

APPENDIX I – PARK CONCEPT PLANS

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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Special Use Facility Total Size: 29 acres</p>	<p>Background: In 2007, the Town of Cary purchased 45 acres of open space in Carpenter for \$6.9 million for the purpose of protecting Cary's agricultural history from urban development. This purchase actually included two future sites. It included the 29 acre historic A.M. Howard Farm located on the north side of Morrisville Carpenter Park and an additional 16 acres on the south side of Morrisville Carpenter designated as a future neighborhood park.</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATER-WAY  PROPERTY LINE  OFF-SITE PEDESTRIAN CONNECTION <p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  RECREATION AREA  HISTORIC AREA  NATURAL AREA  FARMER'S MARKET  PEDESTRIAN CONNECTION  ENTRANCE DRIVE  RESTROOM/PICNIC STRUCTURE  HISTORIC STRUCTURES TO PRESERVE  PARK ICON
<p>PROPOSED PARK ELEMENTS:</p> <p>North Pod – 8 ac</p> <ul style="list-style-type: none"> • Define future recreation area use as part of feasibility study • Support Infrastructure • Full access onto Sowter Drive extension <p>South Pod – 21 ac.</p> <ul style="list-style-type: none"> • Complete feasibility study analyzing redevelopment of site as interpretive agricultural center. Range of potential uses include: <ul style="list-style-type: none"> o Working Farm House/Interpretative center o Working Fields/Pasture o Demonstration Garden Areas o Community Gardens • Renovation of homestead and outbuildings • Develop program for use and interpretation of homestead structure • Construct 1 Large Picnic Pavilion. Integrate with historic structures in both design and placement • Public Art • Restrooms • Parking • 50-100 spaces • Support Infrastructure (Utilities, Lights, SWM) • Road Access <ul style="list-style-type: none"> o Full movement on Louis Stevens Road (Koppers Road) o Right-in / Right-out on Morrisville Carpenter Rd 	<p>Park Development Issues: The A.M. Howard Farm, located at the northeast corner of Morrisville-Carpenter and Louis Stephens Roads, is a farm complex consisting of a ca. 1910 house and nine outbuildings dating from the early-to-mid-twentieth century. The house and outbuildings, together with the surviving cultivated field behind it, reflect an intact example of a typical late-nineteenth and early twentieth-century farmstead associated with bright leaf tobacco cultivation.</p> <p>As part of the PRCR Master Plan process, the Town has received considerable input regarding the future use of the AM Howard Farm site. Requested uses include:</p> <ul style="list-style-type: none"> o Western Wake Farmers Market o Preserve site as a turn-of-the-century working farm o Community Gardens. <p>Carpenter Community Plan - The Planning Department considers the development of a farmer's market on the A.M. Howard Farm to meet the intent of the Carpenter Community Plan. There is an emphasis to protect the farmhouse and outbuildings and to preserve the existing site to the extent possible. If the Western Wake Farmer's Market were located to this site, the Planning Department recommends the best location to be toward the northern end of the site away from the currently cultivated land. At this location, it would be accessible from the future extension of Sowter Drive.</p> <p>If community gardens are also included at A.M. Howard Farm, the Planning Department recommends that these go directly behind the house and outbuildings. This layout would preserve the historic spatial relationship between the land, the farm buildings, and the people who lived and worked there, thus making the experience for visitors more meaningful.</p> <p>A.M. Howard Farm site has significant road frontage. This includes 600 linear feet along Morrisville Carpenter and 1,800 linear feet along Louis Stephens Road which borders the west side of the site. In addition, if and when the A.M. Howard site is developed, it will probably need to include realignment of Louis Stephens on the north side of</p>	<p>PARK DEVELOPMENT ISSUES (CONTINUED)</p> <p>the property, which includes excessive roadway curves. Lastly, the A.M. Howard Farm site has a proposed east-west collector road that will split off the northern 8 acres from the Farm site. Because of these issues, staff considers it premature to develop a cost estimate at this time, although when completed the expectation is that cost to widen the road frontage will be significant. Given the amount of traffic that most uses on the AM Howard Farm site might generate, a Traffic Study would probably be required.</p> <p>Future Expansion: No future expansion of the park is planned.</p>



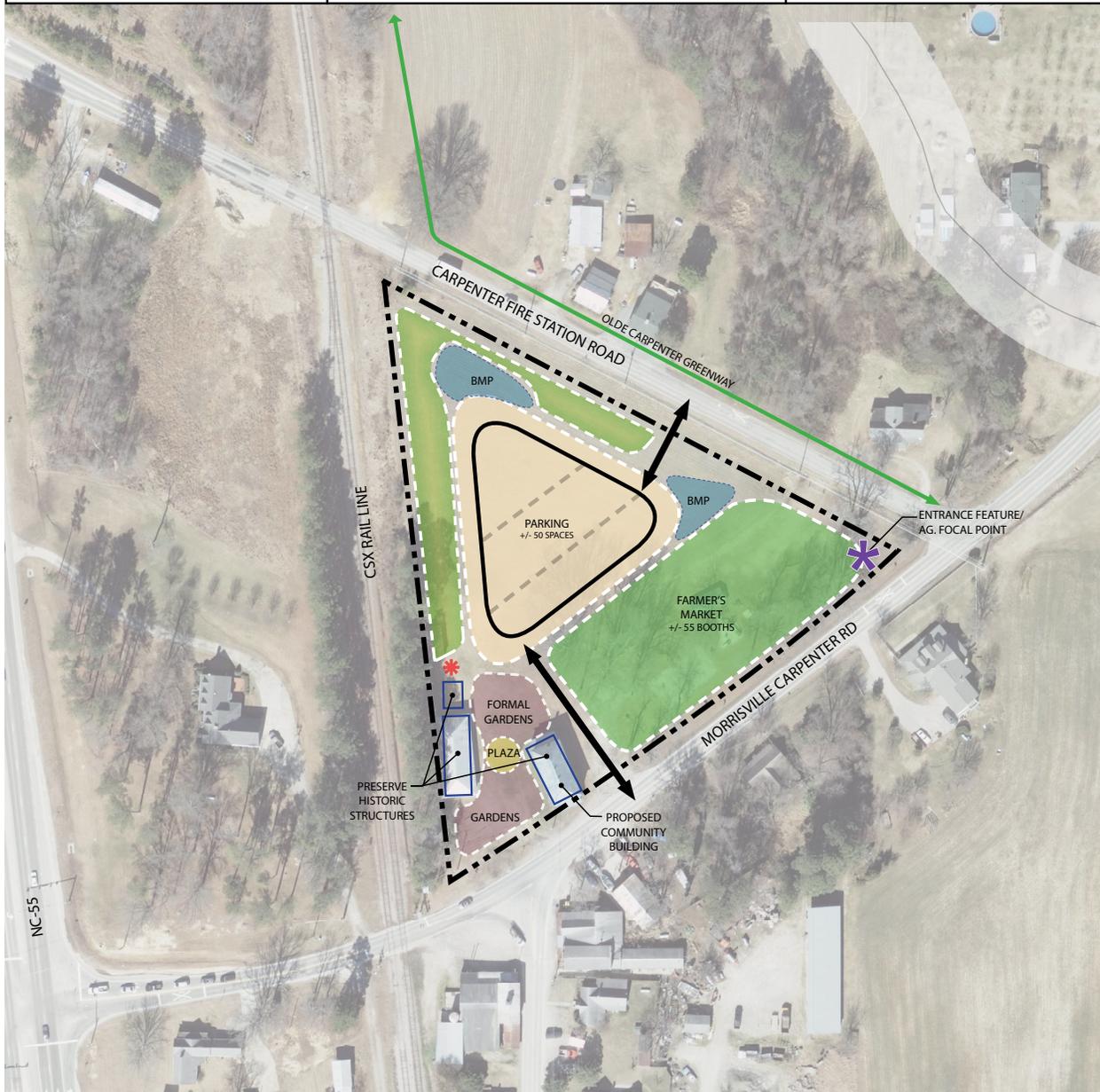
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 20 acres</p> <p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Children's Play area <ul style="list-style-type: none"> ○ 2-5 yr old Playground ○ 5-12 yr old Playground • 1 Reservable Picnic Shelter (Capacity 35-50 - 6 tables) • 1 Small Picnic Shelter • 2 Basketball Courts (Lighted) • 6 Tennis Courts (Lighted) • Baseball Field or 2 T-Ball Fields (Space permitting) • Open Lawn Area • Public Art • Paved Loop Trail • Trail Access/Connections – Panther Creek Greenway to be extended diagonally through park. Linkage should also be provided for the Green Level Church Road Multi-use Trail. • Restroom Facility • Parking <ul style="list-style-type: none"> ○ 80 spaces ○ Develop as trail head including kiosk • Road Access <ul style="list-style-type: none"> ○ Full movement access into park from future Highcroft Drive. • Support Infrastructure (Utilities, Lights, SWM) 	<p>Background: The location of this site was identified in the approved 2003 Parks, Recreation & Cultural Resources Facilities Master Plan as a recommended site for a neighborhood park. The site was obtained through a park dedication in 2010 from the Cameron Pond PDD.</p> <p>Park Description & Development Issues: The Panther Creek corridor is located along the southern edge of the site and was also identified as one of four natural open space corridors to be protected within the Town's Northwest Area Plan, approved by the Town in 2002. The Northwest Area Plan requires the protection of over 200' of natural buffer along Panther Creek. In addition, the future Panther Creek Greenway is proposed along the southern corner of the park site and as such this park site and open space will be well linked with the Town of Cary greenway system.</p> <p>Future Expansion: Recommended additional land areas for the park include the remaining Panther Creek buffer which is approximately 6 acres in size and the last remaining road frontage property located along Carpenter Fire Station Road.</p>	<p>EXISTING:</p> <ul style="list-style-type: none"> — STREAM/WATERWAY — PROPERTY LINE — STREAM BUFFER <p>PROPOSED:</p> <ul style="list-style-type: none"> ■ PARKING AREA ■ NATURAL AREA ■ LAWN ■ DOG PARK ■ COURTS/FIELDS □ FUTURE PARK EXPANSION — OFF-SITE PEDESTRIAN CONNECTION ••••• PEDESTRIAN CONNECTION — ENTRANCE DRIVE * RESTROOM/PICNIC STRUCTURE ● PLAY AREA * PARK ICON

