ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan 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). This site provides an opportunity to create a new center with its own identity and with a sense of place. A network of tree-lined streets serves the neighborhoods and links them together lessening the traffic loads on the I-540 Freeway and on NC 55. A true mix of uses will provide services, jobs, housing and, most importantly, a destination for area residents. A variety of housing options are depicted, including multi-family units, townhouses, single family detached residences as well as loft apartments above shops and live-work units allowing a small business owner storefront space with living space above. In addition, a variety of open spaces enriches the plan with outdoor spaces allowing for activities in plazas, squares, greens and on greenway trails.
The Illustrative Use Type Diagram at left was developed by The Design Collective, Inc. during the charrette in March 2005 and refined in August 2005. This diagram depicts one way in which uses might be arranged in an actual development plan according to the specifications of the Alston ACCP. The integration of uses within the study area is critical to the success of Alston. By placing commercial and residential uses within proximity to each other, the vitality of the community is enhanced. The diagram at left includes residential above retail within “main street” areas in order to create a true 24-hour location where lights at night from the units above let visitors know the streets are monitored and safe. By mixing retail, commercial and civic uses, vehicle trips can be reduced--an Alston resident can pick up a child from daycare, a gallon of milk and the dry cleaning with only one vehicle trip. By allowing a mix of uses, Alston can be a place to live, work, and play.
ALTERNATIVE ILLUSTRATIVE MASTERPLAN

This diagram shows one additional possible layout for the Parkside, Alston Center, and part of the McClintock Neighborhood. This Alternative Illustrative Plan was developed in August 2005 by The Design Collective, Inc., in order to illustrate how a development plan might accommodate additional stream buffers beyond those shown in the Illustrative Masterplan originally developed at the March 2005 design charrette (see page 57). By extension, this Alternative Illustrative Plan reveals that many different development plans are possible under the Alston ACCP design guidelines.

Figure IV.3
This plan accompanies the Alternative Illustrative Masterplan shown on the previous page and was similarly developed by The Design Collective, Inc. in August 2005. This Alternative Use Type Diagram reveals that many different arrangements of land uses and building types are possible under the Alston ACCP design guidelines.
ALTERNATIVE ILLUSTRATIVE PLAN:
EVANS FARM NEIGHBORHOOD WITH ALSTON AVENUE

The Illustrative Masterplan originally developed at the March 2005 charrette (see page 57) depicts a scenario for Evans Farm in which today’s existing Alston Avenue is replaced with an alternative road network. However, other development scenarios are possible under the Alston ACCP design guidelines where Alston Avenue is retained much as it is today. The conceptual sketch overlay shown at right depicts the Evans Farm Neighborhood with Alston Avenue retained; this is one of many possible layouts for this neighborhood.
NORTHWEST CARY AREA PLAN - DEFINITION OF A RAC

The Alston Regional Activity Center (RAC) is located around the future interchange of the I-540 Western Wake Expressway (currently under construction) and NC 55, at the southwestern edge of Research Triangle Park (RTP). The parcels within the Regional Activity Center (RAC) include approximately 814 acres split among 67 separate parcels and about 50 different land owners. The RAC lies within Cary’s northwest planning district which covers over 8,100 acres south and west of Research Triangle Park (RTP). A comprehensive master plan for the entire northwest planning district, the Northwest Area Plan, predated the Alston ACCP. The Northwest Area Plan defined this area as a RAC and was adopted by Town Council in 2002.

While the study area today is largely rural, there is mounting development pressure and interest. The Town’s Land Development Ordinance (LDO) calls for a Regional Activity Center Overlay [Zoning] District (ACOD) to be applied over the entire activity center. The overlay district prohibits piecemeal rezoning requests and requires land owners to work as a group to submit a comprehensive plan called the Activity Center Concept Plan (ACCP) for all of the property within the activity center or within an entire quadrant of the activity center. Once an ACCP has been approved and adopted by Town Council, land owners are free to submit site or subdivision plans that conform to the ACCP, without the need for a base district rezoning. The LDO also enables the Town itself to prepare and adopt an ACCP for an activity center (RFP for The NC 55 RAC Concept Plan, 2004).

