



**PROPOSED DENSITY LIMITATIONS AND EASTERN CARY GATEWAY MIX OF USES**

| PROPOSED USES | MINIMUM                | % MIX | MAXIMUM                 | % MIX |
|---------------|------------------------|-------|-------------------------|-------|
| OFFICE        | 700,000 SF             | 41%   | 1,200,000 SF*           | 45%   |
| RESIDENTIAL   | 600,000 SF (600 UNITS) | 35%   | 920,000 SF (920 UNITS)* | 34%   |
| COMMERCIAL    | 400,000 SF             | 24%   | 575,000 SF              | 21%   |
| HOTEL         | 110,000 SF (200 ROOMS) |       | 120,000 SF (450 ROOMS)* |       |

**USE LIMITATIONS**

DEVELOPMENT PLANS SHALL BE PROPOSED AND DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- TOTAL INITIAL DEVELOPMENT OFFERING - THERE WILL NOT BE MORE THAN 210,000 SF OF RETAIL SPACE WITHOUT A MINIMUM OF 75,000 SF VERTICALLY INTEGRATED OR STAND ALONE NON-RETAIL SPACE.
- CUMULATIVE TOTAL AFTER SECOND DEVELOPMENT OFFER - THERE WILL NOT BE MORE THAN 485,000 SF OF RETAIL SPACE WITHOUT A MINIMUM OF 200,000 SF OF VERTICALLY INTEGRATED OR STAND ALONE NON-RETAIL SPACE.
- AFTER THE ABOVE REQUIREMENTS HAVE BEEN ACHIEVED, THE REMAINING USES MAY DEVELOP IN ANY ORDER IN ACCORDANCE WITH THE "BUILDING COMMITMENT ELEMENTS" TABLE AND THE APPROVED PDP.
- FOR PURPOSES OF THE ABOVE STANDARDS, A HOTEL SHALL BE CONSIDERED A NON-RETAIL SPACE.
- EXCEPT FOR BUILDINGS 2 AND 11, NO OTHER SINGLE COMMERCIAL TENANT'S GROUND FLOOR FOOTPRINT SHALL BE LARGER THAN 30,000 SF.

**COMMITTED DESIGN ELEMENTS**

**CARY TOWNE BOULEVARD STREETScape AND FRONTAGE**

- ANY RETAILING WALLS ALONG CARY TOWNE BOULEVARD SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET AND A MINIMUM OF 3-FOOT VEGETATIVE SPACE WITH LANDSCAPING BETWEEN WALLS EXCEPT - THE RETAINING WALL IMMEDIATELY BEHIND THE PUBLIC ART IN THE NORTHWEST CORNER OF THE CARY TOWNE BOULEVARD AND TRINITY ROAD INTERSECTION SHALL BE LIMITED TO A SINGLE WALL (NO TERRACING) AND MAY HAVE A MAXIMUM HEIGHT OF 12 FEET.
- THE LARGE CANOPY TREES PLANTED IN THE CARY TOWNE CENTER BOULEVARD STREETScape SHALL BE A MINIMUM OF 3 INCHES IN CALIBER AT INSTALLATION.
- A MINIMUM OF 80% OF THE CARY TOWNE BLVD. FRONTAGE BETWEEN TRINITY ROAD AND SITE DRIVE "A" SHALL BE FLANKED BY BUILDINGS, LANDSCAPE, OR PLAZA SPACE. A MINIMUM OF 80% OF THE CARY TOWNE BLVD. FRONTAGE BETWEEN TRINITY ROAD AND WALNUT CREEK SHALL BE FLANKED BY BUILDINGS, LANDSCAPING, HARDSCAPE, OR PLAZA SPACE. FOR ANY PORTIONS OF THE RESPECTIVE FRONTAGES THAT MAY NOT BE FLANKED BY THE ABOVE-LISTED FEATURES, IF SUCH AREAS ARE SURFACE PARKING LOTS, THEY SHALL BE SCREENED FROM THE VIEW OF CARY TOWNE BOULEVARD WITH EVERGREEN VEGETATION THAT WILL MATURE AND/OR BE MAINTAINED AT A MINIMUM HEIGHT OF 4 FEET.

