

*The Aycok Traditional Neighborhood District Plan*

*Greensboro, North Carolina*

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

and

WORLD WAR MEMORIAL STADIUM RENOVATION PROPOSAL

January 2003

A study for Greensboro, North Carolina

prepared for

The Aycock Neighborhood Association  
Preservation Greensboro Incorporated

&

The Greensboro Department of Housing and Community Development

by

Thursday Associates  
(A Joint Venture of Design Professionals)

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## PROJECT SUMMARY

### INTRODUCTION

*The Aycock Traditional Neighborhood District Plan* that follows represents a summation of work executed between August 8 and August 13, 2002 in Greensboro, North Carolina, at a neighborhood design charrette sponsored by Preservation Greensboro Incorporated and the Aycock Neighborhood Association. At the heart of that charrette was a proposal to renovate World War Memorial Stadium to current professional baseball industry standards, in the context of proposed improvements to the Aycock Historic Neighborhood to which it is adjacent.

The study of World War Memorial Stadium (hereafter “the Stadium”) was governed both by the programmatic concerns of minor league professional baseball, and by concerns to maximize the potential social and economic reciprocity of the Stadium and the Aycock Neighborhood (hereafter “the Neighborhood”), while minimizing any potentially negative impacts of the Stadium upon the Neighborhood and vice versa. The primary instrument for addressing both of these concerns was an overall master plan that included proposals for improvements to both the Stadium and the Neighborhood, by means of a legal mechanism known as a “Traditional Neighborhood District” (hereafter “TND”).

The work completed at the August charrette was done with the awareness but independently of the Greensboro Department of Housing and Community Development; but as it happens, the Greensboro Development Ordinance includes a TND option among its development guidelines. Although the future of the proposed Stadium renovation portion of the charrette remains uncertain, there has been great enthusiasm on the part of the Department of Housing and Community Development for the Aycock TND proposal that emerged from the charrette; and they have joined with Preservation Greensboro Incorporated and the Aycock Neighborhood Association to sponsor this documentation of the charrette work, as a prelude to pursuing a re-zoning of the area under consideration to a TND in accordance with the charrette recommendations. In spite of the uncertainty about the future of minor league professional baseball at Memorial Stadium, the charrette recommendations for the Stadium are included here in their entirety for continuing future consideration.

### THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

The urban design premises of the August charrette are summarized in Appendix I “Eleven Characteristics of Good Urban Neighborhoods” [PAGE 154]. In addition to the overarching legal framework of the TND option provided by the Greensboro Development Ordinance, the *Aycock Traditional Neighborhood District Plan* here proposed would be enabled by four distinct but related documents (three of which are primarily graphic) included herein, and listed in order of conceptual importance. These are: 1) the TND Master Plan, with supporting illustrations; 2) the TND Regulating Plan, with supporting illustrations; 3) the TND Code (with supporting graphic diagrams and illustrations); and 4) the TND Ordinance. The Master Plan and Regulating Plan were produced at the August charrette; the Code and the Ordinance have been done subsequently, for this document, in support of the intentions of the Master Plan and Regulating Plan. The Master Plan describes visually the scope of the design work proposed for the TND. The Regulating Plan governs land use in the TND. The Code is a set of diagrams and illustrations identifying different non-civic Building Types permitted in the TND, and relating them to the different Lot Types in the Regulating Plan. And the fourth and final enabling document, the Ordinance, is a written document that supports the intentions of the TND and would supersede the zoning regulations currently governing the proposed TND site. All of these documents exemplify “Transect-based Zoning” (a concept explained more fully in the TND Code and Ordinance themselves); but all are intended to fit within the larger legal framework of the City’s existing TND development option.

The Aycock Traditional Neighborhood District (hereafter “the Aycock TND”) envelops the Aycock Historic District, but extends it to include World War Memorial Stadium and other blocks as well. A series of maps [PAGES 1-7] locates Greensboro, the existing Aycock Historic District and World War Memorial Stadium and their relationship to the proposed Aycock TND.

In its broadest outlines, the TND Master Plan (and its accompanying street improvements) proposes to accomplish the following objectives:

- It improves an important urban corridor (Summit Avenue) and better connects the Aycock neighborhood—and especially *pedestrians*—to downtown and vice versa.
- Its improvements to Lindsay Street invite connections between the Aycock TND and the NC A&T campus and neighborhood.
- It calls for neighborhood street and landscape improvements via a range of minimum interventions (painted lines), intermediate interventions (plantings and streetscape additions), and maximum interventions (street reconstructions).
- It creates and / or identifies and enhances a variety of neighborhood centers: specifically, Aycock Square, Sternberger Park and Veterans Plaza.
- It locates a series of small obelisks to mark entry into and the periphery of the Aycock neighborhood.
- It identifies development opportunities on under- or poorly-used city land, using a Transect-based Regulating Plan that works with the City’s existing TND Ordinance and the Aycock Historic District design guidelines.
- Its several street improvements yield a safer neighborhood pedestrian environment while simultaneously providing more than ample on-street and surface-lot parking for Memorial Stadium.

The Master Plan [PAGE 8] illustrates a plan overview of the Aycock TND as it might look if the proposals suggested in this book are adopted and executed. The pages following the Master Plan illustrate the proposals for specific areas of the TND:

- improvements to Summit Avenue and the creation of a Summit Avenue Special District (PAGES 10-17);

- the demolition of the half-clover-leaf intersection at Summit Avenue and Murrow Drive, the re-design of Murrow Drive, and the re-integration of this 12.5 acre parcel back into the City and the Aycock Neighborhood as Aycock Square (PAGES 18-25);
- improvements to Sternberger Park and how it is fronted by Summit Avenue (PAGES 26-27)
- the creation of Veterans Plaza in the area currently fronted by World War Memorial Stadium, the Greensboro VFW Building, and the Greensboro Farmers Market (PAGES 28-37);
- general street and landscape improvements to Lindsay Street, Yanceyville Street, and Cypress Street; a roundabout at the intersection of Yanceyville and Cypress; and the location of several obelisks to mark entry into and the edges of the Aycock Neighborhood [PAGES 38-51]; and
- new residential and commercial development opportunities on City-owned land in the vicinity of Memorial Stadium and the proposed Aycock Square [PAGES 52-54].

The TND Regulating Plan and its breakdown into specific Land Use Types are illustrated in PAGES 55-63. These are followed by an explanation of Transect-based coding [PAGES 64-66], and then the TND Code itself, which illustrates the building types permitted in the various non-civic areas of the TND Master Plan and Regulating Plan [PAGES 67-89]. These in turn are followed by schematic building type design studies executed at the August charrette [PAGES 90-109]. It should be noted here that all of these latter studies, as well as the building types illustrated in the TND Code, are exemplary and prototypical; i.e., they are intended to be *generally* instructive and prescriptive with regard to building type, rather than *definitive* and restrictive in their design details.

### **WORLD WAR MEMORIAL STADIUM RENOVATIONS**

The primary objective of the World War Memorial Stadium renovation proposal was to demonstrate that the Stadium—which in addition to being a World War I memorial is also perhaps the oldest stadium currently in use for Minor League professional baseball [PAGES 110-112 (existing aerial; front façade 1926; front façade and main entrance today)]—can be renovated both to accommodate the contemporary programmatic needs of minor league baseball *and* enhance the quality of life for both the Aycock neighborhood and the City of Greensboro. The urban design premises for the Stadium that informed the work at the August charrette are summarized in Appendix II: “Eight Imperatives for Traditional Neighborhood Baseball Parks” [PAGE 155] and illustrated in the physical prominence of the Stadium within the overall Master Plan [PAGE 113]. The specific Stadium programmatic objectives of the charrette work are outlined below:

- renovate the Stadium to Class AA minor league standards (upgrading from its current Class A occupants), including a 7500-seat program with luxury suites;
- provide parking for 2000-2500 cars within a ten-minute walk of the Stadium;
- provide industry standard player facilities, public bathrooms and concession stands;
- comply with the Americans with Disabilities Act (ADA) accessibility standards;
- demonstrate whether renovation construction costs can compete with new stadium construction costs;
- demonstrate whether renovation construction can be phased with little or no disruption of the baseball season schedule;
- develop where possible new development opportunities on and adjacent to the Stadium block; and
- renovate the Stadium in a manner that maintains and improves a unique, historic, landmark urban neighborhood baseball experience.

After some preliminary sketches and studies [PAGES 114-117], we arrived at the following specific illustrated proposals for the Stadium renovation:

- within the original Stadium building envelope [PAGES 118-121]:
  - a) upgrade seating, bathrooms, concession stands, circulation, and handicapped accessibility;
  - b) retain existing horizontal cross aisle, with new row of seating adjacent to playing field;
  - c) restore original external windows;
- locate selected program features in new structures outside and adjacent to the existing historic Memorial Stadium building envelope [PAGES 122-135], including:
  - a) team offices; team gift store; suite banquet and meeting room facilities;
  - b) home team locker and training facilities;
  - c) visiting team locker facilities;
  - d) restore section profile (including roof) to historic Memorial Stadium, and restore original press box location;
  - e) new grandstand seating near first base;
  - f) 12 new luxury skybox suites above third base grandstand, with access to banquet and meeting room amenities in new team office building;
  - g) new bleacher seats in left field; new year-round Stadium restaurant;
  - h) new Picnic Area above new home team training facilities in left field;
  - i) new bleacher seats in right field;
  - j) remove temporary structures attached to City-owned Sanford H. Smith building, and relocate city office functions located therein (renovation of Smith building optional); and provide reserved parking for team officials, players, and suite holders immediately adjacent to the stadium, off of Park Avenue adjacent to Smith building;

- recognize that there is more than ample on and off-street parking on existing lots and *non-residential* streets within a 10-minute walk of the Stadium and distributed throughout the immediate neighborhood [PAGES 136-137];
- provide additional Stadium entry points on Dewey Street, Lindsay Street, and Yanceyville Street [PAGE 138];
- create pedestrian through connection between Yanceyville Street and Dewey Street on north side of Stadium [PAGE 139];
- create Veterans Plaza, a new neighborhood center fronted by Stadium's existing main entry [PAGES 28-37]; and finally
- recognize the new residential and commercial development opportunities that exist near and adjacent to Stadium [PAGES 52, 54].

Perspective drawings comparing the existing Stadium main entry and parking lot compared to the proposed Stadium main entry and Veterans Plaza are illustrated on PAGES 37 and 140.

The following paragraph provides a brief statistical summary demonstrating the merits of this Stadium renovation proposal, and that it approximates, meets, or exceeds current minor league industry standards (see Appendix III, PAGE 156). The renovation here proposed:

- provides a seating capacity of 7280-7754, depending upon seat size and how non-seat tickets are counted;
- exceeds recommended industry standard toilet and washroom facilities by 10%, and recommended concession lineal feet by more than 50%, for a 7500-seat ballpark;
- exceeds Americans with Disabilities Act (ADA) seating requirements by 30-45%, and provides wheel-chair accessible seating in all price categories;
- could be constructed over a single construction season with no disruption of the baseball schedule;
- provides development opportunities adjacent to the Stadium site;
- would cost \$12-16M, *including*: demolition, reconstruction, site work, new construction, contamination remediation (if needed), furnishings (including new scoreboard), soft costs (fees, tests, permits, bonds), preservation tax credit, and a 10 % contingency. (Thursday Associates estimate corroborated by an independent estimator working with Preservation Greensboro Incorporated.)

The Stadium renovation estimated construction costs compare to new stadium construction cost estimates of \$15-20M that do *not include* land costs, infrastructure, and parking improvements; which elsewhere are putting total costs for new stadium construction at \$25-40M (source: www.Ballparks.com). Thursday Associates believes there are so many good reasons to renovate World War Memorial Stadium that it is imprudent at best to consider a new downtown stadium; and hopes that this Stadium renovation proposal in particular may yet be of use someday to the owners and fans of minor league baseball in Greensboro, as we hope that the *Aycock Traditional Neighborhood District Plan* will facilitate physical improvements in the Aycock Neighborhood.

Philip Bess  
 Thursday Associates  
 January 23, 2003

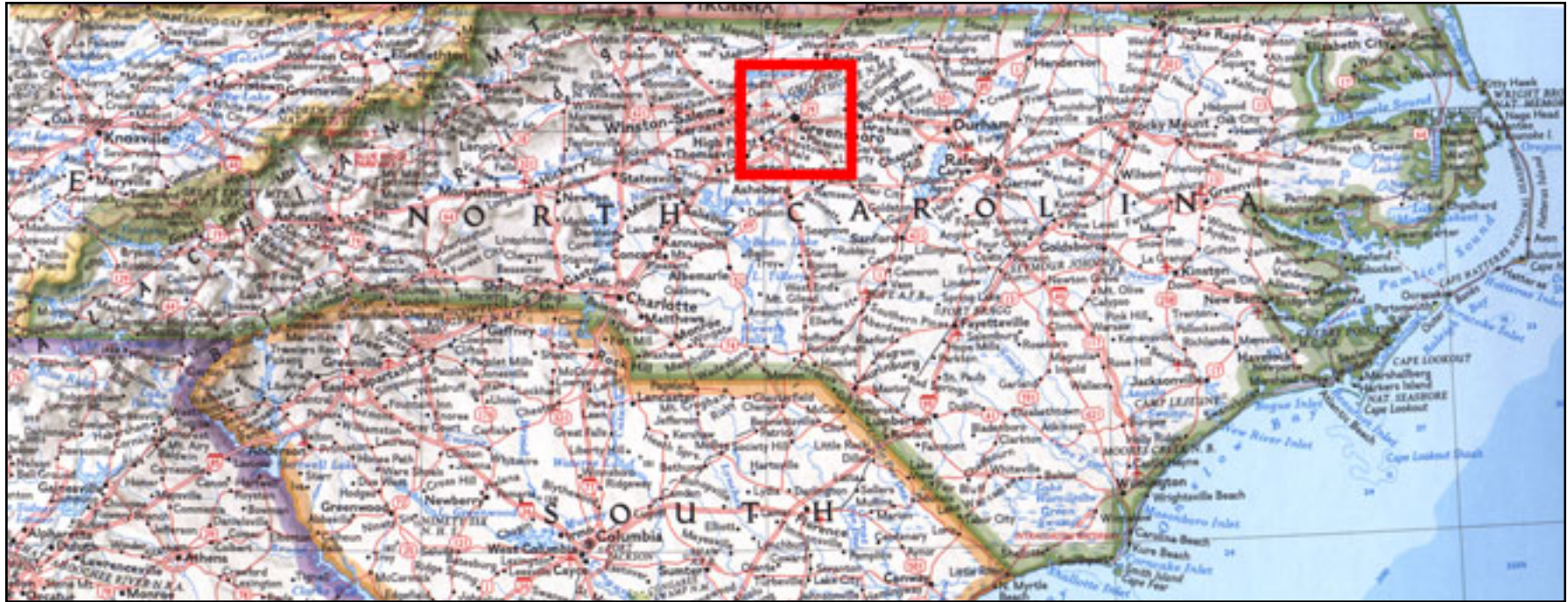


Continental Map

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





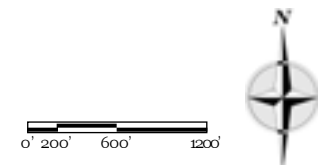


Regional Map

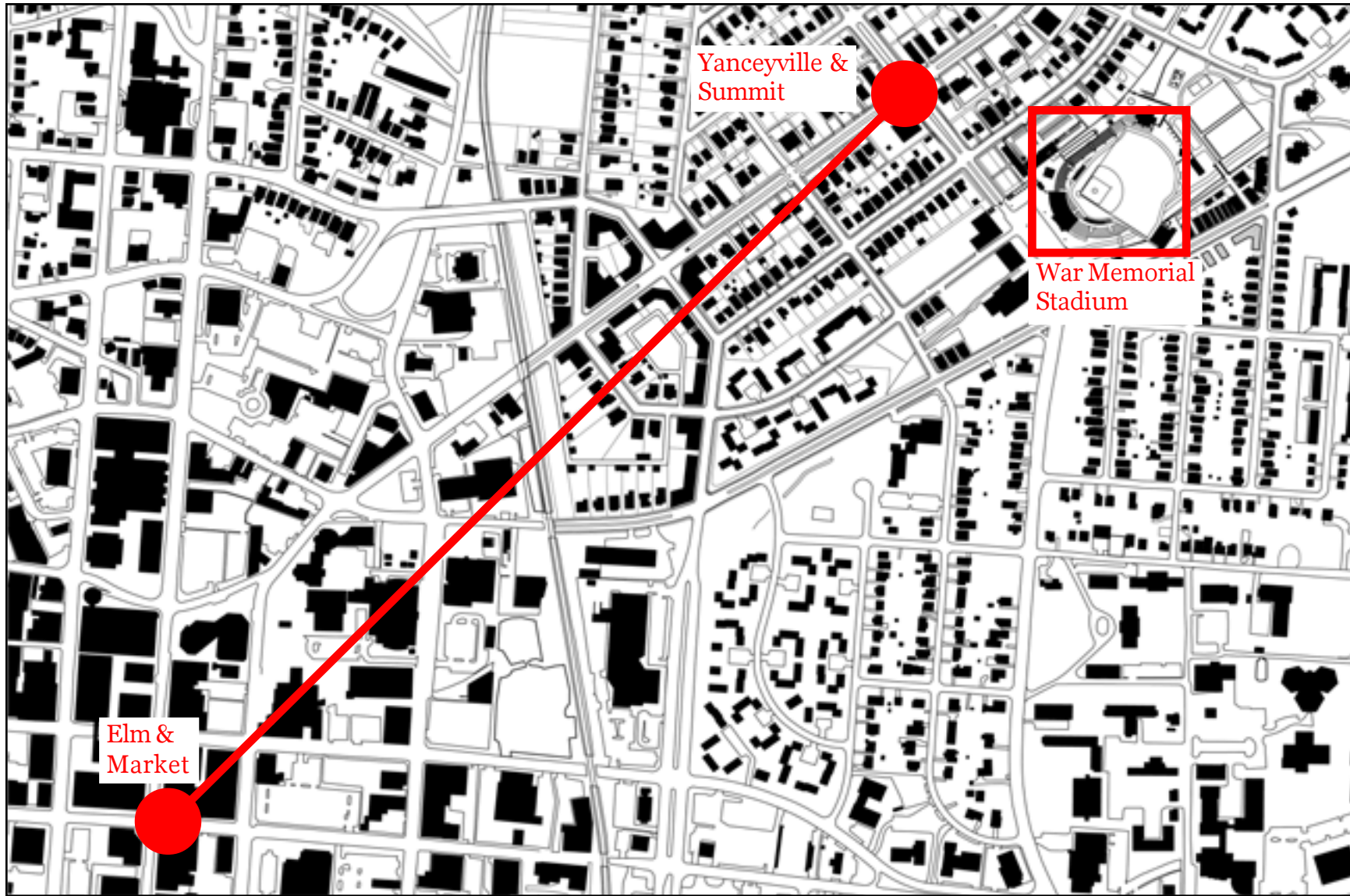
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Greensboro, North Carolina Aerial

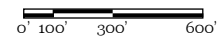


# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

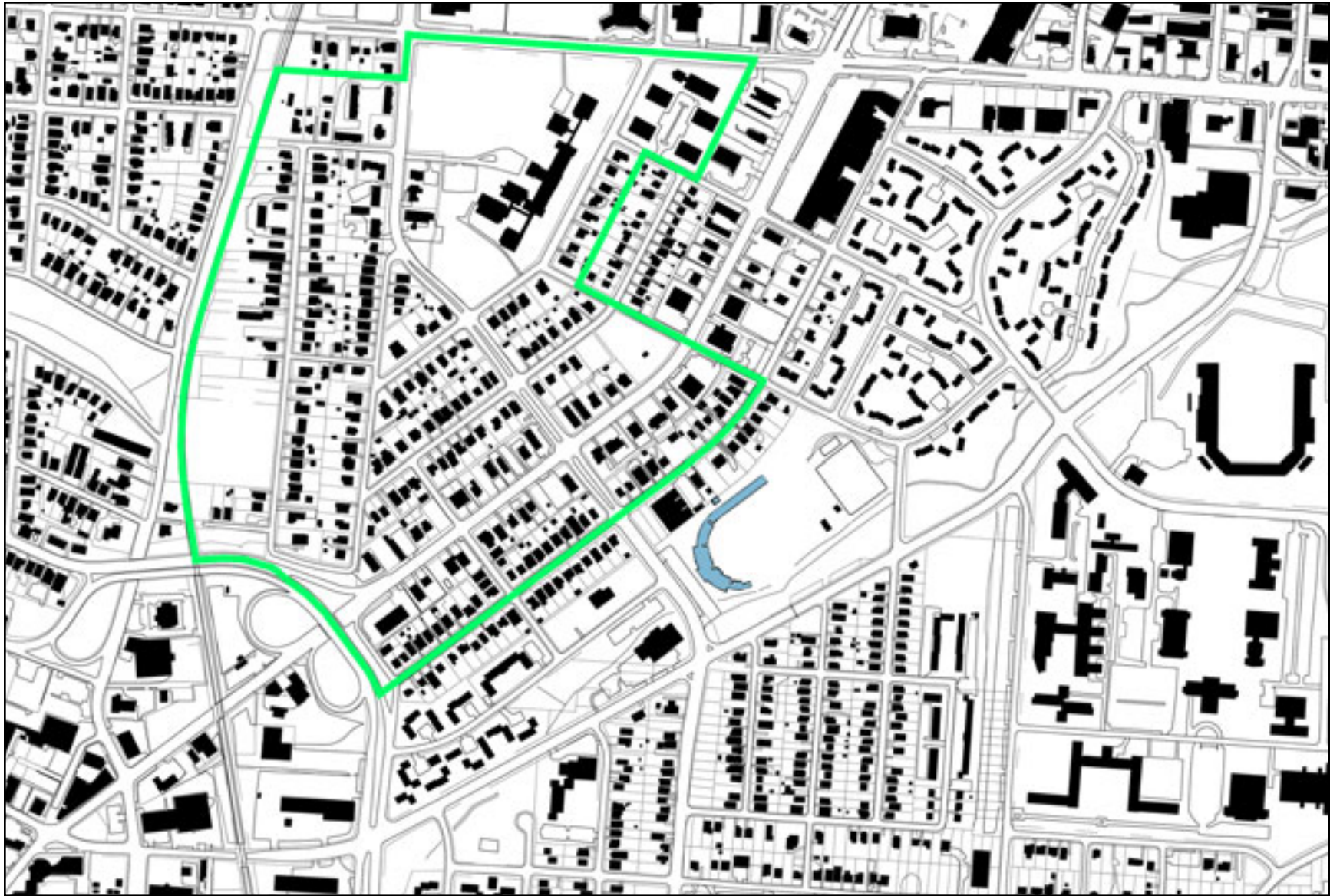


Aycock Neighborhood Center (Yanceyville & Summit): A 15 Minute Walk to Downtown Greensboro (Elm & Market)

### Aycock Historic District Proximity To Downtown



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Aycock Historic District & War Memorial Stadium

-  Aycock Historic Neighborhood District
-  War Memorial Stadium



0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



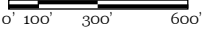
The Aycock Traditional Neighborhood District

-  Aycock Traditional Neighborhood District
-  Aycock Historic Neighborhood District
-  War Memorial Stadium

0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



TND Existing Topography

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Master Plan

0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Master Plan with Topography & Conservation Corridor

— Conservation Corridor (verify with City):  
 No new property lines within 25 feet of centerline of creek  
 No new buildings within 50 feet of centerline of creek

0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Summit Avenue

0' 100' 300' 600'

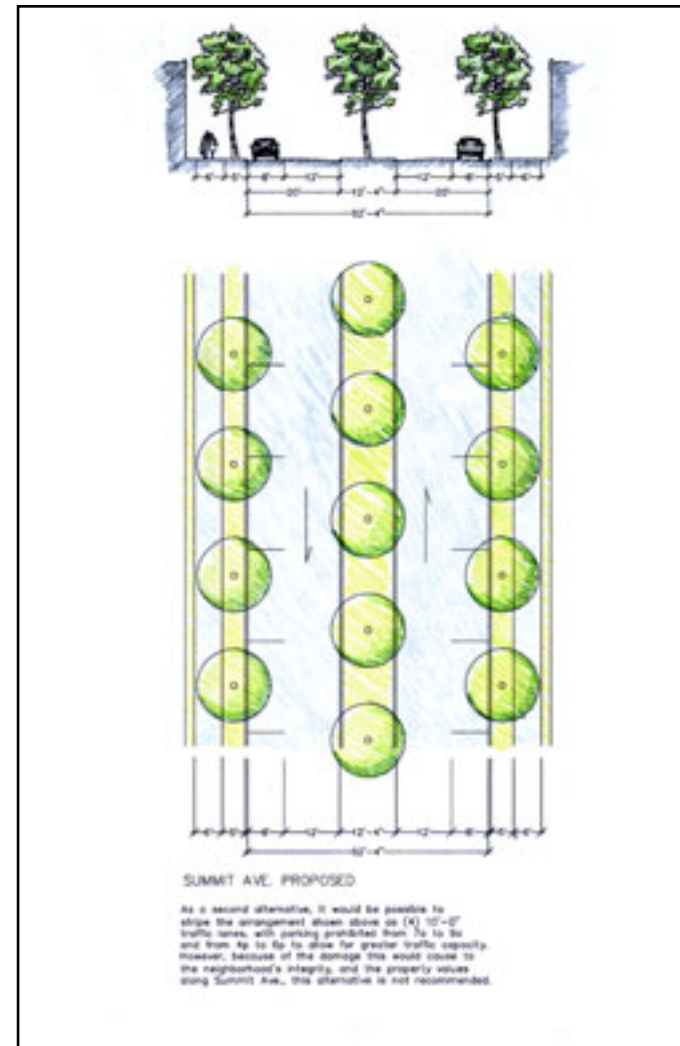
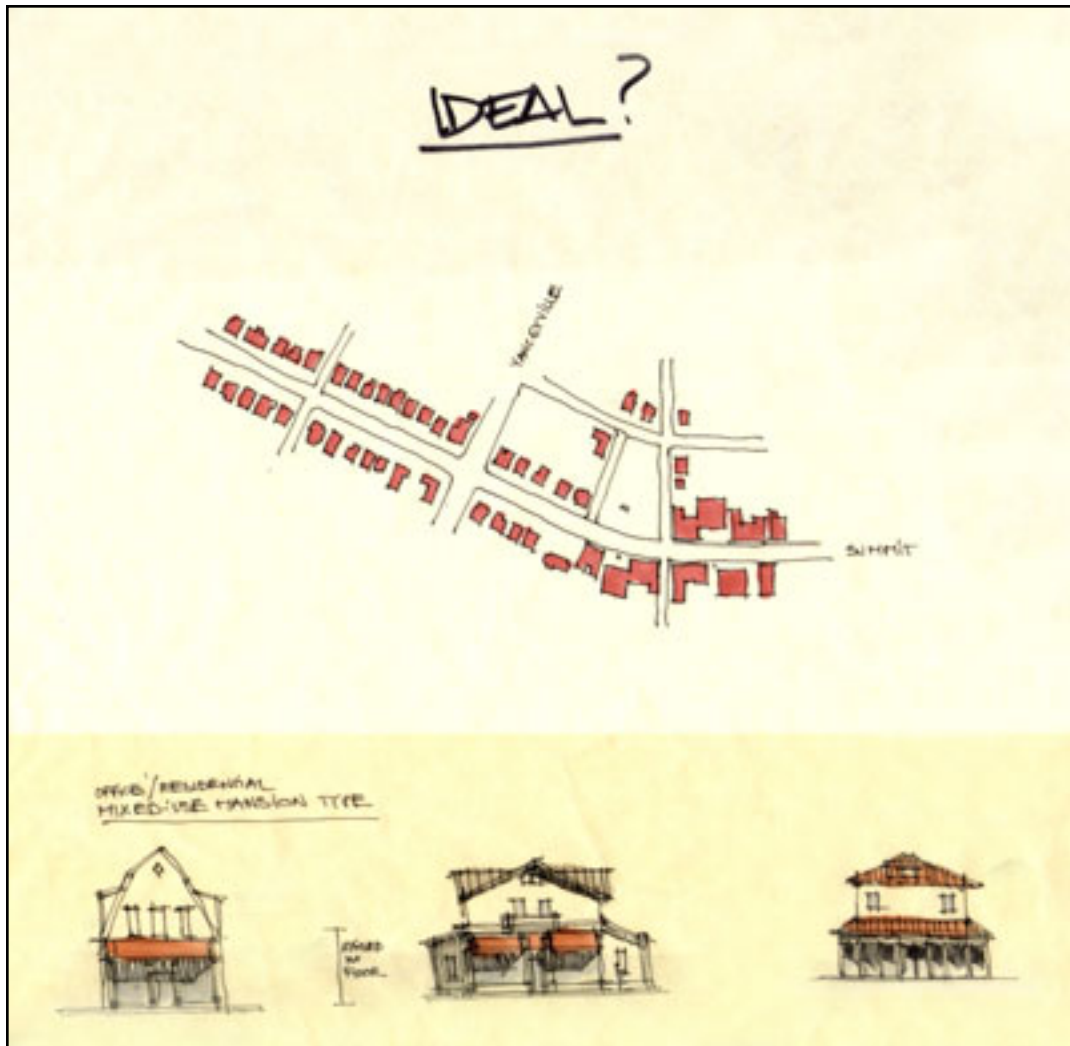


# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



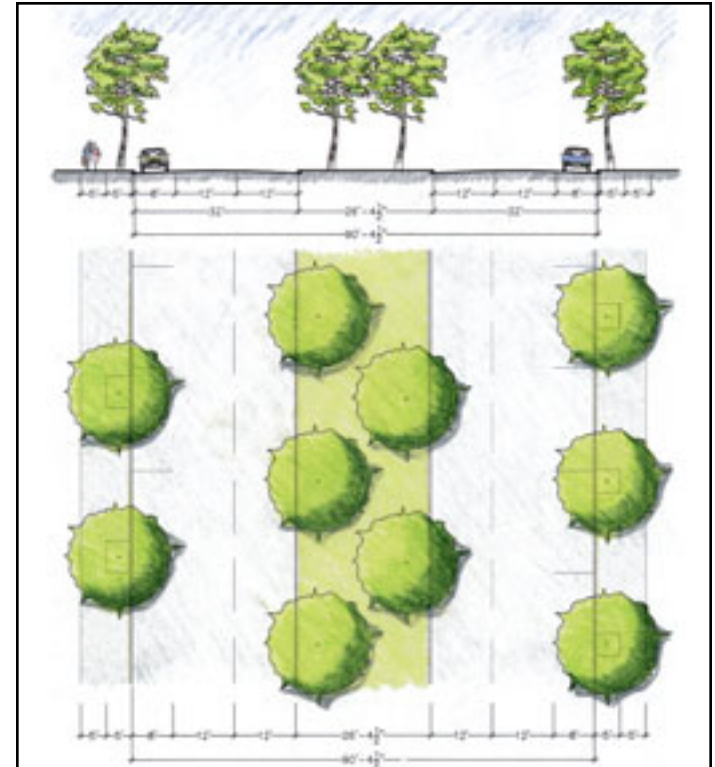
Summit Avenue: Existing Conditions

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Summit Avenue: Preliminary Studies

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**Summit Avenue (northeast of Sullivan to Bessemer)**

Name: Summit Avenue	Ground Cover: Drought & Shade tolerant turf
Street Type: Boulevard	Planting Pattern: Staggered Allee 24' o.c. in 5'x5' planter at curbside.
Directionality: Two Way	Tree Species: "American Sycamore" - Platanus Occidentalis (Straight White Stock)
Movement Type: Free	Alternate Species: "Yarrow" Planetree - Platanus Orient. x Occidentalis var
Design Speed: 30 MPH	Construction: Trench with high-organic fill, 3' deep
Traffic Calming: Proposed	Irrigation: Drip and/or spray
Parking: Both Sides	Schedule: Semi-xeric
Utilities: Underground or Alley	Monuments: Obelisk #1 at mid-median just southwest of intersection at Bessemer; obelisk #2 at mid-median just northeast of intersection at Murrow (pages 14, 38)
Gutter: Concrete	
Curb Type: Granite	
Median: 26'-4-1/2'	
Planting Strip: None	
Phase I: Restriping & Median construction	
Phase II: Utilities placed underground or in Alley	

### Summit Avenue: Improvements I

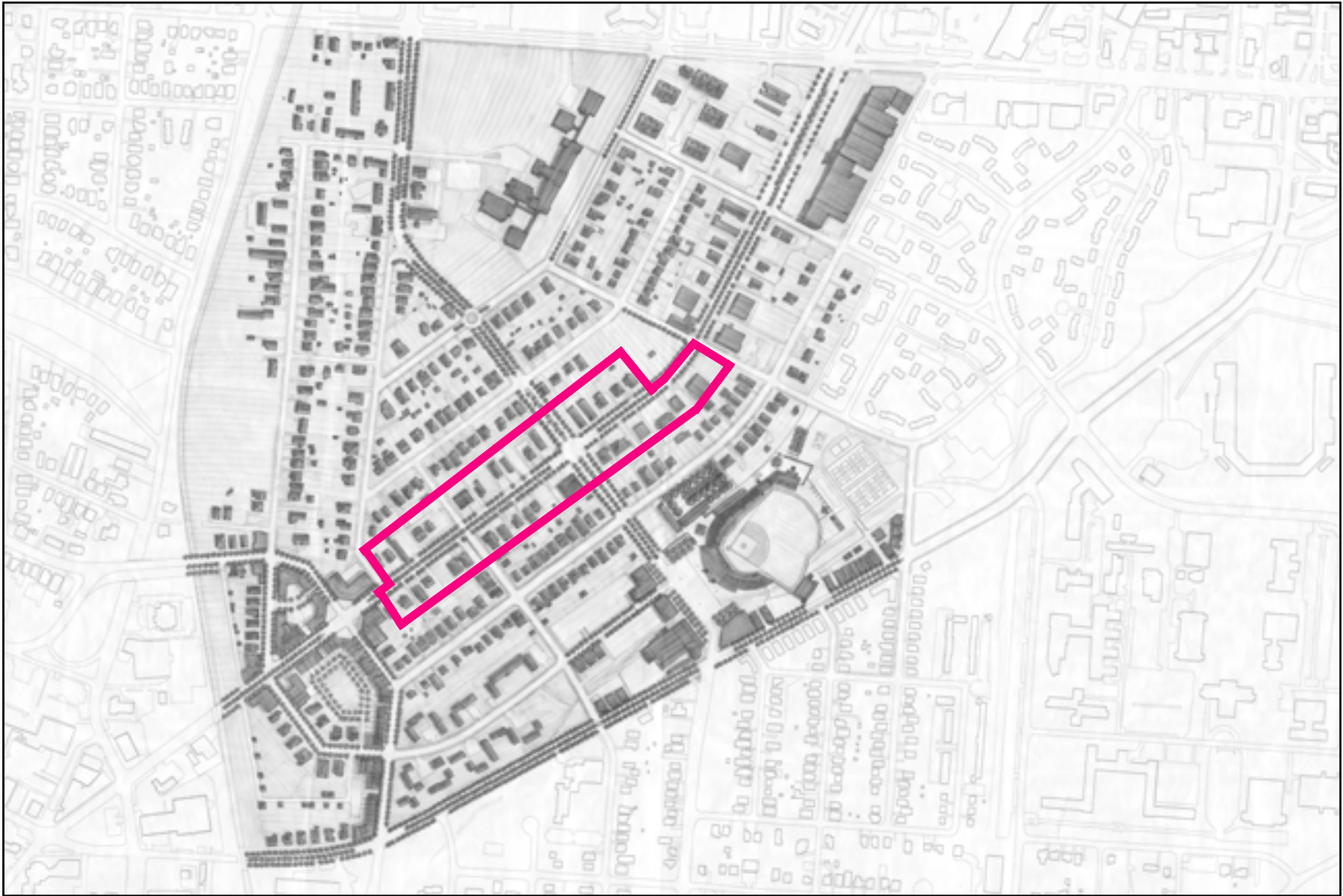


**Summit Avenue (southwest of Sullivan to rail tracks)**

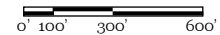
<p>Name: Summit Avenue          Street Type: Boulevard          Directionality: Two Way          Movement Type: Free          Design Speed: 30 MPH          Traffic Calming: Proposed          Parking: Both Sides          Utilities: Underground or Alley          Gutter: Concrete          Curb Type: Granite          Median: 12'-4"          Planting Strip: 5'-0"          Phase I: Re-striping &amp; Median construction          Phase II: Utilities placed underground or in Alley          Ground Cover: Drought &amp; Shade tolerant turf          Planting Pattern: Staggered Allee 24' o.c.</p>	<p>Tree Species: "Yarrow" Planetree - Plantanus Orient. x Occidentalis var          Alternate Species: "American Sycamore" - Plantanus Occidentalis (Straight White Stock)          Construction: Trench with high-organic backfill 3' deep          Irrigation: Drip and/or spray          Schedule: Semi-xeric          Notes:          1) Extend planter strip adjacent to Sternberger Park to 7' where median is absent.          2) Alternative: stripe Summit Ave. as (4) 10' traffic lanes, with parking prohibited from 7am to 9am and from 4pm to 6pm to allow for greater traffic capacity. However, for reasons of safety, neighborhood integrity and property values along Summit Ave., this alternative is not recommended.</p>
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Summit Avenue: Improvements II

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Summit Avenue Special District



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Summit Avenue Exemplary Buildings

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



EXISTING



PROPOSED

Summit Avenue Special District: Existing & Proposed Conditions

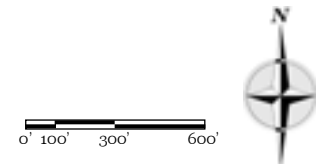
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



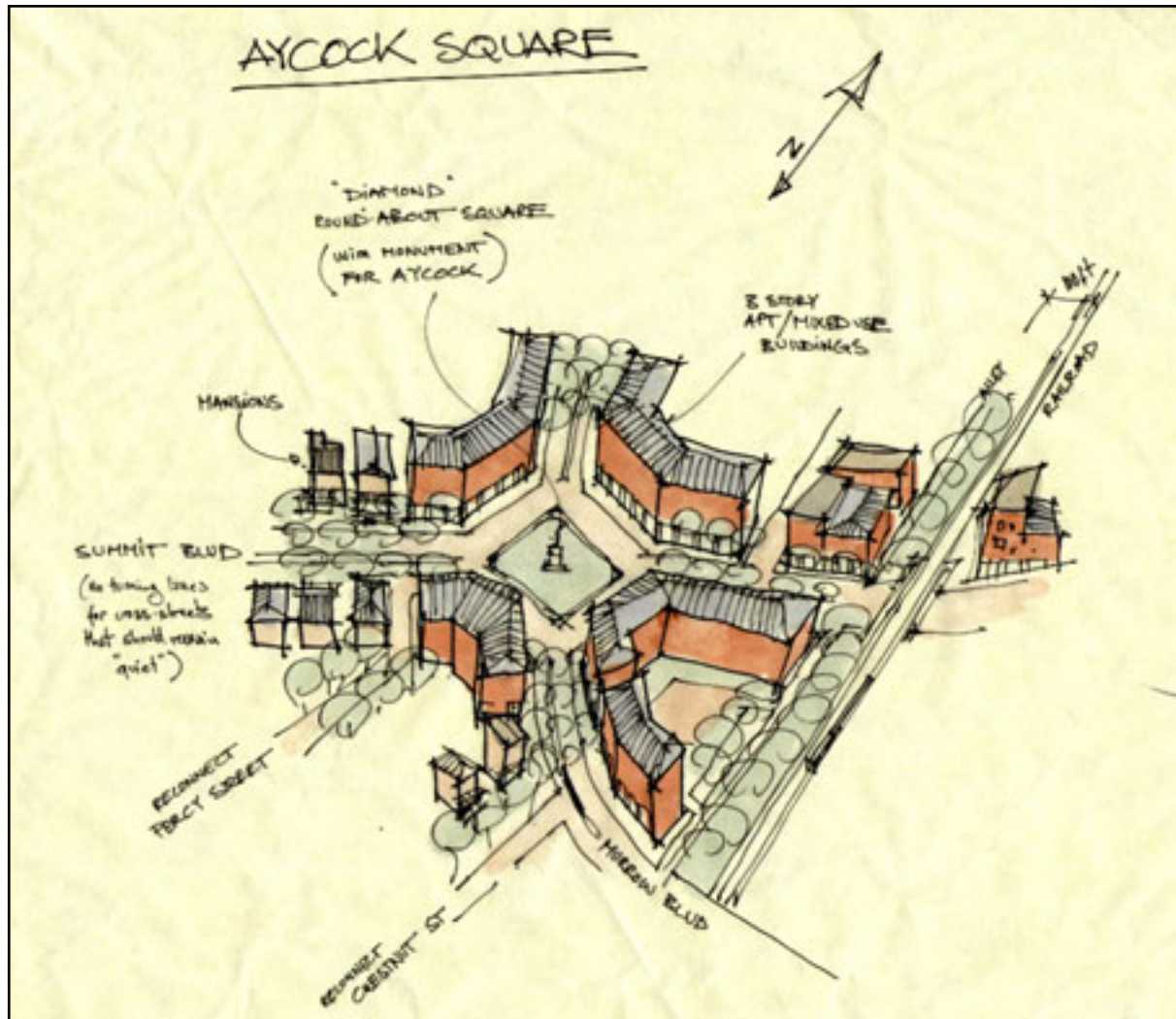


In this proposal, the current intersection of Murrow and Summit—a superfluous and pedestrian-hostile clover-leaf intersection (above left)—is replaced by Aycock Square (above right), a restored street grid that also creates mixed-use development opportunities on what is now unproductive City-owned land.

