6. SHAPE

Guiding Community Growth

IN THIS CHAPTER:

- Challenges and Opportunities
- Designing Development in Cary
- Policy Direction
- How We Will Achieve Our Vision
- Future Growth Framework and Special Planning Areas
- Related Policy Direction in Other Chapters

Cary has a long history of being a well-managed and planned community. Numerous policy documents have been developed over the years that have guided annexation, community investment, and land planning decisions. The Town will carry forward many of these operating policies while setting the stage for new development opportunities that reinforce the Town's vision to encourage redevelopment and infill development and new vibrant mixed use and walkable destination centers.

CARY VALUES:

MANAGING FUTURE LAND USE

Cary will manage land to create a distinctive, attractive, physical environment for our growing and diverse town while maintaining our community 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 citizens.

ENCOURAGING REDEVELOPMENT AND INFILL EFFORTS

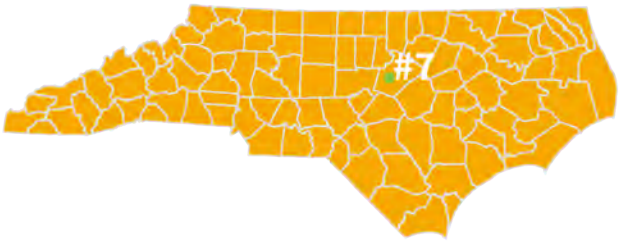
Cary will focus redevelopment efforts on underperforming land and building assets, and focus new infill development on vacant areas that are already served by existing infrastructure. Older shopping centers and commercial areas are key redevelopment priorities. And downtown represents a good opportunity 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.

6. SHAPE

CHALLENGES AND OPPORTUNITIES

A Growing Community

Once a small crossroads town, the Town of Cary has grown to be a mid-sized community of national distinction. Since 1990, Cary's growth tripled from more than 43,000 in 1990 to more than 133,000 in 2010, making it the seventh most populated municipality in North Carolina. While the 5% yearly growth rate experienced over the last few decades is expected to decline, the Town is projected to continue to grow. By 2040, regional projections suggest that the Town will reach a population of 193,000. The Town has an opportunity today to define the way in which new housing, employment, shopping, and public services are provided to the new 50,000 residents that will likely call Cary home in the future.



In 2010, Cary had the 7th largest population in North Carolina

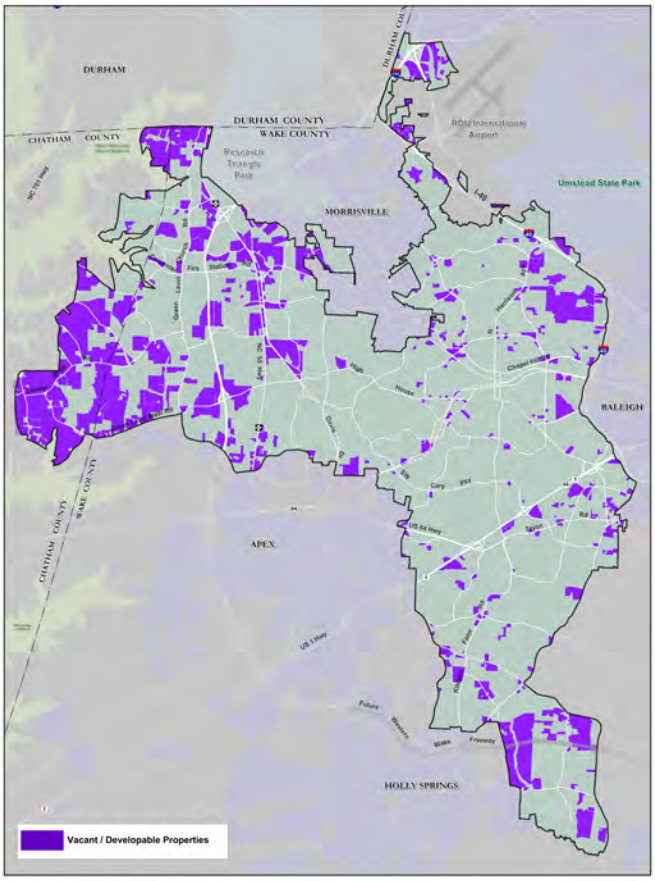
Changing Land Planning Context

Cary's long history as being a well-planned and well-managed community will continue. However the specific goals for future growth and development are changing due to several significant trends.

Limited New Development Opportunities

The amount of developable land in Cary's planning area has decreased significantly over the last 20 years, and is now in short supply. As of February 2015, about 82 percent of Cary's planning area was developed or in the process of being developed – approximately 43,000 acres. The remaining 18 percent of the planning area – shown in purple on the adjacent map – was undeveloped or rural. However, in any given future year, only a handful of that acreage might be on the market for development, with that amount expected to fall in future years if the largest and most desirable properties develop first, and as some owners withhold land from development.

For a community that has succeeded over the past several decades through the facilitation of high quality new developments on undeveloped land, this is a significant change in doing business. The land remaining within the Town likely will not fully accommodate future residents and businesses. Because the Town's high quality of life has been funded historically by new growth, the Town will need to identify new development opportunities that can assist in generating revenues needed to maintain the Town's high standard of living.



UNDEVELOPED PROPERTIES IN CARY'S PLANNING AREA

Land available for development within Cary's planning area is limited. The areas shown in purple on this map (created in Feb. 2015) denote the locations of the less than 10,000 remaining undeveloped or rural acres that owners could someday make available for future development.

New Opportunities for Infill and Redevelopment

As commercial and residential properties age, the Town faces new challenges. Some neighborhoods and shopping centers have started to warrant reinvestment. With more than 4,000 residential units that are over 40 years old and aging strip commercial centers located in various locations throughout Town, the community desires a new approach to address these areas. Developers are now turning to new opportunities to revitalize older developments on infill or redevelopment sites. The Town's current land regulations were developed to guide growth on undeveloped land, not redevelopment of existing developed sites or infill sites. A retooling of these ordinances is needed to support these revitalization efforts and facilitate much needed reinvestment in areas with aging developments needing reinvestment.

More and more opportunities to redevelop aging commercial properties and older neighborhoods are being proposed in Cary. This image shows the concept to redevelop a single-story commercial property on Chatham Street in Downtown Cary to a multi-story mixed use project.

Demand for New Development Options

As local and national populations change, the demand for a diversity of housing and employment choices are changing as well. More and more households and employers are choosing locations that are walkable and located near or within vibrant community centers that support collaborative interaction with other businesses and that support a need to stay connected. This consumer preference is good because walkability is linked with a host of positive environmental, health, economic, and fiscal indicators. In order to attract and retain a diverse population and workforce, in addition to promoting sound fiscal policy, promoting healthy lifestyles, and sustainable transportation options, the Town has an opportunity to support strategic development that will offer a more walkable and connected built environment for future residents.

The Arboretum at Weston is a local example of a mixed use, walkable development that provides housing, shopping and retail, and vibrant public spaces for interaction with neighbors and colleagues.

Future Opportunities for Transit-Oriented Development

While plans for future transit service in Wake County are not fully in place, regional planning efforts have identified a system that includes opportunities for transit stations located in Cary within the Maynard Loop. How land is developed around these potential transit station sites will have a direct impact on the success of the rail service in Cary and the region, and the potential for increasing economic development opportunities around station sites. Furthermore, development around major local and regional bus stops could play a major role in increasing the viability of high quality bus service and ensuring accessibility to high quality transportation options for the entire community, especially those who do not own a vehicle.

Wake County and its partners are planning for future transit service that will connect destinations within the region. While the exact plans are not finalized, there is still an opportunity for Cary to plan for transit station area development that will support the success of a regional transit system.

DESIGNING DEVELOPMENT IN CARY

For years, Cary's development review process has used design guidelines and standards that have shaped the form and design of the Town's new developments, and ultimately resulted in the Town's strong reputation for its attention to design quality. Today, the Town's design guidance is provided using the following guiding documents.

Site Design Standards Manual

Adopted in 2012, Cary's Site Design Standards Manual is an illustrated handbook depicting standards included in the Town's Land Development Ordinance. It sets out the Town's expectations for site design for all developments in Cary, whether residential or non-residential, through a set of seven Design Principles:

1. Create Human Scale: Create a comfortable relationship between buildings and spaces that is relatable to the human form.
2. Create Sense of Place: Create an impression of the development that separates it from other developments and remains in your mind when you leave the area.
3. Connect Uses: Create clear pedestrian and vehicular pathways between developments and intermingle compatible uses.
4. Provide Transitions: Create effective and smooth transitions between adjacent uses.
5. Reduce Parking Impacts: Design parking to reduce the "sea of parking" one commonly finds at retail centers, and "garagescapes" where car garages take up significant street frontage in neighborhoods.
6. Plan for Pedestrians, Bicyclists, and Transit Users: Create logical connections for bike or pedestrian traffic between destinations, and provide transit stops at major developments.
7. Provide Open Space: Provide outdoor space that is as integral to an overall development plan as the construction of buildings and roads.

The above Design Principles are further strengthened with a set of four Core Design Standards: vehicular circulation, building placement, pedestrian circulation, and community spaces. All development applications to the Town are required to address the manner in which each of the seven design principles are met through the design of the project.

