

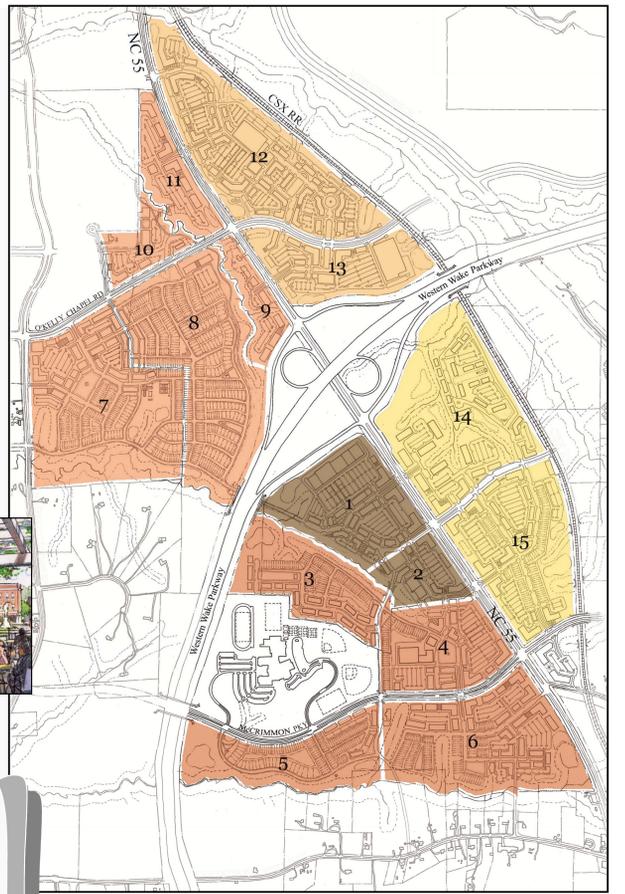
The Town of Cary has prepared this plan for the Alston Regional Activity Center (RAC), an area of approximately 970 acres at the intersection of Western Wake Parkway and NC 55.

NEIGHBORHOODS

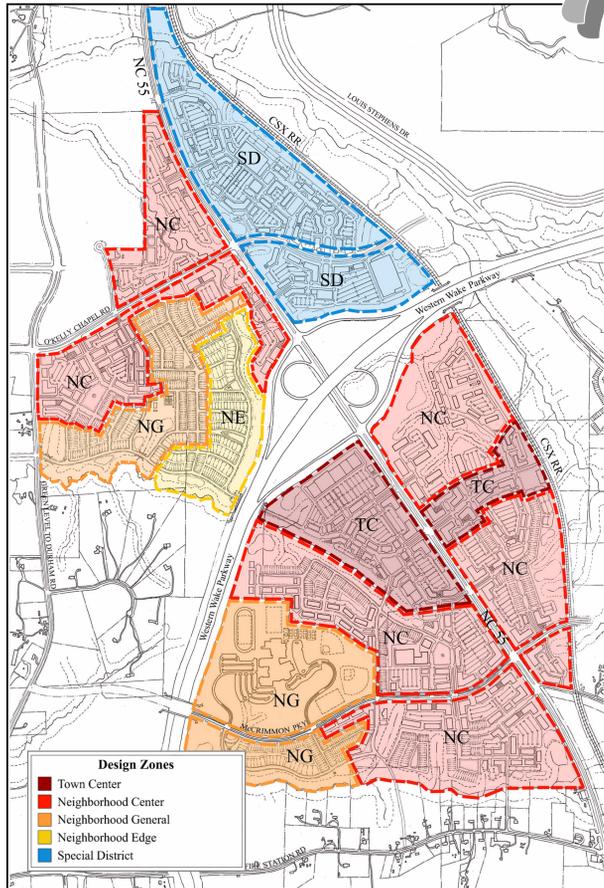
The Alston Activity Center Concept Plan (ACCP) contains five neighborhoods: Alston Center, McCrimmon, Evans Farm, Parkside and Petty Farm. The pattern of development within these neighborhoods should support the distinct character described in the Alston plan. See section I.2 of the Alston ACCP.

ALLOWED USES AND DEVELOPMENT LIMITS

Allowed uses and development limits are regulated by Traffic Analysis Zones (TAZs) in the Alston plan. This map depicts the 15 TAZs in the Alston ACCP. The TAZ boundaries were established by the existing and planned thoroughfare and collector roadway network, physical features such as stream buffers, and ownership patterns. See section II.1 of the Alston ACCP.



