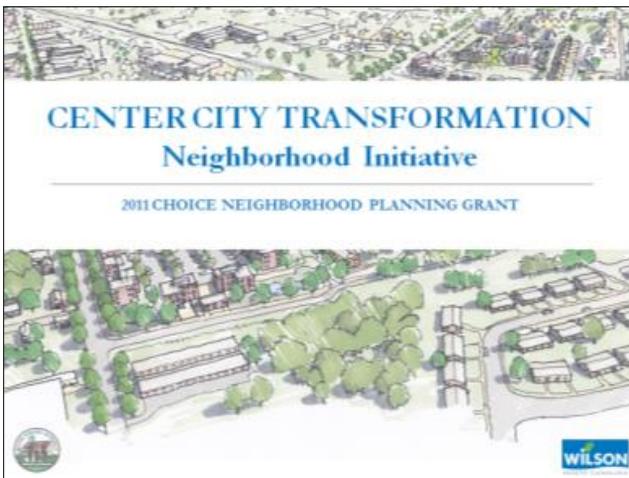
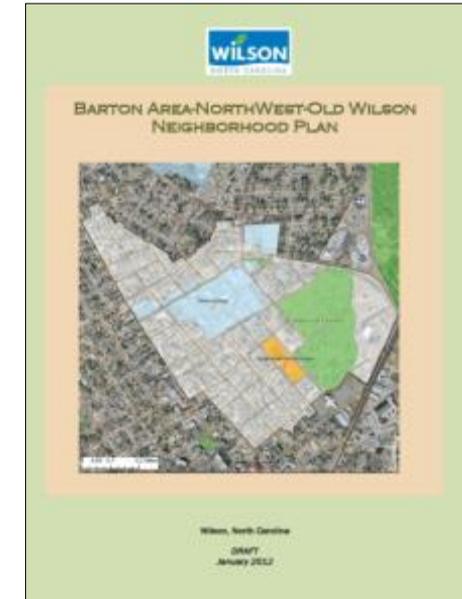


2030 Comprehensive Plan Progress Report - 2014



Prepared by City of Wilson

Planning and Development Services

2030 Comprehensive Plan Progress Report – 2014

It is my pleasure to provide you with your second formal progress report since adoption of the 2030 Comprehensive Plan in April 2010. Soon after adoption, departments and agencies across Wilson began implementing plan recommendations. I think you will see in this report that much progress has been made in in the four years since adoption of the Comprehensive Plan. Here are a few highlights:

- **Barton Area Plan Implementation** – The first comprehensive neighborhood plan was adopted March 2012 for the area around Barton College including both the Old Wilson and a portion of the Northwest neighborhoods. City departments, Barton College, Preservation of Wilson and the neighborhood associations continue work on implementing the recommendations of this plan. One significant project is the completion of the streetscape improvements around Barton College and the work Barton did to enhance their entranceways onto campus. They also now have plans submitted to our inspections office to renovate an older residence hall on campus. This will further enhance the streetscape in this neighborhood.
- **Unified Development Ordinance Completed** – The project was completed a little more than one year ago. In fact, we are now preparing to do our first comprehensive review of the ordinance to make adjustments given our experience with reviewing several projects under the new regulations. So far, staff believes the standards have been a huge step forward for Wilson and have simplified the development review process. The UDO has also just been recognized by the North Carolina Chapter of the American Planning Association with the 2014 North Carolina Marvin Collins Outstanding Planning Award. This award recognizes that the Wilson UDO is, “a huge leap forward by the City of Wilson to implement the Comprehensive Plan” from where it was with a development code from the 1970’s to how we quickly moved to implement a new set of development regulations and zoning map just two years after adopting the 2030 Comprehensive Plan. The committee commented that this progress is “remarkable”.
- **Center City Neighborhood Revitalization** - The Wilson Housing Authority and the City of Wilson have completed the Choice Neighborhood Plan funded by the HUD Choice Neighborhood Grant. The plan was submitted to HUD in June 2014 and we now look toward their review and comment. Once HUD approves the plan we will move forward with applying for grants to implement the work of citizens in developing ideas for revitalizing their neighborhoods between US 301 and downtown. Wilson has also embarked on developing a phased plan for the improvement of the streetscape along US 301 and is examining the possibility of applying for a USDOT TIGER Grant. This is a cooperative effort between the Chamber’s 301 Forward Committee, city engineering and planning departments. The first effort is performing a survey along the highway to locate drainage features and other important elements so that engineers and planners can begin to piece together a plan of action and develop grant applications to fund the desired improvements.
- **Downtown Revitalization** – Wilson Downtown Development Corporation, Wilson Downtown Properties, and the Whirligig Park Board have been diligently implementing their vision for the Whirligig Park and finding a private investor for the High Dollar Warehouse. The Whirligig Park has now brought in over \$4 million to date. Additional grant applications have been submitted and private fundraising continues to raise the remaining \$3 million to complete the construction of the park. This park will include much needed community facilities such as a concert green and stage, permanent farmers market shelter and a children’s splash park. Downtown has also seen the completion of its first two market rate loft projects. The Nash Street Lofts opened January 2014 and the Wilson Furniture Lofts opened August 2014. Downtown Development continues to work with the potential developer of the Hi Dollar Warehouse and

have been assisting them with necessary environmental reports and property appraisals in order to obtain project financing. A downtown traffic study was completed by engineering and NCDOT and is being implemented to improve traffic flow and improve pedestrian safety in downtown and surrounding neighborhoods. The first sets of signals are in the process of coming down and replaced with stop signs. This change will also increase the number of on-street parking spaces by doing away with protected left turn lanes. This will also eventually lead to the transformation of Pine and Tarboro Streets from a one-way pair to two-way streets.

