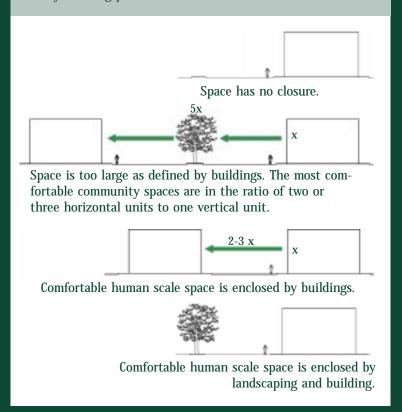
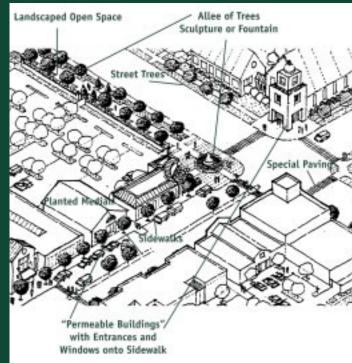
- 1. Create Human Scale.
- 2. Create a Sense of Place
- 3. Connect Uses
- 4. Provide Transitions
- 5. Reduce Parking Impacts
- 6. Plan for Pedestrians,Bicyclists, and TransitUsers
- 7. Provide Open Space

## **Space**

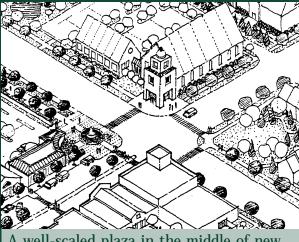
Spaces between buildings can be out of human scale, causing a feeling of being lost. Creating human scaled spaces that are defined by either buildings or landscape features provide more friendly, inviting places.





This drawings shows examples of streetscape elements that give the street human scale. These elements help to make a place a more inviting destination.

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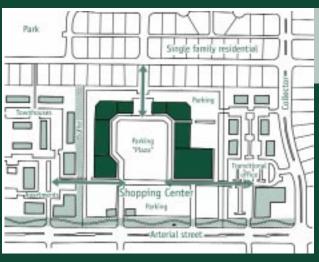
A well-scaled plaza in the middle of new development provides a sense of place...



as does the clock tower at Preston Corners in Cary.

Expanded sidewalks for cafes provide places for gathering and social interaction. As Cary continues to develop, elements like these can be used to create a sense of place.

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Plan developments with sidewalk, street and open space connections.

ment also includes outdoor cafes (a),

further encouraging pedestrian activity.



Pedestrian connections are made to large office developments (a) from a nearby hotel.

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Architectural Transition

Residental

Landscape Transition

Besidental

Compectal

Architectural transitions are achieved when larger scaled commercial buildings respect the scale and form of adjacent lower density uses (a).

When design character does not blend, landscape transitions are used to soften and buffer the change of scale and design (b)



Retail buildings on the left face apartments on the right. The businesses are neighborhood-oriented, such as dry cleaners and take-out food. Service areas are located to the rear, facing a service alley.



Trees can create an edge where continuity is desired between buildings.

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The use of mature landscaping and topography reduce the impact of parking in this large lot.

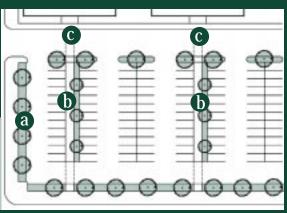


the size of parking lots.

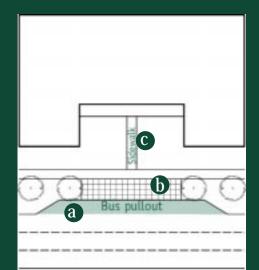
This illustration shows a shopping center with overflow parking to the side and rear.



Landscaping is provided at the perimeters
(a) and at the intermediate points (b) of
the parking lot. Pedestrian paths are part
of the planted median (c).



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Provide safe pullover areas (a) and stops on through streets to avoid blocking traffic with transit vehicles.

Provide unobstructed paved areas (b) for front and rear access doors of transit vehicle.

Provide sidewalks and paths for pedestrian, bicycle and vehicle access (c) to the transit stop.





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Public Street Public Street Sample graphics at right.

Types of Common Areas

Public street

Public Street

...range from a small pocket park in a row of houses to...

...a larger green in front of an important building to...

...a larger detached green on which commercial and residential buildings can front.