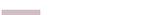
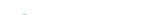


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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Special Facility Total Size: +/- 4 acres</p>	<p>Background: In 2008, the Town purchased the 3.19 acre CF Ferrell Store site from Dorothy Cooke for approximately \$800,000. This site is located 1 mile west of the A.M. Howard Farm and is adjacent to Ruritan Park. This site includes the historic C.F. Ferrell Store along with 2 additional storage buildings. The C.F. Ferrell Store, located at 1928 Morrisville-Carpenter Road, was constructed in 1916 along the east side of the Durham and Southern Railroad tracks. It is located in the heart of the historic Carpenter community at the crossroads of Morrisville-Carpenter Road and Carpenter-Upchurch Road just east of the CSX Railroad line.</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATERWAY  PROPERTY LINE  OFF-SITE PEDESTRIAN CONNECTION
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Complete feasibility study analyzing redevelopment of site. Restore CF Ferrell Store for community use. This two story structure will have to be completely renovated and brought up to code. Options for re-use include: programming it as a general store, art gallery, display area for local artisans crafts. The 2nd floor could be designed for community meeting space. • Large Storage Structure (Adjacent CSX Rail line) - Renovate and program for meeting space as well as entertainment. Consider wrap-around porch for performance/stage areas, etc. • Smaller Storage Structure - Renovate and keep use for storage. • Develop site as outdoor market area. Develop Community Display gardens and winding walkways connecting the CF Ferrell Store to the Large Storage Structure. Remove existing open air structure and construct new Permanent Open-Air Structure with rural character design for market area. • Add additional restrooms to site. • Include Public Art. Consider using art to develop Monument/Gateway piece on site at intersection of Morrisville-Carpenter Road and Carpenter Fire Station Road • Parking (50 sp) • Support Infrastructure (Utilities, Lights, SWM) • Road Access <ul style="list-style-type: none"> o Full movement on Morrisville Carpenter Rd o Full movement on Carpenter Fire Station Rd 	<p>Park Description & Development Issues: The site is unique since it is triangular in shape and is approximately 3 acres in size. As such, it is bounded by Carpenter Fire Station Road along its northern side, the CSX rail line along its eastern side and Morrisville Carpenter along its southern boundary. It is also located adjacent to the Ruritan Park site. Carpenter Community Plan - The Planning Department considers the development of a farmer's market on the C.F. Ferrell Store site would meet the intent of the Carpenter Community Plan and would fit well with the history of the crossroads. A market at this location would bring vitality to the historic district, and would be synergistic with other current and potential uses in the district. Locating the market on the C.F. Ferrell Store site would create an opportunity for shared parking with other historic business properties in the crossroads area that currently don't have space for parking because of their lot size and/or building placement. C.F. Ferrell Store site has road frontage along Morrisville Carpenter and Carpenter Fire Station Road. There is concern about this site due to the potential impacts of future roadway construction (as recommended in the Alston Area Plan) which includes a grade separated roadway crossing adjacent to the site. This proposed roadway construction would create an active construction zone adjacent to the site, and therefore access into the site could be limited. At this time, there is not a schedule for when this would begin.</p> <p>Future Expansion: The long term plan for this site is to obtain adjacent Ruritan Park site.</p>	<p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  GARDENS  BMP  NATURAL AREA  FARMER'S MARKET  ENTRANCE DRIVE  RESTROOM/PICNIC STRUCTURE  PLAZA  PLAY AREA  PARK ICON



