

CHAPTER 7: IMPLEMENTATION

7.1 Overview

In order for the vision and recommendations expressed by this plan to be realized, specific implementation steps will need to be taken by the Town of Cary and others. Many of the implementation steps seek to provide the conditions under which the plan vision can be achieved, by way of providing sensible land use regulation, necessary public investments, the development of appropriate programs and policies, and other actions.

Controlling Factors

The implementation of the plan will depend on action being taken to:

- revise existing development regulations,
- undertake more detailed studies to resolve and explore the constraints and opportunities which have been identified by this plan,
- promote and assist specific objectives, and
- make infrastructure improvements.

The execution of the implementation steps listed below will likely be phased and is subject to a variety of factors, which will determine their timing. These include:

- a.) The availability of the personnel and financial resources necessary to implement the specific proposals.
- b.) Whether an implementation step is a necessary precursor to or component of the rational evaluation of a new development project.
- c.) The interdependence of the various implementation items, in particular, the degree to which implementing one item is dependent on the successful completion of another item. (For example, successful completion of the Water Quality Implementation Study may be necessary before the Town's watershed regulations can be amended.)
- d.) The relative severity of the problem which a particular implementation item is designed to remedy.

Schedule

In view of the above factors, it is not possible to put forward a precise timetable for the various implementation items. The following schedule lists the principal implementation tasks for the Plan, including an indication of the agency expected to implement the proposal, together with an indication of timing divided into three categories:

- **Short-term** tasks should start within a year of plan adoption.
- **Medium-term** tasks should start within about one to two years from plan adoption.
- **Long-term tasks** should be performed starting two or more years from plan adoption.

7.2 Studies Required

Implementation Task	Agency	Timing
<p>Water Quality Implementation Study.</p> <p>Perform a final water quality modeling of the adopted NW Cary Area Plan. Evaluate and recommend strategies for achieving water quality goals, including any necessary amendments to ordinances, use of regional BMP's, subbasin trading mechanisms, retrofitting programs, etc. Identify short-, medium-, and long-term strategies. Prepare a report for submission to North Carolina . Prepare a report for submission to North Carolina Division of Water Quality for a binding regional plan for Cary.</p>	Consultant & Town of Cary	Short
<p>Update of the Parks and Greenways Master Plan</p> <p>Update the Parks and Greenways Master Plan to reflect the multi-use path recommendations of the NW Cary Area Plan, and to refine the public parks and open space recommendations, while meeting the water quality goals for total open space.</p>	Consultant & Town of Cary	Short
<p>Update of the Cary Multimodal Transportation Plan.</p> <p>Amend the Cary Transportation Plan to reflect the transportation recommendations of the NW Cary Plan. This will help facilitate land reservation and dedication of transportation facilities, including regional transit facilities and multi-use paths, as well as roads.</p>	Town of Cary	Short
<p>Master Design Plan for the Carpenter Area.</p> <p>Develop a master plan for the Carpenter Area that builds on the recommendations of the NW Cary Area Plan. Refine recommended land uses. Develop standards for building placement. Identify preservation areas. Develop density transfer, clustering, and/or conservation subdivision/site design standards. Develop a conceptual detailed development plan for the area.</p>	Consultant and/or Town of Cary	Short to Medium
<p>Farmland Conservation Study.</p> <p>Conduct an evaluation of farmland conservation in the following two target areas, and develop recommendations and strategies as necessary:</p> <ol style="list-style-type: none"> 1. the Historic Carpenter district and immediate environs, in order to preserve existing rural context of historic area, in conformance with the Open Space and Historic Resources Plan, 2. the Wake Road "Lost Corners" area designated as VLDR on Map 1. 	Town of Cary	Short to Medium
<p>Joint Cary-Morrisville-RTP Kit Creek Greenway Study.</p> <p>Develop a plan and agreement with the Town of Morrisville and Research Triangle Park to provide the multi-use path/greenway along Kit Creek and Louis Stephens Dr.</p>	Town of Cary, Town of Morrisville, Research Triangle Park	Short
<p>Joint Cary-Morrisville-RTP Louis Stephens Drive Alignment Study.</p> <p>Develop and agree to an alignment and cross-section for the planned realigned Louis Stephens Dr., with Morrisville and Research Triangle Park (and NCDOT).</p>	Consultant & Town of Cary, Town of Morrisville	Short

