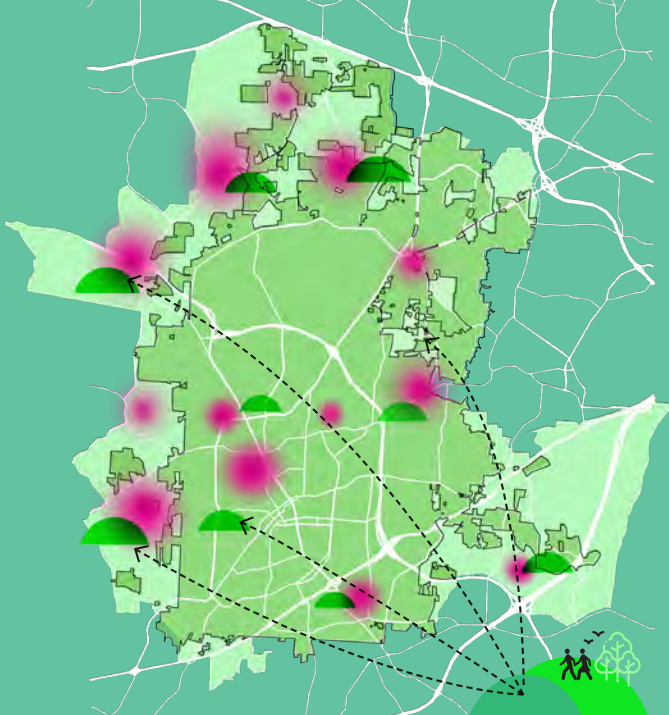


Direct much of the new growth to activity centers (mixed-use districts)

**59% Supported**

SCENARIO  
**4** Major course correction

Where and to what extent will most of the new growth be directed?



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

### Growth Framework

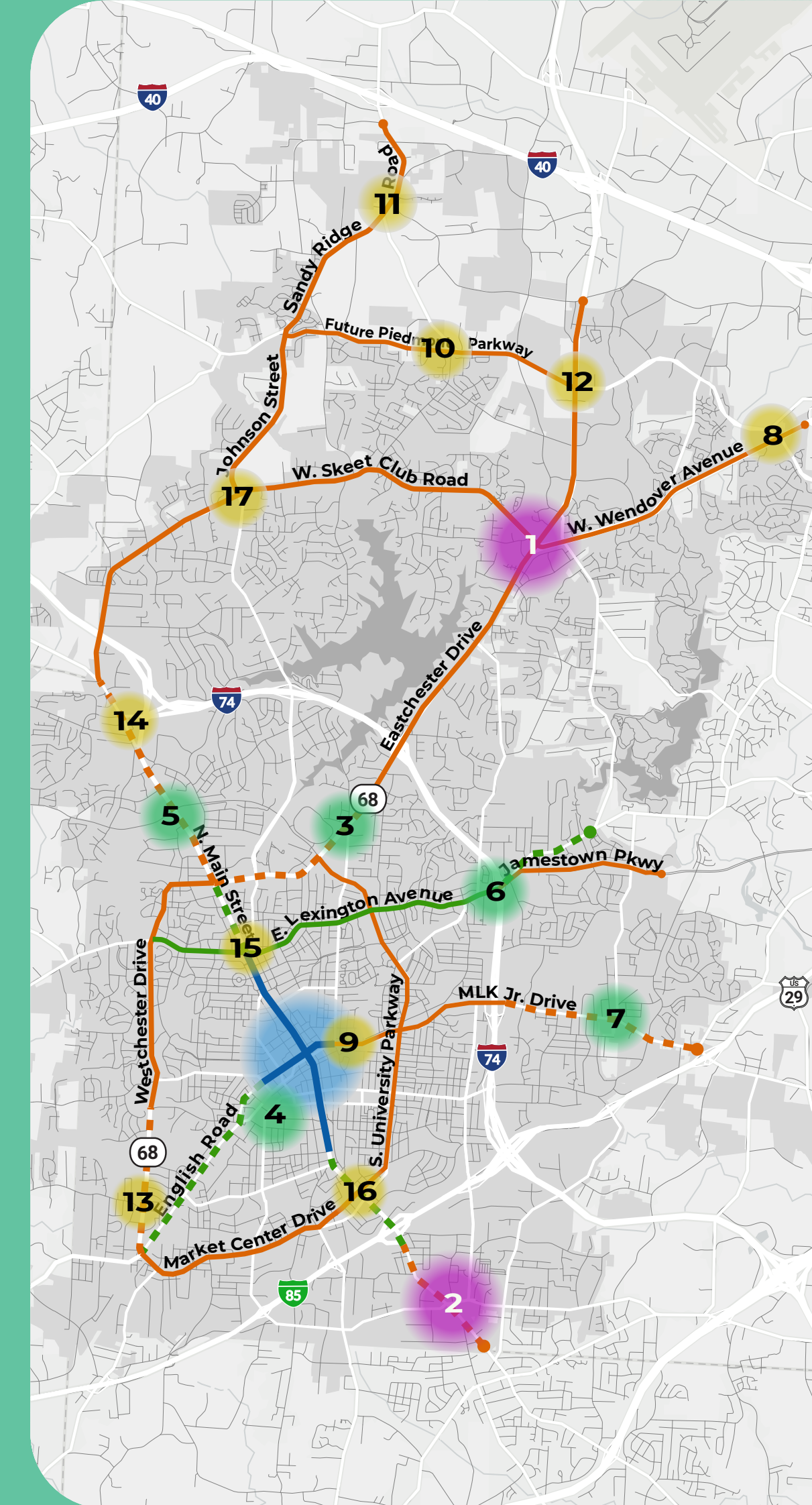
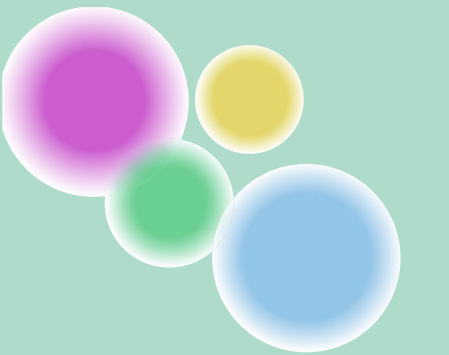
The framework for High Point's growth moving forward will require a different way of doing things when it comes to development. Rather than greenfield development at the city's edge, a majority of new development will be directed to **mixed-use centers**. These centers will include a **variety of housing types** with other uses within walking distances, such as commercial and office uses. For mixed-use to be successful, it requires an urban form where the **public and private realms are better integrated** with higher densities and more walkable and bikeable streets. Transit becomes more viable as these centers become more dense. At the same time, the greenfields at the city's edge will be preserved or developed at very low densities.



From Community Input to Mapping

### Activity Centers

These mixed-use centers are located throughout the city based on availability of vacant and /or underutilized land, the likely continuation of recent development and market forces, proximity to corridors and expressways, and the general distribution throughout the city.



#### Activity Centers & Corridors

- Regional - City-wide**
  - 1 Palladium
  - 2 S. Main Street & Fairfield Rd
- Town Center - 10 Minute Walkshed**
  - 3 Eastchester & Centennial
  - 4 Southwest Renewal Area
  - 5 Hartley - N. Main Street
  - 6 Five Points - Jamestown Pkwy
  - 7 MLK - Scientific
- Neighborhood - 5 Minute Walkshed**
  - 8 Wendover - Piedmont Pkwy
  - 9 Washington Street
  - 10 Clinard Farms - Barrow Road
  - 11 Sandy Ridge - Clinard Farms
  - 12 NC68 - Piedmont Pkwy
  - 13 Westchester - Burton
  - 14 Old Plank - N. Main Street
  - 15 Lexington - N. Main Street
  - 16 Main Street - Market Center
  - 17 Skeet Club - Johnson
- Corridors**
  - Downtown Urban Street**  
Streetscape Improvements + Mixed-use Development
  - Urban Street A**  
Streetscape Improvements + Mixed-use Development
  - Urban Street B**  
Streetscape Improvements
  - Boulevard A**  
Streetscape Improvements + Mixed-use Development
  - Boulevard B**  
Streetscape Improvements
- Downtown**

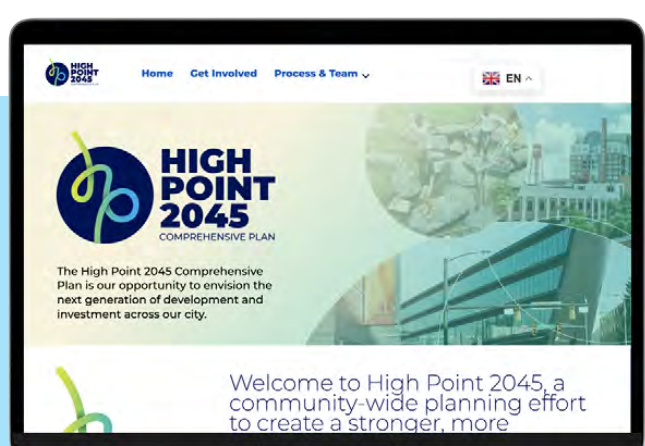
## What actions will we take?

The strategies and actions necessary to make progress on our priorities and to implement our growth framework will be developed in the coming months. They will be included in the draft plan that will be available early next year.



