



City of High Point

Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

Meeting Agenda Special Called Meeting

Cyril Jefferson, Mayor
Michael Holmes, Mayor Pro Tempore (Ward 6),
Britt W. Moore (At Large), Amanda Cook (At Large), Vickie M.
McKiver (Ward 1), Tyrone Johnson (Ward 2), Monica L. Peters
(Ward 3), Dr. Patrick Harman (Ward 4), and Tim Andrew (Ward 5)

Monday, December 2, 2024

4:00 PM

3rd Floor Conference Room

CALL TO ORDER, ROLL CALL

ADOPTION OF AGENDA

PRESENTATION OF ITEMS

- [2024-448](#) Downtown Sites and Parking Analysis
Trademark Properties will provide a presentation regarding downtown development activity and the potential placement and timing of future parking facilities.
Attachments: [Trademark Properties Analysis](#)
- [2024-447](#) 2045 Comprehensive Plan Implementation Task Force
City Council is requested to add a Council Liaison to the 2045 Comprehensive Plan Implementation Task Force.
Attachments: [2045 Comprehensive Plan Implementation Task Force](#)
- [2024-443](#) Closed Session-Attorney-Client Privilege
Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

ADJOURNMENT



City of High Point

Municipal Office Building
211 S. Hamilton Street
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Master

File Number: 2024-448

File ID: 2024-448

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Special Called Meeting

File Created: 11/26/2024

File Name:

Final Action:

Title: Downtown Sites and Parking Analysis
Trademark Properties will provide a presentation regarding downtown development activity and the potential placement and timing of future parking facilities.

Notes:

Sponsors:

Enactment Date:

Attachments: Trademark Properties Analysis

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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CITY OF HIGH POINT

AGENDA ITEM



TITLE: Downtown Sites and Parking Analysis	
FROM: City Manager's Office	MEETING DATE: December 2, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Presentation	

PURPOSE: City Council will receive a presentation by Trademark Properties regarding downtown development activity and the potential placement and timing of future parking facilities.

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDATION/ACTION REQUESTED: This item is for Information Only.



PREPARED FOR:
CITY OF
**high
point.**



CHURCH AVE SITE



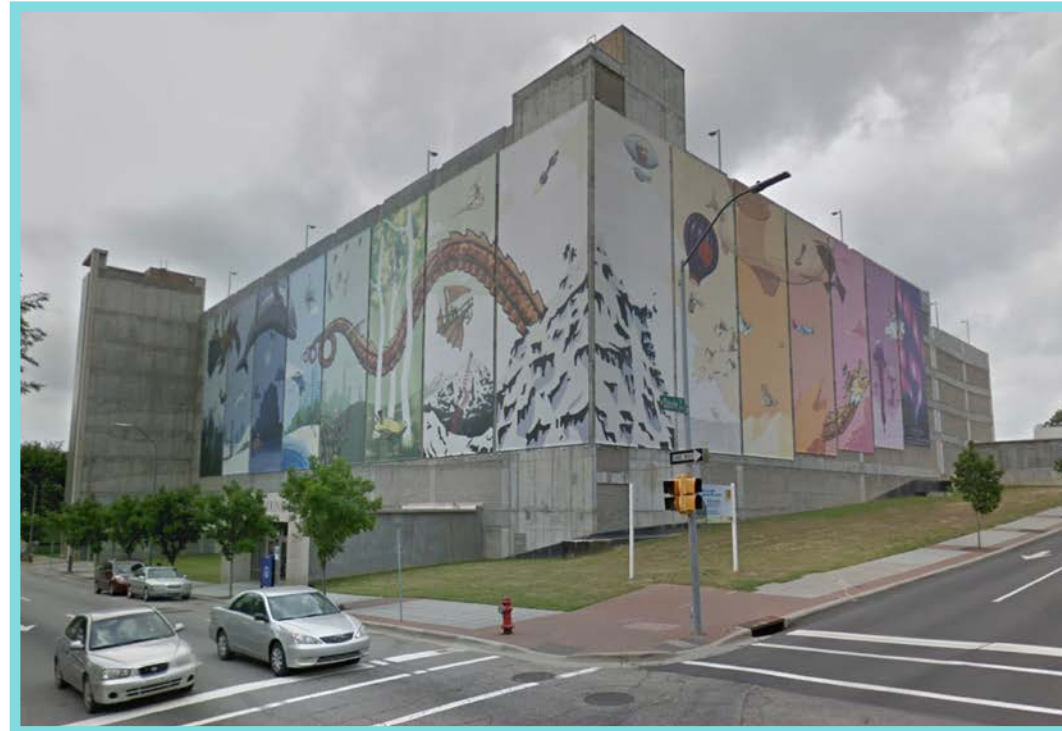
3.50 ACRES

This image provides an overview of the Church Ave property, with an overlay of the redesign of Elm St, funded by the Raise Grant. TradeMark was initially engaged in studying market dynamics and providing parking deck options on the Church Ave property, including expanding retail, multifamily, and office spaces.

CASE STUDY

The Wake County municipal parking deck in Raleigh, NC, is a case study provided to staff as an example of a municipality supplying a parking need while allowing the residential market to catch up later, increasing private development options.

