



20. Triangle Town Center

The Triangle Town Center plan is bordered by I-540 on the north, Old Wake Forest Road and Fox Road on the east, Oak Forest Road and Spring Forest Road Park on the south, and Capital Boulevard on the west as shown on the attached map. The Triangle Town Center is part of the larger Northeast City Growth Center.

Instead of contributing to a pattern of suburban sprawl, congested roadways, polluted air, and a deteriorating environment, it is envisioned that the development of this area could become a model of efficient development, based on sound environmental and community design principles. This emerging urban center is characterized by mixed-use development, strong pedestrian corridors, utilization of environmental features to shape the pattern of development, and a greatly improved relationship between the use of the land and the transportation systems that serve those uses.

The basic design elements for this quadrant of the Northeast City Growth Center include the following:

- Four clusters of intense development with a mix of commercial, institutional, and residential uses;
- Four centrally located neighborhood centers that provide a public function within each development cluster;
- A pedestrian oriented street within each cluster that links the neighborhood centers and accommodates walking, biking, driving and transit use within and between each cluster and to adjacent neighborhoods; and
- A system of roadways and transit routes that provide access to the region’s other activity centers as well as highway and transit systems.

Northeast Quadrant

Policy AP-TTC 1

Triangle Town Center NE Land Uses

The Northeast Quadrant is bounded by I-540 on the north, Triangle Town Boulevard on the west, Old Wake Forest Road on the south, and Fox Road on the east. This area should include a mix of retail, office, hotel, residential, and civic uses arranged in a traditional street block pattern.

Policy AP-TTC 2

Pedestrian Connections Between Triangle Town Center Quadrants

Provide a pedestrian-friendly connection with the adjacent northwest and southeast quadrants of the Triangle Town Center.

Policy AP-TTC 3

Triangle Town Center NE Neighborhood Center

A public square bordered by commercial buildings and a prominent civic function should be centrally located within the quadrant to create a Neighborhood Center.

Policy AP-TTC 4

Triangle Town Center NE Urban Design Character

Create a comfortable and convenient pedestrian environment by fronting buildings on the sidewalk and street area with on-street parking along the local access streets. Multi-storied buildings containing

commercial services and office uses on the lower floors and residential or office above are appropriate along these corridors.

Southeast Quadrant

Policy AP-TTC 5

Triangle Town Center SE Land Uses

The Southeast Quadrant is bounded by Old Wake Forest Road on the north, Triangle Town Boulevard on the west, Spring Forest Road on the south, and Fox Road on the east. This area should have a mix of retail, office, hotel, residential, and civic uses arranged in a traditional street block pattern.

Policy AP-TTC 6

Triangle Town/Sumner Neighborhood Retail

In the area east of Triangle Town Boulevard and south of Sumner Boulevard, retail uses should serve as a neighborhood focus for residents of this quadrant and nearby communities.

Policy AP-TTC 7

Triangle Town Center SE Transitions

A transition in scale and use should be provided along Fox Road between the City Growth Center and existing lower density residential neighborhoods.

Policy AP-TTC 8

Spring Forest Park

Spring Forest Park, along the southern edge of the southeast quadrant, should be incorporated as an amenity for development in this area.

Policy AP-TTC 9

Old Wake Forest Road Pedestrian Crossing

Provide a pedestrian friendly crossing of Old Wake Forest Road to the Northeast Quadrant. The crossing should occur generally midway between Triangle Town Boulevard and Fox Road. Roadway design at the pedestrian crossing must include features to calm vehicular traffic and enhance the pedestrian environment.

Southwest Quadrant

Policy AP-TTC 10

Triangle Town Center SW Land Uses

The Southwest Quadrant is bounded by Old Wake Forest Road on the north, Capital Boulevard on the west, Oak Forest Road on the south, and Triangle Town Boulevard on the east. Retail uses predominate this quadrant with Triangle Town Center Mall being the primary development feature.

Policy AP-TTC 11

Old Wake Forest Road Pedestrian Crossing

A pedestrian connector should extend from the north side of the mall across Old Wake Forest Road into the Northwest Quadrant. Roadway design at the pedestrian crossing



should include features to calm vehicular traffic and enhance the pedestrian environment.

retail along with office, hotel, and civic uses concentrated in the north and western part of the quadrant with a large wetland area to the east along Triangle Town Boulevard.

