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1. What Will Cary Be in 2040?
The Cary Community Plan will chart a course for what Cary will be in 2040, and set out specific policies and action strategies for implementing the Town’s vision. Community dialogue shared since the beginning of the Imagine Cary community planning process has shed light on six topics that do not have clear policy direction:

“Where will we live?”
“Where will we work?”
“Where will we shop and dine?”
“How will we get around?”
“How will Southwest Cary grow?”
“How will Downtown Cary thrive?”

These topics were initially explored in Phase 1: Vision for Imagine Cary. Under the direction of the Cary Town Council, these topics have been the focus for Phase 2: Community Choices. Additional policy topics, such as the environment, infrastructure, and parks, will be included in the Cary Community Plan, but were not the focus of Phase 2 efforts.

About Phase 2: Community Choices
The objective for Phase 2 is to develop a set of recommended policy directions for each of the six topics that will guide development of the Cary Community Plan. Development of the policy directions included in this report was conducted as a set of steps: (1) technical analyses and professional evaluations to identify policy alternatives, (2) community workshops and online surveys to gather input on policy alternatives, and (3) a combined effort of the Committee for the Future and the staff and consultant Project Team to evaluate public input, professional best practices, and guidance provided by the Town Council through a set of plan assumptions to develop a set of policy direction recommendations for the six topics.

About this Community Directions Report
Policy direction recommendations are compiled into this Community Directions Report. This report will be presented to the Cary Town Council at two work sessions scheduled for February 24 and March 3, 2015. The objective of these meetings is for the Cary Town Council to provide the Committee for the Future and the Project Team with an approved policy direction for the six topics, and to confirm the approach for commencing work on Phase 3: Plan Framework.
About Phase 2: Community Choices Public Engagement

Phase 2 public engagement was organized into two parts: Part 1 in the summer of 2014, and Part 2 in the fall of 2014. More than 4,100 responses were collected through these efforts. The first round of public workshops and online surveys was conducted July-September, 2014, and covered four policy questions:

- Where will we live?
- Where will we work?
- Where will we shop and dine?
- How will Southwestern Cary grow?

The second round of meetings and online surveys was conducted November-December 2014 and covered the remaining two policy questions:

- How will we get around?
- How will Downtown Cary thrive?

Participants involved in these exercises were self-selected. Their input is not to be treated as a statistically significant sample of Cary citizens. Public input was used as one set of inputs in evaluating future policy directions, along with input collected during Phase 1, technical and professional expertise provided by Cary Town Staff and consultants, the vision and value statements developed in Phase 1 of the project, the guidance provided by the Committee for the Future, and the assumptions for the new plan provided by the Cary Town Council (See the next section for the list of these assumptions). A summary of Community Choices input provided by Cary citizens is provided in Appendices A and B. A separate Appendix in the form of seven Excel databases provides the raw input provided during Phase 2, and is available on the project website at www.imaginecary.org

Organization of this Report

This report is organized into six sections:

1. **What Will Cary Be in 2040?** – overview of the process and this report
2. **Cary Community Plan Assumptions** – guidance for preparing the plan provided by the Cary Town Council in the form of assumptions about Cary’s future
3. **Cary’s Vision and Value Statements** – vision and value statements developed in Phase 1
4. **Policy Recommendations** – recommended policies and related policy considerations for the six Community Choice topics
5. **Appendix A: Findings from Community Choices Workshops and Online Surveys** – a summary of policy choices survey findings for the six topics
6. **Appendix B: Phase 2 Participant Characteristics** - a summary profile of survey and workshop respondents (age, gender, income, etc.)
### 2. Cary Community Plan Assumptions

In the spring of 2014, the Cary Town Council provided direction for developing future policy alternatives for Cary. Part of that direction included several assumptions about Cary in the future. These assumptions are a guide for developing the specific policies and implementation strategies for the Cary Community Plan.

<table>
<thead>
<tr>
<th>Growth Will Continue in the Triangle Region and in Cary</th>
<th>Cary Will Maintain Its Predominantly Suburban Character</th>
<th>Existing Neighborhoods will be Maintained in Their Current Suburban Pattern</th>
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<tbody>
<tr>
<td>Cary’s Population is Becoming More Diverse</td>
<td>More Infill and Redevelopment Expected</td>
<td>Public Infrastructure Will Keep Pace with Growth</td>
</tr>
<tr>
<td>Aging Infrastructure Will Require Future Maintenance</td>
<td>Land and Water Resources Will be Protected</td>
<td>Driving Will Continue to be the Predominant Form of Transportation in Cary</td>
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</tbody>
</table>
3. Cary’s Vision and Value Statements

These “Vision & Value Statements” were adopted by the Cary Town Council at their February 6, 2014 work session. These Vision and Value Statements set the overarching course for the Cary Community Plan. They are guidance for developing the recommended policy directions in this report.

