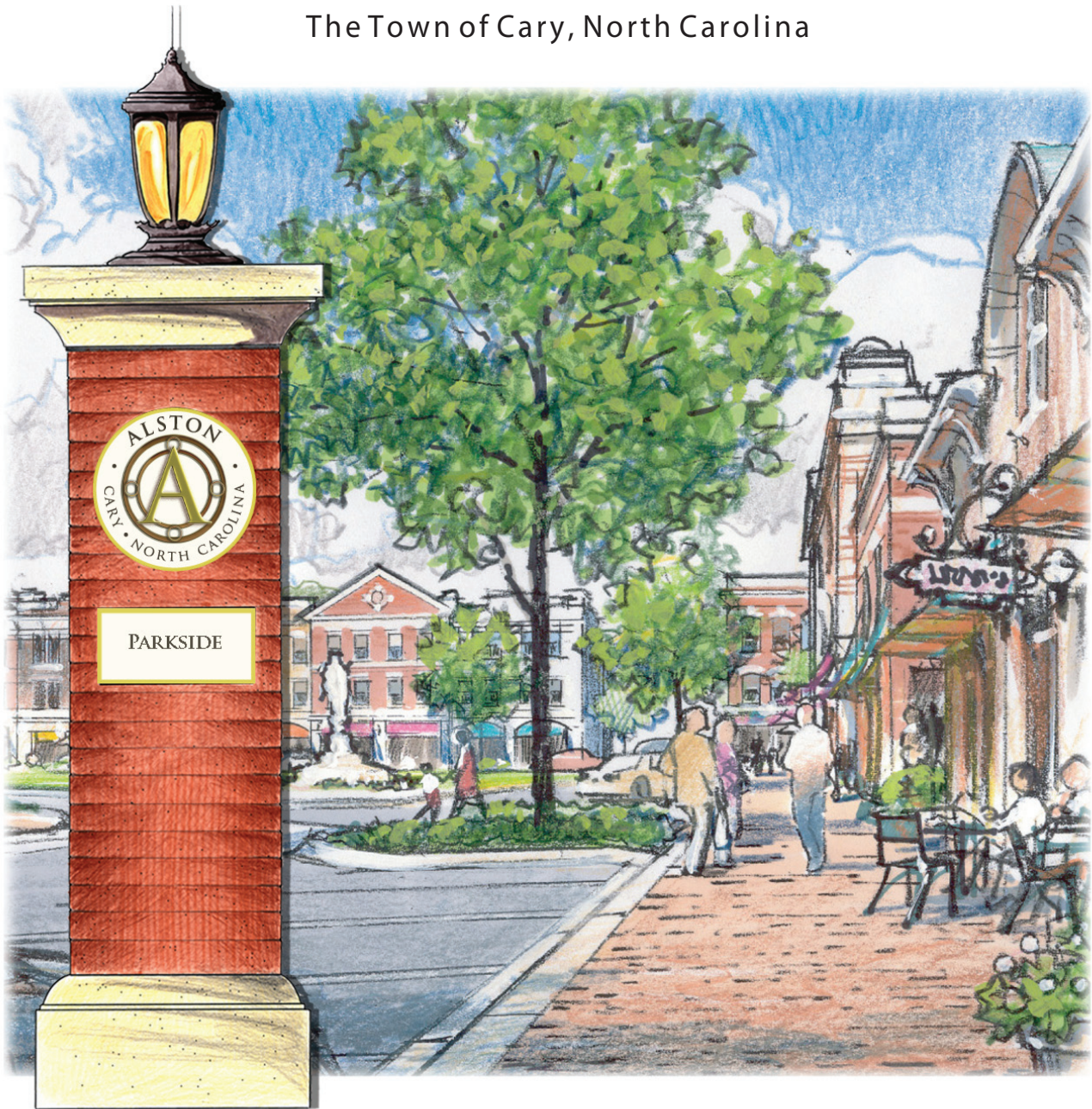


# THE ALSTON ACTIVITY CENTER CONCEPT PLAN

f o r

The Town of Cary, North Carolina



prepared by

Design Collective, Inc., Architects & Town Planners

and

The Town of Cary, North Carolina

Adopted March 23, 2006  
Amended December 11, 2008  
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# ACKNOWLEDGEMENTS

