







III - DESIGN STANDARDS

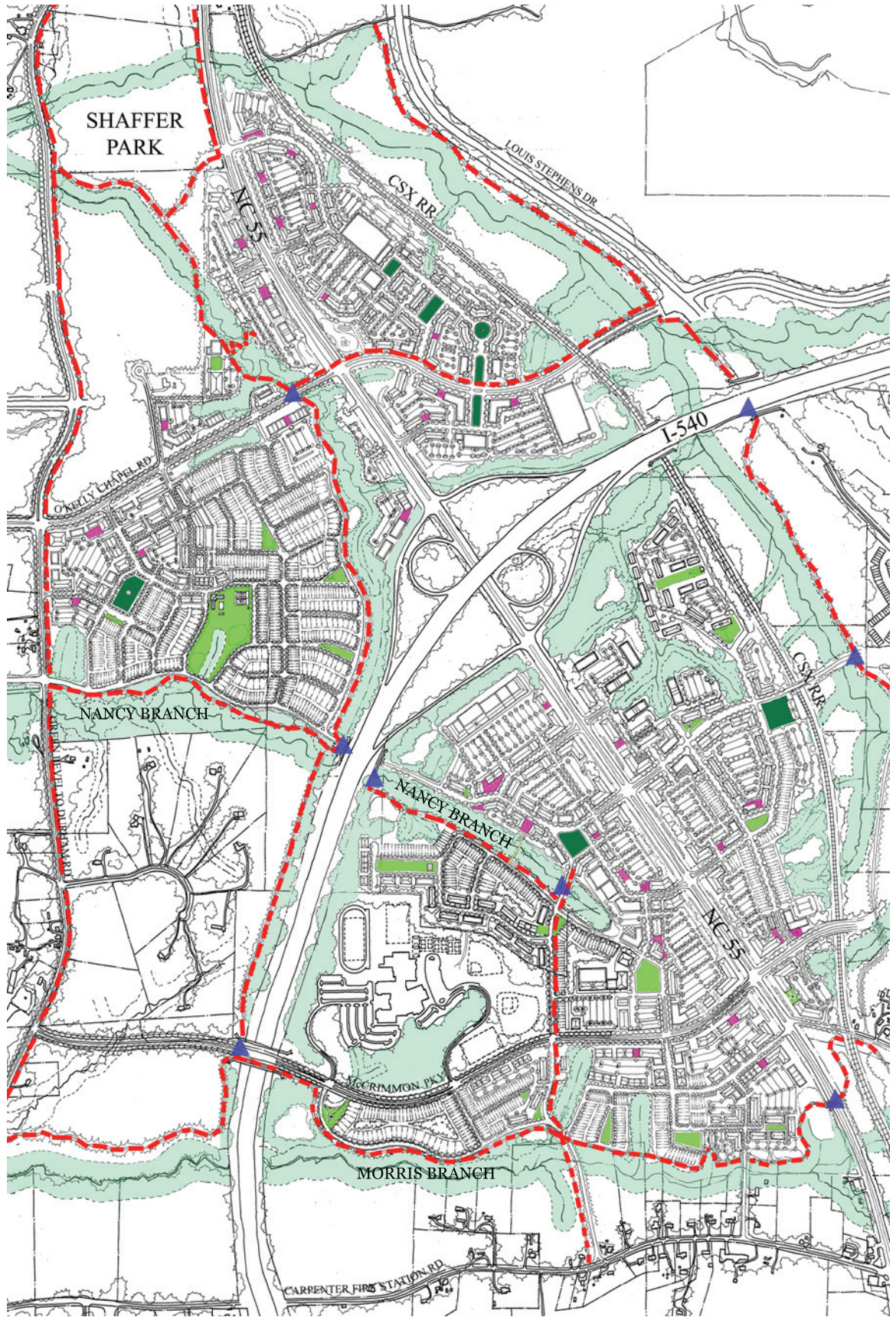
5 - OPEN SPACE AND GREENWAYS

ILLUSTRATIVE OPEN SPACE DIAGRAM

-  Public Greenways and Multiuse Trails
-  Conceptual Open Space System
-  Neighborhood Green
-  Square
-  Plaza
-  Grade Separated Crossing

Sizes and locations shown for Greens, Squares, and Plazas are conceptual and illustrative only. Specific requirements for size, number, and distribution of these elements are given for each Design Zone (Chapter III Part 1 of this document). Definitions are located in the Appendix.