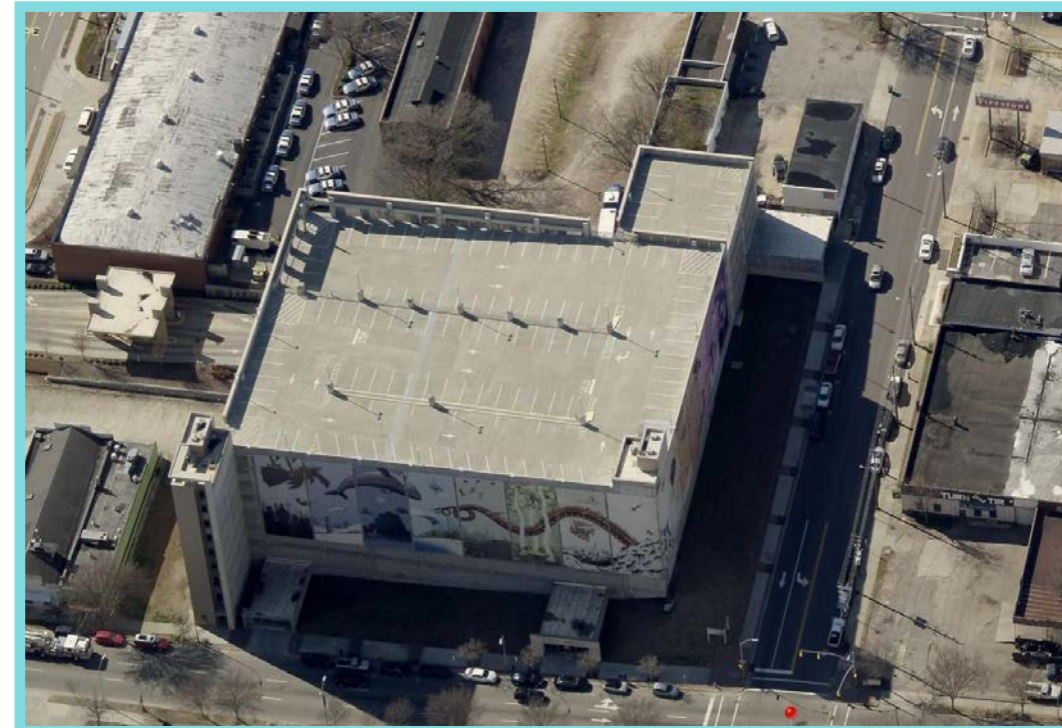
The deck was originally built in 2008, and public art was installed to enhance its appearance until a development agreement was executed to build 83 wood-frame apartments around it seven (7) years later.



