



Town Council Meeting
December 2025 Work Session
December 16, 2025 | 3:30 PM
Apex Town Hall | 73 Hunter Street, Apex, NC
3rd Floor Training Rooms A and B

AGENDA

1. Call to Order | Pledge of Allegiance

Mayor, Jacques K. Gilbert

2. Peak Plan 2055 Update

Shannon Cox, Long Range Planning Manager, Planning Department

Meg Nealon, President, Nealon Planning PLLC

Matt Noonkester, President, City Explained, Inc.

a) Project Overview

b) Stakeholder Engagement

c) Peak Planning Area Today

d) Scenario Planning Discussion

e) Next Steps

3. Community Readiness Plan Update and Action

Shannon Cox, Long Range Planning Manager, Planning Department

Ben Hitchings, FAICP, CZO, Fellow, UNC School of Government

David Rouse, FAICP, ASLA, Fellow, UNC School of Government

Continued to next page

English	Spanish	Chinese (Simplified)
ANNOUNCEMENTS Members of the public can access and view the meeting on the Town's YouTube Channel https://www.youtube.com/c/TownofApexGov or attend in-person. The meeting date, start time, and location details are included at the top of this agenda document.	ANUNCIOS Las personas interesadas pueden acceder y ver la reunión a través del canal de YouTube de la Ciudad en https://www.youtube.com/c/TownofApexGov o asistir en persona. En la parte superior de este documento de agenda se indican la fecha, la hora de inicio y la ubicación de la reunión.	公告 公众可通过镇政府的YouTube频道 https://www.youtube.com/c/TownofApexGov 在线旁听会议，或选择现场参与。 会议日期、开始时间及地点详情见本议程文件顶部。
Accommodation Statement: Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) allen.coleman@apexnc.org or (phone) 919-249-1260.	Aviso sobre adaptaciones: Si necesita adaptaciones especiales para asistir a esta reunión o requiere esta información en un formato alternativo, comuníquese con la Oficina del Secretario Municipal, ubicada en el segundo piso del Ayuntamiento de Apex, en 73 Hunter Street, por correo electrónico a través de allen.coleman@apexnc.org o llamando al 919-249-1260.	便利服务声明： 如需特殊便利服务以参加本次会议，或需要将本信息提供为其他格式，请联系镇书记官办公室。 办公地址：Apex镇政府二 楼（Hunter街73号） 邮箱： allen.coleman@apexnc.org 电话：919-249-1260



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AGENDA – CONTINUED

4. Capital Improvement Plan (CIP) Overview

*Shawn Purvis, Deputy Town Manager – Performance and Strategy Portfolio
Jessica Hoffman, Director, Budget and Performance Management*

- a) Resident Survey**
- b) Staff Scoring**
- c) Project Overviews**

5. Construction Contract Award – Salem Streetscape Project

*Chris Johnson, Director, Transportation and Infrastructure Dev. Dept.
Adam Stephenson, Transportation Engineering Mgr., Trans. and Infra. Dev. Dept.*

6. Adjournment

English	Spanish	Chinese (Simplified)
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PEAK PLAN 2055

Our Plan. Our Peak.
Our Future.

Town Council Work Session

December 16, 2025

Apex Town Hall | 73 Hunter Street



Introductions

Project Overview

Stakeholder Engagement

Peak Planning Area Today (HIGHLIGHTS: DATA & PUBLIC INPUT)

Scenario Planning Discussion

Next Steps

WHITEBOARD WISDOM: Impressions



Introductions

Meg Nealon, AICP, PLA



nealon

President
Nealon Planning, PLLC

Matt Noonkester, AICP



City
Explained^{Inc.}

President
City Explained, Inc.



Ben Hitchings, FAICP, CZO



Ashley Thompson, AICP



Tripp Muldrow, FAICP



GREEN HERON PLANNING, LLC



Travis Cook, PE



Derrick Waller, PE

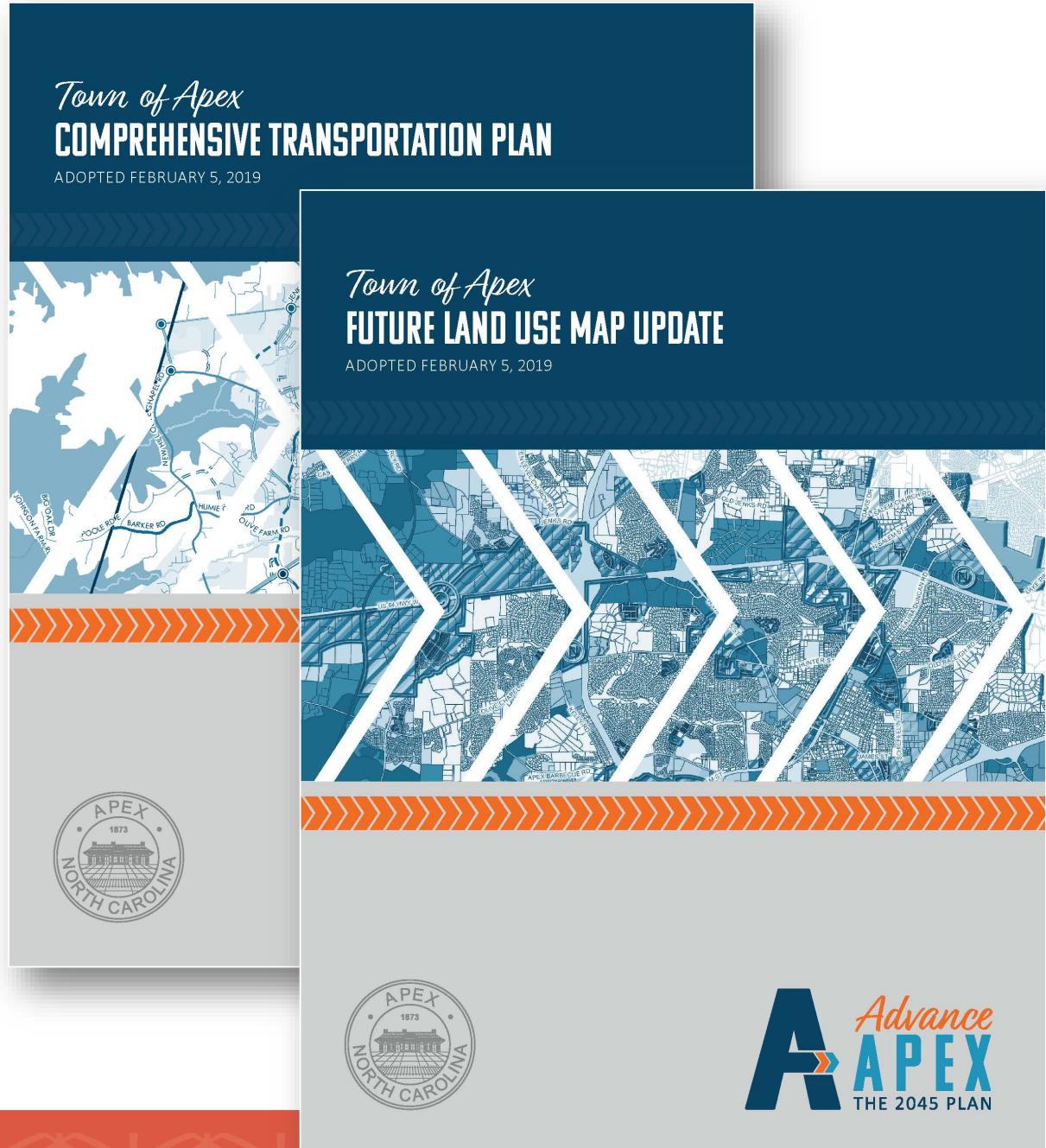




Project Overview

Purpose

- Imagine the community we want to be, and create a roadmap to get there with new land use and transportation plans
- Update/replace plans adopted in 2019
- Comply with NC General Statutes



- Authority granted by the State to local governments (NC G.S. 160D).
- Plans are policy guides. They are not legally binding.
- The plans can also be used to guide public investments, such as water, sewer, and transportation improvements.
- Plans are implemented by land development ordinances (such as zoning or subdivision regulations).