- **City of Trees** – An Urban Forestry Program is now established. We have secured a grant to inventory center city trees, established the first phase of the Educational Forest on flood buyout property and are working to ensure that Wilson’s beloved tree canopy in the center city continues to thrive. We have received additional grants for tree planting and our current initiative is to establish an urban orchard in the Freeman Place neighborhood with another grant recently awarded. Our City Arborist also continues to plant trees every year and is working with area civic clubs to increase funding available for this effort. As you know, the city continues to be committed to trees as Wilson has a long history as a Tree City USA designee.
- **Grow Wilson’s Brownfield Program** - Wilson has now secured four Brownfield grants for a total of \$1,600,000. Our most recent award was for a \$1,000,000 Revolving Loan Fund grant that can be used to assist projects with environmental clean-up. Those funds will be available starting with the new federal fiscal year, Oct. 1, 2014. Funding is used to help remove blight and assist private developers to reuse potentially contaminated property. Some examples of the use of funds include assisting the Nash Street Lofts Project, the planned campus expansion for Wilson Community College on US 301, and the Hi-Dollar Warehouse project. We will apply for additional planning and/or assessment funding this fall. In four short years, our brownfield program has become well respected and we are now asked by US EPA to give sessions and sit on panels to share the Wilson experience.
- **Reduce Congestion at Raleigh Road and Forrest Hills Road Intersection** – This project is still on-going. The first part was to extend Westwood Drive and that is complete. The next phase is the installation of a landscaped median and protected left turn lanes at key intersections. Being Wilson’s busiest intersection, engineering and NCDOT will continue to monitor this area and recommend improvements as they become necessary.

These are just a few highlights for projects that are in some stage of implementation since the last comprehensive plan update was given in 2012. I hope you will agree that the hard work of citizen participants, various boards and commissions, non-profits and other outside agencies, as well as City of Wilson staff is paying off. While there is much work to be done, the first four years has seen tremendous progress. As we continue to see the health of the economy improving, Wilson has placed itself in an excellent position to attract quality development and offer a high quality of life to its residents.

Respectfully yours,

Rodger H. Lentz, AICP
Chief Planning and Development Officer

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
Top Priority Implementation Actions				
1. Work with Wilson County to establish a tiered growth system	Initiate within one year	Planning and Development Services, Fire/Rescue Services, Police, Public Service, and Wilson Energy	We continue to use the tiered growth concept as a policy guide to inform decision making. As it was in 2012, development pressure on the edge of the City continues to be low.	As City policy, we use this idea of tiered growth in discussions with prospective developers. However, there is not a formal policy/system. The development pressure has been low and so this has not become a high priority item.
2. Amend Wilson's Land Development Ordinances	Initiate within one year	Planning and Development Services, with TRC Departments	The new development regulations were adopted January 2013. We are preparing to do a comprehensive review of the new code to gauge its effectiveness since its adoption.	In progress. As of March 2012, approximately 75% completed, with adoption expected late Summer.
3. Establish a neighborhood planning and implementation process	Initiate within two years	Planning and Development Services, Human Relations Office, Police Department	The Choice Neighborhood Plan was adopted by Council June 2014. The plan is presently with HUD for their final review and sign off. Implementation work is ongoing for both the Barton Area Plan and now the Choice Neighborhood Plan. One unfortunate setback in implementing the Barton Area Plan was the failure of the Landmark Project to secure tax credit financing for the Old Wilson project.	The first neighborhood plan was completed and adopted by City Council on March 15, 2012. The City is partnering with the Housing Authority to implement the Choice Neighborhood Initiative Planning Grant, which will create a neighborhood plan for the area between the railroad tracks and Highway 301.
4. Support and facilitate center city catalyst projects such as the Villages of Center City	Initiate within one year	Planning and Development Services, Community Development, Downtown Development Corporation, Public Services	Center City revitalization continues to be a focus of the City. Work is ongoing to kick start the Freeman Place project, our brownfield program continues to grow with a new \$1,000,000 grant, and downtown revitalization has seen several successful projects completed in the last 2 years.	This is being implemented through partnership with the Housing Authority on the Choice Neighborhoods Initiative Grant (received 2012). Another way we are implementing this is through the Whirligig Park project downtown. Finally, the Brownfields Program seeks to incent redevelopment at abandoned or underused commercial/industrial sites in the center city.

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5. Establish a vacant properties initiative	Initiate within two years	Planning and Development Services, Community Development	The vacant properties initiative is ongoing as we seek legislation and figure ways to proceed without legislation. We have had minor successes with donating lots to Habitat for Humanity and working with community groups to establish community gardens on vacant lots. Demolition work continues for houses beyond repair. We completed a comprehensive property inventory to assess home and lot conditions in the Choice Neighborhood target area.	The City is working on this and has been holding conversations with the Wilson County tax office, Preservation of Wilson, Housing Authority, and is planning on engaging Habitat for Humanity. The City is currently researching legislation to create a community land bank (a tool used by other states).
6. Redesign streetscape improvements to Highway 301	Initiate within two years	Planning and Development Services	We are presently working with 301 Forward and the Engineering Department on plans for streetscape and highway improvements to US 301. These plans would develop a plan B for the corridor given that NCDOT has changed their project funding formula. The new formula was not advantageous to our goal for the corridor.	Redesign of Highway 301 is the number one priority request given by the City to NCDOT. The City will wait to hear that NCDOT is planning improvements before doing the design. It is listed as a TIP request and is included in the Comprehensive Transportation Plan update (adopted 2011).
7. Implement elements of Barton College's Master Plan that relate to the City's area of responsibility	Initiate within two years	Barton College, Planning and Development Services	The two-way street conversion is completed and has proven successful. The City is presently working on streetscape improvements in concert with the entrance enhancements being completed by Barton College.	Ongoing. Currently, NCDOT is converting the two-way streets at ACC Drive and Raleigh Road Parkway to two-way streets and constructing a roundabout. The City is partnering to make associated changes to infrastructure.
8. Promote green workforce development initiatives and work with Wilson Community College to implement elements of its master plan that relate to the City's area of responsibility	Initiate within two years	Wilson Community College, Wilson County, Planning and Development Services, Economic Development Council	The City is actively assisting WCC on implementing their vision for the reuse of the former Lee Motor Company property on US 301. Brownfield funds were used to perform environmental assessments for the property. City staff are members of the Chamber of Commerce Sustainability Council and this year the committee put on a "Sustainability Summit". The Council is currently working on a loan fund to assist small business with energy efficiency upgrades to buildings.	WCC has done much to "green" their campus. The City has not done much in this area. One opportunity is for the college to utilize the existing abandoned industrial buildings across the street on Herring Avenue, but lack of funding has prevented such ventures.