Community Appearance Manual

Cary's Community Appearance Manual is also an illustrated handbook depicting standards for site design. This manual sets out standards for landscaping, lighting, architectural designs, and buffers between developments and uses. This document also includes the process for complying with the Statements of Architectural Compatibility required for all non-residential developments located within a non-residential center. This requires the documentation of the following elements for review:

- Primary physical characteristics including predominant color(s), exterior materials and architectural features;
- Primary landscape theme (general, not specific);
- Building height and placement;
- Lighting elements (general);
- Other elements which may be relevant to a specific development and how they are compatible with the adjacent sites; and
- Master Sign Plan.

Design Standards Incorporated into the Land Development Ordinance

Cary's Land Development Ordinance (LDO) regulates how land may be developed within Cary and its planning jurisdiction. In addition to regulatory controls for zoning and the subdivision of land, it also includes design standards that address building appearance, landscaping, signs, parking and other aspects of development. The LDO includes the specific design standards for the four Core Design Standards in the Site Design Standards Manual and the landscaping, lighting, architecture, and buffer standards illustrated in the Community Appearance Manual. It also includes standards specific to certain areas of Town that were generated as part of area plans. For example, Alston and Town Center are examples of area plans with design standards that have been incorporated directly into the LDO.

Place-Specific Design Guidelines

The Town has also developed design guidelines for some special areas of Town. The Town Center Design Guidelines and the Carpenter Rural Village Design Guidelines are two examples of a set of design guidelines that were developed for strategic areas to assist in guiding landowners and developers as they propose developments within these areas. In addition, special design standards were developed and codified for the Walnut Street Corridor, between Cary Towne Center Mall and Buck Jones Road.

Supporting Infill and Redevelopment Through Design Guidance

The Town's current design standards were written for a scale and intensity of development found in Cary today. This Cary Community Plan identifies several strategic locations for greater intensity of development. And this new scale of development (recommended for Destination Centers and Commercial Mixed Use Centers) is not necessarily addressed in the Town's current design standards. These design standards are also primarily written for newer greenfield developments, and may need to be amended to provide greater flexibility to encourage investment on infill and redevelopment sites. Infill and redevelopment sites are often located adjacent to areas with established development patterns that influence and potentially create challenges for good design, and often require creative solutions that may be limited by inflexible standards.

POLICY DIRECTION

In order to respond to the challenges and opportunities facing our community, and to guide future growth within Cary that supports the Town's economic development efforts, efficiently uses existing and planned infrastructure, ensures the Town's fiscal health, and maintains the high quality of development found today, the Town's land use and growth policies are:

Policy	*Policy Intent*
Policy 1: Distribute Commercial Centers, Commercial Mixed Use Centers, and Destination Centers Across Town	
Locate Commercial Centers, Commercial Mixed Use Centers, and Destination Centers throughout Town such that they are distributed at regular intervals, and separated geographically by about a mile or so in most cases, so as to avoid continuous retail and nonresidential "strip" development along our major roadways.	The intent of this policy is to accommodate the daily shopping and services needs of residents and workers, while at the same time ensuring that Cary avoids continuous "strips" of retail development along our major roadways. Accordingly, the policy recommends that, in most cases, these centers should be distributed throughout Town such that they are separated by about a mile or so as illustrated on the Future Growth Framework Map. The objectives of the policy include: • Provide daily shopping and services needs (such as grocery stores, banking, dry cleaning, etc.) within about ½ to 1 mile of most households. This provides more options to access daily shopping, dining, and services needs via walking, biking, or driving, due to the close proximity to home; • Reduce traffic on major streets by reducing the average length of vehicular trips for shopping and services, and by providing opportunities to make such trips from the neighborhood via local road connections; • Reduce thoroughfare traffic and minimize the number of required lanes on thoroughfares by avoiding continuous strip development; • Improve air quality and energy consumption by enabling shorter trips for shopping and services; • Improve the visual appearance of Cary by avoiding continuous strip development; • Serve as sites of potential future intensification. As Cary continues to grow, these Commercial Centers can become the site of additional growth, so that when greater density is called for, the built form is not an obstacle.

Policy	Policy Intent
Policy 2: Focus the Most Intense Types of Development in Strategic Locations	
Strive to locate the more dense forms of housing, retail, and office uses in Commercial Mixed Use Centers, Destination Centers, Mixed Use Employment Campuses, and Downtown Cary. Such uses might include multifamily residential and vertically-mixed, multistory commercial and office buildings.	The intent of this policy is to place a primary emphasis on siting higher-density housing, mid-rise office, and mixed use development within a select number of targeted locations. By focusing such uses into a limited number of targeted locations (rather than spreading such efforts across too wide a geography), the town will be more likely to achieve a reasonable number of highly-functional, walkable, mixed use destinations of which to be proud. Implicit within this policy, and the related polices in Chapters 2-4, is the concept that this Plan embraces a "hierarchy" of intensities amongst these targeted locations.(See the Future Growth Framework Map for the locations of these centers.) In order of decreasing intensity: • Destination Centers • Commercial Mixed Use Centers • Downtown Cary • Employment Mixed Use Campuses
Policy 3: Encourage Mixed Use Development	
Support the creation of developments and locations that include a mix of commercial/retail uses, office and employment, and housing. Site designs should encourage future densification of sites.	The intent of this policy is to recognize and accommodate both the growing public and market preference for mixed use destinations, as well as to obtain the public benefits associated with mixed use development. This Policy complements Policy 2, since Destination Centers, Downtown Cary, Commercial Mixed Use Centers, and Mixed Use Employment Campuses are all intended to be mixed use areas. (See the Future Growth Framework Map for the locations of these centers.) • Mixed use areas may emerge either whole-cloth in individual development projects, or as the aggregate result of a number of adjacent single-use projects. • The mixing of uses might occur either vertically (two or more uses within individual buildings), or horizontally (different uses sited side-by-side in adjacent buildings or parcels). • While the primary focus for mixed use development is in the four types of areas listed above, limited mixed use development might also occur in other locations, such as Commercial Centers. • Site designs should incorporate techniques to plan for future vertical expansion and infill. One example is the placement of surface parking lots so that they may be replaced by parking decks or buildings in the future. The Town could consider requiring a densification plan for projects in these centers to demonstrate how the site has been planned for future intensification.

Policy	Policy Intent
Policy 4: Support and Facilitate Redevelopment and Infill Development	
To support economic development policies, Cary will support and facilitate redevelopment and infill development, particularly within Commercial Mixed Use and Destination Centers, Downtown Cary, and core neighborhoods.	The intent of this policy is to proactively address the fact that future growth and economic development will increasingly need to occur on infill or redevelopment sites, as undeveloped land on the Town's periphery becomes scarcer. Accordingly, this policy is intimately tied to Cary's future economic health. Recognizing that development costs may be higher in these locations than elsewhere in Cary, an objective of this policy is to support an increase in development intensity (compared to adjacent areas) when necessary for project viability – especially for redevelopment projects. However such development should be designed in a manner that complements surrounding properties. A related policy objective is to efficiently use and capitalize on existing public infrastructure (e.g., roads, water, sewer), and reduce the need for costly capital improvements. Another objective of this policy is to encourage the redevelopment of distressed or underperforming sites, and to help stabilize or increase property values in areas experiencing property value stagnation or decline.
Policy 5: Support the Revitalization of Targeted Redevelopment Corridors	
Support the revitalization of a select number of targeted "redevelopment corridors" – thoroughfare corridors in older portions of Town where conditions have changed over time. Redevelopment corridors offer new opportunities for economic investment, and for improving the overall image of Cary.	The intent of this policy is to help strengthen the economic health and visual appeal of specific thoroughfare corridors. Example corridors could include sections of Maynard Road, Kildaire Farm Road, Walnut Street, and Chapel Hill Road. Policy objectives should be tailored to the particular needs of a corridor, and might include (for example) one or more of the following: • Encourage reinvestment in properties, including building renovations and/or re-purposing, and improvements to landscaping. • Encourage and facilitate new infill development and redevelopment of under-performing or distressed corridor properties. • Capitalize on corridor location and visibility, access to transit and roadway connections, and/or access to adjacent neighborhoods, employment, or amenities. • Strengthen the visual appeal of the corridor. • Prevent decline in housing or nonresidential uses along the corridor. • Recognizing that land and redevelopment costs may be higher along these corridors than elsewhere in Cary, another objective of this policy is to support an increase in development intensity – compared to preexisting or adjacent development – when necessary for project viability, especially for redevelopment projects. However, such development should also be designed in a manner that complements surrounding properties. • Consider development of Special Planning Areas for these corridors when updating the Cary Community Plan, with the Kildaire Farm Road corridor as a priority.