Aycock Square

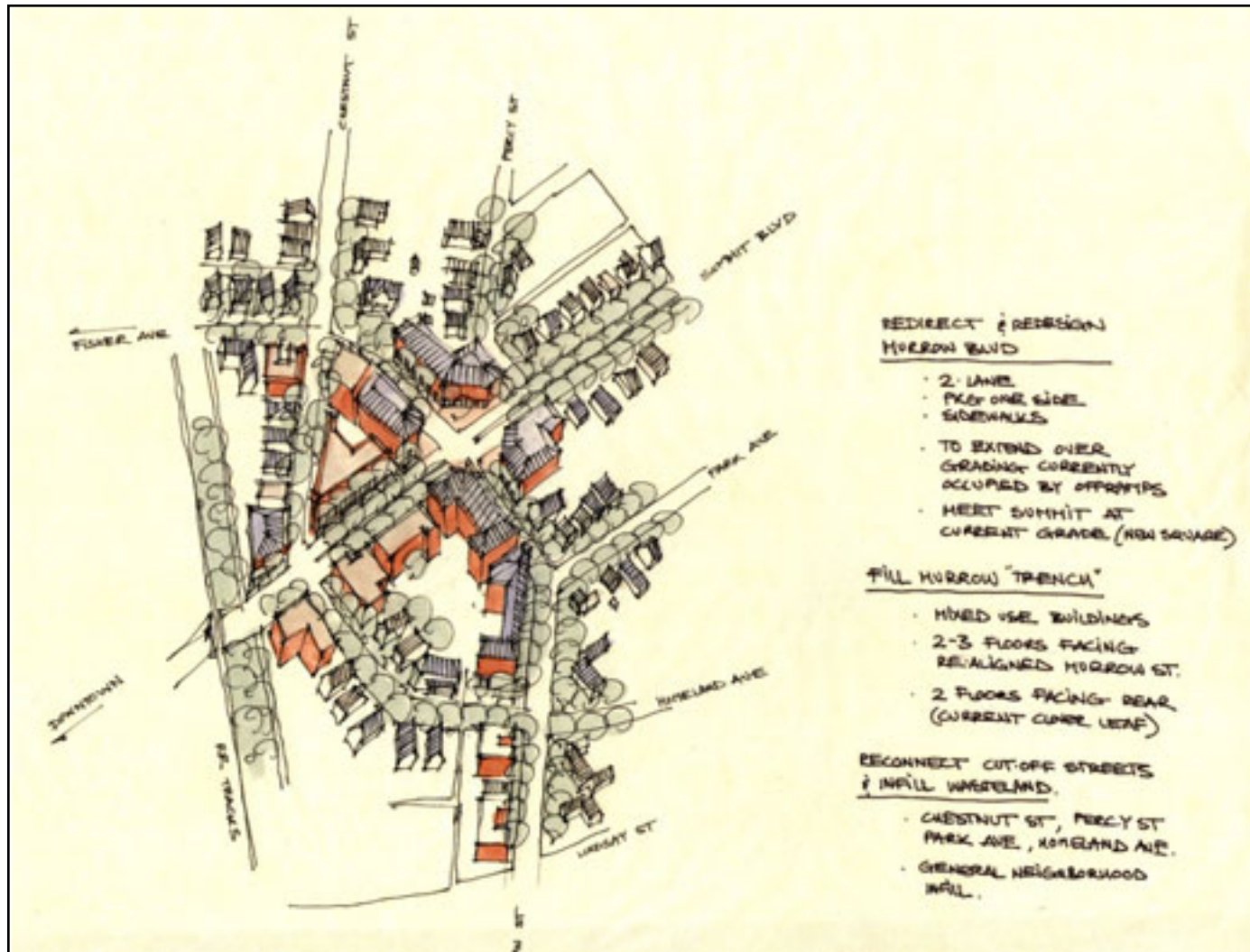


## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



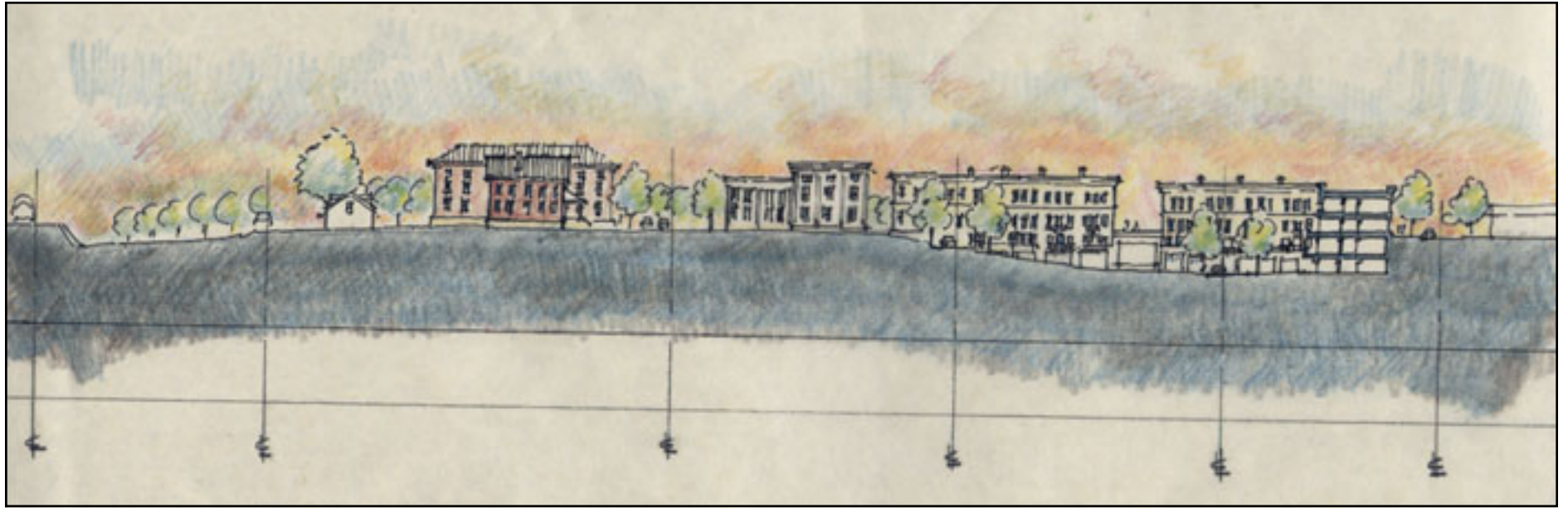
Aycock Square: Preliminary Study I

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Aycock Square: Preliminary Study II

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Rail R.O.W.

New Alley

Homeland Avenue Extension

New Street

New Street

Murrow Avenue



Aycock Square: Site Section

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**Phase I –**  
Improvements to Summit  
(upper right)



**Phase II –**  
Modify Intersection,  
New buildings on Aycock side



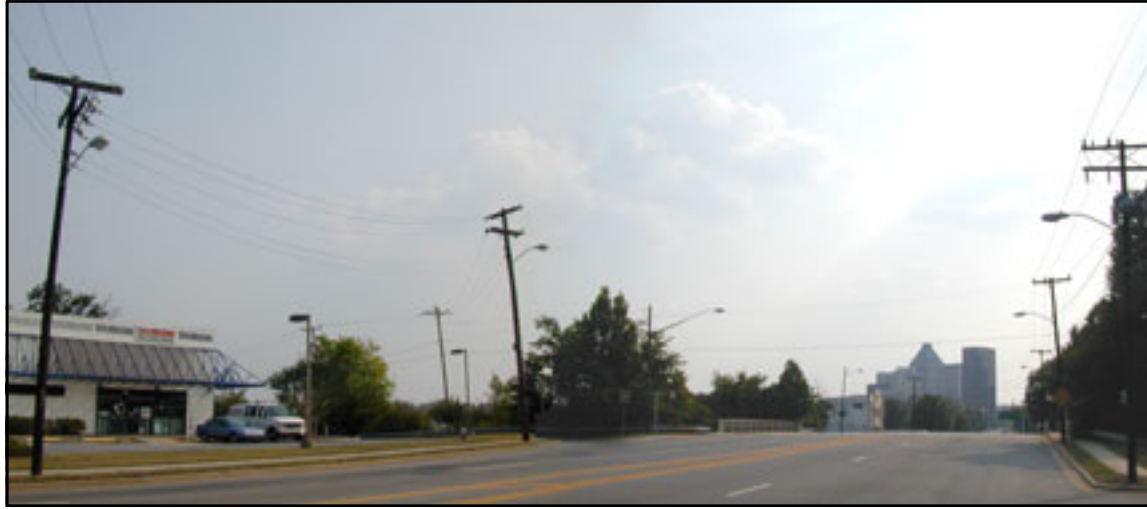
**Phase III –**  
Remove cloverleaf  
New buildings on downtown side



**Phase IV -**  
Extend streets, infill  
construction

Aycock Square: Phasing Diagrams

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



EXISTING



PROPOSED

Aycock Square: Existing & Proposed

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**North Murrow Drive: typical condition**

Name: North Murrow Drive  
 Street Type: Drive  
 Directionality: Two Way  
 Movement Type: Yield  
 Design Speed: 30 MPH  
 Traffic Calming: Proposed  
 Parking: Both Sides  
 Utilities: Underground  
 Gutter: Old Brick 16" wide  
 Curb Type: Granite  
 Median: none  
 Planting Strip: 10'-0" on East side of street

Ground Cover: Periwinkle - Vinca Minor  
 Planting Pattern: Regular Allee 24' o.c.  
 Tree Species: "Autumn Purple Ash" - Fraxinus  
                   Americana var  
 Alternate Species: "Summit Ash" - Fraxinus  
                   Pennsylvanica var  
 Construction: See Notes  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes: Trees on West side of street to be planted in  
 grates. Planting on East Side of street to be trenched  
 with high-organic backfill 3' deep.

North Murrow Drive: Typical Condition

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**North Murrow Drive at Urban Center**

Name: North Murrow Drive	Median: none
Street Type: Drive	Planting Strip: none
Directionality: Two Way	Ground Cover: none
Movement Type: Yield	Planting Pattern: Regular Allee 24' o.c.
Design Speed: 30 MPH	Tree Species: "Autumn Purple Ash" - Fraxinus Auriculata var
Traffic Calming: Proposed	Alternate Species: "Summit Ash" - Fraxinus Pennsylvanica var
Parking: Both Sides	Construction: Trench with high-organic backfill 3' deep
Utilities: Underground	Irrigation: Drip and/or spray
Gutter: Old Brick 16" wide	Schedule: Semi-xeric
Curb Type: Granite	

North Murrow Drive at Urban Center

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Sternberger Park

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



EXISTING



PROPOSED

Sternberger Park: Existing & Proposed Summit Avenue Frontage

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza

0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza: Existing Conditions from South

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza: Existing Conditions from North

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza: Existing Conditions to North

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Veterans Plaza: Existing Conditions to Northwest

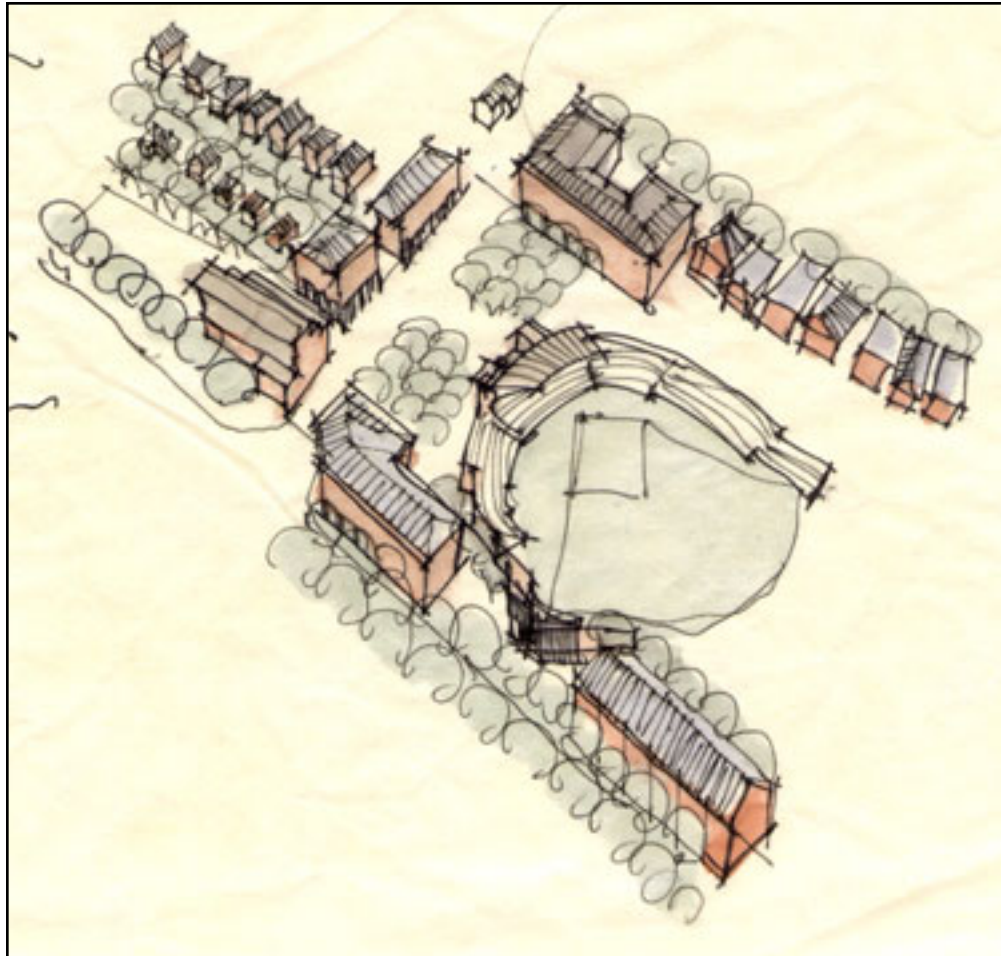
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza: Existing Conditions to Southwest

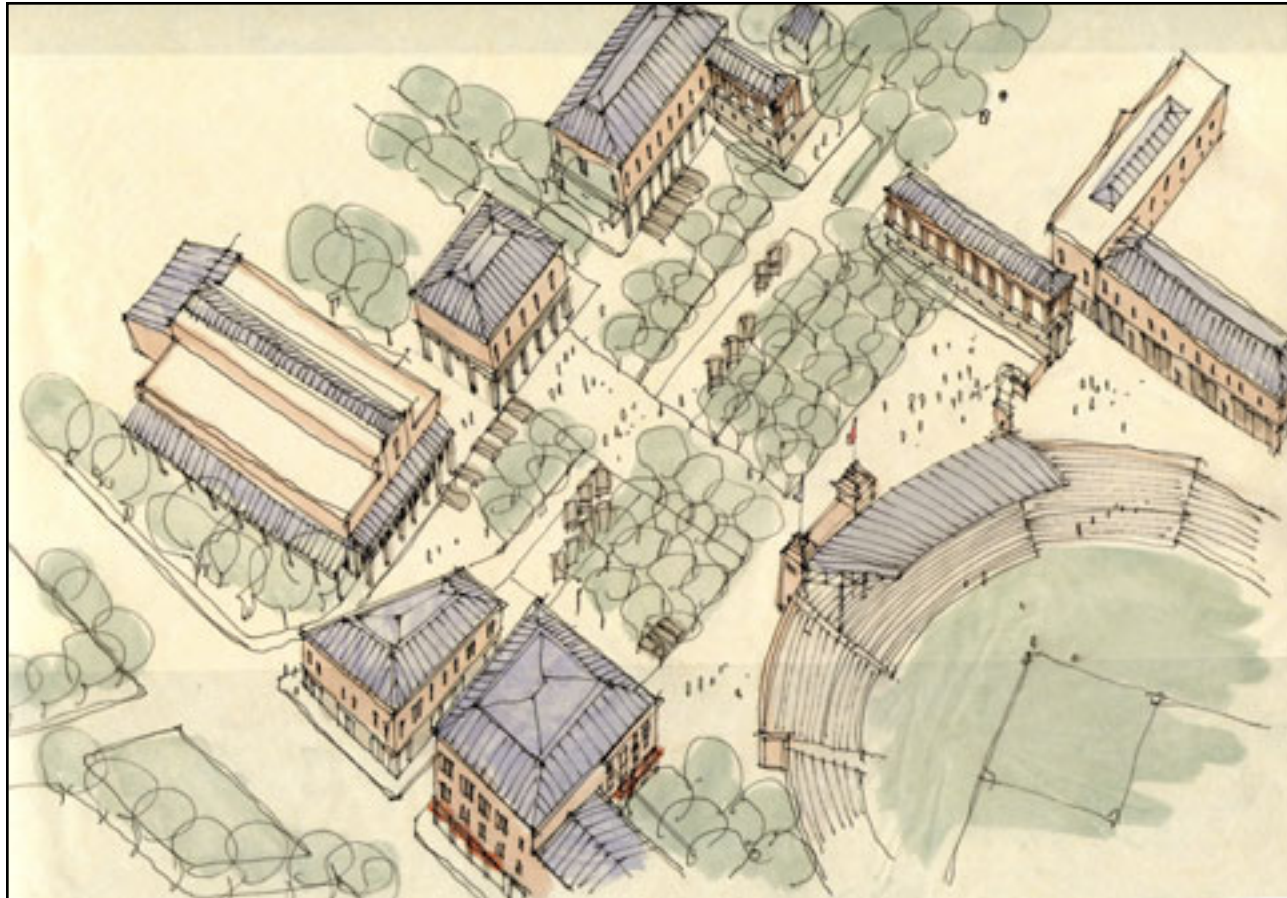
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Veterans Plaza: Preliminary Study I

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Veterans Plaza: Preliminary Study II

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



- New loggia / pavilion to enclose north edge of Plaza
- New VFW building built to edge of property at Yanceyville Street
- Wide sidewalk and double row of trees on west side of Yanceyville
- Hard-surfaced plaza with double row of trees north and south, also used for parking for Bats and Farmers Market
- New Farmers Market hall, adjacent to existing Market with new facade
- New building to enclose south edge of Plaza
- Farmers Market and VFW parking behind buildings

Veterans Plaza: Final Charrette Proposal



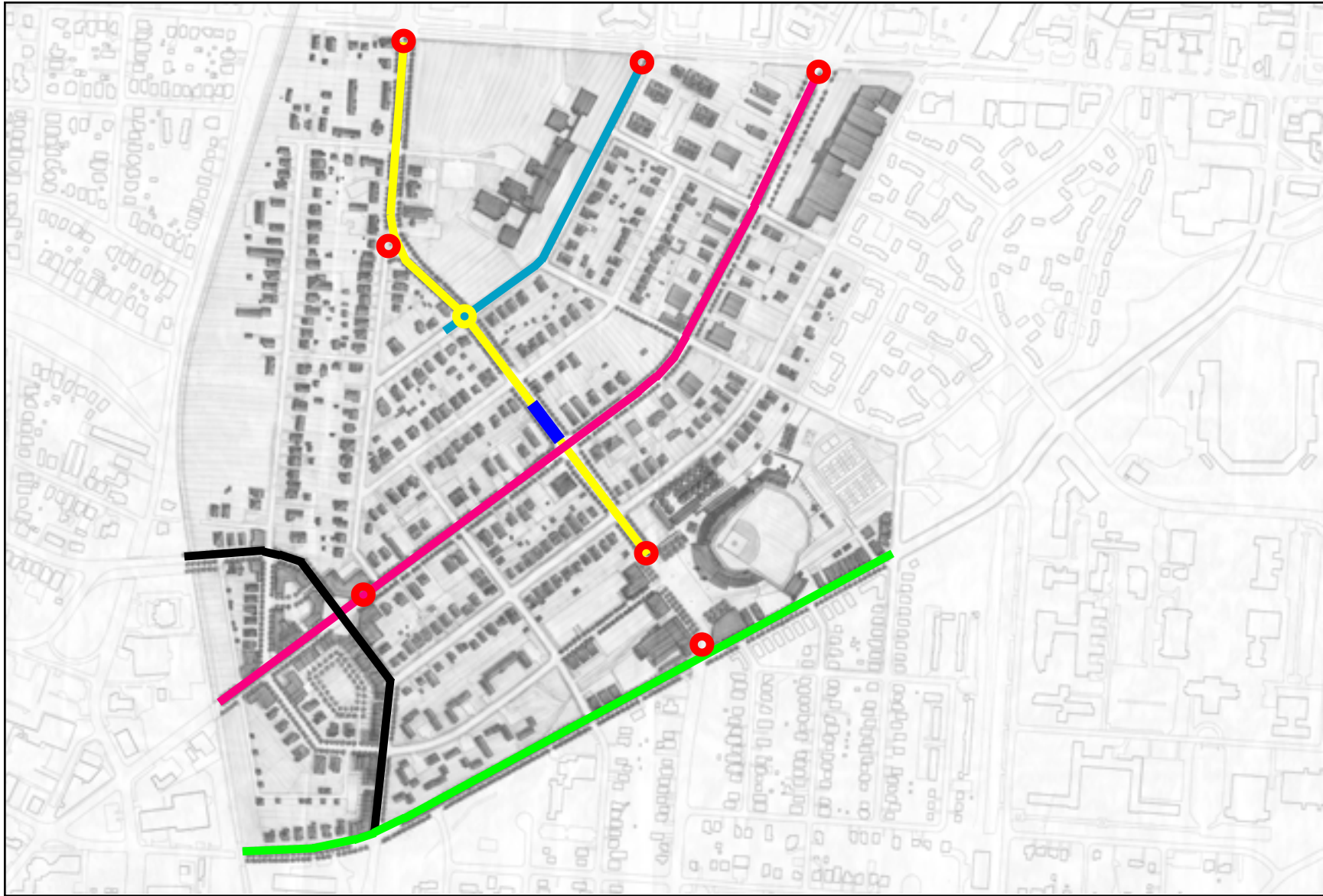
EXISTING



PROPOSED

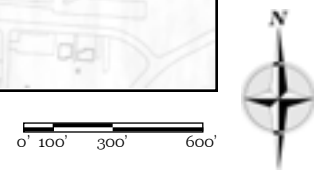
Veteran's Plaza: Existing & Proposed Conditions

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

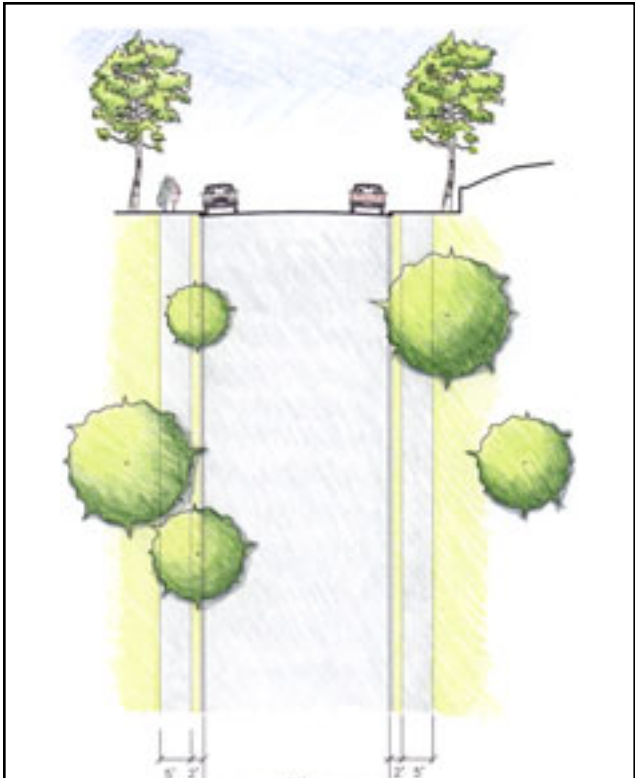


General Street & Landscape Improvements

- █ Summit Avenue
- █ Cypress Street
- █ Murrow Street
- Proposed Neighborhood Markers
- █ Lindsay Avenue
- Existing Neighborhood Markers
- █ Yanceyville Avenue



THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**Typical Residential Street**

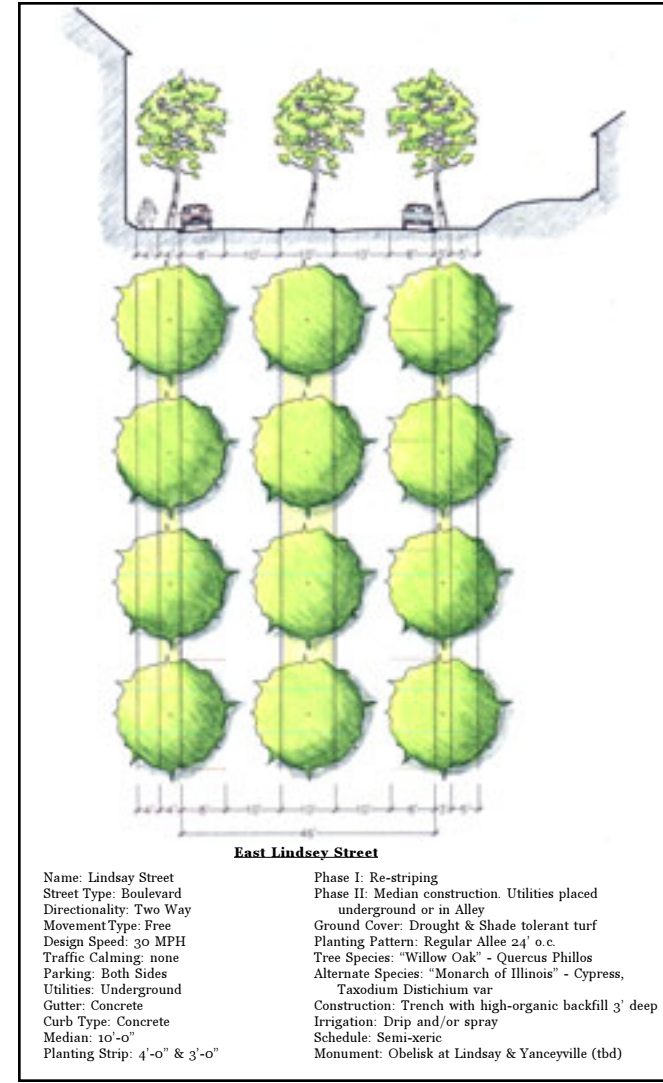
<p>Name: Sullivan, Percy, Cypress, Chestnut, Fifth, Park, etc.          Street Type: Street          Directionality: Two Way          Movement Type: Slow          Design Speed: 20 MPH          Traffic Calming: none          Parking: Both Sides          Utilities: Alley/Underground          Gutter: Old Brick 16" wide          Curb Type: Granite          Median: none          Planting Strip: Narrow          Ground Cover: Drought &amp; Shade tolerant turf, or Old Brick over course sand</p>	<p>Planting Pattern: Occasional          Tree Species: "Scarlet Oak" - Quercus Coccinea, "Winged Elm" - Ulmus Alata, "Crape Myrtle" - Lagerstrimia Indica, "Black Gum" - Nyssa Sylvatica, "Sourwood" - Oxydendrow Auboreum          Notes: Reserve tree planting for appropriate areas along wider planting strips          If improvements are desired, proceed as:          Phase I: Reconfigure roadways to be 28' or less in width, using asymmetric planting strips from 4' to 6'          Phase II: Utilities to be placed underground or in Alley</p>
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Typical Residential Street: (No Changes)



THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



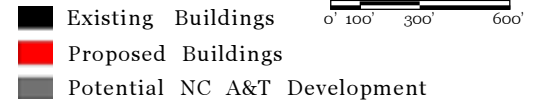


Lindsay Street Improvements I



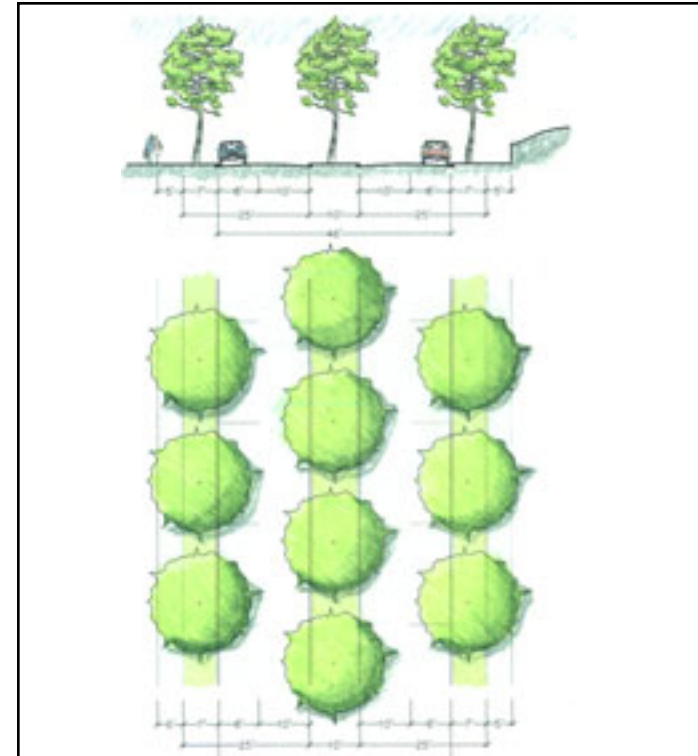
Lindsay Street improvements better connect Aycock TND across to NC A&T and adjacent neighborhood; as a boulevard, Lindsay Street becomes more of a center and less of an edge.

### Lindsay Street Improvements II



## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



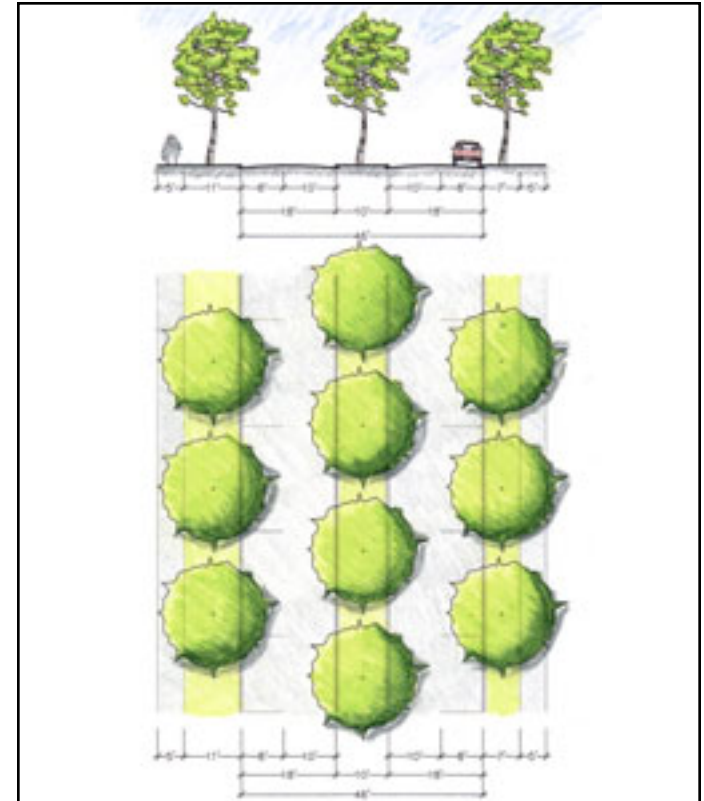


**Yanceyville Street (north of roundabout)**

<p>Name: Yanceyville Street          Street Type: Boulevard          Directionality: Two Way          Movement Type: Free          Design Speed: 30 MPH          Traffic Claming: none          Parking: Both Sides          Utilities: Underground          Gutter: Concrete          Curb Type: Concrete          Median: 10'-0"          Planting Strip: 7'-0"          Monuments: 1. Quadrifon located at the intersection of Percy St. 2. Obelisk or semi-circular wall located on the median at the intersection of E. Bessemer Ave.</p>	<p>Ground Cover: Drought &amp; Shade tolerant turf          Planting Pattern: Staggered Allee 24' o.c.          Tree Species: "Willow Oak" - Quercus Phellos          Alternate Species: "Monarch of Illinois" - Cypress, Taxodium distichum var          Construction: Trench with high-organic backfill 3' deep          Irrigation: Drip and/or spray          Schedule: Semi-xeric          Notes: Add fourth row of trees within school grounds. Staggered Allee 24' o.c.          Phase I: Restriping to reflect diagram above          Phase II: Median construction. Utilities to be placed underground or in Alley.</p>
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Yanceyville Street: North of Roundabout

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

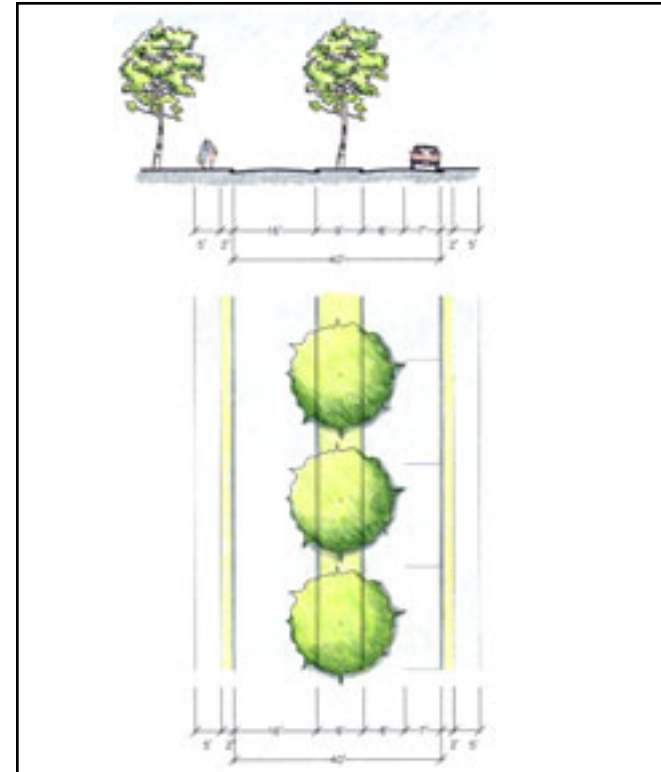


**Yanceyville Street (south of roundabout)**

<p>Name: Yanceyville Street          Street Type: Boulevard          Directionality: Two Way          Movement Type: Free          Design Speed: 30 MPH          Traffic Claming: none          Parking: Both Sides          Utilities: Underground          Gutter: Concrete          Curb Type: Concrete          Median: 10'-0"          Planting Strip: 11'-0" &amp; 7'-0"          Monuments: Obelisk located mid-median on cross-axis with pergola at north Veterans Plaza</p>	<p>Ground Cover: Drought &amp; Shade tolerant turf          Planting Pattern: Staggered Allee 24' o.c.          Tree Species: "Willow Oak" - Quercus Phellos          Alternate Species: "Monarch of Illinois" -          Cypress, Taxodium distichum var          Construction: Trench with high-organic          backfill 3' deep          Irrigation: Drip and/or spray          Schedule: Semi-xeric          Notes: Phase I: Restriping to reflect diagram          above          Phase II: Median construction. Utilities to be          placed underground or in Alley.</p>
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Yanceyville Street: South of Roundabout

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



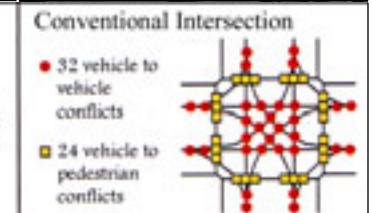
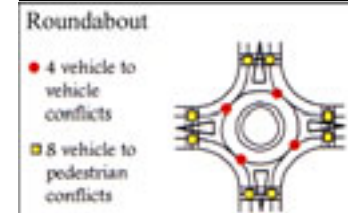
**Cypress Street**

Name: Cypress Street  
 Street Type: Hybrid Boulevard  
 Directionality: Two Way  
 Movement Type: Slow  
 Design Speed: 20 MPH  
 Traffic Calming: none  
 Parking: Both Sides (with restrictions on north [school] side TBD)  
 Utilities: Underground  
 Gutter: Old Brick 16" wide  
 Curb Type: Granite  
 Median: 0'-0"  
 Planting Strip: 2'-0"  
 Monuments: Obelisk or semi-circular wall on median at the intersection of E. Bessemer Ave.

Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Regular Allee 24' o.c.  
 Tree Species: "Willow Oak" - Quercus Phellos  
 Alternate Species: "Monarch of Illinois" - Cypress, Taxodium distichum var  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes: Add second row of trees within school grounds. Regular Allee 24' o.c.  
 Phase I: Restriping to reflect diagram above  
 Phase II: Median construction. Utilities to be placed underground or in Alley.

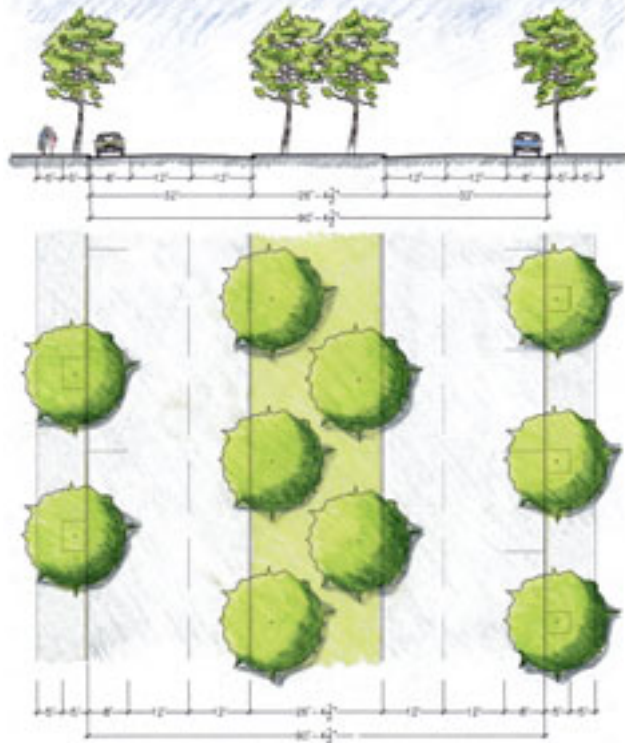
Cypress Street

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Yanceyville - Cypress Roundabout

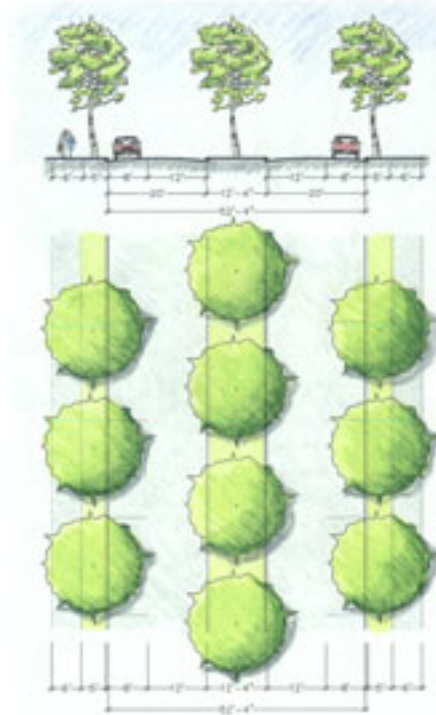
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**Summit Avenue (northeast of Sullivan to Bessemer)**

Name: Summit Avenue  
 Street Type: Boulevard  
 Directionality: Two Way  
 Movement Type: Free  
 Design Speed: 30 MPH  
 Traffic Calming: Proposed  
 Parking: Both Sides  
 Utilities: Underground or Alley  
 Gutter: Concrete  
 Curb Type: Granite  
 Median: 26'-4-1/2"  
 Planting Strip: None  
 Phase I: Re-stripping & Median construction  
 Phase II: Utilities placed underground or in Alley

Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Staggered Allee 24' o.c. in 5'x5' planter at curbside.  
 Tree Species: "American Sycamore" - Plantanus Occidentalis (Straight White Stock)  
 Alternate Species: "Yarrow" Planetree - Plantanus Orient. x Occidentalis var  
 Construction: Trench with high-organic fill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Monuments: Obelisk #1 at mid-median just southwest of intersection at Bessemer; obelisk #2 at mid-median just northeast of intersection at Murrow (pages 14, 38)



**Summit Avenue (southwest of Sullivan to rail tracks)**

Name: Summit Avenue  
 Street Type: Boulevard  
 Directionality: Two Way  
 Movement Type: Free  
 Design Speed: 30 MPH  
 Traffic Calming: Proposed  
 Parking: Both Sides  
 Utilities: Underground or Alley  
 Gutter: Concrete  
 Curb Type: Granite  
 Median: 12'-4"  
 Planting Strip: 5'-0"  
 Phase I: Re-stripping & Median construction  
 Phase II: Utilities placed underground or in Alley  
 Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Staggered Allee 24' o.c.

Tree Species: "Yarrow" Planetree - Plantanus Orient. x Occidentalis var  
 Alternate Species: "American Sycamore" - Plantanus Occidentalis (Straight White Stock)  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes:  
 1) Extend planter strip adjacent to Sternberger Park to 7' where median is absent.  
 2) Alternative: stripe Summit Ave. as (4) 10' traffic lanes, with parking prohibited from 7am to 9am and from 4pm to 6pm to allow for greater traffic capacity. However, for reasons of safety, neighborhood integrity and property values along Summit Ave., this alternative is not recommended.

Street Section Summary



**North Murrow Drive: typical condition**

<p>Name: North Murrow Drive          Street Type: Drive          Directionality: Two Way          Movement Type: Yield          Design Speed: 30 MPH          Traffic Calming: Proposed          Parking: Both Sides          Utilities: Underground          Gutter: Old Brick 16" wide          Curb Type: Granite          Median: none          Planting Strip: 10'-0" on East side of street</p>	<p>Ground Cover: Periwinkle - Vinca Minor          Planting Pattern: Regular Allee 24' o.c.          Tree Species: "Autumn Purple Ash" - Fraxinus              Auricarpa var          Alternate Species: "Summit Ash" - Fraxinus              Pennsylvanica var          Construction: See Notes          Irrigation: Drip and/or spray          Schedule: Semi-xeric          Notes: Trees on West side of street to be planted                in grates. Planting on East Side of street to be                trenched with high-organic backfill 3' deep.</p>
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**North Murrow Drive at Urban Center**

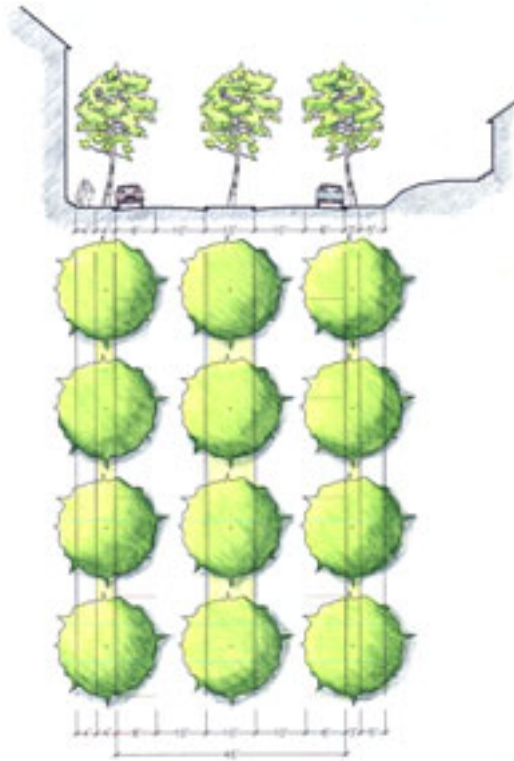
<p>Name: North Murrow Drive          Street Type: Drive          Directionality: Two Way          Movement Type: Yield          Design Speed: 30 MPH          Traffic Calming: Proposed          Parking: Both Sides          Utilities: Underground          Gutter: Old Brick 16" wide          Curb Type: Granite</p>	<p>Median: none          Planting Strip: none          Ground Cover: none          Planting Pattern: Regular Allee 24' o.c.          Tree Species: "Autumn Purple Ash" - Fraxinus              Auricarpa var          Alternate Species: "Summit Ash" - Fraxinus              Pennsylvanica var          Construction: Trench with high-organic backfill 3' deep          Irrigation: Drip and/or spray          Schedule: Semi-xeric</p>
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Street Section Summary



THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

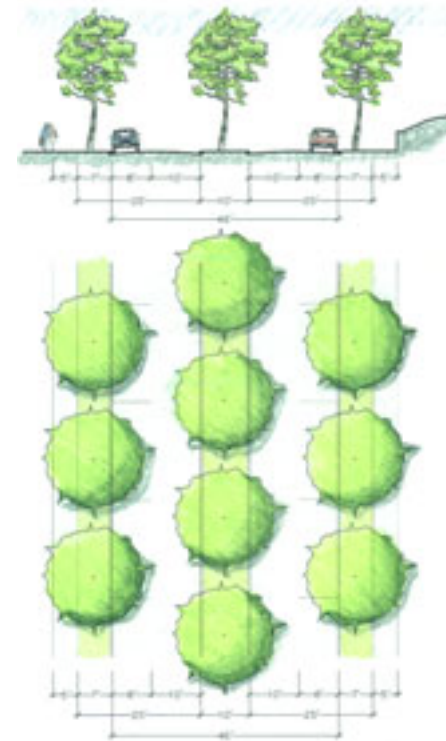




**East Lindsey Street**

Name: Lindsey Street  
 Street Type: Boulevard  
 Directionality: Two Way  
 Movement Type: Free  
 Design Speed: 30 MPH  
 Traffic Calming: none  
 Parking: Both Sides  
 Utilities: Underground  
 Gutter: Concrete  
 Curb Type: Concrete  
 Median: 10'-0"  
 Planting Strip: 4'-0" & 3'-0"

Phase I: Re-striping  
 Phase II: Median construction. Utilities placed underground or in Alley  
 Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Regular Allee 24' o.c.  
 Tree Species: "Willow Oak" - Quercus Phillos  
 Alternate Species: "Monarch of Illinois" - Cypress, Taxodium Distichum var  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Monument: Obelisk at Lindsey & Yanceyville (tbd)



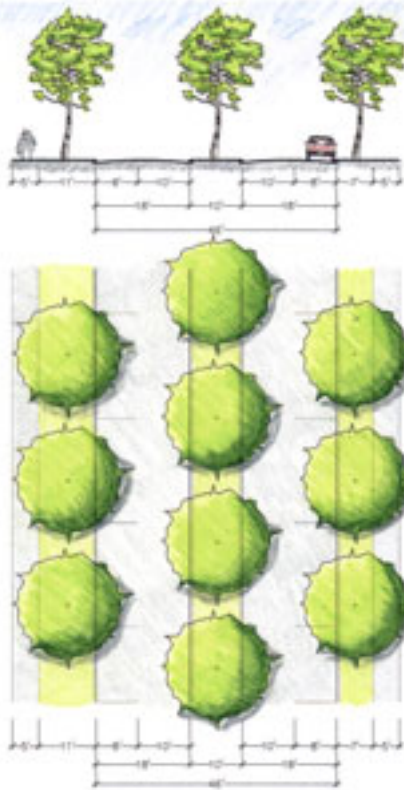
**Yanceyville Street (north of roundabout)**

Name: Yanceyville Street  
 Street Type: Boulevard  
 Directionality: Two Way  
 Movement Type: Free  
 Design Speed: 30 MPH  
 Traffic Calming: none  
 Parking: Both Sides  
 Utilities: Underground  
 Gutter: Concrete  
 Curb Type: Concrete  
 Median: 10'-0"  
 Planting Strip: 7'-0"  
 Monuments: 1. Quadrifon located at the intersection of Percy St. 2. Obelisk or semi-circular wall located on the median at the intersection of E. Bessemer Ave.

Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Staggered Allee 24' o.c.  
 Tree Species: "Willow Oak" - Quercus Phellos  
 Alternate Species: "Monarch of Illinois Cypress, Taxodium distichum var  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes: Add fourth row of trees within school grounds. Staggered Allee 24' o.c.  
 Phase I: Restriping to reflect diagram above  
 Phase II: Median construction. Utilities to be placed underground or in Alley.

Street Section Summary

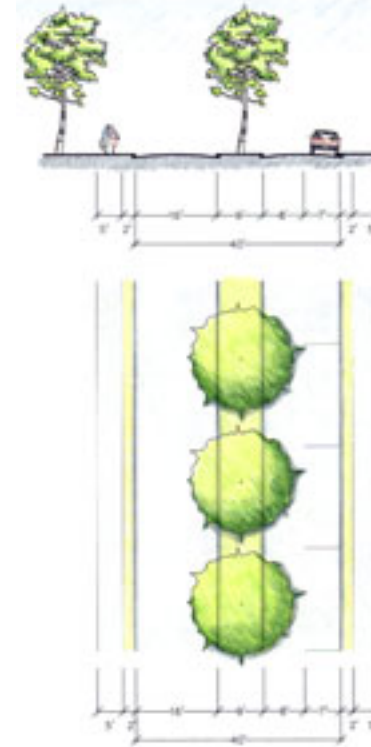
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



**Yanceyville Street (south of roundabout)**

Name: Yanceyville Street  
 Street Type: Boulevard  
 Directionality: Two Way  
 Movement Type: Free  
 Design Speed: 30 MPH  
 Traffic Claming: none  
 Parking: Both Sides  
 Utilities: Underground  
 Gutter: Concrete  
 Curb Type: Concrete  
 Median: 10'-0"  
 Planting Strip: 11'-0" & 7'-0"  
 Monuments: Obelisk located mid-median on cross-axis with pergola at north Veterans Plaza

Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Staggered Allee 24' o.c.  
 Tree Species: "Willow Oak" - Quercus Phellos  
 Alternate Species: "Monarch of Illinois" - Cypress, Taxodium distichum var  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes: Phase I: Restriping to reflect diagram above  
 Phase II: Median construction. Utilities to be placed underground or in Alley.



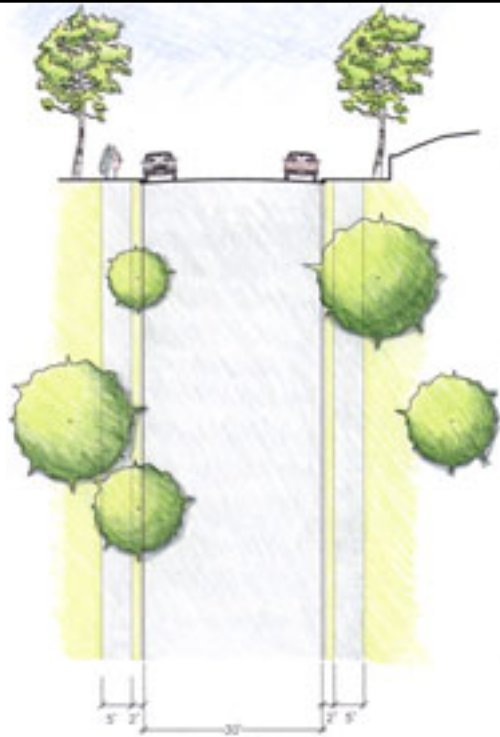
**Cypress Street**

Name: Cypress Street  
 Street Type: Hybrid Boulevard  
 Directionality: Two Way  
 Movement Type: Slow  
 Design Speed: 20 MPH  
 Traffic Claming: none  
 Parking: Both Sides (with restrictions on north [school] side TBD)  
 Utilities: Underground  
 Gutter: Old Brick 16" wide  
 Curb Type: Granite  
 Median: 9'-0"  
 Planting Strip: 2'-0"  
 Monuments: Obelisk or semi-circular wall on median at the intersection of E. Bessemer Ave.

Ground Cover: Drought & Shade tolerant turf  
 Planting Pattern: Regular Allee 24' o.c.  
 Tree Species: "Willow Oak" - Quercus Phellos  
 Alternate Species: "Monarch of Illinois" - Cypress, Taxodium distichum var  
 Construction: Trench with high-organic backfill 3' deep  
 Irrigation: Drip and/or spray  
 Schedule: Semi-xeric  
 Notes: Add second row of trees within school grounds. Regular Allee 24' o.c.  
 Phase I: Restriping to reflect diagram above  
 Phase II: Median construction. Utilities to be placed underground or in Alley.

Street Section Summary

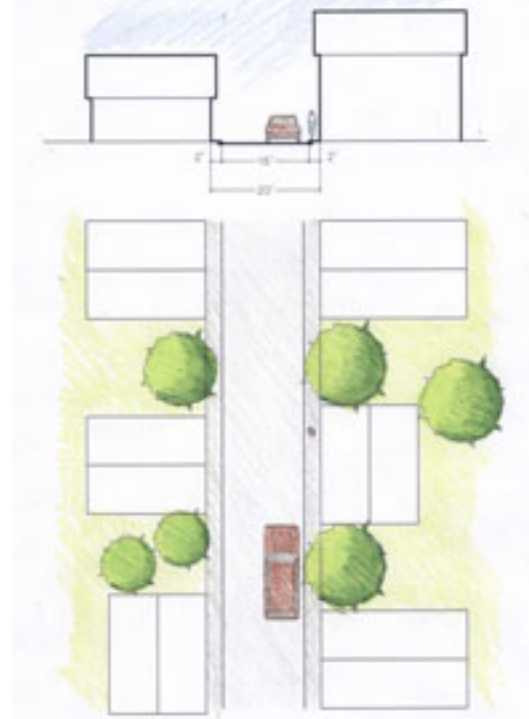




**Typical Residential Street**

Name: Sullivan, Percy, Cypress, Chestnut, Fifth, Park, etc.  
 Street Type: Street  
 Directionality: Two Way  
 Movement Type: Slow  
 Design Speed: 20 MPH  
 Traffic Calming: none  
 Parking: Both Sides  
 Utilities: Alley/Underground  
 Gutter: Old Brick 16' wide  
 Curb Type: Granite  
 Median: none  
 Planting Strip: Narrow  
 Ground Cover: Drought & Shade tolerant turf, or Old Brick over course sand

Planting Pattern: Occasional  
 Tree Species: "Scarlet Oak" - Quercus Coccinea, "Winged Elm" - Ulmus Alata, "Crepe Myrtle" - Lagerstrimia Indica, "Black Gum" - Nyssa Sylvatica, "Sourwood" - Oxydendrow Auboreum  
 Notes: Reserve tree planting for appropriate areas along wider planting strips  
 If improvements are desired, proceed as:  
 Phase I: Reconfigure roadways to be 28' or less in width, using asymmetric planting strips from 4' to 6'  
 Phase II: Utilities to be placed underground or in Alley



**Typical Alley or Lane**

Name: Typical alley or lane, off residential streets  
 Street Type: Alley / Lane  
 Directionality: Two Way  
 Movement Type: Slow  
 Design Speed: 5 MPH  
 Traffic Calming: none  
 Parking: None  
 Utilities: Alley/Underground  
 Gutter: None  
 Curb Type: None  
 Median: None

Planting Strip: None  
 Ground Cover: None  
 Planting Pattern: None  
 Tree Species: Not Applicable

Notes:  
 Phase I: Reconfigure right of way to accommodate for alley to be retaken or created  
 Phase II: Utilities to be placed underground or in Alley

**Street Section Summary**



○ Proposed Sites for Neighborhood Markers

Neighborhood Entry Markers

0' 100' 300' 600'



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



0' 100' 300' 600'



New Development Opportunities

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



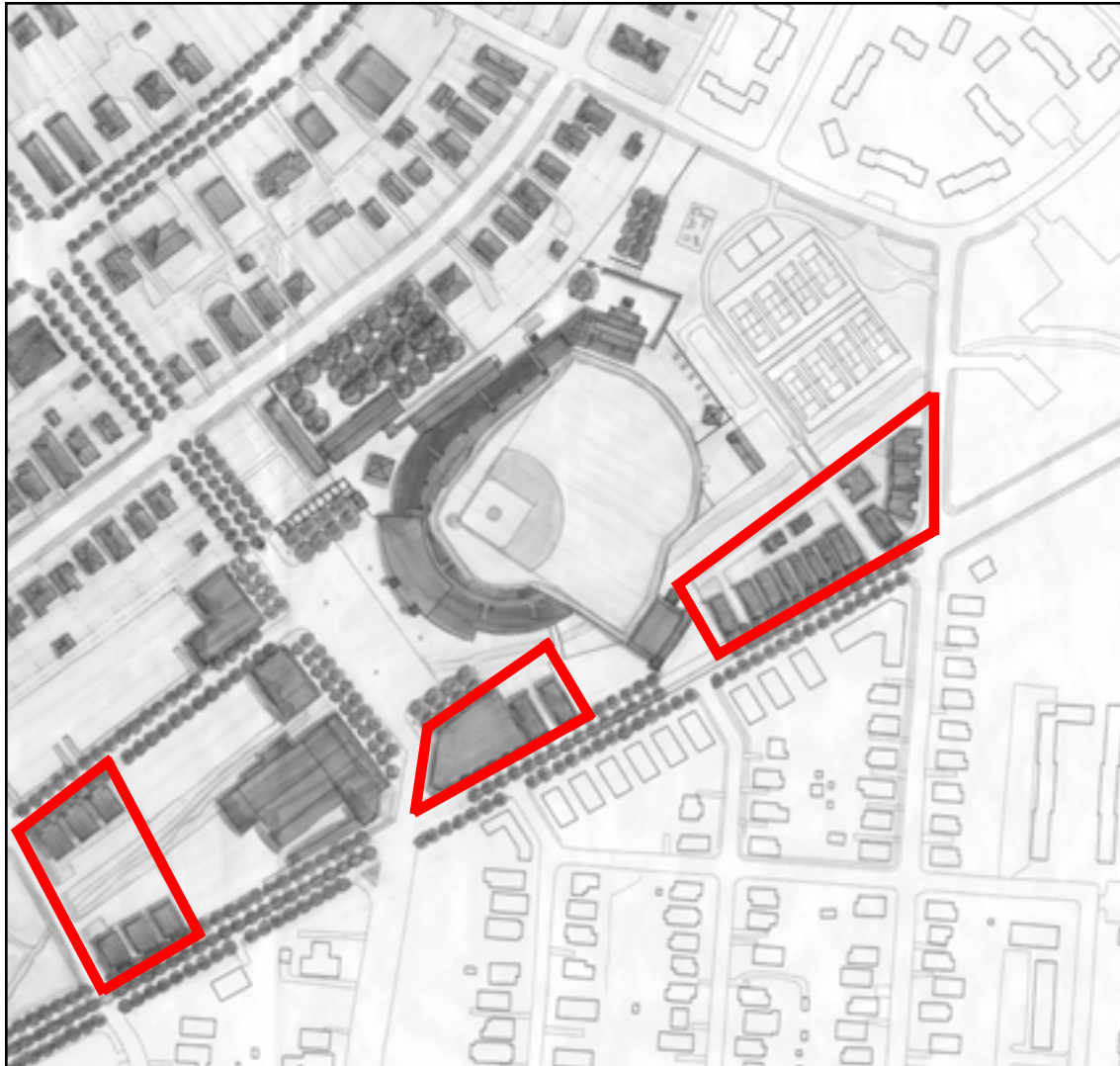
12.3 acres master-planned to permit:

122-178 dwelling units and

25000 – 75000 square feet of  
commercial / retail development

New Development Opportunities: Aycock Square

## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



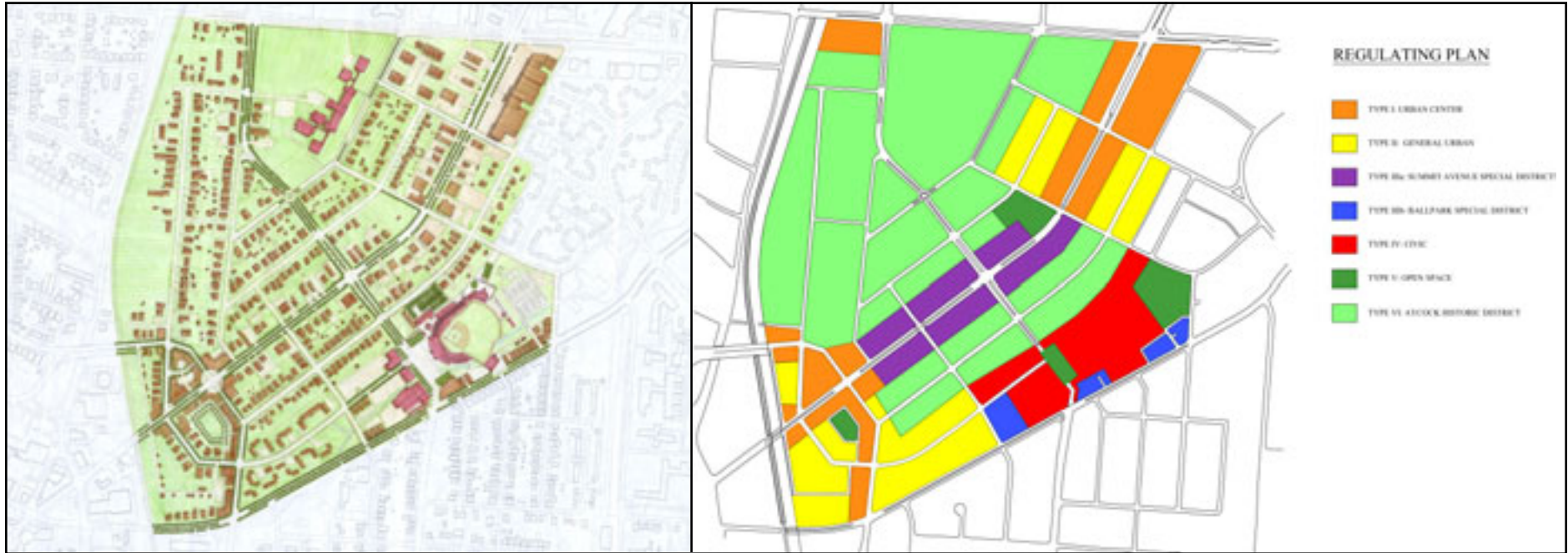
2.5 acres master-planned to permit:

65-79 dwelling units and

21550 – 38750 square feet of  
commercial / retail development

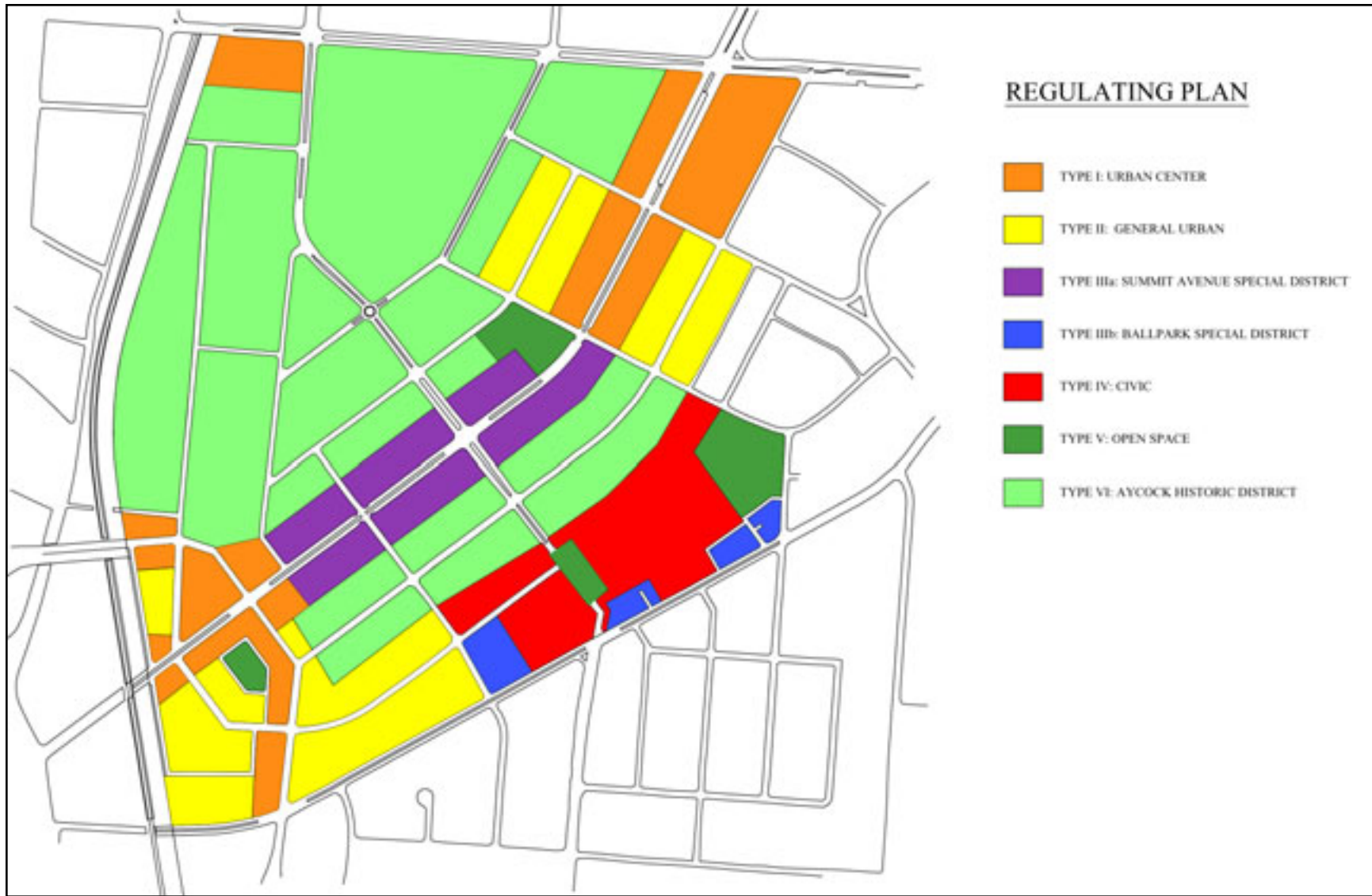
New Development Opportunities: Ballpark Special District

## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

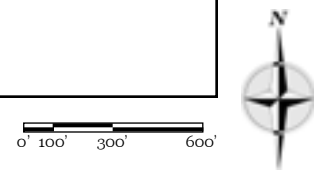


Master Plan & Regulating Plan

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Regulating Plan



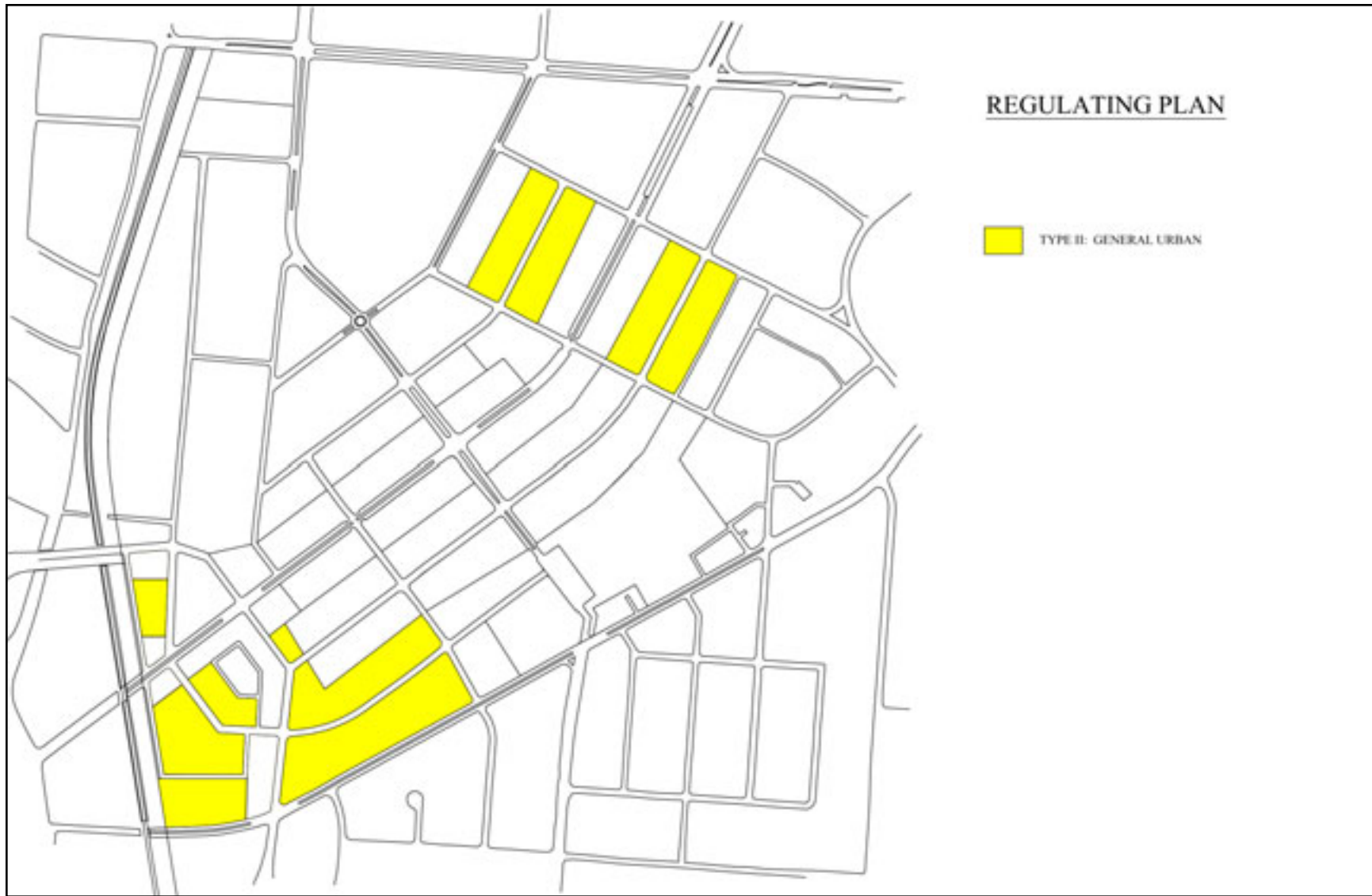
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Land Use Type I: Urban Center

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Land Use Type II: General Urban

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



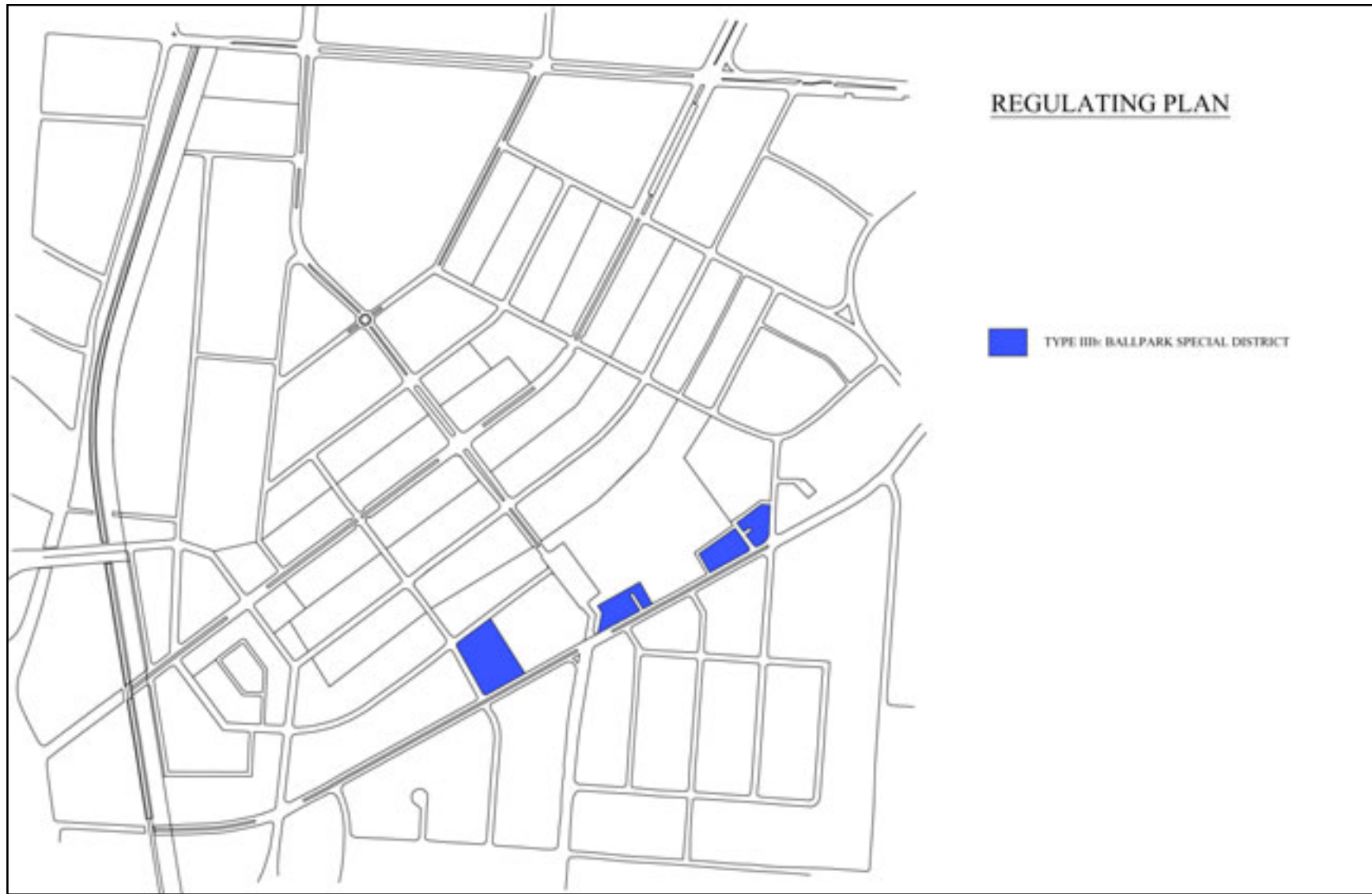
Land Use Type III-a: Summit Avenue Special District

0' 100' 300' 600'

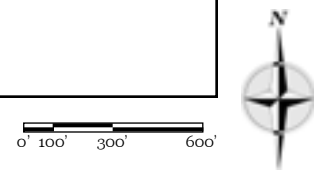


THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



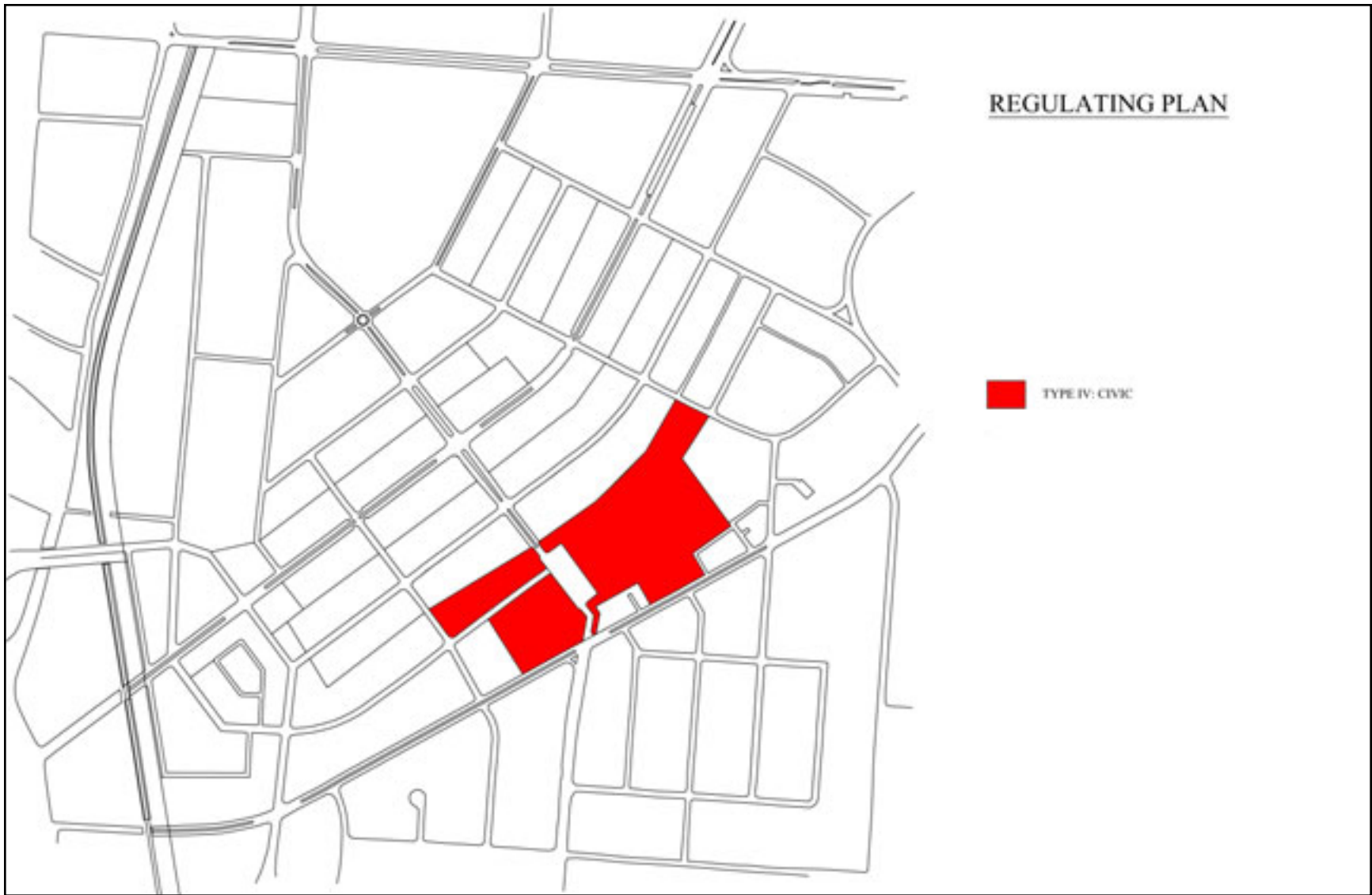


Land Use Type III-b: Ballpark Special District



THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Land Use Type IV: Civic

0' 100' 300' 600'



THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

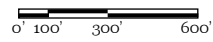


Land Use Type V: Open Space

0' 100' 300' 600'



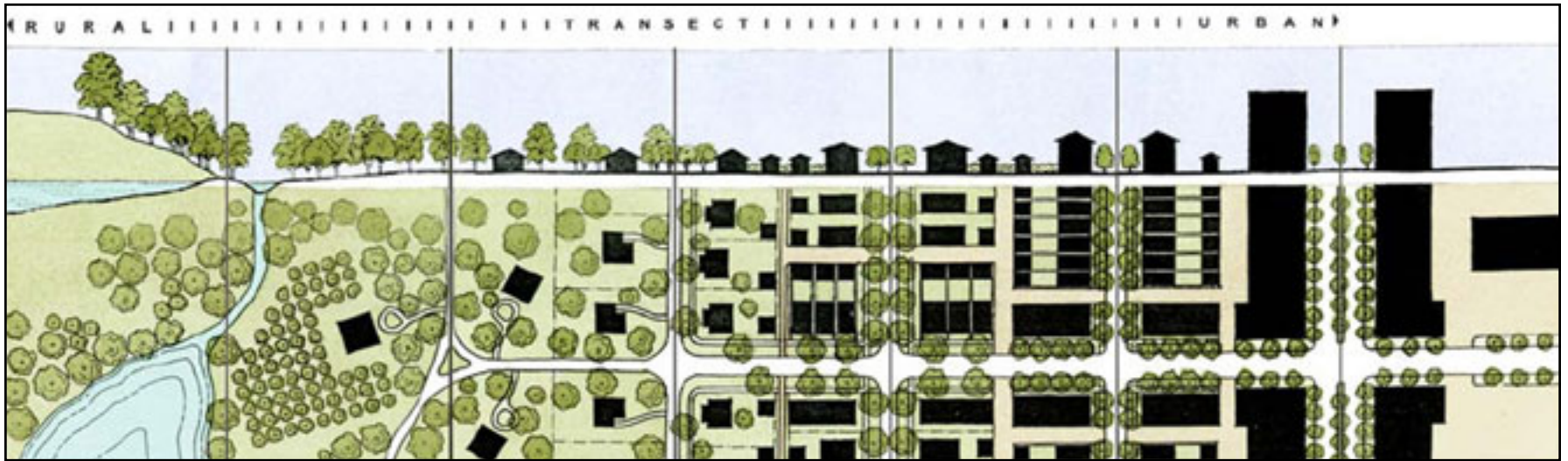
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Land Use Type VI: Aycock Historic District

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Rural Preserve

Rural Reserve

Sub-Urban

General Urban

Urban Center

Urban Core

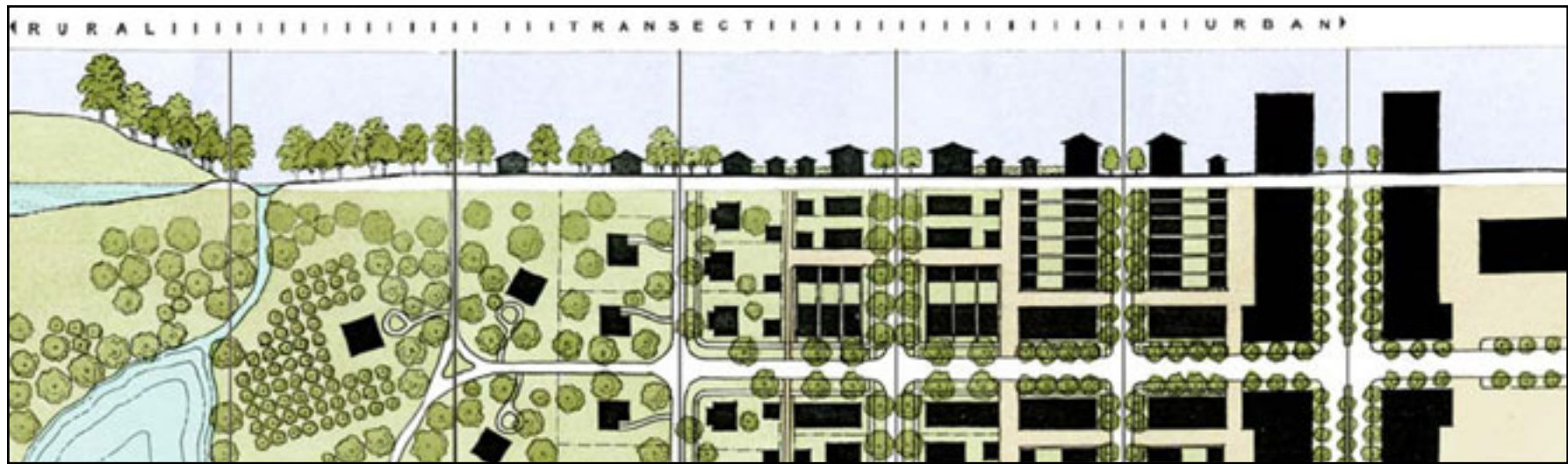
Special District



The Transect: Urban Center (drawings courtesy of DPZ Architects & Town Planners, Miami, Florida)

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Rural Preserve    Rural Reserve    Sub-Urban    **General Urban**    Urban Center    Urban Core    Special District



The Transect: General Urban (drawings courtesy of DPZ Architects & Town Planners, Miami, Florida)

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# The TND Code

## ZONING CODE GENERAL NOTES & SPECIFICATIONS

### Building Heights:

- 1) Heights shall be measured relative to the front face of Buildings.
- 2) Minimum building heights are as indicated.
- 3) There are maximum story heights, but no maximum buildings heights.

### Building Location:

- 1) Buildings shall be set on Lots relative to the property lines.
- 2) Facades at front and rear of Lots are shown to build-to lines as indicated.
- 3) Sides of primary buildings are shown as set-back or build-to lines as indicated.
- 4) Balconies, open porches, stairs and awnings are permitted as indicated in Ordinance Section 4.2.

### Parking:

- 1) Off-street parking shall be provided as indicated here and in Ordinance Section 4.2.
- 2) Trash containers shall be located within the parking areas at the rear of all lots with alleys, or at street curbsides for lots with no alley frontage.

### Building Use:

- 1) Permitted Building uses are indicated in Ordinance section 4.2.
- 2) Accessory dwellings must be owned by the same person or persons who own the primary dwelling; and either the accessory unit or the primary unit must be owner-occupied.

### Miscellaneous Notes:

- 1) Any Lot line abutting a street shall be considered a front.
- 2) Total Building Lot coverage may not exceed 75% of Lot Area; except for buildings facing east on Murrow Drive and buildings facing north on Summit Avenue in the southwest quadrant of Aycock Square, which may have 100% Lot coverage.
- 3) The off-street parking of all buildings built to their side yard lot lines must be rear-loaded.
- 4) Minimum frontage for Urban Center and Ballpark Special District Lots is twenty (20) feet; for General Urban Lots forty (40) feet; and for Summit Avenues Special District Lots fifty (50) feet.
- 5) The longer front of Urban Center Corner Lots not edged by Building shall be edged by a masonry wall and/or wrought iron fence not less than five (5) feet nor more than six (6) feet in height.
- 6) Any Neighborhood General front-loaded off-street parking space must be accessed by a single driveway located parallel to a side Lot line. Measured from the side Lot line, the opposite side of the curb cut / driveway may not exceed twelve (12) feet in width.
- 7) Where possible, above ground utilities on Summit Avenue, Lindsay Street, Yanceyville Street, and Murrow Drive shall be relocated underground as part of proposed street improvements.
- 8) The maximum height of the first floor in Urban Center, General Urban, Summit Avenue Special District, and Ballpark Special District buildings shall be five (5) feet above grade.

TND Code: General Notes

# Urban Center - Type I Lots

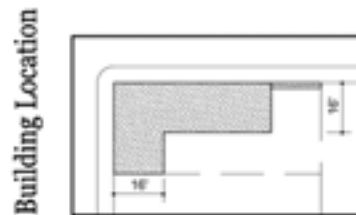


## Corner Lots

### I.1 Corner Flex-Building



Type I.1 buildings shall have a minimum of 3 stories and shall not exceed 5 stories plus optional tower. Masonry wall and/or wrought iron fence shall be not less than 5', nor more than 6' in height.



Type I.1 buildings shall be built to both front property lines and shall be built on the short front to the side property line to a minimum 10' depth from the street line. Long side lot frontage not edged by building shall be edged by a masonry wall and/or wrought iron fence. Maximum 75 % building lot coverage. Maximum 4' projection into the public R.O.W. permitted for 1st floor awnings and upper floor balconies. No outbuildings are permitted.



Type I.1 buildings shall have at least three off-street parking spaces.



Other uses per Ordinance Section 4.2.1

TND Code

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# Urban Center - Type I Lots

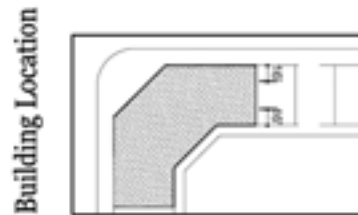


## Corner Lots

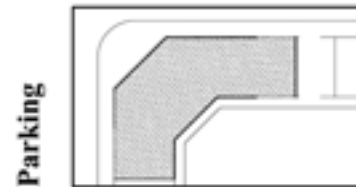
### I.2 Split-Level Corner Flex-Building



Type I.2 buildings shall have a minimum of 4 stories and may not exceed 5 stories plus optional tower.



Type I.2 buildings shall be built to both front property lines and rear property lines and to a minimum depth of 16' from both the front and rear of the lot. 4' projection over the front property lines permitted for 1st floor awnings and upper floor balconies. No outbuildings are permitted.



Type I.2 buildings shall have one off-street parking space per dwelling unit.



Other uses per Ordinance Section 4.2.1

TND Code

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# Urban Center - Type I Lots

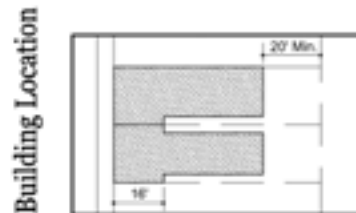


## Mid-Block Lots

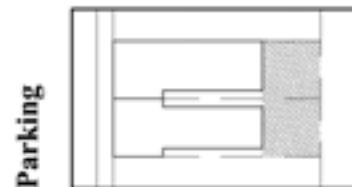
### I.3 Mid-Block Flex-Building



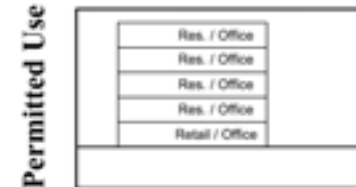
Type I.3 buildings shall have a minimum of 3 stories and shall not exceed 5 stories.



Type I.3 buildings shall be built to the front property line and shall be built to the side property line to a minimum 10' depth from the street line with a sideyard setback thereafter, and a minimum rear yard setback of 20'. Maximum 75 % building lot coverage. No outbuildings are permitted. Maximum 4' projection into the public R.O.W. is permitted for 1st floor awnings and upper floor balconies.



Type I.3 buildings shall have one off-street parking space per 20 linear feet of street frontage.