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9. Establish sustainable performance standards and develop an energy conservation strategy	Initiate within two years	City administration with assistance from relevant City departments	While a formal policy has not been developed, city building renovations have included higher efficiency lighting fixtures, higher efficiency heating and air units, motion sensing light switches which have helped reduce energy consumption in city buildings.	Has not occurred.
10. Conduct a feasibility study for a downtown civic center	Initiate within four years	Downtown Development Corporation and Wilson Visitors Bureau	Has not occurred.	Has not occurred.
11. Promote revitalization of Downtown	Initiate within two years	Downtown Development Corporation, Planning and Development Services	<p>City staff is engaged in the Whirligig Project in several ways. We are advising on park design, implementing infrastructure plans around the park and designing streetscape treatments for areas between Nash Street and the park site. Grant funds are being sought for infrastructures costs. Demolition of derelict buildings adjacent to the park has been completed with Mello Buttercup and Wilson Petroleum.</p> <p>The one-way street and downtown signalization study is completed and is currently being implemented by Engineering. The vacant window program has been started. The first of two loft projects, Nash Street Lofts, has been completed and a second is expected to be completed this summer.</p> <p>The City also stabilized a downtown building in danger of having its roof collapse. That building has subsequently been sold by Wilson Downtown Properties and been renovated for business space. The Beer Store is currently in one of the tenant spaces in the building.</p>	<p>The development of the Whirligig Park will be a catalyst project for downtown Wilson. Wilson Downtown Development Corporation and Downtown Properties has recently gone through a visioning/mission statement exercise to guide their efforts. Downtown Design Guidelines will be part of the new Unified Development Ordinance. Inspectors are getting trained in the NC Rehabilitation Code. Downtown has been working on green building techniques. A Wednesday downtown farmer's market has been established. A vacant window beautification program is being created for Goldsboro Street. RFPs have been sent out for development of the Hi-Dollar Warehouse, with \$200,000 in incentives. A transportation study is being initiated downtown to examine one-way streets and the possibility of creating a closed loop system for the traffic lights. Bike racks have been added to many downtown locations.</p>

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
12. Develop a formal agreement with Wilson County Schools	Initiate within two years	City administration with assistance from Planning and Development Services	Has not occurred	Has not occurred.
Secondary Implementation Actions				
Managed Growth				
1. Maintain an up-to-date geographic information system dataset of existing land uses and vacant structures in Wilson. Periodically compare this data to data on new development and redevelopment and identify trends in aging corridors requiring reinvestment focus.	Ongoing	Planning and Development Services and Information Technology Services	This is ongoing with the most recent work consisting of a large undertaking to inventory all of the properties and their condition in the Choice Neighborhood Target Area. We continue to monitor tax delinquency rates in threatened neighborhoods.	Ongoing.
2. Ensure that City departments share information regarding proposed developments that will require expansion of public safety services. Ensure that existing facilities and service capacity can adequately serve new and existing demands for service. Mitigate any potential impacts that might decrease levels of service.	Ongoing	Fire/Rescue, Police, Public Services, Planning and Development Services	Ongoing task. One area of emphasis has been on center city storm water issues in order to create a regional solution that would benefit center city projects.	Ongoing.

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3. The City shall set a schedule for regular review of the primary growth areas to ensure that adequate land is available for forecasted development.	Short Term	Planning and Development Services	Not relevant at this time due to slow growth.	Not relevant at this time due to slow growth.
4. Monitor the balance of tax revenues and public infrastructure costs over time and compare with development approvals to identify trends. Seek strategies to maintain a fiscal balance.	Short Term	Planning and Development Services	Has not occurred given low development pressure on edges of the City.	Has not occurred.
5. In collaboration with the North Carolina Department of Transportation and Wilson County, adopt and implement a new Wilson Comprehensive Transportation Plan.	Short Term	Public Services and Planning and Development Services	Ongoing work to implement the adopted plan. Examples of plan implementation is the addition of signal coordination project on Raleigh Road Parkway to the new NCDOT SPOT 3.0 project list and city initiated planning on US 301 for corridor improvements there.	The Wilson Comprehensive Transportation Plan was adopted in 2011.
6. Develop a fiscal model to analyze development proposals and any positive or negative impacts development has on municipal budgets.	Medium Term	Planning and Development Services and Finance	Has not occurred. We do include a fiscal impact statement with rezoning applications based on the 2007 Cost of Land Use Study. As residential growth pressure return, consider funding development of the fiscal model.	Has not occurred.
Center City Initiatives				
7. Develop and adopt a Commercial Maintenance Building Code and actively enforce it.	Short Term	Planning and Development Services and Downtown Development Corporation	Code has been adopted and is being enforced. Additional staff resources needed for the program to be most effective. Building maintenance is a major issue downtown and along older business corridors like US 301.	Code has been adopted and is being enforced.
8. As opportunities arise, replace holly trees with a more appropriate species in the Main Street District.	Ongoing	Parks and Recreation and Public Services	Systematic replacement of trees in downtown is presently being done in cooperation with Wilson Energy.	Has not occurred. The City is establishing an Urban Forestry Program, however, which will create opportunities to address this recommendation.

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<p>9. Continuing the partnership with Wilson Downtown Properties and Wilson Downtown Development Corporation, the City should market the Hi-Dollar Warehouse for a mixture of civic and commercial uses. In order to encourage a successful development the following uses should be considered:</p> <ul style="list-style-type: none"> ◆ A government use, such as offices or meeting space, to accelerate loan approval and construction ◆ A Visitor's Center ◆ A signature destination restaurant 	Ongoing	Downtown Development Corporation and Wilson Visitors Bureau	We continue to assist downtown development with this project. Most recently with the need for the HUD Appraisal for the project's financing needs.	The Downtown Development Corporation has issued a RFP for the Hi-Dollar Warehouse with the purpose of creating a mixed use space.
10. Promote partnerships facilitating preservation real estate activities with Preservation of Wilson.	Ongoing	Planning and Development Services, Preservation of Wilson	Ongoing – the City meets with Preservation of Wilson regularly.	Ongoing – the City meets with Preservation of Wilson regularly.
11. Revitalization and rehabilitation of blighted and vacant properties is paramount. For those properties that cannot be addressed by these means, the City should seek new funding sources to fully fund the City's demolition program.	Short Term	Planning and Development Services	The City of Wilson continues with its demolition program. We are keeping up, but not gaining ground on the abandoned and dilapidated building issue. The City has received a \$1,000,000 grant from US EPA to assist with brownfield redevelopment and clean up.	Ongoing. The City's Brownfields program addresses blighted and vacant properties. The City received a \$200,000 grant in 2010 and applied for another in 2011. The City continues to demolish buildings that cannot be saved.

