Cary, NC: A Case Study

Jeff Ulma, AICP, Planning Director
jeff.ulma@townofcary.org

Juliet Andes, AICP, Principal Planner
juliet.andes@townofcary.org
The Town Of Cary, North Carolina Received The Achievement Award (Public Entity) For Its Programs That Include Preservation Of ... Open Space, Creation Of Extensive Walking And Biking Paths, ... Planning For Pedestrian Friendly Mixed-use Developments, And Implementation Of Fitness And Wellness Programs Designed By And For Older Adults.
First, A Little Bit About Cary
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• Location, Location, Location
• Recognized By Various Publications As One Of The Top Communities In The U.S. To Live
• Long History Of Land Use Planning And Regulation Of Private Development, Even When Faced With Rapid Growth
People & Trends

• Cary Population

  – 1960: 3,356
  – 2010 Estimate: 143,049 (1/1/11)
  – 2035 Projection: 184,870
People & Trends

• Older Population
  • Median Age = 38.1 In 2008; Was 33.7 In 2000
  • Fastest Growing Segment Of Cary Population Is Of Retirement Age
    • 17.32% Of Total Population Is Over Age 55 (Source: 2007 ACS)
  • Number Of Persons Over 65 Increased By 70%
People & Place

“The Town Of Cary Is Defined By Its Distinctive Sense Of Place. Citizens Feel Encouraged To Lead Healthy Lifestyles”

Town Goal, Focus Area 1:
Community Planning - Planning For Quality Of Life Is To Achieve A Well Planned Community Using Innovative And Proactive Planning Approaches And Techniques
Is There A Better Way?

- Each Activity Is Low Density
- Activities Are Separated From Each Other
- Connections Between Activities Are Circuitous

Source: Triangle J Council of Governments
Cary’s Vision For Land Use & Transportation

- **Land Use → “Activity Centers” = “Building Blocks” Of Town’s Long-range Plan**
  - Physically & Aesthetically Unified, Concentrated, Mixed-use Areas
  - Walkable, Compact, Pedestrian And Transit-friendly

- **Transportation → Multimodal**
  - Provide A Safe, Convenient And Efficient Multimodal Transportation System
  - Provide Safe And Convenient Facilities And Service For People Who Choose Not To Use An Automobile
Planned Mixed Use Centers...
... And Zoned Mixed Use Centers
Plan For Alternative Modes
Why Bother? Value & Benefits

- Capitalizes On Existing Water & Sewer Systems
- Provides For Transit With Concentration At Nodes
- Improves Connections Between Developments
- Yields Better-designed And More Livable Community
Why Bother? Value & Benefits

• Maximizes Economic Development Of Land

• Promotes Infill Development

• Provides Travel Choice; Reduces Impact On Arterial Roads

• Increased Housing Choices (Key For Seniors)
Making It Happen. How Are We Getting There?

- Plans & Policies
- Ordinances/Regulations
- Design Principles
- Guidelines
- Entitlement Process
- Development Review Process
Plan for Humans
Connect Uses
Create a Sense of Place
Orient Buildings To Users
Create Main Streets

- Crossing Distance Reduced to Approx. 20'-24'
- Maintain Curbs, Ramps, and Pavement Markings
Provide Open Space
Not Only New, But Old Centers
Mix of Uses

Commercial
Office
Residential
Commercial Office Mix
Commercial Residential Mix
Commercial Residential Office Mix

TOWN OF CARY
Are We Succeeding?
It’s More Than Physical. Cary’s Programs & Services...
Activity Centers = Active Living

• Popular Locations For Retirement Communities:
  – Proximity To Services
  – Compact Design
  – Transportation Choices
Active Aging Developments

- Glenaire
- Carolina Preserve at Amberly
- Searstone
Affordable Housing

- Resources For Seniors
  - Emergency repair program
    - $5000 limit per house
- 450 new housing units constructed
  - 260 were for residents 55+
- 52 housing units rehabilitated
  - 39 senior-owned
- Partnerships
  - Weatherstone
  - Highland Village

Weatherstone Spring, Cary
Senior Apartments

Town of Cary
C-Tran Service

- C-Tran System (Est. 2000)
- C-Tran Provides Town-wide Door-to-door And Fixed Route Bus Service
  - Door-to-door Service: Senior & Disabled
  - Fixed Route Service For General Public
    - 3 Routes (N-S, E-W, And Maynard Loop)
    - Free Transfers On C-Tran Routes, TTA Day/Month Pass Good For TTA And C-Tran

- Bike Rack-n-roll Program

- TTA Regional Rail, Seeking Public Input
  - TTA Regional Bus
  - C-Tran And Feeder Bus Routes
  - Grow Services To Meet Demand
  - Support Station Area Development
  - Express Bus (HOV, Queue Jump)
C-Tran

- 180,000 Projected Riders This Fiscal Year (15% Seniors)
- Projected 72,000 Trips To Seniors This Year (45,000 Door-to-door And 27,000 Fixed Route)
- Cary Currently Provides Door-to-door Service For Approximately 3,500 Registered Seniors (60+) And Disabled Residents
Bikes Belong

- League Certified Bicycle-friendly Community; 2002
- Range Of Bicycle Facilities
- Bike & Hike Map
- Bicycle Parking Ordinance
- Bicycle Education Video
- Wayfinding Signage
Walk This Way

- 27 Trail Greenway System
  - 52 Miles Active Greenways
- Town-wide Sidewalk Request Program
  - $1 Million Annually
  - Petition Component
  - Sidewalk Matrix For Evaluation
- Comprehensive Pedestrian Plan
- North Carolina Fit Community
- Nationally Accredited Parks, Recreation And Cultural Resources Department; 2002
Cary Senior Center

Goal: Create Active Retirement Years

- 16,700 Sq. Ft. Facility
- Full-time Resources For Seniors, Inc. Employee On-site
- 5,322 Program Hours/ 22,872 Participants (As Of July 2009) Over The Last 5 Years
- Certified NC Senior Center Of Excellence; 2008
- National Institute Of Senior Centers Research Award; 2009
Rewards

Healthier Citizenry
Greater Choices
Air Quality Benefits
Reduced Emissions
Sustainable Development
More Efficient Transportation System
Questions?

www.townofcary.org

jeff.ulma@townofcary.org

juliet.andes@townofcary.org