

CHAPTER 8: COMMUNITY & SPECIAL USE FACILITIES

A. Introduction

The Town of Cary has an expansive number of Community and Special Use facilities. This chapter provides an overview, summary of key findings, and recommendations for Town of Cary Community and Special Use Facilities. These include Community Centers and the Cary Senior Center, Cultural and Historic Facilities, Sports Venues, and Other Special Use Facilities including the Stevens Nature Center in Hemlock Bluffs Nature Preserve and unique park components such as SK-8 at Godbold Park.

A summary of the chapter organization follows.

- An overview of the facility types and the key findings from the *PRCR Master Plan* needs assessment are summarized in the following sections:
 - Community Centers and the Cary Senior Center
 - Cultural and Historic Facilities
 - Sports Venues
 - Other Special Use Facilities
- The final section of this chapter consists of recommendations for Community and Special Use Facilities.

B. Community Centers & Senior Center

Overview

The Cary Parks, Recreation and Cultural Resources Department (PRCR) has three Community Centers and one Senior Center. The smallest is the Middle Creek Community Center (13,000 square feet including two gyms and three meeting rooms shared with the school) and the largest is Bond Park Community Center (29,000 square feet).

This section will first summarize the existing community centers and senior center. Next, key findings from the needs assessment will be highlighted. Recommendations for community center facilities will be included in the final section of this chapter.

Current Town Facilities

Bond Park Community Center

The Bond Park Community Center was primarily built to accommodate sports and recreational programming, but also provides space for cultural arts classes and programming. One hundred twenty-two (122) parking spaces are provided for a maximum occupancy of 300 people, if all the spaces are fully utilized. The center encompasses two gymnasiums, three meeting rooms, and a large central common space and service corridor. Meeting rooms, two of which can be subdivided via accordion partitions, are available for rent and are often used for small classes or for rehearsals.



Additionally, during the summer months, the Town runs day camp programs and sports/recreational tournaments that limit programming for other uses. While this facility provides space for cultural activities, these spaces are most appropriately suited for classroom activities.



A new Boat House facility was also added to Bond Park which expanded park concessions, restroom facilities, and an outdoor (screened) multipurpose room which enhances the Community Center’s programming capabilities. Possible considerations for future improvements near Bond Community Center include an on-site playground, outdoor splash park, climbing wall, and one or two additional full-court gymnasiums and related support spaces.

Cary Senior Center in Bond Park

Also located within Bond Park, the Senior Center provides classrooms, computer rooms, library, and multi-purpose space to primarily accommodate the programming for seniors during the day from 9:00 a.m. to 5:00 p.m., after which the facility is used by others in the Town. There is also a beautiful garden and lawn with gazebo which, weather permitting, allows the expansion of programming into the exterior spaces. This area is often leased for weddings and other special event and rental functions.



The multipurpose space serviced by its adjacent kitchen can accommodate 250 people for movies, banquets, and performances. The kitchen is classified as commercial but is currently underutilized. Only a few meals are served per month and cooking classes are limited. One option is to expand the daily meal service, but this may be limited by available funding resources or further regulated by State Department of Health guidelines.

Because of its proximity to the Bond Park Community Center, there is a synergy that exists between the two facilities. The Senior Center supervisor shared her vision

for future improvements including an addition that would add a new media center (currently shared with the library/lounge) and a new multi-purpose room.

Herbert C. Young Community Center

The Herbert C. Young Community Center was the Town's first community center and opened its doors in 1991. The facility is located in the center of the Town, adjacent to the Town Hall and Page Walker Arts & History Center. It, like the other community centers, is a multi-purpose facility with a large gymnasium accommodating two basketball courts and two divisible classrooms.



The center has athletic programs, fitness classes, activities, and other events. Oftentimes, the lower gymnasium is converted to an event hall for cultural arts performances or large special events. For performances the facility can accommodate 500 persons. The multi-purpose classrooms include a large catering kitchen that allow for food service. The complex also includes a 480-structure parking deck to service the Community Center and adjacent Town Hall complex. Potential expansion of this facility includes adding an additional gymnasium and/or an indoor "leisure" aquatic center with related support spaces.



Middle Creek Community Center

This community center is on the site of Middle Creek High School in South Cary. Sharing the facility's two gymnasiums with the High School provides an economical solution to serving the needs of the community in that area. The facility also includes administrative office space, two multi-purpose rooms, and related restroom and storage rooms. Possible expansions or renovations might include adding multi-purpose rooms, expanding locker areas, and adding an additional gymnasium. Due to the shared use facility, there are

some restrictions on times of use by the Town of Cary.

Alternative Providers

There are several providers of indoor recreation facilities that serve the Cary area. The facilities that were included in the Level of Service analysis for this study are: the Cary YMCA, Kraft Family YMCA, Triangle Aquatic Center, and the Carolina Preserve indoor center (which is part of a master planned community serving older adults located in the Amberly area of West Cary). In addition, Community Centers in the neighboring communities of Morrisville and Apex provide service to Cary residents and were included in the analysis.

Existing Town of Cary Community Centers do not currently have weight and cardio equipment and aquatics elements. However, alternative providers of indoor recreation centers – including the Morrisville Community Center, Triangle Aquatic Center, Cary YMCA, and Carolina Preserve – have these components.

There are also several private fitness providers in the Cary. According the 2011 Master Plan survey, 40 percent of respondents use private fitness clubs (i.e., Lifetime Fitness, Gold's Gym), while 24 percent use neighboring community facilities.

Western Cary only has one recreation center with indoor aquatics that serves the Carolina Preserve master planned community. However, the University of North Carolina Heath Care is planning to build a Wellness Center described as being 60,000 square feet, two stories with a pool, walking track, and recreational areas. (Source: deBruyn, Jason, "UNC Wellness Center Put Back on Track," *Triangle Business Journal*, June 24, 2011)

There are also several private fitness providers that serve the Cary community. Lifetime Fitness is in located in southern Cary and provides services for adults and families, including indoor aquatics and fitness, to those that can afford the membership fees.

Key Findings

Following is a summary of key indoor recreation facility findings from the needs assessment. The 2011 community-wide survey results ranked the most important facilities to the respondents. The results were slightly different when compared to the public meetings and focus group responses, although fitness facilities and swimming were important to both groups.

Survey Highlights

- The following indoor recreation facilities **rated as very important to add expand or improve:**
 1. Walking/running track (53%)
 2. Indoor swimming pool (with lap lanes) (52%)
 3. Leisure pools with aquatic play features (51%)
 4. Fitness class space (48%)
 5. Weight and cardio fitness equipment (48%)
 6. Environmental instruction (47%)
- **A majority of survey respondents prefer fewer but larger multi-purpose regional recreation centers (52%)** over 27% that prefer a greater number of smaller community centers (with 21% indicating a neutral position).
- **A large majority of survey respondents would be willing to drive 10-15 minutes to get to a community center** with the amenities that their family wanted (76%); 5% indicated that they would not use a community center.