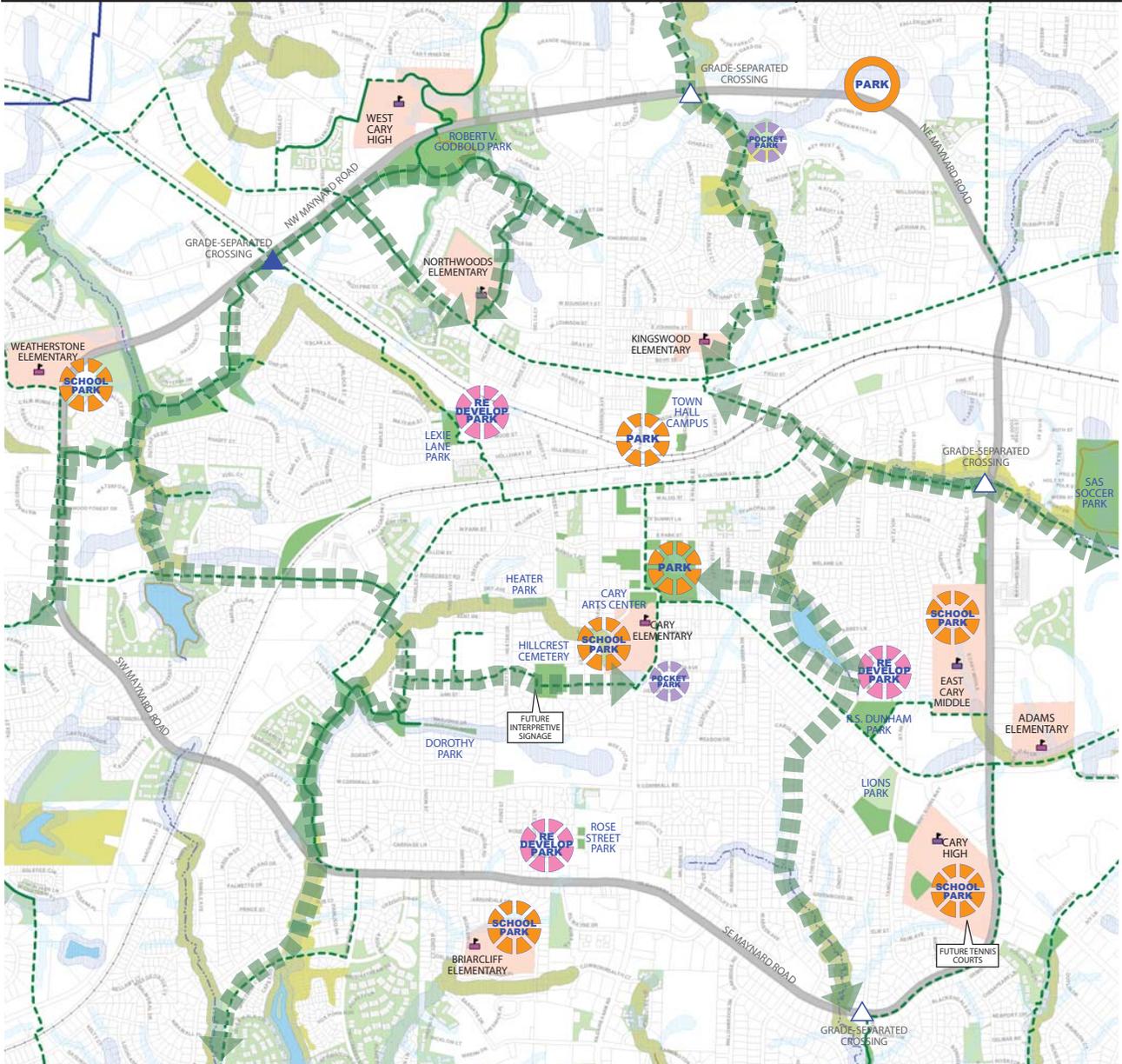
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 2.72 acres</p>	<p>Background: To be completed by Cary,....</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATERWAY  OFF-SITE PEDESTRIAN CONNECTION  PROPERTY LINE
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Expand the Children's Play area <ul style="list-style-type: none"> ◦ 2-5 yr old Playground ◦ 5-12 yr old Playground • Reservable Picnic Shelter (Capacity 36 - 6 tables) • Community Gardens • Add 2 Basketball Courts (Lighted) • Renovate Existing Restroom Facility • Public Art • Pedestrian Access • Cross Lexie Lane Greenway • Pedestrian connection to Morningside Drive and Madison Avenue • Road Access <ul style="list-style-type: none"> ◦ Full movement onto Madison Avenue if and when expansion occurs; close access off of N. Dixon Ave. • Parking <ul style="list-style-type: none"> ◦ Parking (30 sp + On-Street Parking on N. Dixon and Madison Ave.) • Support Infrastructure <ul style="list-style-type: none"> ◦ Utilities ◦ Lights ◦ SWM 	<p>Park Description & Development Issues: The park is isolated and hidden behind residential properties as well as an electrical sub station and utility yard. The current entrance is off of North Dixon Avenue needs to be redefined or a new entry is needed in order to accommodate proposed park expansion and development.</p> <p>Future Expansion: Consider expansion of the park up to the road frontage along both Madison Avenue and Morningside Drive. In addition, consider expansion of the park to the east to include a .5 acre parcel from Progress Energy and .9 acre parcel currently managed by the Town of Cary Public Works Department.</p>	<p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  NATURAL AREA  GARDENS  LAWN  COURTS/FIELDS  BMP  FUTURE LAND ACQUISITION  PEDESTRIAN CONNECTION  ENTRANCE DRIVE  RESTROOM/PICNIC STRUCTURE  PICNIC STRUCTURE  PLAY AREA  SPLASH PAD  PARK ICON

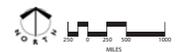


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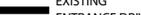
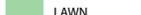
PROPOSED PARK AND GREENWAY ELEMENTS:		LEGEND:
<p>Downtown & Central Cary Downtown – Is defined by the area bounded by the streets of Harrison and Walker Street. The following are recommendations for the Downtown Area:</p> <ul style="list-style-type: none"> Establish an Arts Corridor with an Art Walk or Art Stroll program <ul style="list-style-type: none"> Corridor located between Cultural Arts Center and the Page Walker Art and History Museum Town Hall Campus - Take advantage of the Town Hall Campus and market it as a park opportunity within the downtown Cary. The Campus currently includes the following facilities: <ul style="list-style-type: none"> Herb Young Community Center Page Walker Arts & History Center, including the Outdoor Performance Area at and free weekly concerts . Public Art In addition to these facilities, develop the following: <ul style="list-style-type: none"> A formal loop walk surrounding the Campus utilizing the existing sidewalks and walkways. Develop community gardens and Reservable picnic shelter for the general public on Campus Install disc golf holes Complete construction of new Downtown Theater Build a downtown urban park to include the following: <ul style="list-style-type: none"> Destination features, art, interactive water features, and public gathering spaces for a variety of events Promote restaurants and food vendors along the park edges and within the park Public art focus throughout the park integrated with park design and programmed and non-programmed events Pedestrian scale decorative lighting for evening use Major water feature-interactive fountain(s) Shaded seating space Moveable tables and chairs Tables with permanent game boards (chess/checkers) Informal open lawn area 	<ul style="list-style-type: none"> Child's play - non-structured and integrated with art and design of park Formal planting areas (gardens) Outdoor multi-use special event space Ice skating rink during winter months Enhanced streetscape surrounding the park On-street parking Provide multiple greenways and connections into downtown <ul style="list-style-type: none"> Construct the 3rd phase of the Higgins Greenway to link into Downtown Cary. Phase I & II are currently under construction and will be completed in 2012. Phase 3, currently under design, will extend the greenway from Union Street to Griffis Street as well as the historic Town-owned Hillcrest Cemetery. The greenway will terminate at Kildaire Farm Road, adjacent to Cary Elementary School. Other greenway connections include widening the sidewalks along Academy and Chatham Streets to allow pedestrian access into the downtown Better pedestrian connectivity (sidewalks/streetscape) Provide stream buffer and environmental protection Develop mini or pocket parks within the downtown area. Mini parks are small urban spaces. They should be strategically placed to act as gateways as well as a compliment to the urban area of downtown Cary. They should be located in relation to potential connections with larger event gatherings/festivals that may take place on public areas. Mini Parks should include the following components: <ul style="list-style-type: none"> These should be sited based on their proximity to major pedestrian corridors in downtown Cary Park benches Small Fountains Public Art Less than an acre in size, these represent small open spaces designed to complement the urban areas within Town. 	<ul style="list-style-type: none"> MAYNARD ROAD LOOP (thick grey line) EXISTING GREENWAY (solid green line) PROPOSED GREENWAY (dashed green line) GREENWAY CORRIDOR (green arrow) TOWN OWNED AND MANAGED LAND (light green square) OPEN SPACE (light green square) WAKE COUNTY SCHOOL LAND (pink square) LAKE (blue square) RIVER BUFFER (blue hatched square) PROPOSED OPEN SPACE (yellow square) PROPOSED GRADE SEPARATED CROSSING (white triangle) FUTURE PARK LAND IN TOWN OWNERSHIP (orange circle with 'PARK') FUTURE PARK LAND TO BE ACQUIRED (orange circle with 'PARK') REDEVELOPMENT OF EXISTING PARK (pink circle with 'REDEVELOP PARK') FUTURE SCHOOL PARK (orange circle with 'SCHOOL PARK') FUTURE POCKET PARK (purple circle with 'POCKET PARK') SCHOOL (school icon) EXISTING GRADE SEPARATED CROSSING (blue triangle)