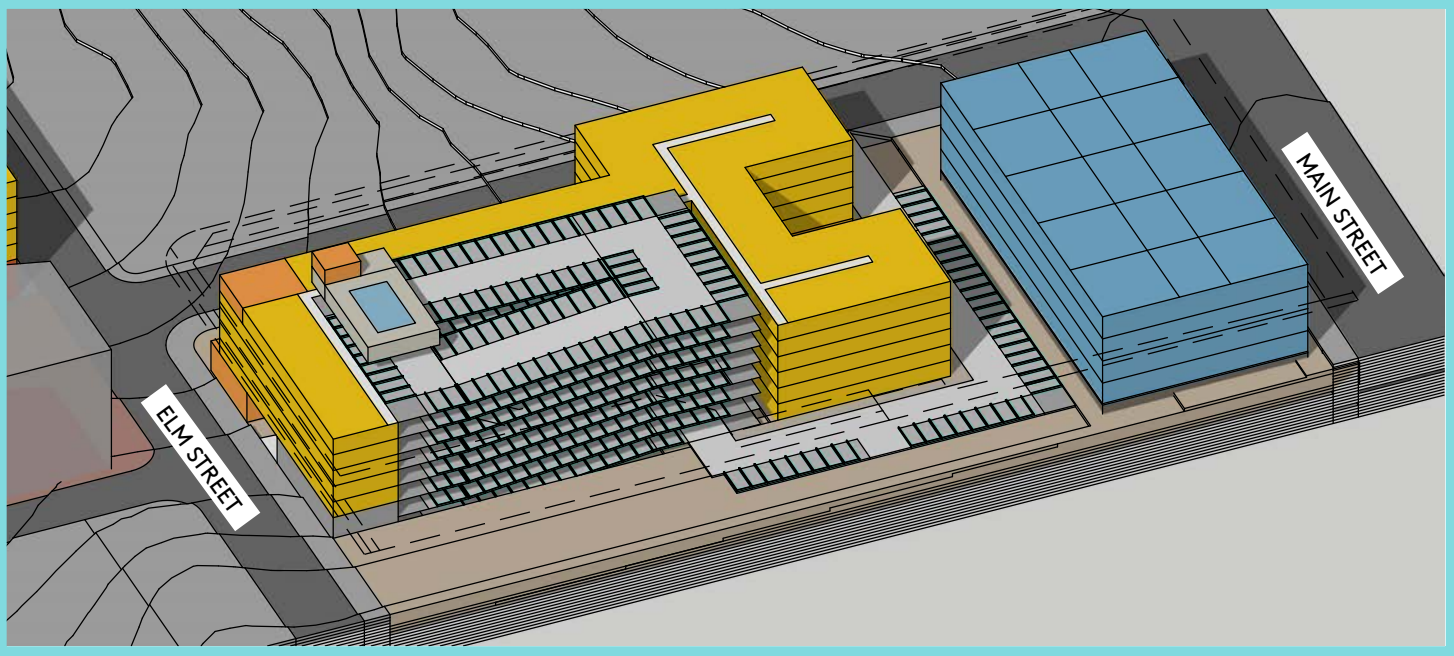
2008



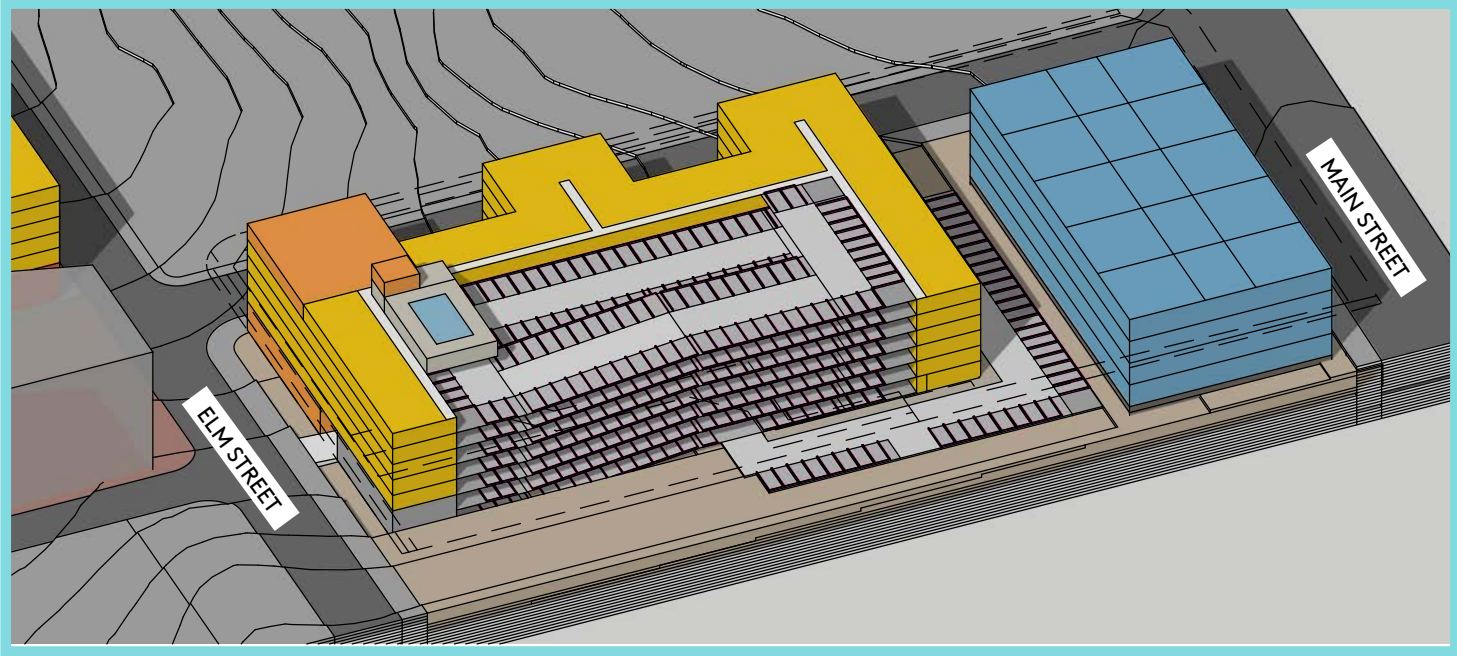
2015



JDAVIS DEVELOPMENT OPTIONS



Church Ave - Option 1



Church Ave - Option 2



Church Ave - Option 1 (Alt View)



Church Ave - Option 2 (Alt View)



Church Ave - Option 3

CHURCH AVE SITE REVIEW

- » TradeMark conducted meetings with key stakeholders
- » Studied & commissioned various versions of massing studies
- » Included potential future City Hall, residential, retail, parking structures, & streetscape connectivity
- » Reviewed Kimley Horn (05/2023) parking study commissioned by Staff

SURFACE PARKING RECOMMENDATION

- » **Recommend the city consider developing surface parking with a temporary pocket park & open space on the Church Ave site**
- » **Surface parking with a temporary pocket park & open space supports the future Elm St streetscape, provides more walkability, & encourages residential & retail development**
- » **The city can use temporary open space for community engagement activities, including food services (food trucks), dog parks, pocket parks, pop-up retail, lawn games, & outdoor movies**
- » **The surface parking options can consist of gravel as a temporary option**
- » **Evaluated based on current & historic market conditions & anticipated development**
- » **This will be a multi-year phased development, & constructing two parking decks simultaneously is not realistic**
- » **The following slides include three (3) layout options & a strategically designed layout area for a future parking deck**

