

RB Rock Quarry Battle Bridge

The Rock Quarry-Battle Bridge Neighborhood Center is located on the quadrant of land south and east of the intersection of Battle Bridge Road and Rock Quarry Road.

The Neighborhood Center Plan provides urban design policies 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, south and east to adjacent residential areas.

Policy AP-RB 1 Rock Quarry-Battle Bridge Design Guidelines

The site, street, and building design recommendations of the Urban Design Guidelines (see Table UD-1 in the Urban Design Element) should apply to the extension of Pearl Road east of Rock Quarry Road and to Street B and Granite Quarry Drive which intersect to establish the focus of the Core Area. Within the focus of the Core Area, the proposed streets illustrated on the attached map shall be designed as Main Street, Parallel Parking streets, as described in the Raleigh Street Design Manual and should include on-street parking where not in conflict with transportation objectives. ●

Policy AP-RB 2 Rock Quarry-Battle Bridge Non-Core Area Guidelines

Beyond the focus of the Core Area, Streets A, B, C, and Pearl Road extension as well as a street extension north off Street A into the Z-44-04 site should be designed according to Figure 14a. in the Street Design Manual with on-street parking where appropriate.

Policy AP-RB 3 Rock Quarry-Battle Bridge Transition Area

The Transition Area begins south of the Pearl Road extension and Granite Quarry Drive as shown on the attached map. Arsenal Drive extends south from the traffic circle as a transitional street to a residential area. Architectural design to reduce height and massing of buildings should be incorporated to provide an appropriate transition. ●

Policy AP-RB 4 Rock Quarry-Battle Bridge Transition Land Uses

Appropriate commercial uses in the Transition Area are office and retail sales-personal services. A transition in housing density should also be provided with the highest densities occurring in the Core. ●

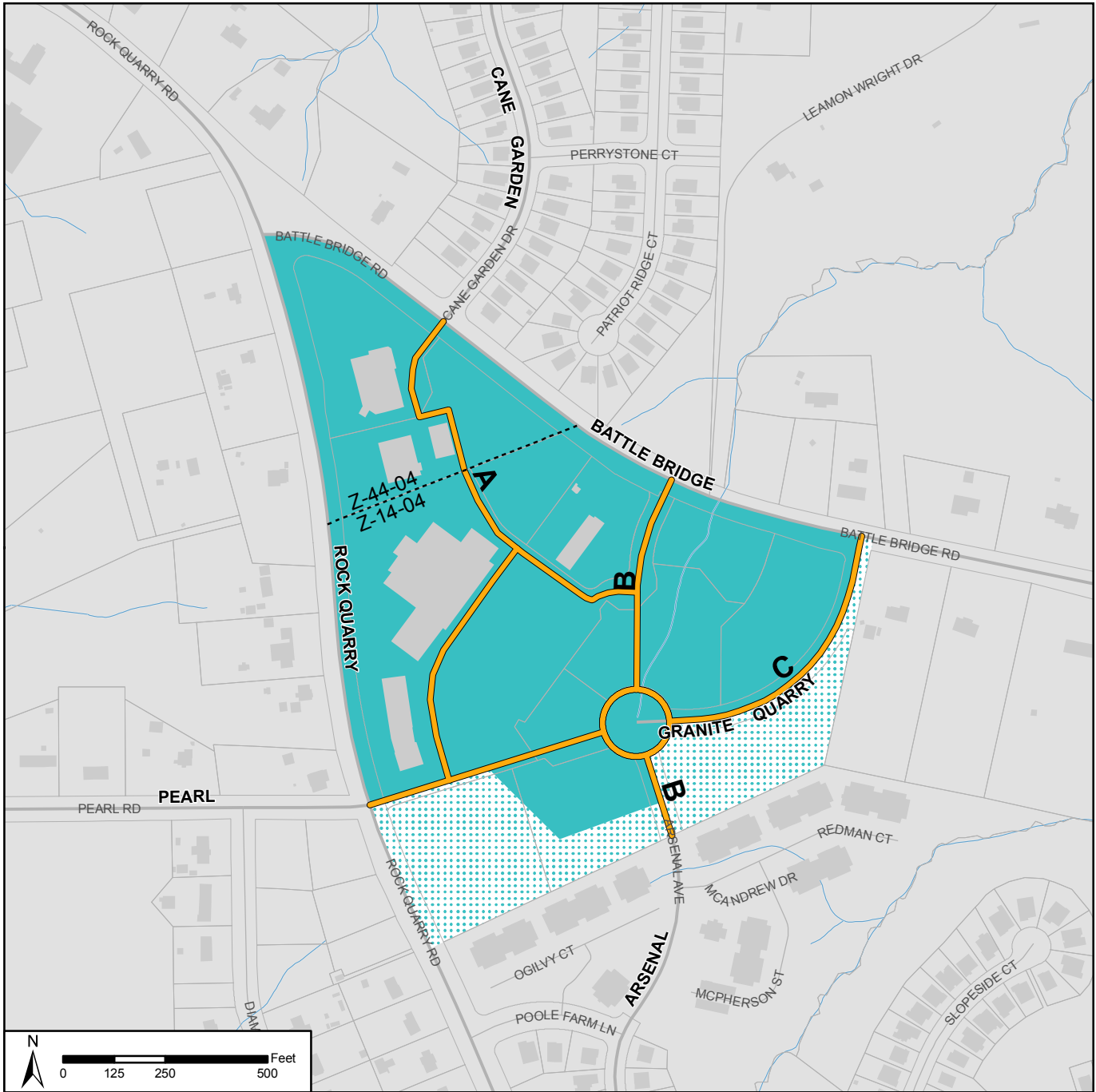
Policy AP-RB 5 Frontage on Rock Quarry & Battle Bridge Roads

The Urban Design Guidelines do not apply to the frontage of the Neighborhood Center on Rock Quarry Road and Battle Bridge Road since the pedestrian orientation is to an internal street system. These frontages should include landscape buffers adjacent to parking lots.

Policy AP-RB 6 Rock Quarry-Battle Bridge Building Placement

Buildings should frame the intersection of Pearl Road extension as well as Street B, Granite Quarry Drive, and the extension of Arsenal Avenue with the adjacent major streets..

AP-RB1: Rock Quarry - Battle Bridge



- Proposed Street
- Core Area
- Transition Area