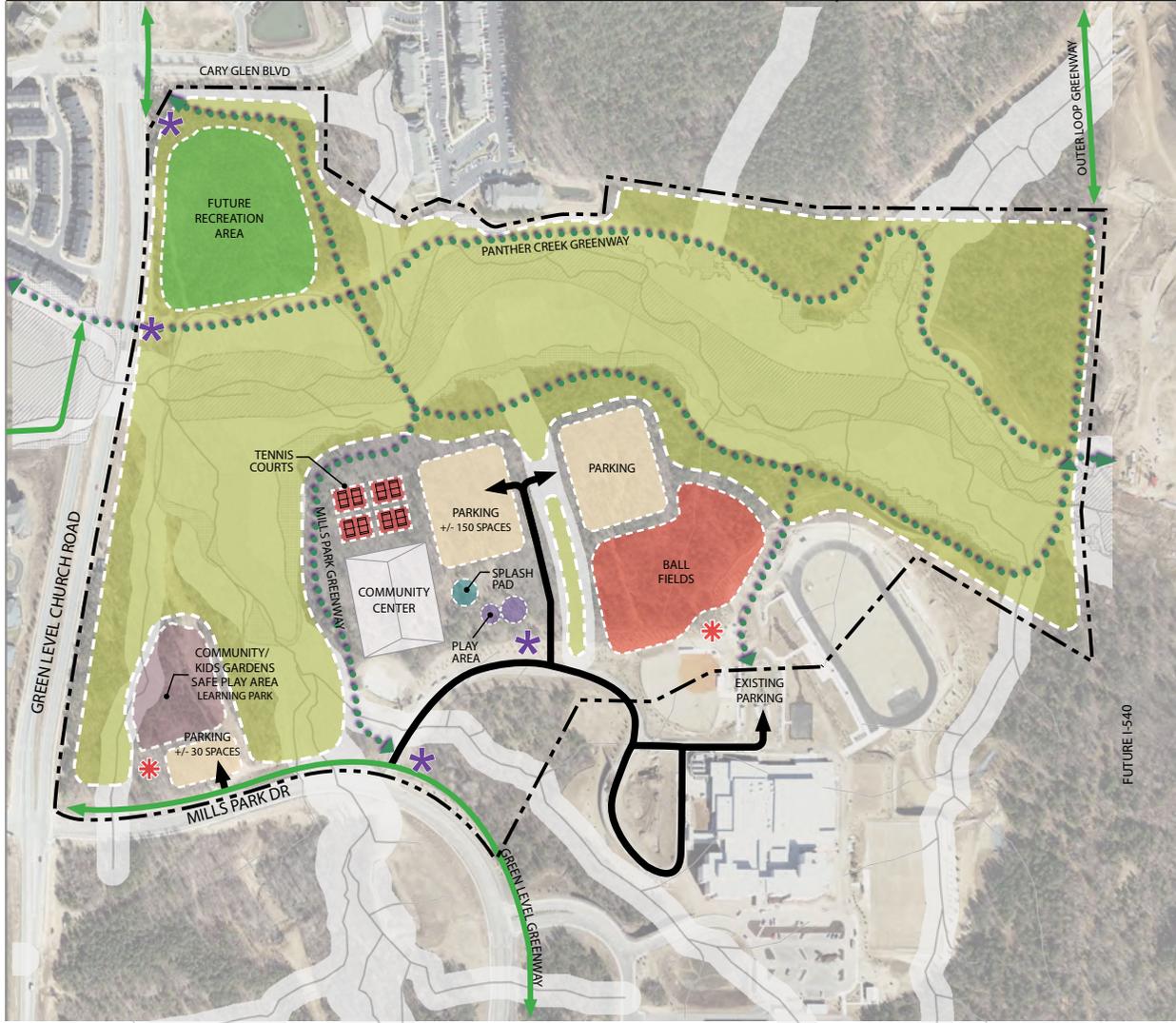


MAYNARD LOOP CONCEPT PLAN
CONCEPT DIAGRAM | CARY, NORTH CAROLINA



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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 102 acres</p>	<p>Background: The location of this site was identified in the approved 1998 Parks, Greenways and Bikeways Master Plan as a recommended site for a community or metro park. The Panther Creek corridor is located along the northern edge of the site and was also identified as one of four natural open space corridors to be protected within the Town's Northwest Area Plan, approved by the Town in 2002. With the acquisition of this site over 200' of natural corridor will be protected, even after development of this parcel into a park. Mills Park, located east of Cary Park Planned Development District (PDD) in west Cary, was originally purchased in 2000. At the time of the purchase it was 240 acres in size. It was intended to provide land for a future Town park as well as for future civic uses. As part of the original approval of the Cary Park Planned Unit Development, the developer agreed to provide the amount of \$5,500,000 for the construction of an elementary school on the Mills Park site. The Town had agreed to provide a 20 acre elementary school site on the Hawes tract at no cost to WCPSS. Additionally, it was agreed that the Town would provide the opportunity for WCPSS to purchase a portion of the Mills Park for a middle school site, at the per acreage cost that the Town had paid in 2000, a cost substantially lower than the current market value. In that agreement the Town transferred the 20 acre Mills Park Elementary School property to WCPSS at no cost. WCPSS purchased from the Town the approximately 30 acre Mills Park Middle School site at the Town's 2000 per acre cost, a considerable savings to WCPSS. Additionally, the Town agreed to share the cost of a new collector road and a water line. The Mills Park Elementary School opened in 2009 and the Middle School in 2010.</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATERWAY  PROPERTY LINE  EXISTING ENTRANCE DRIVE  OFF-SITE PEDESTRIAN CONNECTION  PEDESTRIAN CONNECTION <p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  LAWN  NATURAL AREA  GARDENS  COURTS/FIELDS  BMP  RESTROOM/PICNIC STRUCTURE  PLAY AREA  SPLASH PAD  PARK ICON
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • 2 Shared parking lots • Recommended New Facility - 1 Reservable Picnic Shelter (Capacity 35-50 - 6 tables)- To be located adjacent to existing restroom) • Future designated location for community center (50,000 - 70,000 SF) • 1 Reservable Picnic Shelter (Capacity 75-100 - 12 tables) • 8 Tennis Courts (Lighted) - Clay Courts • Community Gardens • Children's Play area <ul style="list-style-type: none"> • 2-5 yr old Playground • 5-12 yr old Playground • Restroom Facility (In addition to existing restroom) • Paved Loop Trail • Trail Access/Connections - Panther Creek Greenway will travel across the northern section of the park from the underpass at Green Level Church Road on the west to a grade-separated crossing under the Triangle Expressway on the east. Green Level Greenway goes south from Panther Creek Greenway to link up with Mills Park Drive which brings it to the edge of school land and on past the neighborhoods to the south. A connecting street-side trail goes to Mills Park Schools. • Parking <ul style="list-style-type: none"> • 150-175 spaces (16 spaces tennis/33 spaces shelter/20 spaces baseball/100 spaces Community Center) • Develop as trail head including kiosk • Road Access • Access to will be off the access drive to the Middle School. It is assumed that a new drive and parking lot will be developed off of this access drive if a community center is developed at this location. • Support Infrastructure (Utilities, Lights, SWM) 	<p>Park Description & Development Issues: The Middle School was designed to include facility enhancements that will provide recreation opportunities for residents. These enhancements include 3 multi-use fields, 1 softball field, restrooms and basketball courts. The Town provided approximately \$1.6 million towards the construction of these facilities. Wake County contributed \$250,000. These community use facilities will compliment and be integrated into the future 50 acre park that is adjacent to the middle school. The future Mills Park and Panther Creek Greenways are proposed to link to Mills Park and Mills Park elementary and Middle Schools. The Panther Creek Greenway will be located along the northern edge of the park site and link to a pedestrian underpass located under Green Level Church Road which will provide direct access to Cary Park residents, with approximately 3,000 units of housing. The Mills Park Greenway will provide access for residents as far south as Tom Brooks Park. As such this park site and open space will be well linked with the Town of Cary greenway system. The Northwest Area Plan requires the protection of over 200' of natural buffer along the Panther Creek.</p> <p>Future Expansion: No future expansion of the park is planned.</p>	