Cary Community Centers Survey – 2011

- In terms of preference for programs, 52.32% prefer Arts, 50.33% prefer Fitness and 42.8% prefer STEM classes.
- In terms of preferred amenities, 45.93% prefer comfortable seating, 45.93% prefer Indoor Playgrounds and 42.96% prefer to have Cardio Equipment.
- 40.38% indicated that they do not use the Town of Cary community centers because of the distance of their homes to the Centers.
- There was a preference for more children’s programs on weekends
- Preference for childcare to be offered as a service at the centers for parents to participate in classes
- Provide more diversity at the Centers so the whole family could participate in activities at the same location at the same time (i.e. parents working out while kids are in after-school programs/activities)
- Add community gardens to facilities
- Move towards “remarkability” – use community centers to promote the small-town feel (see people over and over); incorporate art in the facility
- Aquatics is needed

Public Meetings & Focus Groups

- Gym space is lacking during peak use times (however, gyms ranked in the middle one-third priorities per survey – in the mid-range out of 13 choices).
- Existing Town Community Centers do not have fitness and aquatics spaces, but these are desired.
- Interest was expressed in a fieldhouse with multi-sport courts.

- According to public meeting input, *an ideal community center would have...* indoor and outdoor pool, fitness equipment, large multi-use spaces, indoor climbing walls, indoor playground, “green” building design, places to display art, and bus and trail access.

Trends

The current national trend is toward “one-stop” indoor recreation facilities to serve all ages. Large, multi-purpose regional centers help increase cost recovery, promote retention, and encourage cross-use. Agencies across the U.S. are increasing revenue production and cost recovery. Multi-use facilities versus specialized space is a trend, offering programming opportunities as well as free-play opportunities. “One-stop” facilities attract young families, teens, and adults of all ages.

When aquatics facilities are combined with a larger recreation center venue, trends indicate designing for indoor leisure and therapeutic pools.

Benchmarking

- Cary rated 6th in community center square footage per population out of seven reporting communities.
- Naperville, Illinois was the only other community besides Cary that did NOT operate an indoor center with fitness spaces and aquatics.
- All the other benchmarked communities except Cary and Clarksville, Tennessee manage outdoor aquatic centers.

Level of Service

Access to Indoor Recreation Centers

As part of the master planning process, specific analysis of indoor recreation facilities was conducted. (See **Appendices F** and **G**, which have been provided as part of a separate document, for additional analysis and maps.) **The finding was that there is a fairly good distribution of indoor facilities in the Cary area, including select alternative providers.** Ninety-five percent (95%) of Cary is within three miles of an indoor recreation facility. **However, these facilities do not necessarily have the combination of components that are needed or desired at each location.** According to the survey and public process input, indoor aquatics and fitness spaces are desired, as well as other amenities like indoor walking/running tracks. Currently some of the community needs for these facilities are being offered by private providers – including the Morrisville Community Center, Triangle Aquatic Center, Cary YMCA, and Carolina Preserve. (Note: These alternative providers as well as the Town of Cary’s three Community Centers and one Senior Center were included in Perspective C: Access to Indoor Recreation Centers and analysis in **Chapter 4.**)

Indoor Gyms

The Town currently manages 6 gyms. These are located at Bond Park Community Center (2), Herb Young Community Center (1), Green Hope Elementary School Gym (1) and Middle Creek Community Center (2). An analysis of current participants in Cary’s league play indicates that at this time, there is a need for 5 additional indoor gyms. By 2022, an additional 3 gyms will be needed for a total of 8 new gyms. Of these, five should be located in west Cary and three gyms should be located in the central/north area of Town.

Square Footage Analysis

Currently, there are no nationally accepted standards for the Level of Service of indoor recreation centers. One type of analysis that is fairly common is to look at Square Footage per Population (SF/pop.) as a way to determine how much indoor space a community needs. Communities typically range from 1 to 2 SF/pop., with larger, older systems often having lower numbers and newer suburban-type systems having more.

The Town of Cary currently has three Community Centers totaling 68,688 square feet. This equates to 0.5 square feet per population (2010) as shown in the **Table 11** below. According to the benchmarking analysis for this Plan, Cary ranked low when compared to the other select communities.

Table 11: Current Indoor Recreation Center Level of Service (SF/pop.)

Town of Cary 2010 Population	Current SF of Centers	Current SF per population
136,590	68,668	0.50

If the Town were to raise the goal from 0.5 to 1 SF/pop., a total of 138,145 SF of additional indoor recreation space would be needed to reach this goal by 2030, as shown in the **Table 12**. This plan recommends at least one large multipurpose recreation center in the next five to ten years. Additions to the existing Community Centers could also be considered.

Table 12: Proposed Indoor Recreation Center Level of Service (SF/pop.)

Town of Cary Projected Population		Required Additional SF to reach Proposed Goal of 1 SF per Population
2015	155,963	87,295
2020	175,598	19,635
2025	192,925	17,327
2030	206,813	13,888
		TOTAL = 138,145

C. Cultural Arts & Historic Facilities

Overview

The Town of Cary has a wide variety of cultural arts and historic buildings and sites throughout Cary. 2011 was a significant year for cultural arts facilities in Cary with the opening of the Cary Arts Center and the purchase of the Downtown Theatre. The Town is also expanding its historic preservation efforts guided by the *Cary Historic Preservation Master Plan* adopted in 2010.

This section will first summarize the existing cultural art and historic facilities. Next, key findings from the needs assessment will be highlighted. Recommendations for cultural arts and historic facilities will be included in the final section of this chapter.

Current Town Cultural Arts Facilities

There are two outdoor amphitheatres and three indoor cultural arts facilities owned and operated by the Town of Cary. A description of each follows. (Note: The Cary Arts Center, Page Walker Arts & History Center, and the Downtown Theatre are also historic buildings.)

Koka Booth Amphitheatre



The summer home of the North Carolina Symphony, the Koka Booth Amphitheatre provides a state-of-the-art regional performance venue. Similar to the Sertoma Amphitheater, the available season is limited to the three seasons. The 7,000 seat outdoor venue cost \$12.5 million to construct and was supported by the Town without passing a bond initiative, demonstrating a level of commitment to cultural facilities by the community. The path into the facility is secured by a large gate, created with a musical theme as a work of public art.



The facility is designed as a musical presentation venue with full accommodation for symphony orchestra and choral loft. The shell, approached via a winding woodland path from the shared office development parking, is sited adjacent to Symphony Lake with VIP seating located across the lawn on a covered raised platform. An additional small stage is provided at the lakeside of the shell for smaller informal presentations. Ticketing is accommodated at the entry to the path, with restrooms and concessions provided in a freestanding structure to the side of the broad lawn area.

The Town has established a niche in the musical presentation market that includes the North Carolina Symphony, jazz, rock and roll, blues, and other genres. The beautiful setting in Regency Park and the overall layout and systems support this programming.

Additional use of the amphitheater includes a Thursday night summer film series as well as musical theater, dance, community festivals, and multicultural and multimedia presentations that take advantage of the facility's unique ambience and built-in capabilities. The Town's 4th of July Celebration is held each year at this venue. Future improvements being considered include re-locating administrative offices on site from the Herb Young Community Center as well as adding a new on-site storage building.

Sertoma Amphitheatre



Sertoma Amphitheater is a tensile fabric structure with fixed bench seating for 350 in Bond Park with additional seating in the lawn area. Access is primarily by foot through park trails with parking available near the Bond Park Community Center and Boathouse. The pedestrian walk through the fields that accesses the site creates a separation from the everyday experiences of the Town and a buffer for the presentations. The amphitheatre is used three seasons a year and hosts approximately 20 free events a year.