Artist's Conception of Alston Center Neighborhood



ACTIVITY CENTER CONCEPT PLAN

An Activity Center Concept Plan (ACCP) is a regulatory tool used by the town of Cary's Land Development Ordinance (LDO). ACCPs are adopted by the Town Council, and work in conjunction with a corresponding Activity Center Overlay Zoning District (ACOD), to define and activate a specific range of land uses available under the Overlay District. (Note: Subsequent to development of the Alston ACCP, the term "ACCP" has been renamed to "Mixed Use Overlay Districts" or MUOD's).

The Alston ACCP was pro-actively developed and initiated by the Town in order to guide future development of the regional mixed-use center that the Town's Comprehensive Plan envisions around the interchange of NC Hwy 55 and Interstate I-540. Thus, the Alston ACCP "activates" and defines the specific types and amounts of uses that can be allowed under the corresponding Alston ACOD (MUOD).

While the Town has pro-actively developed the Alston ACCP, the Town is not a developer or development partner within this district. Rather, individual landowners and developers must still submit development plans to the Town for review and approval, under either the base or overlay zoning districts.

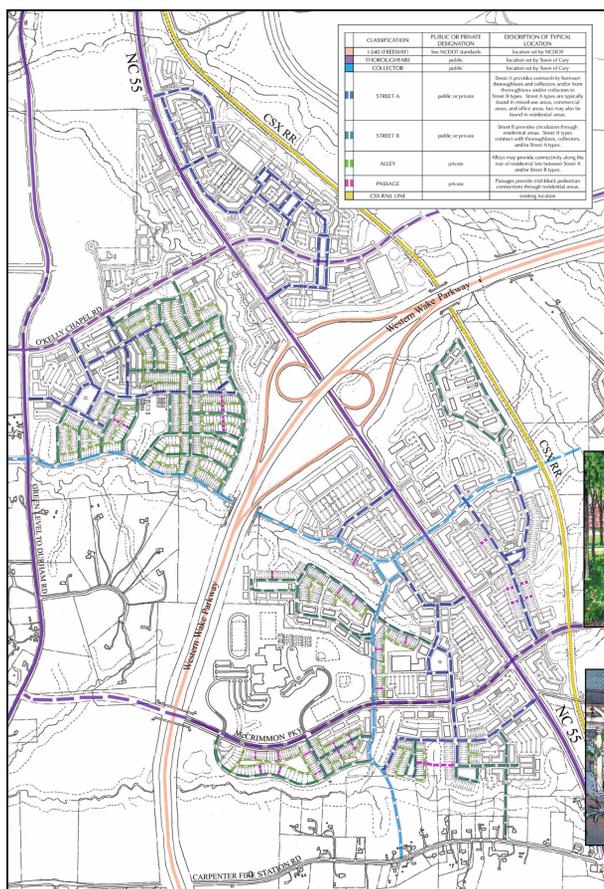
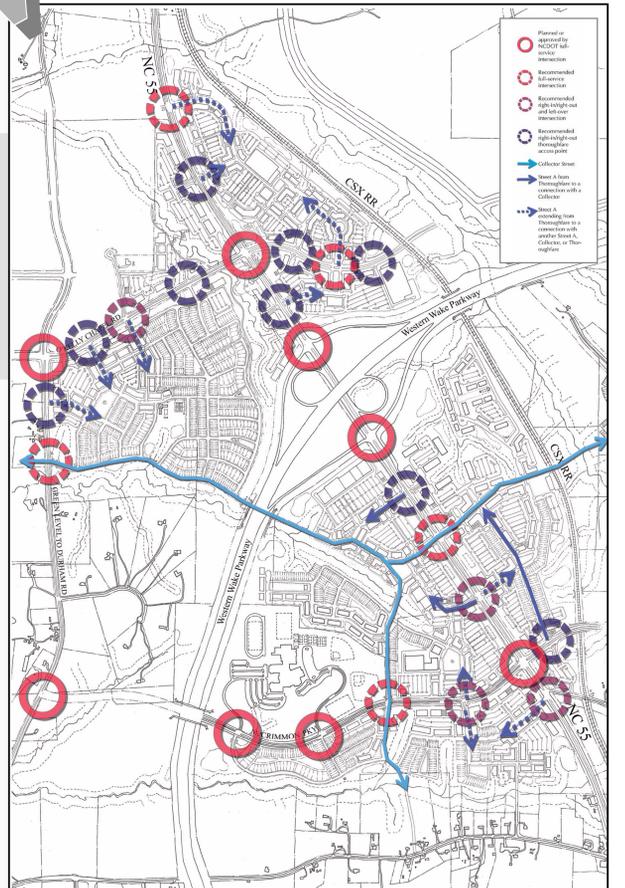
DESIGN ZONES