PLANNING PROCESS



Phase 1: Discovery

Months 1-5

- Stakeholder Engagement Plan
- Data Collection
- Existing Conditions Assessment
- Topic-Specific Focus Groups
- Public Forum #1



Phase 2: Development

Months 5-10

- Land Use + Conservation Scenarios
- Public Forum #2
- “Vision” Plan
- Subarea Concepts



Phase 3: Direction

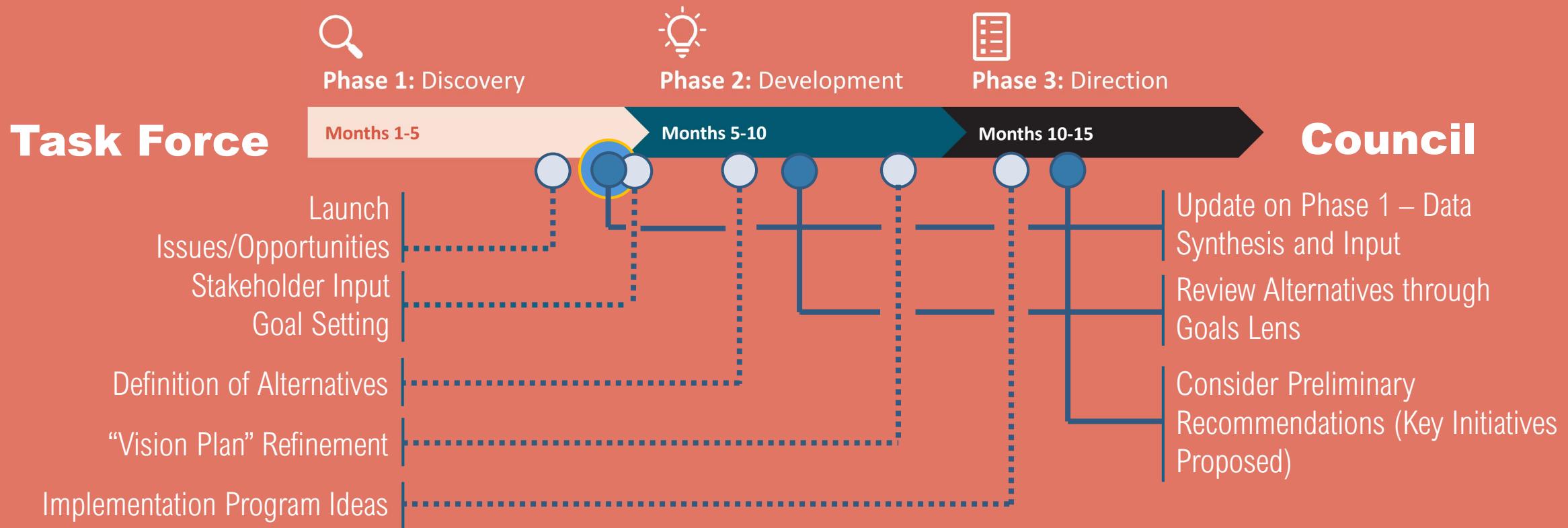
Months 10-15

- Policy Recommendations & Action Plan
- Public Forum #3
- Plan Production (Review Drafts)

This 3-phase process concludes with the publishing of the Public Review Draft of the updated comprehensive plan and transportation plan. The adoption process will follow. The adoption schedule will be established by the Town.



PLANNING PROCESS



Task Force & Town Council Participation

Products of the Process

1

Comprehensive Plan

2

Transportation Plan

3

NC-55 Corridor Study



Products of the Process

Comprehensive Plan

- Population
- Housing
- Economy
- Land Use
- Community Character & Design
- Natural Resources
- Cultural Resources
- Community Facilities & Services
- Social Infrastructure
- Hazard Mitigation
- Utilities