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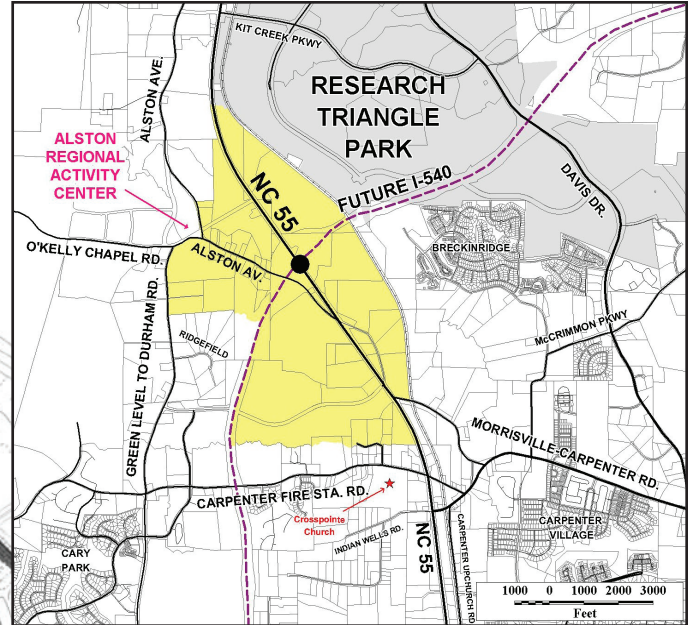
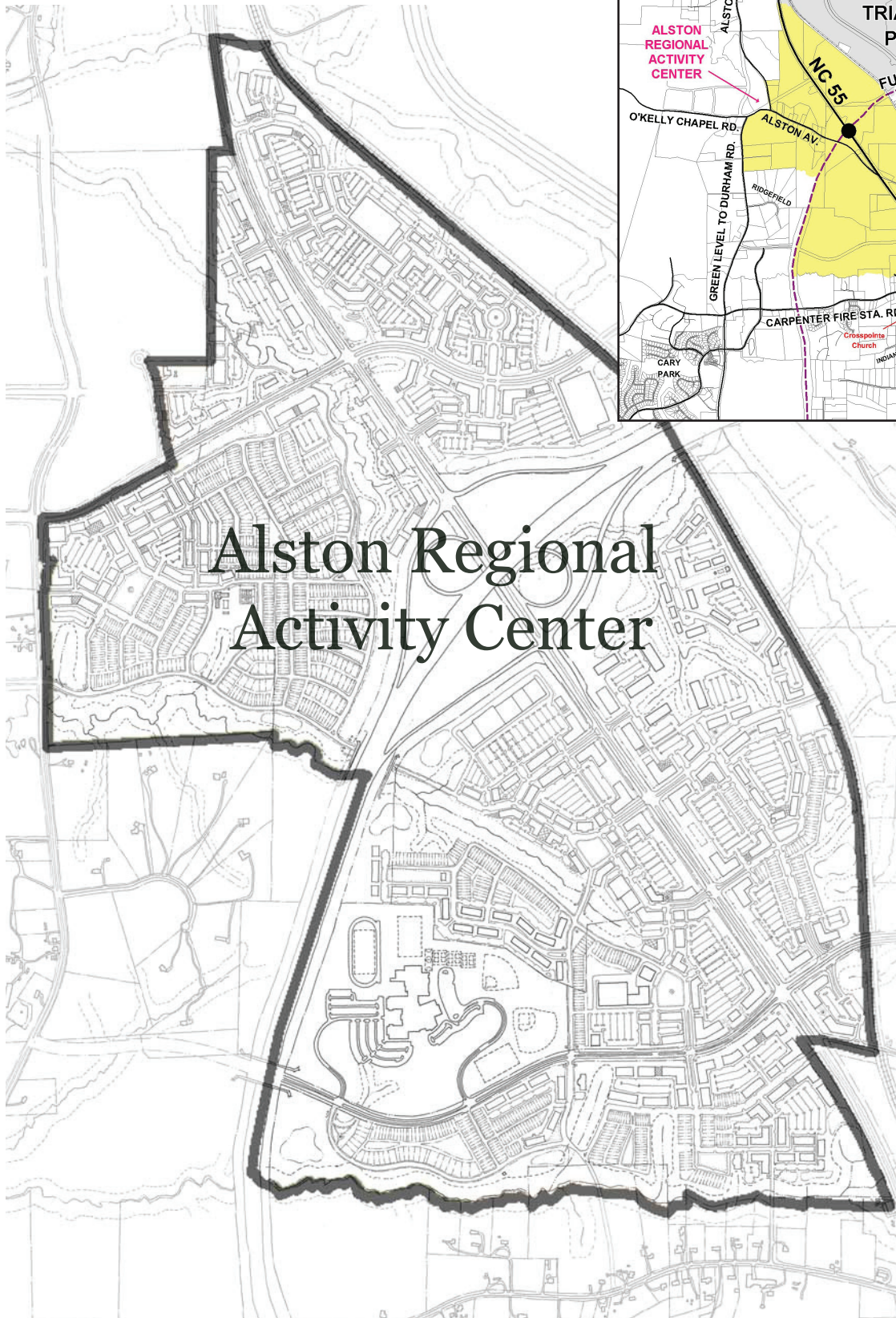
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# I - INTRODUCTION