<p>Amberly/McCrimmon Parkway Transit Corridor Study.</p> <p>Develop a plan for a transit facility(s) linking Cary and Morrisville to destinations in RTP and the TTA Regional Rail System and RDU Airport, as envisioned in the NW Cary Area Plan. Build on the work done for the TJCOG Center of Region Study. Develop the plan jointly with TTA, Town of Morrisville, RTP, and TJCOG.</p>	<p>Consultant, Town of Cary, with TTA, TJCOG, Town of Morrisville, RTP</p>	<p>Medium</p>
<p>CSX Rail Corridor Transit Study and Funding.</p> <p>Work jointly with TTA to evaluate the long-term feasibility of providing a regional transit facility within the Apex-to-Durham CSX rail corridor, as conceptually identified in the NW Cary Area Plan. Involve Morrisville, Apex, Durham, RTP. Work with Fuquay Varina, Apex, and others to approach NCDOT for funding for a mass transit corridor into RTP.</p>	<p>Consultant, Town of Cary, with TTA, Town of Morrisville, Town of Apex, RTP</p>	<p>Medium or Long</p>
<p>Regional Magnet Study</p> <p>Recommend and identify key “regional magnet” land uses that should be sited within the northwest area, in order to provide a unique destination and identity for the area. Regional magnets that may be studied might include museums, sports facilities, “signature parks” such as Pullen Park, a college satellite campus, and so forth.</p>	<p>Consultant and/or Town of Cary</p>	<p>Medium to Long</p>
<p>Growth Management Technical Paper.</p> <p>Produce a technical appendix or paper that clarifies the NW Cary Area Plan’s relationship to and conformance with the Cary Growth Management Plan and the Town’s growth management goals, including the annual rate-of-growth and town-wide population buildout targets.</p>	<p>Town of Cary</p>	<p>Medium</p>

7.3 Revisions to UDO, Town Policies, or Guidelines

Implementation Task	Agency	Timing
<p>Watershed Ordinance:</p> <p>Revise the Jordan Lake watershed overlay district and other stormwater standards per plan recommendations, and per the Water Quality Implementation Study (see above).</p>	Town of Cary	Short
<p>Open Space Corridor Implementation:</p> <p>Develop policies and guidelines that address how the four open space corridors and their multi-use paths are to be achieved, and the policies that will be followed. Identify equitable approaches that provide flexibility and manage individual property impacts equitably, while still achieving plan goals. Clarify how the open space corridor multi-use paths are to be treated as transportation corridors, in an appropriate right-of-way.</p>	Town of Cary and/or Consultants	Short
<p>Design Guidelines for the Northwest Area.</p> <p>Develop design guidelines and/or specific plans that clarify and refine the intended character of the mixed use, high- and medium-density residential, office/institutional, and office/industrial areas in the Northwest Cary Area Plan, to help ensure that the design vision is followed (such as having development face onto the open space corridors). Include recommendations for the appropriate types of buildings and site design, plus roadways and pedestrian and bicycle facilities. Use illustrations and photographs of comparable development to convey the guidelines. Build on the adopted Town of Cary Design Guidelines for activity centers, providing additional detail specific to this area and plan.</p>	Consultant and/or Town of Cary	Short to Medium
<p>Low Impact Development Guidelines.</p> <p>Investigate the feasibility of adopting low-impact [watershed] development practices for the Northwest Area. If feasible and practicable, develop official low-impact development guidelines or standards for this area. (Low-impact development practices are used to minimize the water quality and stream impacts associated with development using alternatives to conventional best management practices.)</p>	Consultant and/or Town of Cary	Short to Medium
<p>PUD Park Land Dedication Ordinance:</p> <p>Revise the UDO to remove the 20 acre public park dedication cap for Planned Unit Developments, to meet community need and meet water quality goals.</p> <p>Revise UDO to credit towards park/open space dedication requirements any land dedicated beyond the required 100 ft. perennial stream buffers, for projects dedicating land towards the wider open space corridors along Kit Creek, Nancy Branch, Morris Branch, and Panther Creek.</p>	Town of Cary	Short
<p>PUD Application Standards:</p> <p>Evaluate whether the UDO should be revised to bring application standards for Planned Unit Developments into conformance with those of comparable communities, as suggested by the Technical Paper prepared by EDAW, Inc., for this Plan, and included as a Background Paper.</p>	Town of Cary and/or Consultants	Short to Medium