SURFACE PARKING OPTION 1 - 290 SPACES



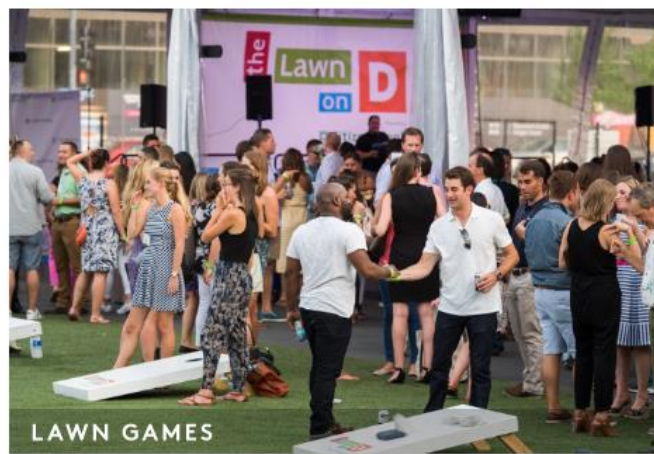
SPORTS COURTS



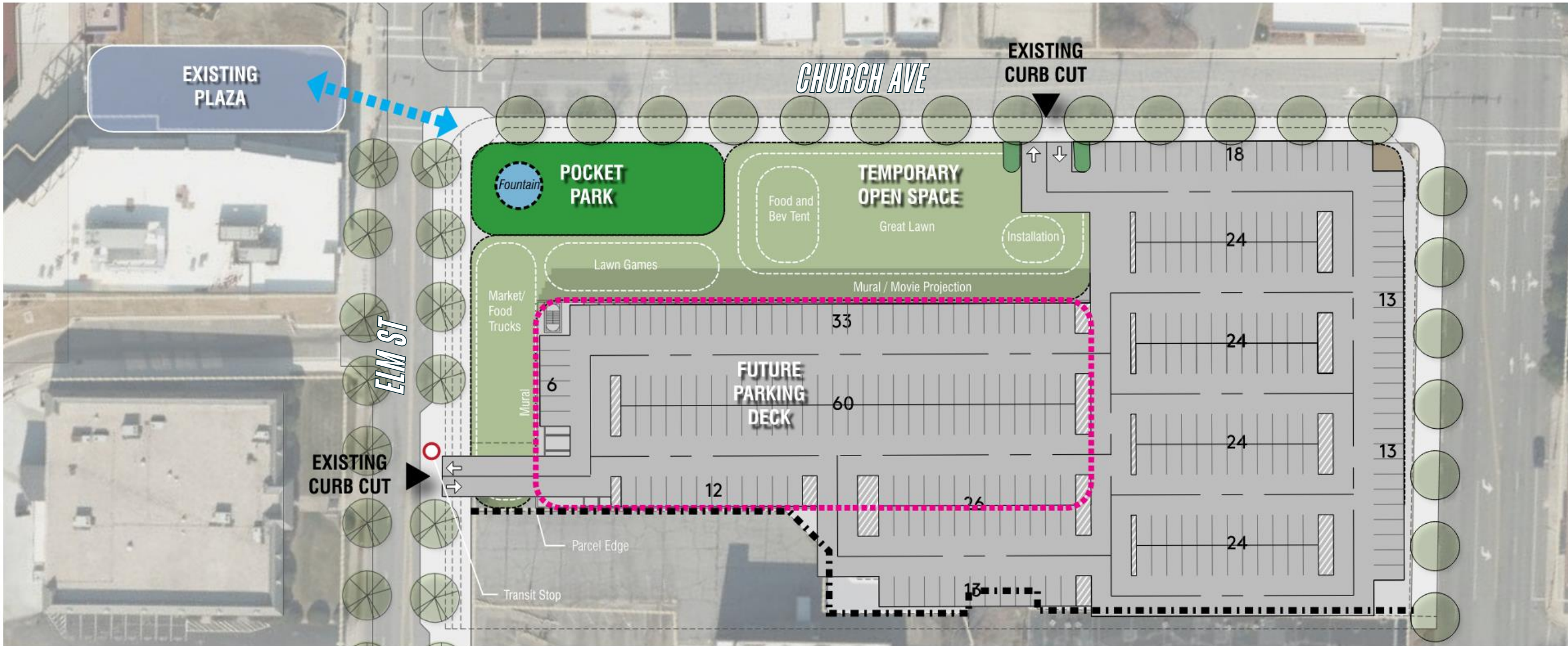
INSTALLATION: SWINGS



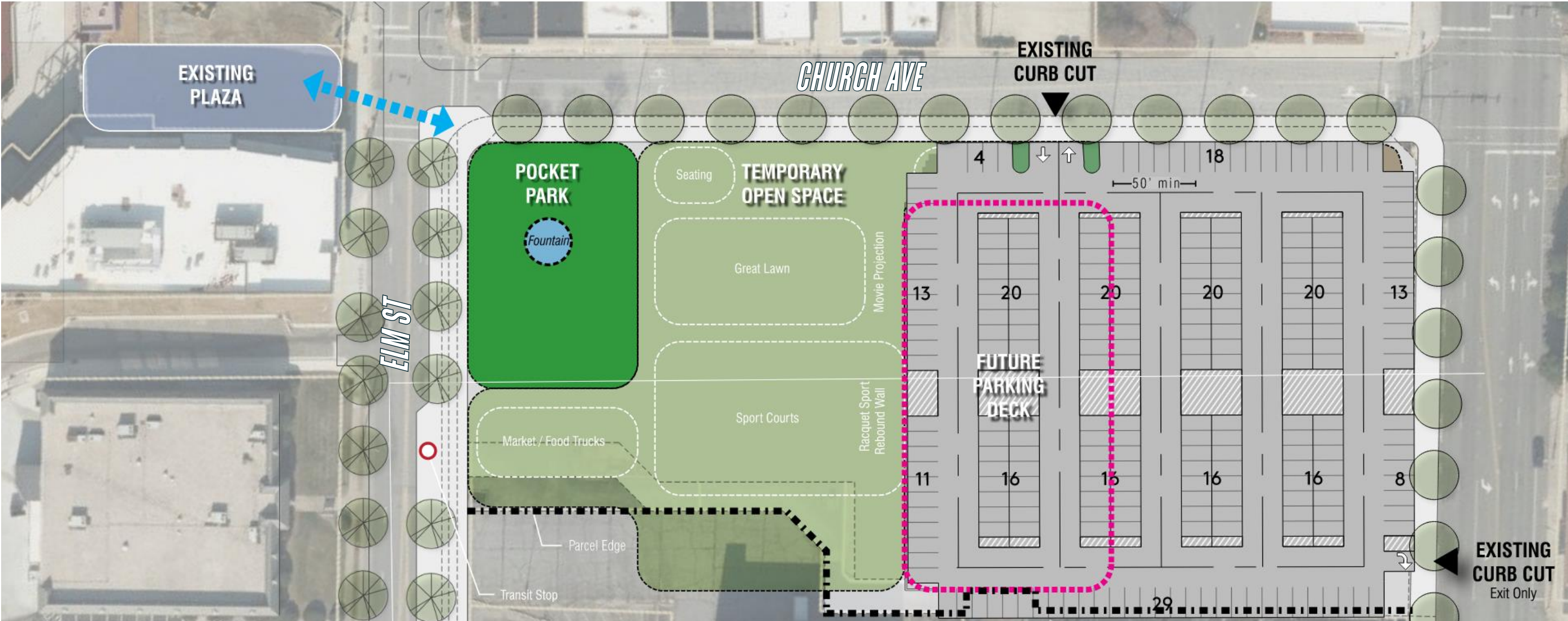
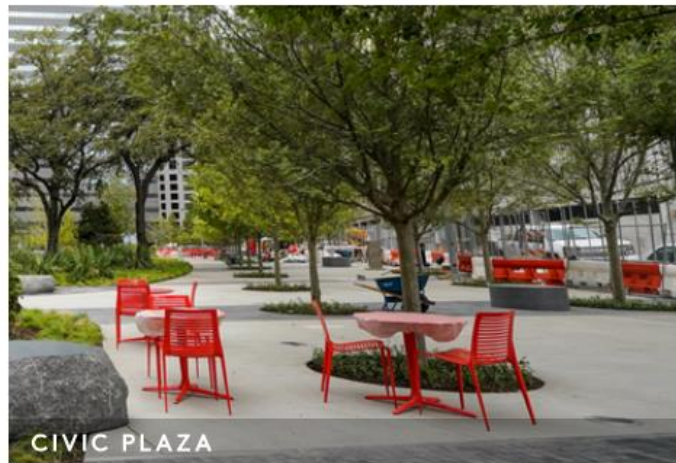
MOVIE PROJECTION