The Town of Cary Planning Department engaged in the process of leading the design effort for the Alston ACCP in November 2004, and work by the project consultants (The Design Collective, Inc.) began in December 2004.
The initial Alston Vision Plan was designed during an intensive, participatory process known as a charrette. The design team involved area residents, business and property owners, concerned citizens, Town of Cary officials and other public agencies. For the duration of the charrette, the studio (set up on-site) was open to the public. Formal presentations, informal public reviews and various stakeholder meetings provided venues for concerns and aspirations. Residents conveyed their property concerns as well as their vision for a new community. Local business owners and developers were able to share plans for new commercial areas. Community services such as fire protection, police and local churches were able to offer their plans, support and ideas. Officials from public agencies including school representatives were involved relating their requirements.
The design team actively engaged residents, concerned citizens and public officials in the design process. During a week in March 2005, the masterplan for the Alston Activity Center Concept Plan was designed in an open studio on-site. Team members received input and answered questions while they worked as well as in structured forums. At the end of the charrette, drawings were completed illustrating the collective vision for the Alston Activity Center Concept Plan.
The Concept Plan was the preliminary design developed at the design charrette. It designated broadly-categorized zones and connections among those zones. Within the zones there is a mix of uses. The design was driven by community input and was refined throughout the week of the charrette to result in the Illustrative Masterplan.

PLANNING & URBAN DESIGN PRINCIPLES:

- Sense of Place
- Network of Streets
- Mix of Uses
- Diversity of Housing Types
- Variety of Open Spaces
- Transition of Density from Center to Edge
OBJECTIVES:

- A Unified Plan / A Sense of Place
- A Community Center
- A Walkable / Pedestrian Friendly Environment
- An Organized Mix of Uses
- Restaurants
- Office / Medical
- Integration of Public Art
- Integration of Bus Stops
ALSTON CENTER NEIGHBORHOOD

The building elevations shown at right were generated at the March 2005 design charrette. These drawings depict some conceptual building types for Alston Center, including mixed-use buildings with ground level retail and upper level lofts or offices, multifamily residential, and townhomes.

The photographs at lower right were selected by citizen participants at the design charrette as being reflective of the sort of development desirable within Alston Center.

(Building architecture is illustrative only and is not intended to supersede Cary’s Community Appearance Manual.)
The illustration at right is a zoomed-in view of the Illustrative Master-plan for the McCrimmon Neighborhood. The artist’s rendering at lower right is a perspective of the environment that could be created around either Nancy Branch or Morris Branch, where a greenway along the stream corridor (foreground) leads to a single-loaded street in the distance.

**OBJECTIVES:**
- Neighborhood Schools
- Safe Pedestrian Crossings
- A Variety of Housing Options
- Activities for Children
- A Farmers’ Market
- A Transition of Density - Decreasing to the West & South
The building elevations shown at right were generated at the March 2005 design charrette. These drawings depict some conceptual building types for McCrimmon Neighborhood, including mixed-use buildings with ground level retail and upper level lofts or offices, multifamily residential, townhomes, and single family detached homes.

The photographs at lower right were selected by citizen participants at the design charrette as being reflective of the sort of development desirable in McCrimmon.

(Building architecture is illustrative only and is not intended to supersede Cary’s Community Appearance Manual.)
The illustration at right is a zoomed-in view of the Illustrative Masterplan for Evans Farm. The artist’s rendering at lower right is a perspective of a possible single-family residential street within Evans Farm.

**OBJECTIVES:**
- Neighborhood Retail
- Variety of Distinct Housing
- Connections to the Trail System
- Variety of Open Spaces
- Granny Flats/Garage Apartments
- Options/Flexibility for Current Residents
- Environment for Civic Involvement, Friendship, Caring
EVANS FARM NEIGHBORHOOD

The building elevations shown at right were generated at the March 2005 design charrette. These drawings depict some conceptual building types for Evans Farm, including mixed-use buildings with ground level retail and upper level lofts or offices, multifamily residential, townhomes, and single family detached homes.

The photographs at lower right were selected by citizen participants at the design charrette as being reflective of the sort of development desirable within Evans Farm.

(Building architecture is illustrative only and is not intended to supersede Cary’s Community Appearance Manual.)
The illustration at right is a zoomed-in view of the Illustrative Master-plan for Parkside. The artist’s rendering at lower right is a perspective of potential development around one of the plazas or squares within the Parkside mixed-use “main street” area shown in the Illustrative Plan, using the design standards and the types of buildings shown in the corresponding Illustrative Use Type Diagram.