Transportation Plan

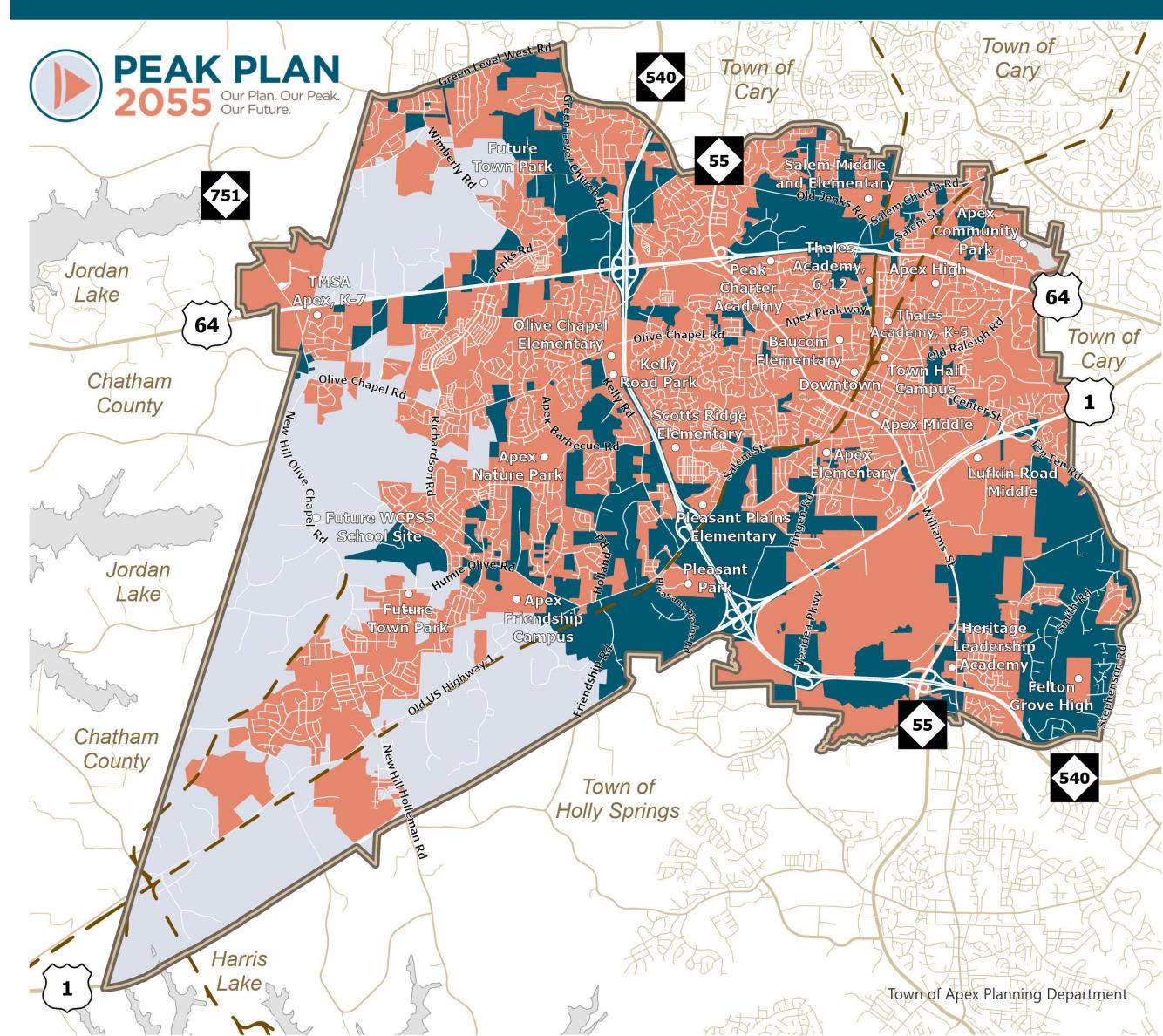
NC-55 Corridor Study



Nearly 32,000 acres in the Planning Area

PLANNING AREA BY JURISDICTION

JURISDICTION	LAND AREA (ACRES)*
Apex Corporate Limits	15,139
Apex Extraterritorial Jurisdiction (ETJ)	6,129
Apex Planning Area - Wake County	10,220
Total Peak Planning Area	31,489



Planning Area



Stakeholder Engagement

Stakeholder Engagement



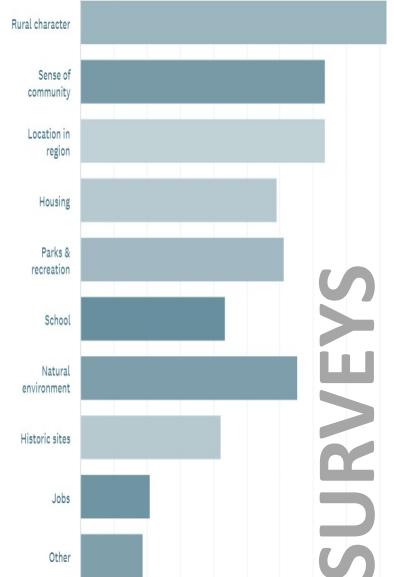
WEBSITE

A screenshot of the PEAK PLAN 2055 website. The header features a play button icon and the text "PEAK PLAN 2055 Our Plan. Our Peak. Our Future." Below the header, there are tabs for Home, Get Involved, Documents & Materials, and Task Force. The Task Force tab is selected, showing information about the Task Force's role and upcoming public forums.

SMALL GROUP MEETINGS



SURVEYS



PUBLIC FORUMS



POP-UP EVENTS



DIGITAL IDEA BOARD

A screenshot of a digital idea board titled "Apex Comprehensive Plan Discussion". The board includes sections for Engagement, Scenario Planning, and "What else is on your mind?". It features various images, maps, and text boxes, including a "What else is on your mind?" section with a color-coded grid.



Website



Home

Get Involved

Documents & Materials

Task Force

Share your input! Take the [online survey](#) now through December 4th:
www.publicinput.com/peakplansurvey1.

Welcome – we're glad you're here!

Welcome to the Town's online engagement hub for **Peak Plan 2055**, an initiative that will result in an updated comprehensive plan for the Town, along with a transportation plan and a study of the NC-55 corridor. Throughout the planning process, this website will be your one-stop-shop for project information, the schedule of events, engagement opportunities, interim reports, and draft plan documents.

Since the adoption of the current comprehensive plan, [Advance Apex 2045](#), the Town has continued to grow. Our population around the time of plan adoption in 2019 was 55,000. Today, our population is over 80,000. Substantial development has occurred, and more is on the horizon. Looking 30 years into the

Survey is LIVE through December 4th!

Please share your thoughts on how Apex should grow. This survey covers topics like housing, transportation, conservation, economic development, and social infrastructure. Your responses are anonymous, and will help shape Peak Plan 2055.

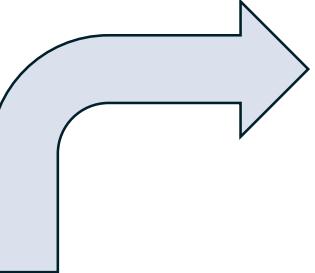
[Take the survey now at:](#)
www.publicinput.com/peakplansurvey1.

Sign Up to Receive Updates!



Postcard

Spanish
on back



PLAN DE LA CIMA 2055 Nuestro Plan. Nuestra Cima. Nuestro Futuro.

¿Cuál es su sueño para la población de Apex? Esta pregunta es el núcleo del Plan de la Cima 2055. Juntos, podemos imaginar qué tipo de comunidad queremos ser y trazar el camino para llegar hasta allí.

¡Soñemos a lo grande, juntos! Sus comentarios van a influir directamente en la visión de crecimiento de la población, incluyendo: uso del suelo, transporte, conservación, vivienda, desarrollo económico y más.

Contacto: Shannon Cox, Long Range Planning Manager
919.249.3505 | Shannon.cox@apexnc.org

Comparta sus sueños

Foro público 1 (elija cualquiera de los dos eventos)
22 de octubre de 2025
4:30 p. m. a 6:30 p. m. (puede llegar en cualquier momento)
Iglesia Hope Community, 2080 East Williams Street

23 de octubre de 2025
4:30 p. m. a 6:30 p. m. (puede llegar en cualquier momento)
Ayuntamiento de Apex, 73 Hunter Street, 3^{er} piso

Más información y cómo participar



PEAK PLAN 2055

Our Plan. Our Peak.
Our Future.

What's your dream for Apex?

This question is at the heart of Peak Plan 2055. Together, we can imagine what kind of community we want to be, and build the roadmap to get there.

Let's dream big—together!

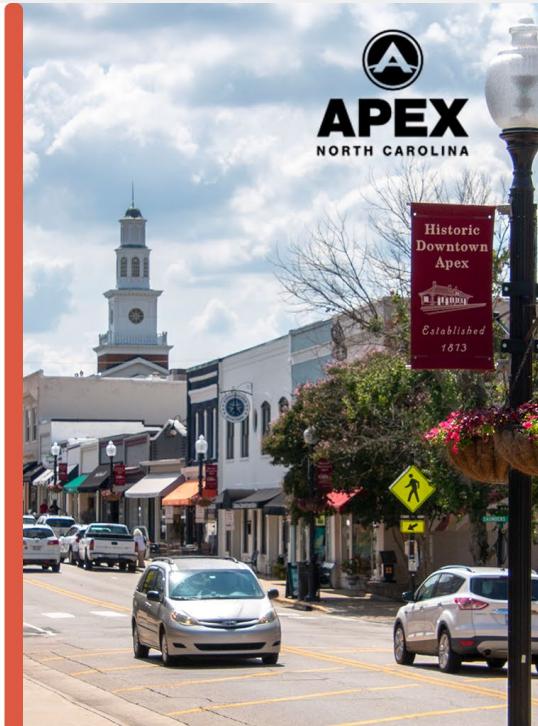
Your feedback will directly inform the Town's vision for growth, including: land use, transportation, conservation, housing, economic development, and more.