## 1 - HIERARCHY OF PLAN GEOGRAPHY

### BOUNDARY MAP



### VICINITY MAP

The Town of Cary has prepared this Plan for the Alston Regional Activity Center (RAC), an area of approximately 970 acres at the intersection of I-540 and NC 55.

This document is divided into four chapters: I--Introduction, II--Allowed Uses and Development Limits, III--Design Standards, and IV--Appendix. The hierarchy of geography in the Alston Activity Center Concept Plan (ACCP) includes the boundary of the Alston Regional Activity Center (see Figure I.1), five neighborhoods (see Figure I.2), fifteen Traffic Analysis Zones (see Figure I.3), and five Design Zones (see Figure I.4).

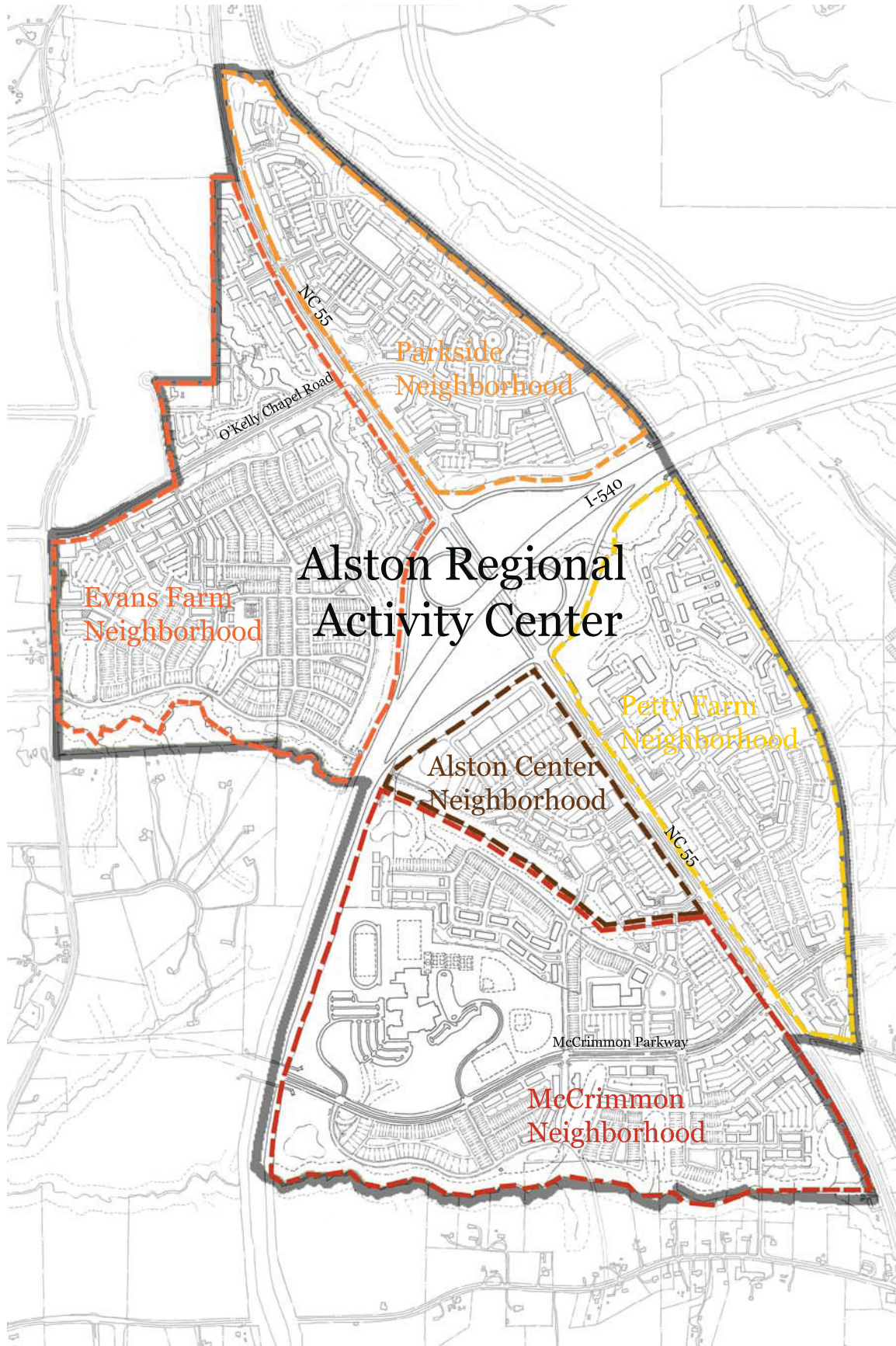
The Alston ACCP will be re-evaluated by Staff and Stakeholders every two years after Council adoption. The first re-evaluation of this plan was completed in December 2008.