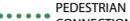


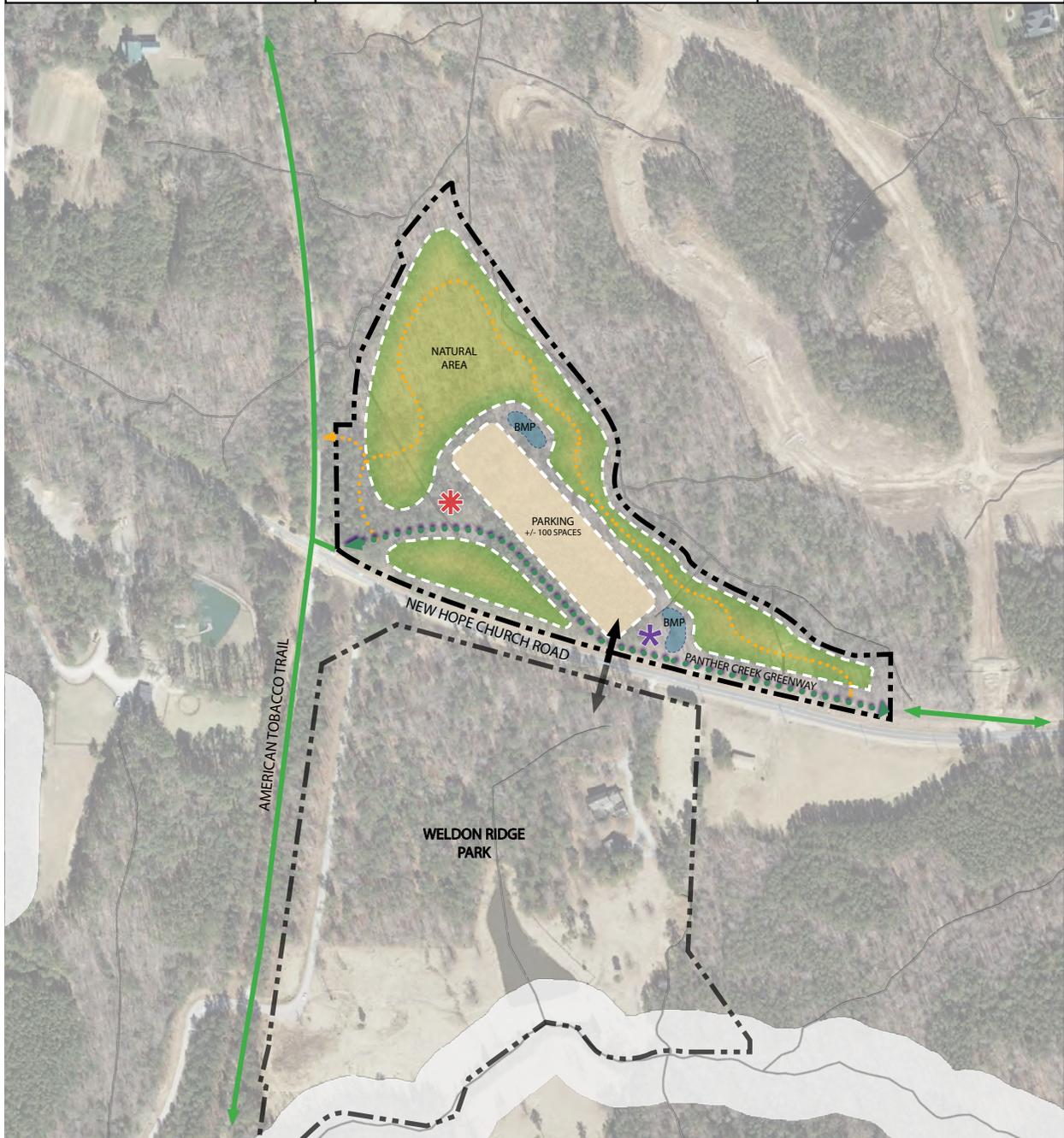
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 22 acres</p>	<p>Background: The site was purchased in 2007 with a \$700,000 grant from the Wake County Open Space Preservation Program. The Morris Branch corridor is located along the southern edge of the site and was also identified as one of four natural open space corridors to be protected in the Town's Northwest Area Plan, approved by the Town in 2002.</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATERWAY  PROPERTY LINE  OFF-SITE PEDESTRIAN CONNECTION
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Children's Play area <ul style="list-style-type: none"> ◦ 2-5 yr old Playground ◦ 5-12 yr old Playground • 1 Rock Climbing Structure • 1 Reservable Picnic Shelter (Capacity 35-50 - 6 tables) with Restroom • 2 Basketball Courts (Lighted) • Open Lawn Area • Public Art • Trail Access/Connections: <ul style="list-style-type: none"> ◦ Morris Branch Greenway to be extended diagonally through park from the northeast corner of McCrimmon and Cary Glen Boulevard to the existing pedestrian underpass located under Green Level Church Road. ◦ Linkage should also be provided for the Green Level Church Road Multi-use Trail. ◦ Provide paved trail link from parking lot to greenway and Pod 2. • Restroom Facility • Parking <ul style="list-style-type: none"> ◦ 40-60 spaces (40 spaces park/10 spaces shelter/10 spaces trail head) ◦ Develop as trail head including kiosk • Road Access <ul style="list-style-type: none"> ◦ Full movement on Cary Glen Blvd • Support Infrastructure (Utilities, Lights, SWM) • 4-8 Multi-Purpose Courts • Undeveloped Natural Area 	<p>Park Description & Development Issues: The Northwest Area Plan requires the protection of over 200' of natural buffer along the Morris Branch. The Wake County Open Space Preservation Program grant limits the amount of impervious cover. The future Morris Branch Greenway is proposed along the southern edge of the park site and as such this park site and open space will be well linked with the Town of Cary greenway system. A pedestrian underpass extends underneath Green Level Church Road which will provide direct access to Amberly residents, an approved PDD with approximately 4,000 units of housing that is currently under development.</p> <p>Future Expansion: No future expansion of the park is planned.</p>	<p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  NATURAL AREA  LAWN  COURTS/FIELDS  BMP  RECREATION AREA  PEDESTRIAN CONNECTION  ENTRANCE DRIVE  RESTROOM/PICNIC STRUCTURE  PLAY AREA  PARK ICON

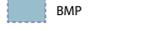
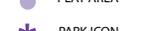