Contact: Shannon Cox, Long Range Planning Manager
919.249.3505 | Shannon.cox@apexnc.org

Share Your Dreams

Public Forum 1 (choose either event)
October 22, 2025 | 4:30 PM - 6:30 PM (drop in anytime)
Hope Community Church, 2080 East Williams Street

October 23, 2025 | 4:30 PM - 6:30 PM (drop in anytime)
Apex Town Hall, 73 Hunter Street, 3rd Floor



**Learn
More &
Get
Involved**



Other Outreach Activities

- Distribution of postcards at events
- Request for Task Force members to spread the word
- Press release
- Ground signs (especially outside Town limits)
- Featured item: website/calender
- Utility bill insert
- Email blasts
- Digital newsletter for public (All in Apex)
- Internal newsletter for staff
- Social media posts, multiple platforms
- Notice on GoApex bus
- Input at Apex High/Apex Friendship football game
- A-frame sign at events:
 - Apex Shred Day
 - Small Business Saturday



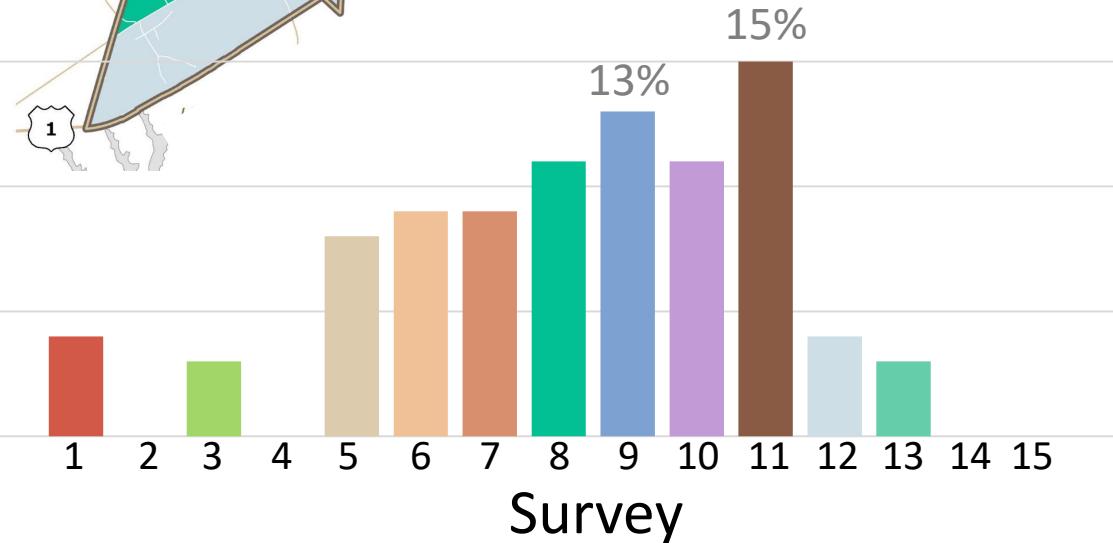
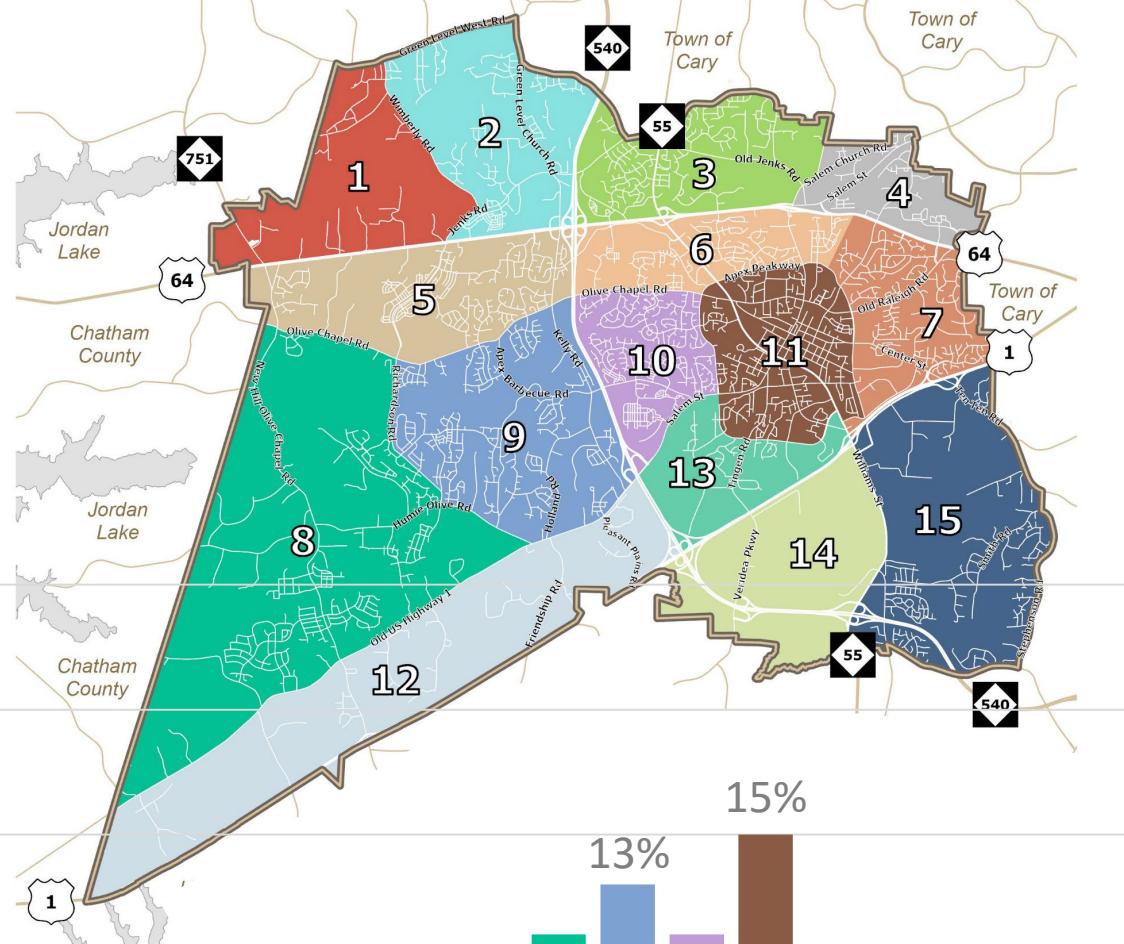
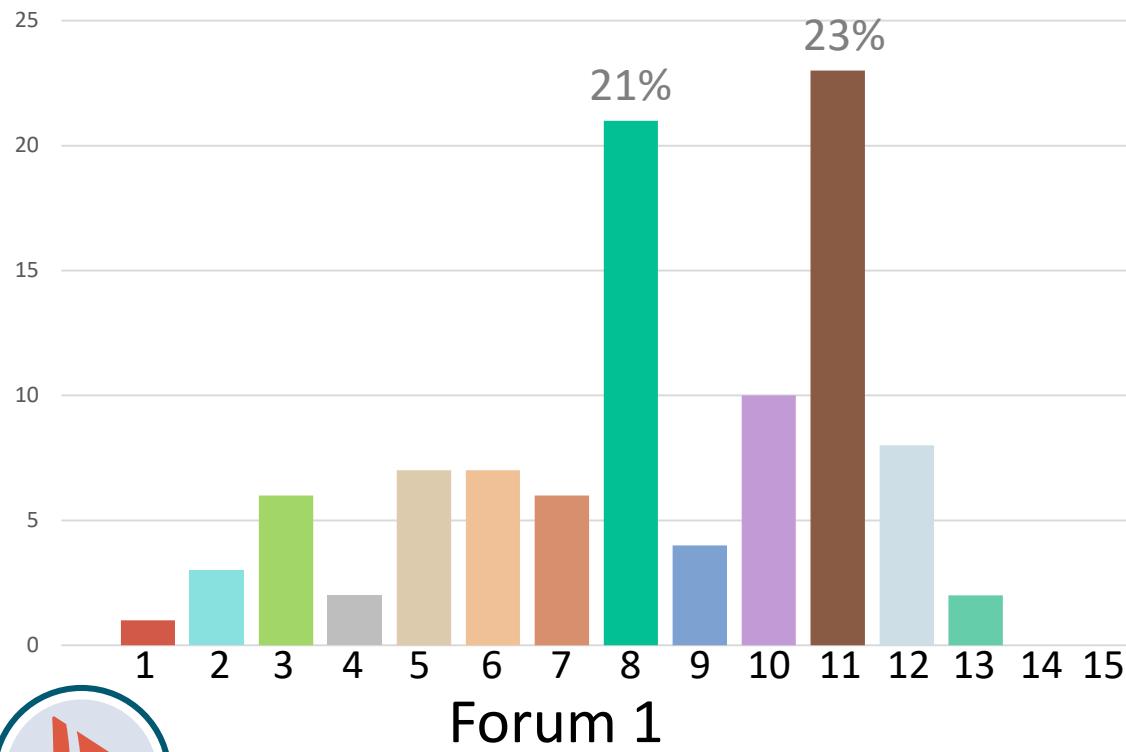
Phase 1 Engagement Activities