Policy	Policy Intent
Policy 6: Provide Appropriate Transitions Between Land Uses	
Support the provision of appropriate transitions between sites having markedly different types or intensities of land uses.	The intent of this policy is to provide for harmonious transitions between different types and intensities of land uses, to help mitigate any negative impacts that a development might have on an adjacent site. This policy embraces the principle that transitions between developments can be achieved by a number of methods, applied either singularly or in combination. **Determining the appropriate design approach for managing transitions between developments will depend on the objectives for the transitional space: separate developments or connect them.** Strategies include: **Connect Developments** • Form transitions – building forms themselves can be varied to provide for a visually appealing gradient of change that does not negatively impact the views from within the neighborhood, including "stepping down" in bulk or height; • Use transitions – designating a mediating use in the transitional space between incompatible uses, such as multifamily residential as an intermediate use between a shopping center and a single family neighborhood, allowing homes on the edge of the established neighborhood to be reused as small offices, or filling the transition with civic or recreation space; • Architectural transitions – using the architectural treatment of new development to create a cohesive connection, including matching neighborhood character through building materials and architectural design elements; **Separate Developments** • Natural buffer transitions – preserving or planting vegetated landscape that can vary from a narrow strip to a large woods, and the natural area itself may be sparse or dense forest. The type of transition that may be appropriate between two sites can also depend on the physical geography of the sites, such as differences in elevations and views from one site to another. Examples of transitions are provided in Chapter 2: LIVE and Chapter 4: SHOP.

Policy	Policy Intent
Policy 7: Provide Opportunities for a Limited Set of Non-Residential Uses Outside of Commercial Centers	
Provide opportunities for the development of commercial uses that are not appropriately located within Destination, Commercial Mixed Use, and Commercial Centers.	The intent of this policy is to acknowledge the need for some businesses to be located outside of the three commercial categories (Commercial Centers, Commercial Mixed Use Centers, and Destination Centers) and the Downtown. For example, some commercial uses, such as dog kennels, auto body shops, furniture warehouses, landscaping businesses, etc. may not be appropriate for these types of centers. Or, at a minimum, should be located on the edges of centers and should achieve the design objectives for the development category (Commercial Center, Commercial Mixed Use Center, Destination Center). Given the nature of these establishments, they may be better located along major road corridors not proximate to centers, and should be designed to be compatible with and buffered from residential neighborhoods and other lower intensity uses.
Policy 8: Preserve and Maintain Cary's Attractive Appearance and Quality of Development	
Preserve and maintain Cary's attractive appearance, with particular attention to the appearance of – and views from – our public spaces, while also encouraging high quality and attractive development.	The intent of this policy is to maintain the attractive visual qualities of our community. The policy also encourages high-quality development that embraces exceptional site design, architecture, and construction. This policy is concerned with the appearance of three different aspects of the community. • Public Areas (owned, designed, and maintained by the public sector). Accordingly, this policy emphasizes the design and appearance of thoroughfare and collector roadways; public landscaping and streetscape design elements along roadways; public parks and greenways; and public buildings and properties, such as parks and recreation facilities, Town Hall, schools, and libraries. • Public views (refers to the appearance and views of private development as seen from public areas). Accordingly, this policy emphasizes high-quality appearance and design for private development – including buildings, landscaping, signage, and art features – that can be seen from public thoroughfares and collector roadways, or from other public spaces such as public squares and parks. • Private views (refers to the views encountered when one has ventured deeper within a private development project) such as a private subdivision or office park.

HOW WE WILL ACHIEVE OUR VISION

1 Undertake Regulatory Changes to Implement the Future Growth Framework

Major Actions:

- Amend as appropriate Cary's Zoning Ordinance, Site Design Standards and Design Guidelines through the implementation of the policy initiatives and actions set out in the LIVE, WORK, SHOP, ENGAGE, MOVE, SERVE chapters and in the Special Planning Area discussions in this chapter (SHAPE). Amendments should include:

  - Zoning districts that can accommodate new development categories included on the Future Growth Framework Map (i.e., Employment Mixed Use Campus, Commercial Mixed Use Center, and Destination Center).
  - Specific standards for redevelopment and infill development contexts that provide appropriate transitions to adjacent areas, and that meet the vision of the Future Growth Framework development categories and the objectives developed by the Redevelopment Roundtable.
  - A consolidated set of design guidelines and site design standards that synthesize, streamline, and simplify the current array of guidelines and standards. This revised set of design guidelines and standards should be inclusive of all areas of Town, and include design guidelines for Special Planning Areas (e.g., Carpenter Rural Village Design Guidelines) as well as general design guidance that should be applied widely across the community.
  - Updated design guidelines and site design standards that address more intensive land use categories – Employment Mixed Use Campus, Commercial Mixed Use Center, and Destination Centers – and the design factors that arise with more intense vertically mixed uses. These include but are not limited to the design, placement, and orientation of structured parking decks; reducing the effects of solar shading where larger buildings cast shadows on adjacent lower story buildings; transitions and connections with lower intensity developments; and design of pedestrian, bicycle, and transit amenities provided internally to sites.

- Establish an interdepartmental working group that meets regularly to discuss and oversee progress on the regulatory changes necessary to implement the Future Growth Framework.

FUTURE GROWTH FRAMEWORK

Cary's Future Growth Framework sets the vision for Cary in 2040 and provides the long-term framework for future development, capital improvements, and community reinvestment efforts. Cary's vision for 2040 maintains and enhances the core qualities that make the Town an attractive and inviting community, while also providing strategic opportunities for new and remarkable developments where future residents can live, work, and play within vibrant and walkable environments.

The Town's Future Growth Framework is organized into two interconnected elements:

1. Future Growth Framework Map, Development Categories, and Use Types
2. Special Planning Areas

1. Map, Development Categories, & Use Types

Map & Development Categories

The Future Growth Framework Map describes the long-term, physical structure and character desired for Cary out to 2040. The map organizes the Town's physical layout, structure and character using a number of different development categories. These development categories describe the character intended for each area identified on the Future Growth Framework Map, and are listed after the Future Growth Framework Map in this chapter. Each development category description is color coded to correspond to the map color of the same category.

Use Types

Within each of the development categories is a list of primary and secondary land uses. These use types help clarify the types of land uses that are characteristic of each development category, and the general character of use types. These use types are described and illustrated in the subsection following the development categories.

2. Special Planning Areas

The Future Growth Framework also provides additional guidance for special planning areas, parts of Cary that require more detailed recommendations and guidance than other areas due to special characteristics or circumstances of each special area. The special planning areas provide more detailed direction and include the core issues, vision for character and form of development, and implementation strategies for each area.

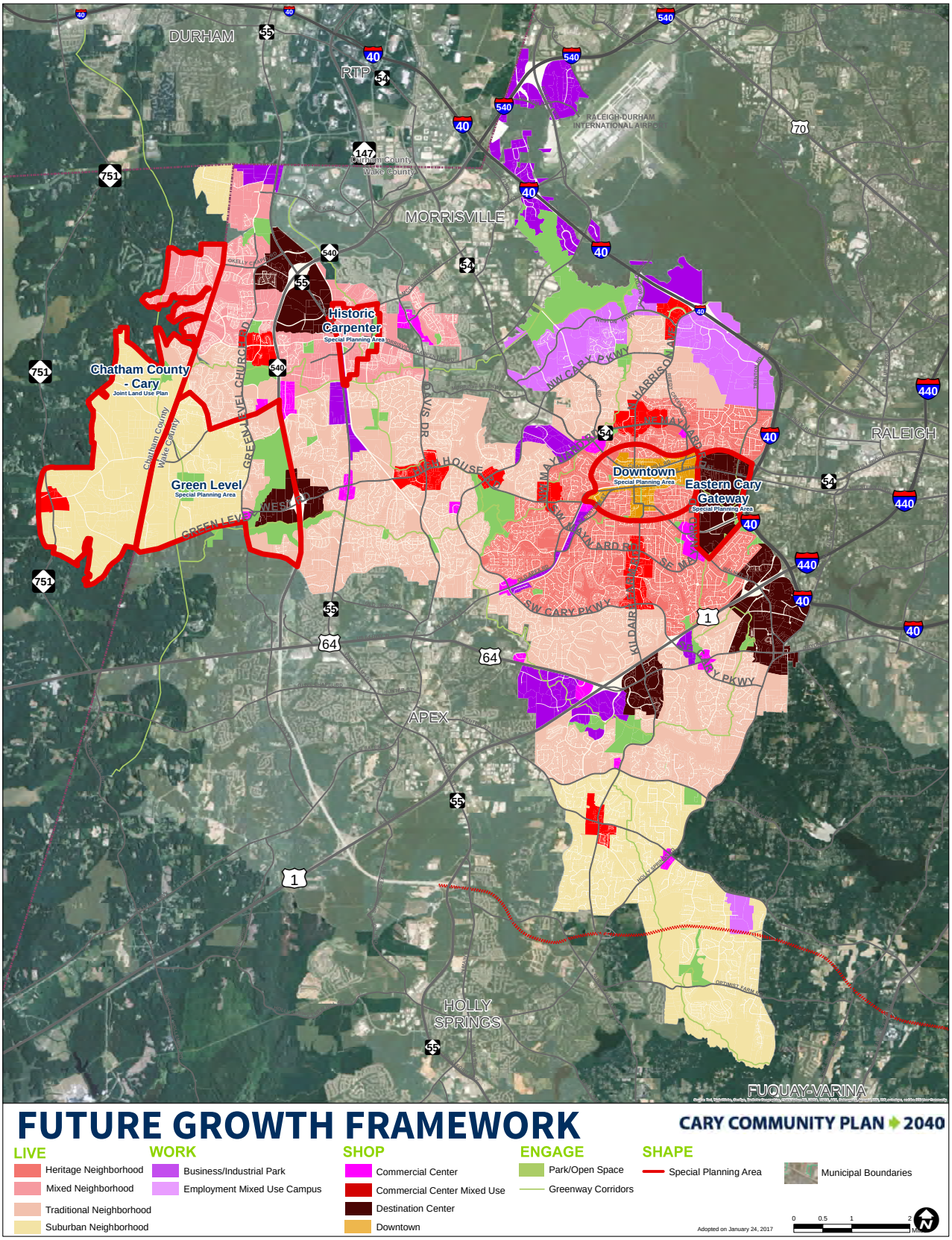
- Chatham County-Town of Cary Joint Planning Area
- Downtown
- Eastern Cary Gateway
- Green Level
- Historic Carpenter

Map Interpretation

The Future Growth Framework Map and development categories were developed to provide guidance for specific geographies throughout Cary's planning area. Special care was taken to evaluate all areas of the map to ensure that the map is generally accurate in interpreting the vision for the community. However, the Future Growth Framework Map is not intended to provide site level guidance with precision. For sites located on the boundaries between development categories on the Future Growth Framework Map, the mapped edges of a particular development category are not intended to be interpreted with rigid fixity in all cases, but may rather be interpreted in light of the policies relevant to the site, and the particular site circumstances.

