

**CONCERNS AND BACKGROUND INFORMATION**  
**regarding the proposal by Place Properties**  
**to build a high-density student housing project off Broad Street at the Gateway**

**(W-2958 Zoning Map Amendment)**

**PLEASE SIGN THE PETITION OPPOSING THE BUILDING OF THIS PROJECT**

**PLEASE ATTEND THE CITY COUNCIL PUBLIC HEARING:**

**October 1, 7:30 p.m., City Hall**

We are strongly supportive of the development of the Southeast Gateway and all the positive influences it can have on our City. However, we believe that the construction of two four-story dormitory-style structures with 320 beds, wedged between two historic neighborhoods, on a very narrow four-acre strip of environmentally sensitive land along Salem Creek, next to the greenway, within a floodplain, and adjacent to the city's oldest public park, will adversely affect all surrounding neighborhoods, the green space of the city, and the long-term potential of the Southeast Gateway.

Many residents of the surrounding neighborhoods (Washington Park, West Salem, Sunnyside, Happy Hill, Marshall Street, Old Salem) have serious objections and concerns about this proposed project.

- Two four-story dormitory-style buildings
  - 320 beds in 80 - 4 bedroom/4 bathroom suites with common living area (kitchen, living room); fully furnished; individual leases; \$515/month per room; not limited to students
- Petitioner is requesting the following use: *Residential Building, Multifamily* in existing MU-S (Mixed Use – Special Use District)
  - Does not fit the usual and customary understanding of multifamily use.
  - In order to meet the criteria of multifamily, the developer has verbally agreed NOT to have locks on the doors of the individual rooms in each suite
- To be built on a very narrow four-acre strip of privately-owned, environmentally sensitive land along Salem Creek, next to the Greenway, within a floodplain, adjacent to the park.
  - Majority of the site is either within the floodplain of Salem Creek or on steep slopes.
  - Requires significant removal of mature trees and vegetation.
  - Significant amounts of cut and fill grading will be needed.
  - There would be 10-foot high retaining wall the length of the project along the Greenway
  - Impact would have negative effect on the use and enjoyment of Washington Park and the Greenway, and on future property values of all surrounding areas.
- Parking: 320 spaces (only 141 spaces required)
  - Parking around the buildings (242 spaces)
  - Additional parking lot (78 spaces) on the south side of Salem Creek off Broad Street
    - Will increase runoff into the already impaired Salem Creek
    - Residents would have to walk along Broad Street and either along the driveway or along the Greenway to get to the buildings (behind Family Services, currently under construction) from this remote parking lot
- Wedging a high-density development in the midst of several historic neighborhoods erodes and compromises the historic nature, character and viability of these neighborhoods.

- We believe the Winston-Salem/ Forsyth County Planning Board has misapplied or ignored the standards and guidelines contained in *LEGACY*, the *South Central Area Plan* and the *Unified Development Ordinance* (UDO) in their approval of this development. (e.g. – “Dormitory-style student housing” is not the same as “multifamily residential”)
- Extreme density of this project (effectively 80 units/acre: 320 units per 4 acres able to be built on) will cause significant traffic and safety issues on the adjacent streets serving all the surrounding neighborhoods
- Inadequate access for emergency service vehicles
- Concern for the safety of the residents
- Potential strain on all city services (including Police, Fire, EMS)
- Negative impact on the water quality of the already impaired Salem Creek from stormwater runoff
  - Still great potential for erosion and downstream flooding
- Negative impact on important wildlife resources of the area.
- Increase in noise, water and light pollution in Washington Park, along the Greenway, and in the surrounding neighborhoods
- No support or connection with any university
- This is an inappropriate site for a development of this type and scale. It will do irreparable harm to the environment, compromise the historic nature, character and quality of life of all the surrounding historic neighborhoods, and set a dangerous precedent city-wide.

#### **QUESTIONS?**

**Contact: Barry Lyons, Vice-President, West Salem Neighborhood Association  
748-8183 (H); [barryalyons@bellsouth.net](mailto:barryalyons@bellsouth.net)**

**COUNCIL MEMBER MOLLY LEIGHT NEEDS TO HEAR YOUR CONCERNS: [mollyl@cityofws.org](mailto:mollyl@cityofws.org)**

**PLEASE WRITE TO ALL COUNCIL MEMBERS TO EXPRESS YOUR OBJECTIONS AND CONCERNS NOW.**

**A STRONG PRESENCE IS NEEDED  
AT THE CITY COUNCIL MEETING  
MONDAY, OCTOBER 1, 2007  
7:30 p.m.  
CITY HALL  
101 N. MAIN ST.**