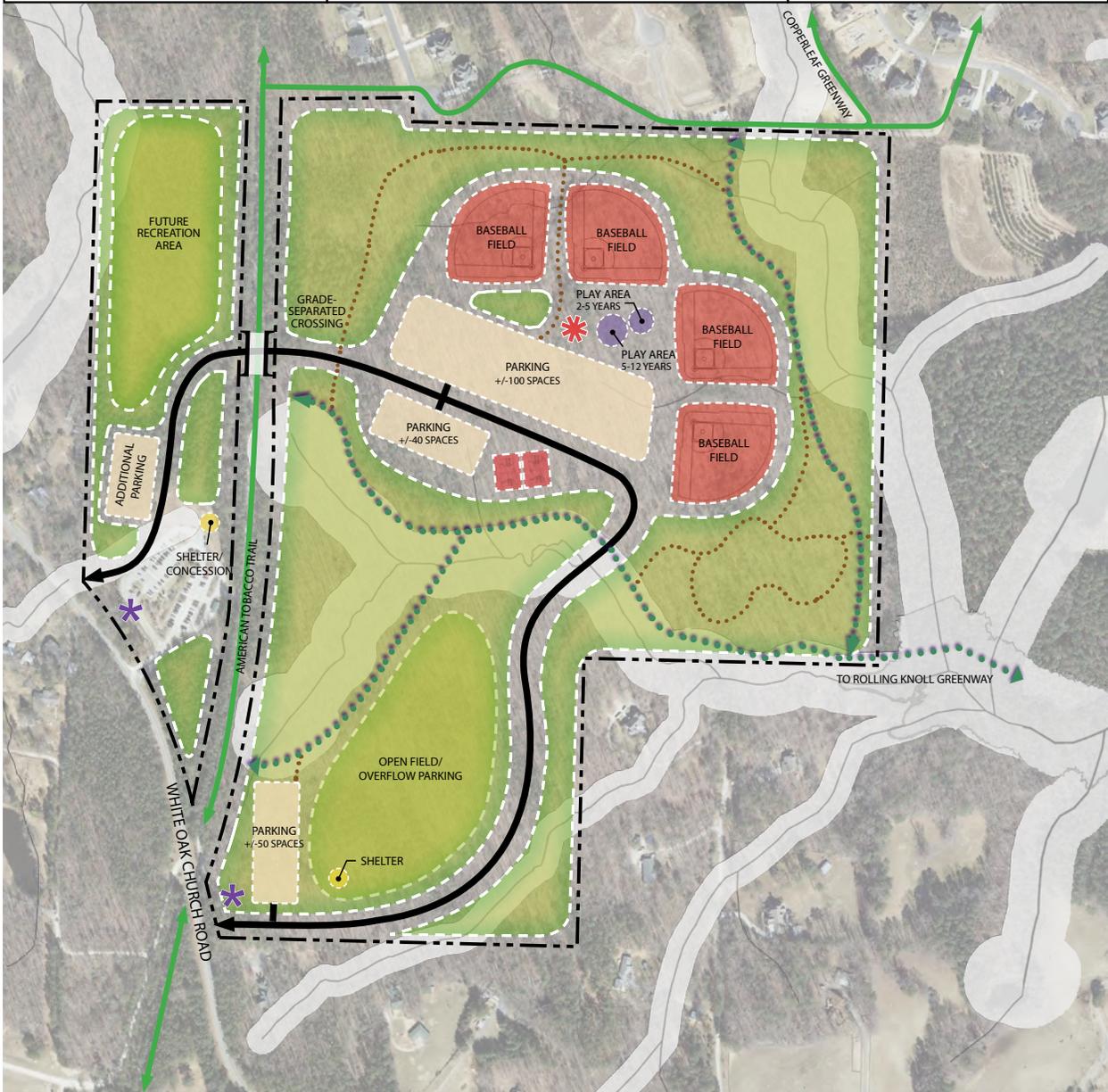
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 12 acres</p>	<p>Background: The location of this site was identified in the approved 2003 Parks, Recreation & Cultural Resources Facilities Master Plan as a recommended site for a neighborhood park. This park site along with the Weldon Ridge Park site, were part of an overall deal between the developers of Amberly PDD, Weldon Ridge PDD and the Town of Cary.</p>	<p>EXISTING:</p> <ul style="list-style-type: none">  STREAM/WATERWAY  PROPERTY LINE  OFF-SITE PEDESTRIAN CONNECTION
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Major Trail Head Parking (100 sp.) <ul style="list-style-type: none"> ○ Trail Head Kiosk ○ Trail Access ○ Provide parking for Horse Trailers • 2 Reservable Picnic Shelter/1 Restroom Bldg (Capacity 35-50 - 6 tables) • 1 Additional Picnic Shelter • Public art • Support Infrastructure <ul style="list-style-type: none"> ○ Utilities ○ Lights ○ SWM • Road Access <ul style="list-style-type: none"> ○ Full movement on New Hope Church Rd 	<p>Park Description & Development Issues: The park is located on the north side of New Hope Church Road. There is considerable slope to the site but a ridge exists to locate a trailhead parking site. The main purpose of the site is to develop a trailhead park to support access to the American Tobacco Trail. In 2010, the Town obtained a CMAQ grant in the amount of \$769,000 to assist in developing the site. In addition, the Town signed an interlocal agreement with Chatham County. In return for developing the park, Chatham County agreed to provide \$60,000 towards the park.</p> <p>Future Expansion: No future expansion of the park is planned.</p>	<p>PROPOSED:</p> <ul style="list-style-type: none">  PARKING AREA  NATURAL AREA  BMP  PEDESTRIAN CONNECTION  NATURAL PATH  ENTRANCE DRIVE  RESTROOM/PICNIC STRUCTURE  PARK ICON



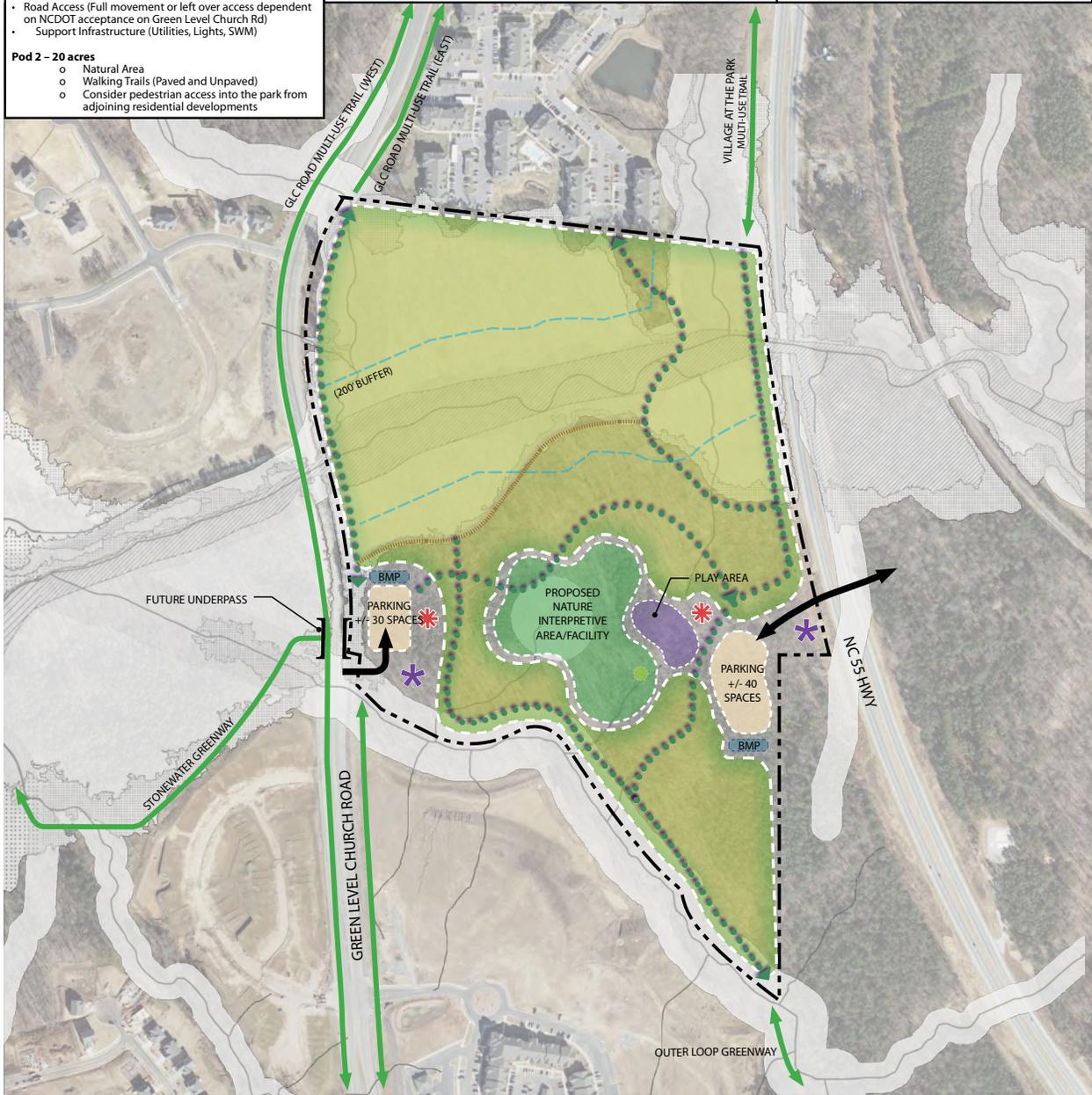
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
Class: Neighborhood Park Total Size: 114 acres	Background: The 114 acre Raftery Tract was jointly purchased by the Town and Wake County for approximately \$2.0 million with both the Town and Wake County contributing \$1.0 million each. The location of this site was identified in the approved 2003 Parks, Recreation & Cultural Resources Facilities Master Plan as a recommended site for a community or metro park.	EXISTING:  STREAM/WATERWAY  PROPERTY LINE PROPOSED:  PARKING AREA  NATURAL AREA  LAWN  COURTS/FIELDS  BMP  ENTRANCE DRIVE  OFF-SITE PEDESTRIAN CONNECTION  PEDESTRIAN CONNECTION  NATURAL PATH  RESTROOM/PICNIC STRUCTURE  PICNIC SHELTER  PLAY AREA  PARK ICON
PROPOSED PARK ELEMENTS: <ul style="list-style-type: none"> • Children's Play area <ul style="list-style-type: none"> ◦ 2-5 yr. old Playground ◦ 5-12 yr old Playground • 2-4 Baseball/Softball Combination Fields (300' lines) (Layout similar to fields at Bond Park) • Restroom • 2 Basketball Courts (Lighted) • 2 Picnic Shelters (1 large – 250 capacity and 1 small 40 capacity) • Walking Trails • Mountain Biking Trails • Soft Surfaced Loop Trail • Trail Access/Connections – Paved Greenway Connection to American Tobacco Trail • The future Copperleaf Greenway is proposed to extend into Raftery Park from the east and link to the American Tobacco Trail (ATT). As such this park site and open space will be well linked with the Town of Cary greenway system. • Parking <ul style="list-style-type: none"> ◦ Parking (260 sp - 120 spaces for 4 baseball fields/100 spaces for shelters/40 spaces general park – total 260 spaces) ◦ Additional for Community Gardens • Develop as trail head including kiosk • Road Access <ul style="list-style-type: none"> ◦ Full movement on White Oak Church Rd • Support Infrastructure (Roads, Bridges, Utilities, Lights, 	Park Description & Development Issues: The Raftery Park site is divided by the American Tobacco Trail which extends through this park site. On west side of the trail is an existing 100 car trailhead parking area currently managed by Wake County. This area of the park is approximately 20 acres in size of which the trailhead is 10 acres leaving the remaining 10 acres undeveloped. The bulk of the park (90 acres) is located on the east side of the ATT is currently undeveloped. Since the park was co-purchased by both the Town and Wake County, there will need to be agreement on the overall level of development. The park should be developed while maintaining the overall natural feel of the land. Bond Park offers the best example of how this park should be developed. The future Copperleaf Greenway is proposed to extend into Raftery Park from the east and link to the American Tobacco Trail. (ATT) As such this park site and open space will be well linked with the Town of Cary greenway system.	
Future Expansion: No future expansion of the park is planned.	PROPOSED PARK ELEMENTS (CONTINUED): <ul style="list-style-type: none"> • SWM • Disc Golf Course • Existing Trail Head for American Tobacco Trail 	