There are no substantial backstage facilities. Trailer hook-ups are available for support facilities. Additional permanent support facilities including restrooms, control booth, dressing ("green") rooms, and additional storage space might be considered to upgrade the Amphitheater and provide greater flexibility for increased use during the late spring, summer, and early fall months. Intimate theatrical productions and musical presentations would be well suited to the expanded use of this venue. It is also recommended that the pressure treated stage decking be replaced with a more suitable material to accommodate dance productions. Access to the stage via a ramp and additional accessible parking spaces was also identified as a need by staff. Other potential improvements include adding a shade structure to better protect the audience during summer month performances, upgraded seating, and picnic tables. Expanded marketing to inform area residents of this hidden gem was also identified as a need in a focus group held during the master planning process.

Page Walker Arts & History Center

Listed on the National Register of Historic Places, the Page Walker Arts & History Center was originally constructed as a railroad hotel. It was instrumental in the development of Cary as a community. Originally constructed in 1868, the facility sat vacant from 1980 through 1985 when a major restoration was initiated by the Friends of the Page-Walker Hotel, Inc. Subsequent to its restoration, it had served as a home for the Cary Heritage Museum, a visual arts gallery, concert presentation venue, and classroom facility.

The first floor gallery space can accommodate 90 persons for musical performances. An additional 200 people can be seated in the gardens for the Starlight concert series.



The primary gallery space located on the first floor is used for rotating exhibitions and can also be rented for private functions. The adjacent parlor exhibits antique furniture and paintings from the permanent collection. Office spaces and a courtyard complete the first floor with classrooms and the Cary Heritage Museum. During the master plan public input process, more dedicated space for the Cary Heritage Museum, now limited to one room on the third floor, was expressed as a need.

The facility is often leased for weddings and receptions including the garden area. The Center also includes basement level storage. The classroom spaces are heavily booked for a wide range of activities.



Cary Art Center

The new Cary Art Center, located in the old Cary Elementary School at the head of Academy Street, anchors the National Register Historic District and is now the flagship for cultural arts programming for the Town. This facility is an outstanding example of adaptive re-use. Although parking space is limited on site, the building contains numerous visual and performing arts classroom spaces as well as a 400 person theatre, ceramics lab, gallery, concessions conference space, and administrative offices.

Many historical details of the original construction were retained and new historical displays and art installations added to educate the public on the origins of the facility and its significance in the Town's growth.

The previous *PRCR Facilities Master Plan* (2003) discussed the idea of using this site to form an axis through the Town via an arts walk or district to connect the Page Walker Arts & History Center with the Cary Art Center. An enhanced arts district would bring increased vitality to the downtown center of Cary. It could reinforce the identity of the National Register District and capitalize on the nostalgic value of an elementary school as the first exposure most children have to the arts. This district, if created, may help create a symbolic Town center where government, commerce, the arts, and heritage define the image and spirit of the community.

The Downtown Movie Theatre

As a part of the Town's commitment to Downtown improvements, the 7,000 square foot Downtown Movie Theater at 122 East Chatham Street was acquired in July of 2011. Constructed in the early 1940s, it served as a movie theatre for a number of years. The Town will be constructing an adjoining three-story building, bringing the total space for the downtown Cary multi-use cultural facility to 13,700 square feet. The additional space will provide the Town with the potential to host larger scale productions, expand seating to more than 200 seats, and provide rental/lease space for community and commercial uses. Once renovated, the facility will be used for programs including music, theatre, improvisational comedy, and digital arts, including film.

Summary of Cultural Arts Facility Needs

Classroom Space - Completion of the Cary Arts Center has done much to accommodate the demand for cultural arts classes. Despite this, there remains a need for a variety of dedicated specialized spaces, such as print-making, jewelry making, metal-work or other 3-d sculpture type classes. These programs are still developing and could share dedicated space by offering rotating studios. There is also a lack of dedicated studio space for artists working in media such as oils, watercolor or pencils. In addition, the 2003 Master Plan did not envision digital arts classes. This represents the opportunity for greatest growth. Lastly, there also remains a deficiency in performing arts classes. There are very limited dance spaces (purpose-built) largely because the only sprung-floored space is the stage and Marcus Dry Room located at the Cary Arts Center and both of those are currently overbooked for performance or rehearsals so there are limited opportunities to offer classes. As for music, there is a need for acoustically isolated spaces.

Performance Space - There are few large-scale performance spaces in Cary and those that exist, with the exception of the Koka Booth Amphitheatre at Regency Park, are not readily suitable for high-level productions. While the Booth Amphitheatre provides opportunities to experience regional and national talent in Cary, there are very few other options for this. Beyond attending cultural arts events, Cary residents have shown to be eager participants in such activities. The many arts groups established by Town residents currently must work very hard to find suitable indoor performance spaces within the Town of Cary.

In addition, there is a continuing need for rehearsal space. While rehearsal space was added as part of the Cary Arts Center, there is still need for space to accommodate large groups. With the number and variety of groups, the Town is unable to accommodate all the needs of these groups, including the Town's Applause Youth Theater program . Thus, most performing groups have continuing difficulty finding venues in the Town of Cary to use for performance or for rehearsals.

Lastly, the Sertoma Amphitheatre in Bond Park represents a significantly under-utilized asset. Additional renovations are required to enhance its usefulness to residents.

Exhibition Spaces - While the Cary Arts Center includes, 1,200 sq. ft. of dedicated space for exhibitions, there is still need for substantially more space. Groups representing the visual arts are very popular in Cary and they face many of the same set of issues as the performing arts – a lack of adequate space to exhibit the work of local, regional, or national artists. While there is space for visual arts exhibition at Page-Walker, it is relatively small and does not allow for sufficient work to be shown. While the gallery at Page-Walker is well designed, the space is used for classes and meetings during the time that work is on display. This makes viewing the displayed works difficult or impossible at times when the space is being used for such purposes as well as limiting the ability to display three dimensional works. The result of this lack of visual art exhibition space is that Cary residents must travel outside of city limits for most of their visual arts experiences. Considering the level of interest in visual arts, evidenced by the survey and through interviews and focus groups, this continues to be a serious shortcoming.

Studios - Cary visual artists have a difficult time finding local studio space and it is often necessary to go to Raleigh or further to find space. Often artists are forced to use studio classrooms as working studio space, which while appropriate for beginning and amateur artists, can be problematic for those further along in their careers.

Storage/shop space - Although storage and shop space were developed as part of the program plan for the Cary Arts Center, there continues to be a need for additional space. The space that was provided in the Arts Center is fully used with more needed. The Construction and Textile Labs have not fully met the needs of the Cary Players or other performance groups needing scenery and costume building spaces due in part to need to use these spaces to achieve the Town's program needs.

Administrative Office and Meeting Space - Many of Cary's cultural organizations are quite small and do not have paid staff or formal office space. This complicates their ability to conduct business, especially since there are few places where a group can set up a small administrative space or convene people to discuss organizational matters. Since the space required by these organizations is minimal, as is the time that meeting space is needed, standard rentals are generally not cost-effective. A joint, shared space would be ideal for such groups. With the completion of the Cary Arts Center, some space was provided to several cultural organizations. Additional review is required to determine the extent of the need for incubator space called for in the 2006 Civic and Cultural Arts Plan.