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<p>12. Provide incentives to developers with projects in the Highway 301 Corridor, such as</p> <ul style="list-style-type: none"> ◆ Reduce City of Wilson utility connection fees for Highway 301 Corridor developments ◆ Offer an accelerated entitlement process ◆ Negotiate property tax credits for the incremental increase in value over a specific period 	Short Term	Planning and Development Services	Have not revisited the special taxing district discussion. Developed a new partnership with the Wilson Chamber called 301 Forward.	Has not occurred. A special taxing district was discussed with the Highway 301 Committee but was not implemented.
13. Consider development of a "One Wilson" Park at the location of Downtown Alive events.	Medium Term	Downtown Development Corporation	No additional progress	Downtown Alive concerts are likely to be held at the new Whirligig Park once it is built.
14. Extend sidewalk improvements from Nash Street to side streets within the Main Street District. Consider burying overhead lines in this area.	Medium Term <u>Long Term</u>	Planning and Development Services and Public Services	Presently working on an infrastructure grant application in order to fund needed sidewalk improvements. Sidewalk improvements have been made around the Barton area. Sidewalk improvements downtown have been identified and overhead lines are being buried on parts of Tarboro and Goldsboro	The City is reviewing sidewalks in this area. Has not occurred.
15. Explore corporate partnerships in return for discreet advertising signage in gateway areas and other gateway design features.	Medium Term	Planning and Development Services	A plan for sign locations has been developed. Sign design work is ongoing with the Wilson Appearance Commission.	The Wilson Appearance Commission is currently working with planners on gateway design opportunities.

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<p>16. Consider development of a land bank to acquire and redevelop vacant and abandoned properties with tax liens. Work with City leaders to encourage the State legislature to authorize the use of this tool.</p>	<p>Medium Term</p>	<p>Planning and Development Services</p>	<p>The vacant properties initiative is ongoing as we seek legislation and figure ways to proceed without legislation. We have had minor successes with donating lots to Habitat for Humanity and working with community groups to establish community gardens on vacant lots. Demolition work continues for houses beyond repair. We completed a comprehensive property inventory to assess home and lot conditions in the Choice Neighborhood target area. In the last 12 months, the city has discussed this initiative with faculty from the UNC School of Government and the national organization, Center for Community Progress which has published books and assisted other communities with establishing successful land banks.</p>	<p>As discussed in #5 of the priority items, the City is exploring this opportunity and holding discussions with Wilson County Tax Office and the Housing Authority. The City is researching state legislation to allow land banks, but it is currently not allowed by the state.</p>
<p>17. Consider new funding mechanisms to promote redevelopment in the Center City, such as:</p> <ul style="list-style-type: none"> ◆ Tax Increment Financing ◆ New Markets Tax Credits ◆ Grants/low-interest loans from non-profit community development foundations. ◆ A collaborative low-interest fund w/ area financial institutions ◆ Section 108 Loans ◆ Economic Development Initiative & Brownfields Economic Development Initiative grants. ◆ Small Business Administration 504 Loans 	<p>Medium Term</p>	<p>Economic Development Council and Downtown Development Corporation</p>	<p>A Development Finance Study was completed in cooperation with the UNC School of Government Development Finance Initiative. This work is directly benefitting South Street Partners, LLC and The Hi Dollar Warehouse Project. The City has established a new downtown incentive program that will grant back an amount equal to taxes paid – this is similar to industrial incentive packages and similar to programs established in neighboring communities. Several foundation grants have been awarded for the development of the Whirligig Sculpture Park.</p>	<p>Ongoing as opportunities arise. Downtown has received grants for the Whirligig Park project. The City has obtained a Petroleum Brownfields Assessment Grant (in 2010) and has applied for a Hazardous Materials Brownfields Assessment Grant (in 2011).</p>

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18. Consider creating a revolving fund for real estate purchases and dispositions within the Highway 301 corridor.	Medium Term	City Administration	Has not occurred	Has not occurred.
19. Develop design guidelines for redevelopment along the Highway 301 Corridor.	Medium Term	Planning and Development Services	The city adopted city-wide design guidelines with the adoption of the Unified Development Ordinance.	Has not occurred.
20. Work with Wilson Community College to develop a plan for the Herring Road Avenue Corridor, including gateway treatments and reuse of vacant buildings.	Medium Term	Planning and Development Services	Has not occurred.	Has not occurred.
21. Develop a Heritage Tourism Plan for Wilson that markets Wilson as a unique, historic destination along I-95.	Long Term	Downtown Development Corporation, Visitors Bureau, and Preservation of Wilson	Has not occurred.	Has not occurred. However, the Whirligig Park will play a role in the development of this Plan. A marketing plan for the Park is being developed with students at ECU.
Quality of Life				
22. Advertise community events in the Wilson Parks and Recreation newsletter.	Ongoing	Parks and Recreation and Public Affairs	Ongoing, plus we are using social media outlets like Facebook, Twitter, etc. to help advertise and build awareness of programs.	Ongoing.
23. Working with local partners, identify ways the City can assist in attracting and recruiting new cultural and entertainment establishments and activities to the City.	Short Term	Visitors Bureau	Work continues with the Whirligig Park and Visitors Bureau. City is partnering with other local government and local agencies on requesting an increase in the Hotel/Motel occupancy tax in this short session of the NCGA.	Ongoing. Whirligig Park planning and fundraising is in progress. The Visitor's Bureau has moved to Downtown Wilson to help promote Downtown.
24. Working through the Citizens Academy, poll citizens on the best ways to provide information about public events and activities.	Short Term	Public Affairs	Continues with each citizen's academy, Neighborhood Summit and the youth citizen's academy.	Have completed with two citizens academies, will continue with new groups.