What do you think about the plan preview? If you have comments or suggestions, please write them on a Post-It note and leave it here:

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## Growth Framework

We don't know what will happen in the next 20 years. But we will likely build and change as a city in ways that will have impacts on what kind of quality of life we enjoy — and what quality of life we leave for our children.

What if we stay on our **current path**?

Will we use **more land** and continue to **build outwards**?

Will we continue to **build new homes** and abandon others while **losing farmland** and open space?

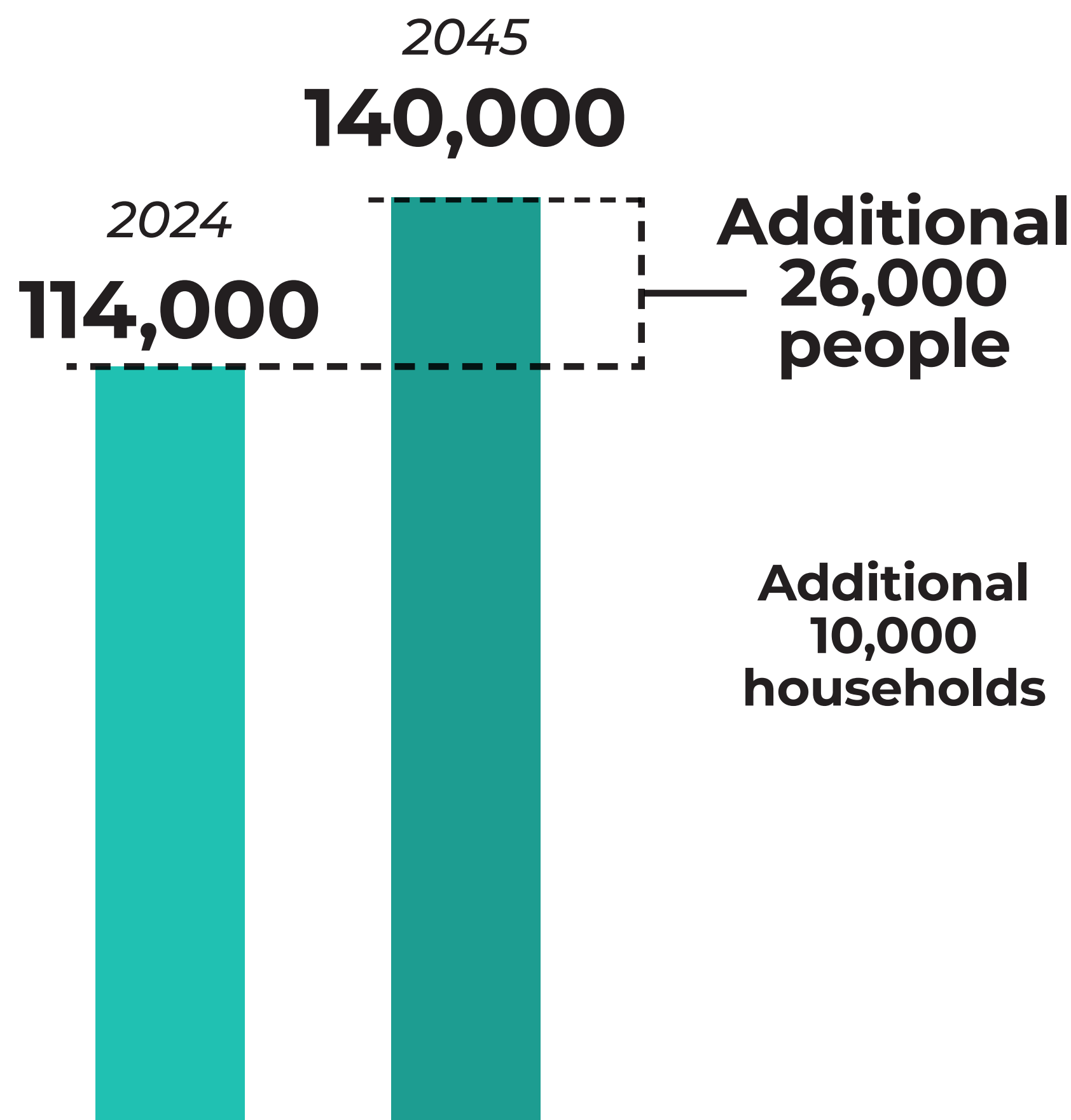
Will we continue to **build more roads** and add to our **cost of maintaining** them?



### High Point Will Likely Continue to Grow

Between 2024 and 2045 High Point's population is projected to grow from 114,000 to approximately 140,000 – an **addition of 26,000 people**.

This could mean **adding more than 10,000 new households**.



When four possible growth scenarios were presented at the public open houses and discussed with the HP2045 steering committee in July, there was a **general preference for Scenario 4**, and **some support for a hybrid of Scenarios 3 and 4**.



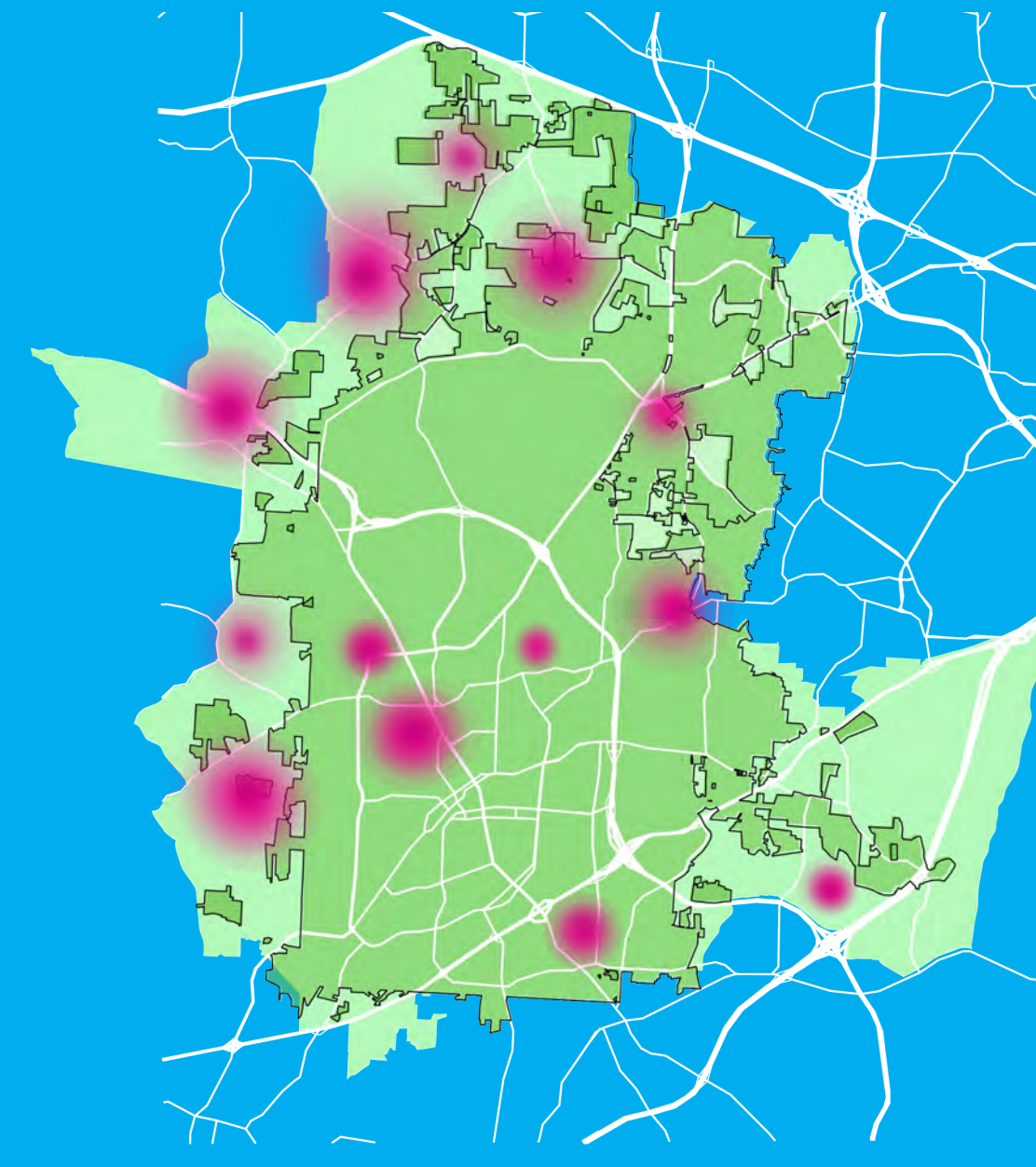
**80% Supported**

SCENARIO

### 3 Course correction

Direct much of the new growth to **activity centers** (mixed-use districts)

Where and to what extent will most of the new growth be directed?