Clustered and Distributed Facilities - In the 2003 Master Plan, it was recommended to concentrate cultural arts classes in a central location and offer satellite educational programs at locations throughout Cary. With the completion of the Cary Arts Center, this is now possible. The Cary Art Center, along with future proposed cultural arts facilities within Downtown, provides the opportunity to create synergy and become the “hub” of cultural arts programming within the Town of Cary. At the same time, many residents remain concerned about the availability of cultural arts programming in community centers throughout the Town. Spaces in existing community centers, to the extent possible, need to be used for cultural arts functions, even though the major activities would be centered in the downtown. Distributed programming in community centers would include cultural arts class programming, since that has already been provided in those venues and because residents are interested in seeing such activities closer to home.

The focus could be on having introductory, survey, or beginners courses at community centers with more advanced classes held at the more elaborate downtown facilities, thus satisfying neighborhood interest while building audience for downtown spaces. In addition, this approach does not require multiple specialized equipment, which can be concentrated in the higher level facilities. This distributed programming would require modification of some existing spaces and purpose-built and equipped spaces in new community centers.

Flat-floor (“Ballroom”) Space - The 2003 Master Plan recommended a flat-floor or “ballroom” space for large gatherings. The needs and uses for this sort of space are varied. They include banquets and food festivals, indoor arts or crafts sales, ethnic festivals, and religious celebrations. The configuration of this space can be relatively straight-forward; as noted above this facility has the ability to also address rehearsal needs if the space is made more flexible and it should be able to be sub-dividable into smaller spaces for other usages. The full space should be large enough to accommodate up to 500-700 people for a sit-down dinner with an appropriately scaled catering kitchen as well.

In terms of additional need, many local groups, especially various religious and ethnic groups in Cary organize large annual or semi-annual festivals with major cultural components. Because there are few spaces in Cary that are appropriate for this sort of activity, these groups often go out of town to hold these events. When groups are unable to present in Cary, they feel they lose their ability to build their community in Cary.

Since 2003, the Town has tried to accommodate some of these events in a variety of spaces, including Koka Booth Amphitheatre, Bond Park, Herb Young and Bond Park Community Centers and the Cary Arts Center. None of these facilities are completely adequate and there remain a number of events that lack a suitable space to hold them including the Caribbean Festival, Kwanzaa, MLK, even Ritmo Latino.

Public Art - One of the ways in which Cary’s unique cultural identity has been most clearly articulated has been through its public art. The Town’s commitment to public art can be seen in the development of its public art plan. It will be important to continue to identify new sites for outdoor sculpture and other forms of public art. This is a vital component that should complement the additional venues proposed for the exhibition of visual arts in indoor settings.

There was strong interest in including public art in park and greenway settings. Community centers, whether or not they have a strong cultural component, as well as all other public building in the Town of Cary, are viable and recommended sites for public art.

Festivals - It should be noted that the Town’s Division of Cultural Arts has an active festival program, including Lazy Days, Spring Daze, Kwanzaa, MLK Dreamfest, Diwali, NC Eid Festival, Festival Ritmo Latino, Caribbean Festival, Baisakhi, Heart of the Holidays Festival, Dia de los tres Reyes, Jewish Cultural Festival and Herbfest. In 2012, this was expanded to include events in downtown Cary, including Wheels on Academy, Downtown Performances Series, Seven o’clock Rocks and the Downtown Comedy Series. While these events are not facilities-based; nevertheless, improved facilities will have a significant impact on the ability of Division staff to deliver more and better experiences to residents.

Other Historic Sites & Facilities

Cary has three historic districts – Downtown, Green Level Church Road, and Carpenter. The Town of Cary recently adopted *Historic Preservation Master Plan* provides a detailed inventory of historic resources in Cary and provides a framework for historic preservation efforts by the Town. This **PRCR Master Plan** Update will highlight Town-owned sites in the Carpenter and Downtown Historic Districts, in addition to the Bartley Homestead in southeastern Cary.

Carpenter Historic District

The Carpenter area (which includes the A.M. Howard Farm and the C.F. Ferrell Store) provides incredible opportunities for historic preservation, education, and restorative/adaptive uses of the property and buildings. These sites could provide the venue for artisans and artists to “tell the story of Cary’s history” through period arts and crafts, story-telling, re-enactment and living history, a working farm, marrying art and history through the balance of preservation and restoration.

A.M. Howard Farm Site: This historic tobacco farm and its many unique structures are being considered for development as a Town park environment that illustrates a "working farm" theme. (See Concept Plan in **Appendix I**, which has been provided as part of a separate document.)

C.F. Ferrell Store Site: The turn of the century country store resides within the Carpenter Historic District. The Town is working on conceptual ideas for a park on this site. (See Concept Plan in **Appendix I**.)

Downtown Historic District

In addition to the cultural arts buildings mentioned above, the Town has also purchased historic buildings in downtown Cary including the Waldo Rood Building which moved to Town-owned property in the downtown. This building was envisioned as an information and interpretive center and requires renovation.

Other Sites

Bartley Homestead: This 50-acre site located in southeastern Cary was purchased by the Town of Cary in 2000. The 1940 Barnabus Jones House and Farm will be a central feature of the future Bartley Community Park. (See summary of *Bartley Community Park Master Plan* below.)

Note: The *Historic, Structural, and Artifacts Assessment: Howard Farm, Ferrell Store and Jones Farm* (Draft – April, 26, 2010) report, provides a histories and condition assessments of each of these sites.

Table 13: Town-Owned Historic Properties

Town-Owned Historic Properties	CIRCA	LOCATION
Page-Walker Arts & History Center - AKA <i>the Walker Hotel</i>	1868	Downtown
Cary Arts Center - AKA <i>Cary High School / Cary Elementary School</i>	1940	Downtown
Ivey-Ellington House - AKA <i>Suggs Property / White Gothic Revival House</i>	1870	Downtown
Mayton House - AKA <i>Suggs Property / Yellow Bungalow</i>	1920	Downtown
James Jones House - AKA <i>Wiley Jones House / Foy-Jones Property</i>	1880	Downtown
Cary Theatre - AKA <i>Cary Clothiers / Chandler's Movie Theatre</i>	1947	Downtown
Mitchell Pharmacy Building	1940	Downtown
Dr. S.P. Waldo House - AKA <i>Gothic Revival Cottage</i>	1873	Downtown
A.M. Howard House and Farm	1910	West - Carpenter
C.F. Ferrell Store and Warehouses	1916	West - Carpenter
Barnabus Jones House and Farm - AKA <i>Bartley Property and future park</i>	1840 (house)	Southeast

Related Plans

In addition to the previous *Parks, Recreation and Cultural Facilities Master Plan (2003)*, several Town plans have addressed cultural arts as a focus in downtown Cary. Below is a brief summary of each.

Cultural Arts

Town Center Area Plan (August 2002)

The Town Center Area Plan provides a blueprint for the greater downtown and envisions the area as the cultural center of Cary. A new Town Center Park was among the major recommendations. In 2002, the PRCR Department completed a conceptual plan for the park and obtained Town Council approval to begin acquiring land for the Town Center Park. Currently the PRCR Department is working closely with other downtown planning efforts.

Town Center Civic & Cultural Arts District Study (2006)

This study identified new civic and cultural arts facilities in downtown Cary to support the creation of a vibrant downtown. The Town acted on one of the study’s recommendations with the opening of the Cary Arts Center in the summer of 2011. Other study recommendations included creating a new large performance and visual arts center with a capacity of 1,200-1,400 seats, a digital media arts center, and a sculpture garden in a new downtown park. The vision was to create a cultural district to activate the downtown.