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25. Publicize the City's community calendar on the Wilson Times website.	Short Term	Public Affairs	No change	Wilson Times has created its own community calendar since implementation.
26. Explore opportunities for developing a comprehensive, multilingual community calendar that includes civic, cultural, recreational, educational, and other events.	Short Term	Public Affairs	No change	Calendar has been created and is in place, but not multilingual.
27. Continue to conduct the Citizens Academy and expand outreach to Spanish-speaking citizens.	Short Term	Human Relations	Ongoing. Human relations has added a youth citizen's academy and we continue to do Neighborhood Summits every 18 months.	Ongoing – the Citizen's Academy continues to be held. The City offers Spanish-speaking services to those who request it.
28. Organize cultural events that display the unique character of the City and its residents. Such events could include a public market, art show, and concert with local musicians.	Medium Term	Downtown Development Corporation and Visitors Bureau	No change	Ongoing. The City is planning to hold programming at the new Whirligig Park when it opens. The Police Department holds movies at the Paul V. Berry park. A Wednesday farmer's market is held downtown. Downtown Alive is a concert series held downtown on Wednesday nights, and First Fridays is a concert series held on the library lawn. Events are also held downtown during the holiday season, and cultural events are held frequently at Barton College and Wilson Community College.
Neighborhoods and Housing				
29. Consider establishment of a local "Weed and Seed" program.	Short Term	Police and Community Development	The City requested, but was not funded for a Byrne Criminal Justice Grant. Plans are to apply again. Chances should be improved now that the Choice Neighborhood Plan is completed.	Has not occurred, though the opportunity was examined. When the opportunity arises, the police will pursue this program.

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30. Examine appropriate incentives, shifting expenses from City initiated demolitions to assistance with rehabilitation when appropriate.	Short Term	Community Development and Planning and Development Services	The 113-115 Goldsboro Street project was a success. Determining how we can expand this idea to other buildings. Largest hurdle is getting control of the vacant and dilapidated properties.	The City is going to try this approach at 113 and 115 Goldsboro Street. They are doing stabilization to the properties then marketing them for sale.

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<p>31. Implement the Housing Improvement Action Strategy Plan for Wilson.</p>	<p>Medium Term</p>	<p>Planning and Development Services</p>	<p>This work is ongoing. We continue to administer the Urgent Repair and Single Family Rehab grants. We are also implementing a \$500,000 Catalyst Grant to assist the Flynn Christian Home. Unfortunately, housing funds will no longer be available for programs such as the Catalyst Grant since the legislature has mandated that all CDBG funds go towards infrastructure. This will limit future housing projects without committing significant local funds to housing issues.</p> <p>Working with the Redevelopment Committee and Council, staff revised agreements and standards for the Freeman Place project to kick start that project that had seen interest decrease during the long recession. These changes appear to be successful as homes have started to sell again in the development.</p>	<p>Staff is currently implementing several grant programs that address the implementation of housing improvements. The Urgent Repair Program provides grant assistance to low income owner-occupants that have severe housing conditions. This year, 74 applications have been received, but due to limitations on funding, 10 units have been addressed thus far.</p> <p>The Single Family Rehabilitation Program allows for the substantial rehabilitation of low income owner occupied homes, and provides for up to \$40,000 of improvements per unit. This year, we have completed 6 homes. More than 23 applications for assistance were received and the remaining applicants are being held pending the release of additional funding from the NC Housing Finance Agency, which funds this grant program.</p> <p>Spearheaded by the City, the Freeman Place Project involves a partnership with the Wilson Home Builders Association. The City provides down payment and closing cost assistance to those that qualify for New Homes Loan Pool funding. The City's role involves the acquisition, clearance and predevelopment planning for a 50 home subdivision. Buildable lots are deeded to eligible builders who, in turn, use their own construction funds to build the homes for pre-qualified buyers. Fifteen (15) homes have been completed or are under construction. We continue to market and qualify buyers for the remaining lots.</p>

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32. Consider establishment of neighborhood conservation districts to protect neighborhood character and socially, historically, or architecturally significant structures.	Ongoing	Planning and Development Services	The Unified Development District did include several measures to assist with neighborhood compatibility issues when it came to placement of homes on lots. The NCGA is currently debating a bill that would prohibit the City from adopting any "aesthetic" standards for houses outside of an historic district. This would effectively prohibit the establishment of neighborhood conservation districts.	Has not occurred. However, the Unified Development Ordinance will help to address lot compatibility issues.
Economic Development				
33. Work with local economic development partners, such as the Wilson Economic Development Council, Chamber of Commerce, Wilson Downtown Development Corporation, and Wilson Downtown Properties to identify future development opportunities and assist with development approvals by providing zoning and infrastructure to foster development of new employment centers, as guided by the Future Land Use map.	Ongoing	Planning and Development Services	This was completed with the adoption of the new zoning map with the Unified Development Ordinance. Ongoing monitoring is required.	The City is analyzing the zoning map as it creates the new Unified Development Ordinance zoning map. The City has rezoned Woodard Parkway Corporate Park to create an industrial zone, guided by the Future Land Use Map.
34. Work with local partner organizations, such as the OIC, to identify ways that the City can assist with reaching the goal of enhancing job readiness of the local workforce.	Ongoing	City Administration	Ongoing.	Ongoing.
35. Work with local partner organizations to market Wilson as having the most advanced fiber-optic network in the State and one of the best in the nation.	Ongoing	Public Affairs	Ongoing.	Ongoing.