Other uses per Ordinance Section 4.2.1

TND Code

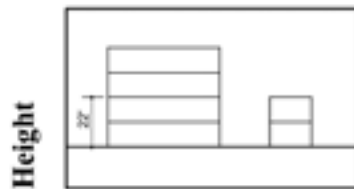
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# Urban Center - Type I Lots



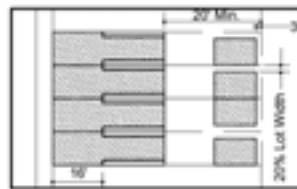
## Mid-Block Lots

### I.4 Row-House (Minimum Of Three Per Grouping)



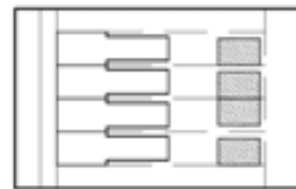
Type I.4 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 4 stories. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

**Building Location**



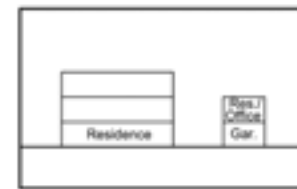
Type I.4 buildings shall be built to the front and side property lines and shall be built to the side property line with a minimum 16' depth from the street line with a rear yard setback of 20'. Maximum 75% building lot coverage. Maximum 3' projection over front property line is permitted for stairs at grade, and 4' for upper floor balconies. Outbuildings shall have a 3' build-to-line from rear of lot, must be built to the edge of one side lot line, and may occupy maximum 80% lot width.

**Parking**



Type I.4 buildings shall have one required off-street parking space per lot.

**Permitted Use**



Other uses per Ordinance Section 4.2.1

TND Code

## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# Urban Center - Type I Lots



## Mid-Block Lots

### I.5 2-to-3 Flat (One Unit/Floor, Typical)



Type I.5 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 4 stories. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

**Building Location**



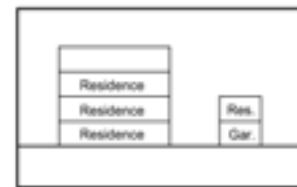
Type I.5 buildings shall be built to the front property line and shall be built to the side property line to a minimum 10' depth from the street line with a 0' sideyard setback thereafter and rear yard setback of 20'. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to-line. Upper floor balconies may extend into the front R.O.W. to maximum of 4'.

**Parking**



Type I.5 buildings shall have two off-street parking spaces for every three units, including outbuilding.

**Permitted Use**



Other uses per Ordinance Section 4.2.1

TND Code

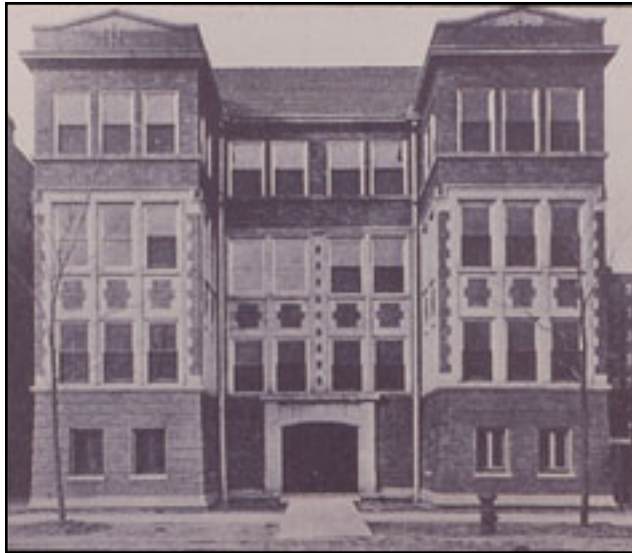


# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



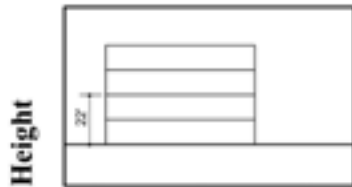


# Urban Center - Type I Lots



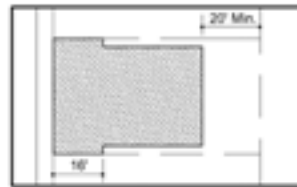
## Mid-Block Lots

### I.6 4-to-6 Flat (Two Units/Floor, Typical)



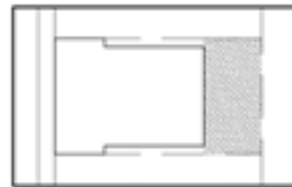
Type I.6 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 4 stories.

**Building Location**



Type I.6 buildings shall be built to the front property line and shall be built to the side property line to a minimum 16' depth from the street line with a 0' sideyard setback thereafter, and a minimum rear yard setback of 20'. Maximum 75 % building lot coverage. No outbuildings are permitted.

**Parking**



Type I.6 buildings shall have two off-street parking spaces for every three units.

**Permitted Use**



Other uses per Ordinance Section 4.2.1

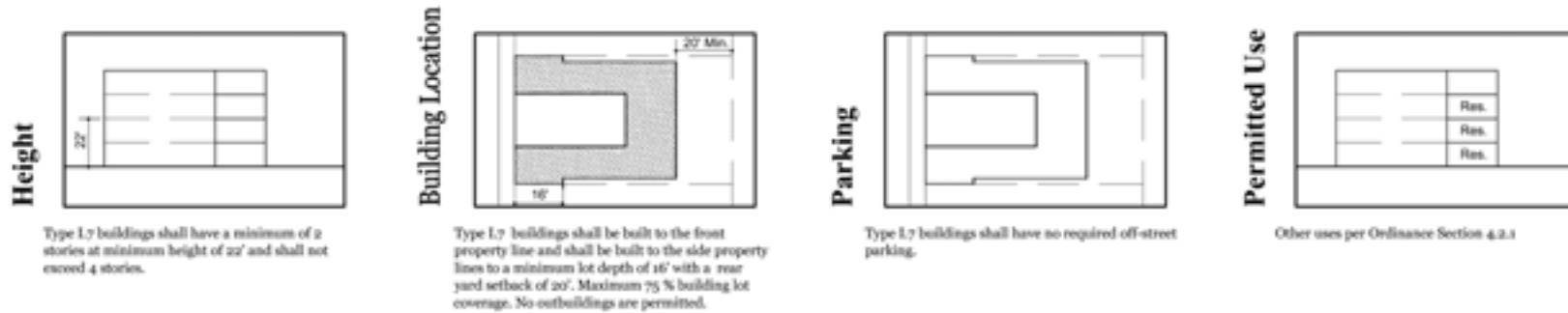
TND Code

# Urban Center - Type I Lots



## Mid-Block Lots

### I.7 U-Courtyard Apartment (Six-To-Ten Units/Floor, Typical)



TND Code



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



# Urban Center - Type I Lots

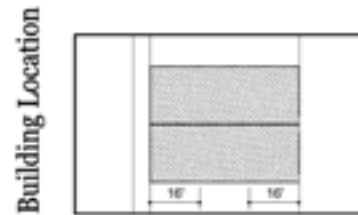


## Mid-Block Lots

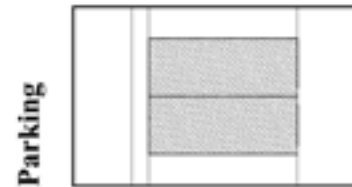
### I.8 Split-Level Mid-Block Flex-Building



Type I.8 buildings shall have a minimum of 4 stories and may not exceed 5 stories.



Type I.8 buildings shall be built to both front property lines and rear property lines, and to both sideyard property lines to minimum depth of 10' from both the front and rear of the lot. No outbuildings are permitted. Maximum 4' projection over the front property lines permitted for 1st floor awnings and upper floor balconies.



Type I.8 buildings shall have one off-street parking spaces per dwelling unit.



Other uses per Ordinance Section 4.2.1

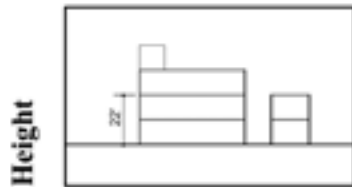
TND Code

# General Urban - Type II Lots

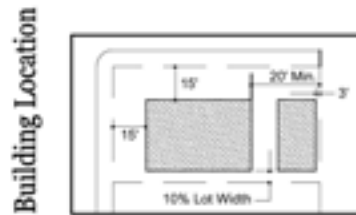


## Corner Lots

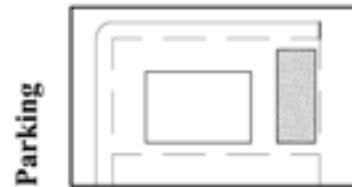
### II.1 4 Flat (Two Units/Floor, Typical)



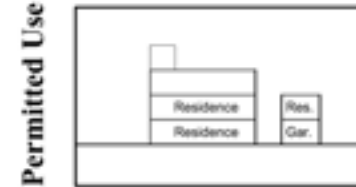
Type II.1 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.



Type II.1 buildings shall be built to a build-to-line 15' back from both front property lines; short front shall have a 10% lot width sideyard setback; long front shall have a 20' minimum sideyard setback. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to-line.



Type II.1 buildings shall have four off-street parking spaces per lot.



Other uses per Ordinance Section 4.2.2

TND Code

# General Urban - Type II Lots



## Corner or Mid-Block Lots

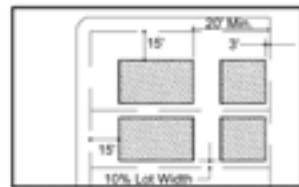
### II.2 Bungalow



**Height**

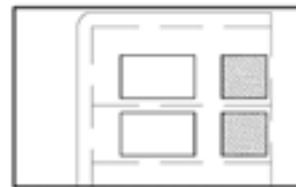
Type II.2 buildings shall have a minimum of 1 story at a minimum height of 15' and shall not exceed 2 stories. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

**Building Location**



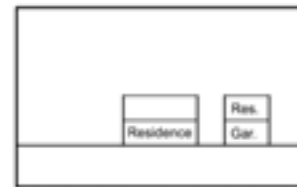
Type II.2 buildings shall be built to a build-to line 15' back from the front property line for mid-block lots with a 10% lot width sideyard setback, and 15' back from both property lines for corner lots; with a 10% lot width sideyard setback for short front and a 20' minimum sideyard setback for long front. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to line.

**Parking**



Type II.2 buildings shall have one required off-street parking space per dwelling unit, including outbuilding.

**Permitted Use**



Other uses per Ordinance Section 4.2.2

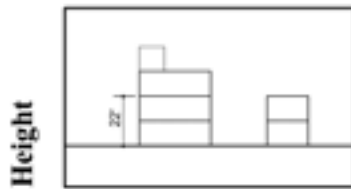
TND Code

# General Urban - Type II Lots



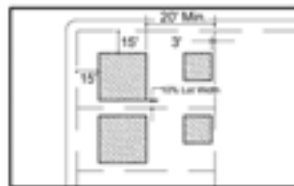
## Corner or Mid-Block Lots

### II.3 Four-Square



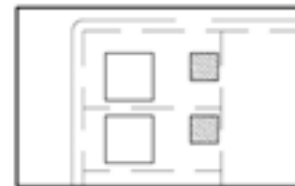
Type II.3 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

Building Location



Type II.3 buildings shall be built to a build-to line 15' back from the front property line for mid-block lots with a 10% lot width sideyard setback, and 15' back from both property lines for corner lots; with a 10% lot width sideyard setback for short front and a 20' minimum sideyard setback for long front. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to line.

Parking



Type II.3 buildings shall have one required off-street parking space per dwelling unit, including outbuilding.

Permitted Use



Other uses per Ordinance Section 4.2.2

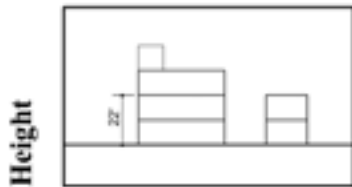
TND Code

# General Urban - Type II Lots



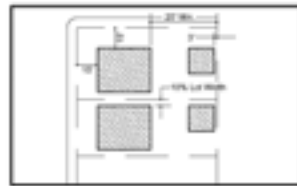
## Corner Lots or Mid-Block Lots

### II.4 Duplex (Vertical Unit Separation)



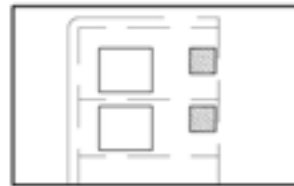
Type II.4 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

Building Location



Type II.4 buildings shall be built to a build-to line 15' back from the front property line for mid-block lots with a 10% lot width sideyard setback, and 15' back from both property lines for corner lots; with a 10% lot width sideyard setback for short front and a 20' minimum sideyard setback for long front. Maximum 75% building lot coverage. Outbuildings shall have a 3' near build-to line.

Parking



Type II.4 buildings shall have one required off-street parking space per dwelling unit, including outbuildings.

Permitted Use



Other uses per Ordinance Section 4.2.2

TND Code

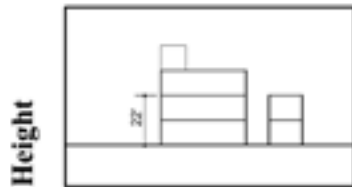
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# General Urban - Type II Lots



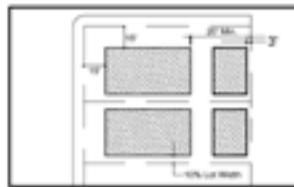
## Corner or Mid-block Lots

### II.5 2 Flat (One Unit/Floor, Typical)



Type II.5 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

#### Building Location



Type II.5 buildings shall be built to a build-to line 15' back from the front property line for mid-block lots with a 10% lot width sideyard setback, and 15' back from both property lines for corner lots; with a 10% lot width sideyard setback for short front and a 20' minimum sideyard setback for long front. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to line.

#### Parking



Type II.5 buildings shall have one off-street parking space per dwelling unit, including outbuildings.

#### Permitted Use



Other uses per Ordinance Section 4.2.2

TND Code



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



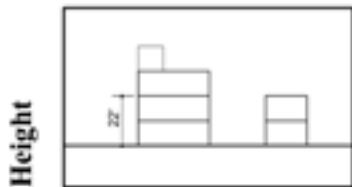


# Summit Avenue Special District - Type III-a Lots



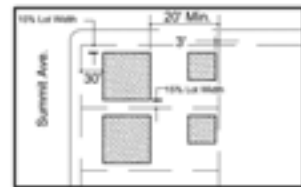
## Corner or Mid-Block Lots

### III-a.1 Four-Square



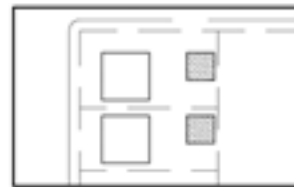
Type III-a.1 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

### Building Location



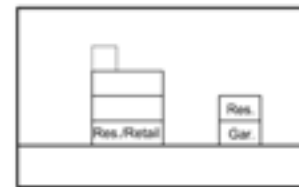
Type III-a.1 buildings shall be built to a build-to line 30' back from the Summit Avenue front property line with a 15% lot width sideyard setback; and a 20' minimum rear yard setback. Maximum 60% building lot coverage. Outbuildings shall have a 3' rear build-to-line.

### Parking



Type III-a.1 buildings shall have one required off-street parking space per dwelling unit, including outbuilding.

### Permitted Use



Other uses per Ordinance Section 4.2.3.1

TND Code

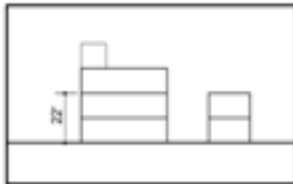
# Summit Avenue Special District - Type III-a Lots



## Corner or Mid-Block Lots

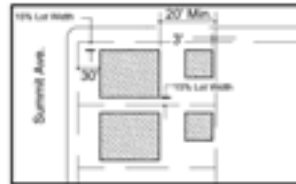
### III-a.2 Duplex (Vertical Unit Separation)

**Height**



Type III-a.2 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

**Building Location**



Type III-a.2 buildings shall be built to a build-to line 30' back from the Summit Avenue front property line with a 15% lot width sideyard setback; and a 20' minimum rear yard setback. Maximum 60% building lot coverage. Outbuildings shall have a 3' rear build-to line.

**Parking**



Type III-a.2 buildings shall have one required off-street parking space per dwelling unit.

**Permitted Use**



Other uses per Ordinance Section 4.2.3.1

TND Code

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

# Summit Avenue Special District - Type III-a Lots

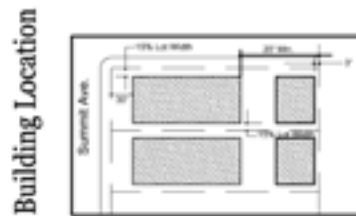


## Corner or Mid-block Lots

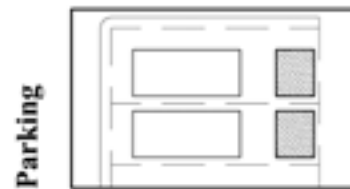
### III-a.3 4-to-6 Flat (Two Units/Floor, Typical)



Type III-a.3 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower.



Type III-a.3 buildings shall be built to a build-to line 30' back from the Summit Avenue front property line with a 15% lot width sideyard setback; and a 20' minimum rear yard setback. Maximum 60% building lot coverage. Outbuildings shall have a 3' rear build-to line.



Type III-a.3 buildings shall have four off-street parking space per building.



Other uses per Ordinance Section 4.0.3.1

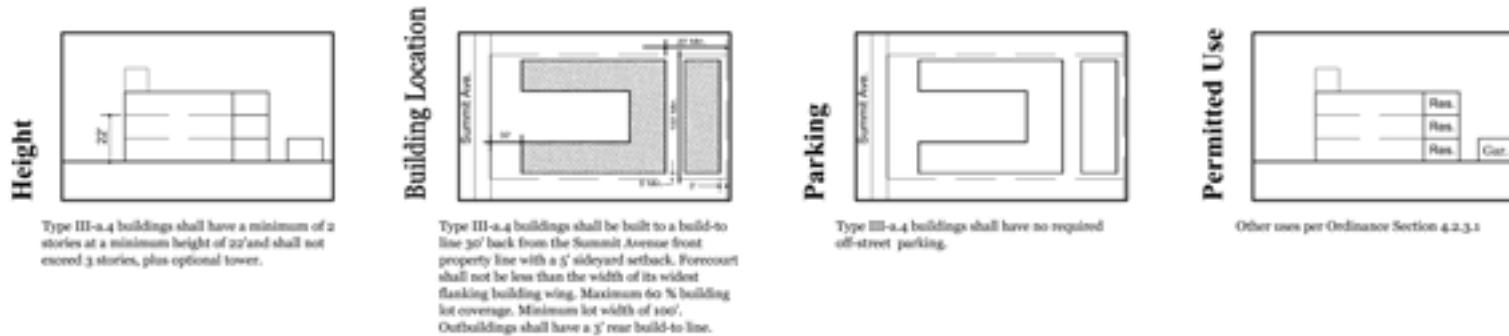
TND Code

# Summit Avenue Special District - Type III-a Lots



## Mid-Block Lots

### III-a.4 U-Courtyard Apartment (Six-To-Ten Units/Floor, Typical)



TND Code

# Ballpark Special District - Type III-b Lots

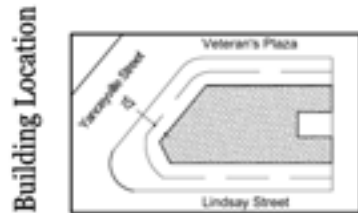


## Northeast Corner Of Lindsay And Yanceyville

### III-b.1 Corner Flex-Building



Type III-b.1 buildings shall have a minimum of 3 stories and shall not exceed 5 stories plus optional tower.



Type III-b.1 buildings shall be built to a build-to line 10' back from both front property lines; and shall have a zero sideyard setback. Maximum 4' projection over the build-to lines permitted for 1st floor awnings and upper floor balconies. Maximum 75% building lot coverage. No outbuildings are permitted.



Type III-b.1 buildings shall have no required off-street parking spaces.



Other uses per Ordinance Section 4.2.3.2

TND Code

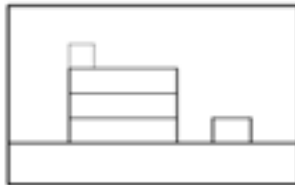
# Ballpark Special District - Type III-b Lots



## Other Corner or Mid-block Lots

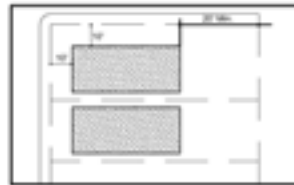
### III-b.2 6 Flat (Two Units/Floor, Typical)

**Height**



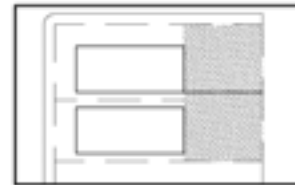
Type III-b.2 buildings shall be 3 stories plus optional tower.

**Building Location**



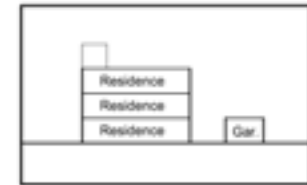
Type III-b.2 buildings shall be built to a build-to line 30' back from the front property line for mid-block lots with a zero sideyard setback; and 10' back from both property lines for corner lots with a zero sideyard setback for short front and a 20' minimum sideyard setback for long front of primary building. Maximum 4' projection over the build-to lines permitted for stairs and porches at grade and upper floor balconies. Maximum 75 % building lot coverage.

**Parking**



Type III-b.2 buildings shall have two off-street parking spaces for every three units.

**Permitted Use**



Other uses per Ordinance Section 4.2.3.2

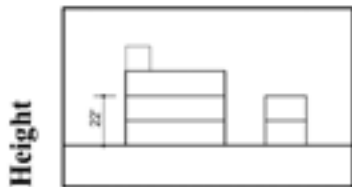
TND Code

# Ballpark Special District - Type III-b Lots



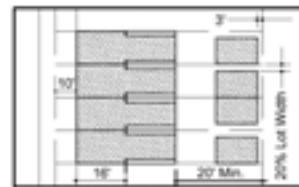
## Mid-Block Lots

### III-b.3 Row-House (Minimum Three Per Grouping)



Type III-b.3 buildings shall have a minimum of 2 stories at a minimum height of 22' and shall not exceed 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.

#### Building Location



Type III-b.3 buildings shall be built to the front and side property lines with a 20' rear property line setback for primary building. Maximum 75 % building lot coverage. Maximum 4' projection over build-to line is permitted for stairs at grade and upper floor balconies. Outbuildings shall have a 3' build-to line from rear of lot, must be built to the edge of one side lot line, and may occupy maximum 80% lot width.

#### Parking



Type III-b.3 buildings shall have one required off-street parking space per lot.

#### Permitted Use



Other uses per Ordinance Section 4.2.3.2

TND Code

# Ballpark Special District - Type III-b Lots

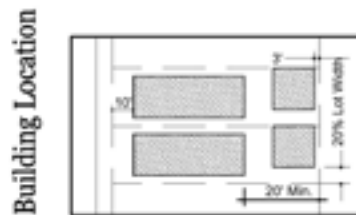


## Mid-Block Lots

### III-b.4 3 Flat (One Unit/Floor, Typical)



Type III-b.4 buildings shall be 3 stories plus optional tower. An outbuilding is permitted, but cannot exceed 2 stories or the height of the primary building.



Type III-b.4 buildings shall be built to a build-to line 10' back from the front property line with a zero sideyard setback and 20' rear property line setback for primary building. Maximum 4' projection over the build-to lines permitted for stairs and porches at grade and upper floor balconies. Maximum 75% building lot coverage. Outbuildings shall have a 3' rear build-to line, must be built to the edge of one side lot line, and may occupy maximum 80% lot width.



Type III-b.4 buildings shall have two off-street parking spaces for every three units, including outbuilding.



Other uses per Ordinance Section 4.2.3.2

TND Code



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



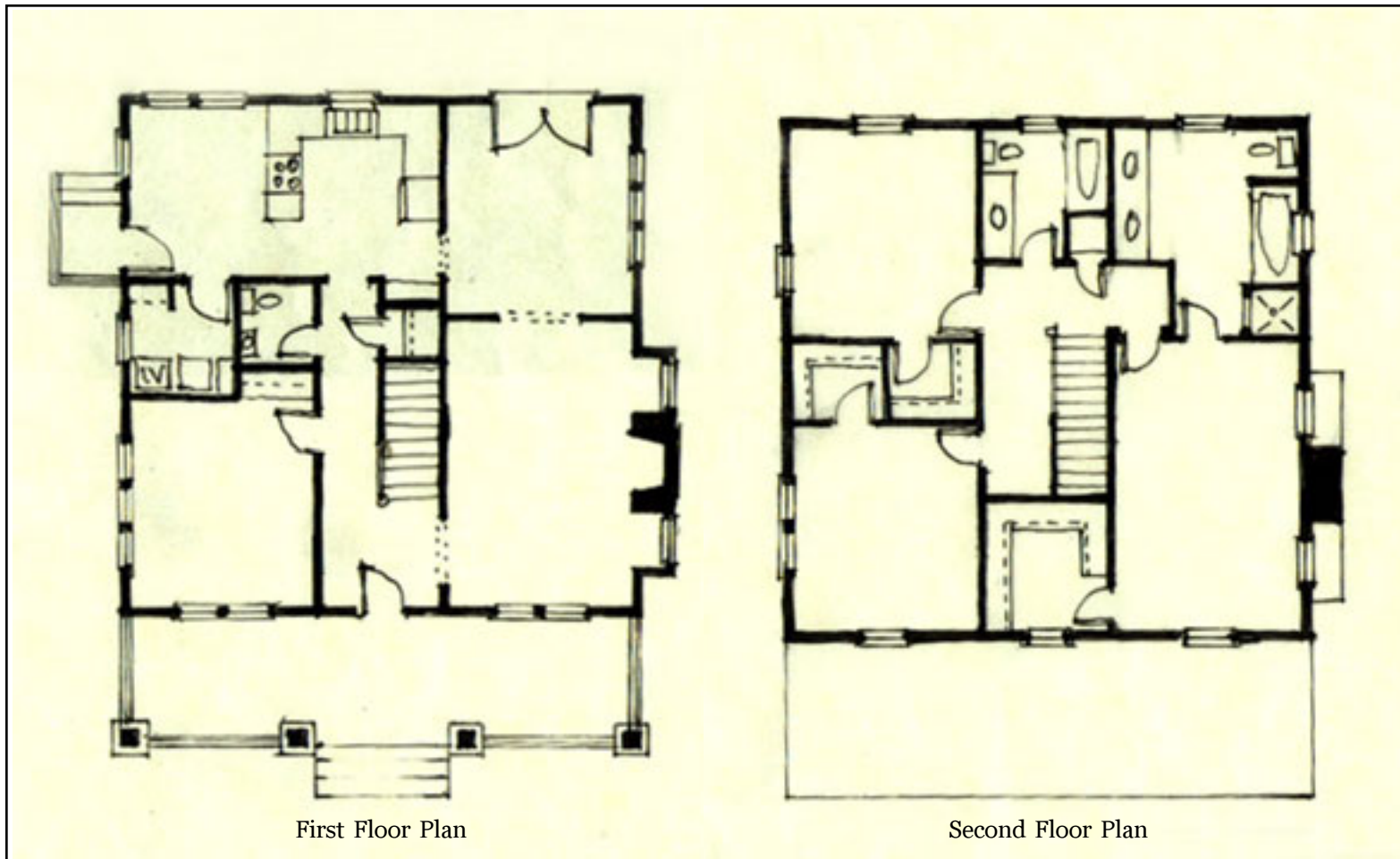




Front Elevation

Building Prototypes (Charrette Studies): Four-Square

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Building Prototypes (Charrette Studies): Four-Square

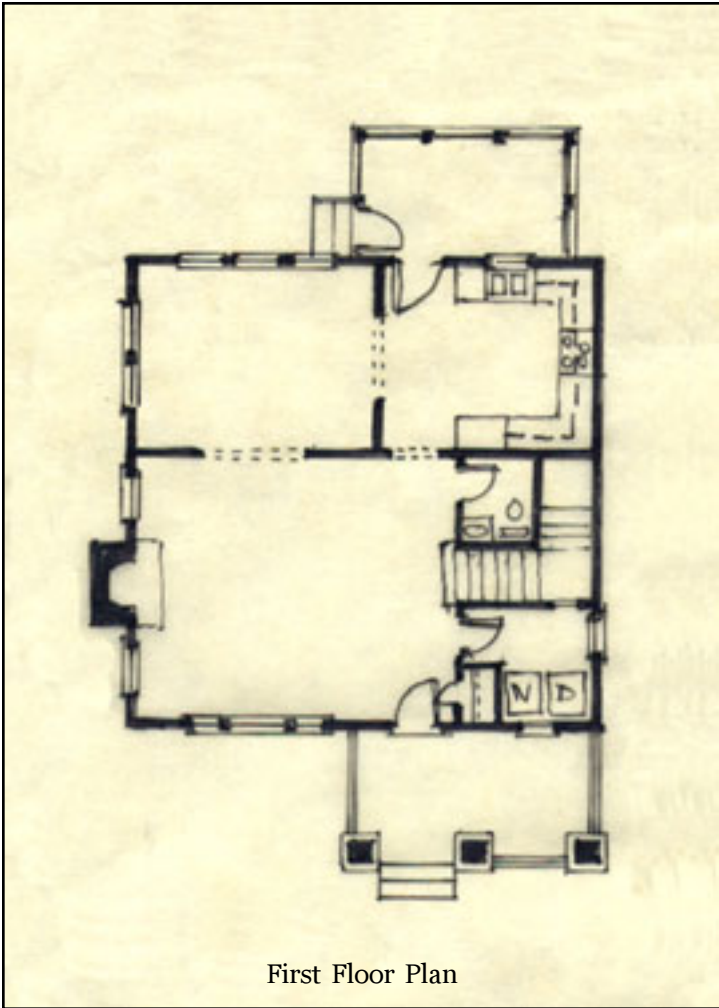
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



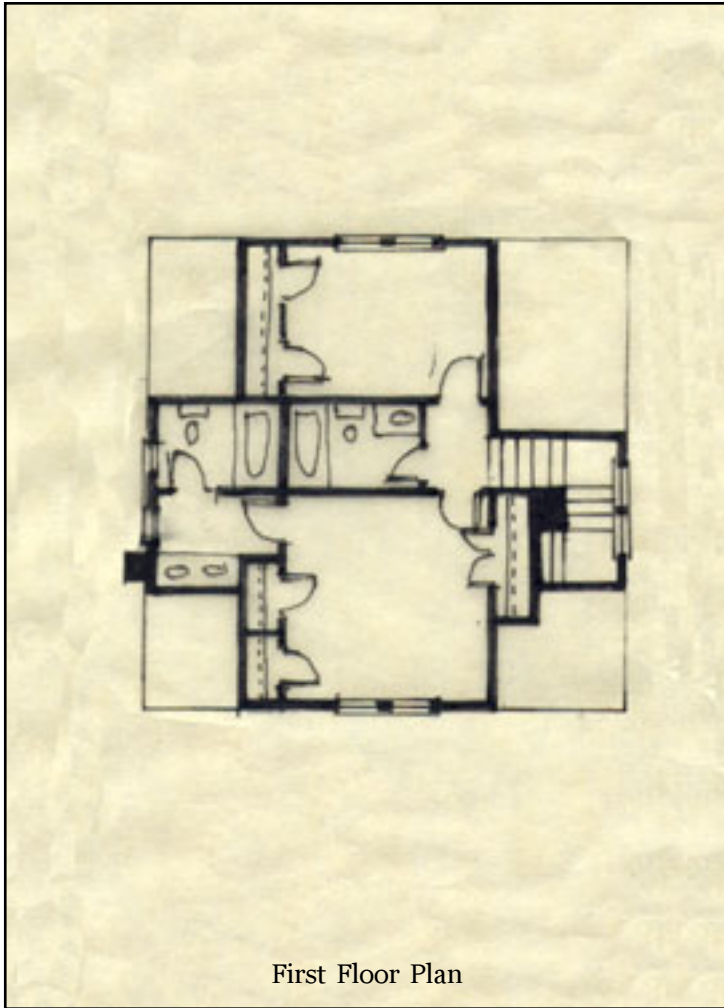
Front Elevation

Building Prototypes (Charrette Studies): Bungalow A

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



First Floor Plan



First Floor Plan

Building Prototypes (Charrette Studies): Bungalow A

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

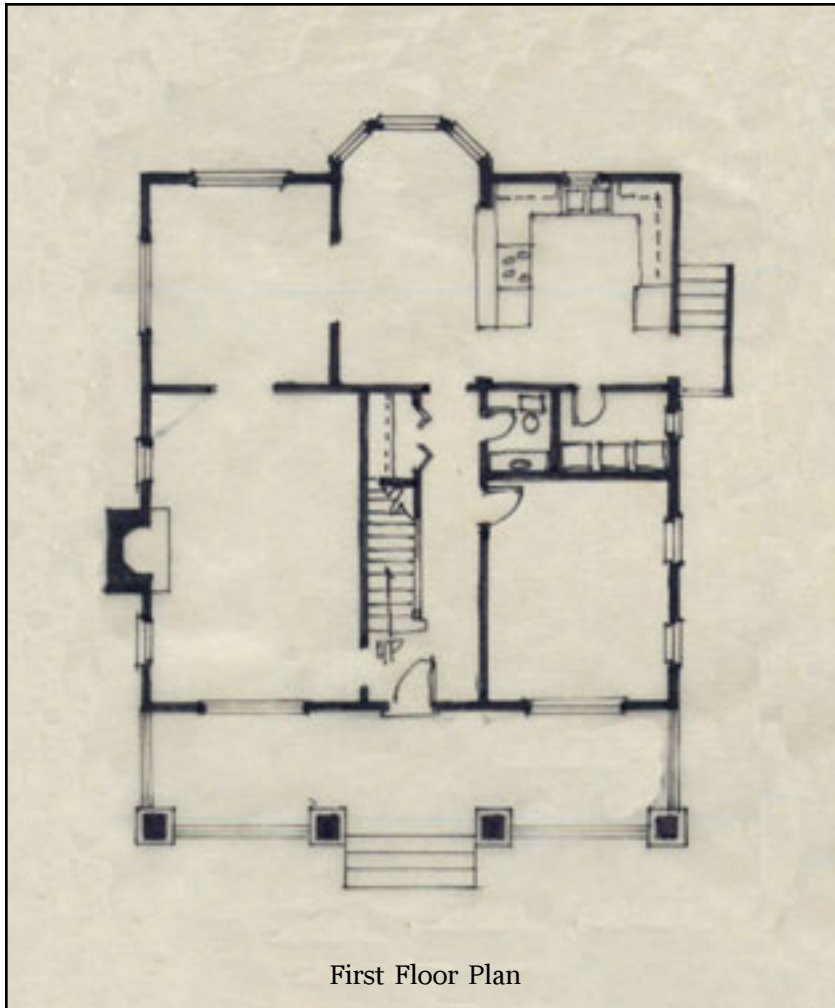




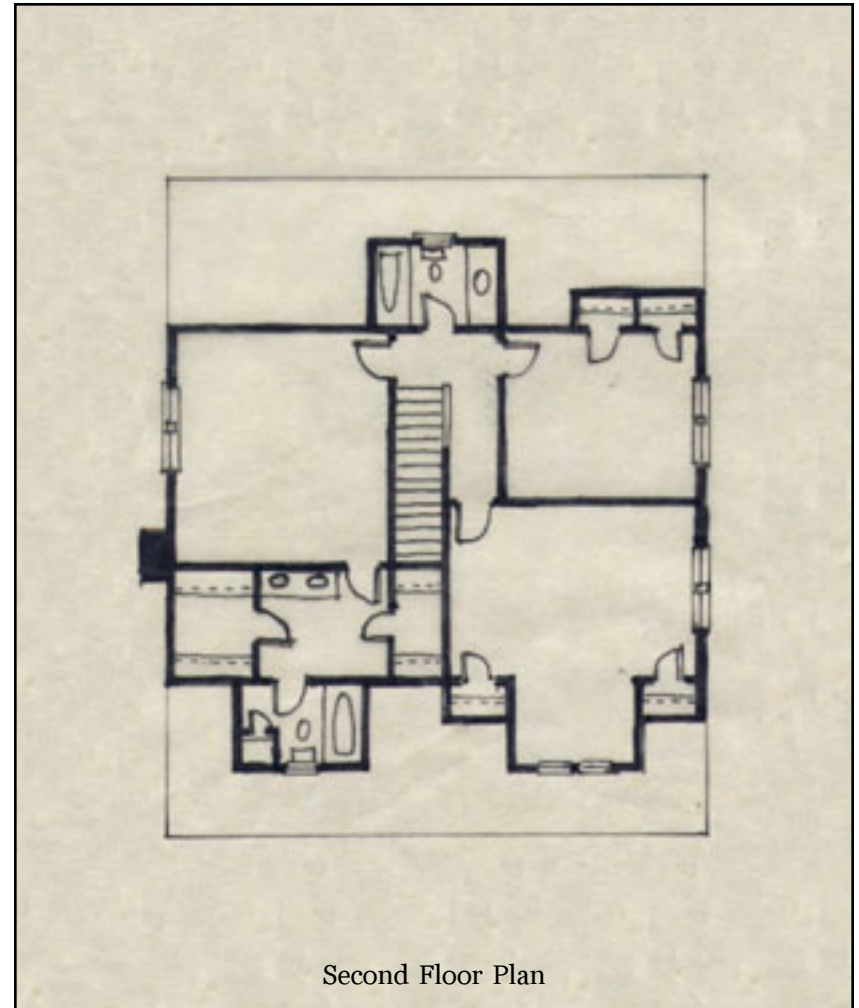
Front Elevation

Building Prototypes (Charrette Studies) Bungalow B

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



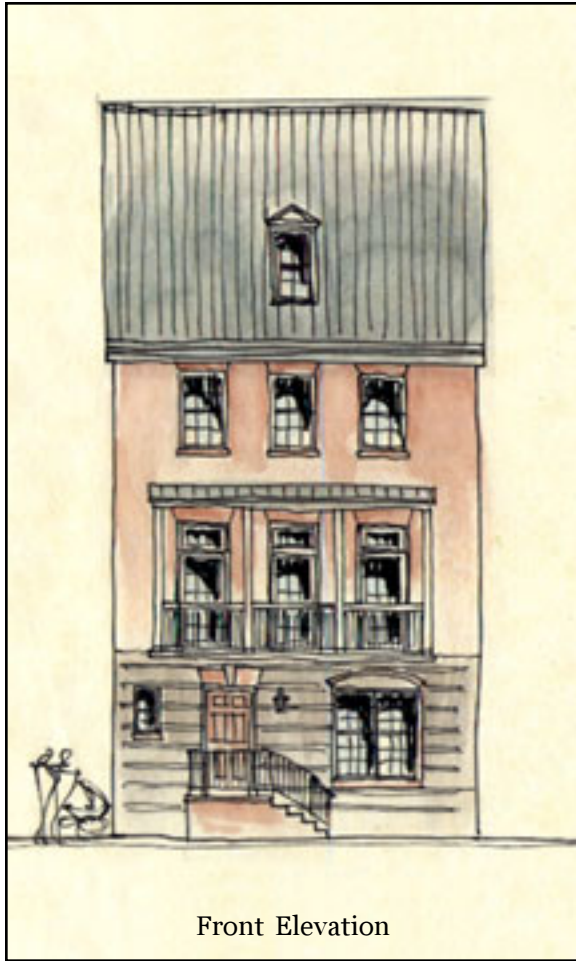
First Floor Plan



Second Floor Plan

Building Prototypes (Charrette Studies): Bungalow B

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



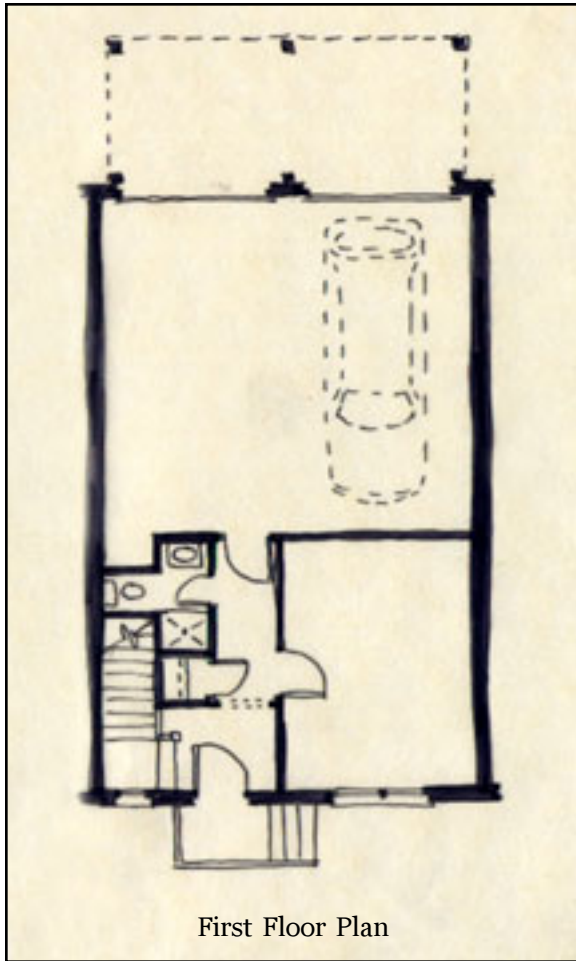
Front Elevation



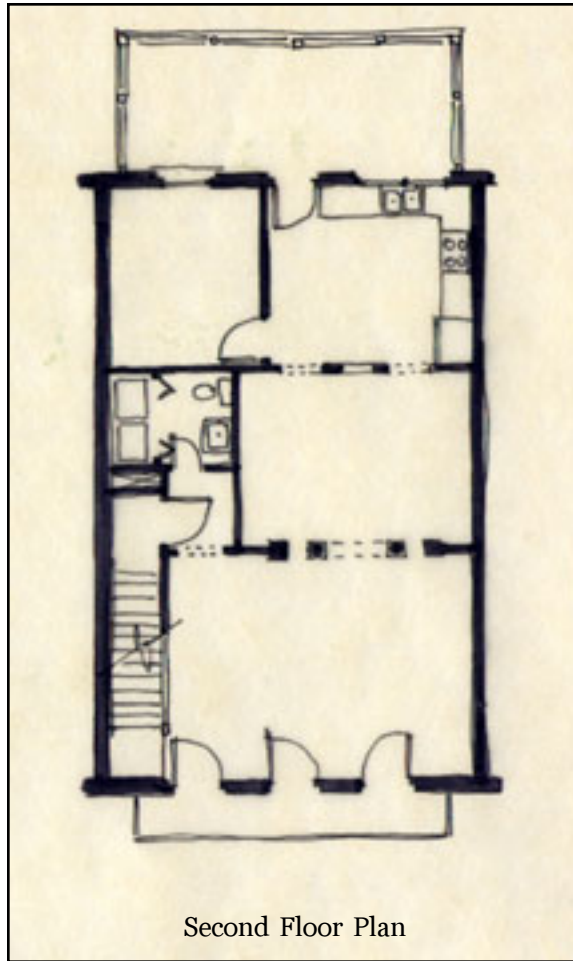
Rear Elevation

Building Prototypes (Charrette Studies): Row-House

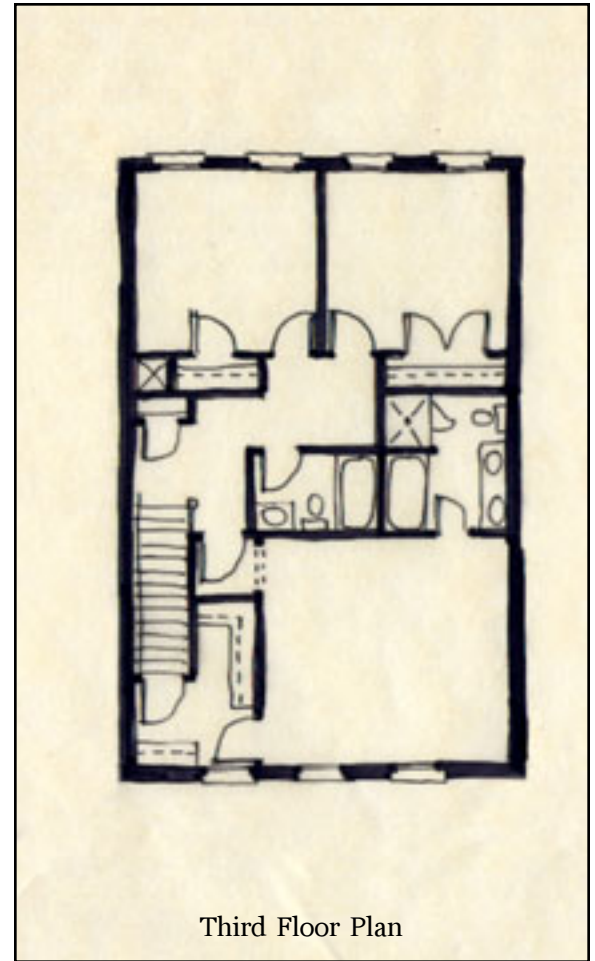
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