Map Amendments

The Future Growth Framework Map and development categories were also developed to provide flexibility and to reduce the need for Future Growth Framework map amendments. However, there may be instances in the future that will require amendments to the map. These map amendments should take place only in situations where the fundamental vision for an area changes, not when an individual site within a development category is being approved for a use not listed in the development category.



A poster sized version of this map is available at www.townofcary.org and at Town Hall.

Heritage Neighborhoods: Broad Housing Mix

Definition
Heritage Neighborhoods generally encompass and describe neighborhoods and housing that were built during Cary's first "suburban boom", starting in the 1960's and continuing through the 1970's and into the early 1980's. These "first ring" suburbs include a rich and wide variety of housing types, unit sizes, lot sizes, and densities. Amongst the four neighborhood categories, Heritage Neighborhoods and Mixed Neighborhoods contain the greatest variety and intermingling of housing types.

Location
Heritage Neighborhoods radiate outward from Downtown Cary to the Maynard Road loop, and extend roughly southward from there to the Cary Parkway loop and US Hwy 1/64.

Character
• Neighborhoods tend to have well-connected road networks, and are within convenient walking distance of shops and amenities via local streets.
• Neighborhoods include ample variety of housing types, sizes, and price points.
• Mixed housing types and sizes are often seamlessly woven into the fabric of neighborhoods in close proximity.
• Greater housing diversity than found in Traditional or Suburban Neighborhoods
• Most neighborhoods have mature tree canopies.
• Many single family neighborhoods have generous lot sizes, with house sizes that don't over-dominate their lots. Nevertheless, there is also a wide range of other lot sizes

Predominant Use Types
• Single-family detached (large and small lot)
• Single-family attached, townhomes
• Multifamily (large and small)

Incidental and Other Use Types
• Limited amount of nonresidential uses, as listed below:
- Neighborhood Commercial
- Commercial, small format, located on the edges of residential areas
- Civic and Institutional

Infill & Redevelopment Opportunities
• Replacement of use types in existence or, in the case of neighborhood contexts that are deemed as being in decline and appropriate for more intensive development, properties may be redeveloped to include higher-density residential uses (See LIVE Policies 1 and 5)

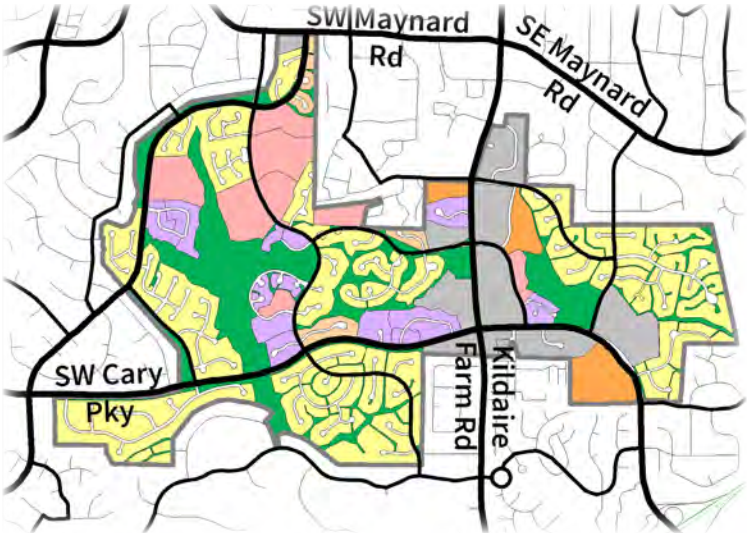
New Development Opportunities
• Neighborhood development that provides for a wide variety of housing choices within a single neighborhood (See LIVE Policy 3)

Example Communities
• Kildaire Farms
• Northwoods
• Parkway
• Edgehill Farms
• Oxxford Hunt
• Wimbledon
• Greenwood Forest
• Russell Hills

Appropriate Zoning
For Predominant Use Types:
• Residential-12 District
• Residential-8 District
• Transitional Residential District
• Residential Multifamily District
• Planned Development District

For Incidental and Other Use Types:
• Planned Development District
• General Commercial
• Office and Institutional
• Corridor Transition

Heritage Neighborhoods: Broad Housing Mix



Example: Kildaire Farms

Legend

- Multifamily
- Multifamily, Small
- Nonresidential
- Parks or Open Space
- Patio Home or Attached Contemporary
- Single Family Detached
- Townhome

The Kildaire Farms master-planned community dates from the 1970s, and is a good example of development in a Heritage Neighborhood. This map shows the wide diversity and integration of different types of housing within the community.

The Kildaire Farms Planned Development includes a mix of housing types: single family detached, single family attached, and multifamily.

Mixed Neighborhoods: Moderate Housing Mix

Definition
Mixed Neighborhoods generally encompass and describe neighborhoods and housing located in the northwestern part of Cary's planning area, located within about 2 miles of Research Triangle Park. Most of these neighborhoods were built primarily during Cary's third "suburban boom" era, which began around 2005, and is still ongoing. These "third ring" suburbs have substantial variety in housing types, unit sizes, lot sizes, and densities – more so than found in Traditional or Suburban Neighborhoods. In that sense, they are comparable to Heritage Neighborhoods, although the character of design might be more akin to Traditional Neighborhoods.

Location
Mixed Neighborhoods extend from the Traditional Neighborhoods in the northwestern part of Cary, north to Cary's northwestern planning boundary with Research Triangle Park, Morrisville, and Durham County.

Character
• This area is dominated by a substantial number of large, master-planned communities containing a diversified housing mix, including a wide variety of housing types and lot sizes.
• Neighborhoods tend to have well-connected road networks.
• Like Traditional Neighborhoods, Mixed Neighborhoods tend to include well-designed site landscaping, common open space, and amenities, and strong unifying design elements.
• Different housing types, such as single family detached, patio homes or townhomes, and multifamily housing, to be sited in discrete "pods", or sections, of master-planned developments.
• Individual residential developments typically have private community recreation facilities and common area land managed by its residents.

Predominant Use Types
• Single-family detached (large and small lot)
• Single-family attached, townhomes
• Multifamily housing (large and small)

Incidental and Other Use Types
• Limited amount of nonresidential uses, as listed below
- Neighborhood Commercial
- Commercial, small format, located on the edges of residential areas
- Civic and Institutional

Infill & Redevelopment Opportunities
Replacement of use types in existence or, in the case of neighborhood contexts that are deemed as being in decline and appropriate for more intensive development, properties may be redeveloped to include higher-density residential uses (See LIVE Policies 1 & 5)

New Development Opportunities
Neighborhood development that provides for a wide variety of housing choices within a single neighborhood (See LIVE Policy 3)

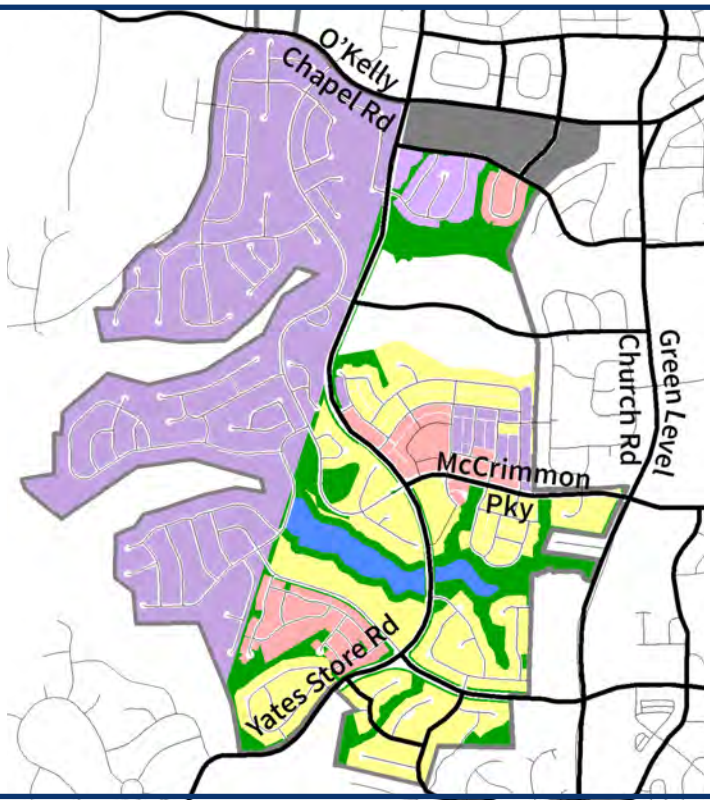
Example Communities
• Amberly
• Carpenter Village
• Stonewater