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36. Seek funding assistance from the Federal EPA and other organizations to identify and assess Brownfields in Wilson and develop strategies for remediating and redeveloping these properties.	Ongoing	Planning and Development Services	Since last report the city has received two additional assessment grants at \$200,000 each and a \$1,000,000 revolving loan fund grant.	The first Brownfield grant, received in 2010, is wrapping up. It provided assessments to six properties. The City has applied for a second grant.
37. Work with the Economic Development Council to develop a strategy for protecting industrial parks from encroachment by residential subdivisions. Locations proximate to residential areas are often not preferred by prospective businesses due to potential impacts from industries.	Short Term	Planning and Development Services	Completed and addressed in the Unified Development Ordinance.	This will be part of the Unified Development Ordinance process as it reviews the zoning map.
38. Update the EDC website to include information on available State and local resources available to small businesses, including funding, training, grants, and location assistance.	Short Term	Economic Development Council	No change	New EDC website went live in 2011; updates are ongoing
39. In coordination with local economic development partners, identify barriers to local business development that the City can take action to amend.	Short Term	Planning and Development Services	Ongoing	Ongoing process.
40. Identify the appropriate agency/organization and position to coordinate the local small business development efforts occurring in Wilson.	Short Term	Economic Development Council & City Administration	Has not Occurred	Not yet occurred
41. Work with existing businesses in Wilson to develop business expansion strategies that capitalize on local technologies.	Short Term	Economic Development Council & Greenlight	Ongoing. Upper Coastal Plain Council of Government received a grant to assist small business with technology innovation.	Ongoing

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42. Following development of Woodard Parkway, work with the Economic Development Council to identify long-term needs for a new industrial park. Determine potential sites appropriate for this type of development.	Medium Term	Planning and Development Services & Economic Development Council	No Change	Not yet applicable; Woodard Parkway is still being developed.
43. Analyze development approvals, recruitment efforts, locations of newly established businesses and locations where businesses are not succeeding to identify trends. Trends that show that recruitment efforts are inconsistent with Downtown business development initiatives should be addressed.	Medium Term	Planning and Development Services, Downtown Development Corporation and Economic Development Council	No change	A Recruitment & Retention Specialist was hired for the Downtown Development Department.
44. Periodically develop a community leakage analysis to identify areas where a business recruitment initiative might be successful in attracting new business.	Medium Term	Economic Development Council	Ongoing.	Ongoing; currently developing a 5-year strategic marketing plan
Parks and Recreation				
45. Encourage private development of youth recreational facilities, such as a skating rink.	Ongoing	Planning and Development Services and Parks and Recreation	Ongoing.	Ongoing.
46. Explore opportunities for the potential sale and/or reuse of small mini-parks that are not actively in use. Neighborhood community gardens or neighborhood owned open spaces or passive park areas are two options for reuse of these sites.	Ongoing	Planning and Development Services and Parks and Recreation	Weakness in the real estate market hampers these efforts. No economic reuse potential. The one effort that we completed was the gift of one surplus park to Barton College to incorporate into their campus master planning and another to a local church. A community garden is in place at Reid Street and was developed by a local church.	A discussion of how to address these parks has begun. Though not a reuse of an unused park per se, a community garden is planned for an unused area of Reid Street Community Center and will be installed in 2012. This is expected to provide an example for how other vacant areas/parks in the City can be utilized for community projects.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
47. Amend zoning and subdivision ordinances to include provisions that encourage or require new residential developments to include open space, park areas, and greenways.	Short Term	Planning and Development Services and Parks and Recreation	Completed with Adoption of the Unified Development Ordinance	Greenway provisions are going to be included in the Unified Development Ordinance.
48. Work with community neighborhood watch programs to develop strategies to ensure the safety and proper use of local parks.	Short Term	Parks and Recreation	Neighborhood Watch and Neighborhood Association meetings take place in our centers in the older Wilson neighborhoods about increasing the safety of these neighborhoods.	A Neighborhood Watch has been created in the Old Wilson Neighborhood; their presence increases the safety of public areas within the neighborhood. Also working with the possibility of furthering community watch program to other neighbors.
49. Consider opportunities to partner with businesses to provide new recreational facilities and programs for area youth. The privately sponsored Boys and Girls Club in Manassas, Virginia, is an excellent example of this type of partnership.	Short Term	Parks and Recreation	We have many partnerships with different organizations to help provide programs. We currently partner with Wilson County Schools, Wilson City Little League, Wilson Youth Soccer Association, Barton College, and The ARC. This year, Wilson Youth Soccer Association has contributed toward the construction of two new soccer fields at Gillette Soccer Park.	Privately operated youth programs have been created in Wilson. The SPOT program is a great example, and is a partnership with BB&T. We also partner with Wilson County Schools, Wilson City Little League, Wilson Youth Soccer Association, Special Olympics, Barton College and the ARC.
50. Explore expansion of recreational programming for seniors.	Short Term	Parks and Recreation	Have recently appointed a full-time staff member to expand recreational programming for seniors.	Increasing Senior programming is a priority.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
<p>51. Targeted improvements to existing parks and recreational facilities and development of new facilities to be undertaken by the City include:</p> <ol style="list-style-type: none"> 1. Future construction or renovation of neighborhoods parks, such as Cavalier Terrace 2. Development of a new recreation center and renovation of existing recreation centers 3. Development of a new indoor pool at the Gillette complex 4. Improvements to Wedgewood Golf Course 5. Provide additional trails/multi-use paths, and other recreational facilities at Lake Wilson park 6. Development of the greenways system as identified in the 2008 Bicycle Plan 	Medium Term	Parks and Recreation	<p>-Cavalier Park improvements are planned but have not been funded.</p> <p>-Master plan for Gillette complex includes new recreation center and indoor pool.</p> <p>-Two new regulation lighted soccer fields are currently under construction.</p> <p>-Phase 1 of Fleming Stadium renovation project which includes new entrance, bathrooms, and concession area are complete.</p> <p>-The Unified Development Ordinance contains language to support greenways dedication and development.</p> <p>-Parks and Recreation will be partnering with the Bicycle and Pedestrian Board to plan a trail for Lake Wilson</p>	<ol style="list-style-type: none"> 1. Cavalier Park improvements are planned abut have not occurred. 2. Has not occurred; improvements ongoing, seeking funding. 3. Has not occurred. However, two additional soccer fields have been added at Gillette Soccer Complex. 4. Ongoing. 5. Parks and Recreation will be partnering with the Bicycle and Pedestrian Advisory Board to plan a trail for Lake Wilson. 6. The Unified Development Ordinance will have language to support greenways, though no greenways have been planned yet. Funding is being sought.
52. Explore opportunities to provide a dog park within the Center City area.	Medium Term	Parks and Recreation	A location has been found and cost estimates have been completed.	This project is currently being researched to find suitable locations and estimate costs.
53. Working in collaboration with Wilson County, explore opportunities to provide a new community park.	Medium Term	Parks and Recreation	Has not occurred.	Has not occurred.
54. Working in collaboration with Wilson County, explore opportunities to improve Lake Wilson by providing trails, passive park areas, restroom facilities, and other amenities.	Medium Term	Parks and Recreation	A Master Plan for Lake Wilson should be completed this year.	Parks & Recreation plans to partner with the Wilson Bicycle and Pedestrian Advisory Board to plan a trail around Lake Wilson, followed by other amenities.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
55. Explore opportunities for partnering with Wilson Community College and Barton College to provide new recreational facilities and programs for City-wide use.	Medium Term	Parks and Recreation	We occasionally use Barton College facilities for different programs and special events.	Has not occurred.
56. Working with Wilson County Schools, explore opportunities for joint-use of parks and recreational facilities on school grounds for use by the general public during non-school hours.	Medium Term	Parks and Recreation	Currently have agreements with Fike High School, Hunt High School, Beddingfield High School, Vinson Bynum Elementary School, Toisnot Middle School, and Eastern North Carolina School for the Deaf. Have used sites to host tournament games and recreation program practices.	Currently have agreements with Fike High School, Hunt High School, Vinson Bynum Elementary School and Eastern North Carolina School for the Deaf.
57. In the future, identify need for parks and reserve land in Wilson's growth area for new facilities.	Long Term	Parks and Recreation	Ongoing, lack of growth pressure in housing market. Unified Development Ordinance provides opportunities for land dedication and fees-in-lieu of dedication and improvement to meet this need.	Ongoing.
Capital Improvements and Infrastructure Planning				
58. Work with the North Carolina Department of Transportation on a partnership to utilize the City's fiber optic network to coordinate intersection signal timing.	Short Term Medium Term	Public Services	Currently the closed loop signal system project is on the new SPOT 3.0 Division project list for the City of Wilson. This will allow for future funding of the project when State funds become available.	This is currently being researched. Working towards getting on the STIP (state transportation improvement program).