First Floor Plan



Second Floor Plan



Third Floor Plan

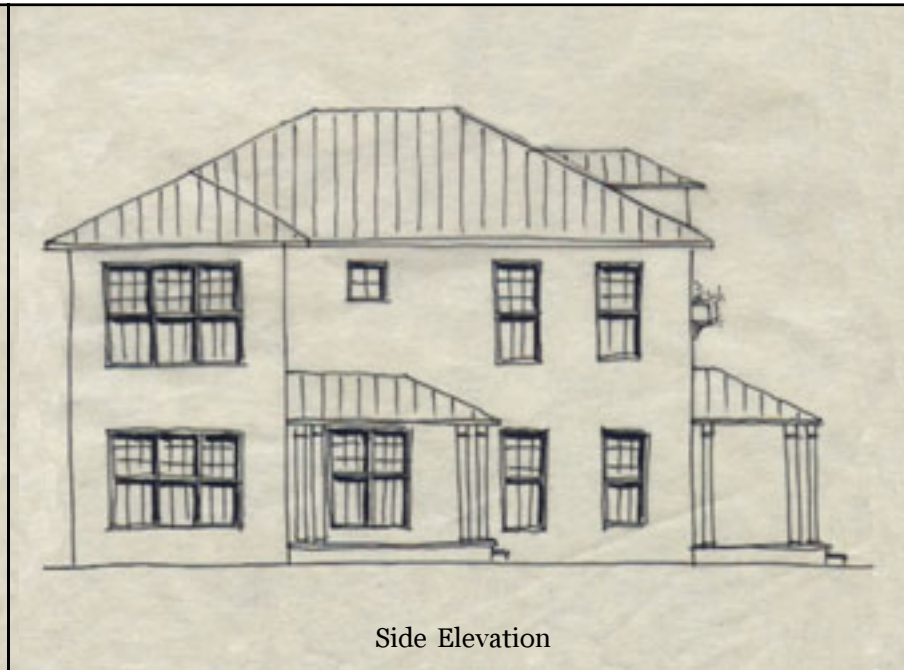
Building Prototypes (Charrette Studies): Row-House

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





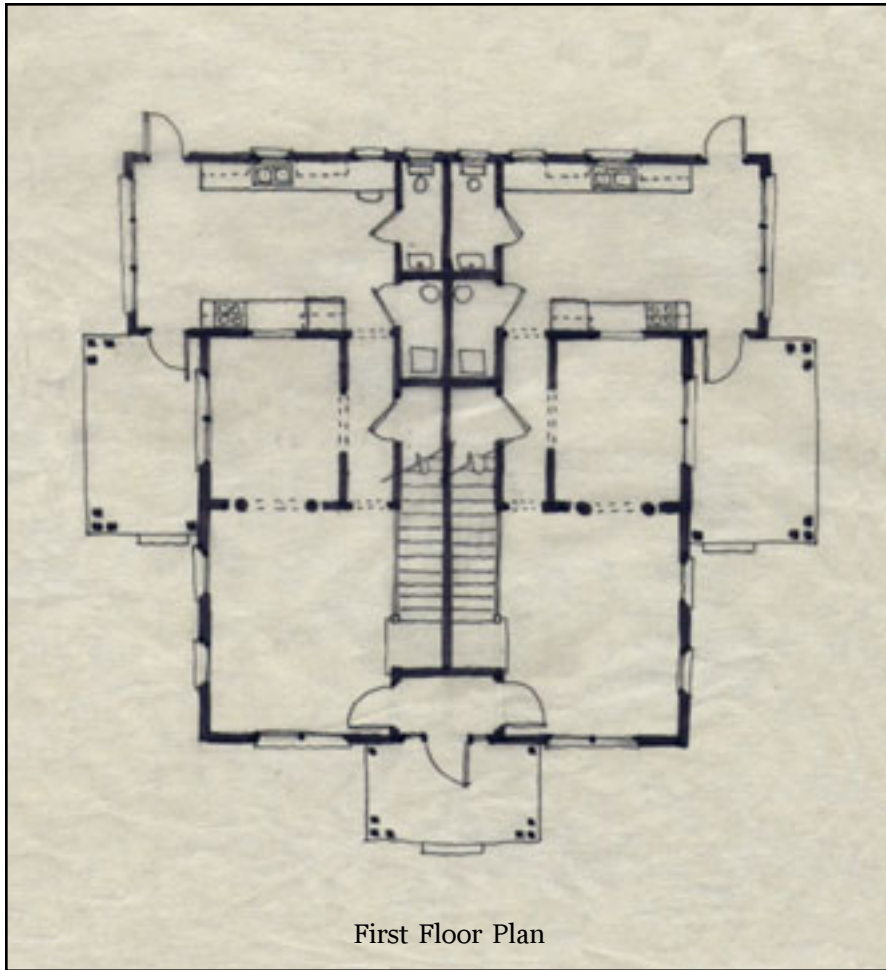
Front Elevation



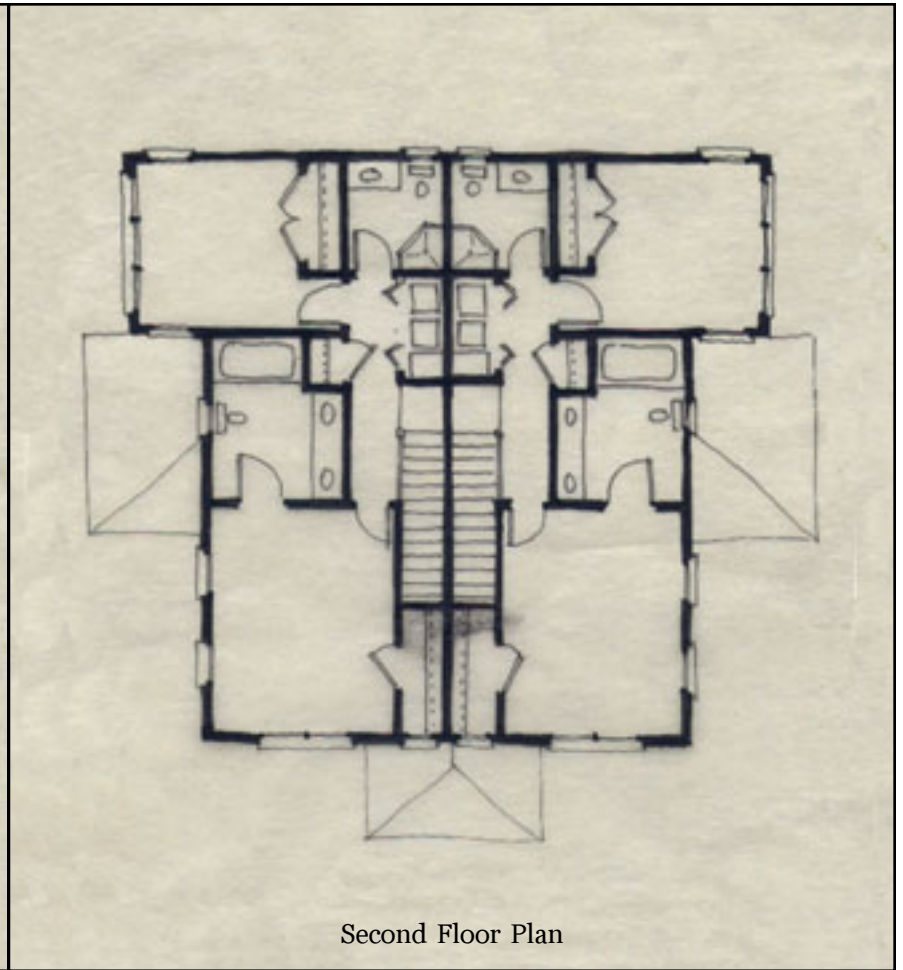
Side Elevation

Building Prototypes (Charrette Studies): Duplex

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



First Floor Plan



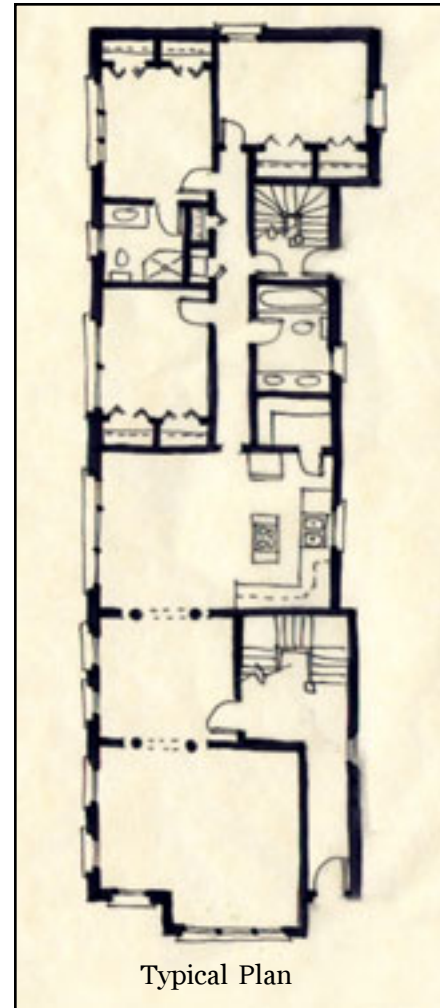
Second Floor Plan

Building Prototypes (Charrette Studies): Duplex

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



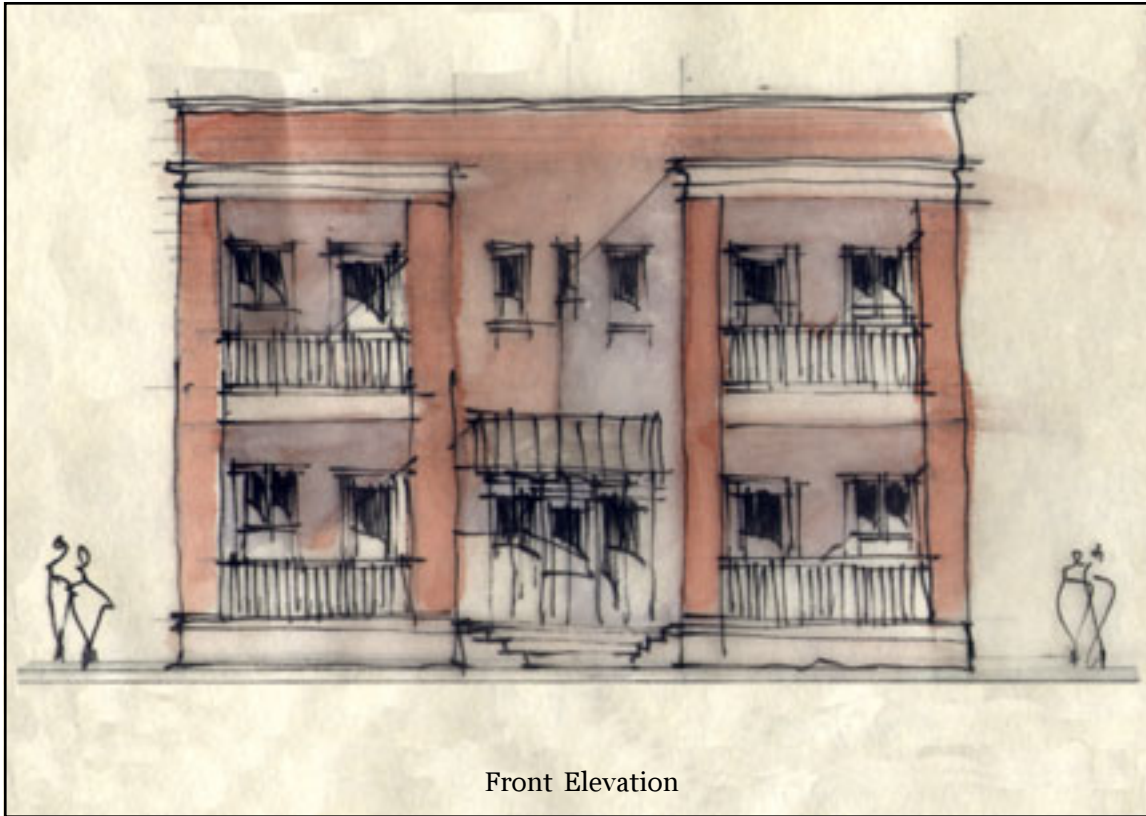
Front Elevation



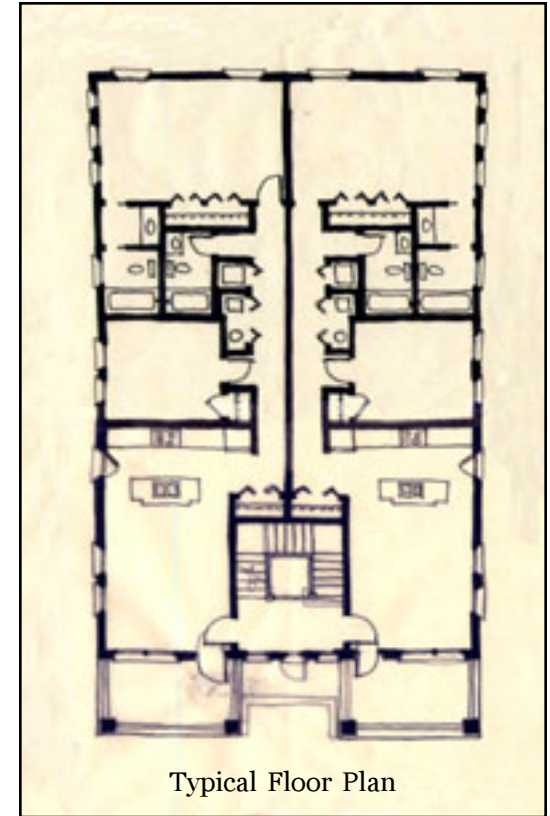
Typical Plan

Building Prototypes (Charrette Studies): 3-Flat

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



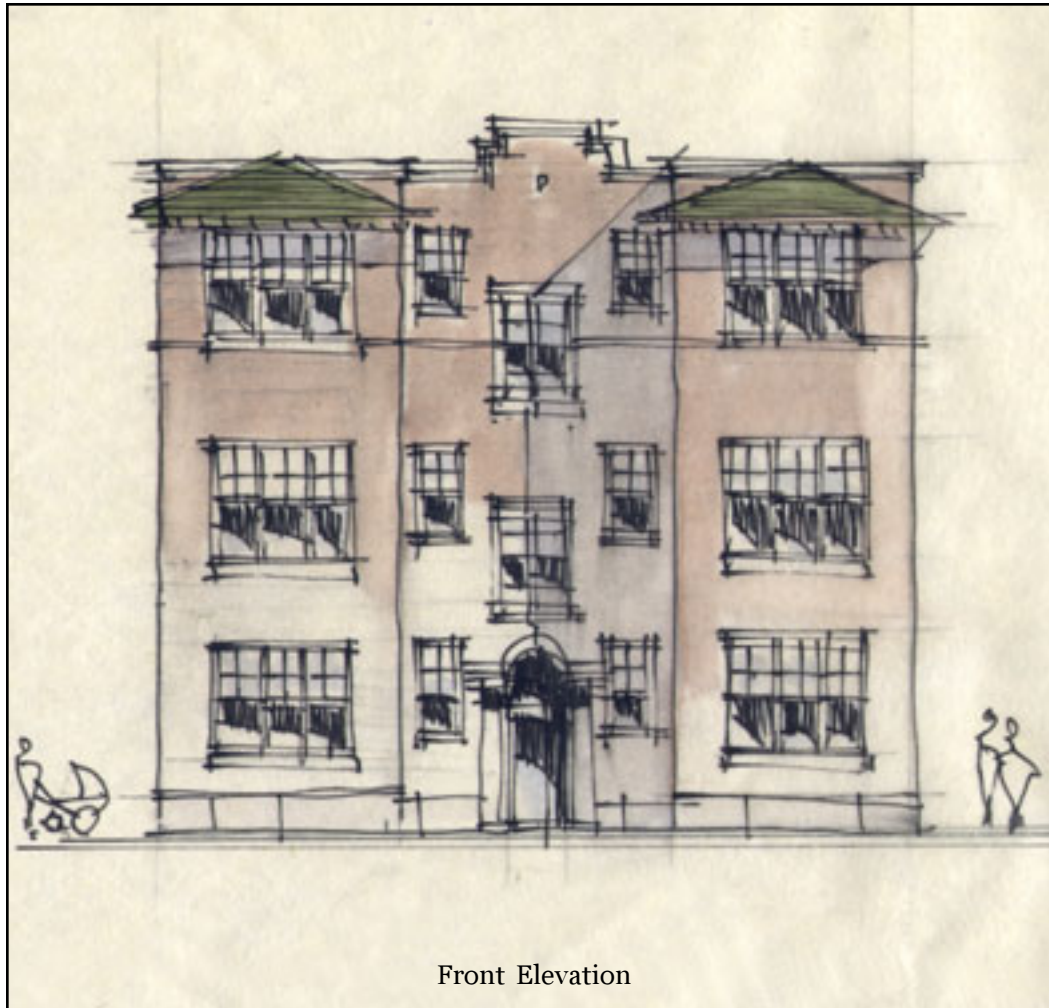
Front Elevation



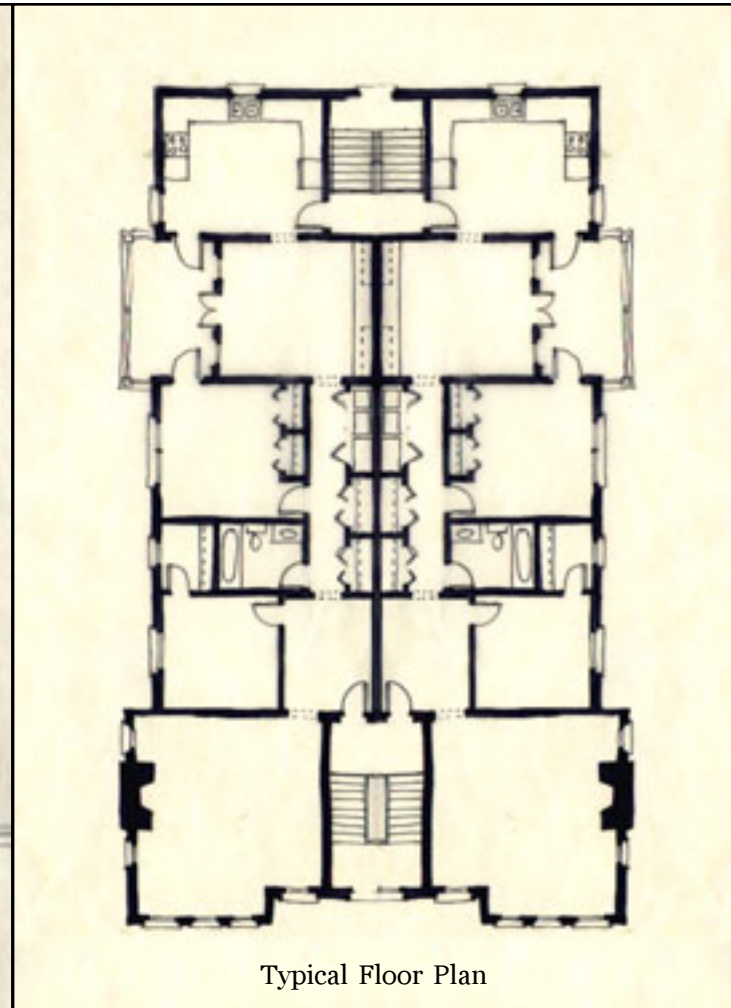
Typical Floor Plan

Building Prototypes (Charrette Studies): 4-Flat

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Front Elevation



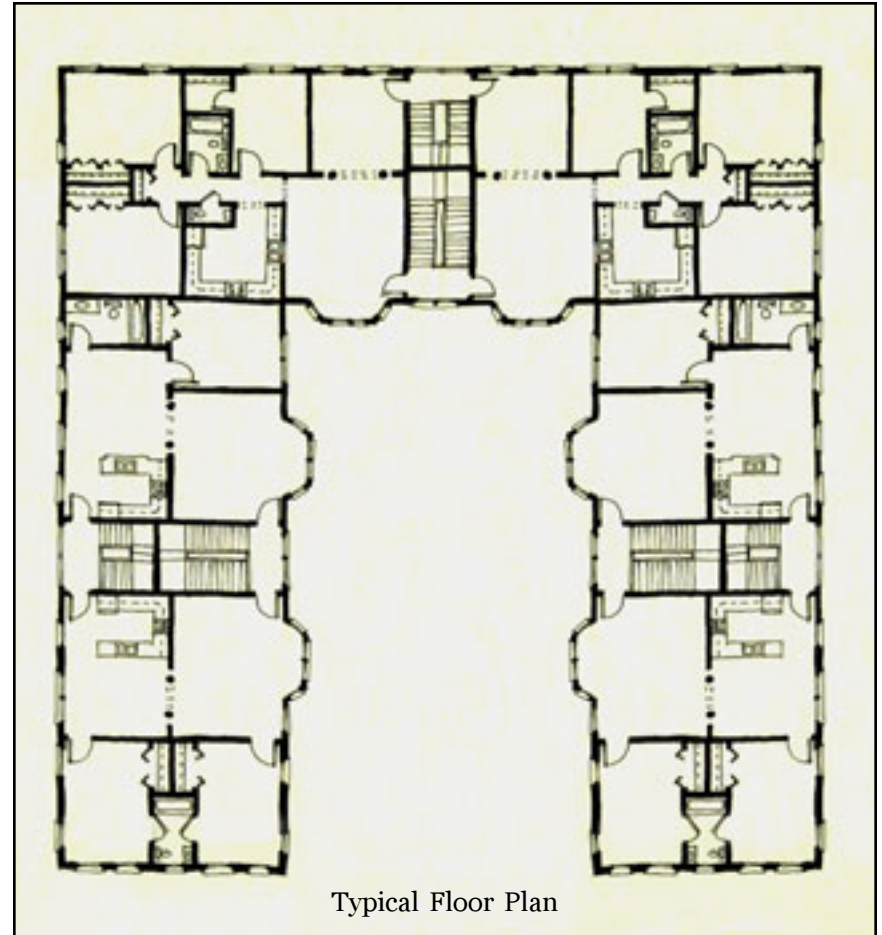
Typical Floor Plan

### Building Prototypes (Charrette Studies): 6-Flat

## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Front Elevation



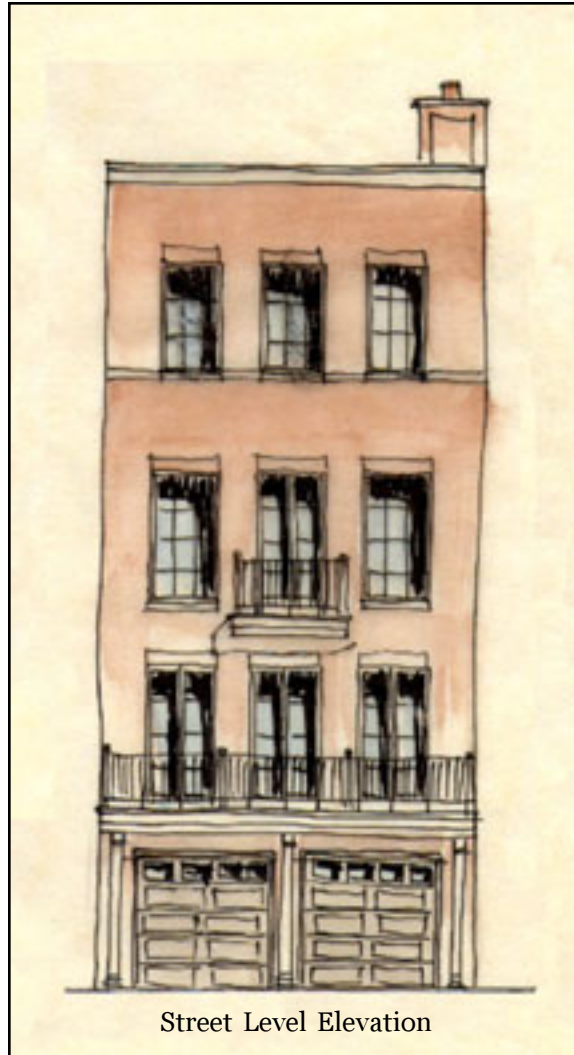
Typical Floor Plan

Building Prototypes (Charrette Studies): U-Courtyard Apartment

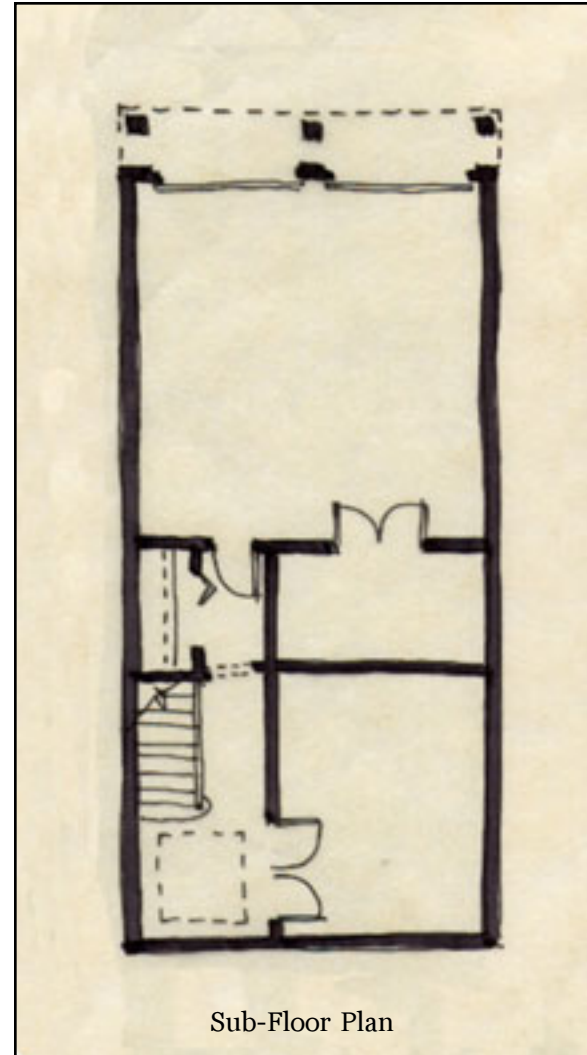
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Street Level Elevation



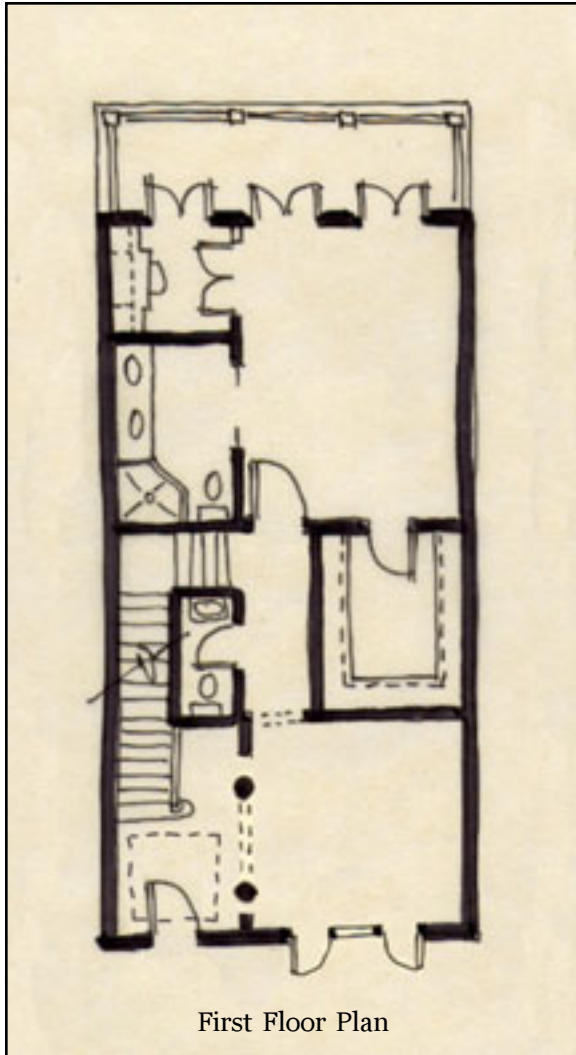
Street Level Elevation



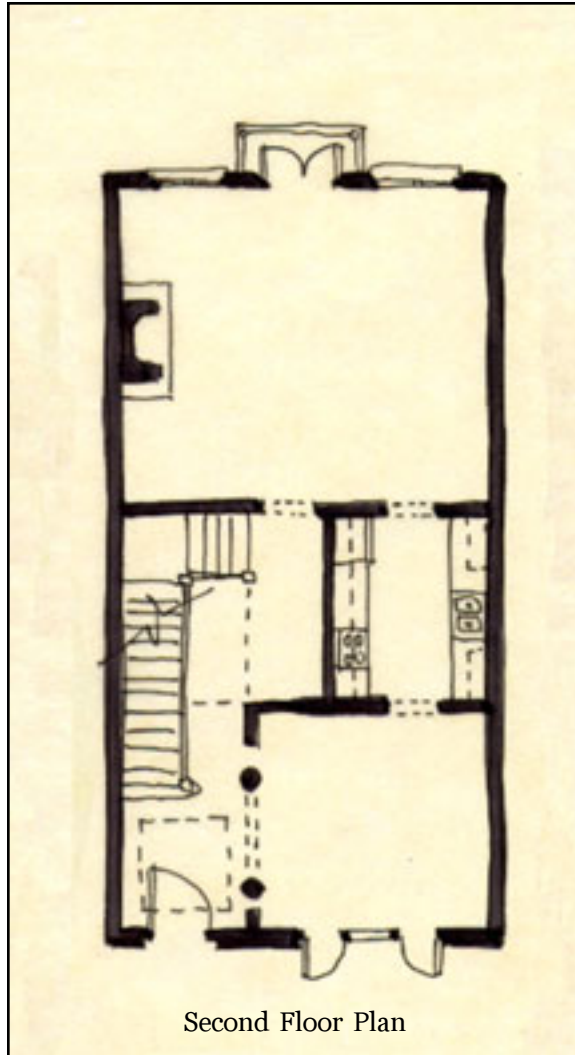
Sub-Floor Plan

Building Prototypes (Charrette Studies): Split-Level Mid-Block Flex-Building

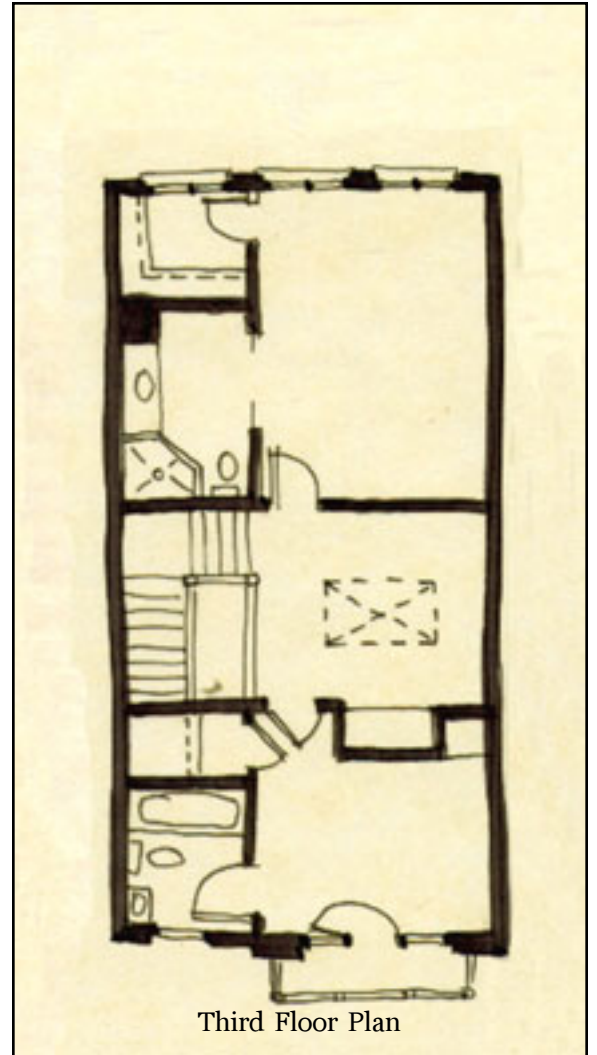
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



First Floor Plan



Second Floor Plan



Third Floor Plan

Building Prototypes (Charrette Studies): Split-Level Mid-Block Flex-Building

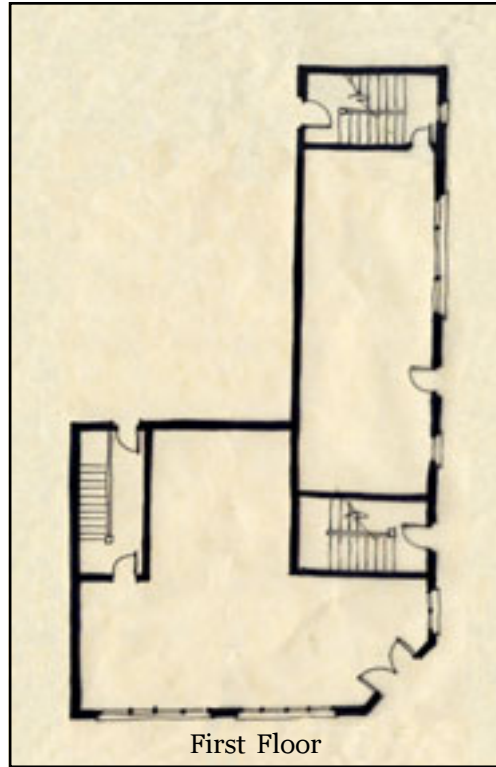
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



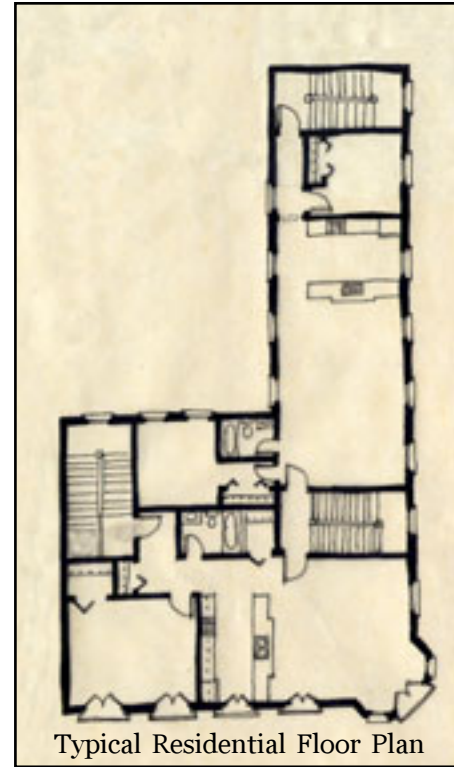




Perspective view



First Floor



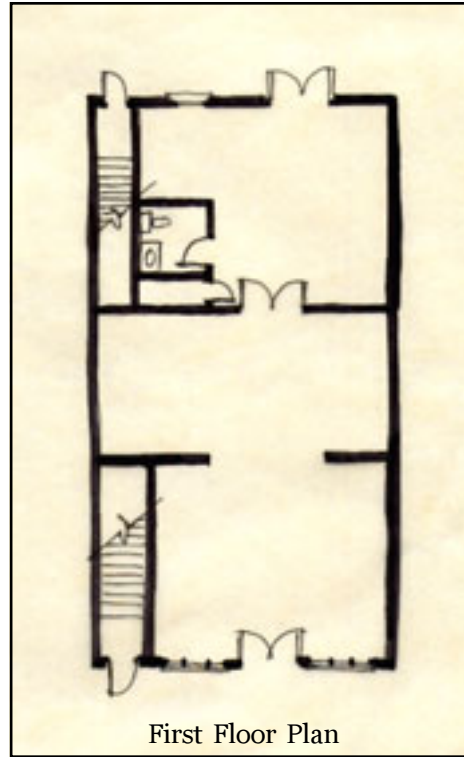
Typical Residential Floor Plan

Building Prototypes (Charrette Studies): Corner Flex-Building

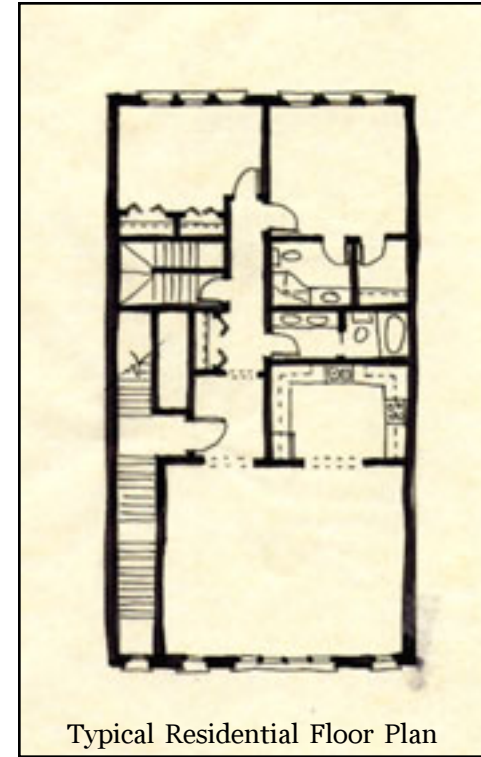
THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Front elevation



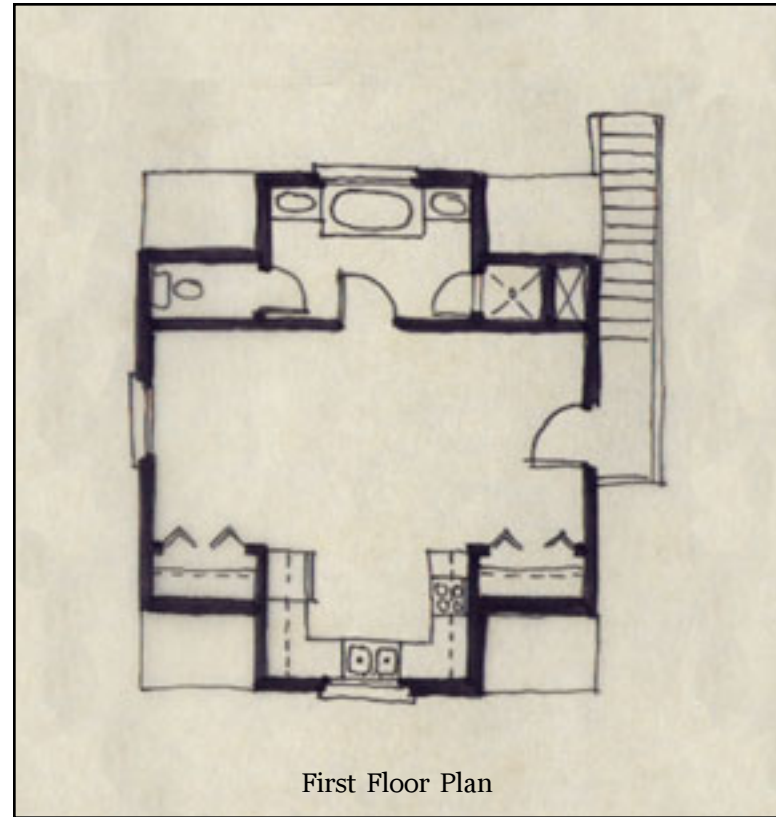
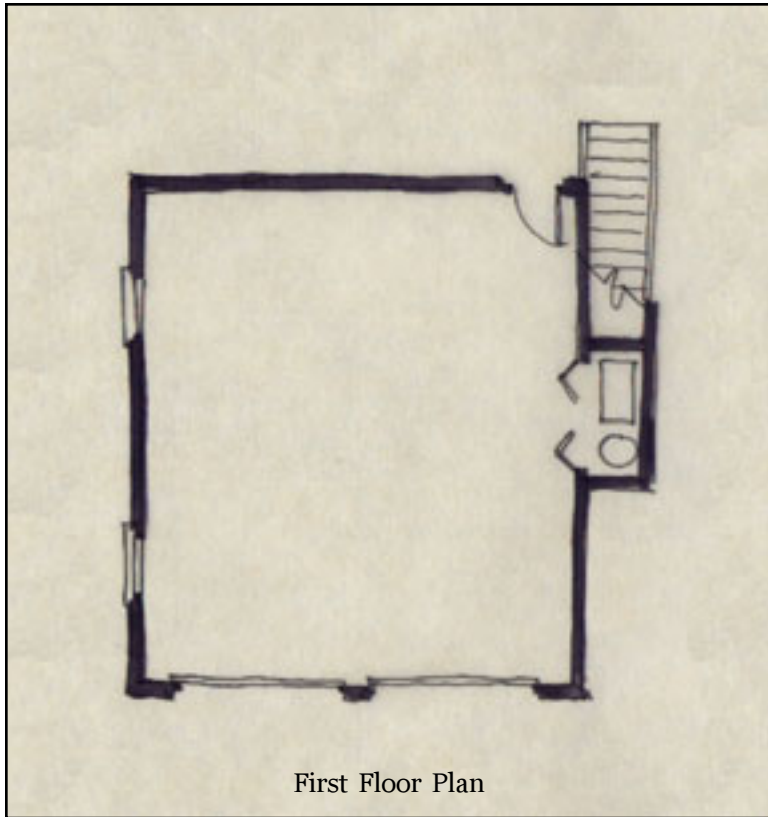
First Floor Plan



Typical Residential Floor Plan

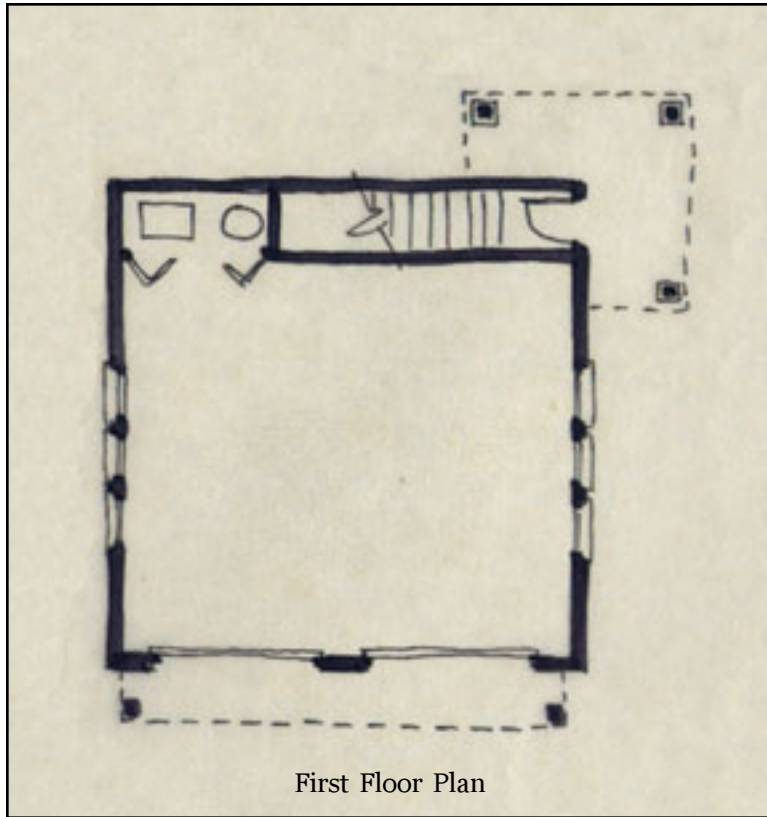
Building Prototypes (Charrette Studies): Mid-Block Flex-Building