**VILLAGE LANE**

- MINIMUM 12-FOOT PEDESTRIAN CORRIDORS MEASURED FROM THE BACK OF CURB TO THE FACE OF BUILDINGS ON BOTH SIDES OF STREET.
- MINIMUM 25% OF VILLAGE LANE FRONTAGE (EXCLUDING INTERSECTIONS AND COMMUNITY GATHERING AREAS) WILL CONTAIN PARALLELS ON STREET PARKING.
- STREET TREES LOCATED WITHIN THE GATES OR TREE WALLS.
- PEDESTRIAN SEATING (1 SEATING AREA PER 150 FEET OF STREET FRONTAGE EACH SIDE, AVERAGE).
- SOLID WASTE RECEPTACLES (1 PER 200 FEET OF STREET FRONTAGE EACH SIDE, AVERAGE).
- DECORATIVE CROSSWALKS WITH SPECIALTY PAVING IN ACCORDANCE WITH DESIGN GUIDEBOOK.
- DECORATIVE STREET LIGHTING WITH BANNERS.
- WAYFINDING SIGNAGE.

**COMMUNITY GATHERING AREA**

- REQUIRED: 5,000 SF
- PROVIDED: 76,500 SF (1.75 AC)

**COMMUNITY GATHERING AREA #1 (CGA-1)**

- MINIMUM 3,500 SF
- MINIMUM 1,000 SF OF TURF SPACE (SYNTHETIC OR LIVE TURF)
- MINIMUM 1,500 SF OF PLANTING BED/TURF AREA
- MINIMUM 1,000 SF OF OUTDOOR DINING SPACE (WITHIN HARDSCAPE)
- DECORATIVE LIGHTING WITH BANNERS
- WAYFINDING SIGNAGE

**COMMUNITY GATHERING AREA #2 (CGA-2)**

- MINIMUM 36,000 SF
- MINIMUM 2,500 SF OF HARDSCAPE
- MINIMUM 3,000 SF OF TURF SPACE (SYNTHETIC OR LIVE TURF)
- MINIMUM 1,500 SF OF PLANTING BED/TURF AREA
- MINIMUM 1,000 SF OF OUTDOOR DINING SPACE (WITHIN HARDSCAPE)
- DECORATIVE LIGHTING WITH BANNERS
- WAYFINDING SIGNAGE

**COMMUNITY GATHERING AREA #3 (CGA-3)**

- MINIMUM 13,000 SF WITHIN LINEAR GREEN
- MINIMUM OF 3 RETAIL/RESTAURANT BUILDINGS
- MINIMUM 1,500 SF OF HARDSCAPE
- MINIMUM 1,000 SF OF OUTDOOR DINING SPACE (WITHIN HARDSCAPE)

**COMMUNITY GATHERING AREA #4 (CGA-4)**

- MINIMUM 4,000 SF
- MINIMUM 1,000 SF OF HARDSCAPE
- MINIMUM 1,000 SF OF PLANTING BED/TURF AREA

**COMMUNITY GATHERING AREA #5 (CGA-5)**

- MINIMUM 15,000 SF
- MINIMUM 5,000 SF OF HARDSCAPE
- MINIMUM 1,000 SF OF TURF SPACE (SYNTHETIC OR LIVE TURF)
- MINIMUM 1,500 SF OF PLANTING BED/TURF AREA
- DECORATIVE LIGHTING WITH BANNERS
- WAYFINDING SIGNAGE

**COMMUNITY GATHERING AREA #6 (CGA-6)**

- MINIMUM 5,000 SF WITHIN LINEAR GREEN
- MINIMUM 1,000 SF OF HARDSCAPE

**TRINITY ROAD ART WALK FRONTAGE**

NOTE: VEHICLES LOCATED IN PARKING STRUCTURE D1 SHALL BE SCREENED FROM TRINITY ROAD BETWEEN THE TRINITY ROAD/CARY TOWNE BLVD. INTERSECTION AND SITE DRIVE B.

- PARKING STRUCTURE D1 SHALL BE A MINIMUM OF 35 FEET FROM THE TRINITY ROAD RIGHT-OF-WAY.
- FRONTAGE WALLS SHALL CONTAIN AT LEAST 2 TERRACED RETAINING WALLS NOT EXCEEDING A MAXIMUM OF 12 FEET IN HEIGHT EACH.
- RETAINING WALLS WILL BE CONSTRUCTED OUT OF ARCHITECTURAL BLOCK, ARCHITECTURAL CONCRETE FORM LINES, OR MASONRY.
- TERRACED WALLS WILL HAVE A MINIMUM SEPARATION OF 3 FEET TO ALLOW FOR VEGETATION.
- AN ACCESSIBLE PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN THE TRINITY ROAD FRONTAGE AND THE RETAIL STRUCTURES LOCATED ALONG THIS FRONTAGE.

