

## **10.FV Forestville Village**

The Forestville Road Village Center is located on the south side of U.S. 401 with a core area on the east and west side of Forestville Road. The Village Center Plan provides urban design policies (~~adopted as zoning conditions in case Z-20-04 for the East Village and Z-36-03 for the West Village~~) 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,~~ and to create a walkable streetscape with buildings and their principal entry fronting a public sidewalk along the street system identified on the attached map.

### **East Village Center Urban Design Guidelines**

#### **Policy AP-FV 1**

##### **Forestville Village East ~~---~~ Street A**

A commercial street (Street A on Map AP-FV-1) should extend east from Forestville Road and be designed ~~according to Figure 14b., Secondary Pedestrian Way,~~ as ~~noted~~ a Main Street-Parallel Parking street, as described in the ~~Guidelines for Mixed-Use Centers in the~~ Raleigh Street Design Manual.

#### **Policy AP-FV 2**

##### **Forestville Village East ~~---~~ Street B**

Another commercial street (Street B on map) should extend south from U.S. 401 and be designed ~~according to Figure 14b., Secondary Pedestrian Way,~~ as ~~noted~~ as a Main Street-Parallel Parking street, as described in the ~~Guidelines for Mixed-Use Centers in the~~ Raleigh Street Design Manual. Street B will continue south beyond the Core as a ~~Transitional Pedestrian Way (Figure 14a.)~~ Neighborhood Street.

#### **Policy AP-FV 3**

##### **Forestville Village East ~~---~~ Street A Extension**

Extension Street A should extend east of Street B as a ~~Transitional Pedestrian Way as noted in Figure 14a. of the~~ Neighborhood Street ~~Design Manual~~.

#### **Policy AP-FV 4**

##### **Forestville Village East ~~---~~ Street C**

Street C (as noted on map) should extend south from U.S. 401 as a ~~Transitional Pedestrian Way (Figure 14a.)~~ Two-Lane, Undivided street and ~~continues~~ continue south through the Transition Area to the future extension of Oak Marsh Drive.

## **Policy AP-FV 5**

### **Forestville Village Pedestrian Amenities**

The streetscape along the Forestville Village pedestrian streets should include the placement of buildings adjacent to the sidewalks on the streets, regularly spaced trees between the sidewalk and street curb, as well as seating, bike racks, trash receptacles, and pedestrian-scaled light fixtures.

## **Policy AP-FV 6**

### ~~Forestville Village Window & Entry Locations~~

~~Building windows and entry locations along Forestville Village sidewalks should conform to the recommendations in the Urban Design Guidelines (see Table UD-1 in Urban Design Element) as well as the articulation of building facades greater than 64 feet in width.~~

## ~~Policy AP-FV 7~~

### **Forestville Village East Core & Transition Areas**

The Core Area of the East Forestville Village, as identified on the attached map, establishes the area of greatest retail and office development intensity. Beyond the Core Area is a Transition Area that should provide a reduction in scale and intensity of development to blend with the surrounding and future residential areas. Streetscapes in the Transition Area should also include building fronts with entries and on-street parking. Uses that are appropriate within the Transition include multi-family and townhouse residential, office, and retail sales--personal service uses.

## **Policy AP-FV 8**

### **Forestville Village East Pedestrian Connectivity**

Pedestrian connectivity to future development on the north side of U.S. 401 should be coordinated with NCDOT. Connections across Forestville Road will be accommodated by appropriately spaced and marked crosswalks with pedestrian median havens. Connections to future greenway trails should be provided as development occurs with access through the Transition Area to the Core Area of the Village Center.

### **West Village Center Urban Design Guidelines**

## **Policy AP-FV 9**

### **Forestville Village West ~~—~~ Street A**

A commercial street (Street A on Map AP-FV-1) extends east off U.S. 401 to Forestville Road through the Core Area of the development. Application of the site, street, and building design

recommendations of the Urban Design Guidelines (see Table UD-1 in the Urban Design Element) is appropriate within the Core with the exception of on-street parking within the first block off U.S. 401. Street A should be designed ~~according to Figure 14b., Secondary Pedestrian Way, as noted~~ a Two-Lane, Undivided Street, as described in the ~~Guidelines for Mixed-Use Centers in the~~ Raleigh Street Design Manual.

### **Policy AP-FV ~~109~~**

#### **Forestville Village West ~~—~~ Street B**

Street B extends south from Street A and serves as a transitional street to the adjacent residential neighborhood and should be designed ~~according to Figure 14a., Transitional Pedestrian Way, as noted in the Guidelines for Mixed-Use Centers in the Street Design Manual. While~~ as a Neighborhood Street, while maintaining a strong pedestrian-orientation through streetscape design and building placement, a development transition using architectural design to reduce the height and massing of buildings should be incorporated as proximity to the neighborhood increases. Housing should also transition in density with the highest in the Core.

### **Policy AP-FV ~~110~~**

#### **Forestville Village West ~~—~~ Street B Extension**

The extension of Street B north of Street A is proposed as ~~a private commercial street. This~~ an Avenue, this area is also included in the Core and should extend the streetscape of Street A with the exception of the percentage of parking lot frontage allowed on the street to accommodate a major tenant. The impact of the parking lot on the street may be mitigated through streetscape improvements including the continuation of sidewalks and tree plantings on both sides of the street as well as placing buildings on the corners.

### **Policy AP-FV ~~1211~~**

#### **~~U.S. 401 Frontage in Forestville Village~~**

~~The Urban Design Guidelines do not apply to the frontage of Forestville Village on U.S. 401 since the pedestrian orientation is to an internal street system. This roadway frontage should include street yard landscape buffers.~~

### **~~Policy AP-FV 13~~**

#### **Forestville Road Building Frontage**

~~While Forestville Road is also a four-lane divided avenue with landscape buffers and minimized building orientation onto the street, application of the Urban Design Guidelines is appropriate in relation to streetscape design, sidewalks, and pedestrian crossings especially at street and~~

~~driveway intersections leading into the development to provide connectivity to the residential areas east of the street. Buildings should frame the Forestville Road entry onto Street A.~~

Buildings should frame the Forestville Road entry onto Street A.

**Policy AP-FV ~~14~~12**

**~~Medians at Forestville Road Intersections~~**

~~A median is recommended at entry #2 and Street A access points onto Forestville Road as shown on the Concept Plan dated 2/17/04 to provide a safe pedestrian haven in crossing the street. Additional right-of-way may be necessary at these locations to provide the median.~~

**~~Policy AP-FV 15~~**

**U.S. 401/Forestville Road Historic Preservation**

The Rogers-Whitaker-Haywood House historic property on the north side of U.S. 401 at Forestville Road should be preserved to retain elements of historical rural character and community identity.