Although not depicted on this map, regulatory streetscape and perimeter buffers are still subject to applicable Town standards, except as otherwise prescribed for streetscapes under Chapter III Part 3 of this document.



1,320' = Approximately a 5 minute walk



Figure III.6

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FREEWAY BUFFERS

The Town's standard 100' freeway buffers should be used adjacent to the I-540 Outer Wake Expressway with the following exceptions:

1. The Planning Director may approve buffer reductions adjacent to the freeway on/off ramps in the Parkside, Town Center, or Petty Farm neighborhood provided that:
 - (a) The buffer width is reduced to no less than 50 feet and planted as a Type A opaque buffer;
 - (b) Only non-residential or mixed use buildings are located adjacent to said buffer;
 - (c) Adverse views from the on/off ramps (including but not limited to rooftop mechanical systems, loading docks, and service areas) are adequately mitigated in the proposed development plan.
2. In the Evans Farm neighborhood, the I-540 on-ramp buffer should be no less than 100 feet, to more effectively shield residential uses from freeway impacts. The Illustrative Open Space Diagram depicts a buffer of about 140 - 160 feet wide.

STREAM BUFFERS AND WETLANDS

Some stream buffers are shown on the Illustrative Open Space Diagram for illustrative purposes only. However, the diagram should not be construed as showing all the required regulatory stream buffers or wetlands, nor the precise locations of such buffers. The type and location of required stream buffers and wetlands will be determined as part of development plan review, with a verified hydrological survey.

SPECIAL BUFFER REQUIREMENTS FOR NANCY BRANCH AND MORRIS BRANCH

The Town's 2002 Northwest Area Plan recommended the provision of open space corridors along Nancy Branch and Morris Branch, with a variable total width averaging about 400 feet overall (from outer edge to outer edge of buffer). The buffer widths along Nancy and Morris Branch can be varied on either side of the streams in order to achieve a comparable amount of open space as would have been achieved with a uniform 200 foot buffer each side of the stream. This Concept Plan modifies and clarifies those recommendations within its plan area as follows:

1. Nancy Branch, West of I-540: The open space corridor may have, in total, no less than 80% of the amount of open space as would have been achieved within the plan area using a uniform 200 foot buffer each side of the stream.
2. Nancy Branch, East of I-540: It is anticipated that wider buffer areas close to I-540 will be provided in order to allow the Nancy Branch buffer to narrow to just slightly more than the regulatory 100 foot buffer through the heart of the Town Center area continuing through the McCrimmon Neighborhood. In order to foster the desired urban environment, this open space corridor may have, in total, no less than 70% of the amount of open space as would have been achieved with a uniform 200 foot buffer each side of the stream.
3. Morris Branch, East of I-540: It is anticipated that wider buffer areas close to I-540 and/or east of the north-south collector will be provided in order to allow the Morris Branch buffer to narrow in the area south of Panther Creek High School. The open space corridor may have, in total, no less than 80% of the amount of open space as would have been achieved within the plan area using a uniform 200 foot buffer each side of the stream.
4. Minimal Stream Buffer. In no cases can the Nancy Branch and Morris Branch stream buffers be reduced below the regulatory 100 foot buffer, or 130 feet where a greenway is to be located adjacent to the side of the buffer.
5. Greenways will be located outside of the regulatory 100 foot stream buffer.

OPEN SPACE CREDITS

1. Greens, squares, and plazas, as defined in Chapter IV Part 3, Definitions, and as required under Chapter III Part 1, Design Zones, are not currently eligible to be considered for Town of Cary public parkland credit. This is because these areas are intended to be privately-owned and publicly accessible green spaces and because the individual sizes (areas) of such spaces are minimal.