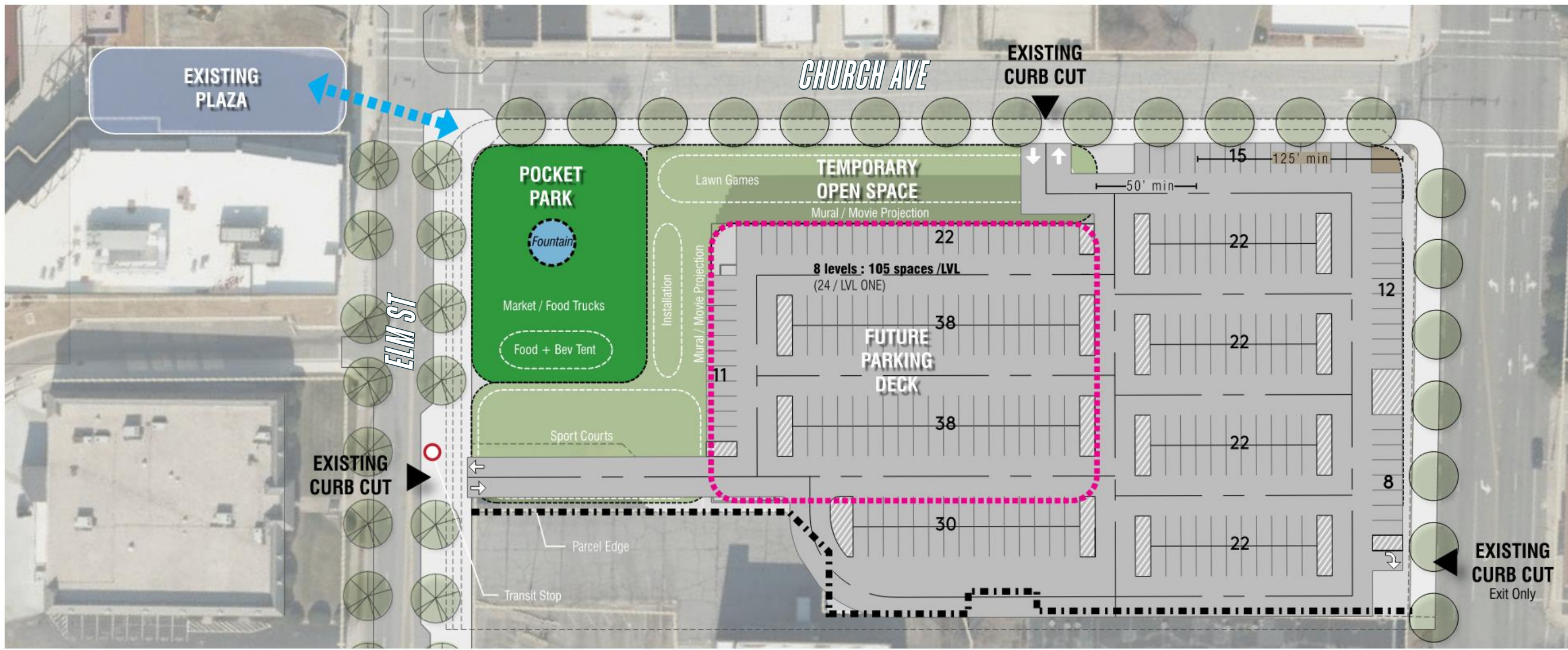
LAWN GAMES



SURFACE PARKING OPTION 2 - 224 SPACES



SURFACE PARKING OPTION 3 - 262 SPACES



CITY OWNED PROPERTIES

3.50 ACRES

1.05 ACRES

0.41 ACRES

4.06 ACRES



W ENGLISH RD

LINDSAY ST

ENGLISH RD & LINDSAY ST SITE

3.50 ACRES

16,850 SF RETAIL
92,600 SF OFFICE

1.05 ACRES

FUTURE HOTEL SITE
128 KEYS

0.41 ACRES

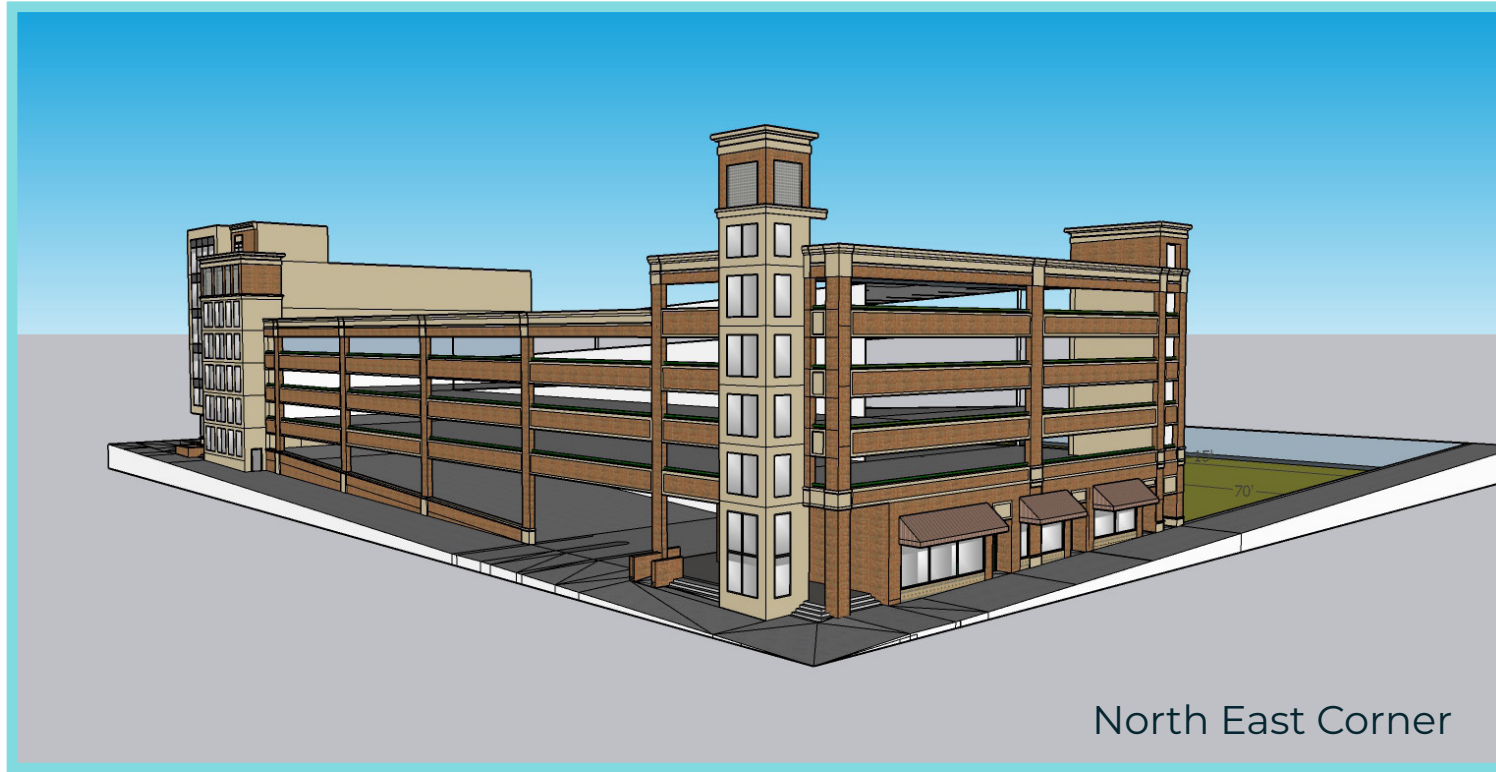
4.06 ACRES



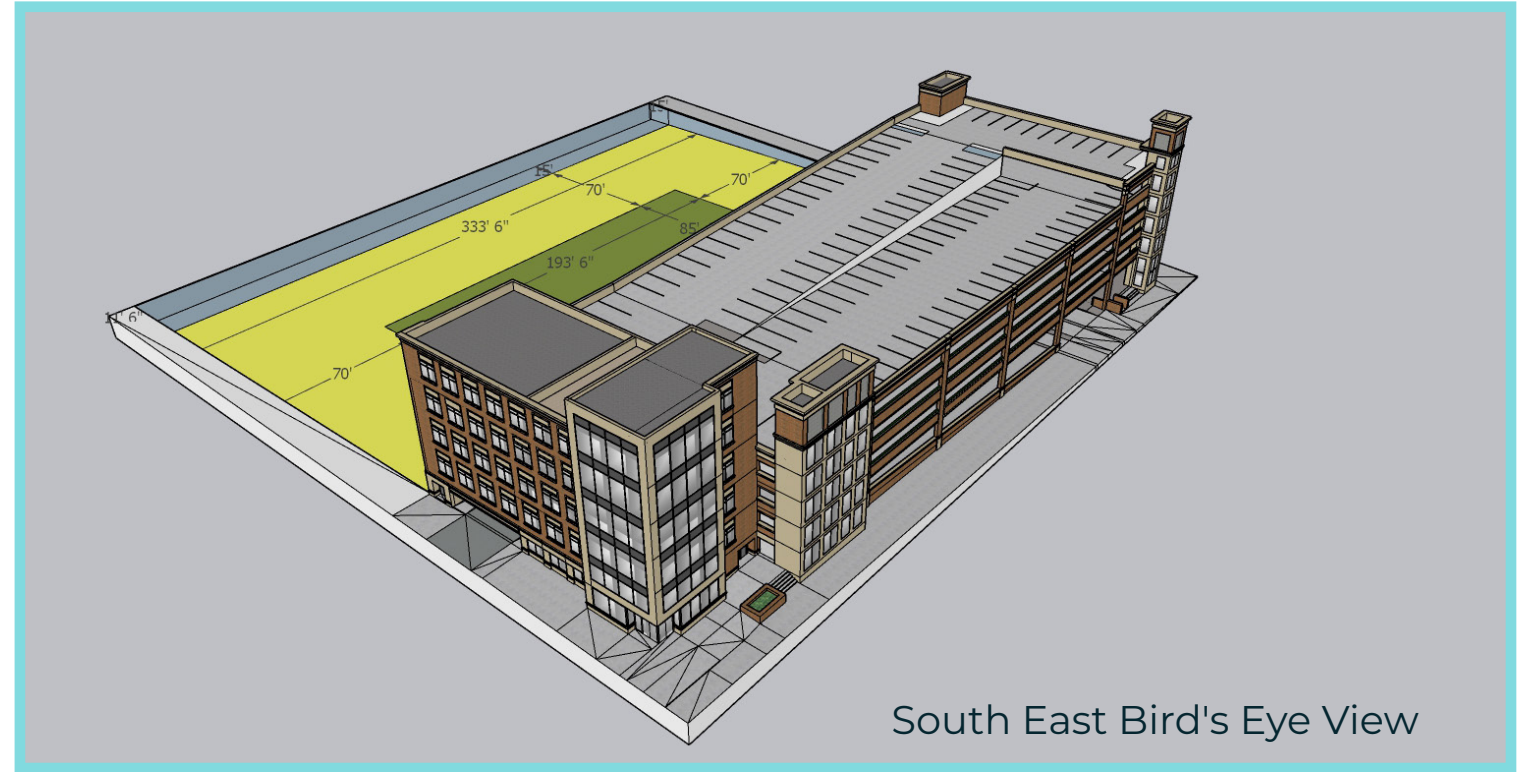
W ENGLISH RD

LINDSAY ST

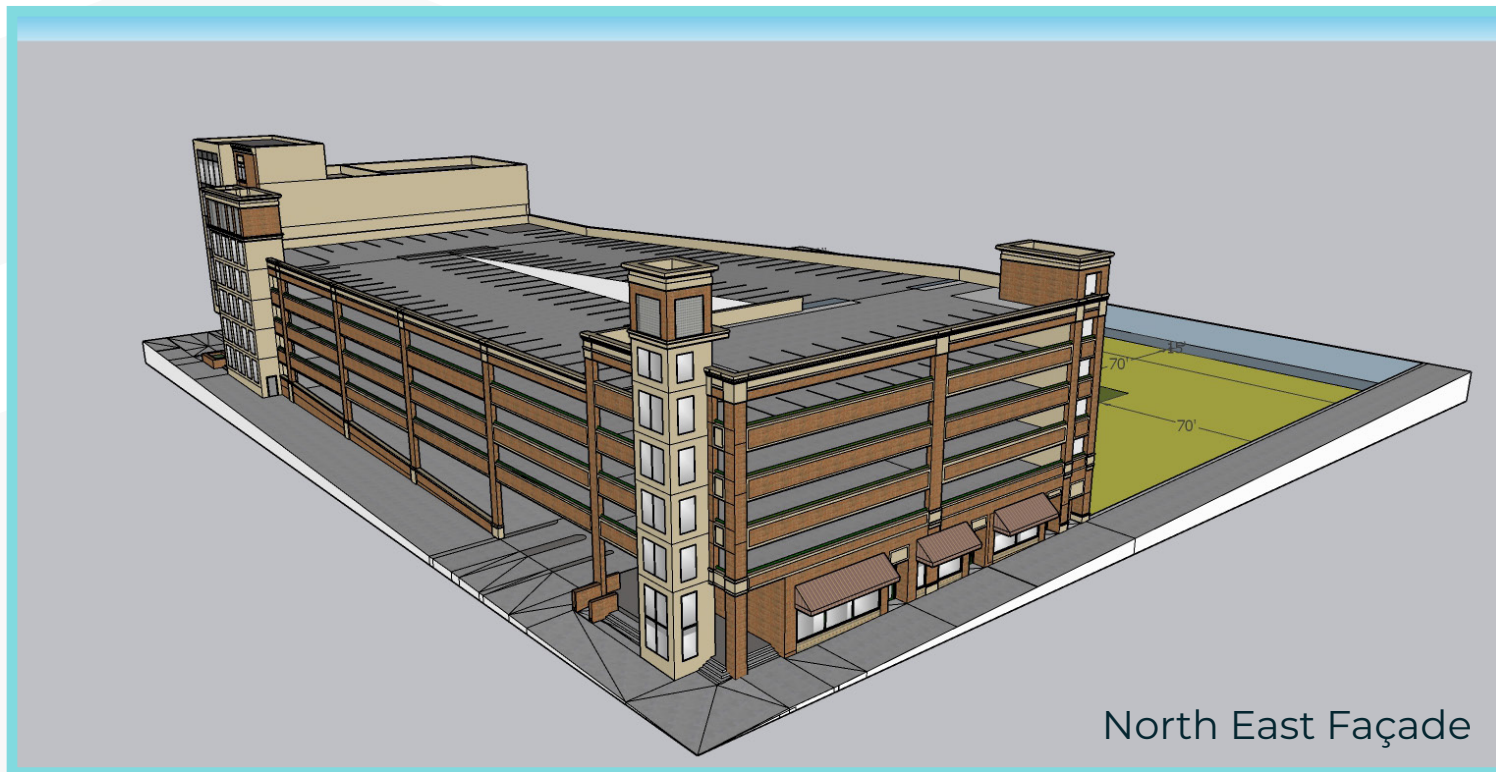
KIMLEY HORN PARKING DECK RENDERINGS



North East Corner



South East Bird's Eye View



North East Façade



South East Façade

ENGLISH RD & LINDSAY ST RECOMMENDATION

- » **There is a greater immediate need for a parking deck on the south side of the stadium**
- » **Both entrances for baseball and the main box office are on the south side**
- » **The south side can serve all three (3) entrances closer than any other site**
- » **A parking deck is preferred on the south side to better serve the 128 key future hotel site**