VISION STATEMENT

The vision…The Town of Cary will continue to be the model of a highly-regarded and well-managed suburban community. The interests of residents and businesses will be at the forefront of policies and public investment that foster sustained prosperity.

Since the community is mostly developed, the existing suburban pattern of high quality residential, office, and shopping areas will remain dominant. In strategic and appropriate locations, emerging new development patterns—greater intensity in a walkable, mixed use form—will be encouraged to provide existing and future residents additional choices for living, connecting, working, playing, and shopping.

The attractive physical setting—both natural and man-made—strengthens community pride and encourages private investment. This is also true with the consistent delivery of high-quality community infrastructure, services and facilities.

The community also continues to prosper through attention to quality and a commitment to a sense of community, culture, and history, revealing the authentic and special Cary.

VALUE STATEMENTS

Regional Context: We believe in…Leveraging the Town’s location within the region and proximity to regional assets (RTP, RDU airport, higher education institutions, and nearby communities) yet continuing to differentiate Cary as a unique place to live, work, play, and conduct business. Using effective collaborations with neighboring jurisdictions and institutions, as well as improved physical connections, will make Cary and the region stronger.

Land Use: We believe in…Managing land to create a distinctive, attractive, physical environment for our growing and diverse community while maintaining our predominant suburban character. Development should focus on creating and maintaining high-quality commercial areas and strong residential neighborhoods complemented by walkable mixed use activity nodes that serve all age groups.
**Redevelopment and Infill:** We believe in… Focusing redevelopment efforts on underperforming land and building assets, and focusing new infill development on vacant areas that are already served by existing infrastructure. Older declining shopping centers and commercial areas are key redevelopment priorities, and downtown represents a good opportunity to invest in a way that creates an active, walkable mixed use environment which yields greater economic value and a point of pride for Cary.

**Arts and Culture:** We believe in… Creating a vibrant cultural and arts environment through performances, exhibits, festivals and places.

**Economics and Fiscal Health:** We believe in… Fostering a prosperous, diverse economy that motivates and supports entrepreneurs, improves underutilized retail and office development, supports existing businesses, attracts new business development, and utilizes public-private partnerships to sustain the Town’s fiscal health.

**Environment:** We believe in… Respecting nature and protecting natural resources. This includes conservation of limited natural habitat, encouraging re-use and redevelopment, and greater use of alternative energies. Paramount is the conservation of water resources and the protection of water supply watersheds, including Jordan Lake, to maintain a high quality water supply for our future.

**Facilities and Infrastructure:** We believe in… Providing comprehensive and top-quality facilities and utility services to residents, businesses and institutions. Public infrastructure is provided in conjunction with development, coordinated with private investments, and is well-maintained.

**Historic Resources:** We believe in… Preserving sites, structures and traditions that help convey the history of Cary as a source of community pride.

**Housing and Neighborhoods:** We believe in… Maintaining existing strong residential areas as well as creating new sustainable neighborhoods supported by mixed uses and activities. This includes additional residential choices for a variety of lifestyles, ages, cultures, and incomes organized in a walkable pattern.

**Parks and Recreation:** We believe in… Providing extensive and high-quality recreation services and facilities as a signature of the community, helping to make Cary a desirable place to live, supporting strong property values, and promoting healthy living. Opportunities for recreation include a well-connected greenway network, an expansive system of parks and natural areas of all sizes, and a diversity of recreational facilities and offerings for residents and visitors of all ages and abilities.

**Services and Safety:** We believe in… Providing high quality public services that continue the Town’s legacy of excellence, including being one of the safest mid-sized communities in the nation. The Town’s quality services yield a clean and attractive community, a reputation for open communication and responsiveness, and a supportive environment for residents and businesses.