Downtown Streetscapes Plan (2006)

Guiding principles of this plan included establishing a pedestrian orientation, creating consistent and distinctive streetscape elements, and incorporating public art. Priority public art areas included: street furniture, paving, and signage.

Historic Preservation

Historic Preservation Master Plan (May 2010)

On May 27, 2010, the Town of Cary adopted the *Historic Preservation Master Plan* that includes a vision for preservation and a series of goals, objectives, and actions that will guide the Town's preservation efforts over the next 10 years.

Other Plans

There are also several other specific area plans that provide a framework for historic preservation efforts. Some of the key plans are summarized below.

Bartley Community Park Master Plan (April 2005) – In January 2004, a master planning process was initiated to create a design for the new Bartley Community Park. With the rapid urbanization of Cary and Wake County, this farm represents a significant opportunity to preserve an example of Cary's agricultural heritage. *Bartley Park Master Plan* centers on the Barnabus Jones House and Farm, which is over 160 years old and is a classic example of a mid-nineteenth century agricultural facilities. The farmhouse is proposed to be restored for use as a cultural arts facility. Several other farm structures are proposed to be grouped adjacent to the Bartley homestead, creating a small-scale cultural arts campus. The conceptual design includes key park elements – homestead, garden, play, landmarks, water, paths, and meadow.

Historic, Structural, and Artifacts Assessment: Howard Farm, Ferrell Store and Jones Farm (Draft-4.26.10) – This report provides a histories and condition assessments of each of these sites.

Carpenter Community Plan (September 2005) – This plan establishes the Town's long-range vision and recommendations for future lands uses in a 475-acre areas in northwestern Cary. The protection and preservation of the area's historic and cultural resources and the revitalization of Carpenter's commercial crossroads are primary objectives of the plan. Both the C.F. Ferrell Store and the A.M. Howard farm are within the Plan boundary.

Key Findings

Following is a summary of key cultural resource facility findings from the needs assessment. The 2011 community-wide survey results ranked the most important facilities to the respondents. Cultural arts programs and facilities consistently ranked in the mid-range in terms of importance and needs being met according to the survey. Public input demonstrated a strong value of the cultural resources and services to the community, especially special events and festivals.

Survey Highlights

- Per the survey, Town amphitheatres (Koka Booth and Sertoma) ranked 4th in importance compared to other programs and facilities (out of 14 choices) and was ranked 7th in frequency of use (from same 14 choices).
- Cultural arts programs and downtown cultural facilities ranked in the mid-range in terms of importance and needs being met.
- The top three locations where survey respondents would like to see public art are: parks, public gardens, and downtown sites. Sixty-eight percent (68%) strongly agree that public art makes a positive contribution to parks and facilities.
- Preservation/adaptive reuse of historic buildings, museums, and historical walking tours rated in the mid-range of amenities or activities survey respondents would like to see in downtown Cary.

- Sixty-nine percent (69%) of survey respondents felt that cultural and historical preservation (including scenic vistas) were very important aspects of open space management.

Public Meetings & Focus Groups

- Improvements are needed at the Sertoma Amphitheatre.
- Interest was expressed in:
 - Expanding special events and festivals (also ranked as most important program per the survey) as well as concerts.
 - Incorporating cultural art program and gallery spaces into the design of community centers.
- Bringing back the former bandstand to downtown Cary was identified as an interest.
- The public expressed interest in seeing public art in unexpected ways and places, parks, gateways, etc.
- The Carpenter area (C.F. Ferrell Store/A.M. Howard Farm) provides incredible opportunities for historic preservation, education, and restorative/adaptive uses of the property and buildings.
- Interest was expressed in expanding museum space (at Page Walker or another site).

Benchmarking

- Out of eight communities benchmarked, Scottsdale, Arizona was the only one that did not own or manage a historical facility.
- Six communities reported managing or owning cultural arts facilities. Clarksville, Tennessee and Naperville, Illinois did not.
- All communities reported having a public art program.

D. Sports Venues

Overview

The Town of Cary has numerous sports facilities throughout the park system including ballfields, multipurpose fields, and tennis courts. In addition to sports facilities at neighborhood or community parks, the Town is unique in having three large Sports Venues that serve local, regional, and national teams.

The Town of Cary has aggressively pursued and established itself as an Amateur Sports destination. The Town currently manages three key Sports Venues: Cary Tennis Park, USA Baseball National Training Complex, and Wake Med Soccer Park. Both the baseball and soccer venues were built since the last 2003 *Master Plan*. Ongoing investment in these facilities will need to continue for each to remain competitive in the regional and national market.

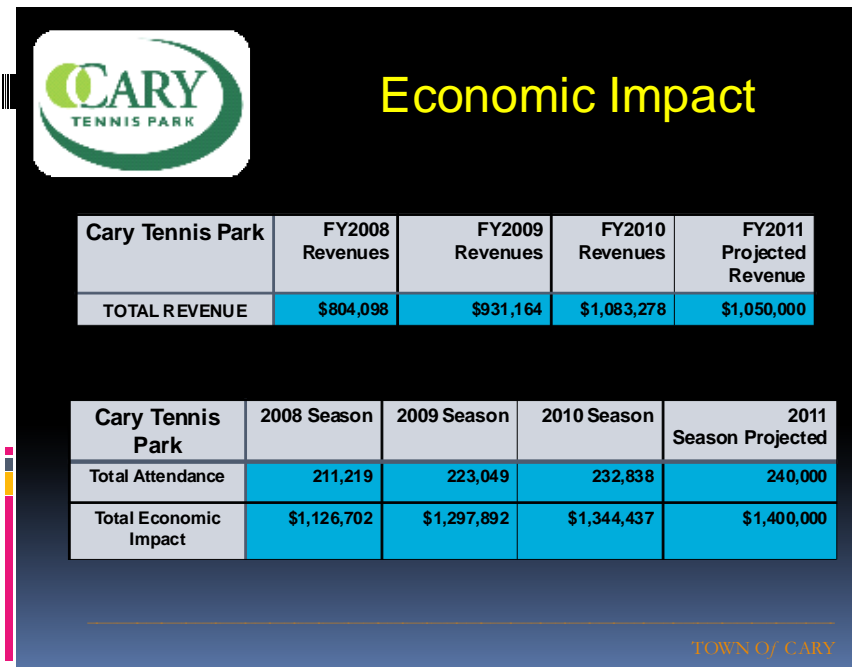
This section will first summarize the existing Sports Venues. Next, key findings from the needs assessment will be highlighted. Recommendations for Sports Venues are included in the final section of this chapter.

Town Sports Venues

Cary Tennis Park

This 24 acre tennis park has a building with a pro shop, offices, meeting space, locker rooms, and concessions; 28 lighted courts with covered shelters and benches; one lighted stadium court; four 36' QuickStart courts; and one practice court with double wall.

The Cary Tennis Park was expected to serve 240,000 people with an economic impact of \$1.4 million in 2011.



Source: Town of Cary, Greater Raleigh Convention & Visitors Bureau

USA Baseball National Training Complex at Thomas Brooks Park

This 58 acre complex has four baseball fields (a stadium field and three training fields) maintained at Major League Baseball standards. Each training field has an individual scorekeeper/announcer shelter, and spectator seating for 120 people. The stadium field has a press box that includes, two suites, official scorer's room, sound room and press row. The stadium has spectator seating for 1,754 people, including handicapped accessible seating, additional grass seating for approximately 250 people is also available. All fields have access to restroom facilities and a concession building.