- » **Basis for recommendation: The city is utilizing a number of studies and data from previously commissioned studies, including confidential conversations with developers, data from the previous parking study, studies on the Church Ave Site, market data, and growth comparison to other cities**





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File Number: 2024-447

File ID: 2024-447

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Special Called Meeting

File Created: 11/26/2024

File Name:

Final Action:

Title: 2045 Comprehensive Plan Implementation Task Force
City Council is requested to add a Council Liaison to the 2045 Comprehensive Plan Implementation Task Force.

Notes:

Sponsors:

Enactment Date:

Attachments: 2045 Comprehensive Plan Implementation Task Force

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

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History of Legislative File

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CITY OF HIGH POINT

AGENDA ITEM



TITLE: 2045 Comprehensive Plan Implementation Task Force	
FROM: Planning & Development Department	MEETING DATE: December 2, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Task Force Description Proposed Task Force Members	

PURPOSE: To implement the City of High Point 2045 Comprehensive Plan.

BACKGROUND: City Council authorized creation of a comprehensive plan in 2022. A 23-member Steering Committee comprised of a cross-section of the community was established through a public solicitation process and guided the process for the creation of the plan. Numerous community outreach sessions were held over the course of the project with various stakeholders and the public to gather input on the desired community vision, core values, priorities, preferred growth scenario and strategic initiatives. On May 6, 2024, the City Council adopted the 2045 Comprehensive Plan as recommended by staff, the Steering Committee and the Planning & Zoning Commission.

Following adoption of the 2045 Comprehensive Plan, the first 24 months will set the stage for the remainder of the implementation process. The 2045 Comprehensive Plan established an implementation timeline of strategic initiatives to be carried forward to implement the 2045 Comprehensive Plan.

A Council liaison is requested to be added to the task force.

BUDGET IMPACT: Funds are available in the FY 2024-25 budget to support this group.

RECOMMENDATION/ACTION REQUESTED: City Council is requested to add a Council Liaison to the 2045 Comprehensive Plan Implementation Task Force.