The Alston Regional Activity Center is divided into five urban design zones: Town Center (TC), Neighborhood Center (NC), Neighborhood General (NG), Neighborhood Edge (NE), and Special District (SD). The Design Standards, or site design guidelines, such as frontage coverage, setbacks, building height, open space requirements, etc., vary according to zone, encouraging higher densities and a greater mix of uses in the Town Center and Special District while appropriately transitioning to housing and less density at the Neighborhood Edge. Please see the Town of Cary's Community Appearance Manual for architectural design guidelines. See section III.1 of the Alston ACCP.

CIRCULATION DIAGRAM

Recommended Locations and Types of Intersections, Access Points, Collector Streets, and Street A Conceptual Locations

The recommended thoroughfare intersections and access points shown on this diagram are subject to approval by NCDOT. Please see the Comprehensive Transportation Plan and note that the timing of future development may be contingent on the timing and provision of roadway infrastructure. See section III.2 of the Alston ACCP.



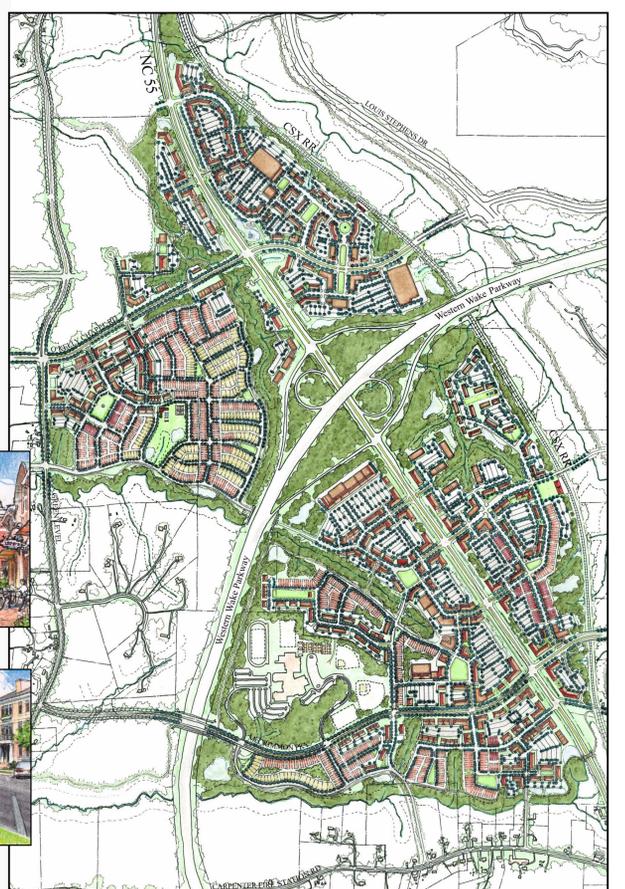
ILLUSTRATIVE CIRCULATION DIAGRAM

Conceptual Street Type Classifications

This diagram illustrates how the available street types might be reasonably applied in the Alston area to create a meaningful hierarchy of roadway connections. See section III.2 of the Alston ACCP.

ILLUSTRATIVE MASTERPLAN

The Illustrative Master plan at right was developed by The Design Collective, Inc. during the Alston design charrette in March 2005 and refined in August 2005. This plan depicts one way in which the specifications of the Alston ACCP could be realized in an actual development plan and thus reflects one possible application of the Alston Plan's design standards, TAZ-based usage limits, and neighborhood character descriptions. This plan was designed following the principles of Traditional Neighborhood Design (TND). See section IV.1 of the Alston ACCP.



For More Information:
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Artist's Conception of McCrimmon Neighborhood



Artist's Conception of Evans Farm Neighborhood



Artist's Conception of Parkside Neighborhood



Artist's Conception of Petty Farm Neighborhood



Adopted March 23, 2006