Figure I.1



# I - INTRODUCTION

## 1 - HIERARCHY OF PLAN GEOGRAPHY



### NEIGHBORHOOD CHARACTER

The diagram at the left illustrates the five neighborhoods within the Alston RAC: Alston Center, McCrimmon, Evans Farm, Parkside, and Petty Farm. Properties within each neighborhood will conform to, support, and create the general neighborhood character described starting on page 5 of this document.

Figure I.2



# I - INTRODUCTION

## 1 - HIERARCHY OF PLAN GEOGRAPHY

### ALLOWED USES AND DEVELOPMENT LIMITS BY TAZ (TRAFFIC ANALYSIS ZONE)

See Chapter II Part 1, where information related to allowed uses, commercial and office square footage limits, and residential unit limits is organized by TAZ. The permitted maximum amount of development allowed, per land use type, is regulated at the level of TAZs.

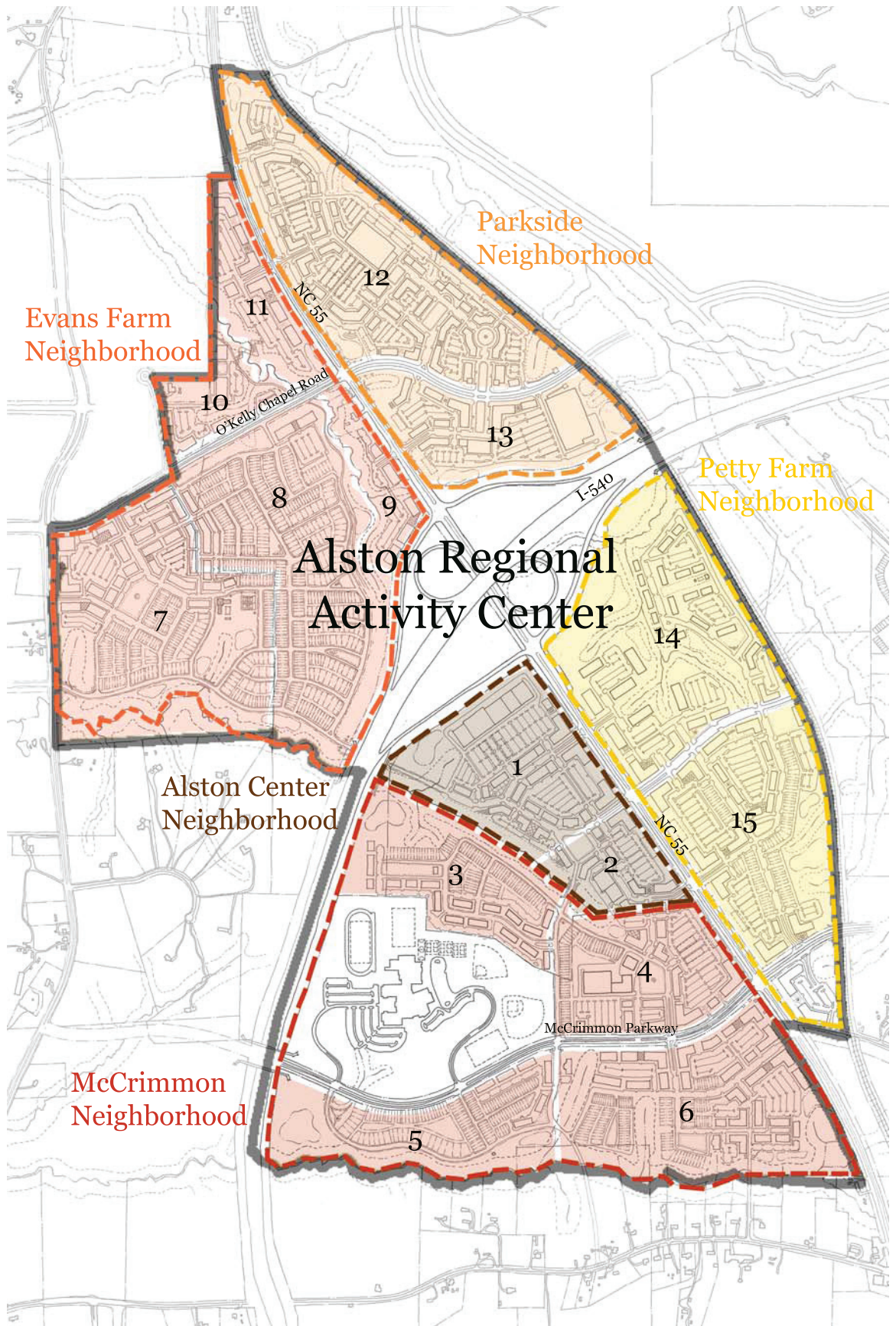
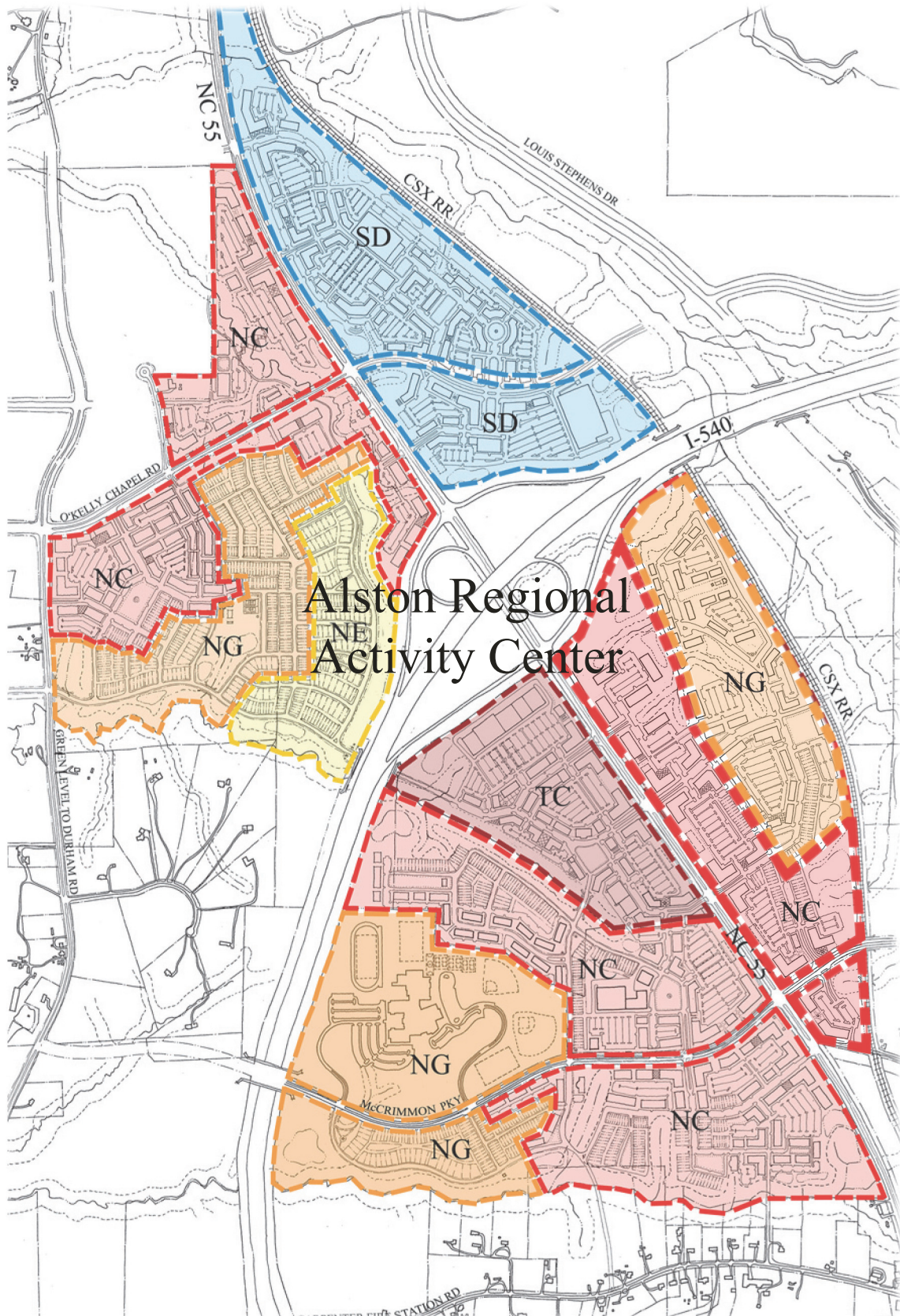