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

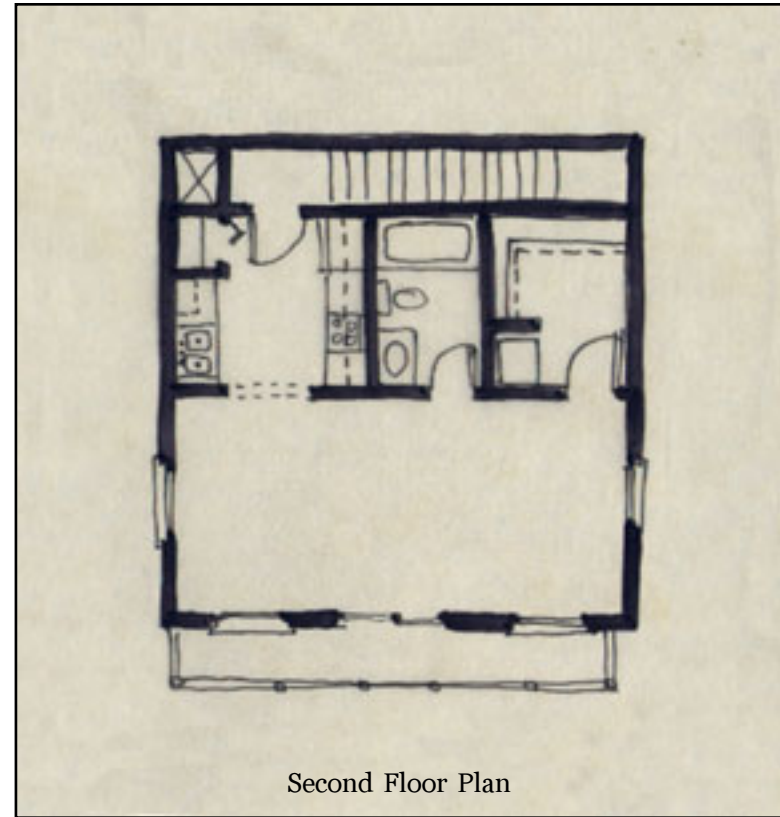


Building Prototypes (Charrette Studies): Coach-House A

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



First Floor Plan



Second Floor Plan

Building Prototypes (Charrette Studies): Coach-House B

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Memorial Stadium site—aerial view of existing block and adjacent site conditions

Existing Stadium Site Aerial

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Memorial Stadium façade circa 1926 (with windows, without roof)

Front Facade - 1926



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Front Facade and Main Entrance Today

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



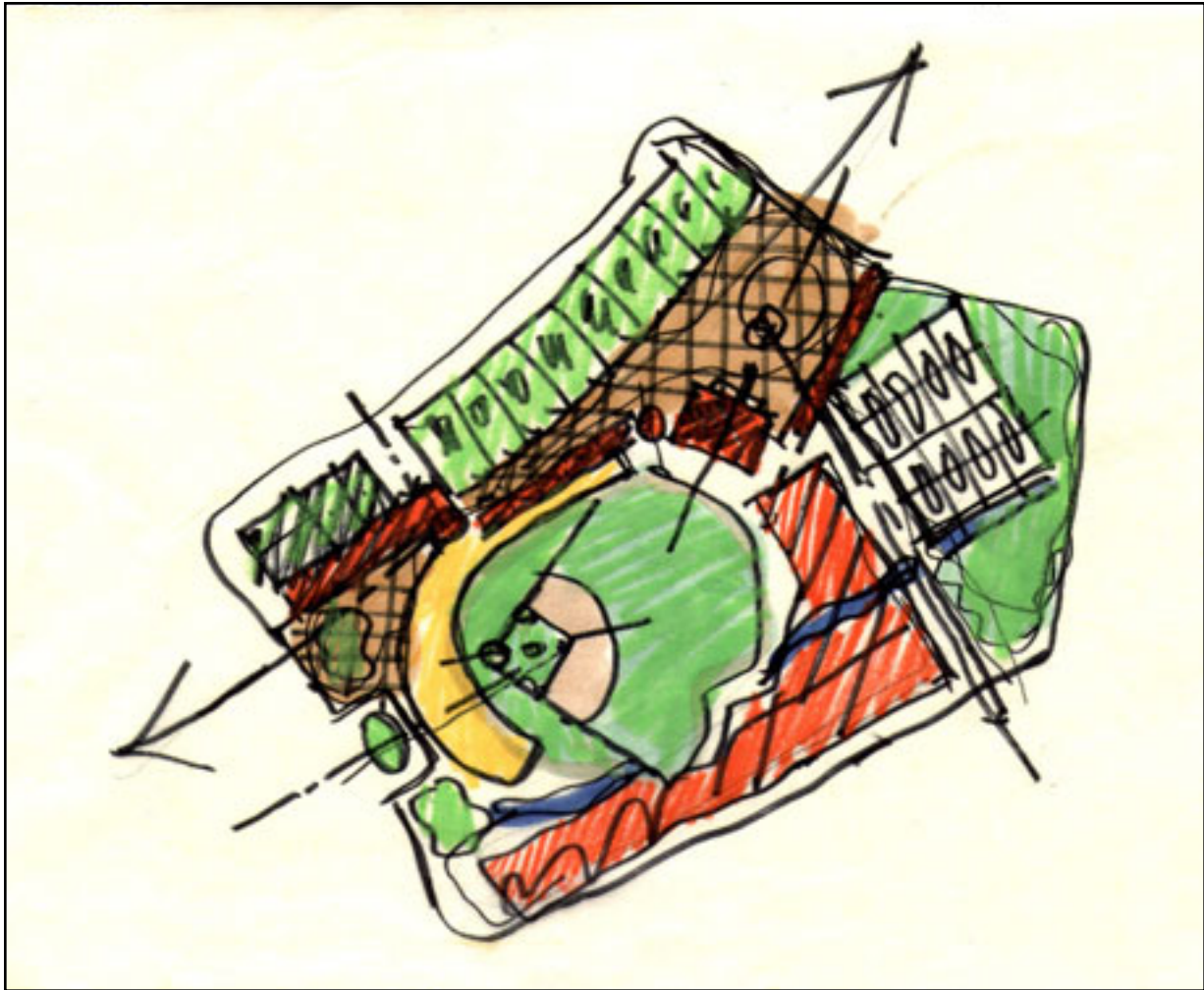
War Memorial Stadium in TND Master Plan

0' 100' 300' 600'



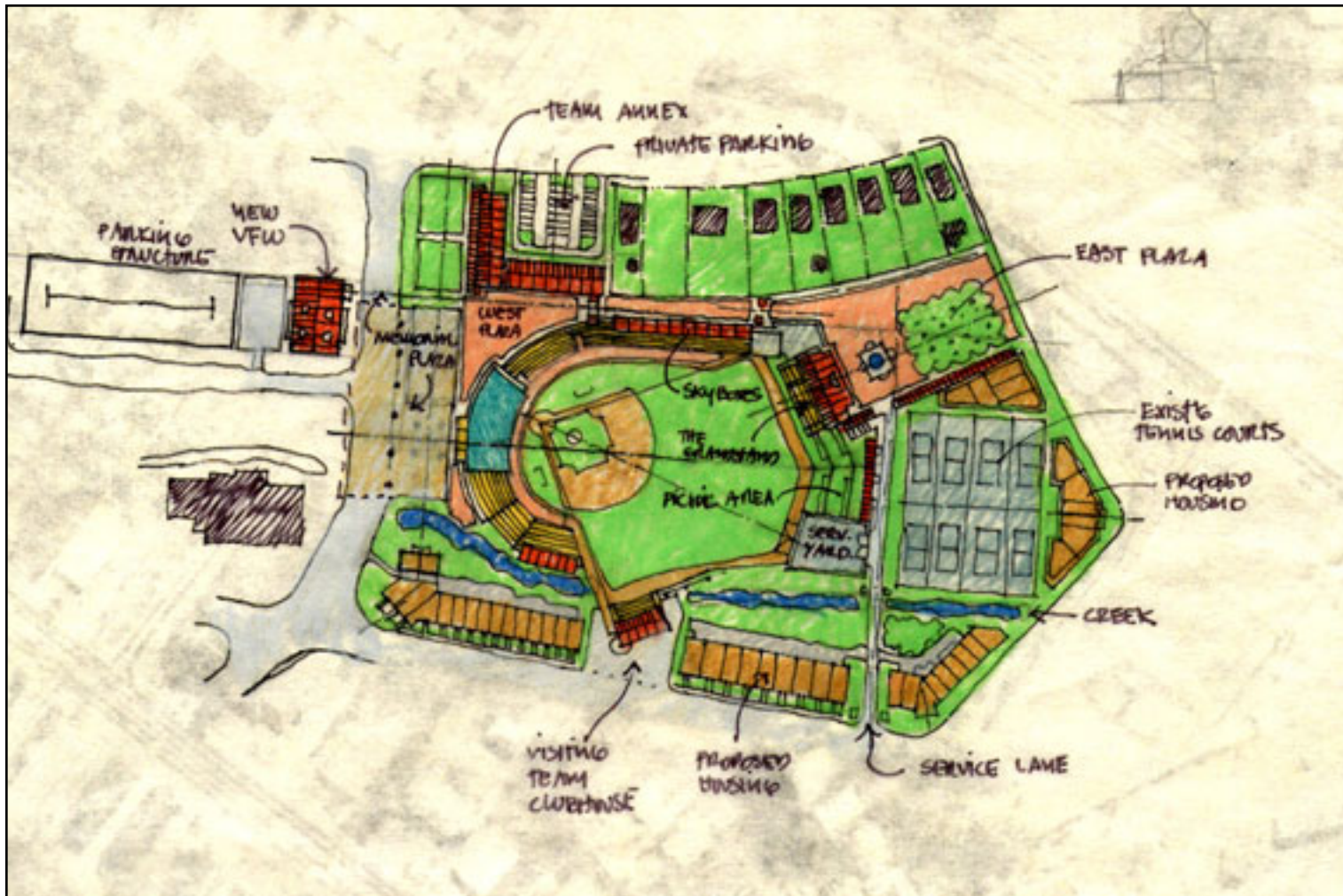
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





early formal diagram

Stadium Renovation: Preliminary Sketch



early programmatic diagram

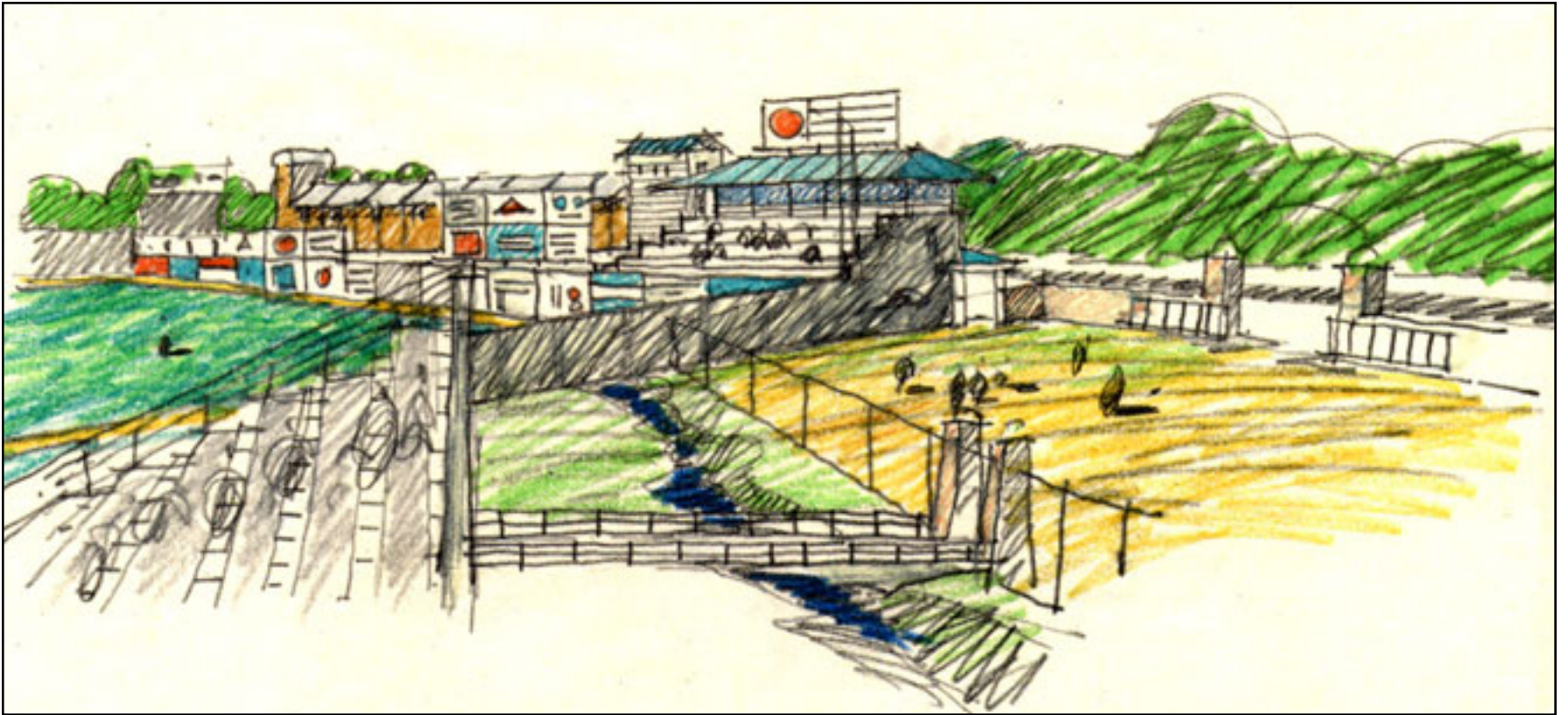
War Memorial Stadium: Preliminary Sketch

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



early aerial perspective sketch

### Stadium Renovation: Preliminary Sketch



early perspective sketch of proposed new right field seating

### Stadium Renovation: Preliminary Sketch

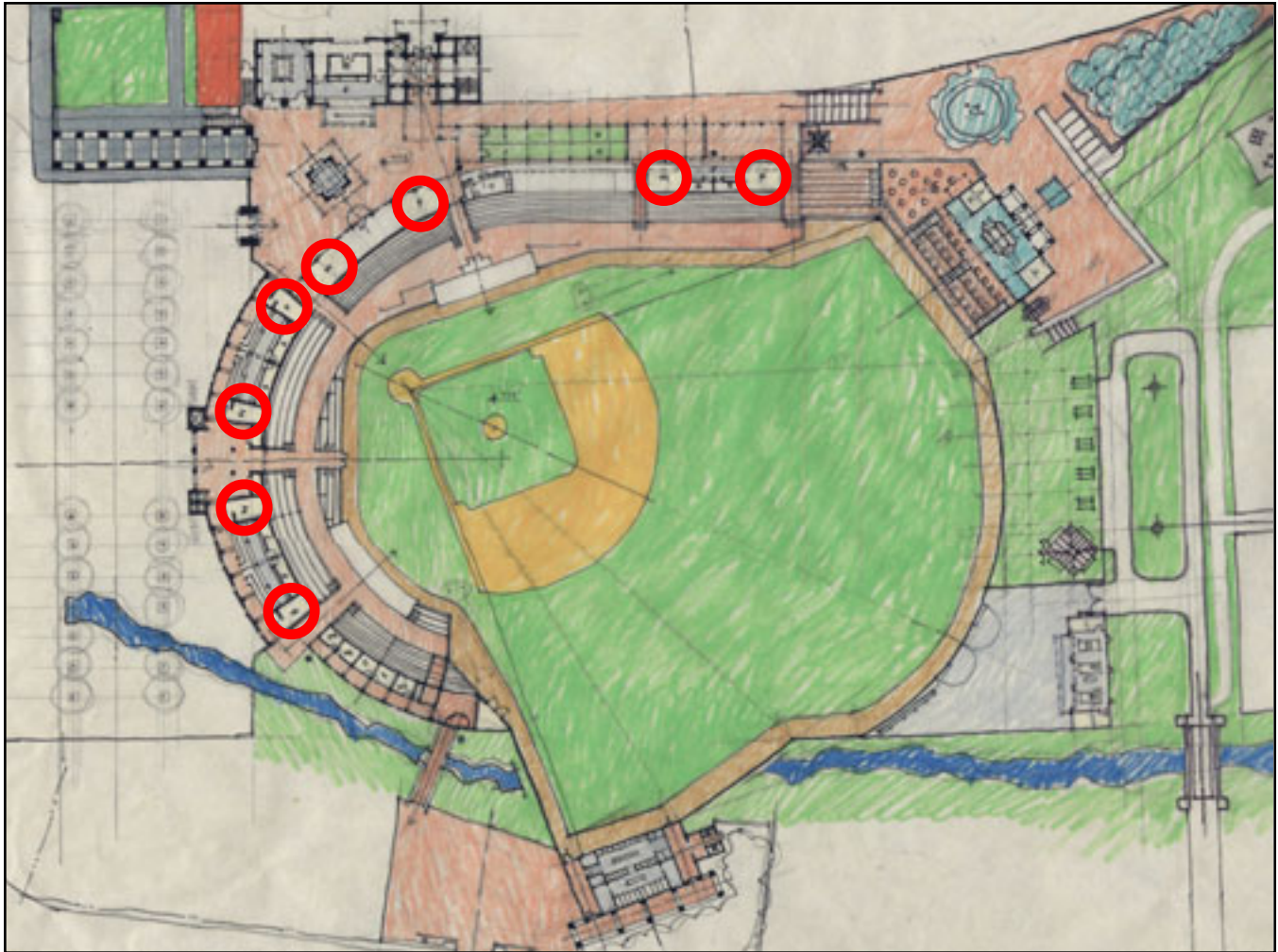


Upgraded concessions, bathrooms, seating, circulation, and accessibility within original Stadium

 Concessions



Upgraded Stadium Plan: Concessions

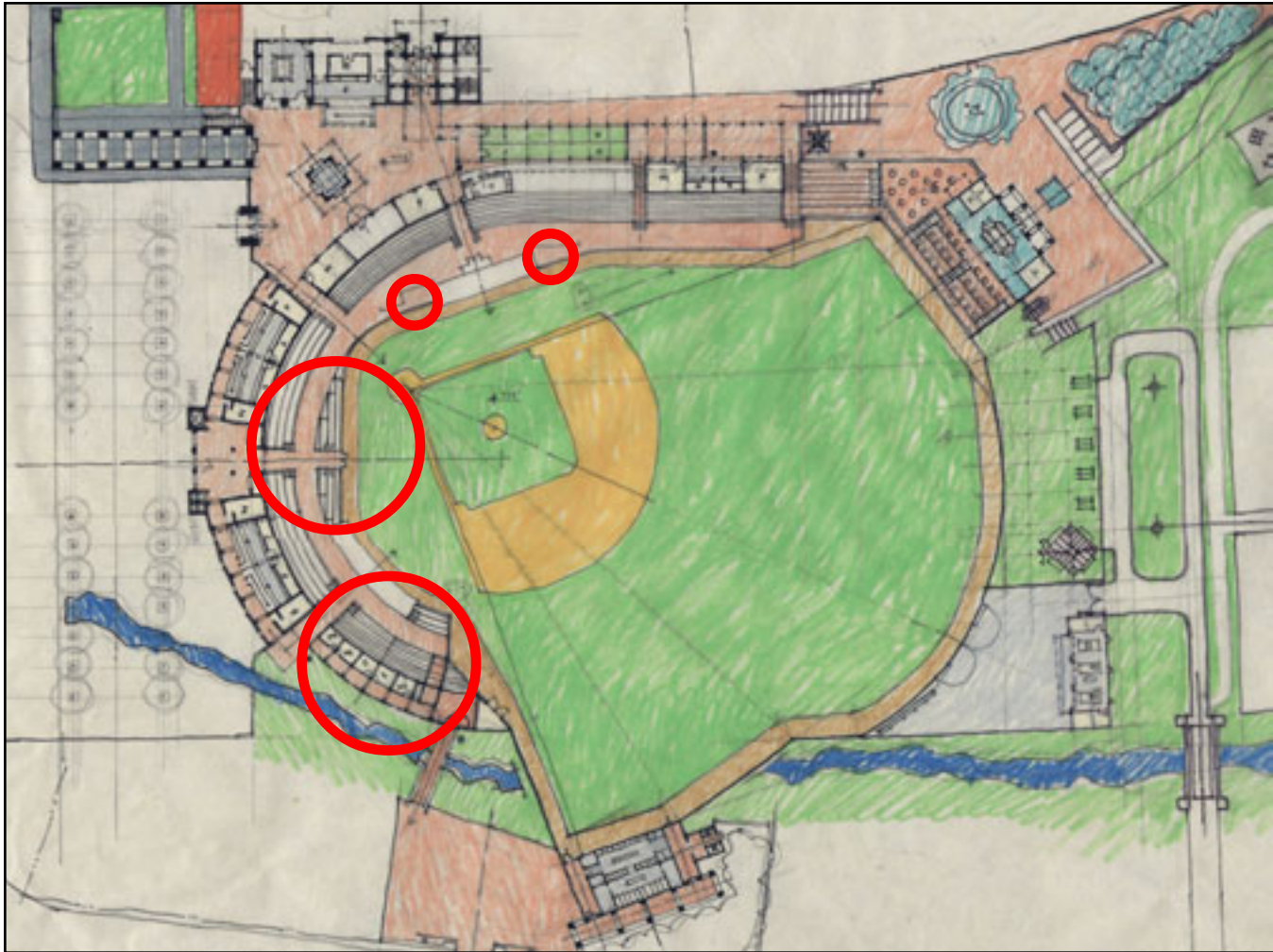


Upgraded concessions, bathrooms, seating, circulation, and accessibility within original Stadium

 Restrooms



### Upgraded Stadium Plan: Restrooms



Upgraded concessions, bathrooms, seating, circulation, and accessibility within original Stadium

 New Seating



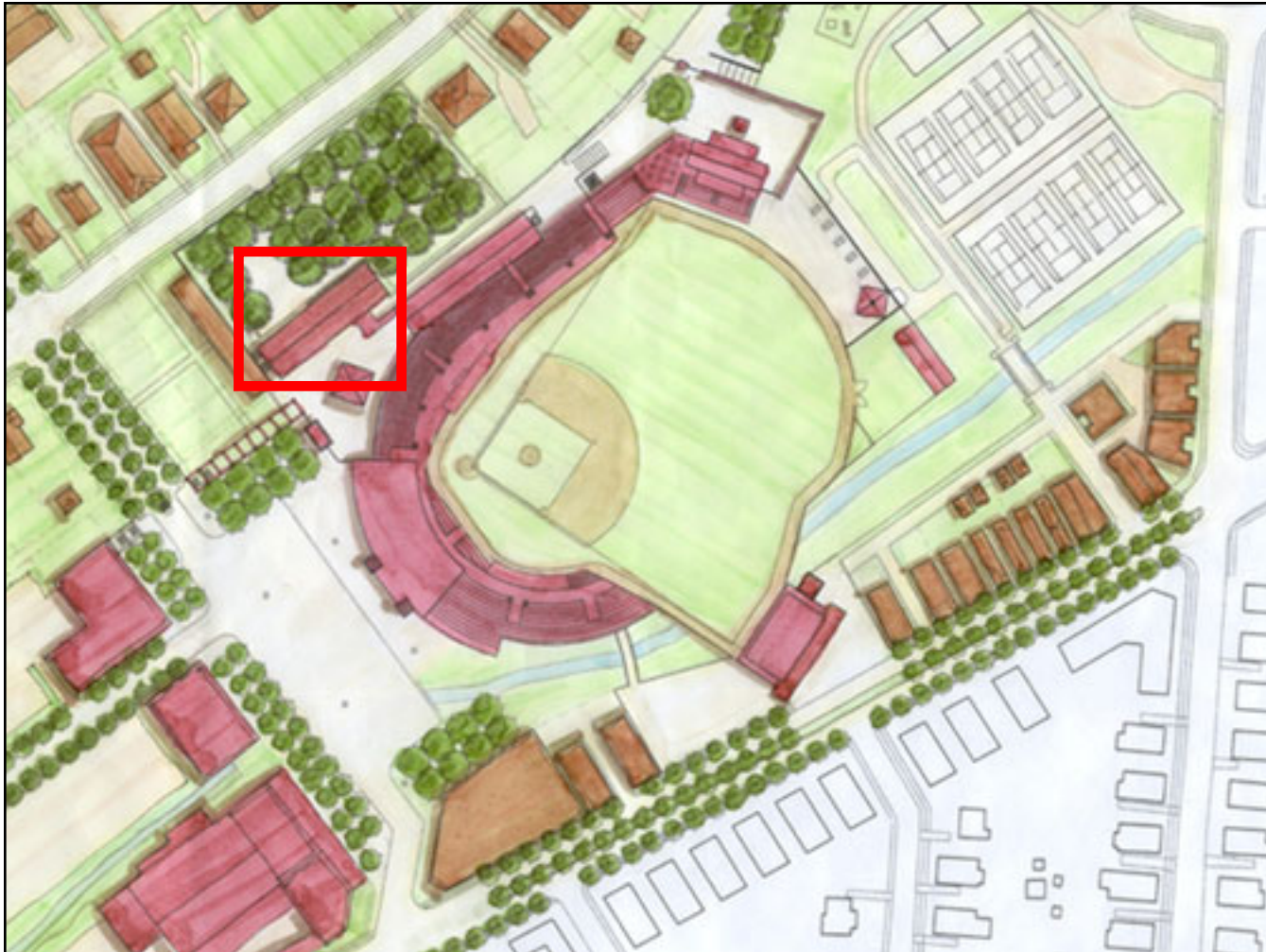
Upgraded Stadium Plan: New Seating



Perspective sketch of proposed new buildings, suites, circulation, and Stadium restaurant along 3<sup>rd</sup> base line

### Upgraded Stadium Plan: Interior Perspective



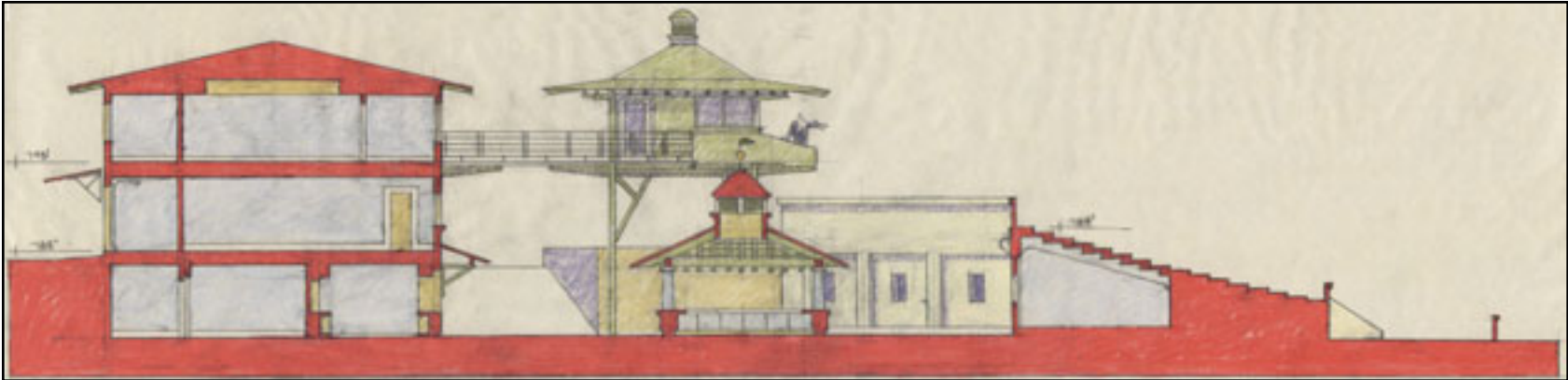
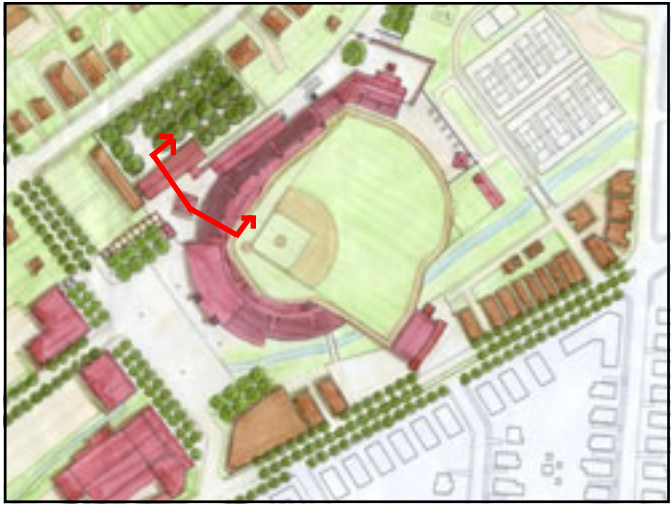


Team offices and gift shop  
Suite meeting hall and banquet facilities

Relocated Program in New Structures: Team Offices, etc.



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



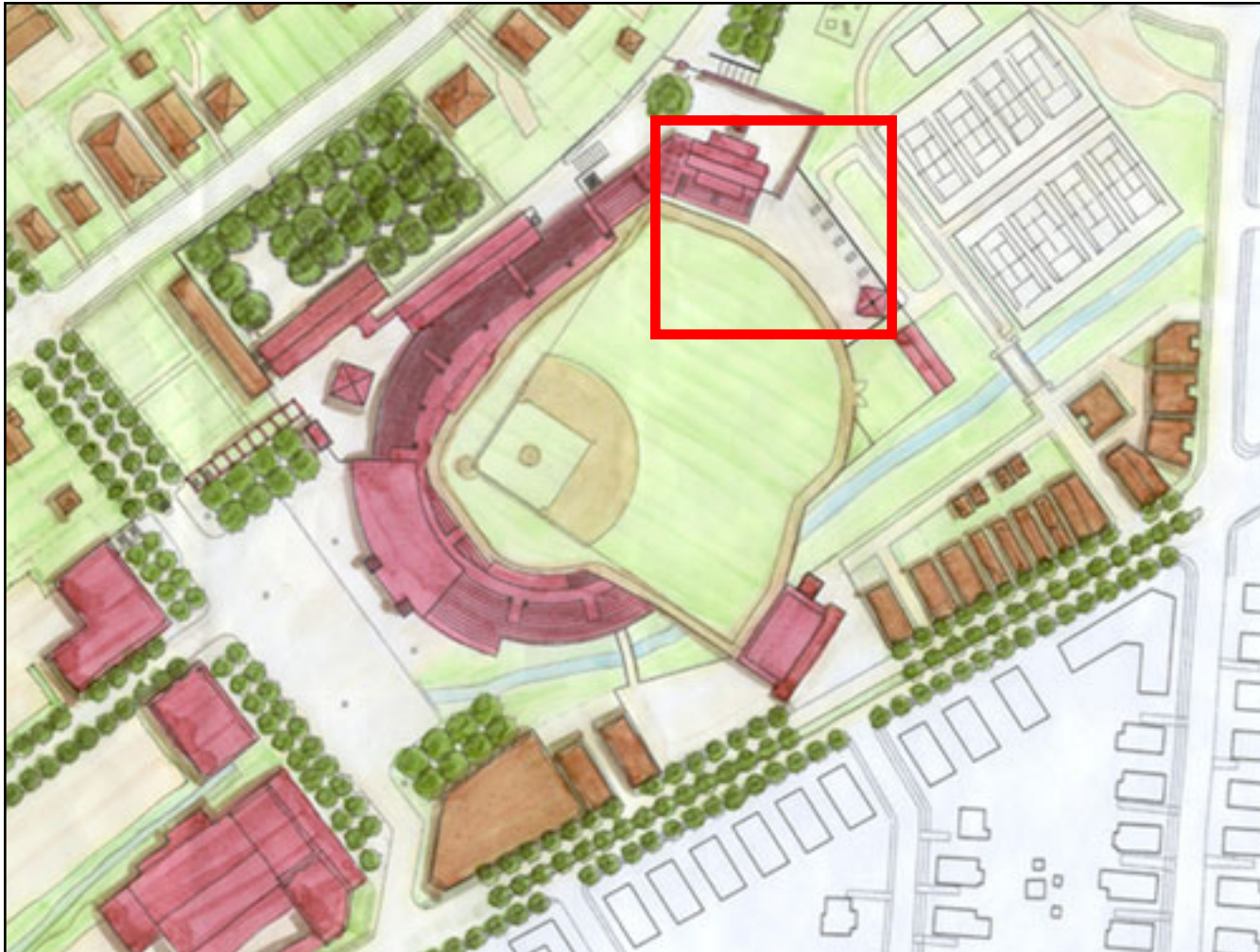
SECTION looking north-east: thru new team office building and entry pavilion, and renovated grandstand

Relocated Program in New Structures: Section Through Team Offices, etc.



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

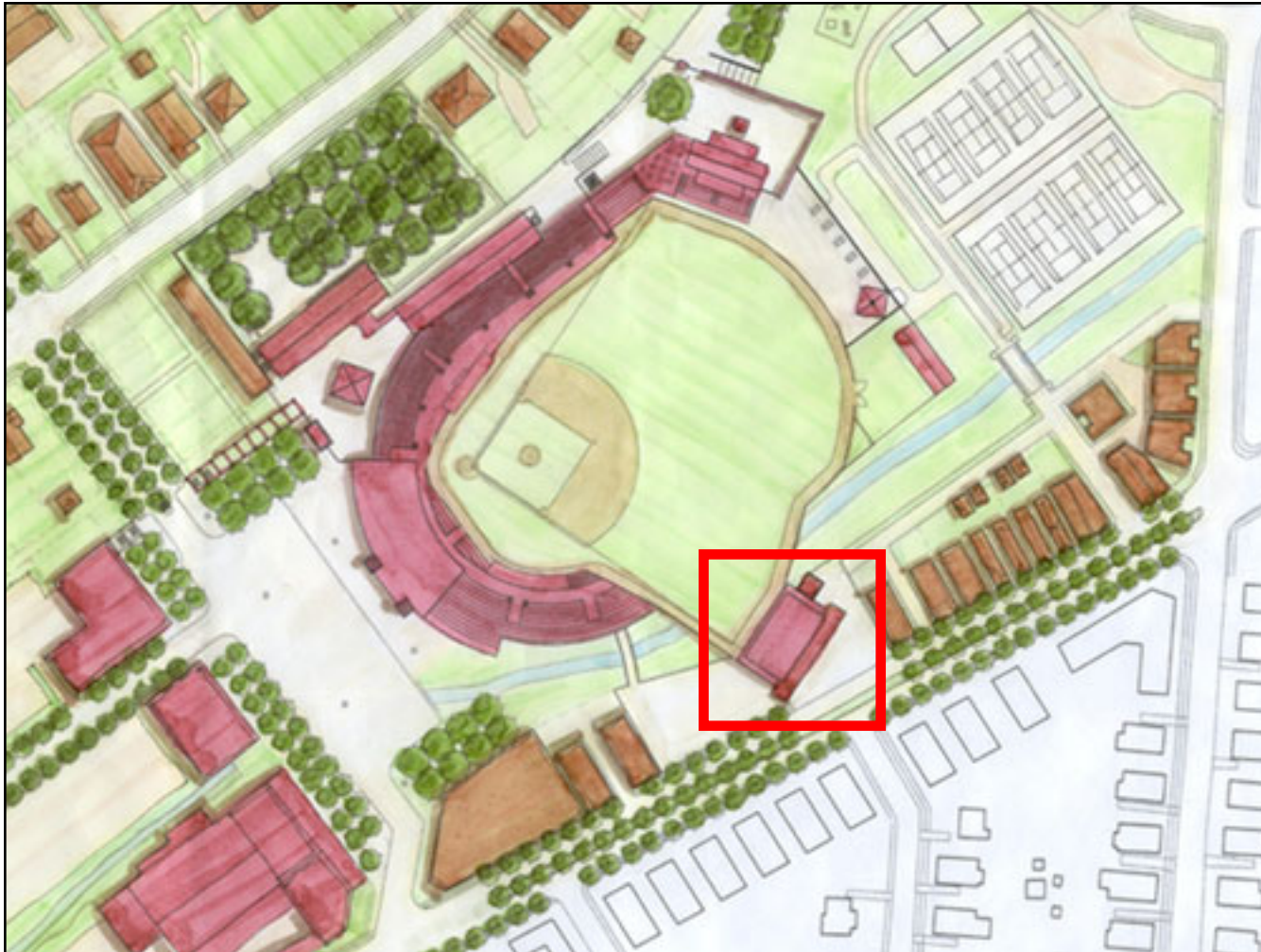




Relocated Program in New Structures: Home Locker & Training Facilities

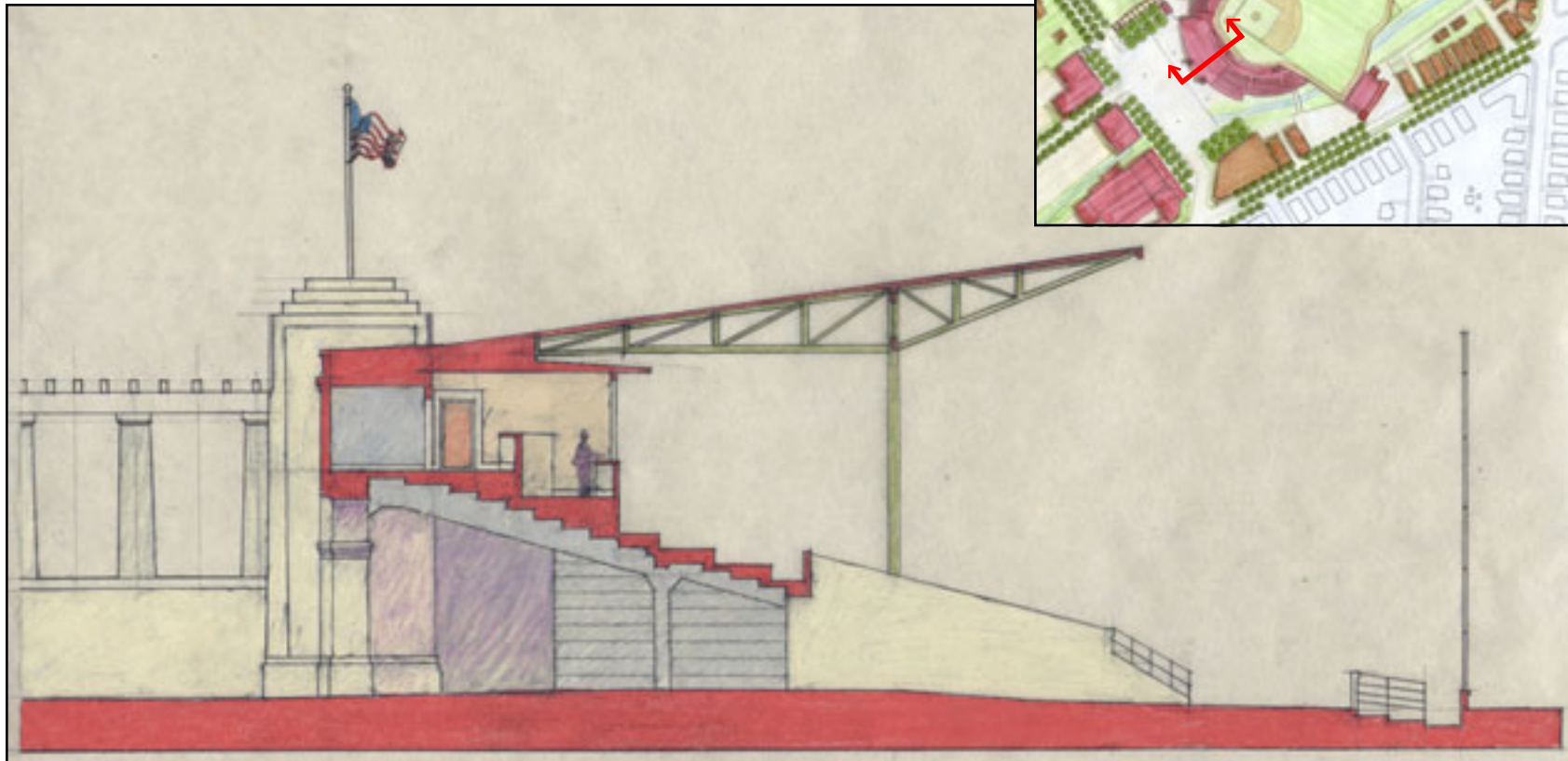
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN





Relocated Program in New Structures: Visitor Locker Facilities

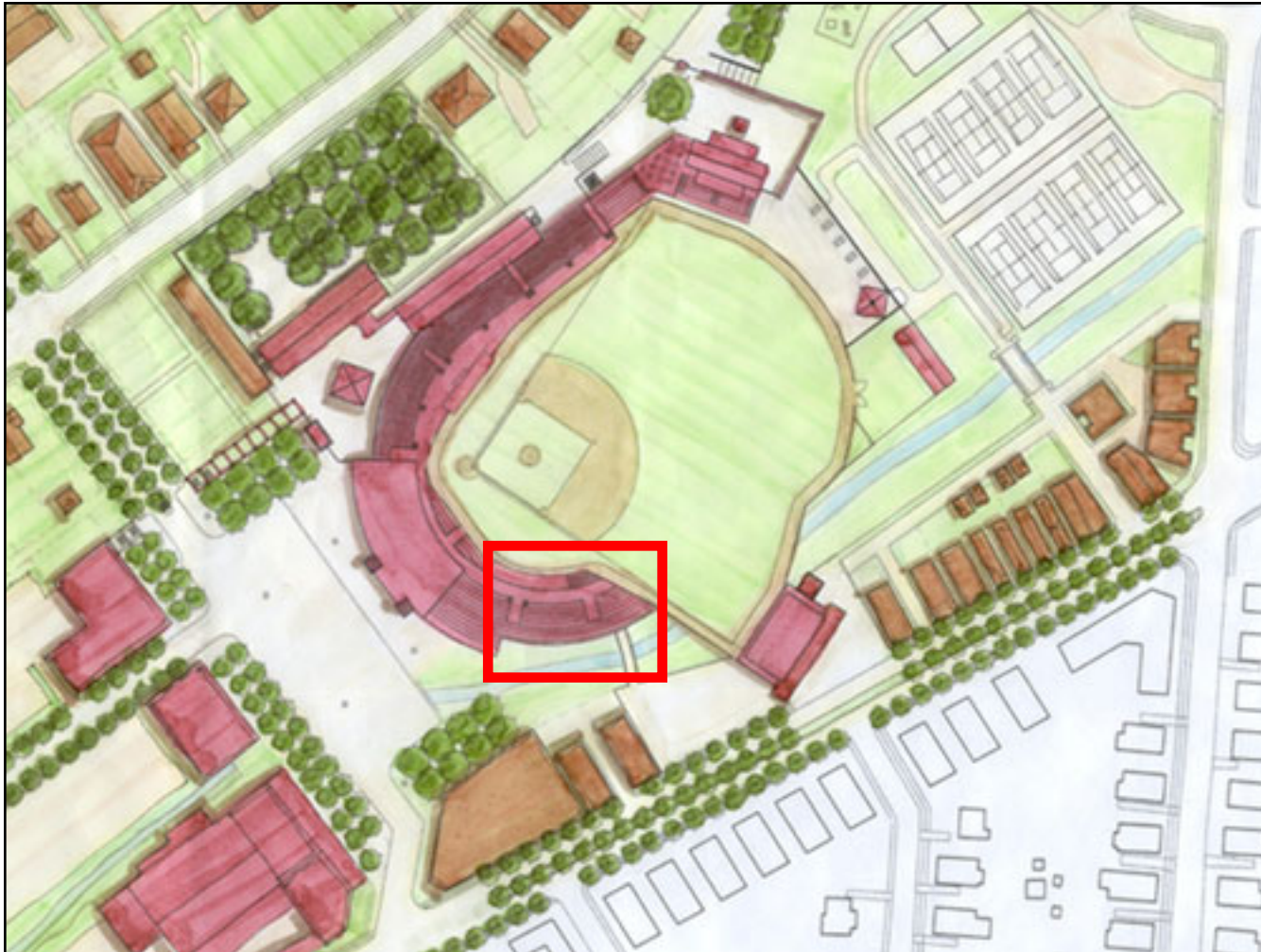
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



SECTION looking north-west: thru existing main entry and grandstand, relocated press box, new field-side seats

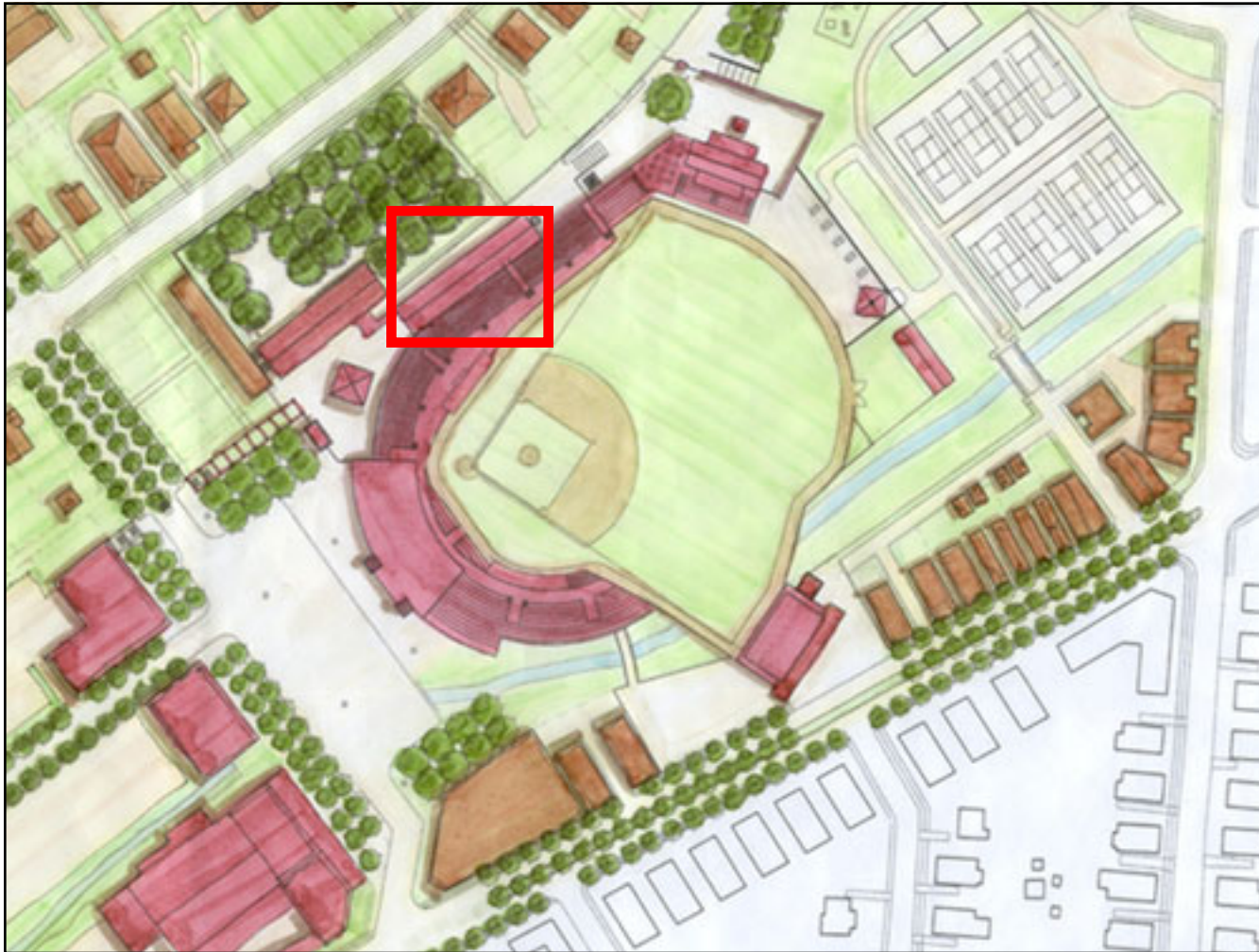
Relocated Program in New Structures: Section Through Main Entry, etc.