**Transportation:** We believe in… Providing an efficient and attractive network of roads, and offering a wide range of functional and well-designed mobility choices — driving, walking, biking, and transit (bus and rail) — that facilitate moving into, out of, and around the community with a design emphasis on people and the human experience.
4. Policy Recommendations for Phase 2 Topics

Phase 2: Community Choices focused on developing policy recommendations for six key policy topics. Policy recommendations for these six topics are set out in two sets:

1. **General policy topics that affect all areas of Cary**
   i) Where will we live? (Housing and Neighborhoods)
   ii) Where will we work? (Employment Centers)
   iii) Where will we shop and dine? (Activity Centers)
   iv) How will we get around? (Transportation)

2. **Special focus areas within Cary**
   i) How will Southwestern Cary grow? (Southwestern Cary Focus Area)
   ii) How will Downtown Cary thrive? (Downtown Cary Focus Area)

For a few of these policy topics, “policy intent” statements are included to assist in the understanding of the policy recommendation. Additional policy topics, such as the environment, infrastructure, and parks, will be included in the Cary Community Plan, but were not the focus of this phase of planning.
### WHERE WILL WE LIVE? (HOUSING & NEIGHBORHOODS)

*Relevant Value Statements: Housing and Neighborhoods, Land Use, Redevelopment and Infill*

<table>
<thead>
<tr>
<th>Policy Recommendation</th>
<th>Policy Intent</th>
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| **Policy 1: Maintain Neighborhood Character**  | - Protect the character of neighborhoods as conditions change within the neighborhood, and as new development occurs nearby.  
- Uphold adopted historic preservation policies. |
| Recognize and preserve the quality and character of existing residential neighborhoods as they mature and change over time. |
| **Policy 2: Provide for More Housing Options in New Neighborhoods**  | - Address changing trends in housing preferences, nationally and regionally, and provide more housing choices in Town.  
- Allow for a broader range of housing products and densities within new neighborhoods as they are developed. |
| Provide opportunities for a greater variety of housing types within new residential neighborhoods. |
| **Policy 3: Provide the Greatest Variety of Housing Options in Mixed Use and Employment Centers**  | - Focus higher density housing in activity centers and employment centers as they develop and evolve.  
- Make full use of existing infrastructure and systems, and access to available retail services and jobs.  
- Recognize the higher cost of redeveloping land and existing buildings by supporting and leveraging greater intensity and variety of development in activity and employment centers.  
- Uphold adopted Land Use polices for Activity Centers and Employment Centers. |
| Provide the greatest variety of housing opportunities, housing types, and densities within mixed use activity and employment centers. |
| **Policy 4: Support Residential Development on Infill and Redevelopment Sites**  | - At all infill and redevelopment sites, require compatible transitions to adjacent development and neighborhoods. Transitions may be made through landscaping, building mass, building type, building design, and/or natural features such as topography or stream buffers.  
- Recognize the higher cost of redevelopment and infill development by supporting an increase in residential densities at infill and redevelopment sites that is compatible with adjacent development.  
- At infill sites, new development should improve the overall mix of housing types in the general area, to serve diverse population needs. |
| Support new residential development on infill and redevelopment sites that is designed to acknowledge the context of its surroundings. |
| **Policy 5: Provide Housing Choices for All Residents**  | - Recognize the need for more affordable housing for service workers, retirees on fixed incomes, young professionals and others.  
- Affordable housing is priced for individuals and families earning between 60% and 80% of the area’s median income (or about $50,000 to $70,000 annual household income per year). |
| Maintain Cary’s existing supply of affordable housing, and encourage the development of new affordable housing units in suitable areas throughout Town that are proximate to services, transit, and employment. |
WHERE WILL WE WORK? **(EMPLOYMENT CENTERS)**

*Relevant Value Statements:* *Economics and Fiscal Health, Land Use, Redevelopment and Infill, and Regional Context*