- Task Force 16
- Focus Groups 50
- Public Forum 1 106
- Community Survey 584



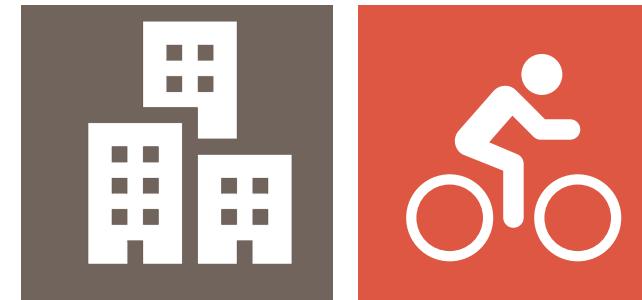
Participant Locations

- Live (and own property)



Major Themes

Growth & Balance



Mobility

Housing



Public Infrastructure & Services

Quality of Life & Place



Environment





Peak Planning Area Today

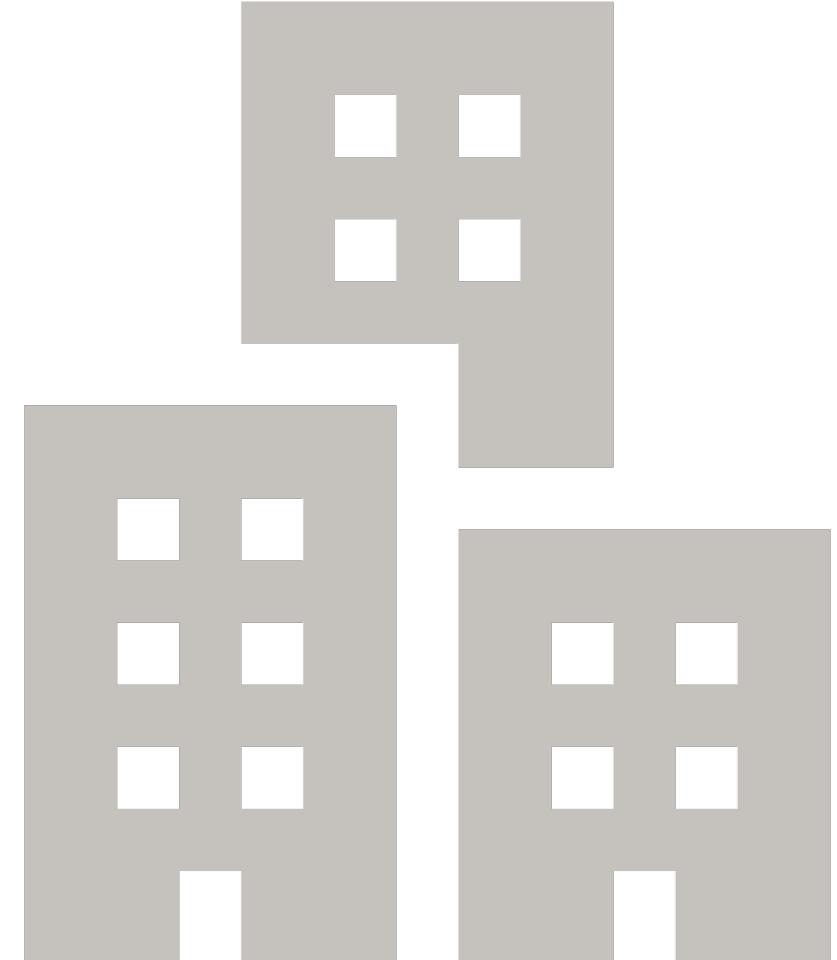
HIGHLIGHTS: DATA & PUBLIC INPUT



Growth & Balance

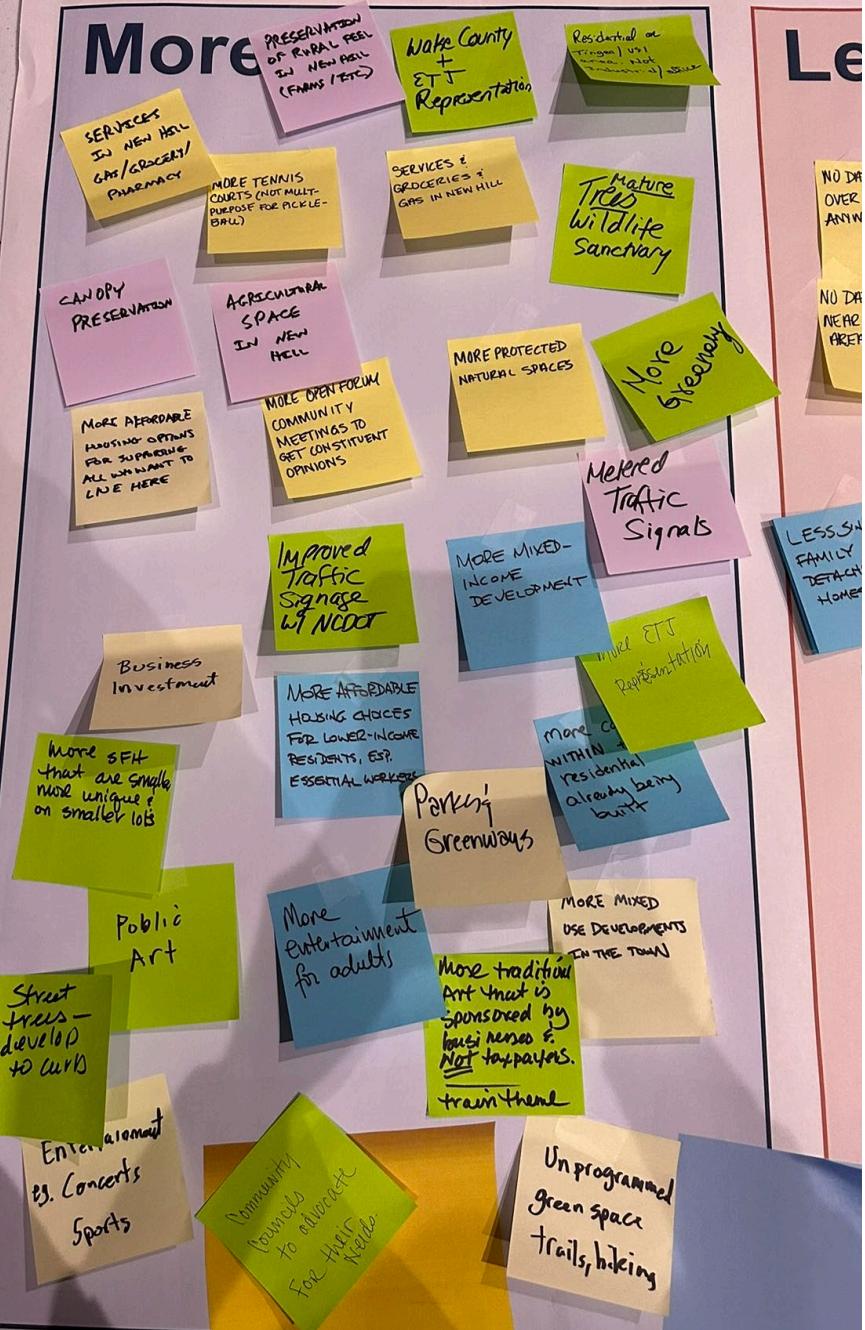
KEY TOPICS:

- Amount and pace of population increases
- Type of development and location
- Tax base with nonresidential
- Jobs, less commuting out
- Shopping, dining, and entertainment





Using sticky notes, tell us what you want



Below: Quote from the input gathered at Public Forum 1 regarding growth and development.

“Jobs in Apex without having to go to RTP or Raleigh.”

47%
Survey respondents that identified population growth as a top-five issue

Left: This image shows some of the responses at Forum 1 regarding types of development people would like to see more of. Open space, amenities, and traffic solutions are common themes.

Population

58%

Population Growth
in the
Town of Apex
2010-2020

Source: U.S. Census; ADR 2025

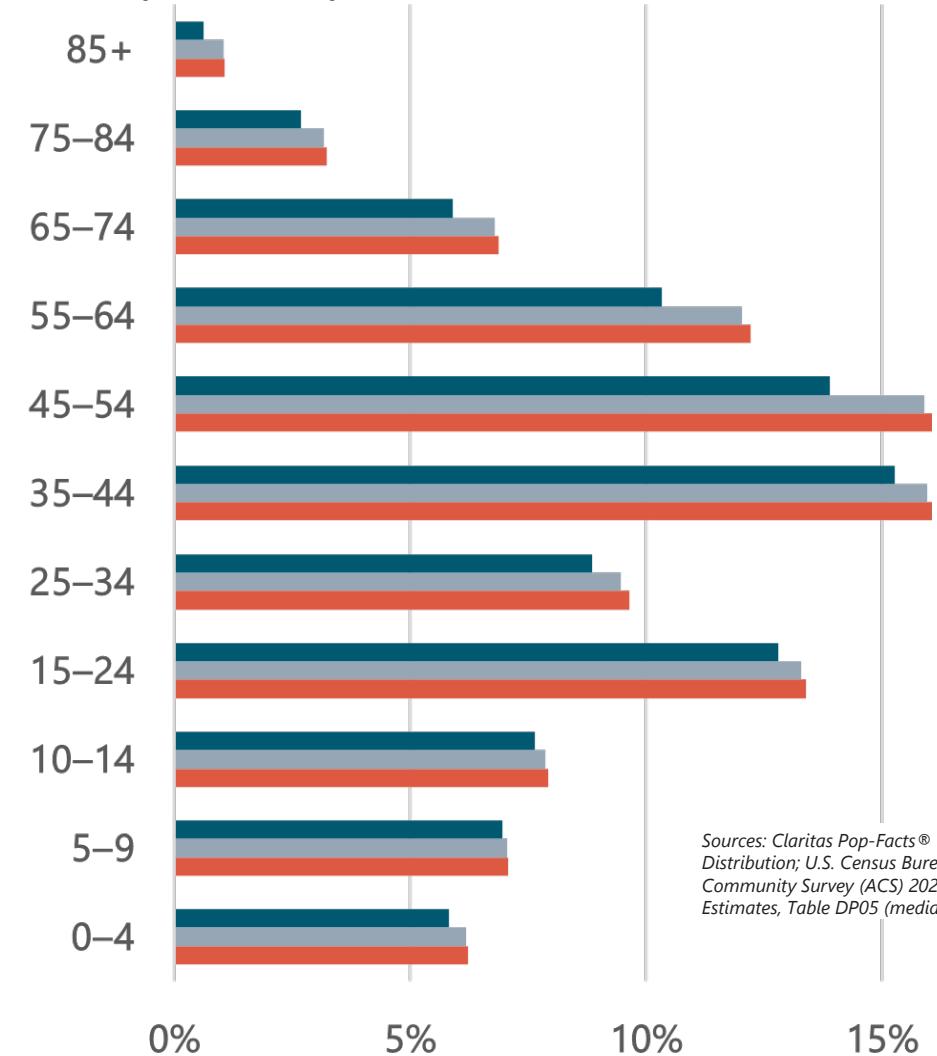
Wake County – 24.5%
North Carolina – 9.5%

AGE DISTRIBUTION OF POPULATION

■ Planning Area Outside of Town ■ Planning Area ■ Apex Town

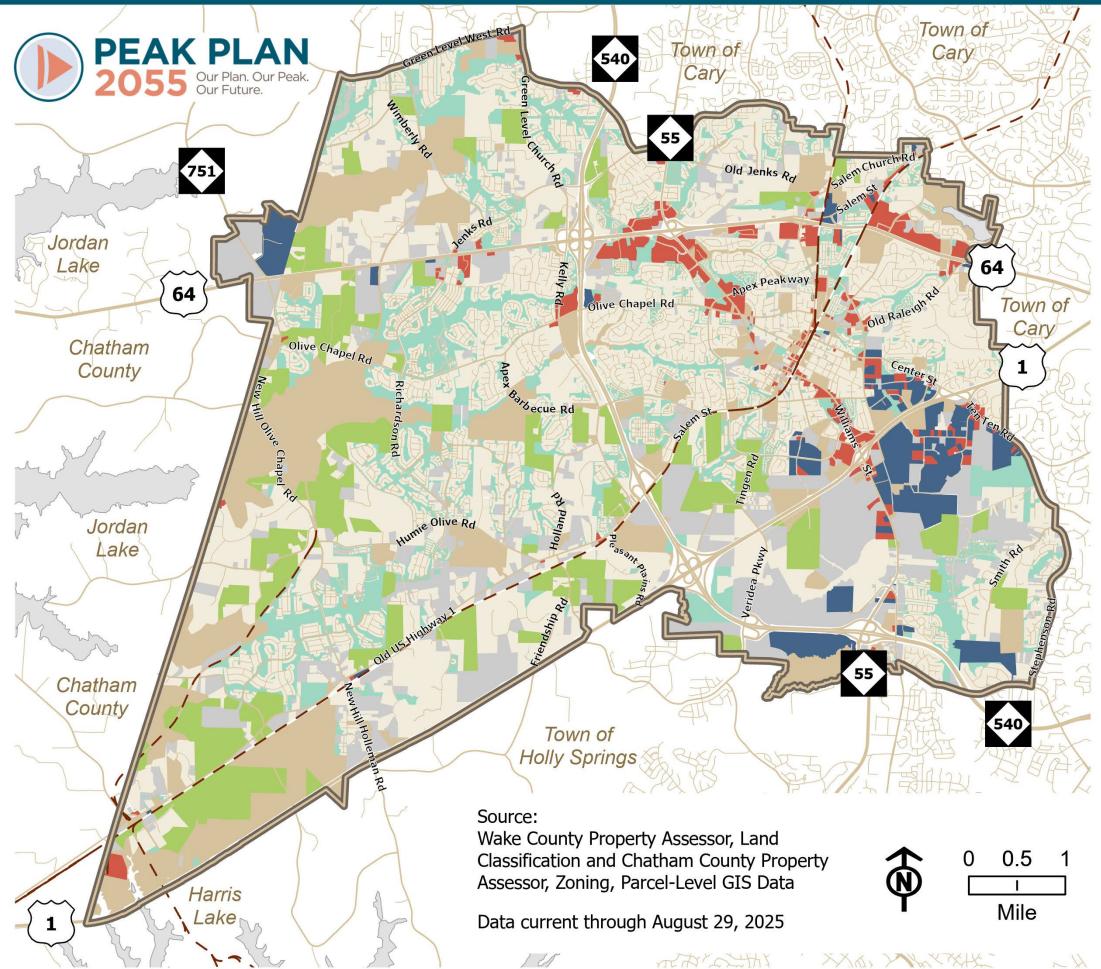
"Planning Area Outside of Town" = ETJ + County Jurisdiction in Planning Area