*New growth is generally directed to mixed-use activity centers that cluster residential and commercial development allowing for walkable and bikeable options.*

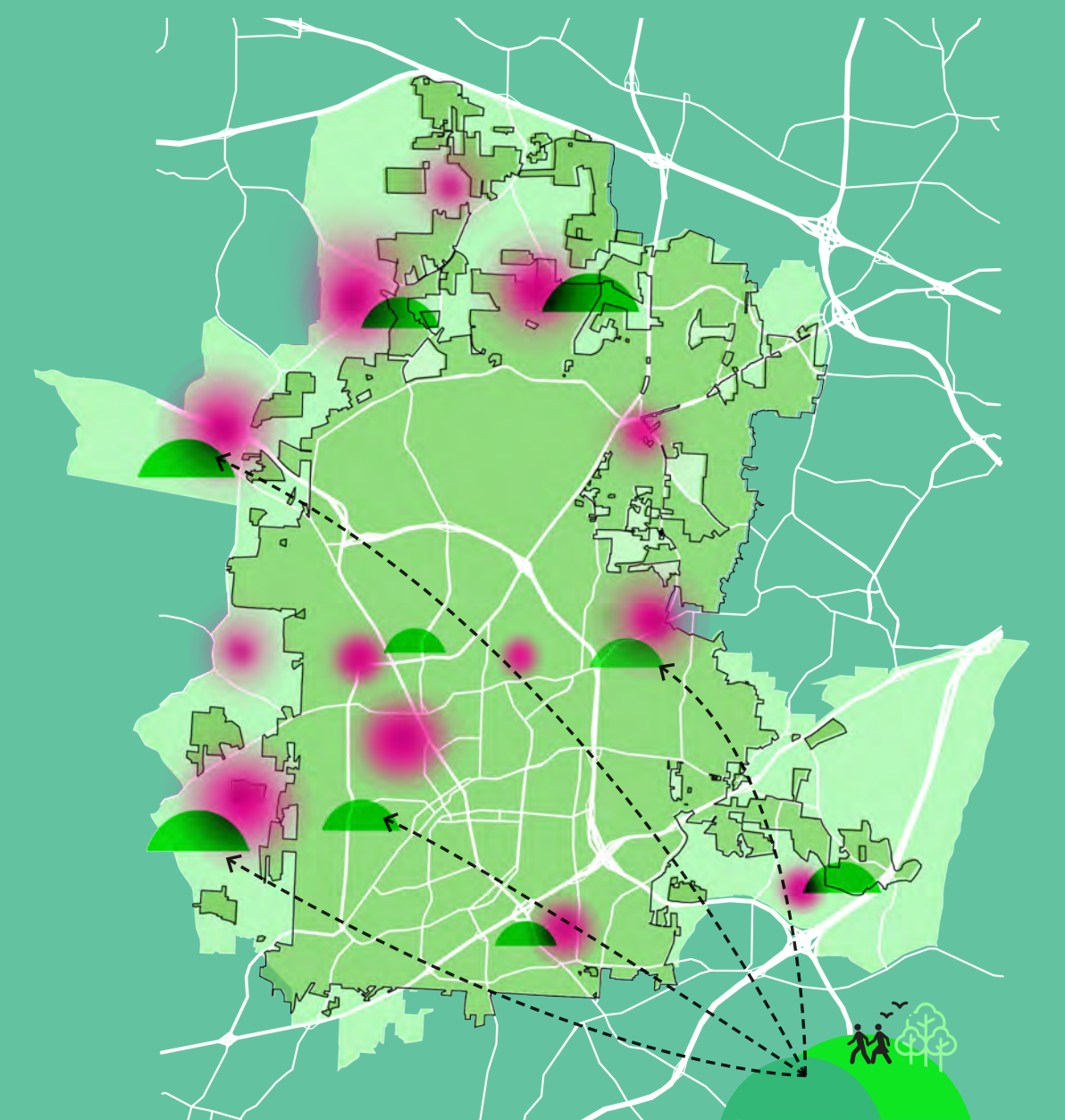
**59% Supported**

SCENARIO

### 4 Major course correction

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

Where and to what extent will most of the new growth be directed?



*New growth is directed to mixed-use activity centers that cluster residential and commercial development allowing for walkable and bikeable options and funding is provided for open space preservation and/or acquisition.*

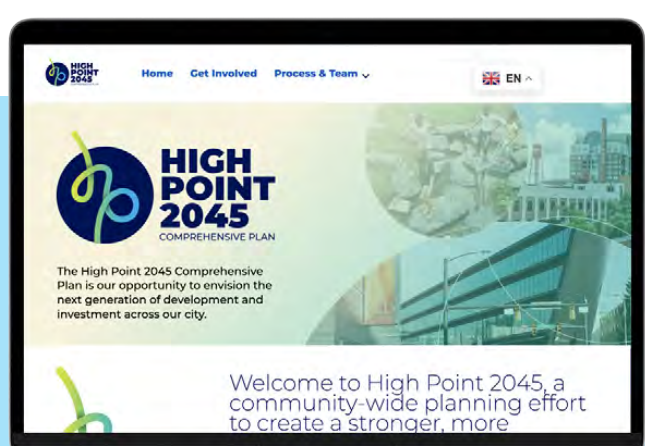


*Post your feedback below*

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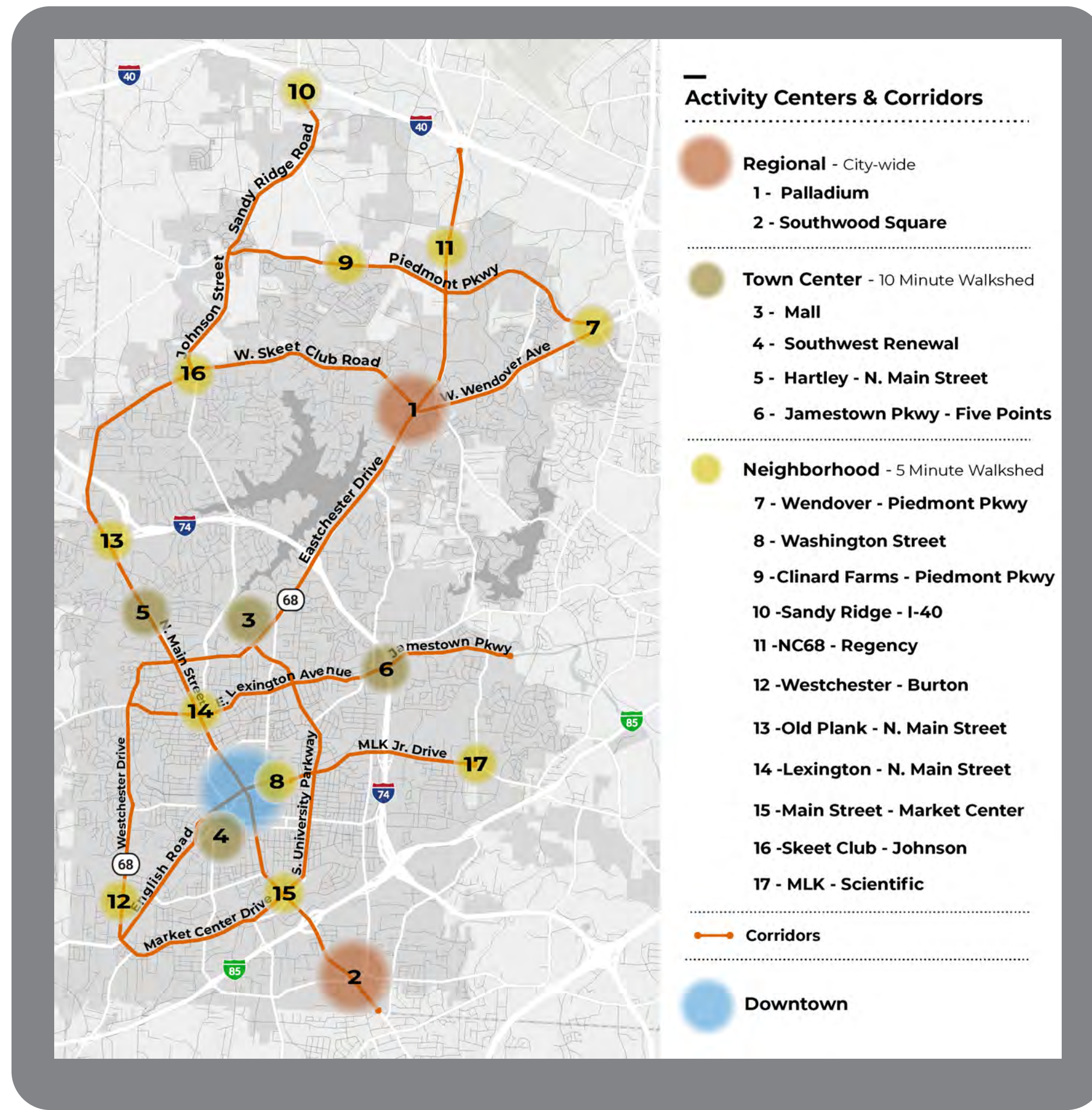
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## What we heard in the last community-wide survey!

September/October  
More than 300 participants!

Current projections suggest that **by 2045 High Point will add more than 26,000 people** (or approximately 10,000 new households). In addition to new housing units, new buildings to support businesses will also be required.