The USA Baseball National Training Complex was expected to serve 55,000 people with an economic impact of \$2.7 million in 2011.



Economic Impact

USA Baseball National Training Complex	FY2008 Revenues	FY2009 Revenues	FY2010 Revenues	FY2011 Projected Revenues
TOTAL REVENUE	\$266,714	\$395,683	\$419,314	\$420,000

USA Baseball National Training Complex	2008 Season	2009 Season	2010 Season	2011 Season Projected
Groups Served	25	28	26	28
Total Attendance	74,000	63,232	54,619	55,000
Total Economic Impact	\$2,198,573	\$1,927,500	\$2,589,487	\$2,700,000

TOWN OF CARY

Source: Town of Cary, Greater Raleigh Convention & Visitors Bureau

WakeMed Soccer Park

This 150 acre park has a lighted stadium field, lighted mini stadium, lighted match/training field and five other practice/ game fields. WakeMed Stadium field includes permanent seating for 7,000 with expansion capability, concessions, locker rooms, rest rooms, and meeting space, as well as 2,600 parking spaces. Koka Booth Stadium field includes 500 permanent grandstand seating, is adjacent to WakeMed Stadium and shares many of the same amenities. The park also includes a first class cross-country course of varying lengths.

The WakeMed Soccer Park was expected to serve 160,000 people with an economic impact of \$2.1 million in 2011.



Economic Impact

WakeMed Soccer Park	FY2008 Revenues	FY2009 Revenues	FY2010 Revenues	FY2011 Projected Revenues
TOTAL REVENUE	\$614,166	\$629,323	\$596,767	\$580,000

WakeMed Soccer Park	2008 Season	2009 Season	2010 Season	2011 Season Projected
Groups Served	86	90	90	90
Total Attendance	232,785	158,730	160,000	160,000
Total Economic Impact	\$3,071,937	\$2,095,236	\$2,112,000	\$2,112,000

TOWN OF CARY

Source: Town of Cary, Greater Raleigh Convention & Visitors Bureau

Key Findings

Following is a summary of key athletics and Sports Venue findings from the needs assessment. The 2011 community-wide survey results ranked the most important facilities to the respondents. The results seemed to indicate that generally, the needs for these types of facilities are well met; however, increasing public access and maintaining the current service levels, including maintenance is important. In addition, all groups seemed to indicate that these Sports Venues positively contribute to the Cary economy.

Survey Highlights

Athletics & Sports Venues

- Athletic /sports fields/ courts (in parks) as well as the Sports Venues ranked relatively high in importance and the overall needs are being met.
- Town athletic/sports fields/courts had the 4th highest frequency of use (with an average use of eight times in the last 12 months) followed by Town Sports Venues (with an average use of four times in the last 12 months).
- Sixty-five percent (65%) strongly agree that the Town Sports Venues contribute to the local economy.
- Improving existing Sports Venues rated in the bottom one-third of Town funding priorities (out of nine choices).

Focus Groups

Sports Venues

- General
 - There is a desire for more resident access to USA Baseball and WakeMed Soccer Park facilities – for a better balance of regional and local needs.
 - There is a desire for regional and national events to at least cover expenses.
 - Premier game fields (soccer) are not utilized by or available to the public, yet the general public pays taxes to subsidize the operations and maintenance of these facilities.
- Cary Tennis Park – Desired improvements include indoor meeting space, staff work space, seating, permanent announcement/display and technology upgrades, more outdoor courts, indoor courts, and lighting.
- National Training Complex – Desired improvements include: technology – need to improve televising abilities, merchandise space, outdoor training space as well as office space, clubhouse, high performance center, and meeting space.
- WakeMed Soccer Park – Desired improvements include expanding the stadium to 10,000 seats and adding skyboxes, meeting rooms, coaches training suites, and locker rooms. Additional desired future improvements include artificial turf fields, cross-country trail upgrades, and additional parking and egress enhancements.
- Other Potential Sports Venues – Interest in a large multi-sport, field house venue with spectator seating was expressed in focus groups (multiple courts with adequate seating). Another stakeholder expressed a desire for a training center for table tennis. In 2012, the Town hosted the US and North American Olympic Trials in addition to the North American Championships in table tennis establishing itself as host for major events for the sport.

Outdoor Athletics

- There is a high demand for athletic fields at peak times – interest in synthetic turf, lighting, and partnerships with schools desired.
- There is interest in grouping sand volleyball courts as well as multipurpose fields to better accommodate practices and tournaments.
- There is desire for more coordinated scheduling of fields of different providers (Town, Schools, etc.).

E. Other Special Use Facilities

This section will first highlight existing additional Special Use facilities. Next, key findings from the needs assessment will be highlighted. Recommendations for other Special Use facilities will be included in the final section of this chapter.

Overview

The Town of Cary has one nature center, the Stevens Nature Center at Hemlock Bluffs Nature Preserve in southern Cary. There are also unique facilities within parks including a skatepark, dog park, disc golf course, boathouse, and ropes course.

Other Town Special Use Facilities

Steven's Nature Center at Hemlock Bluffs Nature Preserve

The mission of the nature preserve is clear - environmental education and nature study. It is designated as a State Nature Preserve and according to the Lease Agreement with the State of NC, should be used for nature study, environmental education and passive recreation. With its hands-on display and an impressive stand of natural Hemlocks trees, this facility is very popular, especially for educational programs offered to young children. These programs are frequently waitlisted. Potential future expansions could include an additional multi-purpose classroom, additional storage space, and improvements to the existing gift shop and office area. The Town is considering adding parking lot lighting for safety purposes. Whatever additions are considered in the future should take into account the pristine beauty of the surrounding property.

Other Town Buildings

Jordan Hall Art Center: Jordan Hall, a facility previously shared with the Senior Center, was the only facility in the Town of Cary solely dedicated to education about and presentation of visual arts. However, with the opening of the new Cary Art Center, this facility has been vacated, and the Town is considering potential new uses. The facility is a single story "ranch" type plan with approximately 6,000 square feet. The Town is planning to use this building for Town Administration offices.

Other Town Buildings – There are other Town buildings in the downtown such as the old Human Resources Building adjacent to the existing Wake County Public Library. These buildings are being evaluated as to the best and highest use as part of downtown planning efforts, but have been considered for possible recreation uses in the past.

Other Specialty Park Components

There are also many special use park components throughout the Town parks and recreation system. The outdoor skate park, Sk8 Cary and the Dog Park both located at Goldbold Park. The Sk8 facility includes a large shade structure for spectators; however, to minimize interruption in service a cover for the ramps should be considered. Town staff expressed interest in considering adding a multipurpose room that could be rented for parties. The Challenge Ropes Course and the Boat House are special use components located in Bond Park. There is also one Disc Golf Course at Middle Creek School/Park. As Cary continues to grow the demand for additional special use components like dog parks, skate parks, and disk golf are likely to grow.

Key Findings

Specialty park components were included in the survey questionnaire and also came up in public meeting and focus group discussions.