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<tr>
<th>Policy Recommendation</th>
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<tr>
<td><strong>Policy 1: Reserve and Provide Employment Sites in Suburban Office Parks</strong>&lt;br&gt;Reserve and provide sites for employment and economic development—especially for major industries or employers—within Cary’s existing traditional suburban office and industrial parks.</td>
<td>- Uphold adopted Land Use polices that direct employment uses to Employment Centers.&lt;br&gt;- Address the diminishing inventory for high quality office and industrial space.</td>
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<tr>
<td><strong>Policy 2: Transform Selected Office Parks into Mixed Use Employment Centers</strong>&lt;br&gt;Incorporate commercial and housing uses into selected suburban office/industrial parks, evolving them into mixed use employment centers.</td>
<td>- Address office tenant preference trends for mixed use, walkable environments.&lt;br&gt;- Potential sites for transformation into employment centers might include Weston, MacGregor, Regency Park, and a possible new employment center on the state-owned site north of Cary Towne Center.</td>
</tr>
<tr>
<td><strong>Policy 3: Reserve and Provide Employment Sites in Selected Mixed Use Activity Centers</strong>&lt;br&gt;Reserve and provide sites for employment and economic development opportunities within a targeted set of new or existing mixed use activity centers.</td>
<td>- Address office tenant preference trends for mixed use, walkable environments.&lt;br&gt;- Potential sites might include Parkside Town Commons, Alston Town Center, and Gateway Center (undeveloped center at I-540).</td>
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WHERE WILL WE SHOP & DINE  **(ACTIVITY CENTERS)**

**Relevant Value Statements:** Economics and Fiscal Health, Land Use, Redevelopment and Infill, and Regional Context

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| **Policy 1: Facilitate Redevelopment of Underperforming Activity Centers**              | - Address underperforming (i.e., aging, blighted, and vacant) activity centers that are having an impact on community character and property values.  
- Encourage developers to reinvest in existing activity centers.                         |
| Facilitate the redevelopment and revitalization of Cary’s aging or poorly-performing activity centers. Redevelopment of older centers is preferred over the development of new activity centers. |
| **Policy 2: Focus Commercial Uses within Mixed Use Activity Centers**                   | - Uphold adopted Land Use policies that direct commercial uses to occur within Activity Centers.  
- This policy does not preclude some businesses from occurring in more appropriate locations outside of mixed use activity centers. |
| Focus commercial, retail, dining, and entertainment uses within existing and planned Mixed Use Activity Centers. |
| **Policy 3: Support the Development of a Limited Number of Premier Activity Centers**  | - Allow for development of a limited number of high quality, vibrant, mixed use centers that provide a mix and intensity of uses that is higher than found in current activity centers.  
- Potential premier centers might include Downtown Cary, Alston Town Center, Crossroads Plaza, Cary Towne Center, MacGregor Village, North Harrison/SAS, Waverly Place, and the state-owned property north of Cary Towne Center. |
| Support the development of a limited number of centers that have higher densities/intensities, are transit supportive, and have the greatest potential to be high-functioning, premier centers. |
## HOW WILL WE GET AROUND?  (TRANSPORTATION)

*Relevant Value Statements: Regional Context and Transportation*

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<tr>
<td><strong>Policy 1: Ensure Safety for All Users and Modes</strong></td>
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<tr>
<td>Evaluate the Town’s transportation network to ensure the safety of all roadway users, regardless of age or ability including pedestrians, bicyclists, transit riders, and motorists.</td>
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<td><strong>Policy 2: Apply Multi-modal Street Designs</strong></td>
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<tr>
<td>Apply “complete street” design guidelines for the cross-sections and intersections of all streets, collectors, and thoroughfares based on system demand and each street’s land use context.</td>
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<td><strong>Policy 3: Design Transportation Infrastructure to Address the Land Use Context</strong></td>
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<td>Incorporate transportation improvements along corridors in a context-sensitive way, balancing community character and aesthetics with transportation and mobility needs.</td>
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<tr>
<td><strong>Policy 4: Focus Investments on Improving Connections and Closing Gaps</strong></td>
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<td>Focus transportation investments on bridging connectivity gaps between employment centers, neighborhoods, and mixed-use activity centers. Improve connectivity within and between these destinations by providing opportunities for all modes of transportation: driving, walking, biking, and taking transit. This also includes improving opportunities for connectivity via greenways and trails.</td>
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<tr>
<td><strong>Policy 5: Minimize Thoroughfare Widths</strong></td>
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<td>Major roads that are being developed or widened to add additional lanes should be limited to four-lanes with landscaped medians, wherever possible. Any expansions beyond this standard should be focused in areas with the highest levels of congestion and critical bottlenecks.</td>
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<tr>
<td><strong>Policy 6: Improve Pedestrian and Bicycle Crossings</strong></td>
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<tr>
<td>Improve pedestrian and bicycle crossings in activity centers, across major roads, and where greenways cross roads to build connected bicycle and pedestrian networks that are comfortable for all ages and abilities.</td>
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<tr>
<td><strong>Policy 7: Target Transit Investments</strong></td>
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<tr>
<td>Target transit investments to support and sustain mobility choice and improve the C-Tran bus system through increased frequency to major destinations, expanded service to new locations, reliability improvements to reduce travel time, and efficient interconnections with other transit systems throughout the region.</td>
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<tr>
<td><strong>Policy 8: Ensure a Well-Maintained System</strong></td>
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<td>Ensure a well-maintained transportation system by emphasizing the need to provide adequate funding for system maintenance needs.</td>
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1 By adopting a [Complete Streets] policy, communities direct their transportation planners and engineers to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists. *Source: http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals/complete-streets-faq*
Southwestern Cary Vision Statement
Southwestern Cary will be a blend of historic, rural character and “green,” suburban neighborhoods. The area’s rural heritage will be reflected through new opportunities for environmentally sensitive residential development. New development will preserve a permanent open space system that provides water quality benefits, wildlife habitat, and recreational open spaces for citizens to enjoy the natural setting. A public greenway system will provide extensive connections between Southwestern Cary and other parts of Town, and the region. New development west of the Triangle Expressway (I-540) will occur as low-density subdivisions that protect tracts of preserved open space. Environmentally sensitive subdivision designs will emphasize the preservation of trees, and other natural assets, while providing suburban amenities.