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59. Identify solutions for the congested intersection at Raleigh Road Parkway and Forest Hills Road in the Comprehensive Transportation Plan.	Short Term	Public Services	Solutions have been identified and NCDOT plans to install a landscaped median on Raleigh Road Parkway. Westwood Ave and Wolfrap Dr. improvements are complete as part of this strategy.	Part of the solution is extending Wolfrap Drive (currently under construction as of April 2012) and Westwood Ave (which will be under construction later this year). The City is currently in a municipal agreement with DOT for these projects. DOT's study showed that these projects will reduce traffic on Raleigh Road at that intersection by 15-20%. Once these extensions are complete, DOT has plans to do widening on Raleigh Road at Forest Hills to add an additional turn lane.
60. As part of the Comprehensive Transportation Plan, identify one-way pairs in Wilson and set priorities for conversion/improvement of these pairs.	Short Term	Public Services	Raleigh Road Parkway and ACC Drive conversion is complete. The Pine and Tarboro conversion in downtown is being planned by NCDOT in cooperation with City Engineering.	Raleigh Road Parkway and ACC Drive will be converted to two-way streets (estimated completion in 2012). Currently researching cost and feasibility of converting one-way streets downtown.
61. As part of the Wilson Comprehensive Transportation Planning process, work with Wilson Community College to identify needed multi-modal transportation enhancements to improve accessibility to Wilson Community College, including pedestrian and bicycle access and transit service.	Short Term	Public Services	A feasibility study, involving NCDOT, the City, and County, is underway to evaluate local transit and transportation services currently provided in the Wilson community and with a specific emphasis on identifying any unmet needs, including areas of service that may need to be supplemented. The findings of this study will not be available until mid to late 2015.	This need was included in the Comprehensive Transportation Plan (adopted 2011) but has not been implemented.
62. Ensure that public right-of-way for roadways have adequate space for locating all underground public utilities.	Short Term	Public Services	Completed in the Unified Development Ordinance project	This will be included in the Unified Development Ordinance development specifications.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
63. Consider providing a dedicated, annual funding source to pay for public pedestrian and bicycle improvements. A potential source of income is an increase in the vehicle licensing fee for vehicle registrations.	Short Term	City Administration and Finance	Some dedicated funding has been included in the annual budget. Council has directed staff to include bicycle and pedestrian projects in an upcoming streets bond.	Has not occurred.
64. Develop a formal funding plan for siting, design, construction, and maintenance of Fire Station #6.	Short Term	Fire/Rescue Services and Finance	No change	Ongoing – the fire department continues to seek funding.
65. To assist with employment access out of Wilson, study the viability of a van pool service to destinations in the Triangle and Greenville.	Short Term	Public Services and Planning and Development Services	No change	This is discussed in the Comprehensive Transportation Plan (adopted 2011) but a formal study has not been done.
66. Seek re-enlistment of the Wilson Industrial Air Center Airport in the National Plan for Integrated Airport Systems. This designation will make the airport eligible for federal funding to make improvements.	Short Term Long Term	Wilson Industrial Air Center Airport Authority	Will continue as a long term goal. Relisting likely will not occur in the short term given federal feedback we have received to date. Airport has upgraded its FBO services in 2014 to enhance customer experience at the airport and attract additional flight operations.	We continue to work on this. Will probably not happen in 2012.
67. Develop a collector street alignment to protect major corridors, such as between Airport and Merck Roads. A model alignment to consider is Westwood Boulevard.	Medium Term Long Term	Public Services and Planning and Development Services	This is ongoing. Consider creation of a city wide collector street plan. Westwood Ave. extension is complete between Lowes and Heritage Dr. and serves as an example of this strategy.	Part of this is being done with the extension of Westwood Ave (from behind Lowes to Heritage Drive). As part of approval of subdivision plans recently submitted in that area, a stub street was required to accommodate this future extension. So, Plans are in place for this to happen but it will be a long-term project.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
68. Using traffic studies and forecasts, examine the applicability of a super-street concept and other road designs to protect and enhance travel times and public safety on major thoroughfares, particularly for U.S. 264 (Raleigh Road Parkway.)	Medium Term	Planning and Development Services and Public Services	Left turn restrictions will be placed on Raleigh Road Parkway with the development of the landscape median on this roadway.	No studies have been completed, but this is discussed in the Comprehensive Transportation Plan (adopted 2011).
69. Assess the local transit system and its ability to provide adequate transportation service to citizens in need.	Medium Term	Wilson Transit System and Public Services	A feasibility study, involving NCDOT, the City, and County, is underway to evaluate local transit and transportation services currently provided in the Wilson community and with a specific emphasis on identifying any unmet needs, including areas of service that may need to be supplemented. The findings of this study will not be available until mid to late 2015.	Ongoing.
70. Expand the Wilson Industrial Air Center Airport's runway from 4,500 feet to a minimum of 5,000 feet to accommodate larger aircraft.	Long Term	Wilson Industrial Air Center Airport Authority	No change. Funding would have to be developed locally since we have not achieved relisting the airport on the federal system. Continues as a long term goal.	We continue to work on this. Will probably not happen in 2012.
Partnerships				
71. Work with Wilson Community College and Barton College to develop mentoring programs to assist students in underachieving public schools.	Short Term	Human Relations	Mentoring programs at Margaret Hearne and Vick Elementary Schools have proven successful.	Barton College has significantly expanded their program working with Margaret Hearne Elementary, and the First United Methodist Church has a mentoring program at Margaret Hearne.
72. Develop a program to donate used municipal computers and establish neighborhood resource computer labs for after school and workforce training programs. Work with Barton College and Wilson Community College to teach classes at these neighborhood centers.	Short Term	Human Relations and Planning Development Services	No change	Has not occurred.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
73. Work with Wilson County to develop a formal agreement for coordinating information on development proposals in areas of mutual interest. Consider agreements to amend County zoning in areas of mutual interest.	Short Term	City Administration and Planning and Development Services	Due to low growth pressures in our ETJ, this has become a low priority.	This will not be done until the Unified Development Ordinance is adopted.
74. Coordinate Parks and Recreational facility development and programming with the efforts of other religious and non-profit groups to provide after school programming that is accessible and affordable to all students in the City.	Short Term	Parks and Recreation	Parks and Recreation Director is currently a member of the Wilson Youth Master Plan committee.	Has not occurred.
Sustainable Planning				
75. The City will review all procurement requests and whenever possible use locally-owned vendors.	Ongoing	Administration	Ongoing	Ongoing.
76. Adopt measures to reduce water consumption in City-owned facilities, such as purchasing new bathroom facilities that do not use potable water or use less water than traditional facilities. Reduce the need to use potable water for landscape irrigation.	Short Term	Public Services	Reclaimed water being used in bathroom at WWTP and for landscaping Reclaimed totally used for all landscaping at Burt Gillette Reclaimed water continues to be used at Wedgewood for most areas Wilson Community College uses both waterless urinals and reclaimed roof and drainage water (Waterless urinals will not be billed for sewer service at all on most services since they are currently billed at 90% of their water use. This practice will conserve water, but will come at a revenue cost to the City for every unit used.)	A pilot program installed a waterless urinal in City Hall. Reclaimed water is being used for landscape irrigation at the Operations Center, Wedgewood Golf Course, Burt Gillette, and sod growing at the wastewater treatment plant. We are the biggest reclaimed water user in NC based on our size.