**SERVICE AREAS**

- TRASH AND RECYCLING SHALL BE EITHER COLLECTED AND TRANSFERRED TO A MAIN COMPACTOR/RECYCLING AREAS WITHIN THE PROJECT OR CONTAINED IN AN INDIVIDUAL TRASH/RECYCLING AREAS.
- TRASH, RECYCLING, SERVICE, MECHANICAL EQUIPMENT, TELECOMMUNICATIONS/MECHANICAL EQUIPMENT, OR OTHER SIMILAR FACILITIES WILL BE SCREENED FROM VIEW OF CARY TOWNE BLVD., TRINITY ROAD, QUINARY ROAD AND VILLAGE LANE BY BUILDING PLACEMENT, SCREEN WALLS, OR APPROVED VEGETATION. SEE DESIGN GUIDEBOOK FOR EXAMPLES OF SCREENING.

**PUBLIC ART**

- THE PROJECT WILL PROVIDE PUBLIC ART IN ACCORDANCE WITH THE DESIGN GUIDEBOOK. ART PIECES VISIBLE FROM THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE TOWN'S PUBLIC ART ADVISORY BOARD.

**PARKING STRUCTURES**

- PARKING STRUCTURES NOT INTEGRATED WITHIN THE FOOTPRINT OF A BUILDING MAY BE PHASED IN OVER THE BUILDOUT OF THE PROJECT, REPLACING INTERIM SURFACE LOTS.
- ANY PARKING STRUCTURE MAY BE WRAPPED WITH RESIDENTIAL.
- RESIDENTIAL PARKING WITHIN PARKING STRUCTURES MAY BE SECURED WITH CARD KEY ACTIVATED GATES. GATES WILL BE ACCESSIBLE TO EMERGENCY VEHICLES VIA SIREN OPERATED SENSORS, ELECTRONIC OVERRIDE SWITCHES, OR OTHER SIMILAR CONTROLS.
- PARKING STRUCTURE D1 - SPECIAL SCREENING

**TEMPORARY USES AND STRUCTURES**

ANY USE ALLOWED BY SECTION 5.4 OF THE LDO IN ACCORDANCE WITH A TEMPORARY USE PERMIT

- COMMUNITY GATHERING AREAS MAY CONTAIN RETAIL KIOSKS TO HELP ACTIVATE THE PUBLIC SPACES.
- SMALL CELL AND/OR MICRO-CELL ANTENNAE MAY BE CONSTRUCTED ON SITE.

**17-REZ-14 APPROVED**

Approved by Cary Town Council Date \_\_\_\_\_

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**BUILDING COMMITMENT ELEMENTS**