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<tr>
<th>Policy Recommendation</th>
<th>Policy Intent</th>
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</table>
| **Policy 1: Maintain Land Use Transition**  
Ensure that Southwestern Cary is characterized by the transition, east to west, from more intense suburban development patterns around the Triangle Expressway (I-540) to lower densities at the rural edge in Chatham County. | - The “rural edge” is defined by the Rural Buffer Boundary in the adopted Chatham-Cary Joint Land Use Plan, and is documented in the associated interlocal agreement.  
- Future land use map densities will increase in the central and eastern portions of the present Southwest Area Plan such that densities will be reduced gradually from a density of 4.0 dwelling units/acre just west of the Triangle Expressway (I-540) to 2.0 dwelling units/acre in Chatham County. |
| **Policy 2: Respect Heritage and Open Space**  
Organize the pattern of new development around important natural and historic features, landscaped corridors, open spaces and community gathering spaces. | - Recognize and respect the heritage and history of the area.  
- Landscape design and natural features are design focal points.  
- Landscape corridors along streets and roads to include wider opaque buffers.  
- Green corridors, stream buffers, open space and community gathering spaces are connected. |
| **Policy 3: Require Suburban Amenities Along Roadways**  
Require standard street improvements (curb and gutter, sidewalks, street lighting, etc.) along roadways in Southwestern Cary. | - Eliminate the use of “rural” street cross-sections with swale ditches, off-street trails, and no street lights in favor of Cary’s standard street improvements which include curb and gutter streets, adjacent sidewalks or street-side trails, bike lanes, and street lighting. |
| **Policy 3: Support Development of a Signature Mixed Use Center**  
Support development of a signature mixed use activity center at Green Level West Road and the Triangle Expressway (I-540) that incorporates special features which acknowledge its location at a major interchange in an environmentally sensitive area. | - Highlights the juxtaposition of a major interchange and sensitive natural areas, with considerable streams and buffers which define this geographic area.  
- Limit the amount of impervious surfaces in favor of more open space.  
- Location may be suitable for increased use of “green” architecture and construction.  
- Greenway connections are critical to the transportation network. |
HOW WILL DOWNTOWN CARY THRIVE?  
(DOWNTOWN CARY – SPECIAL FOCUS AREA)  

Relevant Value Statements: Arts and Culture, Economics and Fiscal Health, Housing and Neighborhoods, Land Use, Redevelopment and Infill, Transportation  

Downtown Cary Vision Statement  
Downtown Cary will be a vibrant, sustainable, historic, pedestrian-oriented urban downtown, rich in charm and character. As the “heart and soul of Cary,” people will work, live, visit, recreate and shop in downtown. There will be an emphasis on office, residential, and neighborhood-serving retail, entertainment, and civic development. Downtown will be supported by a multi-modal transportation hub serving pedestrians, bicyclists, bus transit, train and motorists. It will be a community gathering place for surrounding neighborhoods, all of Cary, and the Triangle Region.