**OBJECTIVES:**
- Integrated Uses
- Service for RTP
- Restaurants
- Hotel
- Connection of O’Kelly Chapel Road to RTP
- Incubator Office Space

**Note:**
PARKSIDE NEIGHBORHOOD

The building elevations shown at right were generated at the March 2005 design charrette. These drawings depict some conceptual building types for Parkside, including mixed-use buildings with ground level retail and upper level lofts or offices.

The photographs at lower right were selected by citizen participants at the design charrette as being reflective of the sort of development desirable within Parkside.

(Building architecture is illustrative only and is not intended to supersede Cary’s Community Appearance Manual.)
PETTY FARM NEIGHBORHOOD

Key Plan

The illustration at right is a zoomed-in view of the Illustrative Masterplan for Petty Farm. The artist’s rendering at lower right is a perspective of a streetscape within Petty Farm, looking from a residential block in the foreground, to a mixed-use retail block in the distance. The sketch is based on the conceptual layout shown in the Illustrative Plan, using the design standards and the types of buildings shown in the corresponding Illustrative Use Type Diagram.

OBJECTIVES:

- Locations for 1-story Office & Light Industrial
- Plan for Future Transit Stop
- Trail Connection Over NC 55 & CSX Railway
- Recognition of Longtime Residents
- Transition of Density - Decrease to West & South
- Environment for Civic Involvement, Friendship, Caring
PETTY FARM NEIGHBORHOOD

The building elevations shown at right were generated at the March 2005 design charrette. These drawings depict some conceptual building types for Petty Farm, including mixed-use buildings with ground level retail and upper level lofts or offices, multifamily, and townhomes.

The photographs at lower right were selected by citizen participants at the design charrette as being reflective of the sort of development desirable within Petty Farm. Note that with its proximity to the existing CSX rail line, the charrette explored the provision of a future transit line along that rail corridor, with a transit station in Petty Farm, as reflected in the photograph selected by citizens at the extreme lower right.

(Building architecture is illustrative only and is not intended to supersede Cary’s Community Appearance Manual.)
Alley: A private street which provides access to the side and/or rear of a lot(s) for service functions such as loading, delivery, trash pick-up, and parking.

Arcade/Colonnade: A walkway or passageway adjacent to a building that is covered by a roof but open to the outside air. Typically, a covered, open-air sidewalk attached to the building and integral with the building frontage; columns or arches along the sidewalk support the structure overhead.

Awning: A fabric or metal material, which extends from the exterior wall of a building and is supported by or attached to a structural frame to shelter a building opening.

Balcony: A porch connected to a building on upper stories supported by either a cantilever or brackets.

Block: An increment of land composed of an aggregate of lots, tracts, buildings, parking and alleys circumscribed by thoroughfares and/or streets.

Build-To-Line (Front Setback): A line established on a lot to indicate the required placement of the principal structure upon its lot, parallel to the frontage and right-of-way (unless otherwise noted), facing a public street or open space and coinciding with the front and/or side setback. The build-to-line ensures that all structures aligning a public street, open space or boundary create an even building façade line along the street edge.

Civic Building: A structure designated in part or in whole for civic-minded and public use.

Frontage: The linear dimension along the front and/or side of a lot, adjacent to a street or public right-of-way, along which the front façade(s) of the structure(s) are placed.

Frontage Coverage: The required percent of building, wall, fence or similar lining a public right-of-way (refer to Chapter III Part 1 for requirements).

Frontage Façade: Any façade of a built structure along a street and coinciding with the build-to-line (front setback).

Garden Wall: A freestanding wall (structure) along the property line dividing private areas from streets, alleys and/or adjacent lots.

Live-Work Unit: Typically, any single-family, townhouse or similar for-sale and/or owner occupied residential building type in which the first floor is utilized as non-residential space; including but not limited to professional office, art studio and eating and drinking establishments. Incompatible and nuisance type uses are not permitted. Upper level uses shall be residential only. Townhome building-types are more frequently utilized as Live-Work Units.