| BUILDING | GROUND FLOOR PERMITTED USES           | UPPER FLOOR PERMITTED USES     | VERTICAL INTEGRATION | MIN. HEIGHT - STORIES | MAX. HEIGHT - STORIES |
|----------|---------------------------------------|--------------------------------|----------------------|-----------------------|-----------------------|
| 1        | COMMERCIAL/OFFICE/PUBLIC & INST.      | OFFICE                         | OPTIONAL             | 4                     | 10                    |
| 2        | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 3        | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 4        | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 5        | COMMERCIAL                            | OFFICE/COMMERCIAL              | OPTIONAL             | 2                     | 4                     |
| 6        | COMMERCIAL                            | OFFICE                         | YES                  | 2                     | 4                     |
| 7        | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 8        | COMMERCIAL/HOSPITALITY/PUBLIC & INST. | OFFICE/COM/HOSPITALITY/RESI    | YES                  | 3                     | 6                     |
| 9        | RESIDENTIAL                           | RESIDENTIAL                    | NO                   | 4                     | 6                     |
| 10       | COMMERCIAL/PUBLIC & INST.             | OFFICE/RESIDENTIAL             | YES                  | 4                     | 6                     |
| 11a      | COMMERCIAL - THEATER ONLY             | COMMERCIAL - THEATER ONLY      | NO                   | 1                     | 2                     |
| 11b      | COMMERCIAL                            | COMMERCIAL/RESIDENTIAL         | YES                  | 4                     | 6                     |
| 12       | COMMERCIAL/PUBLIC & INST.             | OFFICE/COMMERCIAL              | YES                  | 4                     | 6                     |
| 13       | COMMERCIAL/RESIDENTIAL                | RESIDENTIAL                    | OPTIONAL             | 4                     | 6                     |
| 14       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 15       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 16       | OFFICE/HOSPITALITY/PUBLIC & INST.     | OFFICE/HOSPITALITY             | OPTIONAL             | 4                     | 8                     |
| 17       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 18       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 19       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 20       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 21       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 22       | COMMERCIAL/PUBLIC & INST.             | OFFICE/COMMERCIAL              | YES                  | 3                     | 8                     |
| 23       | COMMERCIAL/PUBLIC & INST.             | OFFICE/COMMERCIAL              | YES                  | 3                     | 8                     |
| 24       | COMMERCIAL/HOSPITALITY                | OFFICE/HOSPITALITY/RESIDENTIAL | OPTIONAL             | 3                     | 8                     |
| 25       | COMMERCIAL/OFFICE/RESIDENTIAL         | OFFICE/RESIDENTIAL             | OPTIONAL             | 4                     | 6                     |
| 26       | COMMERCIAL/OFFICE/PUBLIC & INST.      | OFFICE                         | OPTIONAL             | 4                     | 14                    |
| 27       | COMMERCIAL/HOSPITALITY/PUBLIC & INST. | OFFICE/COMMERCIAL              | OPTIONAL             | 2                     | 5                     |
| 28       | COMMERCIAL/HOSPITALITY/OFFICE         | HOSPITALITY/OFFICE             | OPTIONAL             | 4                     | 8                     |
| 29       | COMMERCIAL/HOSPITALITY/OFFICE         | HOSPITALITY/OFFICE             | OPTIONAL             | 1                     | 8                     |
| 30       | COMMERCIAL/OFFICE/PUBLIC & INST.      | OFFICE                         | OPTIONAL             | 5                     | 8                     |
| 31       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 32       | COMMERCIAL                            | COMMERCIAL                     | NO                   | 1                     | 2                     |
| 33       | COMMERCIAL/OFFICE/PUBLIC & INST.      | OFFICE                         | OPTIONAL             | 5                     | 8                     |

- ALL ONE-STORY BUILDINGS SHALL BE A MINIMUM OF 22 FEET IN HEIGHT.
- VERTICALLY INTEGRATED BUILDINGS WILL CONTAIN A MINIMUM OF 2 USES.
- SEE PERMITTED USE TABLE BELOW FOR A COMPLETE LIST OF WHICH USES ARE PERMITTED WITHIN THE CATEGORIES SHOWN IN THE BUILDING COMMITMENT ELEMENTS TABLE ABOVE.
- THE MAXIMUM BUILDING HEIGHT (NUMBER OF STORIES) FOR ALL BUILDINGS LISTED IN THE TABLE ABOVE MAY BE CONSTRUCTED AS OF RIGHT.
- ROOFTOPS OF STRUCTURES LOCATED ALONG THE VILLAGE LANE MAY CONTAIN A COMMERCIAL USE.

**PERMITTED USES**

| OFFICE USES                       | RESIDENTIAL USES               |
|-----------------------------------|--------------------------------|
| OFFICE                            | MID-RISE MULTI-FAMILY DWELLING |
| OFFICE, BUSINESS, OR PROFESSIONAL | MULTI-FAMILY DWELLING          |
| RESEARCH LABORATORY               |                                |