<p>School Site Reservation in New Developments:</p> <p>Amend the UDO to require that each new Planned Unit Development and development plan (site and subdivision) of sufficient size reserve land for a public school site, with right of first refusal to purchase the site going to WCPSS and/or Town of Cary for a specific period of time from the date of approval of the PUD or development plan.</p>	<p>Town of Cary and/or Consultants</p>	<p>Short</p>
<p>Pre-Development Meetings with WCPSS and Town of Cary:</p> <p>Amend Cary's UDO and/or development submission policies to require that rezoning and PUD applicants as well as applicants for new site and subdivision plans be required to meet with WCPSS and Town of Cary staff jointly as part of the application process</p>	<p>Town of Cary and/or Consultants</p>	<p>Short</p>
<p>Street Design Standards:</p> <p>Review and update the Town of Cary street and pathway design standards for the Northwest Area, to ensure that such facilities will be constructed in the bicycle- and pedestrian-friendly manner recommended by this plan.</p>	<p>Town of Cary</p>	<p>Short to Medium</p>
<p>Transportation Adequate Public Facility Ordinance:</p> <p>Evaluate whether the ordinance should include a multimodal LOS approach, and implement such an approach if needed.</p>	<p>Town of Cary and/or Consultants</p>	<p>Medium</p>
<p>Steep Slope Development Ordinance:</p> <p>Develop a steep slope ordinance that restricts development on steep slopes in order to retain natural topography, control erosion, protect stream health, preserve forest resources and wildlife habitat, and protect water quality.</p>	<p>Town of Cary and/or Consultants</p>	<p>Medium</p>
<p>Buffers Adjacent to Army Corps' Land:</p> <p>Revise the UDO to require a 100-ft. buffer adjacent to any US Army Corps of Engineers land around Jordan Lake, except for areas developed as VLDR. (This is Corps of Engineers policy, in order to avoid conflicts during controlled burns, hunting, etc.)</p>	<p>Town of Cary</p>	<p>Short to Medium</p>
<p>Application of Cluster/Conservation District:</p> <p>Develop and apply cluster/conservation subdivision regulations to the Wake Road area designated as VLDR on the Land Use Map, and to the areas in and around the Carpenter Historic Area as indicated on the Land Use Map notes.</p>	<p>Town of Cary</p>	<p>Short to Medium</p>
<p>Reservation of Regional BMP Sites:</p> <p>Require reservation of land needed for any regional BMP sites as identified in the Water Quality Implementation Study (see above).</p>	<p>Town of Cary</p>	<p>Short</p>
<p>Periodic Update of the Northwest Cary Area Plan:</p> <p>Amend Town policies, ordinances, or work programs as necessary in order to ensure that the Northwest Cary Area Plan is reviewed every five years.</p>	<p>Town of Cary</p>	<p>Long</p>

7.4 Promotion, Assistance, and Capital Expenditure

Implementation Task	Agency	Timing
<p>Freeway and Highway Crossings:</p> <p>Work with NCDOT to acquire the road and multi-use path crossings of I-540 and NC 55, as recommended by this NW Cary Area Plan.</p>	Town of Cary	Short
<p>Transit Station Site:</p> <p>Land bank or reserve land for the potential future transit facility/station as identified in the NW Cary Area Plan.</p>	Town of Cary	Medium to Long
<p>U.S. Army Corps of Engineers Jordan Lake Facility Crossings:</p> <p>Work with the U.S. Army Corps of Engineers and the NC Wildlife Resources Commission to secure future greenway/trail crossings, and a road crossing for the “County Line Road” extending from Howard Grove Pkwy. northward to Grandale Dr. in Durham County.</p>	Town of Cary	Long
<p>Limit Public Game Land on U.S. Army C.O.E. Jordan Lake Property:</p> <p>Work with the U.S. Army Corps of Engineers and the NC Wildlife Resources Commission to investigate closing public game land and hunting adjacent to Cary along Panther Creek, Morris and Nancy Branch, and Kit Creek.</p>	Town of Cary	Long
<p>Public School Facilities:</p> <p>Work jointly with the Wake County Public School System to identify, acquire, and pursue public school sites within or adjacent to the NW Cary Area, especially adjacent to public park sites and multi-use path facilities.</p> <ul style="list-style-type: none"> • Provide WCPSS with development and population forecasts to aid in their planning. • Evaluate creating a Town of Cary policy/program to assist WCPSS with site acquisition costs in areas where land costs exceed WCPSS’ per-acre site acquisition budget, in order to locate schools appropriately within the northwest area. • Evaluate the option of “land-banking” public school sites in advance of need, either through financial assistance and/or joint acquisition with WCPSS, or through Town of Cary-managed land acquisition. 	Town of Cary with WCPSS	Short/ Ongoing
<p>Multi-Use Paths:</p> <p>Consider building key multi-use paths prior to I-540 construction if necessary to secure path crossings of I-540. The paths to consider are: Morris Branch path, Nancy Branch path, and Kit Creek/Louis Stephens Dr. path.</p>	Town of Cary	Medium
<p>Capital Improvement Program (CIP), Transportation Improvements Program (TIP):</p> <p>Program construction of the multi-use paths, roadways, grade-separated roadway and pathway crossings, and acquisition of parks and open space into the Town’s CIP and TIP, based on the recommendations of this plan.</p>	Town of Cary	Annual