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Relocated Program in New Structures: New Grandstand Seating Near First Base

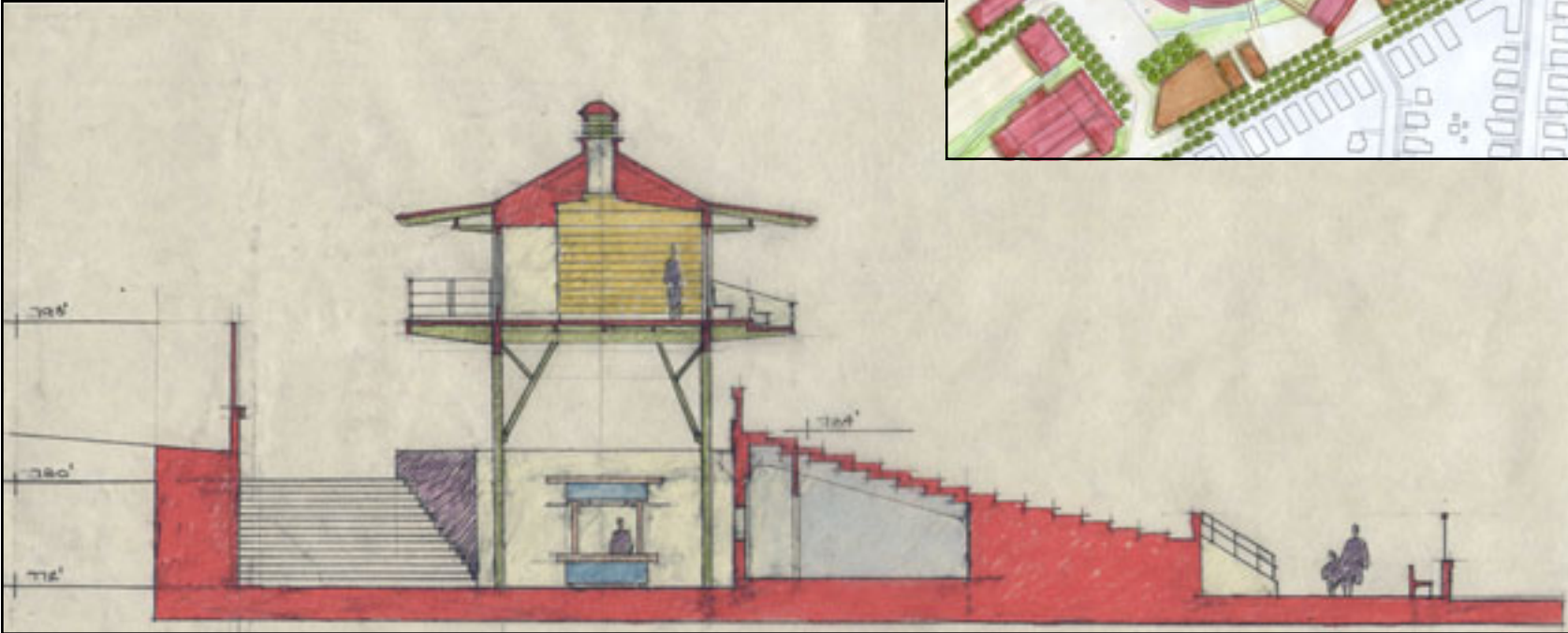
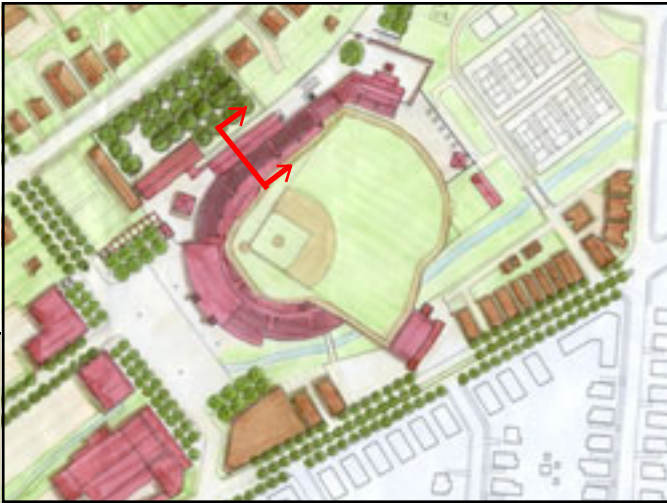
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



12 new skybox suites above 3<sup>rd</sup> base grandstand, with access to banquet and meeting room facilities

Relocated Program in New Structures: New Skybox Suites

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



SECTION looking north-east: thru new suites, grandstand, concourse, and new single row of field-side seats

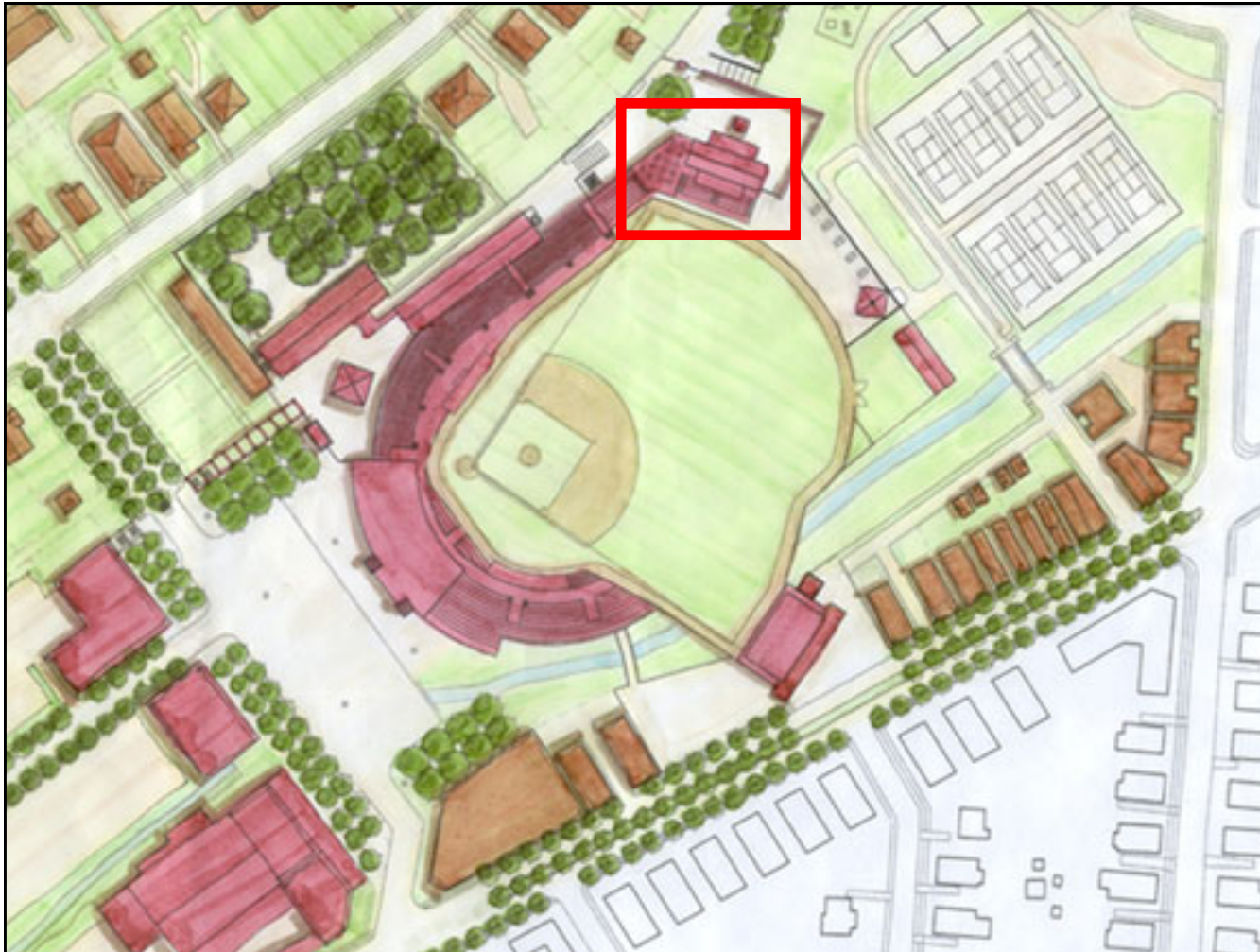
Relocated Program in New Structures: Section Through Suites, etc.



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

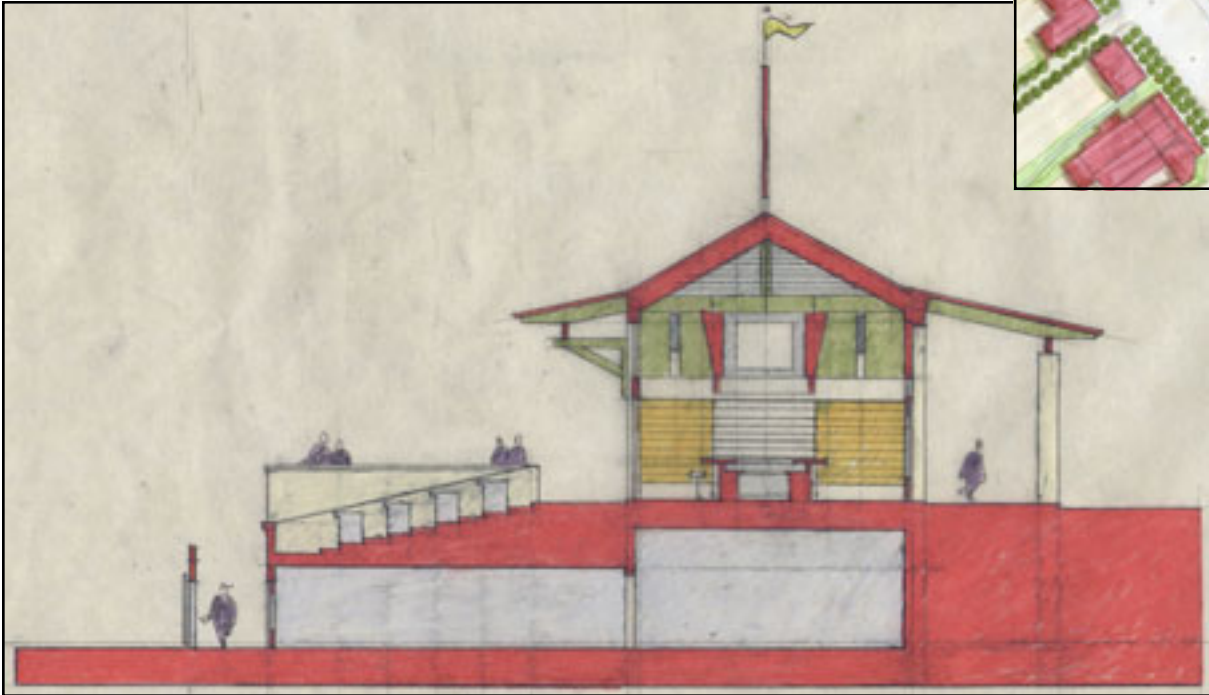
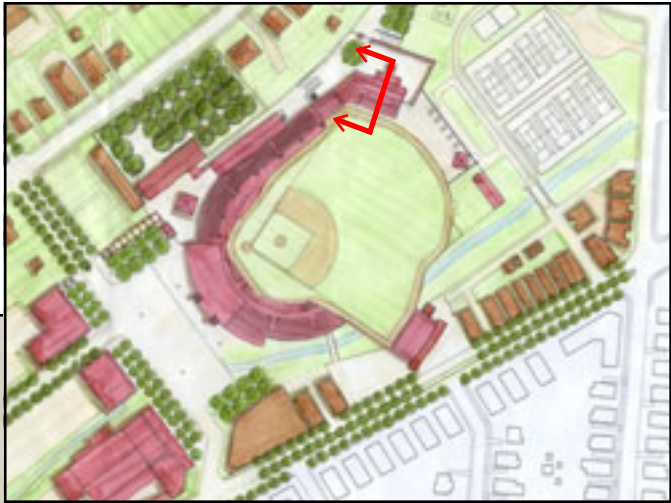






Relocated Program in New Structures: New Left Field Bleacher Seating & Restaurant

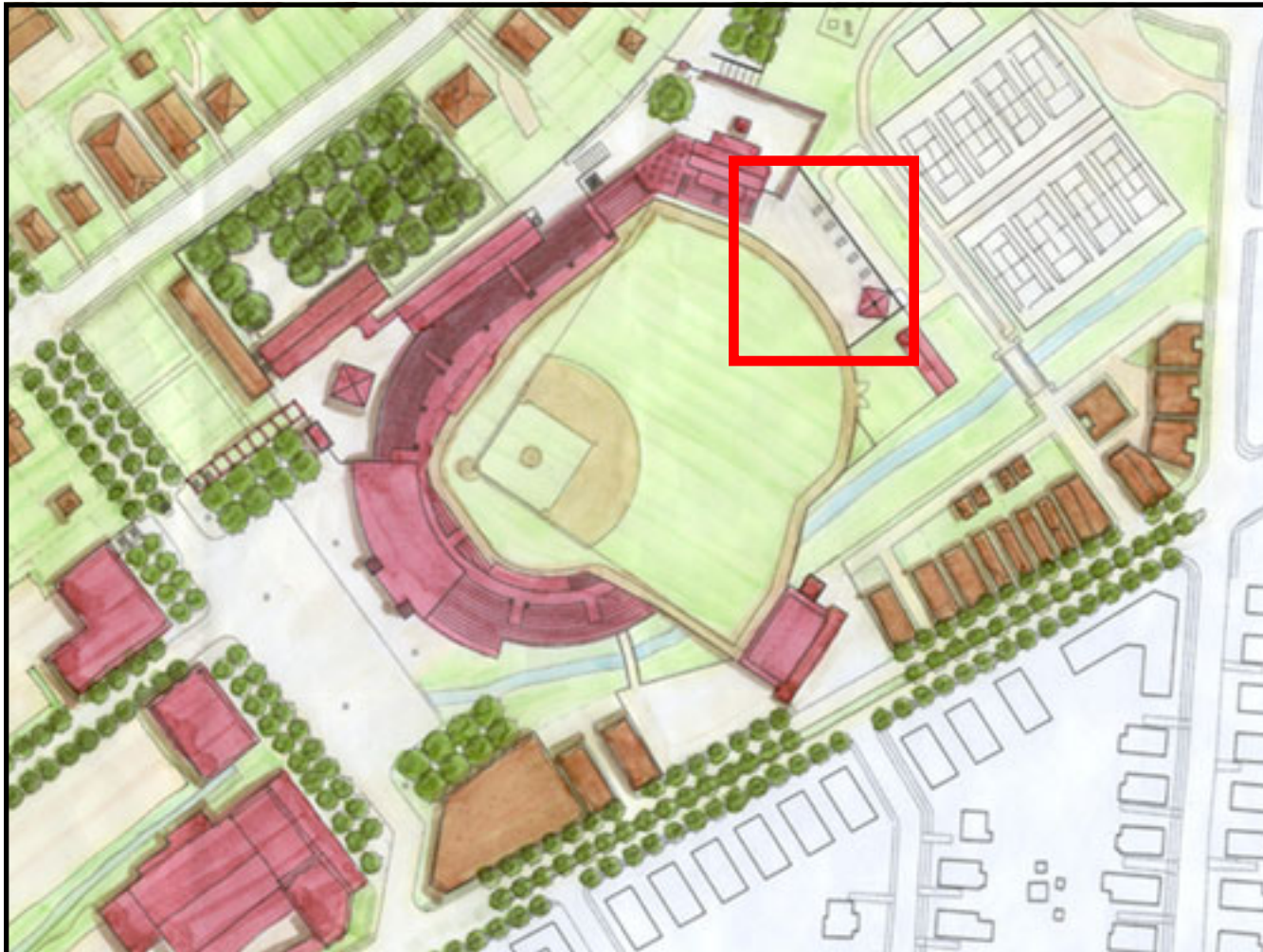
# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



SECTION looking north-west

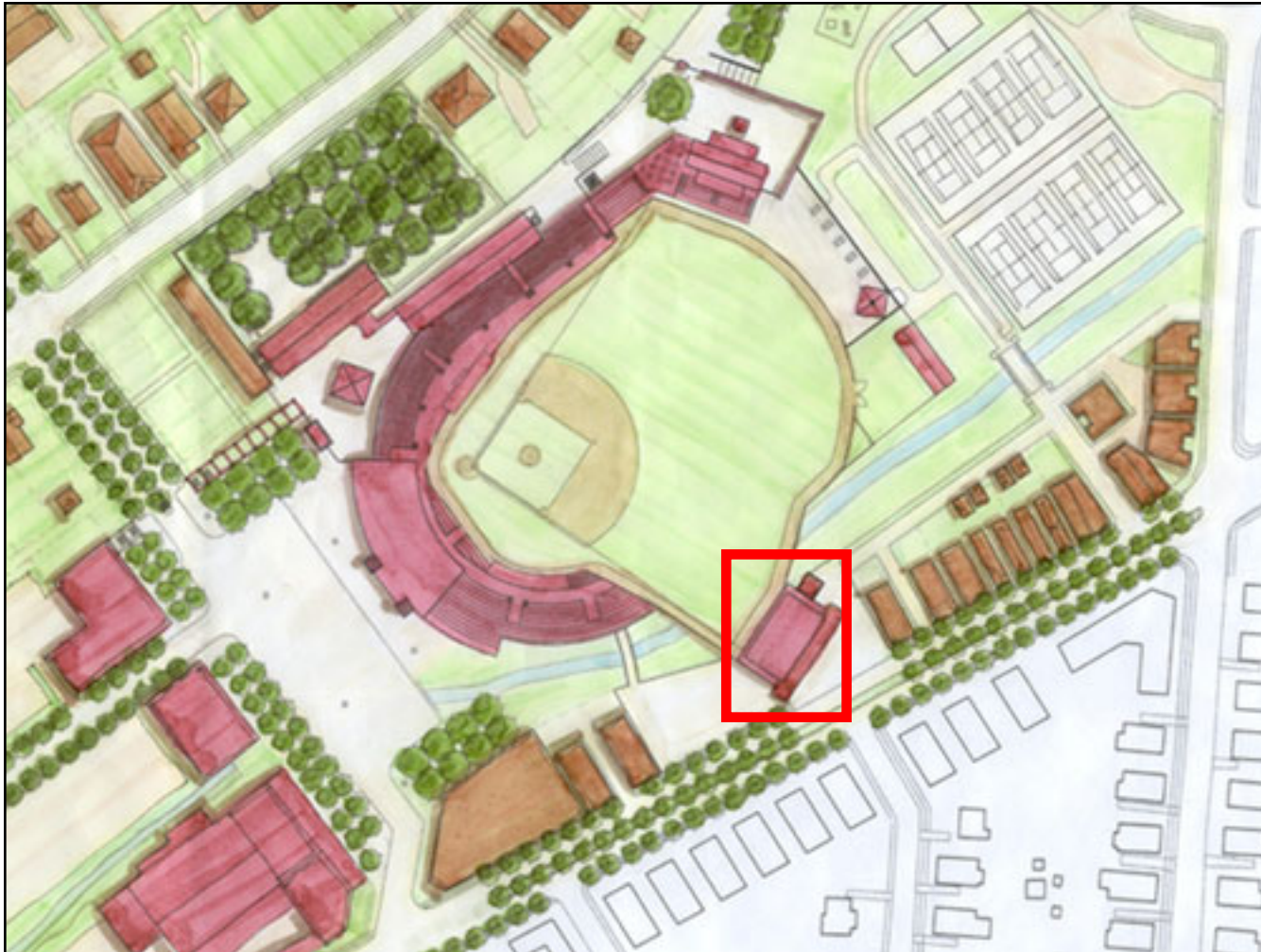
Relocated Program in New Structures: Section Through Home Lockers, Bleachers & Restaurant

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



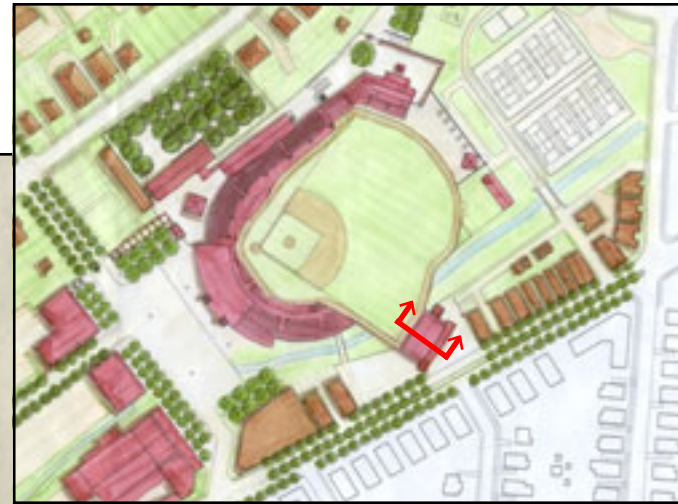
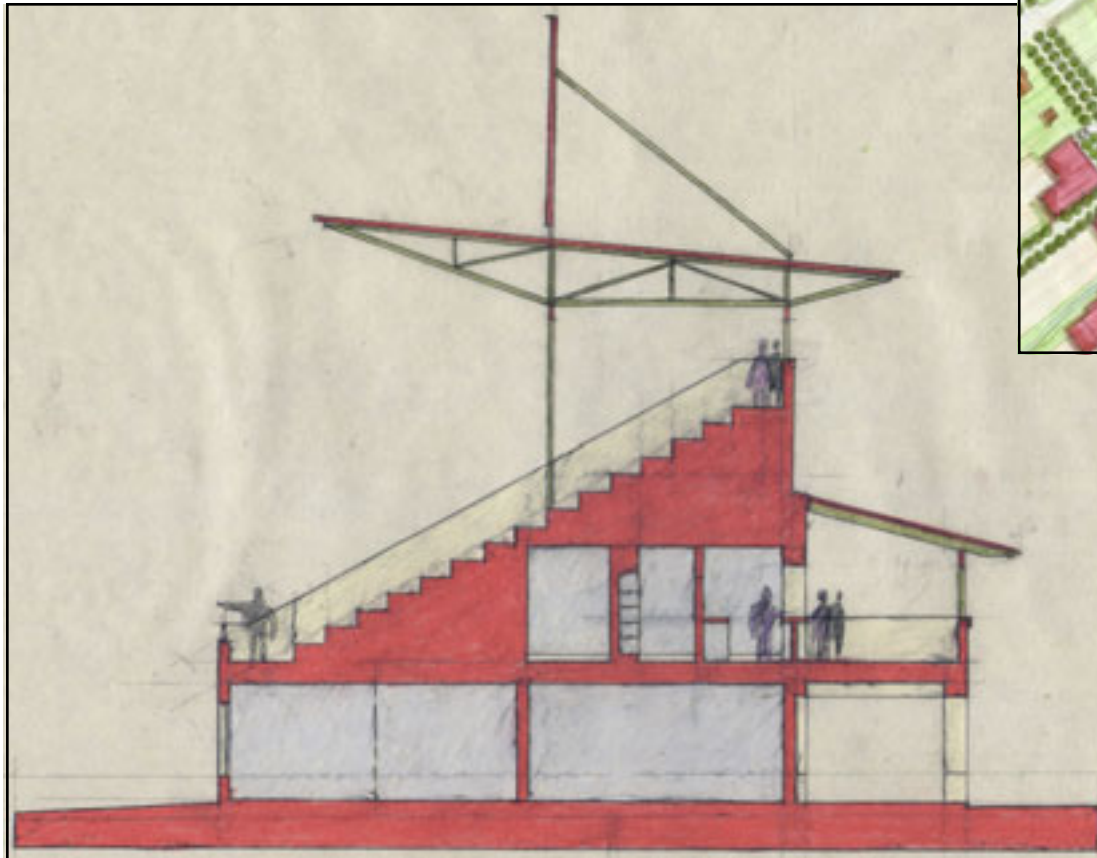
Relocated Program in New Structures: Left Field Picnic Area

# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Relocated Program in New Structures: New Right Field Bleacher Seating

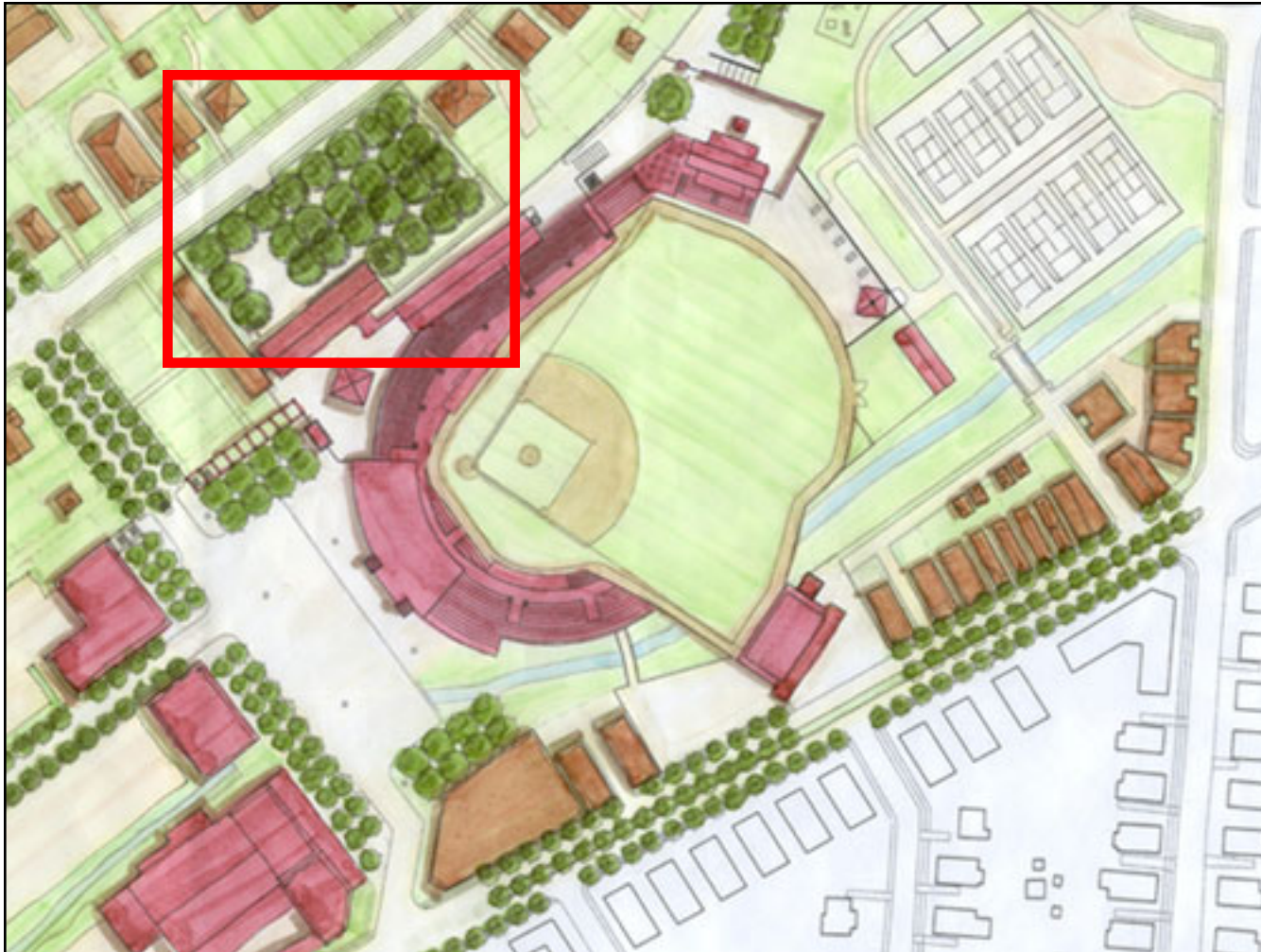
## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



SECTION looking north-east

Relocated Program in New Structures: Section Through Visitor Lockers & Bleachers

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

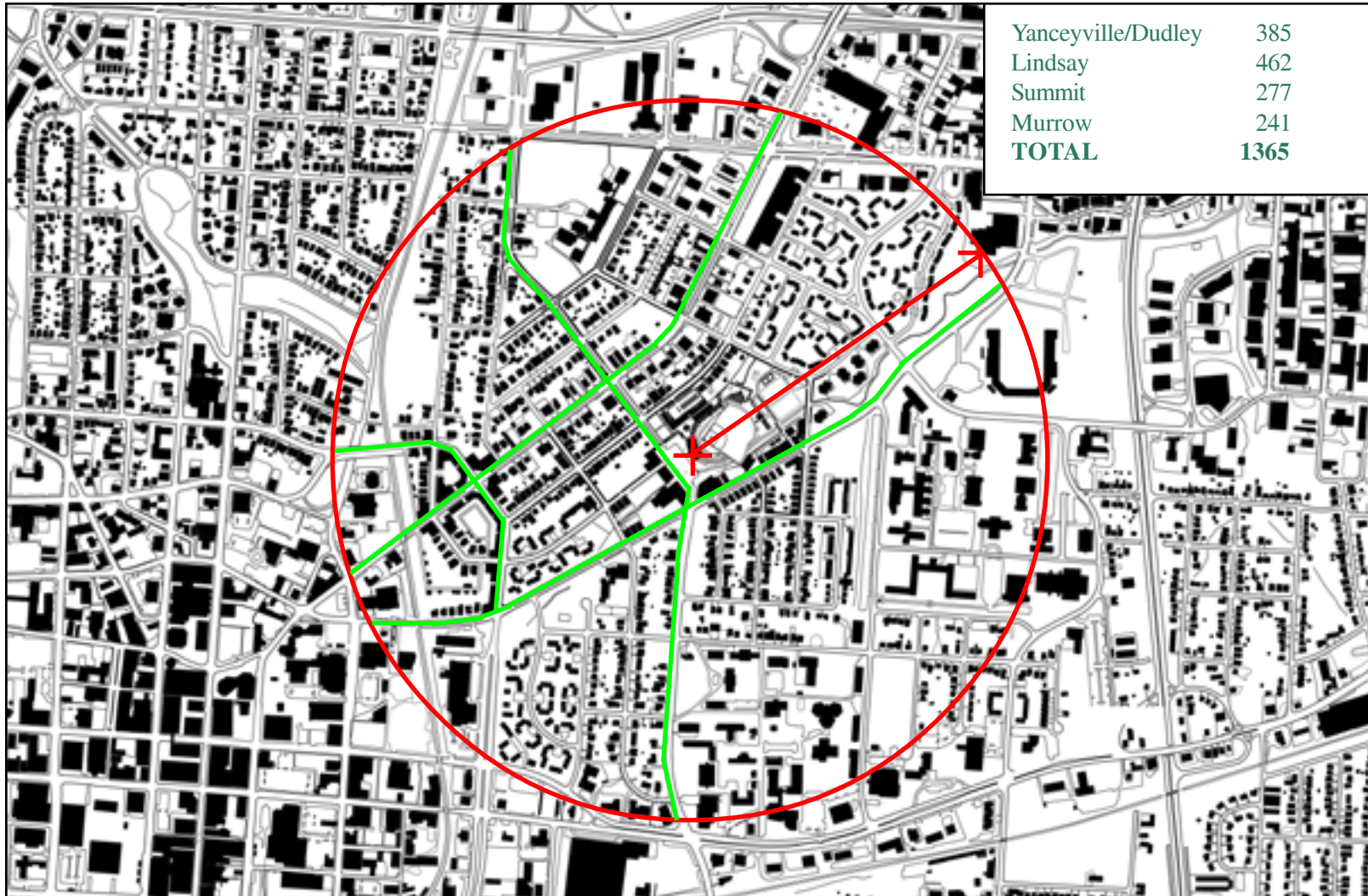


Reserved Parking Lot for team officials, players, and suite holders (70 spaces)

Relocated Program in New Structures: Reserved VIP Parking Lot



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



Potential new major street on-street parking spaces within one-half mile radius (10-minute walk) of Stadium

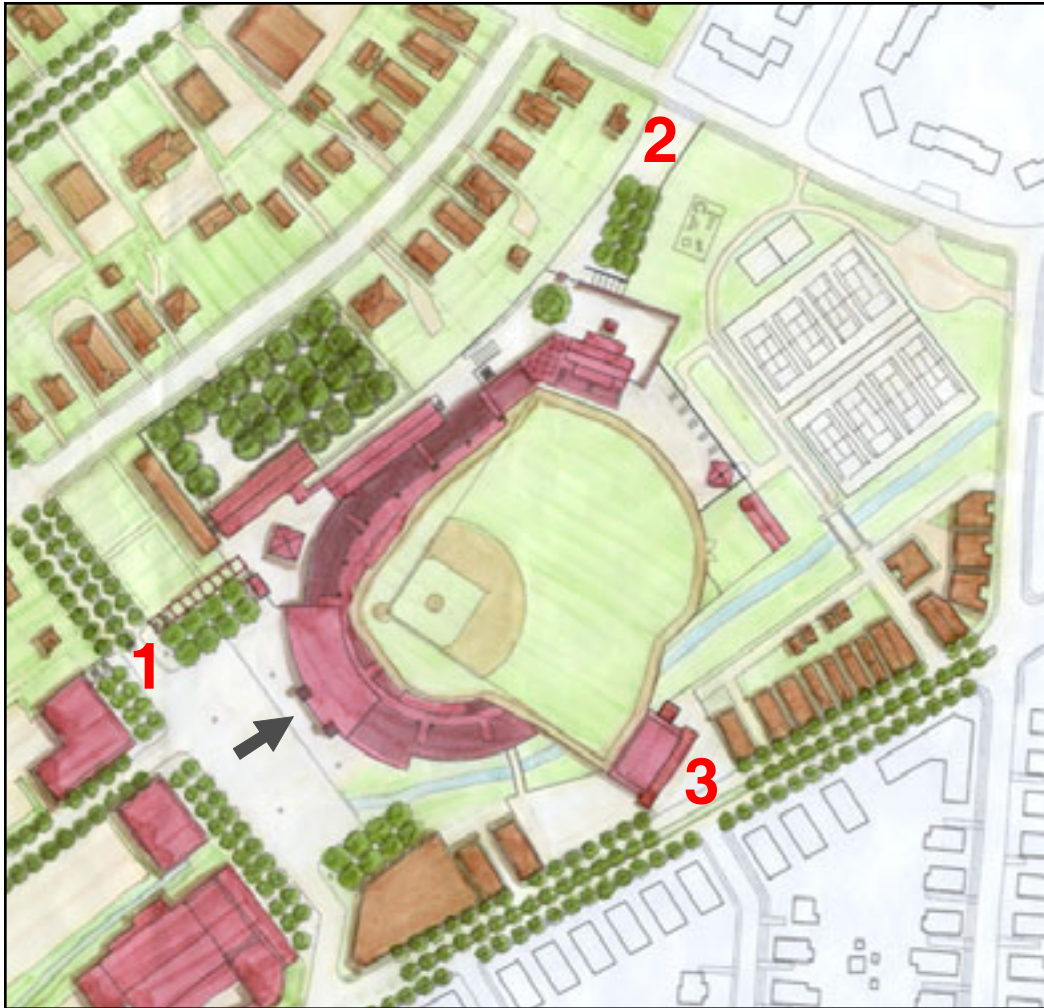


Parking I: Potential On-Street Spaces on Existing Thoroughfares

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN







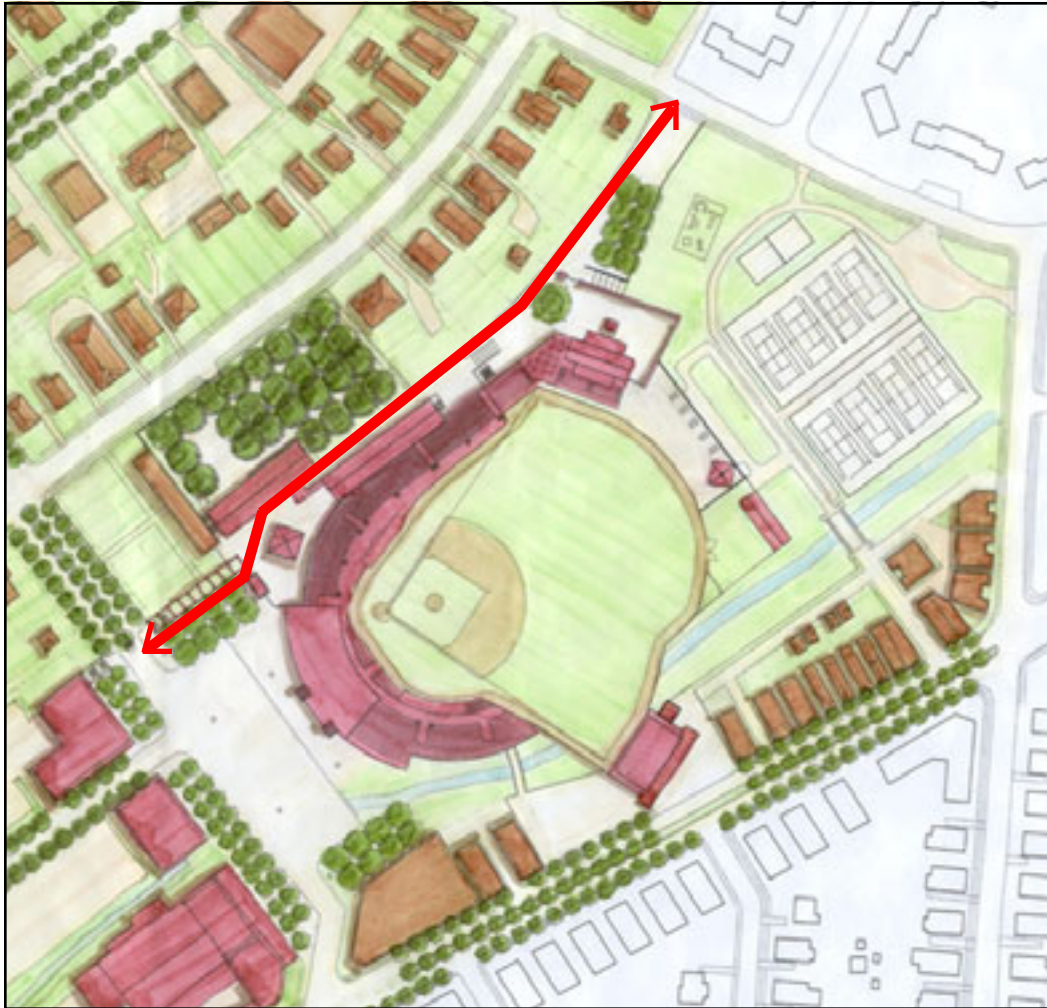
Proposed additional new public entries to Stadium

- ➔ existing entry
- 1** from Yanceyville Street
- 2** from Dewey Street
- 3** from Lindsay Street

Stadium Entries: Existing & New



# THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN



New public pedestrian connection between Dewey Street and Yanceyville Street  
(limited access only on game days)

### Yanceyville - Dewey Pedestrian Connection





Memorial Stadium today (top) VS. Memorial Stadium proposed (bottom)

### MEMORIAL STADIUM: EXISTING & PROPOSED CONDITIONS

## THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT PLAN

THE AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT (TND) ORDINANCE  
GREENSBORO, NORTH CAROLINA

1. INTENT
2. DEFINITIONS
3. DEDICATION AND LOCATION
4. DESIGN REQUIREMENTS
5. TND IMPLEMENTATION, AMENDMENTS, AND PLAN CHANGES

## AYCOCK TRADITIONAL NEIGHBORHOOD DISTRICT (TND) ORDINANCE

### 1. INTENT

This Ordinance is written in support and as part of *The Aycock Traditional Neighborhood District Plan* (hereafter “the Plan”); and both have been prepared in accordance with the Traditional Neighborhood District Purposes identified in Section 30-1-3.15 of the Greensboro Development Ordinance.

