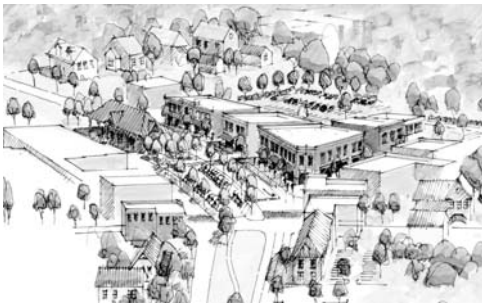


2.4.4 RURAL NEIGHBORHOOD CENTERS

The CORE Planning and Design Workshop Report identified a site for a Rural Neighborhood Center in the historic Carpenter Community.

A Rural Neighborhood Center is equivalent in size to the Convenience Center noted earlier, but scattered in buildings generally not exceeding 6000 square feet in footprint area around a central public space such as a prominent intersection or open space.

The following recommendations are specific to the existing Carpenter Historic District, but provide a general template for dealing with other small scale rural centers that may be developed in the future.



Historic Carpenter in Cary, NC

Guidelines

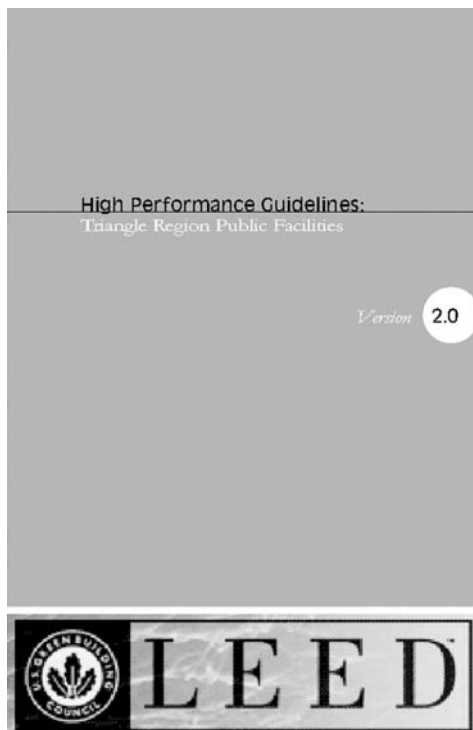
1. New buildings should be consistent with the existing historic character and built fabric.
2. New commercial or mixed-use development should be in detached buildings at a scale compatible with existing development and historic precedents, generally not exceeding the 6000 square feet limit previously noted. They should be residential in scale and character, for example, by using pitched roofs and front porches. New buildings generally should not exceed two storeys.
3. A significant public open space, like, for example, a village green, should be constructed within the area created by existing and new buildings. The space should be large enough to accommodate civic festivities and events such as a farmers' market. For these purposes, the green should not exceed one acre in size, and have an informal aesthetic in plan and planting design.
4. To reinforce the importance of such a special rural place, a new public building, like a library, museum or community center should be sited on or immediately adjacent to the green, and in harmony with the existing historic buildings and other new construction. A transit stop for future local bus transit should also be located adjacent to the new green.
5. To ensure the continued relevance and public use of this historic rural crossroads, the green should be connected into the proposed greenway system for the area. New medium-density housing, between 2–6 units per acre, should be constructed between the historic center and the adjacent Carpenter Village development. The streets in this new housing development should be connected into Carpenter Village and to the historic rural crossroads area. The rural character of the crossroads should be preserved by shielding this new housing from the viewshed along Morrisville-Carpenter Road. This can be done by means of careful site planning to locate new housing behind existing tree lines and ridge lines.

5.1 SUSTAINABLE DEVELOPMENT PRACTICES

Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of civic life. All buildings should provide their inhabitants with a clear sense of location, weather, and time. Natural methods of heating and cooling can be more resource efficient than mechanical systems.



The adaptive reuse of historic structures conserves resources and maintains the character of the community



Use of TJCOG's High Performance Standards can result in efficient, cost-effective, durable, and environmentally sound buildings and landscapes

Guidelines

1. Building designers should provide the anticipated rating of proposed buildings according to either the current US Green Building Council's LEED standard or the current Triangle J Council of Governments' High Performance Guidelines standard. These standards cover resource efficiency and environmental impacts, including many of the site-related items addressed in this document. The anticipated rating should include a description of the specific anticipated points achievable. The TJCOG High Performance Guidelines can be viewed at: <http://www.tjcoг.dst.nc.us/hpgrtpf.htm>.
2. The adaptive reuse of the valuable historic building stock is an effective sustainable practice and is encouraged.
3. Existing vegetation and large specimen trees should be preserved and incorporated into the site design in order to create a natural landscape and that give the impression of a mature landscape.
4. Consider utilizing drought tolerant plants and other xeriscape techniques. These include: amending the soil, mulching, grouping plants by water need, and utilizing water-efficient irrigation equipment and schedules.