Policy AP-TTC 12

Sumner Pedestrian Crossing

A pedestrian connector should extend from the south side of the mall across Sumner Boulevard.

Policy AP-TTC 16

Triangle Town Center NW Pedestrian Crossings

A pedestrian connector should extend north from the Triangle Town Center Mall across Old Wake Forest Road adjacent to the stormwater facility to connect to the future extension of Town Center Drive. This pedestrian-friendly street should then extend to Triangle Town Boulevard where another pedestrian connector crosses the street to the northeast quadrant. Roadway designs at the pedestrian crossings of Old Wake Forest Road and Triangle Town Boulevard should include features to calm vehicular traffic and enhance the pedestrian environment.

Policy AP-TTC 13

Sumner-Spring Forest Park Greenway Extension

The greenway system should extend the Triangle Town Center Mall pedestrian connector east along a stormwater facility on the south side of Sumner Boulevard and continue to Spring Forest Park.

Policy AP-TTC 14

Capital Boulevard Development Access

Development sites fronting Capital Boulevard should derive primary access from the street network around the Mall and not from the major street system.

Policy AP-TTC 17

Triangle Town Center NW Building Orientation

Buildings should front Town Center Drive with entrances onto the sidewalk and street area. On-street parking should be provided along local access streets and around the Neighborhood Center to create a comfortable and convenient pedestrian environment.

Northwest Quadrant

Policy AP-TTC 15

Triangle Town Center NW Land Uses

The Northwest Quadrant is bounded by I-540 on the north, Capital Boulevard on the west, Old Wake Forest Road on the south and Triangle Town Boulevard on the east. The area is planned for a mix of smaller-scale

Policy AP-TTC 18

Triangle Town Center NW Mixed-Uses

Multi-storied buildings containing a mix of uses should be included along Town Center Drive and frame a public square within the Neighborhood Center. Parking should be located behind the buildings.

Policy AP-TTC 19

Triangle Town Center NW Stormwater Feature

An existing stormwater facility and natural area within the Triangle Town Center northwest quadrant should be utilized as an amenity feature and open space for surrounding development.

Building and Site Design Characteristics

Policy AP-TTC 20

Triangle Town Center Design Guidelines

In order to create the pedestrian-oriented and transit-supportive development envisioned for the Triangle Town Center, building and site design should incorporate the policies identified in the Design Guidelines Element Table UD-1.

Policy AP-TTC 21

Triangle Town Center Mixed Use

Mixed-use areas are designated on the Triangle Town Center Plan map and development of these areas should incorporate the policies identified in the Urban Design Element I.2.2 I.2 'Design of Mixed-Use Developments'.

Policy AP-TTC 22

Triangle Town Center Neighborhood Centers

Neighborhood Centers are the central public feature in each quadrant of the Triangle Town Center and should contain green spaces, water features, civic buildings, information centers, special architectural features and public art. General locations for the Neighborhood Centers are noted on the attached map with a more specific location dependent upon the site layout.