Figure I.3



# I - INTRODUCTION

## 1 - HIERARCHY OF PLAN GEOGRAPHY



### DESIGN ZONES

The diagram on the left illustrates conceptual locations for the five Design Zones within the Alston RAC: Town Center, Neighborhood Center, Neighborhood General, Neighborhood Edge, and Special District. See Chapter III Part 1, where design standards such as frontage coverage, setbacks, building height, and other provisions are organized by Design Zones.

Additional design standards for Circulation, Streetscape, and Open Space are found in the remainder of Chapter III.

Figure I.4



# I - INTRODUCTION

## 2 - NEIGHBORHOOD CHARACTER

The Alston ACCP contains five neighborhoods: Alston Center, McCrimmon, Evans Farm, Parkside and Petty Farm. The pattern of development within these neighborhoods should support the distinct character described below.

**■ Alston Center**  
As the heart and hub of the new community, Alston Center will provide a destination point with a mix of retail, office, and residential uses that serve local residents. The location of Alston Center in the southwest quadrant of the plan area was determined the most advantageous due to the nature and amount of local road connections possible and the physical site characteristics. Alston Center is the most urban of the five neighborhoods and is characterized by buildings set close to the street with continuous facades, by sidewalks extending from curb to building front to allow for sidewalk cafes, and by open space in the form of plazas and squares.