"Planning Area" = Peak Planning Area



Sources: Claritas Pop-Facts® 2025, Age Cohort Distribution; U.S. Census Bureau, American Community Survey (ACS) 2020-2024 5-Year Estimates, Table DP05 (median age benchmarks).

36%
Percentage of land
area devoted to
residential uses



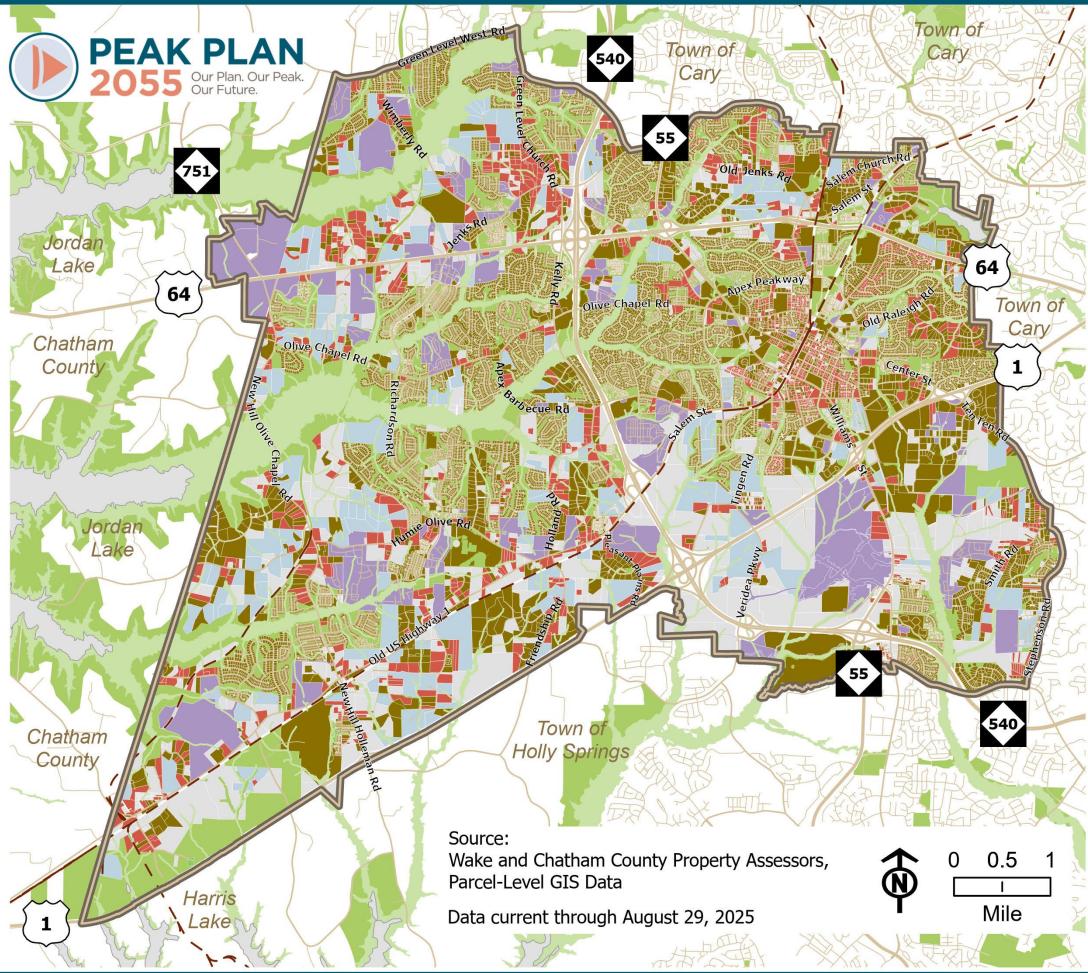
Existing Land Use

 Agriculture A (3,251 acres)	 Residential C (11,481 acres)	 Miscellaneous F (3,355 acres)
 Commercial B (867 acres)	 Exempt/State-Owned D (7,420 acres)	 Peak Plan 2055 Planning Area
 Industrial (1,111 acres)	 Vacant E (4,004 acres)	 Railroad

D = Church, Town-Owned Property, Public or Private School, County-Owned Property, State-Assessed Land (e.g., Duke Energy, Dominion Energy, and Colonial Pipeline), Parks, and some HOA Property

E = Some of the land in this category for Wake County may include areas with an active development proposal or rezoning petition.

A = Agriculture, Horticulture, and Forestry
B = Commercial and Condo Complex
C = Home on a Separate Lot, Apartment, Condominium, Manufactured Home, Mobile Home Park, and Retirement Home
F = Historic Property, Partially-Exempt, Cemetery, Golf Course, most HOA Property, Improved Acres (No Home), Private Water and Sewer System, and Unassigned



Developed
Building Value is Greater than Land Value, or Land is Owned by HOA

Committed Development
Plan Approved or Under Construction

Under-Developed, Small Parcel
Building Value is Less than Land Value, but Greater than Zero, and Parcel is Less than 10 Acres in Size

Under-Developed, Large Parcel
Building Value is Less than Land Value, but Greater than Zero, and Parcel is Greater than 10 Acres in Size

Undeveloped
Designated as Vacant by the Property Assessor, or Building Value is Zero