Mixed-Use Building: A structure whose predominant use on the lower level is office, retail, restaurant, or similar service business and the uses on the upper levels is residential (usually multi-family) or office. Sizes and heights of such structures vary greatly and are prescribed by design zone.
3 - DEFINITIONS

**Open Space**: A separate lot or area designated for protection of the environment, for recreation, or for public use, including publicly accessible facilities. Open space types are generally recognized as conforming to one of the following types (from less urban to more urban):

**Natural Areas (Conceptual Open Space System)**: The largest of the open space areas, reserved for the protection, enhancement and creation of environmental resources including wetlands, streams, buffers, tree cover, steep slopes, floodplain and similar environmentally sensitive land that collectively forms and connects to a regional greenbelt. The landscape is naturalistic and of limited to no maintenance. Certain areas may be conducive to informal recreation such as hiking and biking trails that serve to link the Natural Areas to a regional open space network. Edges of the Natural Areas are suitable for active recreation and parks.

**Park**: A large publicly accessible tract (could range anywhere from 2 to 3 acres to as large as 10 to 20 acres) available for active and passive recreation, typically located at the edge of the neighborhood, connected to the Natural Areas and with immediate and adjacent access from a public thoroughfare. The landscape generally consists of lawn and trees, informally and naturalistically disposed, and requiring limited maintenance. Parks often accommodate active recreation including tennis, multi-purpose courts, ball fields, garden plots, playgrounds and tot lots, picnic areas, pools and pool houses, community buildings and similar uses, including parking.

**Green**: A small to moderate publicly accessible but privately owned and maintained tract of land (minimally, 2,400 square feet but not more than 1 acre) available for unstructured recreation, often circumscribed on all sides by both building frontages and thoroughfares. Greens are most often associated with and uniquely identified/designed for a particular neighborhood use. The landscape consists primarily of trees and lawn areas, naturalistically or formally disposed, requiring limited or moderate maintenance. A Natural Green includes informal plantings and groupings of trees and plant materials, randomly placed sitting areas and walks and similar. A Formal Green includes a more formal arrangement of trees and plantings, deliberately aligned furniture and sitting areas, formal pathways and walks and similar. An Attached Green (either Natural or Formal) is circumscribed on all sides by building frontage and on at least two sides by thoroughfares.

**Square**: A publicly accessible but privately owned and maintained open space (minimally, 3,600 square feet but not more than 2 acres) at the intersection of important streets and set aside for civic and public purpose; often associated with multiple neighborhoods/public use. Typically circumscribed on all sides by both building frontages and thoroughfares, its landscape consisting primarily of paved walks, lawn, trees, shrub massing, furniture and ornament such as fountain or sculpture and/or civic buildings which are all formally disposed and require moderate to substantial maintenance.

**Plaza**: A small to moderate publicly accessible but privately owned and maintained open space (minimally, 1,200 square feet but not more than 1 acre) at the intersection of important streets, between buildings along a street or sidewalk, and/or at the junction of important commercial and civic buildings, set aside for civic purpose and intense human activity. Typically circumscribed on all sides by building frontages, its landscape consisting of durable pavement, furniture, ornament, decorative fountain and trees which are all formally disposed and require minimal maintenance.
**Porch:** A projection from an outside wall of a dwelling which is covered by a roof and/or sidewalls (other than the sides of the building to which the porch is attached) for the purpose of providing shade or shelter from the elements. A covered and often raised entrance to a building usually covered with a separate roof supported by columns or brackets. The porch should be within conversational distance of the sidewalk.

**Primary Street:** The street that a lot fronts. At squares and street intersections the larger, more important is the primary street.

**Principal Entrance:** An entrance or entrances leading from collector streets, major thoroughfares or highways into residential subdivisions, multi-family uses, planned developments or industrial, commercial, office or institutional subdivisions. In terms of architecture, a principal entrance is the entrance into a building from off of the primary street.

**Principal Structure:** The main or predominant structure and use upon the lot, as opposed to an accessory structure or accessory use. Not including the garage, unless fully integrated, vertically and horizontally, into the massing of the house.

**Stoop:** A raised step, series of steps, platform, entrance stairway or small veranda at a building entrance. A stoop may be covered with a roof. A stoop is, typically, less deep than a porch but the landing shall be a minimum of 4 feet. The stoop permits access to a raised structure’s first floor, elevated to secure privacy for the windows.

**Vista:** A view framed by buildings, structures or the landscape.