Survey

- Survey respondents were asked to rank 23 outdoor facilities to add, expand, or improve. The rankings of more specialty park components are summarized below:
 - Community gardens/urban agriculture and outdoor swimming pool ranked in the top one-third.
 - Dog parks, community gathering spaces/outdoor amphitheaters, aquatic play features, historic sites, display gardens, and Frisbee/disc golf ranked in the middle one-third.
 - Cricket field, skate parks, and outdoor court games ranked in the lower one-third.

- Community gardens rated higher in the Maynard Loop per the survey (in comparison to the other three subareas).
- Nature center and environmental instruction was the 4th highest priority for indoor facilities to add, expand or improve (out of 13 choices).

Public Meetings & Focus Groups

- During the public process, there was a strong interest by stakeholders in supporting and enhancing Town Farmer's Markets. During the planning process for this Master Plan, the West Cary Farmer's Market was looking to relocate and was working with the Town of Cary in identifying potential locations.
- Staff identified a demand for larger ballroom-type facilities to accommodate demand for large event and rental space.
- Stakeholders involved in the public process also expressed interest in disc golf and sand volleyball.



F. Recommendations – Community & Special Use Facilities

Community Centers & Senior Center

GOAL 5: Provide an equitable distribution of public indoor recreation spaces in Cary that is sustainable.

Objectives:

- 5.1. Refine Service Model for new Community Centers to a larger multigenerational, multipurpose center. A proposed mix of components includes indoor leisure aquatics, fitness components, gyms, and multi-purpose spaces for flexible programming.**

REFINE COMMUNITY CENTER SERVICE MODEL

- **Incorporate flexibility** into the model to allow for larger centers to serve more residents when appropriate. Providing leisure services at larger regional centers is an industry best management practice and provides one-stop service, increased operational efficiencies, sustainability, and cost recovery, while promoting improved customer service.
- **Incorporate indoor aquatics in new recreation centers** to create operational efficiencies, broader appeal, and respond to high public interest in leisure and instructional (non-competitive) aquatics.
- **Incorporate fitness spaces** including group fitness rooms, cardio-exercise machines, and free weight spaces into the design.
- **Incorporate senior program spaces** into the design, which can be dedicated for older adult use during the day and community and general recreation use at night.
- **Incorporate cultural art program spaces** into the design.
- **Identify highly accessible locations** for new community centers along multi-model transportation corridors (e.g., public transportation routes, greenways and trails, major roadways, etc.) and opportunities to stimulate other real estate investment and economic development.
- **Identify opportunities to partner and/or co-locate** indoor centers with other facilities (e.g., schools, libraries, or other leisure providers), when appropriate.

- 5.2. Develop a new, large multipurpose community center in an accessible location.**

Actions:

- Conduct a feasibility study, including public input and operating/business plans, prior to the design and development of a new community center.*
- In addition to the four basic components – aquatics, fitness, gyms, and multi-purpose rooms – incorporate other desired elements. For example, an indoor walking/running track rated as the top indoor recreation center amenity in the Master Plan survey. The estimated size of a large Community Center to accommodate a mix of these types of components is 65,000-70,000 square feet.*

5.3. Identify opportunities to meet the indoor recreation needs of a growing population in western Cary and southern Cary.

Actions:

- a. *Explore potential partnership opportunities with the Wake County School District or other providers. (Mills Park Middle School, future Alston Ridge Middle School)*
- b. *Consider the feasibility of new future Community Centers at Mills Park in western Cary and Bartley Park in southern Cary.*
- c. *Explore the feasibility of converting empty commercial spaces for use as public Community Center(s).*

5.4. Identify improvements or additions to existing Community Centers to best meet community needs and enhance the functionality.

Action:

- a. *Study feasibility of improvements or additions of gyms, pools, or fitness spaces to existing Community Centers. Utilize potential addition studies and other analysis generated by the Master Plan.*

POTENTIAL IMPROVEMENT TO EXISTING CENTERS

- **Bond Park Community Center** – Considerations for a future improvements at the center include one or two additional gymnasiums and related support spaces. Other potential improvements near Bond Community Center include an on-site playground, spray-ground water park, and climbing wall.
- **Cary Senior Center** – Potential expansion of this facility includes an addition that would add a new media center (currently shared with the library/lounge) and a new multi-purpose room. Consider ways to better utilize Center’s commercial grade kitchen.
- **Herbert C. Young Community Center** – Potential expansion of this facility includes adding an additional gymnasium and/or an indoor "leisure" aquatics center with related support spaces.
- **Middle Creek Community Center** – Possible expansions or renovations might include adding multi-purpose rooms, expanding locker areas, and adding another gymnasium. Additional street signage and promotional material to make people aware that this facility exists is also needed.

Cultural Resources

GOAL 6: Maintain quality cultural arts facilities that celebrate Cary’s history and diversity.

Objectives:

- 6.1. **Develop a strategic preservation/adaptive reuse plan for Town-owned historic buildings and sites to be operated by the Cary Parks, Recreation and Cultural Resources Department.**

Actions:

- a. *Develop strategic approach toward the development and management of historic Special Use future parks including A.M. Howard Farm and C.F. Ferrell Store and Barnabus Jones House and Farm/future Bartley Community Park.*
- b. *Use the Cary Historic Preservation Master Plan to help guide strategic planning efforts.*
- c. *Continue to work closely with the Friends of Page Walker Hotel and other partners.*
- d. *Develop A.M. Howard Farm Park and C.F. Ferrell Store Park in the Carpenter Historic District as resources become available. (See Concept Plans in Appendix, which has been provided as part of a separate document.)*
 - o *Conduct a feasibility study on potential park uses, programming opportunities, and operational impacts.*
 - o *Identify partnership opportunities.*
 - o *Develop a historic interpretation plan.*
 - o *Coordinate with existing plans (e.g., Carpenter Park Master Plan, Carpenter Community Plan, etc.).*
- e. *Develop the future Bartley Community Park, including historic preservation of Barnabus Jones House and Farm, as resources become available. (See separate Bartley Community Park Master Plan for site design concepts.)*

6.2. Maintain high quality of Town Amphitheatres (Koka Booth and Sertoma) in order to continue to meet regional and community needs for outdoor performance venues.

Actions:

- a. *Sertoma Amphitheatre remains a popular outdoor space and because of its size is a perfect complement to Koka Booth Amphitheatre as well as a significant amenity in Bond Park. As noted in the 2003 plan, the facility is lacking in backstage accommodations (dressing rooms, storage, etc). In addition, some kind of shade structure is recommended over the seating area to make the facility more usable in the height of summer. Its sound and light infrastructure should be evaluated for any potentially needed updates.*
- b. *Koka Booth Amphitheatre – Consider re-locating administrative offices from the Herb Young Community Center as well as continue to evaluate the need for on-site storage facilities. Maintain high quality facilities, grounds, and systems (e.g., sound, lighting systems).*

6.3. Pursue the implementation of the overall goals of the *Civic and Cultural Arts Plan* to create an arts district within downtown Cary.