Appropriate Zoning

For Predominant Use Types:
• Residential-12 District
• Residential-8 District
• Transitional Residential District
• Residential Multifamily District
• Planned Development District

For Incidental and Other Use Types:
• Planned Development District
• General Commercial
• Office and Institutional

Mixed Neighborhoods: Moderate Housing Mix



Example: Amberly

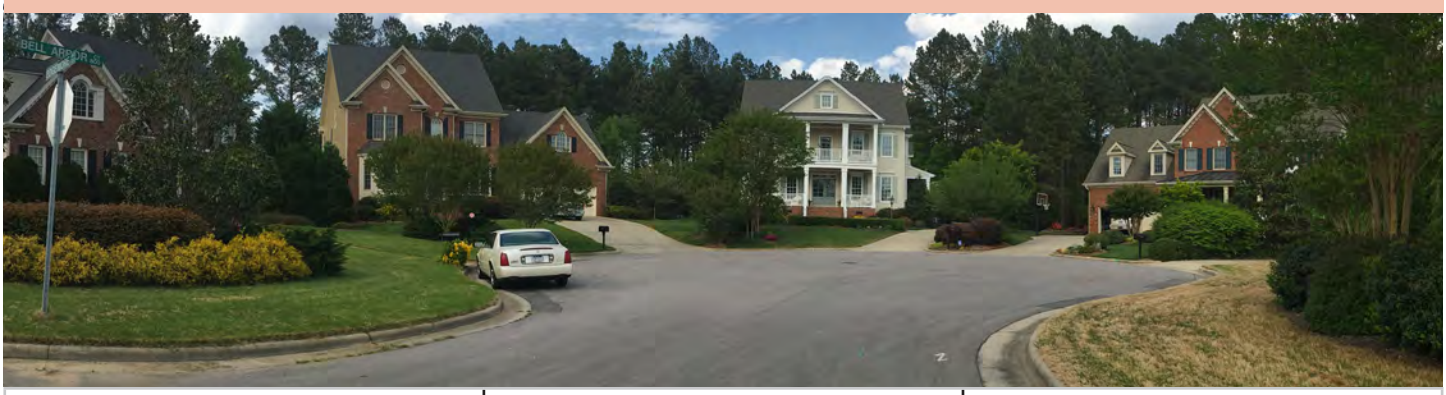
Legend

- Nonresidential
- Parks or Open Space
- Patio Home or Attached Contemporary
- Single Family Detached
- Townhome

The Amberly master-planned community dates from the early 2000s and is a good example of a Mixed Neighborhood. This map shows the substantial amount of housing diversity and integration within the community.

The Amberly Planned Development includes a mix of housing types: single family detached, patio homes, and single family attached.

Traditional Neighborhoods: Moderate Housing Mix



Definition
Traditional Neighborhoods generally encompass and describe neighborhoods and housing that were primarily built during Cary's second "suburban boom" era, which started in the mid-1980's and continued until about 2005. These "second ring" suburbs exhibit somewhat less variety in housing types, unit sizes, lot sizes, and densities than found in Heritage and Mixed Neighborhoods, but more than that found in Suburban Neighborhoods.

Location
Traditional Neighborhoods radiate outward from the Heritage Neighborhoods, extending north towards Weston and SAS office parks, south to Penny Road, and west just past NC Highway 55.

Character
• Generally typified by the large, master planned communities typical of this era, most of which contain some degree of housing mix, although single family detached predominates.
• Traditional Neighborhoods often include moderate amounts of other housing types, such as small lot single family, patio homes, townhomes, and multifamily housing, but these tend to be sited in discrete "pods", or sections, of master-planned developments.
• Traditional developments tend to have been built under more mature and sophisticated development ordinances, and often have planted streetscapes and neighborhood buffers, common open space with neighborhood amenities, and strong attention to unifying design elements.
• Multifamily housing tends to be sited at the periphery of neighborhoods, close to thoroughfares, shopping, and/or employment areas.
• Individual subdivisions and developments within Traditional Neighborhoods tend to have less variety in lot and house sizes than found in Heritage Neighborhoods.
• Individual residential developments typically have private community recreation facilities and common area land managed by its residents.

Predominant Use Types
• Single-family detached (large and small lot)
• Single-family attached, townhomes
• Multifamily housing (small)

Incidental and Other Use Types
• Multifamily housing (large)
• Limited amount of nonresidential uses, as listed below:
  - Neighborhood Commercial
  - Commercial, small format, located on the edges of residential areas
  - Civic and Institutional

Infill & Redevelopment Opportunities
Replacement of use types in existence or, in the case of neighborhood contexts that are deemed as being in decline and appropriate for more intensive development, properties may be redeveloped to include higher-density residential uses (See LIVE Policies 1 & 5)

New Development Opportunities
Traditional neighborhood development that provides for a wide variety of housing choices within a single neighborhood (See LIVE Policy 3)

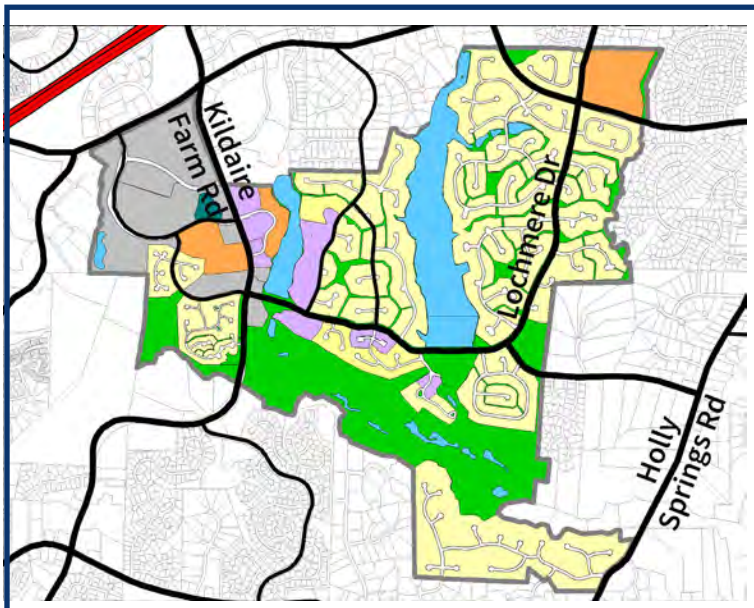
Relevant Special Planning Areas
• Portion of Green Level SPA

Example Communities
• Lochmere
• Regency Park
• Preston
• Stone Creek
• Cary Park

Appropriate Zoning (Typical)
For Predominant Use Types:
• Residential-12 District
• Residential-8 District
• Transitional Residential District
• Residential Multifamily District
• Planned Development District

For Incidental and Other Use Types:
• Planned Development District
• General Commercial
• Office and Institutional

Traditional Neighborhoods: Moderate Housing Mix



Example: Lochmere

Legend

- Multifamily
- Nonresidential
- Parks or Open Space
- Patio Home or Attached Contemporary
- Single Family Detached

The Lochmere master-planned community dates from the 1980s, and is a good example of a Traditional Neighborhood. This map shows the greater predominance of single family housing, while still accommodating other types of housing at strategic locations.

The Lochmere Planned Development includes a mix of housing types: single family detached, patio homes, and multifamily residential.

Suburban Neighborhoods: Limited Housing Mix

Description
Suburban Neighborhoods are neighborhoods located at the outermost western and southern edges of Cary's planning area. Suburban Neighborhoods contain the majority of the remaining developable land within the planning area, and will likely support much of the final "boom period" in Cary's growth over the next 20 years. These neighborhoods also serve as a sort of suburban transition zone to adjacent rural and county development in Wake and Chatham Counties. Suburban Neighborhoods consist principally of single family detached development, with limited cases of other housing types such as patio homes or townhomes, and with rare instances of multifamily on sites of limited size. This "outer ring" of neighborhoods exhibit the least variety of housing types among the four neighborhood categories.

Location
Suburban Neighborhoods radiate outward from the Traditional Neighborhoods, extending south of Penny Road to the southern edge of the planning area at Middle Creek, and west of Green Level Church Road to the western edge of the planning area in Chatham County.

Character
• Single family lots are typically about a quarter acre or larger, unless in a clustered subdivision that protects significant amounts of open space in exchange for smaller lots.
• The areas will be mostly single family detached, with limited pockets of patio or townhomes, and rare instances of multifamily on sites of limited size.
• Individual residential developments typically have private community recreation facilities and common area land managed by its residents.