| COMMERCIAL USES  | HOSPITALITY USES              |
|--|-------------------------------|
| FINANCIAL INSTITUTION  | HOTEL OR MOTEL                |
| BANK, WITH DRIVE-THROUGH SERVICE (ONLY IF INTERNAL TO PARKING STRUCTURE) | HOTEL OR MOTEL, EXTENDED STAY |
| BANK, WITHOUT DRIVE-THROUGH SERVICE                                      |                               |
| FOOD AND BEVERAGE SERVICE  |                               |
| NIGHTCLUB/BAR  |                               |
| RESTAURANT   |                               |
| RADIO OR TV BROADCASTING STUDIO  |                               |
| WELLNESS CENTER  |                               |
| RECREATION/ENTERTAINMENT, INDOOR   |                               |
| NEIGHBORHOOD RECREATION CENTER (INDOOR/OUTDOOR)                          |                               |
| COMMERCIAL RECREATIONAL FACILITIES (INDOOR/OUTDOOR)                      |                               |
| POOL OR BILLIARD HALL  |                               |
| THEATER  |                               |
| RECREATION/ENTERTAINMENT, OUTDOOR  |                               |
| RETAIL SALES AND SERVICE   |                               |
| ABC STORE  |                               |
| FARM MARKET SEASONAL   |                               |
| POSTAL CENTER, PRIVATE   |                               |
| PERSONAL SERVICE ESTABLISHMENT   |                               |
| RETAIL STORE   |                               |
| SHOPPING CENTER, GENERAL   |                               |
| SHOPPING CENTER, SMALL   |                               |
| TRADE SCHOOL   |                               |
| MOPED SALES/RENTAL   |                               |
| MOTORIZED VEHICLE SALES/RENTAL (NO MORE THAN 5 VEHICLES STORED ON SITE)  |                               |

| PUBLIC/INSTITUTIONAL USES              | INDUSTRIAL USES              |
|--|------------------------------|
| CULTURAL FACILITIES                    | RESEARCH LABORATORY          |
| LIBRARY                                | CONCEALED (STEALTH) ANTENNAE |
| MUSEUM                                 |                              |
| DAY CARE                               |                              |
| PARK AND OPEN SPACE                    |                              |
| COMMUNITY GARDEN                       |                              |
| NEIGHBORHOOD RECREATION CENTER, PUBLIC |                              |
| OUTDOOR AMPHITHEATER, PUBLIC           |                              |
| PARK, PUBLIC                           |                              |
| RELIGIOUS ASSEMBLY                     |                              |
| FIRE SCHOOL                            |                              |
| TOWN OWNED/OPERATED FACILITY           |                              |
| SCHOOL/COMMUNITY COLLEGE               |                              |