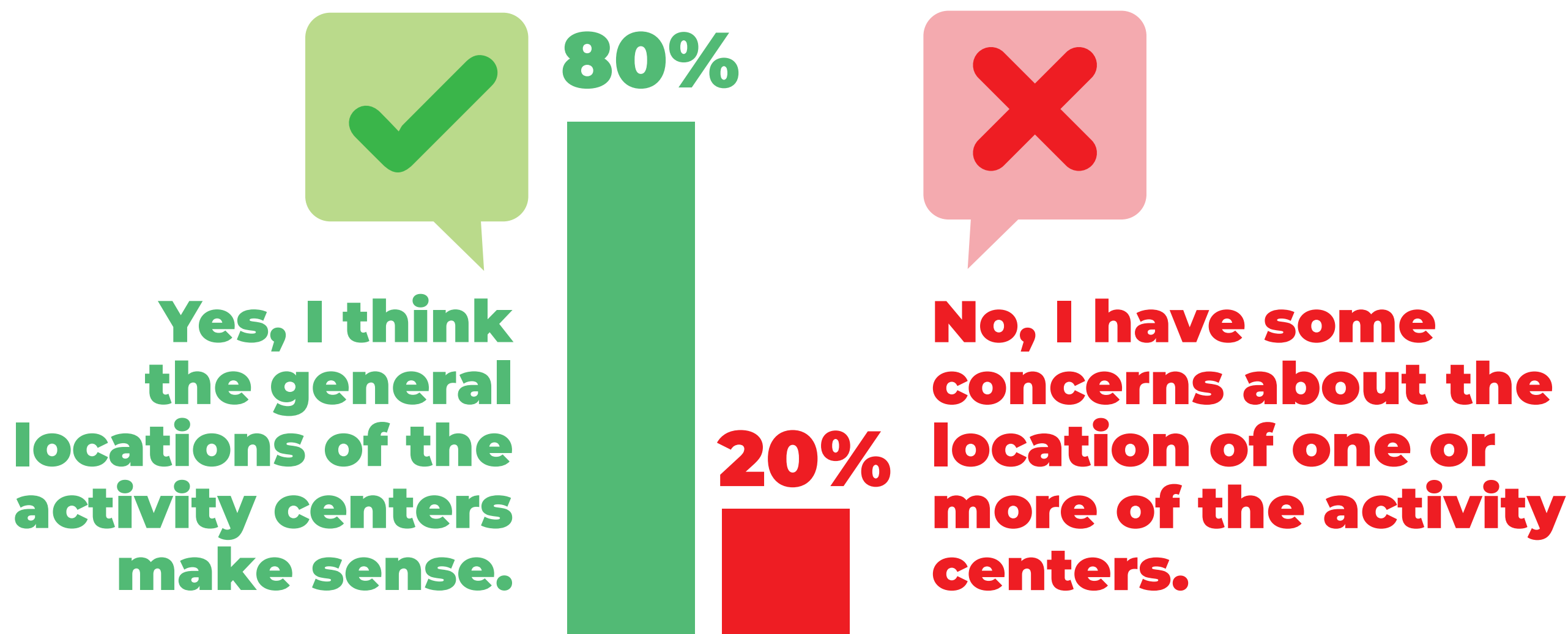
Survey participants were asked to rate the **extent to which they would like to see this type of development** in an activity center/corridor.

The following images are ranked in the order they **received the most 'definitely like' or 'somewhat like'** responses.

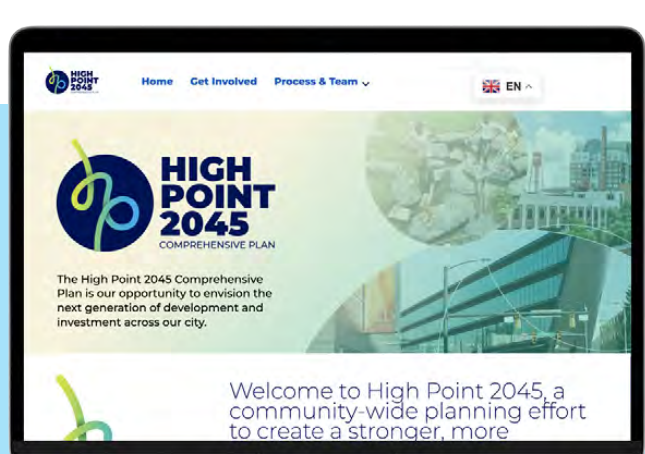
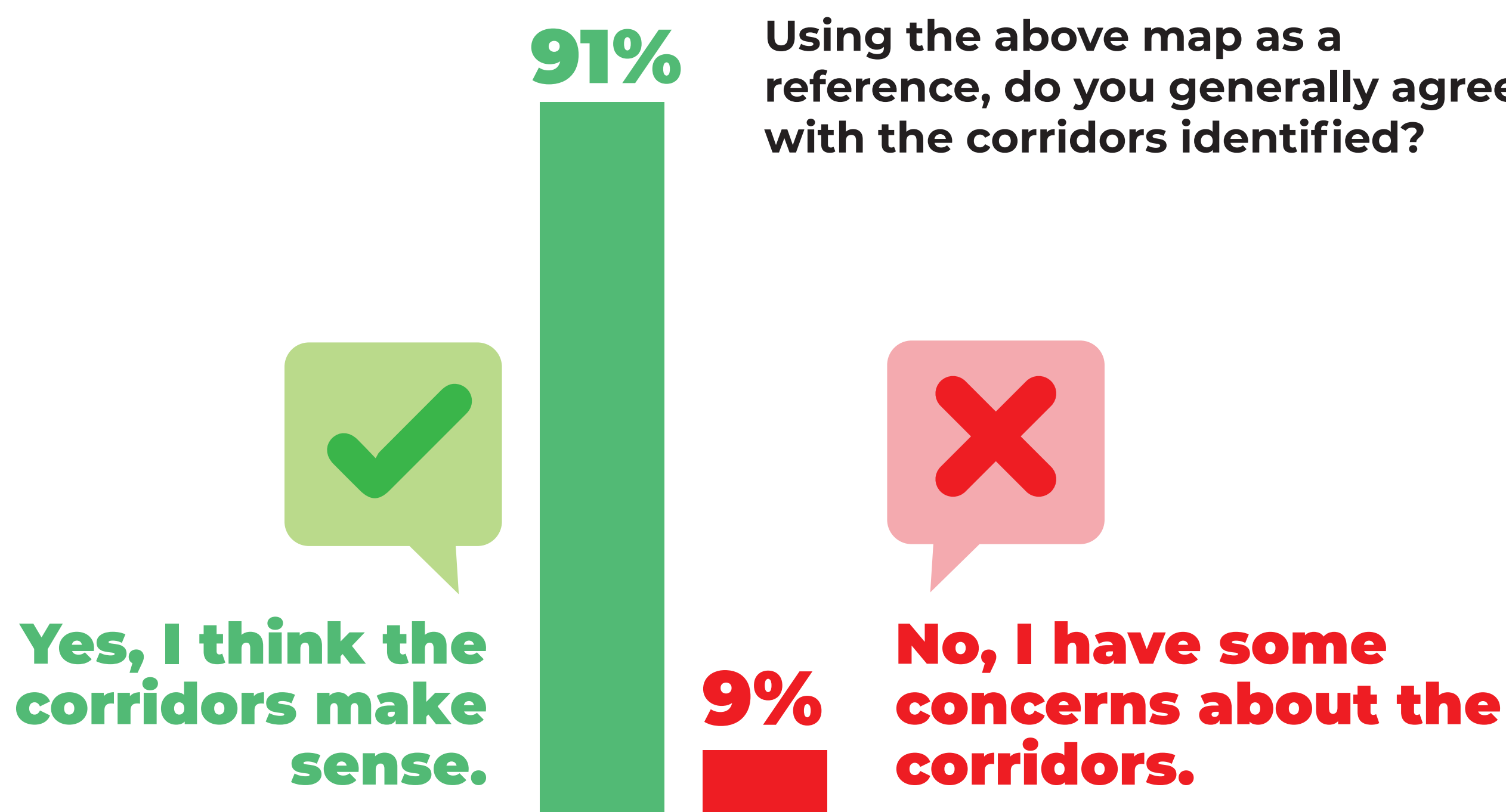
**'definitely like'**  
**'somewhat like'**



Using the above map as a reference, do you generally agree with the locations of the activity centers to accommodate new growth?



Using the above map as a reference, do you generally agree with the corridors identified?