High Point 2045 Implementation Task Force

The HP2045 Comprehensive Plan recommended the formation of a task force to help guide implementation. It will primarily be a sounding board for ideas about how to make the priorities and strategic initiatives a reality. Ultimately, it is about ensuring the City is accountable for what it said it would do in the plan.

The task force will be a broad-based coalition of public and private organizations and individuals, including City staff. To make sure the task force has the skills/resources needed to advance the plan, it should be a balanced group, with not too many experts in one subject, but some in each. We need honest feedback and discussions with people willing to speak their minds even if it isn't their area of expertise. Above all, they should always have the best interest of the community in mind.

The long-term commitment is open ended to start. How often the task force meets will be up to the group, but it will be quarterly at first and then less frequently as initiatives become self-sustaining. There will likely be subcommittees that meet more often and then report back to the larger group.

The plan also identifies broad success measures for each strategic initiative. City staff will initially come up with more specific, measurable metrics that the task force will help refine. In addition to the strategic initiatives, we will also look at the outcomes identified in the priorities section to gauge whether we are making progress. Regular updates on progress will be released to the public that the task force will review first.

#	Name	Address	City	Race/Ethnicity	If other, ple	Gender	Age Range	What is your occupation, employer and job title? (Ex. Furniture Sales, Smith's Furniture Store, Manager)
1	Mark C Morgan	2408 Lake Oak Ct	High Point	Caucasian/Non-Hispanic		Male	50-59	Affordable Housing Developer/Owner
2	Joe Blosser	1301 Georgetown Ct	High Point	Caucasian/Non-Hispanic		Male	40-49	Chief Impact Officer
3	Rishaunda E. Moses	106 Woodland Drive	Jamestown	African American		Female	50-59	Co-Owner/Administrative Manager, Jackie's Place
4	Rebekah McGee	708 Greenway Drive	Lexington	Caucasian/Non-Hispanic		Female	30-39	President/Ceo, Downtown High Point
5	Judy Stalder	1012 Wellington St	High Point	Caucasian/Non-Hispanic		Female	60-69	TREBIC
6	Michael C Qubein	1219 W Westwood Ave	High Point	Caucasian/Non-Hispanic		Male	30-39	High Point University
7	Jessica Wynn	750 Younger Place, suite 700	High Point	Caucasian/Non-Hispanic		Female	30-39	High Point Market Authority, Director of Guest Experience
8	Beverly Lewis	121 S Centennial St	High Point	African American		Female	40-49	Interim Executive Director, High Point Arts Council
9	Melody Burnett	515 W English Rd Suite 101-A	High Point	Caucasian/Non-Hispanic		Female	40-49	President, Visit High Point
10	Robert "Bob" Gerken	9 Knoll Brook Court	Greensboro	Caucasian/Non-Hispanic		Male	70+	Semi-retired, Coordinator for Age-Friendly Guilford
11	Susan Wood	3645 Rising River Lane	Greensboro	Caucasian/Non-Hispanic		Female	60-69	CEO Habitat for Humanity of High Point, Archdale and Trinity
12	Vaseem Ahmed Salim	3514 Johnson Street	High Point	Asian or Pacific Islander	Pashtun	Male	40-49	Community Organizer, #ClimateActionHighPoint!, Lead Organizer
13	Marie Torres	6150 Red Cedar Dr, 2B	High Point	Caucasian/Non-Hispanic		Female	40-49	Owner, Torres Transformations
14	Terry Bellamy	2505 Calumet Ct	High Point	African American		Male	60-69	Retired Government Transportation Executive
15	Sherell Fuller	2926 Dexterity Ct	High Point	African American		Female	50-59	Assistant Director of the Center for Teaching Excellence, NC A&T State University
16	Thomas Jarrell	401 Park St	High Point	Caucasian/Non-Hispanic		Male	18-29	Commercial Real Estate, Oakdale Commercial Properties, Owner & Broker
17	Phyllis Bridges	115 Parkview Terrace Lane	Jamestown	African American		Female	60-69	Interior Designer
18	Meyakka Sturdivant	2420 Bellemeade Street	High Point	African American		Female	40-49	Business Consultant
19	Laurie Jones	2701 Camillia Cv	High Point	Caucasian/Non-Hispanic		Female	40-49	Management, TC Transcontinental Packaging, Commercial Operations Manager
20	Patrick Watterson	2444 Glen Cove Way	High Point	Caucasian/Non-Hispanic		Male	50-59	VP and Physician Assistant
21	Joe Hellinger	3909 oak hollow dr	High point	Caucasian/Non-Hispanic		Male	40-49	Truist Market President - High Point
22	Steven Kang	1220 PENNYWOOD DRIVE	High Point	Asian or Pacific Islander		Male	40-49	Attorney, Axiom Global Inc., Senior Counsel
23	John muldoon	1547 West English Road	High Point	Caucasian/Non-Hispanic		Male	60-69	Owner COHAB.SPACE
24	Michael Slusher	2309 Castleloch Court	High Point	Caucasian/Non-Hispanic		Male	50-59	Civil Engineer, Davis-Martin-Powell, President
25	Tom Terrell	529 W. Parkway Ave	High Point	Caucasian/Non-Hispanic		Male	60-69	Attorney
26	Terry Venable	2006 Hunterwoods Drive	High Point	Caucasian/Non-Hispanic		Male	60-69	Operations & Finance, High Point Market Authority, VP of Operations & Finance

Recommended

Alternates

COUNCIL LIAISON

?

STAFF DEPT

- Eric Olmedo (or designee) Management - Finance/Budget
- Greg Venable (or designee) Transportation
- Nena Wilson (or designee) Community Development & Housing
- Tracy Pegram (or designee) Parks & Recreation
- Sushil Nepal, Andy Piper Planning & Development
- & Heidi Galanti



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File Number: 2024-443

File ID: 2024-443

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Special Called Meeting

File Created: 11/25/2024

File Name:

Final Action:

Title: Closed Session-Attorney-Client Privilege
Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(3) for Attorney-Client privilege.

Notes:

Sponsors:

Enactment Date:

Attachments:

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Contact Name:

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