Predominant Use Types
• Single-family detached (large and small lot)

Incidental and Other Use Types
• Single-family attached, townhomes
• Multifamily housing, on sites of limited size (smaller than typical suburban apartment complexes)
• Limited amount of nonresidential uses, as listed below:
- Neighborhood Commercial
- Commercial, small format, located on the edges of residential areas
- Civic and Institutional

Infill & Redevelopment Opportunities
Replacement of use types in existence or, in the case of neighborhood contexts that are deemed as being in decline and appropriate for more intensive development, properties may be redeveloped to include higher-density residential uses (See LIVE Policies 1 & 5)

New Development Opportunities
Suburban Neighborhood development that provides for a wide variety of housing choices within a single neighborhood, especially in terms of house size and style for single family detached products, and occasional pods of patio homes, townhomes, or related. (See LIVE Policy 3)

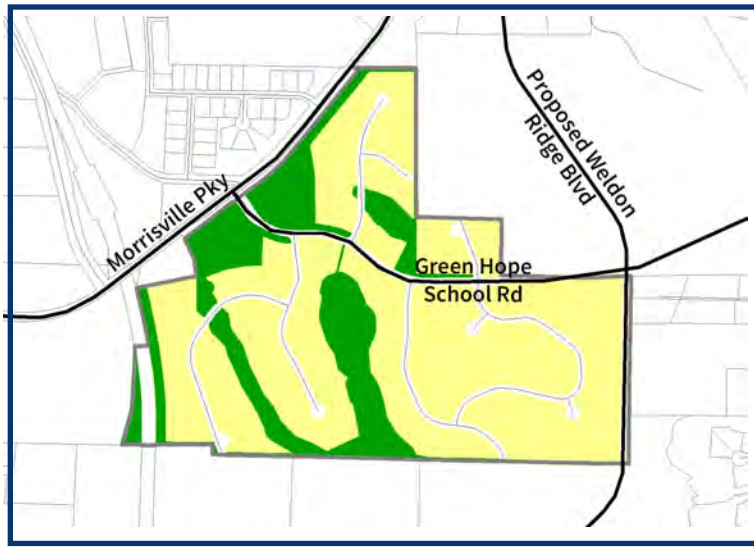
Example Communities
• Copperleaf
• Cotswold
• Windemere

Relevant Special Planning Area
• Portion of Green Level SPA

Appropriate Zoning
For Predominant Use Types:
• Residential-40 District
• Residential-12 District
• Residential-8 District
• Planned Development District

For Incidental and Other Use Types:
• Transitional Residential District
• Residential Multifamily District
• General Commercial
• Office and Institutional

Suburban Neighborhoods: Limited Housing Mix



Example: Copperleaf

Legend

Parks or Open Space

Single Family Detached

The Copperleaf master-planned community dates from the mid-2000s, and is a good example of a Suburban Neighborhood. The community is entirely single family detached, developed with significant amounts of open space.

The Copperleaf Planned Development includes single family detached housing only.

Business/Industrial Park

Definition
Traditional suburban office and industrial park, with uses such as corporate offices, professional offices, research and development facilities, light industrial and manufacturing, and warehousing and distribution.

Character
• Most Business/Industrial Park areas in Cary are in campus-like settings, with ample landscaping, green areas, and considerable attention paid to building and site design and appearance.
• Overall development intensities tend to be modest and "suburban" in character, usually with a primary reliance on surface parking lots.
• Buildings of about one to five stories are most common.
• Low- to mid-rise office and light industrial buildings are most often separated by natural open spaces.

Predominant Use Types
• Office, mid-rise
• Office, low-rise
• Medical center / hospital
• Light industrial
• Research & Development Facility

Incidental and Other Use Types
• Office, high-rise
• Warehouse storage
• Heavy commercial
• Commercial, small format
• Commercial, medium format
• Parks and open space

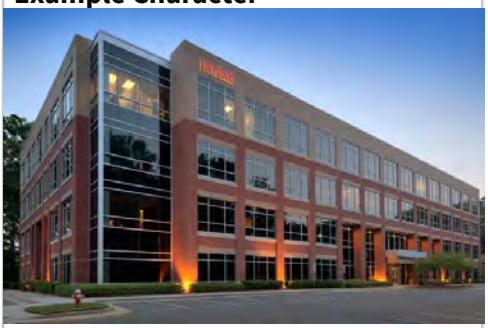
Infill & Redevelopment Opportunities within Existing Business/Industrial Parks
New sidewalks and greenways; bike parking; street trees; shared parking lots; add housing and commercial uses on opportunity sites

Enhance block and lot network to maximize walkability; frame public space; share parking

New Development Opportunities
Connected and shorter blocks, street trees, supportive commercial and civic/ public spaces; incorporate housing; buildings front street with side or rear parking

Appropriate zoning
For Predominant Use Types:
• Office and Institutional District
• Office, Research and Development District
• Industrial District
• Planned Development District

For Incidental and Other Use Types:
• General Commercial

Example Character


Employment Mixed Use Campus

Definition

Businesses and industries located within a mixed use campus. The campuses include commercial, office, and residential uses organized either as vertical mixed use (multi-story) or horizontal mixed use (separate buildings in close proximity), arranged in a walkable pattern with an active pedestrian realm where buildings front streets.

Character

- A somewhat more "urban campus" setting than for Business/Industrial Parks
- Overall development intensities more intense than in Business/Industrial Parks, with a greater emphasis on the use of structured parking to permit increase density.
- Ample landscaping, including both natural green spaces and formal public gathering areas, and considerable attention paid to building and site design and appearance.
- Buildings of about three to seven stories
- A more interconnected street and pedestrian network than might be found in Business/Industrial Parks
- Residential and commercial uses are integrated into the campus, and sited for maximum access and convenience to employment buildings

Predominant Use Types

- Office, high-rise
- Office, mid-rise
- Mixed use, mid-rise
- Multi-family (large and small)

Incidental and Other Use Types

- Mixed use, high rise
- Commercial, small format
- Single family attached, townhome
- Civic and Institutional
- Plazas
- Parks and open space

Infill & Redevelopment Opportunities within Existing Centers

Improve pedestrian and bicycle crossings within and around campus; add bikeway connections, bike parking, street trees, outdoor plazas and pocket parks; widen sidewalks; cohesive building frontages that frame the public realm; increase street connectivity

Enhance block and lot network to maximize walkability; frame public space; connect to adjacent developments; incorporate housing and commercial uses on opportunity sites

New Development Opportunities

Connected mid-size blocks; street trees, centralized civic and commercial space; incorporate housing; design for walkability

Appropriate zoning

For Predominant Use Types:

- New Employment Mixed Use Zoning District
- Office and Institutional District
- Office, Research and Development District
- Planned Development District

For Incidental and Other Use Types:

- Residential Multifamily District
- Transitional Residential District
- General Commercial

Example Character

Commercial Center

Definition

These areas are defined by a shopping center of about 5-10 acres or more, and anchored by a supermarket or equivalent. Commercial Centers may also have residential, office, or institutional uses incorporated into the center, although that is optional. Residential, office, or institutional uses may be mixed either vertically within multi-story buildings, or horizontally on adjacent sites.

Location

Typically located at major street intersections, Commercial Centers are designed to maximize convenience by providing daily retail and services needs within a convenient distance of about ½ to 1 mile of homes.

Character

- Commercial Centers typically accommodate parking in close proximity to stores, typically along the front or side of the shopping center.
- Ample landscaping, including both natural green spaces and formal public gathering areas, and considerable attention paid to building and site design and appearance.
- Commercial buildings about 1-2 stories
- Office and residential buildings about 1-3 stories
- Well-connected to adjacent neighborhoods by local streets and collector roads

Predominant Use Types

- Commercial, small format
- Commercial, medium format

Incidental and Other Use Types

- Office, low-rise
- Multi-family, small (duplex, triplex, etc.)
- Multi-family large (apartment, condominium, nursing/assisted living, or care facilities)
- Plazas
- Parks and open space

Redevelopment Opportunities on Existing Commercial Sites

Improve pedestrian and bicycle crossings of major roads; widen sidewalks; add bike parking, street trees, outdoor plazas and pocket parks; enhance building frontages; develop new structures on parking lots; connect to adjacent developments

Minimize surface parking; create cohesive building frontages; connect to adjacent developments; incorporate housing as feasible on opportunity sites

New Development Opportunities

Incorporate street trees and street furniture; incorporate housing within walking distance of center; orient development around civic space or open space; design for walkability

Appropriate zoning

For Predominant Use Types:
- General Commercial District
- Mixed Use Overlay and Mixed Use District

For Incidental and Other Use Types:
- Transitional Residential District
- Residential Multifamily District
- Office and Institutional District

Example Character

Commercial Mixed Use Center

Definition

Prominent Commercial Mixed Use Center that includes an integrated mix of commercial (shopping, services), office, and residential uses, arranged in a walkable pattern with an active pedestrian realm where buildings front streets. The center may include both vertically (within multi-story buildings) and horizontally mixed (adjacent sites) uses, however a substantial portion of buildings should be vertically-mixed, with ground floor retail and offices and housing on upper floors.

The overall intensity of development in a Commercial Mixed Use Center is less than in a Destination Center, but substantially more than found in Commercial Centers.

