



11. Garner-Tryon Neighborhood

The Garner-Tryon Neighborhood Center is located on the northeast quadrant of land at the intersection of Garner Road and Tryon Road, and includes several individual properties for which property owner coordination will be required to achieve the goals of this plan.

The Neighborhood Center Plan provides urban design policies (adopted as zoning conditions in case Z-12-04) to establish a pedestrian-oriented street system that interconnects with surrounding existing and future residential neighborhoods. The intent of the plan is to guide development patterns in order to create a walkable streetscape with buildings and their principal entry fronting a public sidewalk along a street. A primary street system within the Neighborhood Center is shown on the attached map with street extensions north and east to adjacent residential areas.

Policy AP-GT 1

Garner-Tryon Core Area

The Core Area is recommended to focus on several proposed intersecting streets in the northeast quadrant of the Garner Road/Tryon Road intersection. Streets A and B extend east off Garner Road and intersect with Street C that extends north from the future extension of Tryon Road. Streets A and C continue east and north respectively through the Transition areas and into the surrounding neighborhoods.

Policy AP-GT 2

Garner-Tryon Non-Residential Prohibitions

Non-residential uses should be prohibited east of Street C and north of the southern property lines for lots fronting Wilson Street.

Policy AP-GT 3

Garner-Tryon Pedestrian-Oriented Design

The site, street, and building design recommendations of the Urban Design Guidelines (see Table UD-1 'Design Guidelines for Mixed-Use Developments' in Element I: 'Urban Design') should apply to Streets A, B, and C within the Core and Transition Areas. Within the Core Area, Streets A, B, and C shall be designed as Secondary Pedestrian Ways as detailed in Figure 14b. of the Guidelines for Mixed-Use Centers in the Street Design Manual and should include on-street parking where not in conflict with transportation objectives.

Policy AP-GT 4

Garner-Tryon Transition Areas

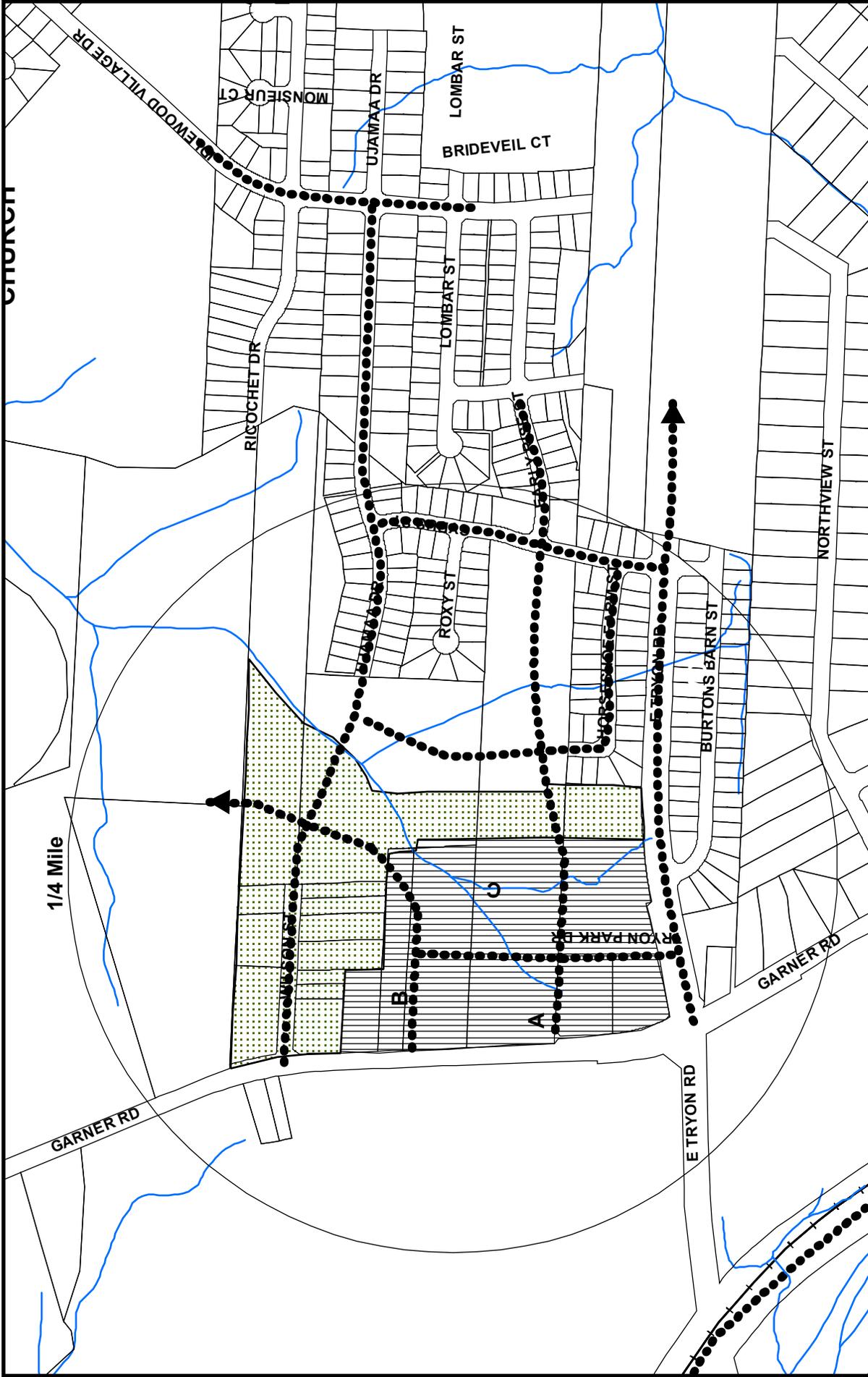
Beyond the Core Area on Streets A and C, a development transition using architectural design should be incorporated to reduce building height and massing as proximity to single-family residential uses is approached. Appropriate commercial uses in the Transition are office and retail sales-personal services. A transition in housing density should also be provided with the highest densities occurring in the Core. Within the Transition Area, streets shall be designed according to Figure 14a. in the Street Design Manual with on-street parking where appropriate.

Policy AP-GT 5

Frontage on Garner & Tryon Roads

The Urban Design Guidelines do not apply to the frontage of the Neighborhood Center on Garner Road and Tryon Road since the

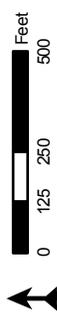
pedestrian orientation is to an internal street system. This area should include landscape buffers adjacent to parking lots.



MAP AP-GT1

Garner-Tryon Plan

- STREET GRID
- ▭ PARCELS
- ▨ CORE AREA
- ▨ TRANSITION AREA
- STREETS
- HYDROLOGY



Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division