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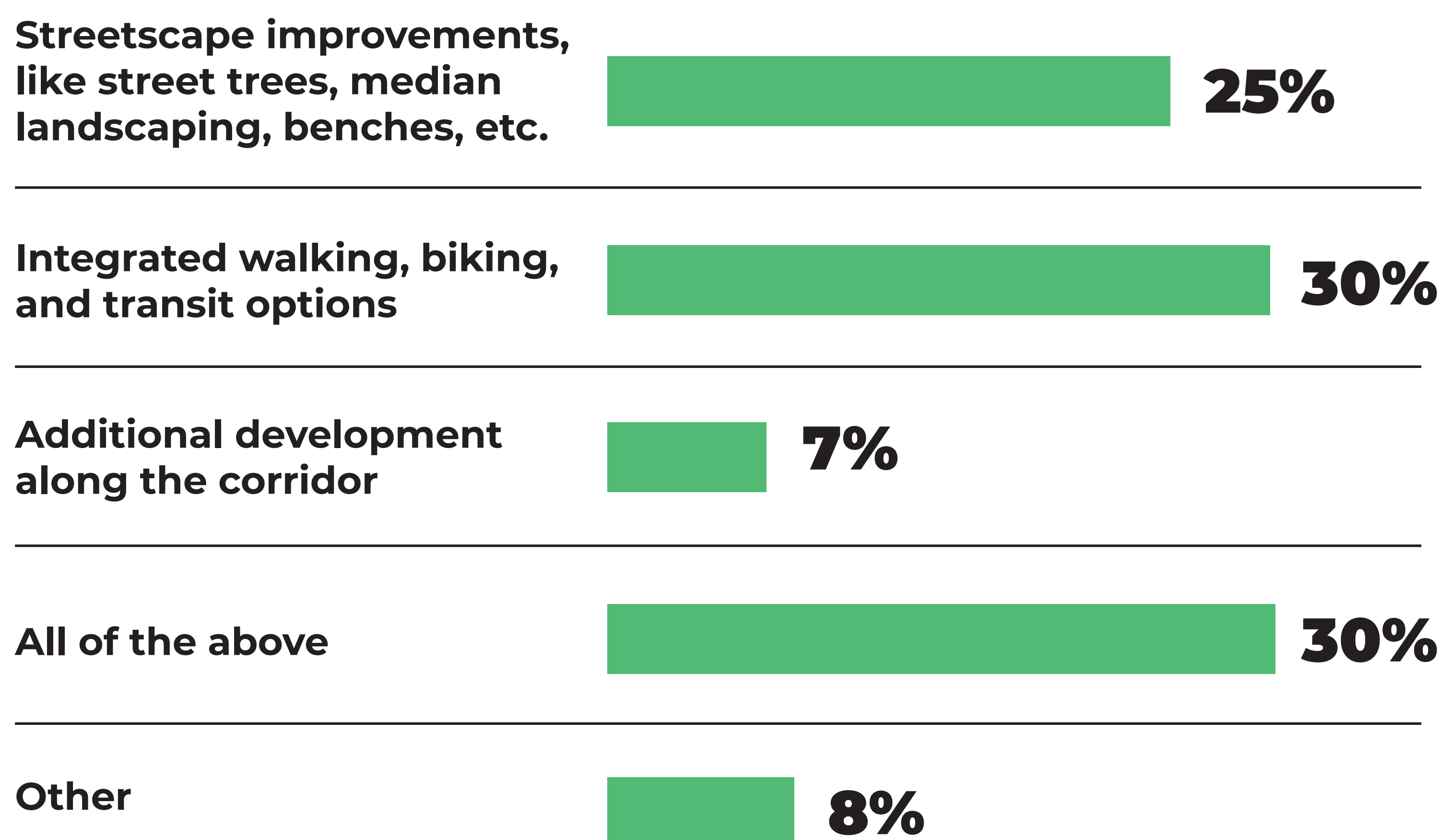




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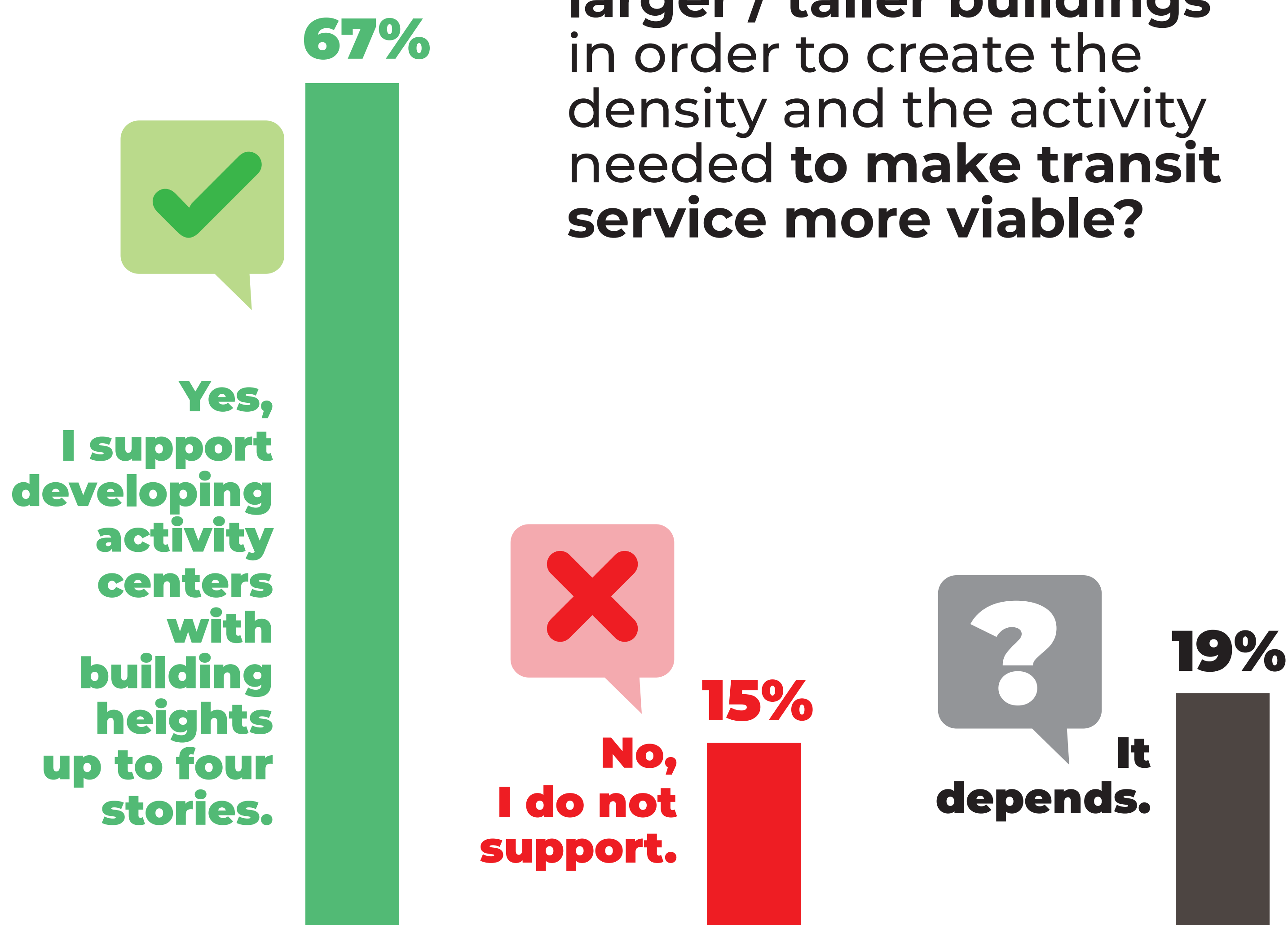
What characteristics would you like to see along transportation corridors?



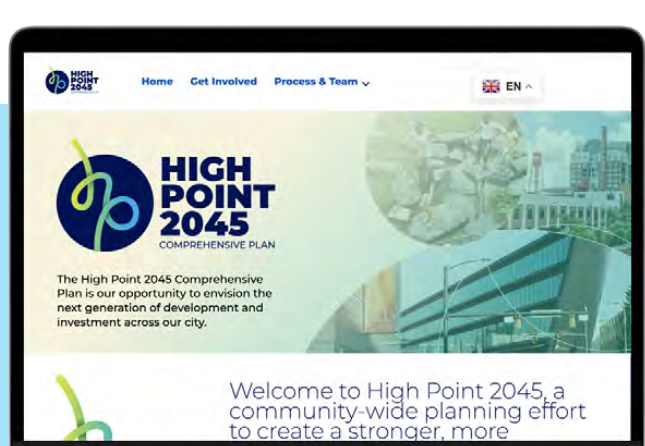
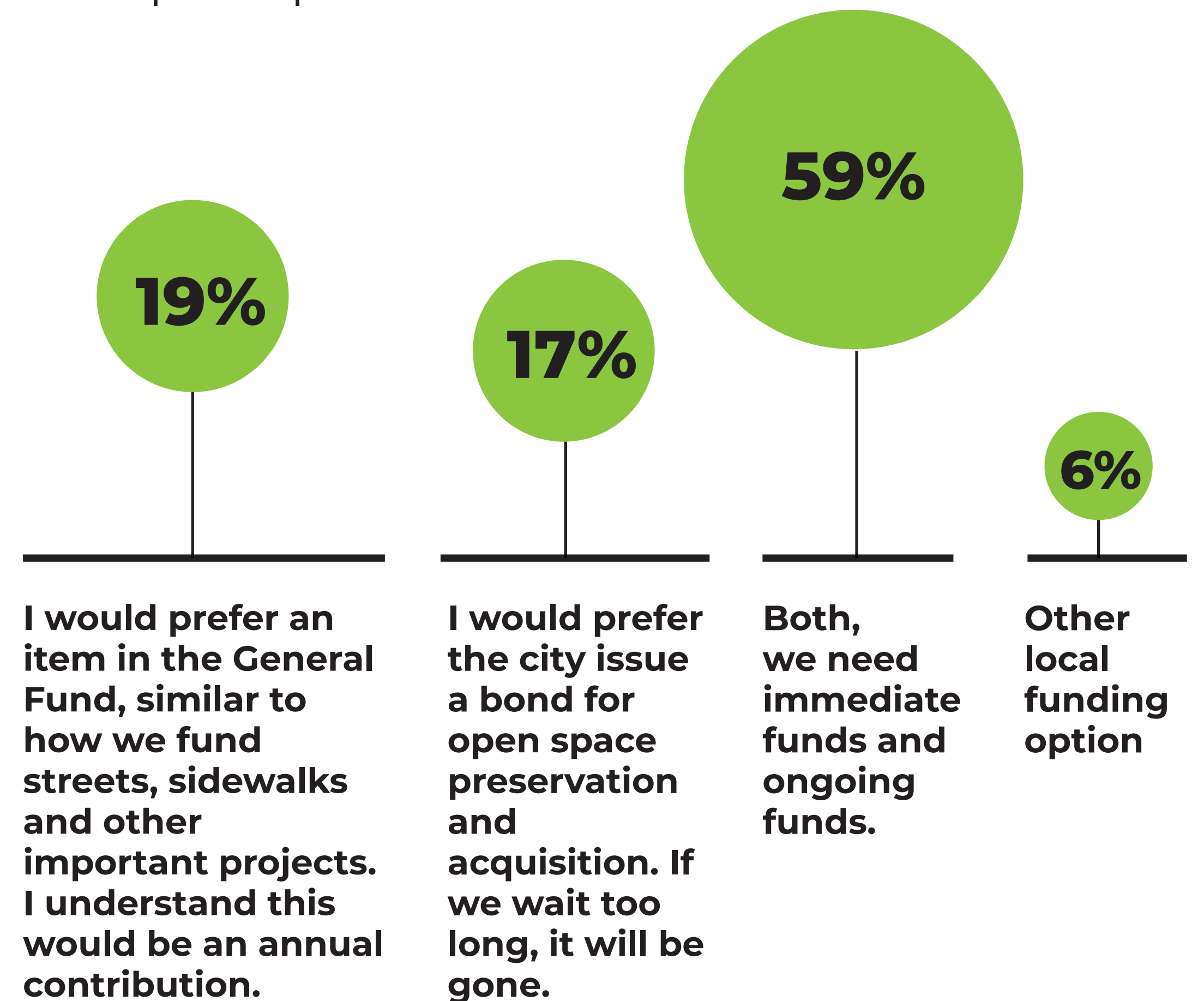
Survey participants were asked to rank the following attributes that are most important to them in an activity center.