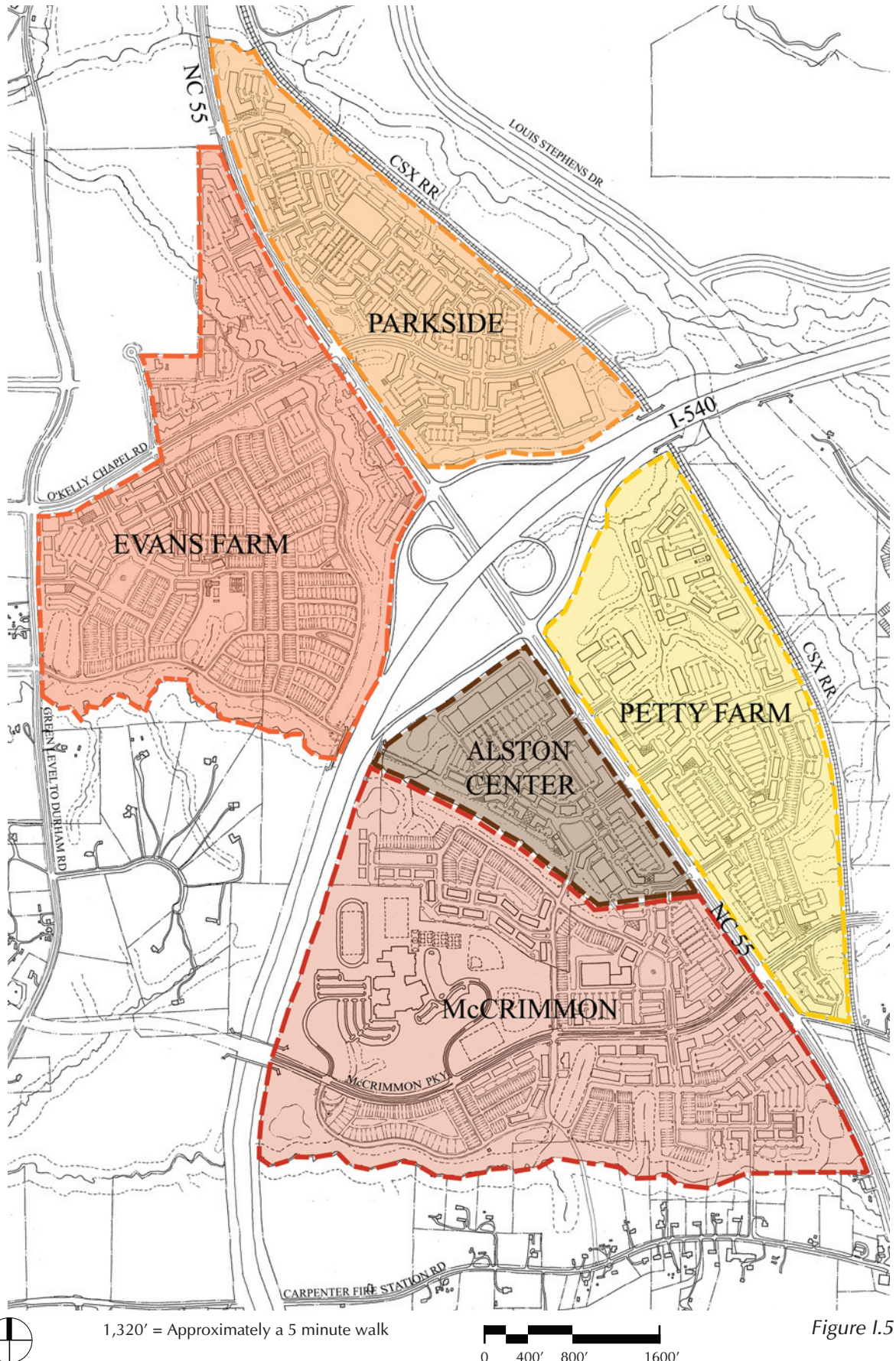


Figure I.5



# I - INTRODUCTION

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## 2 - NEIGHBORHOOD CHARACTER

### Evans Farm

The Evans Farm Neighborhood is located in the northwest quadrant of the study area adjacent to the approved Stonewater development and the existing large-lot single-family Ridgefield subdivision. A Neighborhood Center with retail and office serving local residents may be developed within Evans Farm near the intersection of Green Level to Durham Road and O'Kelly Chapel Road. A mix of residential unit types is envisioned in the Evans Farm Neighborhood including multi-family, townhouses, and other single family homes.

### Parkside

Parkside is located in the northeast quadrant of the study area. Although somewhat isolated from the other land bays of the study area, Parkside is directly adjacent to the Research Triangle Park (RTP) and is a critical bridge for employees and clients of RTP to Alston. Parkside will be a destination for RTP businesses and employees providing services which are not available within the Park including restaurants, retail establishments and hotel rooms and facilities. Residential units will be integrated into this neighborhood in the form of loft apartments (or condominium units) above commercial or in the form of hotel rooms or stand-alone higher density housing. The inclusion of these units will provide 24/7 activity.

### Petty Farm

The Petty Farm Neighborhood is located in the southeast quadrant of the Alston area. Office, light industrial, retail and a variety of housing types are envisioned in this neighborhood. Nonresidential and/or mixed use development will both frame the neighborhood's main street and be located adjacent to NC 55 Highway and the future McCrimmon Parkway extension. Residential developments in Petty Farm will be conveniently located for work and play. The topography and stream buffers in this neighborhood may limit building footprints.

### McCrimmon

The McCrimmon Neighborhood is directly adjacent to the Alston Center and, as such, transitions between the more urban center and the residential areas south and west of Alston Center. The neighborhood contains a mix of uses including retail, office, residential and civic. The new Panther Creek High School is located within the neighborhood, and occupies approximately 70 acres. One of the goals defined in the charrette was to provide opportunities for the students to walk to sandwich or pizza shops during their lunch period. The school cafeteria will serve only a fraction of the students (300 of the total 1700 students) leaving the majority to find other options. Typically, in suburban locations, students venture off school grounds in their cars. At Alston, the choice will be presented to walk safely to shops along pedestrian-friendly streets or along the Greenway Corridors, without requiring students to cross McCrimmon Parkway.