Character

- Urban designs frame the street with multi-story buildings and active public spaces.
- In order to achieve the densities needed to create the desired character, both surface and structured parking is likely
- Buildings of about three to seven stories predominate
- A well-defined and interconnected street and pedestrian network

Predominant Use Types

- Mixed use, mid-rise
- Commercial, medium format
- Commercial, small format
- Multi-family large (apartment, condominium)

Incidental and Other Use Types

- Office, mid-rise
- Single family attached, townhome
- Multi-family, large (nursing/assisted living, or care facilities)
- Multi-family, small (duplex, triplex, etc.)
- Civic and Institutional
- Plazas
- Parks and open space

Infill & Redevelopment Opportunities for Existing Commercial Centers

Improve pedestrian and bicycle crossings of major roads; add bike parking; widen sidewalks to accommodate outdoor dining and street furniture; add street trees, outdoor plazas and pocket parks: create cohesive building frontages that frame the public realm

Enhance block and lot network to maximize walkability; frame public space; connect to adjacent developments; design around central civic/public use; incorporate housing on upper stories; develop opportunity sites such as surface parking lots

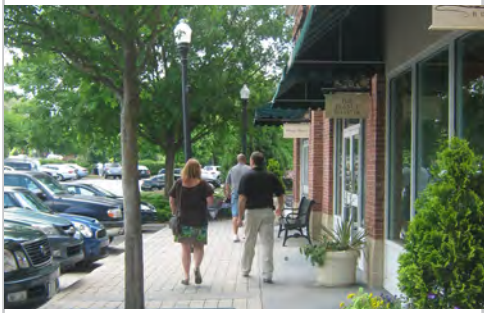
New Development Opportunities For Predominant Use Types

Connected short or medium size blocks; street trees; centralized civic space; new housing types; design for maximum walkability

Appropriate Zoning

- New commercial mixed use zoning district
- Mixed Use Overlay District and Mixed Use District
- Planned Development District

Example Character



Destination Center

Destination

Destination Centers are Cary's premiere mixed use centers that include an integrated mix of commercial (shopping, services), office, and residential uses, arranged in a walkable pattern with an active pedestrian realm where buildings front streets. Destination Centers are intended to contain the greatest development intensities found in Cary, and be regional destinations. As such, they may include unique and special uses, such as a prominent and unique entertainment venue. Uses may be mixed both vertically (within multi-story buildings) and horizontally (adjacent sites) within the center, however by far the greatest emphasis should be on vertical mixing, with ground floor retail, and offices and housing on upper floors. Urban character creates active public spaces. The overall intensity of development in a Commercial Mixed Use Center is less than in a Destination Center, but substantially more than found in Commercial Centers.

Character

- Urban designs frame the street with multi-story buildings and active public spaces.
- In order to achieve the densities needed to create the desired character, a large share of parking needs should be met using structured parking
- Buildings of about three to seven stories predominate
- A well-defined and interconnected street and pedestrian network
- Multiple and central outdoor public gathering spaces create focal points

Predominant Use Types

- Mixed use, high-rise
- Mixed use, mid-rise
- Plaza, open space, park, community open space
- Specialty destination uses, such as a public events venue

Incidental and Other Use Types

- Commercial, small format
- Commercial, medium format
- Commercial, large format (designed for walkable environment)
- Office, mid-rise
- Office, high-rise
- Single family attached, townhome
- Multi-family, small (duplex, triplex, etc.)
- Multi-family, large (apartment and condominium)
- Civic and Institutional

Infill & Redevelopment Opportunities of Existing Destination Center Sites

Create "main street" design; redevelop surface parking to new uses; improve pedestrian and bicycle crossings; connect to the greenway network; widen sidewalks; add bike parking, street trees, outdoor plazas and pocket parks

Preferably designed as part of larger master plan for destination center

New Development Opportunities

Connected medium and short blocks; street trees; design organized around centralized civic/public space; diverse building types; vertically mixed uses; iconic views that terminate inside the development

Relevant Special Planning Areas

Eastern Cary Gateway, Green Level

Appropriate Zoning

- New mixed use destination center zoning district
- Mixed Use Overlay District and Mixed Use District
- Planned Development District

Example Character

Downtown

Definition

"Downtown" denotes "downtown Cary" and the areas immediately adjacent to it. The town's historic origins began with development along Academy and Chatham Streets, radiating outward from the intersection of those two streets. Downtown is Cary's civic, entertainment, and cultural center. Downtown includes an integrated mix of commercial, office, institutional, and residential uses. Both single-use and mixed-use buildings front the downtown streets, and are designed to create an attractive and active public streetscape.

To learn more about the vision, policies, and recommendations for Downtown, refer to the Downtown Special Planning Area, later in this chapter.

Redevelopment and Infill Development, Building Heights, Primary and Secondary Use Types

See Downtown Special Planning Area, and each of its subareas

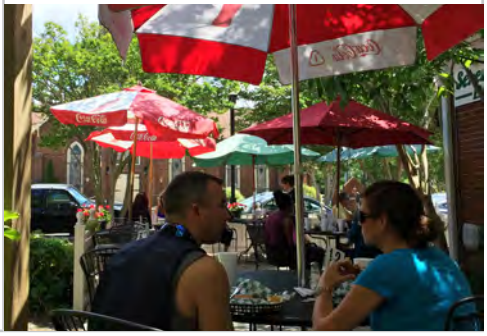
Relevant Special Planning Areas

Downtown Cary

Appropriate Zoning

- New Downtown mixed use zoning district
- Town Center District

Example Character



Open Space, Park, and Greenway

Definition
Dedicated space for active and passive recreation. Also serves as habitat for local wildlife, areas to preserve tree canopy and stream buffers, and green infrastructure networks.

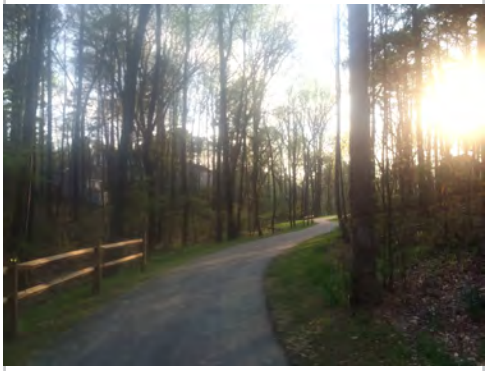
Predominant Use Types
- Mini Parks
- Neighborhood Parks
- Community Parks
- School Parks
- Metro Parks
- Special Use Parks/Facilities
- Community Centers
- Greenway Corridors
- Natural Areas and Buffers
- Preserves

To learn more about the types of existing parks and open spaces in Cary or planned for Cary, see Chapter 5: ENGAGE, and the Cary Parks, Recreation, and Cultural Resources Master Plan.

Relevant Special Planning Area
- Downtown Special Planning Area
- Green Level Special Planning Area
- Carpenter Special Planning Area
- Eastern Gateway Special Planning Area

Appropriate Zoning
Resource/Recreation (RR)
All zoning districts

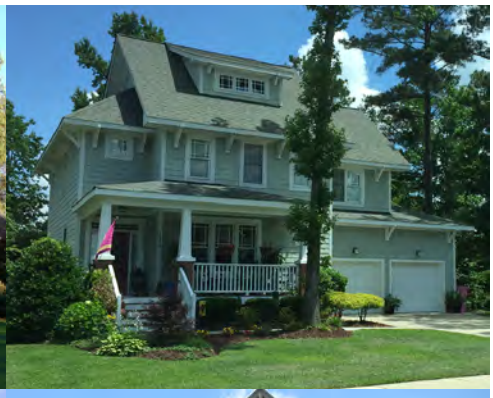
Example Character



Use Types

These use types provide guidance in defining the types of uses that are recommended for the previously listed development categories. The use types listed are not an exhaustive list, but are intended to be illustrative of the uses recommended for the development categories. They do not replace Chapter 12 of the Cary Land Development Ordinance that defines specific uses within the ordinance.

Single-family Detached (Large Lot)
Single-family detached homes on residential lots generally greater than 1/4 acre



Single-family Detached (Small Lot)
Single-family detached homes on residential lots generally less than 1/4 acre, including patio homes

Single-family attached
Includes townhomes and row houses that generally have two or more floors and are attached

Multi-family, small
Includes buildings of two, three, or four residential units under one roof (duplex, triplex, quadriplex)

Multi-family, large May include apartments, condominiums, retirement communities, or other similar buildings with multiple units under one roof. May be tenant-occupied, owner-occupied (as in condominium or cooperative project), or mixed		
Office, low-rise Buildings at or below three stories, primarily used for the conduct of business, such as administration, clerical services, and consultation with clients and associates		
Office, mid-rise Buildings between three and five stories, primarily used for the conduct of business, such as administration, clerical services, and consultation with clients and associates		
Office, high-rise Buildings five stories or above, primarily used for the conduct of business, such as administration, clerical services, and consultation with clients and associates		

Mixed use, mid-rise
Mixed use buildings designed with generally three to six stories, and retail and commercial uses on the ground floor

Mixed use, high-rise
Mixed use buildings with five or more stories, and retail and commercial uses on the ground floor, often fronting a plaza or park

Neighborhood Commercial
Small format business designed for use by retail, service, or office uses to serve adjacent neighborhoods, including corner gas stations, convenience stores, neighborhood banks, and other small format stores that fit into the neighborhood fabric