Policy AP-TTC 23

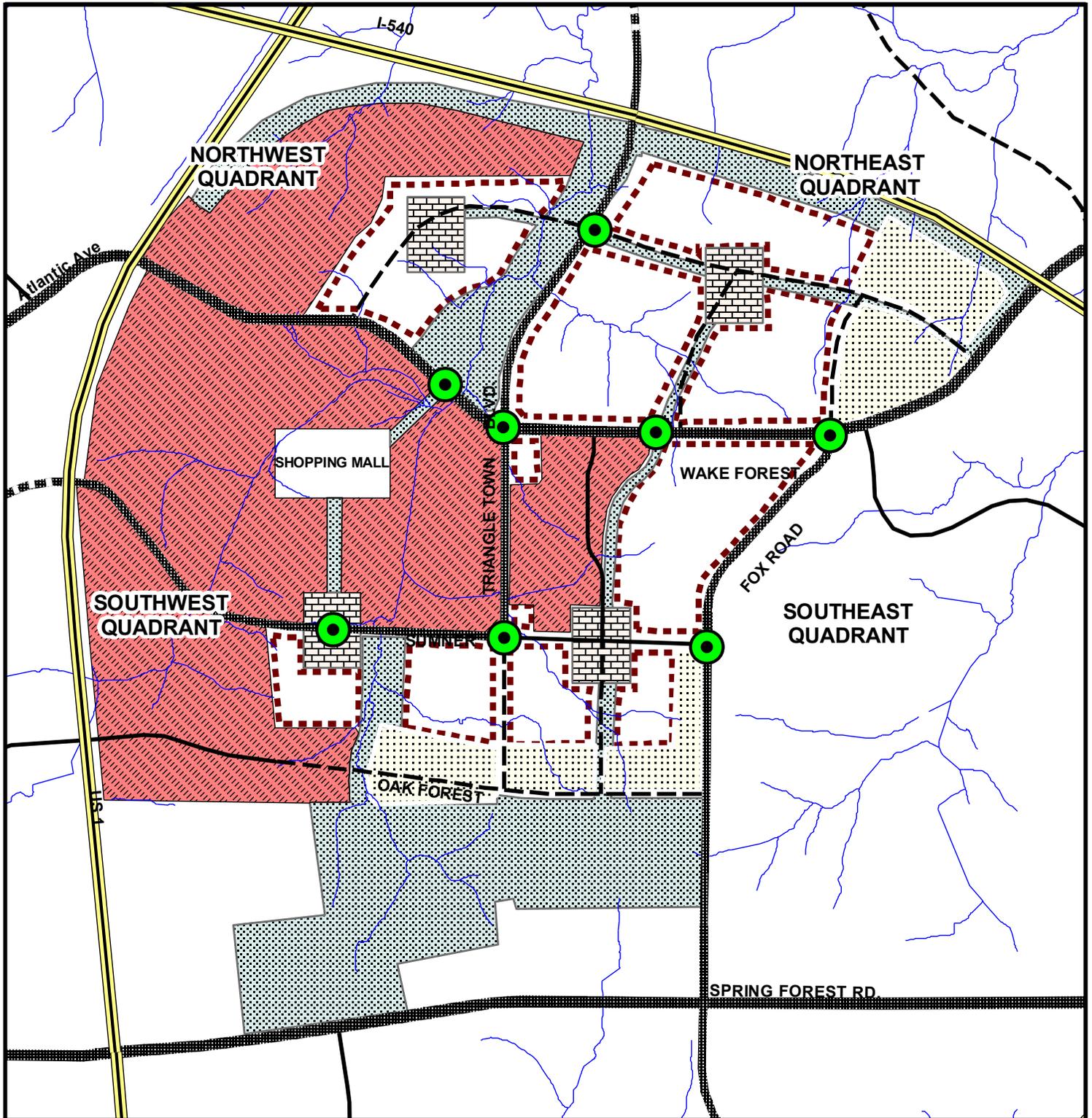
Triangle Town Center Public Spaces

Neighborhood Centers in the Triangle Town Center should include usable open spaces designed to serve as public gathering places. The design of these public spaces should be guided by the policies provided in the Urban Design Element I.2.4 I.4 'Creating Inviting Public Spaces'.

Policy AP-TTC 24

Triangle Town Center Pedestrian Safety

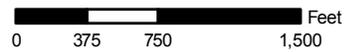
The streets that typically bisect Neighborhood Center squares should have special traffic calming and pedestrian-friendly characteristics. Additional guidance is provided in the Urban Design Element UD-1.7 I.6 'Pedestrian-Friendly Design'.



MAP AP-TTC1

Triangle Town Center Plan

- | | | | | | |
|--|---------------------|--|-----------------------|--|-------------------------|
| | PRIMARY ARTERIALS | | PROPOSED ROADS | | COMMERCIAL |
| | SECONDARY ARTERIALS | | PEDESTRIAN CONNECTION | | OPEN SPACE/ GREENWAY |
| | MAJOR THOROUGHFARES | | MIXED USE | | RESIDENTIAL |
| | MINOR THOROUGHFARES | | NEIGHBORHOOD CENTER | | |
| | COLLECTORS | | | | |



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

NOTE - See Future Land Use map for current land use designations