The achievement of these purposes within the area designated and delineated in the Plan as the Aycock Traditional Neighborhood District (hereafter the “Aycock TND”) cannot be achieved through the existing zoning for this area. Therefore, in order to promote these purposes, the City of Greensboro (hereafter “the City”) proposes to change the zoning designation of this area to TN1 (Traditional Neighborhood District), and adopts the following Aycock Traditional Neighborhood District (TND) Ordinance in accordance with and as a specific manifestation of the general intentions of the Traditional Neighborhood District provisions (Section 30) of the Greensboro Development Ordinance. The zoning prescriptions and proscriptions of this Ordinance and the Plan will therefore supersede current zoning with respect to new construction and development within the Aycock TND.

### 2. DEFINITIONS

Words and phrases within the Aycock TND Ordinance shall have ordinary dictionary meanings except as may be defined otherwise hereafter. General definitions of both the City’s *Traditional Neighborhood Development Handbook* and the Greensboro Development Ordinance (Section 30-2-2) shall pertain to the Aycock TND unless otherwise defined herein. In the event of a conflict between these former definitions and the definitions that follow, the following definitions shall control.

- 2.1 Artist Studio: Interior space for the teaching and/or production of the fine or useful arts, subject to the same prohibitions applicable to Light Industry uses (see Light Industry definition below).
- 2.2 Board: The Greensboro Planning Board.
- 2.3 Boulevard: A thoroughfare with central and / or side medians designed in accordance with the Master Plan Street Sections and section 4.3 of this Ordinance.
- 2.4 Building Stories: The number of floors counted from the ground floor of a Building to the underside of the ceiling of the floor below the roof. Occupiable square footage directly under a pitched roof totaling less than seventy-five (75) per cent of the floor area below will not be counted as a story.
- 2.5 Cemetery: An area of at least nine thousand (9,000) square feet dedicated for the burial of the dead in graves or columbaria, within which no development of any kind is permitted other than paths and associated funerary buildings. Cemeteries associated with and located adjacent to a church may be less than 9000 square feet.
- 2.6 Church: A Structure or group of Structures for which the primary use is to provide housing for worship, education, and charitable activities as prescribed by the tenets and practices of the particular religious community.
- 2.7 Civic Building: Any permitted or required civic use Building, when located in a Civic Use Area.
- 2.8 Civic Use Area(s): Land area or areas within the TND so designated on the Plan and upon which publicly or privately owned Structures may be erected and placed; which land areas are intended for the use, enjoyment and benefit of the citizens of Greensboro and the Aycock Neighborhood.
- 2.9 Codes: Those portions of this TND Plan that govern the design of streets; the location, height, and uses of buildings on lots; and the off street parking requirements for private parcels of land within the TND.
- 2.10 Commercial: That which involves the exchange of cash, goods, services, or any other remuneration for goods, services, lodging, meals, or entertainment in any form; or the right to occupy space for commercial purposes over a period of time.
- 2.11 Community: The residents, lessees, and property owners within the TND.
- 2.12 Half-block: That portion of any full block divided by an alley that includes the area defined by the full length of the block times one half the depth of the block.

- 2.13 Interior Block Parking Lot: A publicly owned area internal to a block, continuous with public street and/or alley-ways, designated for use as surface parking. May be paved or unpaved.
- 2.14 Lane: A secondary public passageway designed according to standards for Lane or Alley design in the Master Plan Street Sections and section 4.3 of this Ordinance.
- 2.15 Light Industry: Uses which are designed to serve the needs of the Community for industrial activity and which are not offensive to nearby Commercial or Residential uses. Light Industry includes manufacturing or assembly processes carried on completely within the walls of a Building. Light Industry shall be uses which by their nature and implementation on the site do not produce any of the following adverse impacts, as determined at the boundary of the Lot:
- noise at a level greater than typical street or traffic noise;
  - hazardous solids, liquids, or gases emitted into the environment;
  - offensive odors or glare;
  - offensive vibration;
  - any other adverse impact as may be determined by the Board, based on evidence presented.
- 2.16 Lot: A separately platted portion of the real estate of the TND: either as depicted on the Plan; or as subdivisions of blocks depicted on the Plan, with frontages as permitted by the TND Code.
- 2.17 Lot Coverage: For the TND as a whole, the ratio of the total of all Building footprints, excluding Civic Building footprints, divided by the Total Land Area in the TND. For a single Lot, the total Building(s) footprint(s) on the Lot divided by the Lot's area.
- 2.18 Open Space Areas: Land area or areas within the TND so designated on the Plan, upon which no privately owned Structures may be either erected or placed.
- 2.19 Outbuilding: An enclosed Structure sheltering an Accessory Use, subordinate to the Structure sheltering the primary use on a Lot. Outbuildings shall have a maximum height of two (2) stories, and shall be located behind the primary Structure either 3 feet from the rear lot line or (on a corner Lot) 3 feet from the lot line adjacent to the Alley.
- 2.20 Outdoor Commercial: Any Commercial use other than a restaurant, a Plan-designated farmer's market, or licensed vending conducted primarily in the out-of-doors (outside a Building or Structure) for more than five (5) consecutive days, or more than fifteen (15) days in any year.
- 2.21 Outdoor Storage: Placement on a Lot, and not within a Building or Structure, of supplies, materials, goods, products, or surplus materials for more than five (5) consecutive days or more than thirty (30) days in any year if not fully screened from public view; if fully screened from public (but not necessarily from aerial) view, then not more than five (5) consecutive days or more than sixty (60) days in any year.
- 2.22 Park: An area of at least nine thousand (9,000) square feet dedicated for Pedestrian enjoyment and active or passive recreation.
- 2.23 Plan: The Master Plan and Regulating Plan which depicts the site and proposed standards for development of the area here designated as the Aycock TND. The Plan (with its accompanying Code and Ordinance), upon approval by the Board, will supersede prior zoning classifications of property within the TND, and govern all subsequent development therein.
- 2.24 Plaza: A continuous paved public space with an area of at least nine thousand (9,000) square feet. A Plaza shall be used primarily for public gatherings and activities, and for parking as a secondary use by permission.
- 2.25 Private: That which is neither Public nor Community.
- 2.26 Private Use Areas: Land area or areas as designated on the Plan which are neither Open Space nor Civic.
- 2.27 Public: The citizens of the City, including governmental agencies.
- 2.28 Row-House: A multi-level single-family residence with zero side-yard Build-to lines and a front Build-to line per Code.
- 2.29 Scrap Yard: An area of land, or a Building, within which waste or scrap materials are bought, sold, exchanged, stored or otherwise handled. A Scrap Yard includes, without limitation, an auto wrecking yard, a "Junkyard" as defined by Law, and/or property occupied by two or more inoperable and/or unlicensed motor vehicles.

- 2.30 Setback Line: A line which is parallel with parcel boundary lines and rights-of-way, which line delimits the closest a Structure may be erected, with respect to the perimeter of a parcel.
- 2.31 Shared Parking: Any parking space or spaces intended for utilization by more than one Commercial or Civic Use at different times of day or week.
- 2.32 Square: An area of at least nine thousand (9,000) square feet with an average slope of no more than five (5) per cent. A Square shall be for Pedestrian enjoyment and passive recreation, and shall be landscaped so as to present an attractive, maintained appearance.
- 2.33 Street: Generically, a *street* is any paved thoroughfare designed in accordance with the standards of the Master Plan Street Sections and section 4.3 of this Ordinance. Specifically, a *Street* is one type of thoroughfare designated in section 4.3 of this Ordinance.
- 2.34 Total Land Area: All of the land area comprising the TND and contained within the perimeter boundaries of the Plan. This includes, without limitation, all roads and lands encumbered by power line transmission rights-of-way.
- 2.35 TND: A Traditional Neighborhood District, development characterized by a mix of commercial, residential, civic and recreational uses all within 5-10 minute pedestrian proximity. Used here also to refer to this Traditional Neighborhood Development Ordinance.
- 2.36 Transect: A system of land classification deploying the conceptual range rural-to-urban to arrange in useful order the typical elements of urbanism. (See section 4.1 of this Ordinance, below.)
- 2.37 Transect Based Zoning: The gradient of the Transect, when rationalized and subdivided, becomes the basis of a common zoning system that categorizes primarily for density and building type rather than for use. (See section 4.1 of this Ordinance, below.)
- 2.38 Warehouse: A Building used exclusively for the storage of goods or merchandise.

### **3. DEDICATION AND ADDITIONS**

The following policies with respect to land dedication within and/or additions to the Aycock TND shall apply:

- 3.1 Dedication: Because of the special objectives of the Aycock TND and the special considerations allowed under this section of the Greensboro Development Ordinance, land may not be removed from this TND, or this TND amended, except in accordance with Section 5 hereof.
- 3.2 Addition of Lands: Land areas of any size contiguous to this TND may be added to this TND upon application to the Board. An Applicant requesting to add lands shall be required to demonstrate the availability and access to public utilities, or another approved method or methods of handling the sewer, water, drainage and other utility needs of the TND, and show how the requirements of Section 4 herein will be met if the application for addition is approved.
- 3.3 Re-dedication: Lands dedicated as Open Space Area or Civic Use Area shall not be re-dedicated nor incorporated into the density allocation of this or any other TND Plan except by application to the Board in accordance with Section 5 hereof.

### **4. DESIGN REQUIREMENTS & GENERAL PROVISIONS**

In interpreting this Ordinance, a specific requirement shall control over the general.

- 4.1 Transect Based Zoning
  - 4.1.1 The *Transect* (see also in the Plan the Aycock TND Regulating Plan and the TND Code) is a system of classification deploying the conceptual range rural-to-urban to arrange in useful order the typical elements of urbanism. Derived from ecological analyses that apply the term to the sequence of natural habitat (from, e.g., shore-to-dune-to-upland or wetland-to-woodland-to-prairie), the Transect is an ordering system within which every urban element finds a place within its continuum. For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wooden one, an allee' of trees more urban than a cluster. This gradient, when rationalized and subdivided, becomes the urban Transect, the basis of a

common zoning system. The continuum of the Transect, when subdivided, forms the primary basis of the following zoning categories, listed from most rural / least dense to most urban / most dense: Rural Preserve (T-1), Rural Reserve (T-2), Sub-Urban (T-3), General Urban (T-4), Urban Center (T-5), and Urban Core (T-6). (An additional Special District (D) category is employed for parcels designated for either more singular uses or more singular building types.) *These categories zone primarily for density and building type rather than for use*, because it is a premise of TND zoning that a mix of uses is desirable and that uses change over time. The Transect zoning categories that follow therefore allow broadly for residential, commercial, and light industrial uses, though some of these are designated as primary and some secondary to particular building types. Moreover, these primary and secondary uses are supplemented by the identification of sites on the Master Plan for civic buildings and public open space, uses which are un-coded but nevertheless call for their own specific zoning categories.

4.2 Because the Aycock TND will govern primarily infill construction in an existing neighborhood, this TND Ordinance does not propose construction for every Transect category. Rather, this TND Ordinance proposes that future development in the Aycock District be governed by and limited to the following zoning categories:

- Type I                      Urban Center
- Type II                     General Urban
- Type III                    Special District
- Type IV                    Civic Lots
- Type V                     Open Space
- Type VI                    Historic Neighborhood District

4.2.1 Type I Zone: Urban Center: The Urban Center is the primary but not exclusive location for neighborhood commercial activity; and the ground floor of two Building types in the Urban Center (Types I.1 and I.3, below) will typically be devoted to commercial activities, with upper floors containing either residences or commercial space. Permitted Urban Center Building types intended more exclusively for residential purposes (Types I.4 through I.7) are indicated below. Type I.2 and I.8 are special cases; and all Urban Center Building types are described further in the Zoning Code and accompanying illustrations.

- a) Primary entrances to primary buildings in the Urban Center shall generally open to the front sidewalk.
- b) The minimum frontage width of an Urban Center Lot shall be twenty (20) feet.
- c) The maximum height of the first floor in Urban Center Buildings shall be five (5) feet above grade.
- d) All primary Buildings in the Urban Center shall be built to the front property line, and to the side property line to a minimum of sixteen (16) feet back from the front property line; except for corner Flex-houses (Type I.1), where long side Lot frontage not edged by building shall be edged by a masonry (stone, brick, or stuccoed) wall and/or wrought iron fence not less than five (5) nor more than six (6) feet in height.
- e) Street front upper floor balconies are permitted on all Urban Center Buildings, and may extend beyond the Lot line into the public R.O.W. to a maximum of four (4) feet; as may awnings attached to Building Types I.1, I.2, I.3, and I.8, and exterior front entry stairs to a maximum of three (3) feet on Type I.4.
- f) Except as otherwise indicated, total Building coverage may not exceed 75% of the Lot area; and, except for permitted Outbuildings, must be set back a minimum of 20 feet from the rear lot line. Types I.2 and I.8 may occupy 100% of their Lot.
- g) Outbuildings are not permitted on Urban Center lots, except for those occupied by Row-houses or 2-3 Flats.
- h) All Buildings shall include fire-rated walls along the sides of the Building built to a side Lot line.
- i) There shall be at least one on-street and one off-street parking space for each twenty (20) linear feet of frontage on Flex Buildings built on mid-block sites in the Urban Center, and three of each such spaces for corner site Flex Buildings. Row-houses shall have one off-street parking space per Lot, and 2-to-3 Flats and 4-to-6-Flats shall have two (2) off street parking spaces per three (3) dwelling units. Split-Level Corner and Mid-Block Flex Buildings shall have one off-street parking space per dwelling unit. There are no off-street parking requirements for U-Courtyard Apartment Buildings. Except for Corner Flex-Buildings (Type I.1) and parking garages, all Urban Center off street parking must be rear loaded.
- j) Urban Center Building Types I.1 and I.3 shall be at least three stories and not more than five stories in height. Types I.2 and I.8 shall be at least four stories and not more than five stories in height. All other Urban Center buildings shall be at least two stories and not less than 22' in height; and shall not exceed 4 stories in height. A tower floor not exceeding 25% of the area of the top floor shall be permitted on buildings on corner lots.
- k) Light Industrial buildings, Lumber Yards, and Car Washes, may be single story buildings but must be at least 22' in height.

The following Building / Use types are permitted on Urban Center (Type I) Lots:

On Corner Lots:

- I.1            Corner Flex-Building
- I.2            Split-Level Corner Flex-Building



On Mid-block Lots:

- I.3 Mid-block Flex-Building
- I.4 Row-House (minimum three per grouping)
- I.5 2-to-3-Flat (one unit / floor, typical)
- I.6 4-to-6-Flat (two units / floor, typical)
- I.7 U-Courtyard Apartment (six-to-ten units / floor, typical)
- I.8 Split-Level Mid-Block Flex-Building

Urban Center Buildings and/or Lots may be employed for the following uses:

- Lodging, including hotel
- Retail sales and services
- Office
- Private club
- Restaurants, including coffee shops and tea rooms
- Single-family or multi-family residences
- Artist studio
- Recreational building
- Medical clinic
- Elderly care and social facilities
- Workshop
- Automobile parking lots except on corner Lots
- Warehouse
- Light Industry
- Lumber Yard
- Car Wash
- Any use permitted in a Civic Use (Type IV) area
- Open space (Type V area)
- Other uses deemed by the Board to be in accordance with the Intent of this section

Urban Center Lots may be used for public or private Automobile parking structures that cover up to 90% of the Lot, provided that 1) the Structure is built to the front Lot line; 2) any parking structure located in the center of the block be surrounded by residential or mixed-use buildings; and 3) there is commercial activity on the ground floor with its primary entrance fronting the main street. Urban Center Lots may be used for Automobile service stations, including the dispensing of petroleum-based fuel, per the *Traditional Neighborhood District Handbook* and subject to the following conditions: a) that such facilities must be located on a corner lot; and b) that the primary building shall be built to the front corner of the Lot.

4.2.2 Type II Zone: General Urban: The General Urban area is a primary but not exclusive location for neighborhood residences, with commercial activity typically located in buildings ancillary to the primary Building on the Lot. Building types permitted on General Urban blocks and lots are indicated below (Types II.1 thru II.5) and in the Zoning Code and accompanying illustrations.

- a) Primary entrances to primary buildings in the General Urban zone shall generally open to the front sidewalk.
- b) The minimum frontage width of a General Urban Lot shall be forty (40) feet.
- c) The maximum height of the first floor in General Urban Buildings shall be five (5) feet above grade.
- d) All primary Buildings in the General Urban zone shall be built to a Build-to Line fifteen (15) feet back from the front property line (from both fronts on a corner Lot); to minimum 10% side property line setbacks; and to rear set backs as indicated in the Zoning Code and 4.2.2.f below.
- e) Porches, balconies and stairs on General Urban Buildings may extend beyond the front Build-to Line, but may not encroach upon side and rear yard setbacks.
- f) Except as otherwise indicated, total Building coverage in the General Urban zone may not exceed 75% of the Lot area; and must be set back a minimum of 20 feet from the rear lot line, except for Outbuildings, which are permitted on all Type II Lots but must be located three (3) feet from the rear lot line and have a maximum height of two (2) stories, but cannot be taller than the primary structure.
- g) In the General Urban zone 4-Flats, Bungalows, Four-Squares, Duplexes and 2-Flats (Types II.2, II.3, II.4 and II.5) shall have one off-street parking space per dwelling unit (including coach houses); 4-Flats (Type II.1) shall have four off-street parking spaces per lot.

- h) General Urban zone Buildings shall be at least two stories and not less than 22' in height; and shall not exceed 3 stories in height. A tower floor not exceeding 25% of the area of the top floor shall be permitted on buildings, subject to the approval of the Town Architect.

The following Building / Use types are permitted on General Urban (Type II) Lots:

On Corner Lots:

- II.1 4-Flat (two units / floor, typical)

On Corner or Mid-block Lots:

- II.2 Bungalow  
II.3 Four-Square  
II.4 Duplex (vertical unit separation)  
II.5 2-Flat (one unit / floor, typical)

General Urban Buildings and/or Lots may be employed for the following uses:

- Residential dwellings
- Lodging for not more than fifteen (15) persons, including bed & breakfasts
- Retail sales and services as an Accessory Use for not more than five (5) employees
- Offices as an Accessory Use, for not more than five (5) employees
- Artist Studio
- Any use permitted in a Civic Use (Type IV) area
- Open Space (Type V area)
- Automobile parking lots, per guidelines in Section 4.4 below
- Other uses deemed by the Board to be in accordance with the Intent of this section

4.2.3 **Type III Zone: Special District:** The Special District area is reserved for uses and / or building types associated either with peculiar site conditions or with institutions that require large and / or complex buildings and programs. There are two Special Districts in the Aycok TND: the Summit Avenue Special District (Type III-a), and the Ballpark Special District (III-b).

**4.2.3.1 Type III-a: Summit Avenue Special District:** The intent of the Summit Avenue Special District is to restore by means of street improvements and new buildings the historic formal grandeur of Summit Avenue, permitting a mix of uses in the District comparable to the Urban Center (Type I) zone, in building types more characteristic of the General Urban (Type II) zone. Building types permitted on Summit Avenue Special District blocks and lots are indicated below (Types III-a.1 thru III-a.4) and in the Zoning Code and accompanying illustrations. In addition to the constraints immediately following, all buildings erected in the Summit Avenue Special District must be approved by the Town Architect, and must demonstrate their compatibility with the Intent of this section of the Ordinance.

- a) Primary entrances to primary buildings in the Summit Avenue Special District shall generally open to the front sidewalk.
- b) The minimum frontage width of a Summit Avenue Special District Lot shall be sixty (60) feet for corner Lots and fifty (50) feet for mid-block Lots; except for Section 4.2.3.1c immediately following.
- c) U-Courtyard Apartment (Type III-a.4) Lots, shall have a minimum width of one hundred (100) feet and only a five (5) foot side yard setback requirement. The width of the forecourt shall not be less than the width of its widest flanking Building wing.
- d) The maximum height of the first floor in Summit Avenue Special District Buildings shall be five (5) feet above grade.
- e) All primary Buildings in the Summit Avenue Special District shall be built to a Build-to Line thirty (30) feet back from the front (Summit Avenue) property line; to minimum 15% side property line setbacks (except as noted above, 4.2.3.1c); and to rear set backs as indicated in the Zoning Code and 4.2.3.1g below.
- f) Porches, balconies and stairs on Summit Avenue Special District Buildings may extend beyond the front Build-to Line, but may not encroach upon side and rear yard setbacks.
- g) Except as otherwise indicated, total Building coverage on Summit Avenue Special District Buildings may not exceed 60% of the Lot area; and must be set back a minimum of 20 feet from the rear lot line, except for permitted Outbuildings, which if built must be located three (3) feet from the rear lot line and have a maximum height of two (2) stories, but cannot be taller than the primary structure.
- h) All off-street parking in the Summit Avenue Special District shall be rear-loaded. Four- Squares and Duplexes (Types III-a.1 and III-a.2) shall have one off street parking space per dwelling unit (including coach houses). 4-to-6 Flats (Type III-a.3) shall have four off-street parking spaces per Building. There are no off-street parking requirements for U-Courtyard

Apartment Buildings (Type III-a.4), except that any off-street parking provided must be rear loaded. Outbuildings are permitted on all Summit Avenue Special District Lots; but only as parking garages for 4-to-6 Flats and U-Courtyard Apartments.

- i) Summit Avenue Special District Buildings shall be at least two stories and not less than 22' in height; and shall not exceed 3 stories in height. A tower floor not exceeding 25% of the area of the top floor shall be permitted on buildings, subject to the approval of the Town Architect.

The following Building / Use types are permitted on Summit Avenue Special District (Type III-a) Lots:

On Corner or Mid-block Lots:

- III-a.1 Four-Square
- III-a.2 Duplex (vertical unit separation)
- III-a.3 4-to-6 Flat (two units / floor, typical)

On Mid-block Lots only:

- III-a.4 U-Courtyard Apartment (six-to-ten units / floor, typical)

Summit Avenue Special District Buildings and/or Lots may be employed for the following uses:

- Single-family or multi-family residences
- Lodging for not more than fifteen (15) persons, including bed & breakfasts
- Restaurants, including coffee shops and tea rooms
- Retail sales and services as an Accessory Use for not more than five (5) employees
- Offices as an Accessory Use, for not more than five (5) employees
- Private club
- Artist studio
- Medical clinic
- Elderly care and social facilities
- Funeral home
- Any use permitted in a Civic Use (Type IV) area
- Open space (Type V area)
- Other uses deemed by the Board to be in accordance with the Intent of this section

**4.2.3.2** Type III-b: Ballpark Special District: The intent of the Ballpark Special District is to encourage higher density residential use in the vicinity of World War Memorial Stadium (especially along Lindsay Street, Veterans Plaza, and the Greensboro Farmers Market; and encouraging roof-top views of and into the Stadium where possible) by means of several building types found in the Urban Center (Type I) Zone; but promoting a concentrated (i.e., residential) use more characteristic of the General Urban (Type II) Zone. Building types permitted on Ballpark Special District blocks and lots are indicated below (Types III-b.1 thru III-b.4) and in the Zoning Code and accompanying illustrations. In addition to the constraints immediately following, all buildings erected in the Ballpark Special District must be approved by the Town Architect, and must demonstrate their compatibility with the Intent of this section of the Ordinance.

- a) Primary entrances to primary buildings in the Ballpark Special District shall generally open to the front sidewalk.
- b) The minimum frontage width of a Ballpark Special District Lot shall be twenty (20) feet.
- c) The maximum height of the first floor in Ballpark Special District Buildings shall be five (5) feet above grade.
- d) All primary Buildings in the Ballpark Special District shall be built to a Build-to Line ten (10) feet back from the front property line (from both fronts on a corner lot); to zero (0) side property line setbacks, except for Row-Houses (Type III-b.3), which shall have zero (0) side Build-to Lines to a minimum depth of sixteen (16) feet from the front of the Lot; and to rear set backs as indicated in the Zoning Code and 4.2.3.2f below.
- e) Street front upper floor balconies are permitted on all Ballpark Special District Buildings, and may extend beyond the Build-to Line to a maximum of four (4) feet; as may exterior front entry stairs; as well as awnings on Corner Flex-Houses (Type III-b.1).
- f) Except as otherwise indicated, total Building coverage may not exceed 75% of the Lot area; and, except for permitted Outbuildings, must be set back a minimum of 20 feet from the rear lot line.
- g) Outbuildings are not permitted on Ballpark Special District Lots, except for those occupied by Row-houses or 3-Flats.
- h) All Buildings shall include fire-rated walls along the sides of the Building built to a side Lot line.

- i) Because of its proximity to Veterans Plaza, there is no off street parking requirement for Corner Flex-Buildings in the Ballpark Special District. Row-houses shall have one off-street parking space per Lot, and 3-Flats and 6-Flats shall have two (2) off street parking spaces per three (3) units. All Ballpark Special District off-street parking must be rear loaded.
- j) Ballpark Special District Corner Flex-Building (Type III-b.1) shall be at least three stories and not more than five stories in height. 6-Flats and 3-Flats (Types III-b.2 and III-b.4) shall be three stories in height; and Row-Houses (Type III-b.3) shall be at least two stories and not less than 22' in height; and shall not exceed 3 stories in height. A tower floor not exceeding 25% of the area of the top floor shall be permitted on all Ballpark Neighborhood District buildings, subject to the approval of the Town Architect.

The following Building / Use types are permitted on Ballpark Special District (Type III-b) Lots:

On the northeast corner of Lindsay Street and Yanceyville Street:

III-b.1 Corner Flex-Building

On all other Corner or Mid-block Lots:

III-b.2 6-Flat (two units / floor, typical)

On Mid-block Lots only:

III-b.3 Row-House (minimum three per grouping)

III-b.4 3-Flat (one unit / floor, typical)

Ballpark Special District Buildings and/or Lots may be employed for the following uses:

- Residential dwellings
- Lodging, including hotel; in Corner Flex-Building (Type III-b.1) only
- Retail sales and services, in Corner Flex-Building (Type III-b.1) only
- Restaurants, including coffee shops and tea rooms, in Corner Flex-Building (Type III-b.1) only
- Offices as an Accessory Use, for not more than five (5) employees, in Row-Houses (Type III-b.3) only
- Artist Studio
- Any use permitted in a Civic Use (Type IV) area
- Open Space (Type V area)
- Other uses deemed by the Board to be in accordance with the Intent of this section

4.2.4 Type IV Zone: Civic Lots: Civic Lots are parcels identified in the Plan as areas reserved for civic buildings and monuments.

- a) Buildings in the Type IV zone shall be located when possible adjacent to or enfronting Parks, Squares, or Plazas; or at a Vista Termination.
- b) Type IV Buildings shall have no height or story limitations.
- c) Front entrance to Type IV Buildings shall be from the main sidewalk.
- d) Off-street parking on Type IV Lots shall occur at the rear of the Building per Section 4.4 below.
- e) No parking shall be permitted at the curb immediately in front of a Type IV Building entrance.
- f) Civic uses in Type I (Urban Center) or Type II (General Urban) areas shall conform where possible to the design guidelines above; and may be subject to height and lot location restrictions not applicable on Type IV Lots, at the discretion of the Town Architect and Board.

Type IV areas shall contain monuments, or Buildings for the following types of uses:

- City, Township, County, State and/or Federal Government
- Athletic Facility, including stadia, ballparks, and playing fields
- Farmers Market
- Veterans Organizations
- Church
- Library
- Post Office
- Museum

- Historical and/or Cultural Society
- School, public or private
- Art gallery
- Music centers, symphony halls, or other Structures for the public enjoyment of musical performances
- Theater for the Performing Arts, indoors or outdoors
- Fire Station
- Police Station
- Hospice
- Other uses deemed by the Board to be in accordance with the Intent of this section

4.2.5 Type V Zone: Open Space: Open Space (Type V zones) in this TND may be used solely for Plazas, Squares and Parks as indicated on the Plan. No Structures shall be built in an Open Space Area unless they are: a) specifically designated on the Plan; or b) intended to promote the use of the Open Space in a manner consistent with the Intent of this section.

Type V Lots shall be one of the following types (location on Plan indicated in parentheses):

- V.1 Plaza (Veterans Plaza)
- V.2 Square (Sternberger Park)
- V.3 Park (tennis courts; unnamed park near Aycock Square)
- V.4 Shared Public Parking (none shown on Plan)

4.2.6 Type VI Zone: Historic Neighborhood District: The Type VI zone is coextensive with the existing Aycock Historic District, the specific guidelines for which are hereby incorporated into the Zoning regulations of this TND. Unless otherwise indicated on the Regulating Plan, the primary Zoning category for the Historic Neighborhood District will be General Urban (Type II). Specific and more restrictive existing Historic Neighborhood District guidelines shall rule over less specific general zoning guidelines in this Ordinance.

4.2.7 Special Exceptions and Other Uses: Applications for a special exception or other use within this TND shall be considered by the Board in accordance with the following standards:

- The specific site is an appropriate one for the proposed use
- The proposed use will not adversely affect adjacent sites
- The proposed use will not create any undue nuisance or hazard

4.2.8 Prohibited Uses: The following new uses are specifically prohibited in this TND:

- Chemical manufacturing, storage or distribution, as a primary use
- Any Commercial use which is primarily directed to patrons who are encouraged by the site layout or Buildings to remain in their automobile while receiving goods or services, except automobile service stations or car washes
- Enameling, plating, or painting, except in Artist Studios as a primary use
- Outdoor advertising or billboard as a principal use, or any outdoor advertising for a use not in the TND
- Chain link fences
- Foundries, carting, express, moving or hauling terminal or yard, except delivery or pick up of goods or merchandise solely to service businesses in the TND.
- The manufacture or disposal of hazardous waste materials
- The manufacture or disposal of radioactive waste
- Scrap Yards
- Mobile homes
- Commercial sand, gravel, or other mineral extraction
- Outdoor Storage
- Outdoor Commercial
- Any use producing any of the adverse impacts defined as prohibited under the definition of “Light Industry”

### 4.3 Street Types and Uses

“Street” is a generic term that also includes the following kinds of streets (see Section 2, “Definitions;” and the “Street Section Summary” portion of the Master Plan for specific street and dimensional information):

- Boulevards
- Streets
- Lanes
- Alleys

The Street Sections in this Plan describe existing streets within this TND, and proposed changes. Future alterations or additions to the existing street grid beyond those proposed specifically in the Plan shall be done in accordance with the following section 4.3 guidelines.

#### 4.3.1 Streets shall be designed to generally:

- Minimize alteration of natural site features
- Improve the view of and the view from Buildings and other prominent vistas
- Minimize the area devoted to motor vehicle travel
- Promote Pedestrian use and safety
- Promote the creation of Vista Terminations

#### 4.3.2 Where possible, there should be a continuous network of Alleys generally to the rear of Lots in this TND.

#### 4.3.3 Connection: All Boulevards, Streets, Lanes, and Alleys within this TND shall terminate at other streets or at Public Land, or shall connect to other streets either within or outside the TND.

#### 4.3.4 Controlled Access: Boulevards, Streets, Alleys, and Lanes within or at the edge of this TND shall not be controlled by gates, bars, or other mechanisms to restrict access to the Public.

#### 4.3.5 Property Lines Coincident With Right-Of-Way: Property lines of Lots shall intersect with the sideline of that street which serves as primary access to the Lot.

#### 4.3.6 Sidewalk Sizes and Requirements: All sidewalk systems shall be handicapped accessible. Sidewalks at least twelve (12) feet in width shall be provided adjacent to all Type I and Type IV uses; and sidewalks no less than five (5) feet in width and separated from the curb by a planting strip shall be provided along both sides of all other streets within the TND. Public sidewalks shall generally be parallel with the streets they adjoin and must be within the street right-of-way. The sidewalk’s use and maintenance shall be ensured by permanent easement.

#### 4.3.7 Lighting: Street lights shall be provided along all Boulevards, Streets, Lanes, and Alleys, at intervals not greater than ninety (90) feet and not less than thirty (30) feet.

#### 4.3.8 Crossings: Street design shall be done to minimize potentially dangerous Pedestrian crossings. Pedestrian activated crossing signals shall be provided as needed.

#### 4.3.9 Access: Lot layout and street design shall ensure Pedestrian access to all Lots.

#### 4.3.10 Construction Requirements: All Boulevard Streets, Alleys, and Lanes, shall be paved and shall comply with minimum standards established above and in the Proposed Street Sections.

### 4.4 Parking Requirements

#### 4.4.1 General: Minimum off street parking requirements are indicated in Land Use Types I and II.

#### 4.4.2 On Street Parking: Except for permitted access to off street parking for Lot Types I-IV and exceptions noted in the Street Section Summary, continuous parallel parking shall be permitted along Streets throughout the TND to within forty (40) feet of Street intersections; and to within eighty (80) feet of lighted intersections in the Summit Avenue Historic District (Land Use Zone Type III-a).

4.4.3 Off Street Surface Parking: Off street surface parking is permitted in the following three types of conditions:

- In private parking lots or garages accessible from public rights of way (including alleys)
- On Open Space Lots Type V.1, Plazas (by permission)
- On Open Space Lots Type V.4, Parking Lots (per section 4.5 Shared Parking, below)

Off street parking lots on Lot Types I and II shall be located at the side or the rear of Buildings, are prohibited from being located on a corner, and shall be screened in accordance with section 4.4.6 below to help minimize their view from the street. Off street parking for Lot Types III and IV shall be confined to and accessed from the rear of the Lot.

4.4.4 Parking Garage Requirements: Parking garages or Structures built for the purpose of storing four (4) or more vehicles are permitted in the Urban Center; and may be located at intersections provided that there is not more than one per intersection, and provided that there is other Commercial activity in the ground floor with its primary entrance fronting the main street. Parking structures with retail at grade may also be located in the middle of Urban Center blocks if surrounded by residential or mixed-use buildings. Automobile entry/exit shall not exceed twenty-five (25) feet in width.

4.4.5 Parking lots of any kind are not permitted at intersections.

4.4.6 Parking lots shall be located at the side or the rear of Buildings. Side parking lots shall be screened from the sidewalk by walls, fences, or hedges not less than five (5) feet nor more than six (6) feet in height, with entry and exit access not to exceed twenty-five (25) feet in width.

#### 4.5 Shared Parking Option

4.5.1 In order to help to minimize the land area used for parking requirements within the TND, the City shall have the option of electing this “Shared Parking” section of the TND.

4.5.2 Consistent with the Intent of this Ordinance, the Board may allocate land to be set aside as Open Space Type V.4 for Shared Public Parking. Any such set aside space shall be eligible for reconsideration for other use by the Board.

4.5.3 Any change subsequent to approval of this TND which contains Shared Parking shall demonstrate continued conformance with this section, or compliance with the non-Shared Parking requirements.

#### 4.6 Utility Requirements

4.6.1 Utilities and Location: All utilities shall generally be located underground and within Street and Alley rights-of-way. All utility outlets, service entrances, transformers and the like shall generally be centrally clustered in a neat and orderly fashion and shall be screened from view where permitted by Building and electrical codes.

4.6.2 State & Federal Standards: Water and sewage supply and distribution lines and facilities shall be designed and installed in accordance with applicable State and Federal standards. Distribution lines shall generally be located within the right-of-way limits of Streets.

#### 4.7 TND Compliance

4.7.1 Local Standards: Proposals for new construction within this TND shall comply with all applicable provisions of this ordinance, and with other pertinent ordinances, regulations and policies of the City; provided, however, that in the event of conflict between such ordinances, regulations or policies with this TND, the TND standards shall control.

### 5. IMPLEMENTATION, AMENDMENTS, AND PLAN CHANGES

This Aycock TND Ordinance shall take effect upon the approval of the authoritative elected and/or appointed representatives of the citizens of Greensboro; and, in conjunction with appropriately submitted and approved Plans, shall govern the physical development of new construction within the Aycock Traditional Neighborhood District. This Aycock TND Ordinance shall be added to and shall supersede in effect existing City zoning laws with reference to all properties within the area designated as the Aycock Traditional Neighborhood District.

- 5.1 In the Aycock District, *all new private (residential, commercial, and/or light industrial) development shall conform to the guidelines of this TND and its accompanying Plan*; and the City shall make every effort to procure outright, acquire through long term lease, or otherwise make available those properties designated for public open space and civic and/or public uses.

The Aycock TND Plan, once approved, may be amended according to the standards and provisions of sections 5.2 and forward that follow below.

- 5.2 An application for amendment to this TND may be made no more frequently than semi-annually and shall be submitted 15 days prior to 180 days or an integer multiple of 180 days following the date of approval of the TND.
- 5.3 An application for amendment to, or removal of land from, this TND shall be completed consistent with State, County, Township, and/or City standards for subdivision and site plan review.
- 5.4 The City may approve an amendment to this TND Plan subsequent to its adoption unless the proposed amendment:
- 5.4.1 Would result in a lack of compliance with the City Zoning Ordinance;
  - 5.4.2 Proposes to remove land which would result in the remaining TND having land area of less than 90% of the original TND; or
  - 5.4.3 Would have a substantial adverse impact on any special aspects or features of this approved TND.



## APPENDIX I:

### ELEVEN CHARACTERISTICS OF GOOD URBAN NEIGHBORHOODS\*

The moral, economic, and environmental benefits of traditional urban neighborhoods are greatly influenced by certain identifiable physical and organizational characteristics. Good neighborhoods share most or all of the following eleven features, which may be viewed as guiding principles for good neighborhood design.

- 1) **A good neighborhood has a discernible center**, usually a public square and / or a main street, typically bordered by civic buildings, shops, and/or residences. A transit stop (usually train and/or bus) should be located in or along this center, connected to other neighborhood centers generally not less than one-half mile nor more than one mile away.
- 2) **A good neighborhood has a more or less discernible edge** where the neighborhood ends and another neighborhood or a public park or the rural landscape begins.
- 3) **A good neighborhood is pedestrian friendly**, and accommodates not only automobile drivers but also those who choose to walk or who are unable to drive. Most of the residences in the neighborhood are within a five-to-ten minute (one-quarter to one-half mile) walk of the neighborhood center.
- 4) **A good neighborhood has a variety of dwelling types**. These usually take the form of houses, row-houses, flats, apartment buildings, coach houses, and flats-above-stores, so that the young and the old, singles and families, the poor and the wealthy, can all find places to live. Small ancillary buildings are typically permitted and encouraged within the backyard of each lot. In addition to parking, this small building may be used as one rental unit of housing or as a place to work.
- 5) **A good neighborhood has stores and offices located at and/or near its centers**, and along the primary streets that connect neighborhood centers. The stores should be sufficiently varied to supply the weekly needs of a household.
- 6) **A good neighborhood has an elementary school to which most young children can walk**. This walking distance should not be greater than one mile.
- 7) **A good neighborhood has access to public parks** and other recreation facilities within and beyond its edge.
- 8) **A good neighborhood has small blocks with a network of through streets**. This network would include major and minor streets, commercial and residential streets, arterial and local streets; but is emphatically *not* a system of feeder roads and dead end cul de sacs. This network provides multiple routes to various city destinations, and *helps disperse traffic congestion*. Streets within the neighborhood have curbs and sidewalks, are relatively narrow, and are lined with trees. This slows down traffic and creates an environment better suited for both pedestrians and cars.
- 9) **A good neighborhood places its buildings close to the street**. This creates a strong sense of the neighborhood's center and streets as places, and of the neighborhood itself as a place.
- 10) **A good neighborhood utilizes its streets for parking**. Parking lots and garages rarely if ever front the streets, and are relegated to the rear of buildings and accessed by alleys.
- 11) **A good neighborhood reserves prominent sites for civic buildings and community monuments**. Buildings for education, religion, culture, sport, and government either terminate street vistas or front town centers.

\* The ideas that follow are NOT copyrighted, but are common features of traditional villages, towns, and neighborhoods, and are also common to the domain of traditional architects and urban designers.

## APPENDIX II:

### EIGHT IMPERATIVES FOR TRADITIONAL NEIGHBORHOOD BASEBALL PARKS

- 1) Think always of ballpark design in the context of urban design.
- 2) Think always in terms of mixed-use *neighborhood* rather than entertainment *zone* or cultural *district* (see “Eleven Characteristics” above).
- 3) Let *site* more than *program* drive the ballpark design—not exclusively, but more...
- 4) Treat the ballpark as a civic building.
- 5) Make cars adapt to the culture and physical form of the neighborhood instead of the neighborhood adapting to the cars.
- 6) Maximize the use of pre-existing on- and off-street parking, and distribute rather than concentrate any new required parking.
- 7) Create development opportunities for a variety of activities in the vicinity of the ballpark, including housing and shopping.
- 8) To keep the ballpark footprint smaller and more neighborhood-friendly, locate non-ballpark specific program functions in buildings located *adjacent to* rather than *within* the ballpark.

**APPENDIX III:**

*War Memorial Stadium Seating Totals*

	<u>Option 1 - 20" seats everywhere</u>	<u>Option 2 - 19" seats everywhere</u>	<u>Option 3 - 19" bleachers, 20" seats</u>
Tier #1 - behind home plate	1,532	1,615	1,532
Tier #2 - 1st base side	1,130	1,290	1,290
Tier #2 - 3rd base side	963	1,018	1,018
Tier #3 - 3rd base side	1,798	1,864	1,862
Left Field Sports Bar seats	342	356	342
Right Field new bleachers	624	720	720
Luxury Box seats	144	144	144
Handicapped seats	97	97	97
<b>Subtotal</b>	<b>6,630</b>	<b>7,104</b>	<b>7,005</b>
Picnic area	300	300	300
Sports bar	100	100	100
SRO	250	250	250
<b>Total</b>	<b>7,280</b>	<b>7,754</b>	<b>7,655</b>
Percentage of seats accessible	1.46%	1.37%	1.38%

***Concessions & Bathroom Summary***

	<u>Lineal Feet recommended</u>	<u>Lineal Feet Provided</u>
Concessions Counters	150	232
	<u>Recommended</u>	<u>Provided</u>
<u>Women</u>		
Water Closets	25	42
Lavatories	25	28
<u>Men</u>		
Water Closets	8	9
Lavatories	25	30
Urinals	30	32

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*The Aycock Traditional Neighborhood District  
Plan* was commissioned by:

The Aycock Neighborhood Association

Preservation Greensboro Incorporated

and

The Greensboro Department of Housing  
and Community Development