- #1 **Walkability**
- #2 **A variety of cafes and restaurants**
- #3 **Public park or gathering space**
- #4 **Outdoor dining**
- #5 **Bikeability**
- #6 **Housing options on the upper floors**

Are you willing to accept larger / taller buildings in order to create the density and the activity needed to make transit service more viable?



Would you prefer to see the city fund open space preservation and acquisition as part of a line item in the General Fund or would you rather consider a bond for open space?



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## Activity Centers

Activity Centers are where higher concentrations of residential, employment, retail, and other uses could be located. There are three types of activity centers, each serving the geography inherent to its name.



What do you think about these activity centers?

### Regional

A major commercial district serving much of the city. Buildings can range from **2 to 6 stories** and include a range of uses.



Post your feedback here

### Town Center

A **mixed-use district** serving households within a half-mile radius or **10-minute walk**. It typically includes a mix of commercial, residential and public services with **4-5 story buildings along multi-modal streets**. It aims to provide enough **housing and services** to support transit and the daily needs of city residents. **Parks, public squares, and trail connections** are also included.



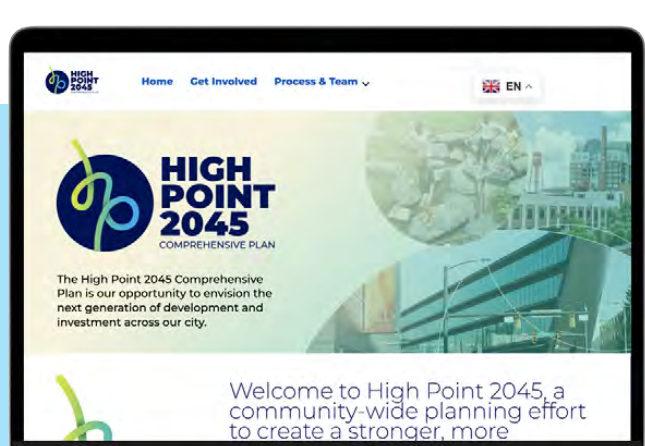
Post your feedback here

### Neighborhood

A **compact mixed-use district** that primarily serves the surrounding neighborhoods within a **5-to-10-minute walk**. The area typically includes **1 to 3 story buildings** with a mix of commercial/retail, small office, and residential uses. **Transit stops and small plazas or pocket parks** are also common.



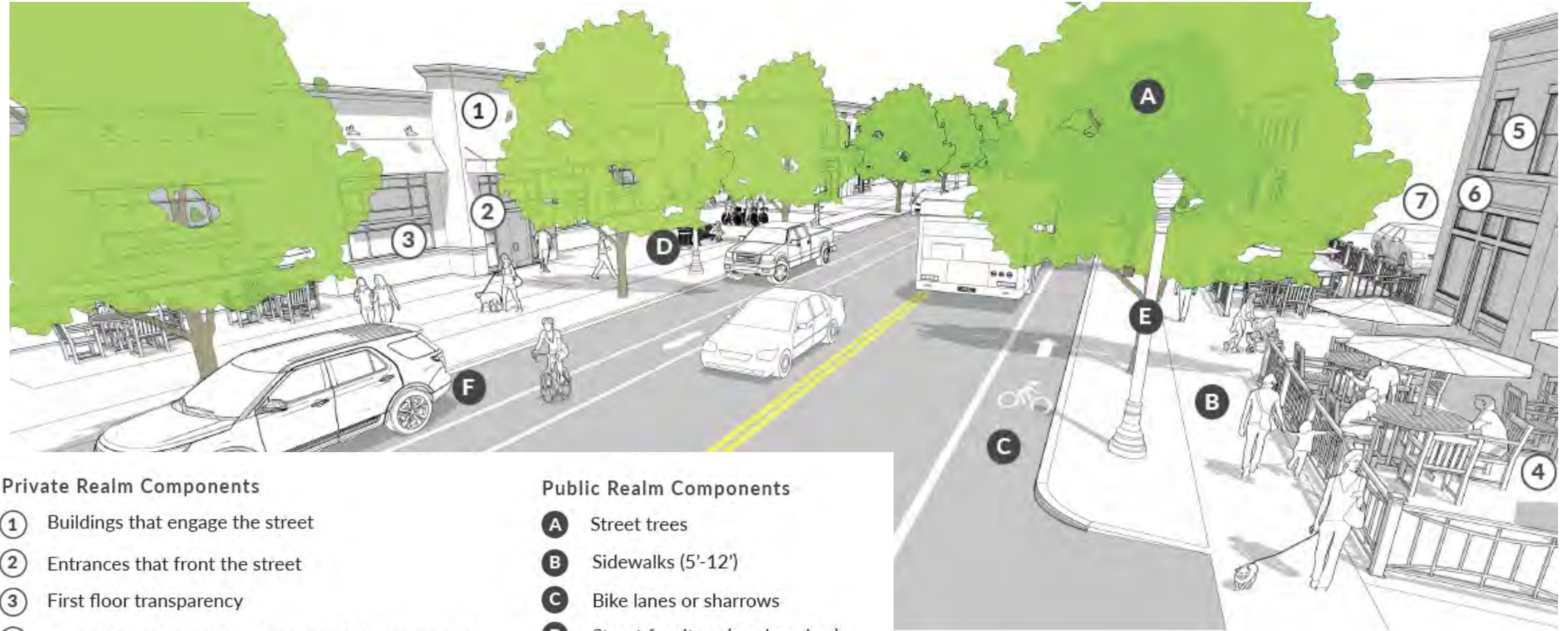
Post your feedback here



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## Great Cities are Made of Great Streets

The growth framework for High Point utilizes mixed-use activity centers with streets that accommodate all modes of travel and quality urban design.



**Private Realm Components**

- ① Buildings that engage the street
- ② Entrances that front the street
- ③ First floor transparency
- ④ Pedestrian oriented first floor uses (e.g. restaurant)
- ⑤ Upper floor residential and office uses
- ⑥ Articulated building facades
- ⑦ Parking at the side or rear of buildings

**Public Realm Components**

- A Street trees
- B Sidewalks (5'-12')
- C Bike lanes or sharrows
- D Street furniture (e.g. benches)
- E Pedestrian level lighting
- F On-street parking

## Key Corridors

Some are envisioned to get **more urban and denser** as redevelopment takes place



Post your feedback here



What do you think about these corridor examples?



Post your feedback here

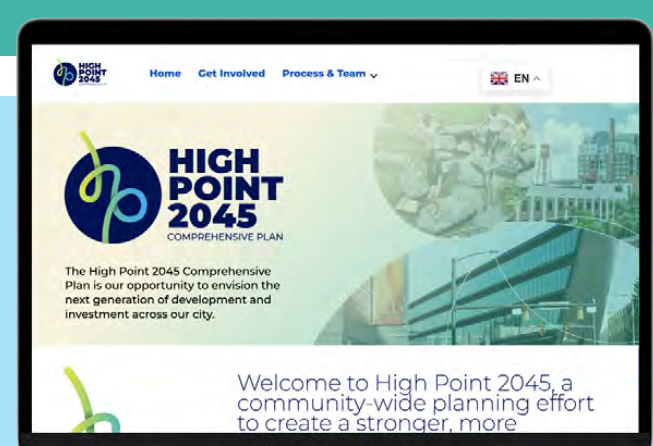
Others are envisioned with **streetscape improvements**



Post your feedback here



Post your feedback here



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## Place Types

In addition to the Activity Centers there are other Place Types that help to articulate the vision for High Point's future. Place Types help shape the future of our communities by focusing on the look and feel of places - their form and character - instead of focusing only on land use.

The Place Types below are located throughout High Point from the city's edge to the downtown. They help people visualize the various forms that development can take and to describe the future for the community.



What do you think about these place types?