Implementation Action	Timeline	Entity Responsible	Status - 2014	Status - 2012
77. Develop incentives or bonuses within the City's Zoning and Subdivision Ordinances to encourage development of projects that meet energy conservation goals.	Short Term	Planning and Development Services	No change	Has not occurred.
78. Consider expanding the municipal recycling program to include recycling receptacles in public spaces, such as Downtown.	Short Term	Public Services	Recycling is available at parks, athletic events, festivals, community and special events, etc. We continue to seek opportunities to expand this effort, particularly at areas and venues prone to regular and/or periodic public assembly.	The City is looking at this opportunity with the development of the Whirligig Park, as well as the Educational Forest.
79. Adopt measures to reduce solid waste and to encourage recycling in all City-owned and maintained properties.	Short Term	Public Services	We are currently recycling metals, used oil, batteries, fluorescent lighting, latex paint, electronics, cardboard, paper, cans, bottles, etc. This program is constantly monitored to insure additional materials are added as recycling options become available.	More recycling bins have been placed in City Hall, and one-sided sheets of used paper are donated to schools for use as scrap paper.
80. Develop public outreach programs to educate the public about the benefits of energy conservation, including costs savings to the individual household, reducing the carbon footprint for the community, and promoting a more sustainable lifestyle.	Short Term	Public Affairs	The Sustainability Communities Council has produced several programs to show businesses the resources available to them to reduce energy and water consumption. This work is ongoing.	The Chamber of Commerce has started with Wilson Sustainable Communities Council, which is looking at opportunities such as this.
81. Develop public outreach programs to educate the public about the need to reduce water demand and wastewater discharge to maintain a healthy water supply. Provide information about ways to reduce wastewater discharges, such as low-flow or no-flow toilets, efficient faucets, and graywater reuse.	Short Term	Public Affairs, Public Services	Ongoing	Ongoing.

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82. Using a geographic information system, identify trees and tree groves in the City that are critical for maintaining a forested canopy and habitat areas. Provide further protection for these areas.	Medium Term	Planning and Development Services	Ongoing. Additional grant funds being sought.	An urban forestry program has been initiated, thanks in part to a grant received in 2011 to identify all street trees in the Center City as well as establish an educational forest. As part of this program, ecologically significant areas will be identified.
83. Prepare a tree-planting and pruning manual for the City. The manual should include information on appropriate types of trees for specific conditions, pruning techniques, maintenance of trees, etc.	Medium Term	Parks and Recreation	No change	This may be an outcome of the urban forestry program.
84. Develop a long-term strategy for maintaining City-owned trees and landscaped areas.	Medium Term	Parks and Recreation	No change	As mentioned above, an urban forestry program has been initiated. This will include strategies on how to maintain the city's trees.