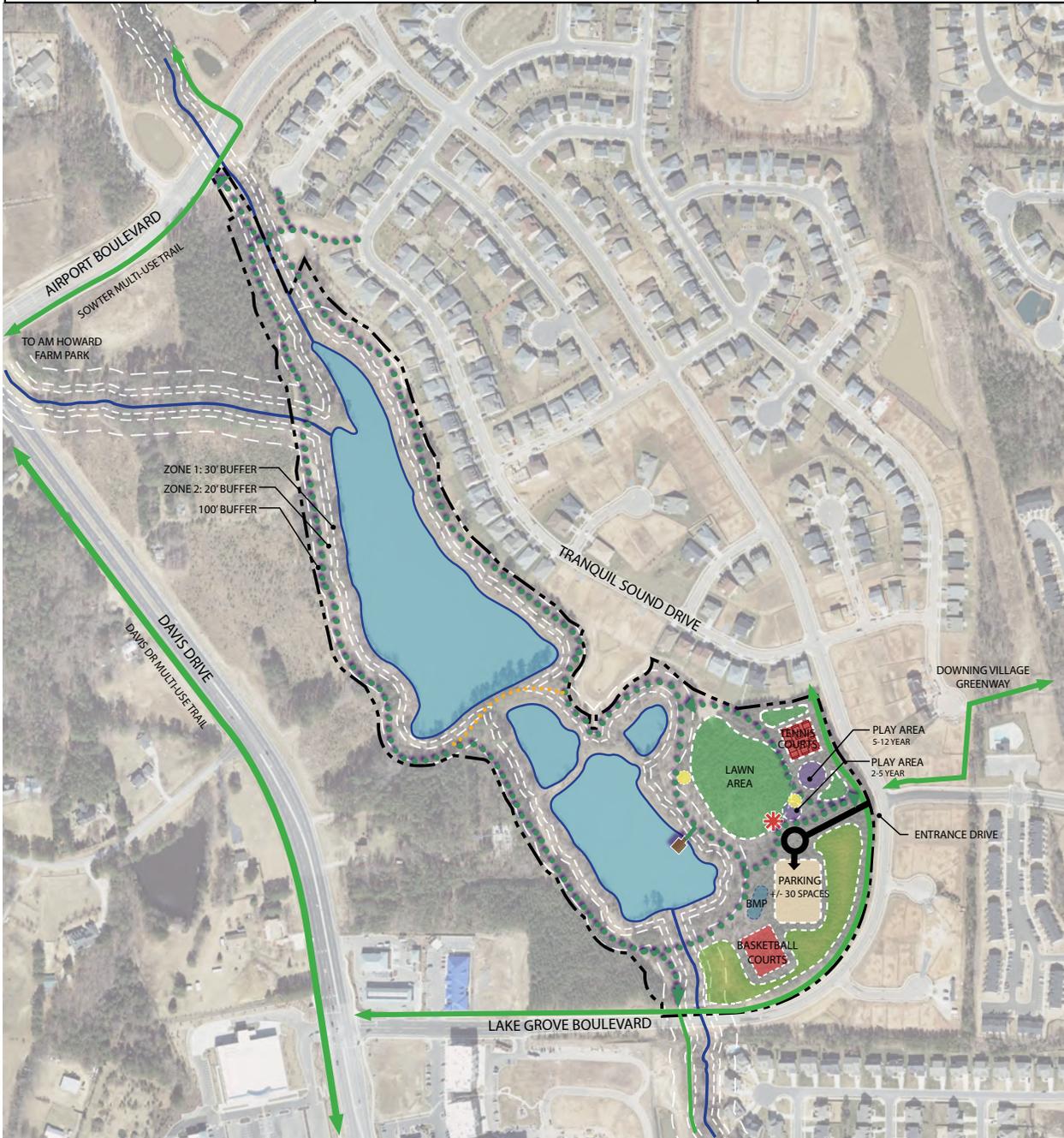
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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
Class: Neighborhood Park Total Size: 60 acres	Background: The location of this site was identified in the approved 2003 Parks, Recreation & Cultural Resources Facilities Master Plan as a recommended site for a community park. The Northeast Creek corridor is located along the northern edge of the site and was also identified as one of four natural open space corridors to be protected within the Town's Northwest Area Plan, approved by the Town in 2002. With the acquisition of this site over 200' of natural corridor will be protected, even after development of this parcel into a park. The site was purchased in 2003. Several greenways are proposed to link to Shaffer Park and as such this park site and open space will be well connected with the Town of Cary's greenway system.	EXISTING:
PROPOSED PARK ELEMENTS:	Park Description & Development Issues: Shaffer Park is located along the south side of Northeast Creek. It consists of two major areas. The developable portion of the park is level with NC 55. This area is approximately 25 acres in size. The majority of the remaining park land encompasses a large area of the lowlands around Northeast Creek. The topography slopes dramatically away from the developable park area. In terms of design intent, Shaffer Park should be designed to reflect the natural resources of the park which are such a strong component of the park. A soft-surfaced trail system should be designed which should include boardwalks through the wetland. At the same time, the park should be developed to reflect its proximity to Research Triangle Park. There are numerous multi-family developments in proximity to the park and the park elements should reflect the demographics of the area. Public Art might play an important role at this park. This could be designed to be whimsical and seen from NC 55. The Northwest Area Plan requires the protection of over 200' of natural buffer along the Northeast Creek.	PROPOSED:
Pod 1 – 25 ac <ul style="list-style-type: none"> Children's Play area <ul style="list-style-type: none"> 2.5 yr old Playground 5-12 yr old Playground 1 Reservable Picnic Shelter (Capacity 35-50 - 6 tables) Open Grass Area – this should be designed in conjunction with the picnic shelter and tables. This should be 1-2 ac. Restroom Facility Public Art Trails – Given the terrain, a loop soft-surfaced trail should be considered and located throughout the park. This loop trail could include boardwalk down in the lower areas. The trail could or could not be designed to include mountain bikes. Trail Access/Connections – A series of greenways and multi-use trails intersect with this park. Village at the Park Multi-use Trail will extend along the west side of NC 55. Parallel to this is the Green Level Church Road Multi-use Trail along the east side of Green Level Church Road. Extending up from the south and into the park will be the Outer Loop Greenway. All of these trails should be designed to intersect. The parking lot within Shaffer should be designed as a trailhead. Consider pedestrian access into the park from adjoining residential developments Parking <ul style="list-style-type: none"> 40 spaces (Minimum) Develop as trail head including kiosk Road Access (Full movement or left over access dependent on NCDOT acceptance on Green Level Church Rd) <ul style="list-style-type: none"> Support Infrastructure (Utilities, Lights, SWM) Pod 2 – 20 acres <ul style="list-style-type: none"> Natural Area Walking Trails (Paved and Unpaved) Consider pedestrian access into the park from adjoining residential developments 	Future Expansion: Potential expansion in the amount of approximately 6 acres, is proposed along the eastern side of the park. Additional property at this location will provide more usable topo so that the park can be fully developed. Acquisition of land at this location will also provide potential access from NC 55.	