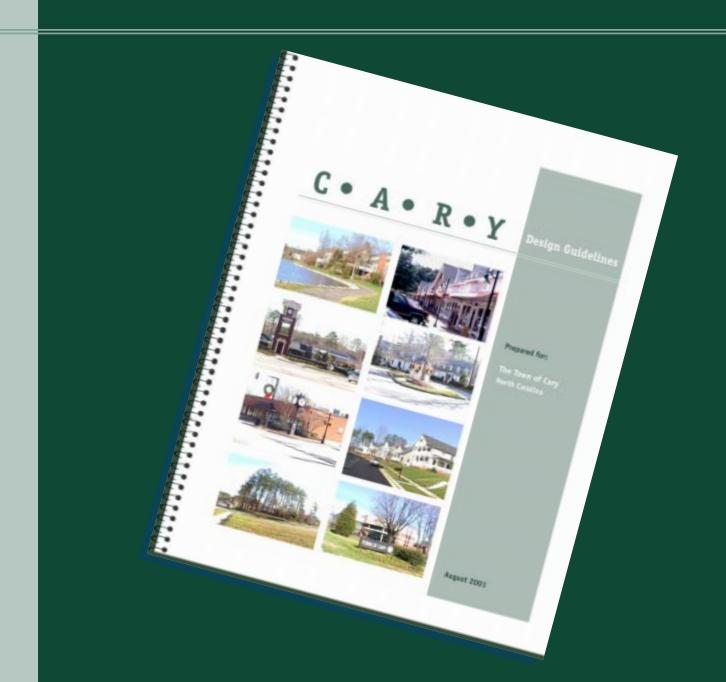
Open space can include landscaped walkways between buildings and developments.



## Goals

# The Design Guidelines Manual is designed to:

- present the community's urban vision and core design principles
- educate property owners, developers, the public, and reviewers
- clearly identify criteria for development
- be enduring, flexible, and reality-based

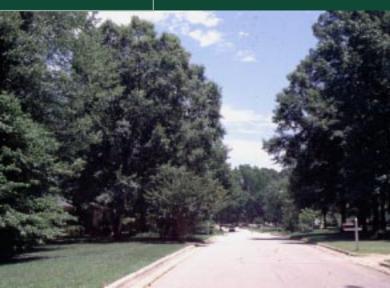


## Resources

The Design Guidelines Manual enhances and illustrates Cary's fundamental design vision, and is based on:

- Growth Management Plan
- Unified Development Ordinance
- Community Stakeholder Meetings





## Sample Checklist from Manual

C . A . R . Y

#### Development Types

5. Activity Centers

Z. Office/Industrial Fight

3. Other Nunresidential Uses

4. Besidential Areas

5. Carridor Conservice and Redevelopment Areas

### 2. OFFICE/INDUSTRIAL PARKS AND TRANSITIONAL OFFICE AREAS

#### Description

Office Parks and Office and Industrial Packs (hemafter 'Office) Industrial Parks') are planned concentrations of office and industrial development. These areas accumulates additional office and industrial growth outside of activity centers. They include space, for example, for large firms or those that by sixs or functions are incompatible with the residential, effice, and conservated uses in activity centers. Office parks have primarily office uses nich at corporate offices and office centeoxiniums. In addition, office and industrial parks can accumulate industrial uses, such as were-hemiting and light manufacturing. They may have a focus area containing support services such as convenience shows, our parks, fact for the parks, fact for example, and back (forming they, fact food resistantial, and backs) (forming they).

#### Purpose of Area

Office/industrial parks provide space for substantial employment centers. They accommodate uses that do not fit the compact, podestrian orientation of activity centers. Office/industrial fuels are unified developments, often in campus-like settings with an inturnal road network and shared open space. The buildings generally intake to each other and shared design sharacteristics.



- 28. Design Suidelines

#### Checklist: Office/ Industrial Parks and Transitional Office Areas

1. Create Human Scale

- Soight, setback and mans of buildings are constituted with crossits, patiting and riches releaseds to create a luminorodied zone of artirety. Buildings are stranged to define the species between them in a logical and onlinely patient studsoviets formers interaction. See Doll Ett. Settings 1-5s.
- he hiteritual vienenti anti façado articulario uno until to andure hubiling man, parline luriy est the first face level. We denne, material volety and hubiling bepo et storel level on uned to proche human undo. See Tool Ett Section 3.

100000000

Densists such as shade tases, swriting, complete, exceller, sitins used to define and create serving, preherban arous. Large sequence of uninochilated periory and rest blank building with an accided in arous where there are high leaffit pediatrian condition. See Tool dit Section 4. 5.

2. Create a Sense of Place

- A distinctive shouldy is provided by using coordinated landscaping and architecture, along with public art. particularly at patronys and pathening planes. See York Bit Sections 1, 2, 5.
- A resolibuted plan accentandata: office and industrial buildings of valed coales and uses and is integrated with the natural environment. See Taol Rd Section 4.
- Buildings are surged to define or endose undile outdoor apares. See Test Elf-Section 4.
- attactive versions spans that and sele assembles each as borefare and landscoping are provided for gatherings and postdrop mest uses such as office cales or delia. See Youl Eli Section 6.