Actions:

- a. *Explore opportunities to expand the Cary Heritage Museum in downtown Cary. Possible options include expanded use of the Page Walker Arts & History Center or relocation to a larger, more prominent location. Identify appropriate archival storage space in expansion plans.*
- b. *As part of downtown park planning efforts, identify program uses and needed improvements to the Waldo Rood Building and other identified historic buildings.*
- c. *Explore the feasibility of developing “creative clusters” (concentration of arts and design-related businesses and establishments) in downtown Cary.*

- d. Consider utilization of Town-owned facilities in the Downtown for potential use as artist studios. Also potential for mix-use development around the Downtown Park provides the opportunity for live/work spaces for artists. Specifically, complete the renovation and develop a short term operational model and Business Plan for “Arts Parts” facility as potential artist studio spaces that can complement the program offerings at the Cary Arts Center.
- e. Work with the Downtown Manager and the Planning Department on the development of a Town Center Park in the downtown core as described in the Town Center Civic & Cultural Arts Plan.
- f. Complete a feasibility study for the development of a Digital Media Arts Center at an appropriate location in Downtown Cary.
- g. Locate a facility for the development of Cultural Organization incubator.
- h. Complete a feasibility study for the future use of the Waldo Rood House in downtown Cary.

6.4. Create and activate outdoor community gathering and event spaces in downtown Cary to accommodate festivals and special events.

Actions:

- a. Provide appropriate streetscape infrastructure including water and power outlets to accommodate downtown special events and festivals.
- b. Maximize use of Town’s recently purchased portable stage for street festivals and events.
- c. Expand use of Town Hall campus event spaces.
- d. Identify appropriate locations at existing parks and facilities to create gathering places with increased seating, benches and shade structures.
- e. With the growth in popularity and the continued demand for ongoing events and festivals, analyze the need for additional staff to maintain existing levels of service. Consider expanding Lazy Daze to a multi-day event.

6.5. Seek opportunities to incorporate public art in the development of the Town’s infrastructure, transportation, and parks and recreation system per the *Public Art Master Plan* guidelines.

6.6. Continue to incorporate and expand cultural arts programming at Community Centers in response to community growth and interests. (Also see *Objective 3.3* in *Chapter 7*.)

Actions:

- a. With the development of new community centers and/or additional arts specific facilities, include dedicated classroom space to meet the unmet needs of cultural arts programming.
- b. Identify additional rehearsal space. Consider providing rehearsal space with the development of any new facility. Such spaces should be somewhat larger than the stage spaces (40’x40’) with high ceilings and the ability to adjust acoustics (much like the Marcus Dry Room at the Cary Arts Center, though larger). A large-scale flat-floored space (as recommended in the previous 2003 PRCR Master Plan) could be dividable into multiple rehearsal spaces, given adequate acoustical treatment to isolate sound. Such space could be built in conjunction with a future community center/field-house space which would allow for efficiencies in operations.

- c. *Develop a space of to accommodate 500-700 people with ancillary support areas, most likely housed within a community center or future field-house in combination with the flat-floored space.*
- d. *Administrative, storage, and shop spaces should be considered important ancillary spaces when additional cultural arts facilities are being designed.*

6.7. Identify new spaces for cultural arts programming as demand grows.

Actions:

- a. *The previous 2003 PRCR Master Plan recommended a 1,000 seat performance venue to complement a smaller 400+ seat venue. This recommendation was repeated in the 2006 Town Center Civic & Cultural Arts District Plan, as well as including a large -scale visual art exhibition space. Both plans noted that there are very few 1,000 seat venues in the Triangle area and that remains true today. The opportunity to serve both Cary-based groups as well as other Triangle-wide groups justifies continuing to recommend this scale of venue.*
- b. *Explore opportunities for an art incubator space to foster the growth of arts organizations. (Note: This was a recommendation from the 2006 Town Center Civic & Cultural Arts District Study.)*
- c. *Develop an additional 3,000 square feet of purpose-built exhibition space, including appropriate lighting, climate control, and security – as well as necessary display furniture and storage areas – to display the work of local, regional, and national artists. While the 2006 plan recommended this facility in conjunction with the larger performing arts venue, current plans being developed for the vacant Arts Parts space has the potential to address this recommendation. The growing private galleries sprouting in downtown Cary has provided additional smaller exhibition spaces that are serving a wide array of local artists. The larger space has the potential to further this trend. More effective coordination of informal exhibit areas would enhance their utility.*

Sports Venues

GOAL 7: Manage the Town’s competitive Sports Venues so that they are financially sustainable, continue to attract regional and national events, and are considered an asset by all citizens.

Objectives:

- 7.1. Implement approved projects at three Sports Venues based on the interlocal agreement between the Town and Wake County. (See Capital Improvement Table in Chapter 10.)**

Actions:

- a. *USA Baseball National Training Complex – Complete design and construction of a new 30 - 40,000 square foot Baseball Clubhouse Facility.*
- b. *Cary Tennis Park – Complete Improvements including construction of a new Indoor Tennis Facility, expansion of the existing clubhouse, and development of a new outdoor pavilion.*
- c. *WakeMed Soccer Park – Complete second phase of the Soccer Park Improvements, including stadium video board, artificial turf, lights, additional parking, and new pavilion/restroom.*

7.2. Diversify and maximize use of existing Sports Venues.

Actions:

- a. *Complete a feasibility study that will consider opportunities to attract regional and national events, increase their use, increase their financial viability and value by the community and improve the utilization of the venues on a year-round basis.*
- b. *Monitor balanced local and regional/national Sports Venue use as defined in the Sports Venue Business Plans.*
- c. *Provide public education and communication regarding the field management needs to maintain quality competitive athletic fields.*

7.3. Explore partnership and funding opportunities for additional Sport Venues, including a large field house with multi-use athletic spaces to address local, regional, and national demand for training facilities, tournaments and special events.

Actions:

- a. *Conduct a feasibility study to identify the potential location, funding, design, and operations of a field house with flexible programming and activity spaces. (Consider adding the elements of indoor multi-sport synthetic turf fields, hard surface or multi-sport surfacing, meeting rooms, coach training suites, locker rooms, and exercise and fitness areas.)*

Other Special Use Facilities

GOAL 8: Expand special use facilities in response to community needs, trends, and funding and partnership opportunities.

Objectives:

8.1. Consider development of new special use facilities to meet diverse needs of community.

Actions:

- a. *Develop a Farmer's Market at AM Howard Farm.*
- b. *Explore opportunities to develop a large flat floor space to host large events for festivals and rental events. (Ideas discussed include locating as part of another Town facility such as a Community Center. Desired capacity is for groups of 3-4,000.)*
- c. *Complete study to determine feasibility of developing a Safety Town that would provide a year-round facility to teach children all aspects of safety.*
- d. *Continue to explore future opportunities for indoor/outdoor recreational swimming components that could be used by the public. Improve parking, bicycle and pedestrian access to these facilities.*

8.2. Expand the Stevens Nature Center at Hemlock Bluffs to accommodate more program participants.

Actions:

- a. *Consider adding a multi-purpose room to accommodate current program demand. In addition, this expansion should also address facility space needs including the gift shop layout, offices, and storage issues.*
- b. *Consider renovating Stevens Nature Center based on sustainable design and green building practices and incorporating this into the educational programming while still maintaining the Center's primary focus on nature and the environment.*
- c. *Actively set aside parkland and unique open space as nature parks or nature walks.*

8.3. Consider incorporating park specialty facilities with the development of all new parks.

Actions:

- a. *Develop the following special-use facilities in future parks:*
 - *2 additional disc golf courses in future Town parks.*
 - *2-3 "spray-grounds" in future Town parks.*
 - *1-2 additional dog parks.*
 - *2-3 community gardens.*
 - *8 court sand volleyball complex.*
- b. *Consider development of a mountain bike single track trail at an appropriate park in western Cary.*
- c. *Include bouldering facilities at new parks.*

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