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PARK SITE SUMMARY:	PARK DESCRIPTION AND DEVELOPMENT ISSUES:	LEGEND:
<p>Class: Neighborhood Park Total Size: 42 acres Developable Acres: 14 acres (less 28 acres for lakes and buffers)</p>	<p>Twins Lake Park is a 42 acre park mainly comprised of series of three ponds (Hatches Ponds) divided by two dams. The Twin Lakes ponds are tributary to Crabtree Creek in Neuse River basin and are not within a Watershed Overlay District for Cary, therefore the riparian buffers are regulated by the state. The USGS quad maps show these ponds to be blue line features so they have a 50 foot buffer (Zone 1 - 30' and Zone 2 - 20'). Greenways are considered an "allowable" use per the Neuse River Buffer Rules provided that there are no practical alternatives. There is also a 100 foot Urban Transitional Buffer around the ponds regulated by the Town of Cary.</p>	<p>EXISTING:</p> <ul style="list-style-type: none"> — STREAM/WATERWAY — PROPERTY LINE — EXISTING ENTRANCE DRIVE <p>PROPOSED:</p> <ul style="list-style-type: none"> ■ PARKING AREA ■ NATURAL AREA ■ LAWN ■ COURTS/FIELDS ■ BMP — ENTRANCE DRIVE — OFF-SITE PEDESTRIAN CONNECTION ● PEDESTRIAN CONNECTION ● NATURAL PATH ✳ RESTROOM/PICNIC STRUCTURE ● PICNIC STRUCTURE ● PLAY AREA ■ PIER
<p>PROPOSED PARK ELEMENTS:</p> <ul style="list-style-type: none"> • Expand the Children's Play area <ul style="list-style-type: none"> ○ 2-5 year old Playground ○ 5-12 year old Playground • Reservable Picnic Shelter (Capacity 36 - 6 tables) • Open Lawn Area • Add 2 Basketball Courts (Lighted) • Restrooms • Public Art • Pedestrian Access • Road Access <ul style="list-style-type: none"> ○ Full movement onto Lake Grove Boulevard • Parking <ul style="list-style-type: none"> ○ Parking (30 sp) • Support Infrastructure <ul style="list-style-type: none"> ○ Utilities ○ Lights ○ SWM 	<p>An asphalt trail would be located in the 100' buffer. Opportunities for selective scenic vistas along the trail should be incorporated around the existing trees. Asphalt trails providing ADA access to piers and overlooks could be permitted by the 404/401 under the USACOE/NCDWQ buffer rules.</p> <p>Although the two dams on site are not considered high hazard dams, the spillway structures need to be retrofitted to prevent continued dam overtopping and future dam failure. Further evaluation of the water depth is necessary to determine the feasibility for recreational fishing. Deepening the ponds could increase aquatic life, the environmental value of the park, and increase recreational opportunities for fishing. Deepening of the ponds would require a 404/401 permit, although dam maintenance is considered an exempt activity from the USACOE/NCDWQ buffer rules.</p>	



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PROPOSED PARK ELEMENTS:	PARK SITE SUMMARY:	LEGEND:
<p>Pod 1 - 19 acres (13.2 is Developable)</p> <ul style="list-style-type: none"> Multi-use Fields Children's Play area <ul style="list-style-type: none"> 2-5 yr. old Playground 5-12 yr old Playground 1 Small Reservable Picnic Shelter (Capacity 40) 2 Basketball Courts (Lighted) Restroom Facility Public Art Parking Road Access <ul style="list-style-type: none"> Full movement on New Hope Church Rd Will require a park road extending through the site and a grade-separated crossing of the ATT to provide access to pod 2. The location of the crossing will be at the current at-grade crossing for the gravel drive that accesses the pump station. Support Infrastructure <ul style="list-style-type: none"> Utilities Lights SWM 	<p>Class: Neighborhood Park Total Size: 45 acres Developable Acres: 23.4</p> <p>PARK DESCRIPTION AND DEVELOPMENT ISSUES:</p> <p>Background: The location of this site was identified in the approved 2003 Parks, Recreation & Cultural Resources Facilities Master Plan as a recommended site for a Neighborhood Park. This park site along with the Weldon Ridge Park site, were part of an overall deal between the developers of Amberly PDD, Weldon Ridge PDD and the Town of Cary.</p> <p>Park Description & Development Issues: The park is located on the south side of New Hope Church Road. Despite being 45 acres in size, the park is divided by the American Tobacco Trail. (ATT) The park area on the east side of the ATT is approximately 19 acres in size. The park area on the west side of the ATT is approximately 26 acres in size. There is currently a gravel drive that extends along the eastern side of the ATT and crosses the ATT and extends to a pump station located in the far southwest corner of the park. This gravel drive should be replaced with location of the new park entrance and road. If and when the west side (Pod 2) of the park is developed, the current location of the crossing of the ATT will need to remain. It is also recommended that when the west side is developed that this crossing be converted to a grade separated crossing.</p> <p>Future Expansion: No future expansion of the park is planned.</p>	<p>EXISTING:</p> <ul style="list-style-type: none"> STREAM/WATERWAY PROPERTY LINE OFF-SITE PEDESTRIAN CONNECTION <p>PROPOSED:</p> <ul style="list-style-type: none"> PARKING AREA NATURAL AREA LAWN COURTS/FIELDS BMP PLAY AREA PEDESTRIAN CONNECTION NATURAL PATH ENTRANCE DRIVE PICNIC AREA RESTROOM/PICNIC STRUCTURE PARK ICON



PROPOSED PARK ELEMENTS:
<p>Pod 2 - 26 acres (10.2 acres developable)</p> <ul style="list-style-type: none"> Located west of ATT. The Indian Creek Corridor extends along the southern edge of property, resulting in dividing the developable areas of part of the park. The main developable area is 10 acres in size. A second triangular pod of 2 acres is also developable but located on the south side of Indian Creek. 8-12 Sand Volleyball Courts (Lighted) 1 Reservable Picnic Shelter with Restroom(Capacity 40) 5 informal picnic tables for ATT users/ accommodation for equestrian users Walking Trails (Unpaved) Convert gravel pump station access drive into paved greenway for future Indian Creek Greenway into Chatham County Parking Road Access Support Infrastructure <ul style="list-style-type: none"> Utilities Lights SWM

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