1. Connect Uses

- The office pask is consected by streets, sidewalls, paths and upon space both systemsity and to soccussifice diverlegaments. See Tool Bit Section 1.
- Sidewalks connect after and buildings within the office park, See Trid Eit Section 1.

4. Provide Transitions

- Buildings have benghts and mans compatible with adjacent buildings. When summerlying buildings also middlings are in the centra of the park with buildings beneathering to she and buildings to buildings are in no security area. The Tool EC Section 5.
- tractionate are used to cycleto tractational between different soo and interestine. See instance, commercial man ediament to resighted-used seen enquiry belights, materials, and sed forms that complements, and blands with neighborhood architecture. See Seel Ed. Section 5.
- When transitions between sites and upo common be achieved archievetanilly, lankscape beffrey end/or spen space transitions are used to reduce impacts between different uses and to scale drawn describes. Der Tool Et Berline 5.

5. Beduce Parking Impacts

- Lets are designed to aroust large expenses of policing, especially to views from public storets or potentian arous. See Seel Est Section 5.

Tarking is reversed free public starcts with wells and/or landscaping. See Test Ed Section J. 1.

 Plan for Pedestrians, Bicyclists and Transit.

- Perfection, and kinyste connections are made with stdrawlings in an above the testings in a development and to adjacent development and to adjacent development and neighborhoods. On otherst sidewalds and highly both on provided to connect to Town-evide system. See Toul. KE Section 1.

  Perfection operation such as
- Midestrain annealities south as malarum, conservation, and shade are included in parting for designa. See Trul IEZ Bention 1.
- Buildings are arranged to invite pelectries activity. See Teel Et Sections J., 3.
- Ann für folkur transit stopli) an reservei, particularly man long employers. See Feel Rit Section 1.
- Stepcie facilities are provided at convenient localisms, to the majority of confiners. See Test ICE Section 1.

7. Provide Open Space

- Historial mean mich as woodlands and nemis views are generated to provide rectacition opportunities for workers, to crease suddoor meeting spaces in to pointle a natural facul point to the development. Her Tool RE Section 4. Public suddoor spaces are
- provided near office cafes and delta that he ventual met/or convenient to the majority of tenants. See Tool EE Section 4. Existing wondpoint to used for buffers and sciences to adjunct residential development. See Tool EE Sections 4.5.

Design Buidelines 29

## Sample Tool Kit from Manual

#### C . A . R . Y

#### **Guidelines Tool Kit**

- 3. Orculation
- A. Roads S. Pedestrian Routes
- C. Wayste Reutes
- B. Turnit
- Environment

#### ALT THE

#### A. Parking

- S. Building Setback and Avangement
- C, Landscaping
- D. Other Site Features

#### 3. Buildings

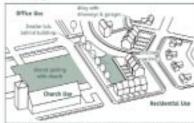
- A. Entrance Orientation
- S. Suilding Ress
- C. Building Elements and Hateriais
- 4. Boen Space
- A. Gathering Places
- S, Recreation and Natural Areas
- C. Private Dutdear Space
- 5. Transitions and Screens
- A. ArcVitectural
- S. Landscape
- 58 Design Raddrines

#### 1. Reduce the scale of porking lots.

- Break parking lots into includes or untiliple smaller lets using techniques such as the catural topography.
   logically placed landscaped pedestrian paths to destinations, and by linear soles of plantings. Arceit large expenses at applies.
- Beface the amount of parking lots through such methods at providing on-street parking, using off site parking use to municipal lots, sharing parking survey complementary uses, providing pall-in spaces in front of sheps and creating coerfice lots. These techniques may regate some flexibility when applying parking standards.
- Consider picking structures in high-density areas such as Activity Gartiers to consist closer but development and refuse parting imparts. Her attractive architectural designs (weeting quidelines for other buildings).



Steak large parking areas into modular using polaration paths, inpoprigity, and landscaping.



Perforg to the rear of buildings and aboved porting among compatible same reduce the common's of winting portings.

8







Regulated amotived positions can account region density residential array such as title street will specified account settle specified.

e bliv com, in elghborhood

nder and a

Linch Link Per

#### TIPS:

#### Parking Backs

#### Parking garages cars.

- increase building capacity
   improve parting bit facilities
- make prehidulars links more fluedisk
- serve so catalant for additional said/indensingment
- sid robbinsy preerin
   be attractive

#### Series

A society of

periting may axist

within a shapping

pretty includios

noas-in perking or principal

> The neverth generation of paining gauges can be designed to fit in with the architecture of the area and make a positive design dialonamic.



Anting groups; such as des building on the fir left in this place (a), was significant, waters the amount of ground meeted for parting white /illing in with the character of the district.

Douby Guiteline: 59

Also note "Tips" section, which occurs throughout Manual.