### Suburban Edge / Rural



Suburban Edge / Rural generally consists of single-family homes and farms on large lots. Scattered clustered subdivisions and developments may be found in some areas. This place type often includes open fields, hedgerows, woodlands, and streams, as well as accessory buildings, such as barns. Single-family houses are situated on lots of 5 acre or more. Roadways are often winding and curvilinear with sensitivity to topography and other natural features such as stream corridors and woodlots.

**Primary uses:** large lot single-family detached

**Secondary uses:** commercial farming activities, cluster subdivisions, religious institutions

**Transportation & Infrastructure:** curvilinear pattern, sparse road network, limited to no access to transit, trails and greenways



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### Suburban Neighborhood



Suburban Neighborhood has a predominantly low intensity, single-family detached, residential development pattern with a range of 4-8 housing units per acre. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are typically located on a major street. Infill development should generally maintain the existing development fabric.

**Primary uses:** single-family detached

**Secondary uses:** townhomes (with limited massing of up to 4 units per building), duplex, triplex, quadplex, accessory dwelling units (ADUs)

**Transportation & Infrastructure:** curvilinear, new development provides for future connections to adjacent streets, limited to no access to transit, sidewalks on both sides of the street connecting to the larger city network when possible



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### Urban Neighborhood



Urban Neighborhoods have a traditional development pattern that includes a mix of single-story and two-story single-family detached to small to moderate-scale multi-family along a well-connected street network. Lot sizes are typically smaller than in the Suburban Neighborhoods and may vary within blocks. Moderate intensity infill development on sites adjacent to existing residential uses should maintain the existing lot width, setbacks, building massing and height. Densities generally range from 5-12+ dwelling units per acre.

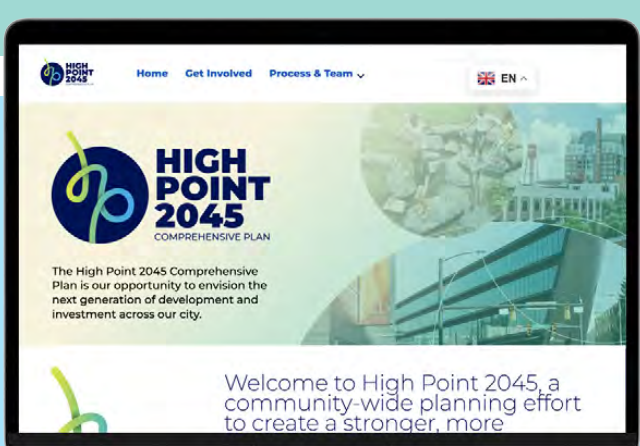
**Primary uses:** single-family detached and duplex

**Secondary uses:** townhomes, triplex, quadplex, accessory dwelling units (ADUs)

**Transportation & Infrastructure:** rectilinear street pattern / blocks, variety of transportation modes - auto, bike, pedestrian, access to transit from adjacent corridors, sidewalks on both sides of the street



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## Place Types



What do you think about these place types?

### Suburban Corridor



Suburban Corridors are located along major commercial streets. They differ from Mixed-use Corridors in that the development along them tends to be more spread out and are not transitioning to a denser and pedestrian-friendly urban pattern. Businesses along Suburban Corridors serve a large geographic area and are primarily accessed by car. Buildings tend to be single-story and house a single use with deep setbacks from the street. Sites are well landscaped and often include convenience parking near the front of the buildings with large lots to the side or rear. The types of businesses found along Suburban Corridors range from stand-alone restaurants or stores to shopping plazas and centers with multiple tenants, to medical centers, and multi-story office buildings and hotels.

**Primary uses:** multi-family, offices, restaurants, personal services, medical facilities, auto-oriented services, lodging

**Secondary uses:** retail, self-storage, outdoor storage, recreation, and entertainment

**Transportation & Infrastructure:** rectilinear street pattern, typically 3-5 lanes with no on-street parking or bike facilities, sidewalks on both sides, crosswalks at major intersections



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### Mixed-use Corridor



Mixed-use Corridors are suburban, commercial corridors that are transitioning to a denser and pedestrian-friendly pattern with multi-story buildings, rear or side yard parking, consolidated curb cuts, and a mix of commercial, residential and office uses. Due to their intensity, Mixed-use Corridors are also usually located along transit routes. New developments provide a network of new streets and sidewalks providing circulation both within the site and to adjacent neighborhoods.

**Primary uses:** commercial, multi-family residential, office

**Secondary uses:** retail, services, and restaurants

**Transportation & Infrastructure:** rectilinear street pattern, walkable blocks, variety of transportation modes - auto, bike, pedestrian, access to transit, sidewalks on both sides of the street



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### Downtown



Downtown is High Point's central business district. It is a dense urban area that contains a mix of uses both vertically and horizontally. Compact multimodal streets are the primary public space with trees and amenities to create a quality urban experience for all users. All development is pedestrian-oriented and designed to actively engage streets, parks, plazas, and other public spaces.

**Primary uses:** office, service, commercial / retail, entertainment, cultural, government, civic, light manufacturing, and multi-family residential

**Secondary uses:** those that support the primary uses and do not detract from quality of place and economic vitality of downtown

**Transportation & Infrastructure:** rectilinear street pattern / walkable blocks, variety of transportation modes - auto, bike, pedestrian, access to transit, sidewalks on both sides of the street, on-street parking



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### Mixed Employment Center



Mixed Employment Centers often consist of sites with large footprint buildings and surface parking lots that accommodate warehousing and distribution, manufacturing, light industry, and flex office space. Distribution centers and industrial parks are generally located adjacent to major highway and freight facilities to capitalize on distribution and delivery efficiencies. Open space is generally dedicated to surface parking, circulation, and stormwater management. Truck-loading bays / docks are common.

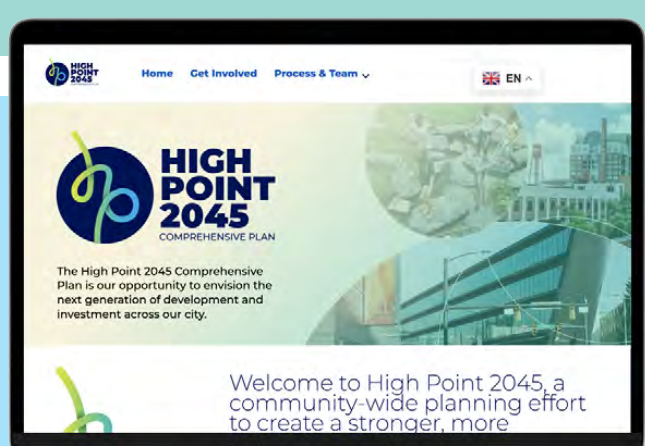
**Primary uses:** distribution, warehousing, wholesaling, light manufacturing, offices

**Secondary uses:** multi-family residential, commercial/retail uses

**Transportation & Infrastructure:** mixed street network, large block pattern, large sites with multiple buildings often have an internal network of streets, access to highways and interstates, may include internal sidewalks, bikes routes and transit stops.



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## Place Types



What do you think about these place types?

### Transitional Industrial



Transitional Industrial are former active industrial districts that are transitioning to mixed-use. Older industrial structures have been or will be adaptively reused for new purposes. They tend to be live-work districts where housing and workplaces are near each other, providing residents with convenient access to employment. They typically include a mix of makerspace, light manufacturing, assembly, and design-oriented services, along with multi-family residential and commercial uses. Industrial facilities in these areas do not include uses that handle hazardous materials or cause pollution, odors, excessive light, or heavy truck traffic. The Transitional Industrial areas typically have smaller buildings than the Mixed Employment Centers and Heavy Industrial place types. Parks, plazas, and neighborhood-serving retail enhance the character and livability of the area.

**Primary uses:** live-work, light industrial, makerspace

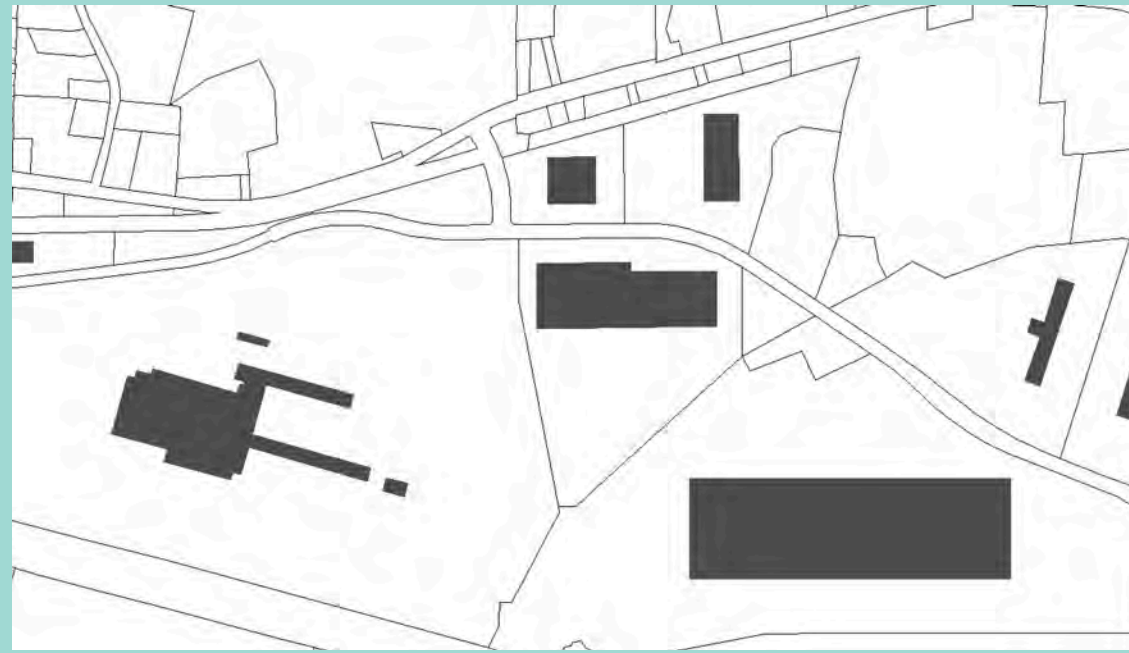
**Secondary uses:** multi-family residential, commercial/retail uses

**Transportation & Infrastructure:** rectilinear street pattern, walkable blocks, variety of transportation modes - auto, bike, pedestrian, access to transit, sidewalks on both sides of the street, access to greenways and trails



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### Heavy Industrial



Heavy Industrial supports a variety of processing, production, and manufacturing uses. Unlike the Mixed Employment Center and Transitional Industrial place types, Heavy Industrial includes warehousing, industrial parks, and light manufacturing, as well as heavy industrial production. The latter are not located near residential areas. Lot sizes are typically greater than 2 acres and buildings are often larger than those in the Transitional Industrial place types.