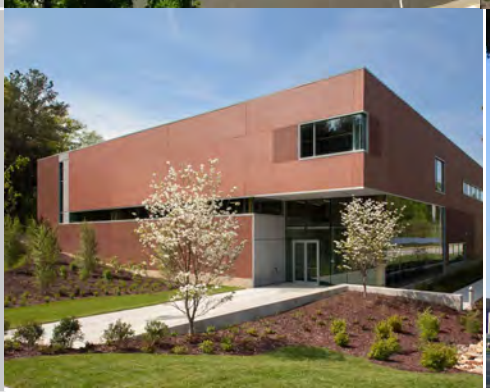
Commercial, small format
Small format business that fits a commercial or corridor context

Commercial, medium format
Medium-sized property designed for use by retail or service uses to serve community, such as a typical grocery anchor

Commercial, large format
Large property designed for use by retail, wholesale, or service uses, typically for a big box or larger format retailer

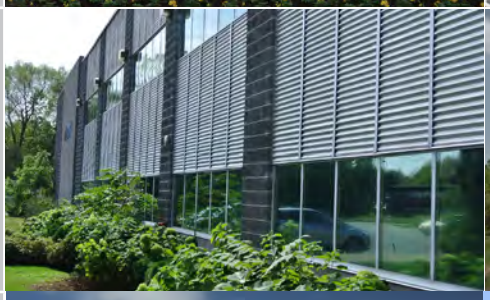
Medical Center / Hospital
A facility or group of facilities providing health services including in-patient medical or surgical care or medical research. Other facilities may include laboratories, training facilities, central service facilities and living quarters

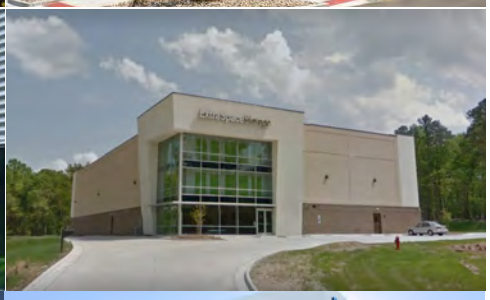
Research and Development
Buildings primarily used for the conduct of research and development activities by a company or institution, similar to office but appropriate for prototyping or laboratory space



Light Industrial
Low impact manufacturing building such as auto body shop or granite countertop fabricator

Warehouse Storage
Structure designed for household rental storage space

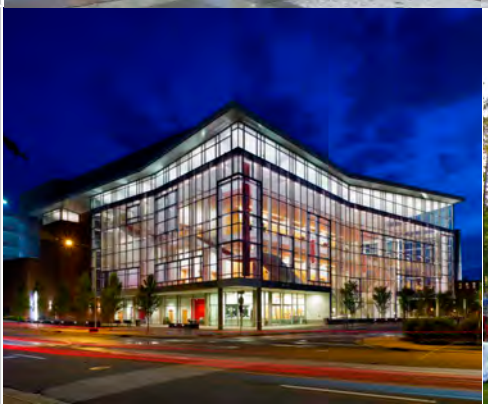




Heavy Commercial
Commercial wholesale establishments, such as housewares or service industry warehouses

Plaza
Public square or open space in an urban area which may include amenities and attractions

Public Events Venue
Spaces for large public gatherings which might include festivals, farmers markets, speeches, concerts, and other events



Civic and Institutional Schools, places of worship, and similar uses		
Park Public green space in town used for passive and/or active recreation		
Open Space Undeveloped or largely undeveloped land generally for public use, including nature preserves		
Community Open Space Accessible open space for passive recreation near developed areas		

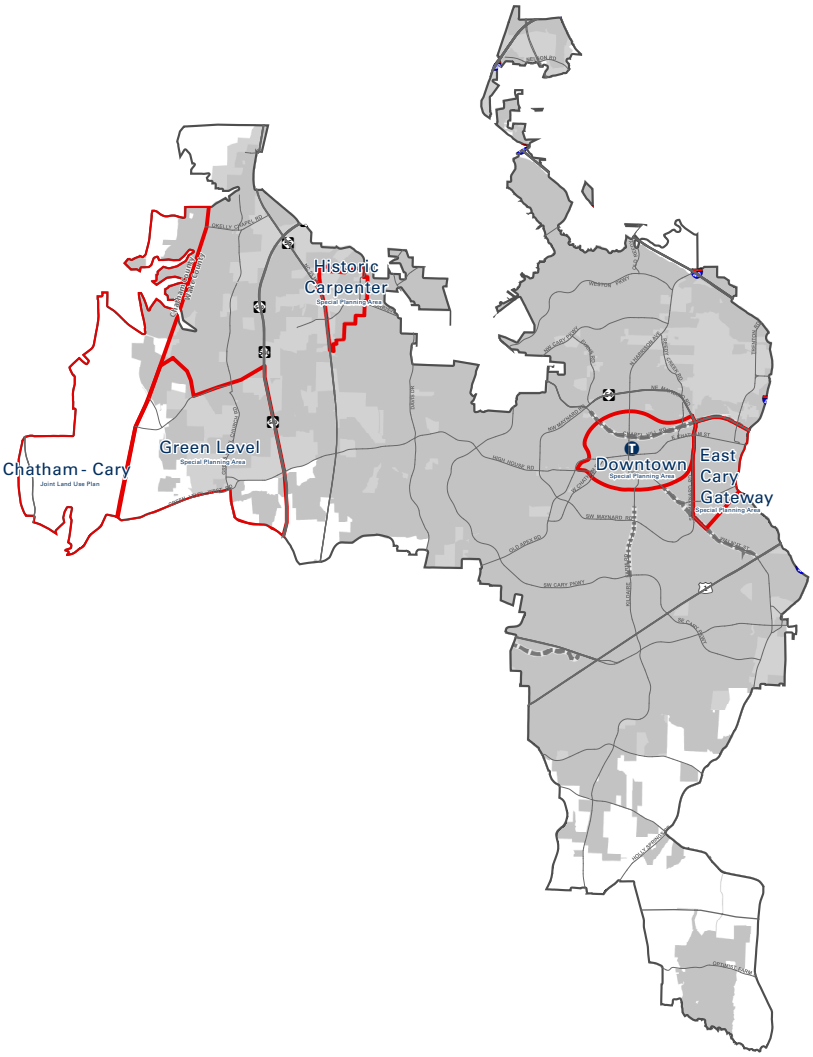
RELATED POLICY DIRECTION IN OTHER CHAPTERS

This plan has been organized to address specific topics in specific chapters; however, the policies listed throughout this plan are very much interrelated. Listed here are the policies included in other plan chapters that relate to the Town's policies on land use and design in Cary.

Shape: Guiding Community Growth	Live: Fostering Strong Neighborhoods	Work: Assuring Continued Prosperity	Shop: Creating Vibrant Destinations	Engage: Experiencing the Cary Community	Move: Providing Transportation Choices	Serve: Meeting Community Needs
	Policy #1: Maintain Neighborhood Character Policy #2: Provide More Housing Choices for All Residents Policy #3: Provide for More Housing Options in New Neighborhoods Policy #4: Provide the Greatest Variety of Housing Options in Mixed Use Centers Policy #5: Support Residential Development on Infill and Redevelopment Sites Policy #6: Encourage and Support the Provision of Affordable Dwellings	Policy #2: Enhance Locational Appeal to Businesses and Workers Policy #3: Retain and Grow Existing Cary Businesses Policy #7: Ensure the Economic Growth and Vitality of Downtown Policy #8: Support the Locational Needs of New and Expanding Firms Policy #10: Reserve and Provide Employment Sites in Selected Commercial Mixed Use and Destination Centers Policy #11: Reserve and Provide Employment Sites in Traditional Office Parks Policy #12: Transform Selected Office Parks into Employment Mixed Use	Policy #1: Facilitate Redevelopment of Underperforming Shopping Centers Policy #2: Focus Commercial Uses within Mixed-Use Centers Policy #3: Support the Development of a Limited Number of Destination Centers	Parks, Recreation & Cultural Resources Master Plan Goals #2, #5, #7, #8 Public Art Master Plan Vision Historic Preservation Master Plan Goals #1, #2, #3	Policy #1: Ensure Safety for All Users and Modes Policy #2: Apply Multimodal Street Designs Policy #3: Design Transportation Infrastructure to Address Land Use Context Policy #4: Focus Investments on Improving Connections and Closing Gaps Policy #5: Minimize Thoroughfare Widths Policy #6: Improve Pedestrian and Bicycle Crossings Policy #7: Target Transit Investments Policy #8: Ensure a Well-Maintained System	Policy #1: Provide Affordable and High Quality Public Services and Facilities for Current and Future Generations Policy #5: Protect and Restore Open Space and the Natural Environment Policy #6: Protect Air Quality Policy #9: Preserve and Protect the Urban Tree Canopy

SPECIAL PLANNING AREAS

Cary's Future Growth Framework is supplemented by five special planning areas:

- Eastern Cary Gateway
- Downtown (6 subareas)
- Historic Carpenter
- Green Level
- Chatham County-Town of Cary Joint Planning Area

These five areas were identified as needing additional planning guidance as they are key opportunity areas for redevelopment or new development. This section provides more detailed policy direction to guide designs for future developments in special planning areas, and includes the core issues, vision for character and form of development, policies, transportation improvements, and guidance for future development. The map below denotes the locations of these special planning areas.