Policy Recommendation

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
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<tbody>
<tr>
<td>Policy 1: Foster Downtown’s Authentic Character</td>
<td>Foster the unique and authentic character of Downtown Cary that is reflective of the Town’s long history and evolution over time. New development will both highlight and complement the character of established downtown areas. For existing buildings that reinforce the historic character, there should generally be an emphasis on retention and adaptive re-use(^2) rather than redevelopment.</td>
</tr>
<tr>
<td>Policy 2: Encourage all Downtown Areas to Share a Common Identity</td>
<td>Encourage all areas within downtown to share, reinforce, and capitalize on a common downtown identity. Each of the geographically distinct parts of downtown, including downtown’s surrounding neighborhoods, should be designed and developed to foster a more tightly integrated physical fabric.</td>
</tr>
<tr>
<td>Policy 3: Focus Transportation Investments on Alternative Travel Modes</td>
<td>Focus transportation investments within the Maynard Loop to support the vision of downtown as a multi-activity destination. Improvements should focus on creating a safe and accessible environment for pedestrians, bicyclists, and transit riders. Necessary parking and related infrastructure should also be provided.</td>
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</tbody>
</table>

\(^2\) Adaptive reuse refers to the process of reusing an existing building or parcel of land for a different purpose than it was originally designed. Along with brownfield reclamation, adaptive reuse is a way to conserve land and increase the value of under-utilized properties.
Desired Character for Downtown Areas

Downtown Cary will be the unified “heart and soul” of Cary organized by six areas:

1. Central Chatham Street Area – Cary’s Main Street
2. North Academy Area – a Place to Live and Work
3. South Academy Area – a Cultural Arts Anchor
4. East Chatham Area – a Mixed Use Gateway
5. West Chatham Area – a Residential Gateway
6. Strong, Supportive Core Neighborhoods

Central Chatham Street Area – Cary’s Main Street

Establish the Central Chatham Street Area as the commercial “main street” for downtown, serving as the principal destination for dining, entertainment, and shopping.

- Intermediate level of development intensity is characterized by buildings ranging from two-to-four stories depending on context
- Continuous street building frontage and lot coverage
- Emphasis on retention and adaptive re-use rather than redevelopment of older structures
**North Academy Area – a Place to Live and Work**

The North Academy Area should evolve into a more intense pattern of development where the primary focus will be on office, institutional, and residential uses, while still providing limited opportunities for retail, services, and dining.

- Intended to provide some of the greatest intensity of development in downtown with buildings typically ranging from three-to-five stories, depending on context
- Continuous street building frontage and lot coverage
- Retail and dining uses limited to the central blocks of N. Harrison Ave. and Chapel Hill Road

**South Academy Area – a Cultural Arts Anchor**

The South Academy Area should reflect Cary’s small town, historic character, while capitalizing on the public, institutional, and cultural arts anchors of the district.

- New development to have setbacks, site coverage, and building massing that is contextually compatible and appropriate for the area
- Buildings typically no more than three stories in height
- Emphasis on retention and adaptive re-use rather than redevelopment of older structures

**East Chatham Area – a Mixed Use Gateway**

The East Chatham Area will provide a mix of office, specialty commercial and higher density residential uses, providing opportunities to live, work, and play within a walkable environment.

- Serves as the eastern gateway, an important entrance, to Cary and downtown
- This area is intended to provide some of the greatest intensity of development in downtown, with buildings typically ranging from three to five stories, depending on context
- Development to transition westward to buildings typically ranging from about one to three stories

**West Chatham Area – a Residential Gateway**

The West Chatham Area will provide downtown-supportive, higher density residential uses, while also continuing to provide limited opportunities for specialty retail, services, and offices.

- Serves as the western gateway to downtown from area neighborhoods
- Buildings will typically range from one to three stories

**Strong, Supportive Core Neighborhoods**

Downtown neighborhoods surrounding the five downtown areas will provide a diverse, healthy, and sustainable housing mix.
- Provide opportunities for increasing the intensity and diversity of housing within downtown neighborhoods at strategic locations to capitalize on proximity to downtown amenities and multimodal transportation options, and to support a successful downtown.

- Targeted neighborhoods for increasing the intensity and diversity of housing might include redevelopment or infill in locations closest to downtown services, amenities, and public transportation.

- Redevelopment of blighted or dilapidated housing stock may occur at higher densities when necessary for financial feasibility.