**LEGEND**

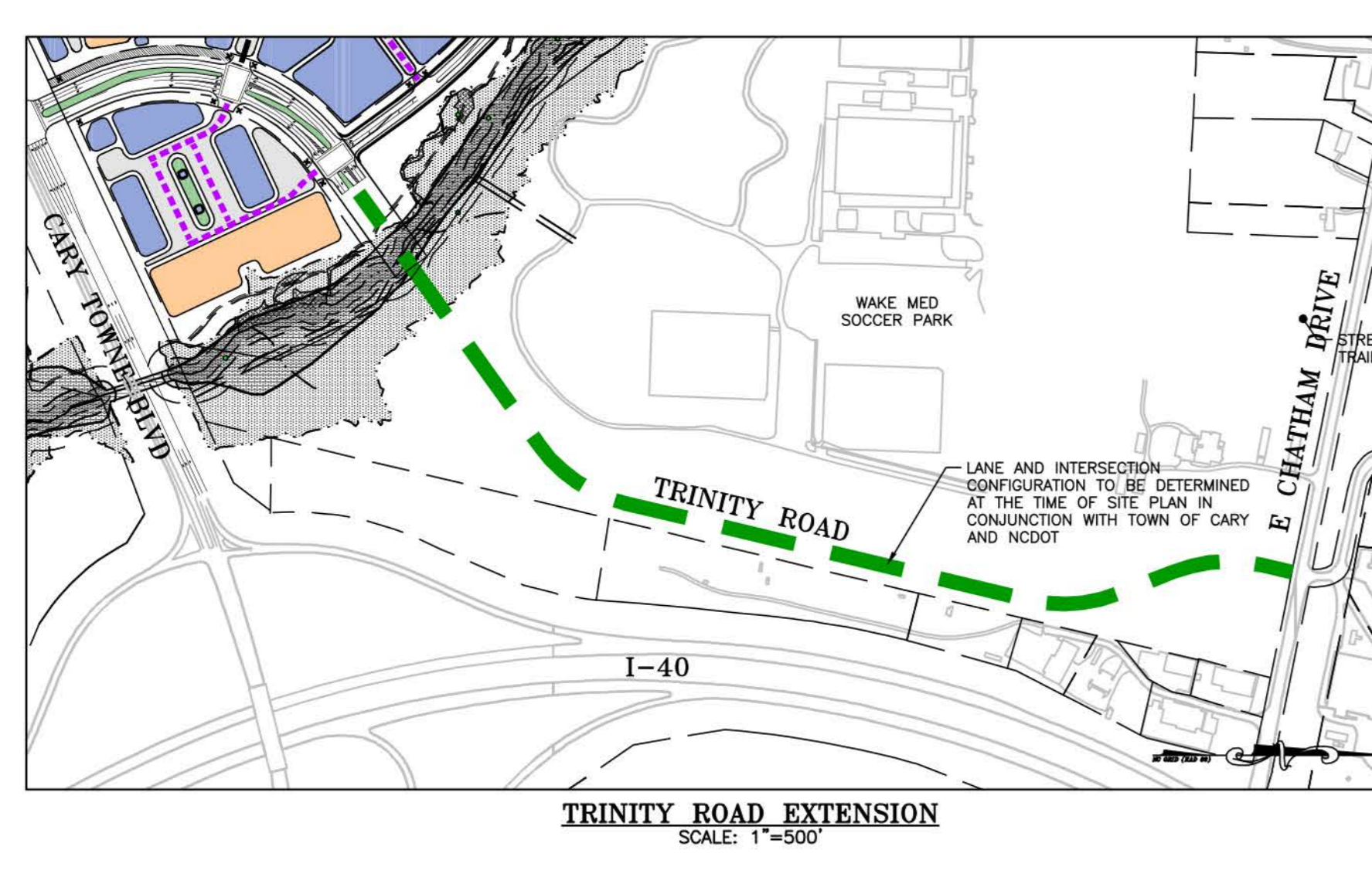
- CONCEPTUAL BUILDINGS - BUILDING ENVELOPES MAY INCLUDE MULTIPLE BUILDINGS AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS SUBSTANTIALLY SIMILAR.
- CONCEPTUAL PARKING DECKS
- CONCEPTUAL SURFACE PARKING
- CONCEPTUAL PARKING LOT VEHICULAR CIRCULATION
- CONCEPTUAL VILLAGE LANE
- CONCEPTUAL PRIVATE VEHICULAR CIRCULATION
- CONCEPTUAL TRINITY ROAD EXTENSION
- TOWN OF CARY GREENWAY OR SIDEWALK TRAIL
- COMMUNITY GATHERING AREAS - LOCATIONS ARE CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS SUBSTANTIALLY SIMILAR
- CGA-1
- TRAFFIC LIGHT
- PROJECT SIGNAGE
- CONCEPTUAL LOCATION OF FUTURE PEDESTRIAN BRIDGE CONNECTION POINT
- PUBLIC ART
- TRASH FACILITY
- CONCEPTUAL LOCATION OF DOG PARK
- CHAMPION TREE
- 34.0 OAK
- TRINITY ROAD ART WALK
- STREAM BUFFER
- FLOODWAY
- 100 YEAR FLOODPLAIN
- WETLANDS

**BUILDING COMMITMENT ELEMENTS KEY**

- MIN-MAX NUMBER OF STORIES
- UPPER FLOOR USES
- GROUND FLOOR USES

**USES**

- C - COMMERCIAL
- CT - COMMERCIAL-THEATER ONLY
- H - HOSPITALITY
- O - OFFICE
- P - PUBLIC & INSTITUTIONAL
- R - RESIDENTIAL



**TRINITY ROAD EXTENSION**

SCALE: 1"=500'

THE JOHN R. MCADAMS COMPANY, INC.  
 9905 Meridian Parkway  
 Durham, North Carolina 27713  
 License No. C-0289  
 (800) 720-5646 • mcadamsco.com



**REVISIONS:**

- 08-23-2017 PER TOWN OF CARY COMMENTS
- 07-26-2017 PER TOWN OF CARY COMMENTS
- 04-10-2017 PER TOWN OF CARY COMMENTS
- 03-24-2017 PER TOWN OF CARY COMMENTS

**COLUMBIA DEVELOPMENT**  
 P.O. BOX 6425  
 RALEIGH, NC 27628

**OWNER:**

**FENTON**

PRELIMINARY DEVELOPMENT PLAN

PROJECT NO: CDG-15000  
 FILENAME: CDG15000-51  
 CHECKED BY: RCZ  
 DRAWN BY: RLU  
 SCALE: 1"=150'  
 DATE: 04-26-2017  
 SHEET NO: C-2