**Primary uses:** light and heavy industrial

**Secondary uses:** retail specifically related to the primary use

**Transportation & Infrastructure:** mixed street network, large block pattern, access to highways and interstates, may include internal sidewalks, bikes routes and transit stops.



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### Campus - Institutional



Campus - Institutional is typically characterized by one major activity such as educational, office, industrial, or medical. Campuses are often very large sites developed based on a master plan that organizes streets, buildings, pedestrian networks, open spaces, and parking in a unified manner. Campuses often have clearly defined edges — delineated with gateways, which might include signs and landscape — that distinguish them from adjacent place types. Buildings and uses on the edge of a Campus-Institutional step down in height and intensity when adjacent to residential areas. Campuses are major employment and activity centers.

**Primary uses:** educational, office, industrial, medical

**Secondary uses:** retail and food services, multi-family

**Transportation & Infrastructure:** mixed street network and block pattern, large sites with multiple buildings and internal multi-modal facilities for autos, bicyclists, pedestrians, and transit users that connects to the larger city-wide network



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### Parks - Green Space



This Parks - Green Space include areas that are intended to remain as parks or public green space in perpetuity. These places make significant contributions to the quality of life of residents and visitors by providing places to gather and recreate, and further the environmental quality of our city. These include but not limited to woodlots, waterways, trails and greenway corridors, watershed protection and wildlife habitats.

**Primary uses:** parks, plazas, open spaces, greenways, trails, flood plains

**Secondary uses:** support services specifically related to the primary use

**Transportation & Infrastructure:** trail and greenway systems, large stormwater management facilities, watershed protection



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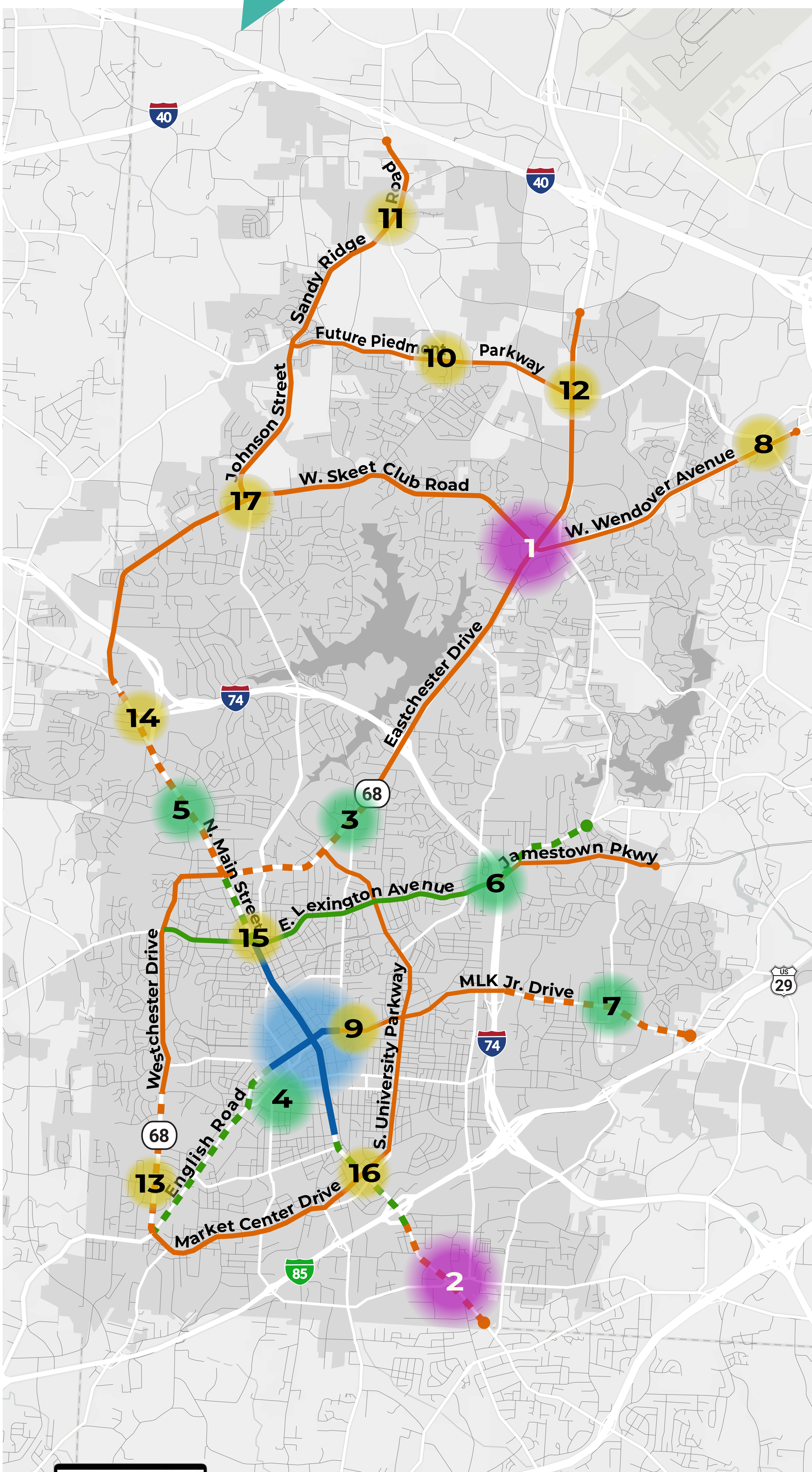
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## Activity Centers & Corridors

These activity centers were identified by the planning team based on a combination of factors including but not limited to the availability of vacant and/or underutilized land, the likely continuation of recent development and market forces, proximity to corridors and expressways, and the general distribution throughout the city. The Activity Centers and Corridors were presented to the community in the September online survey, which included more than 300 responses.

### Regional - City-wide

- 1 Palladium
- 2 S. Main Street & Fairfield Rd

### Town Center - 10 Minute Walkshed

- 3 Eastchester & Centennial
- 4 Southwest Renewal Area
- 5 Hartley - N. Main Street
- 6 Five Points - Jamestown Pkwy
- 7 MLK - Scientific

### Neighborhood - 5 Minute Walkshed

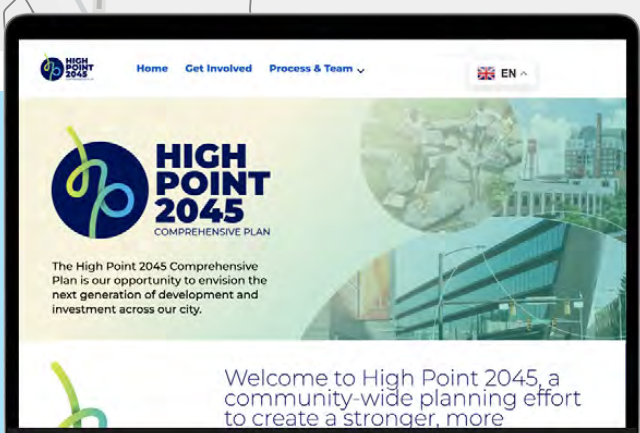
- 8 Wendover - Piedmont Pkwy
- 9 Washington Street
- 10 Clinard Farms - Barrow Road
- 11 Sandy Ridge - Clinard Farms
- 12 NC68 - Piedmont Pkwy
- 13 Westchester - Burton
- 14 Old Plank - N. Main Street
- 15 Lexington - N. Main Street
- 16 Main Street - Market Center
- 17 Sket Club - Johnson

## Corridors

Corridors are important transportation routes through a city that often connect activity centers. When possible, these corridors will accommodate all modes of travel – driving, walking, biking and transit use. Additional development density could also be included along key corridors, specifically portions of Eastchester Drive, Main Street, E. Lexington Avenue, and MLK Jr. Drive.

- Downtown Urban Street**  
Streetscape Improvements + Mixed-use Development
- Urban Street A**  
Streetscape Improvements + Mixed-use Development
- Urban Street B**  
Streetscape Improvements
- Boulevard A**  
Streetscape Improvements + Mixed-use Development
- Boulevard B**  
Streetscape Improvements

### Downtown



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