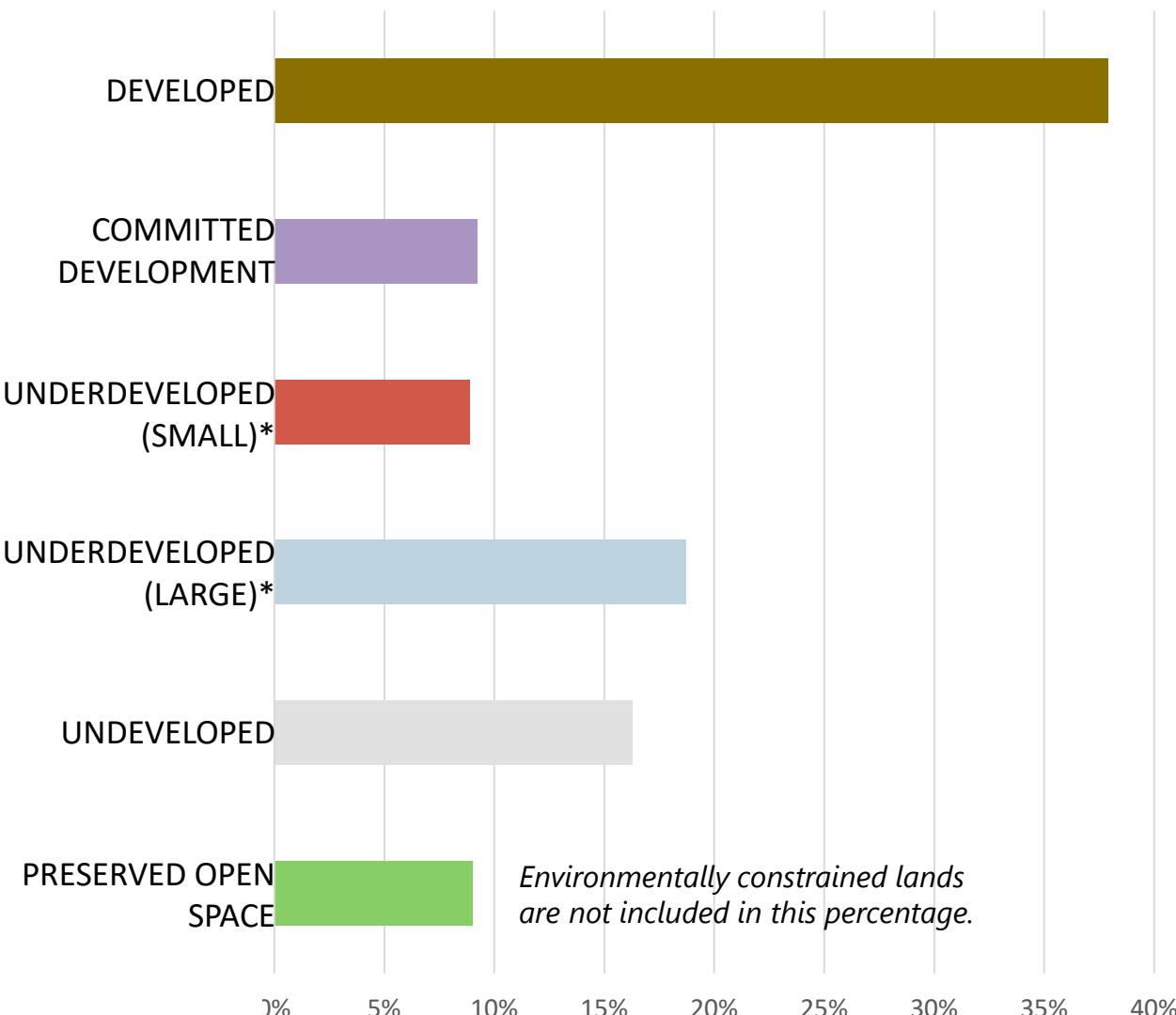
Preserved Open Space
Access Easement, Buffer Area, Cemetery, Common Area, Conservation Land, Greenway, Game Land, Landscape Easement, Open Space, Play Area, Private Open Space, Private Park, Resource Conservation Area, Recreation Area, or Public Park

Environmental Constraints
Floodplains
Stream Buffers

Peak Plan 2055 Planning Area

Railroad

Percentage of Land Area (Status)



* The term "underdeveloped" recognizes opportunities for property owners to realize more value from parcels by exercising options for infill (small) or redevelopment (large).



Housing

KEY TOPICS:

- Diversity, choices
- Affordability
- Legacy neighborhoods
- Age-in-place, senior friendly
- Accessibility





Survey respondents that would like to see future residential as infill development:

49%

(on vacant or underutilized land in already-developed areas)

Top survey responses (housing)*:

- **33% single-family detached**
- **32% affordable housing**
- **29% housing for seniors**
- **26% rural residential homes**
- **14% accessory dwelling units**
- **14% tiny homes**

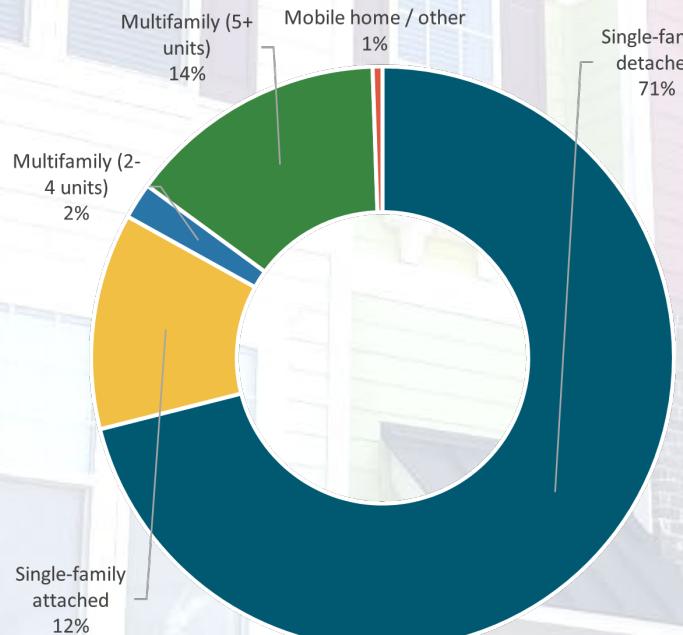
** These are in response to a question about types of development respondents would like to see in the future.*

Left: The percentages shown on each housing type indicate the support expressed by Forum 1 attendees using dots.

Housing Stock

- >27,000 units in Peak Planning Area
- Apex housing stock is exceptionally new
 - 42% since 2010, 67% since 2000

Housing Units by Type (Apex Town Limits)



Median home value
(2025): \$564,000
(Source: Claritas, 2025)

Median rent: \$1,695
(Source: Apex Housing Plan Update, 2025)

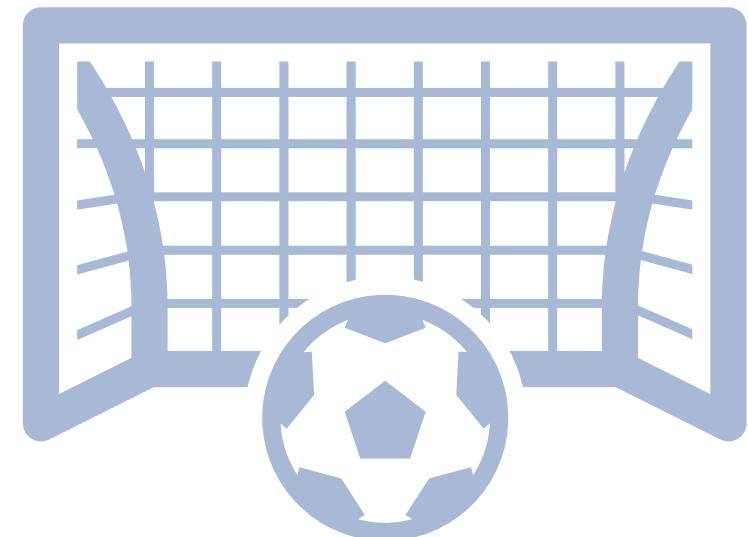
Apex's newer, higher-value housing stock limits the availability of naturally occurring affordable units, and cost burden is rising among renter households. Full affordability analysis should be drawn directly from the Housing Plan Update (2025).

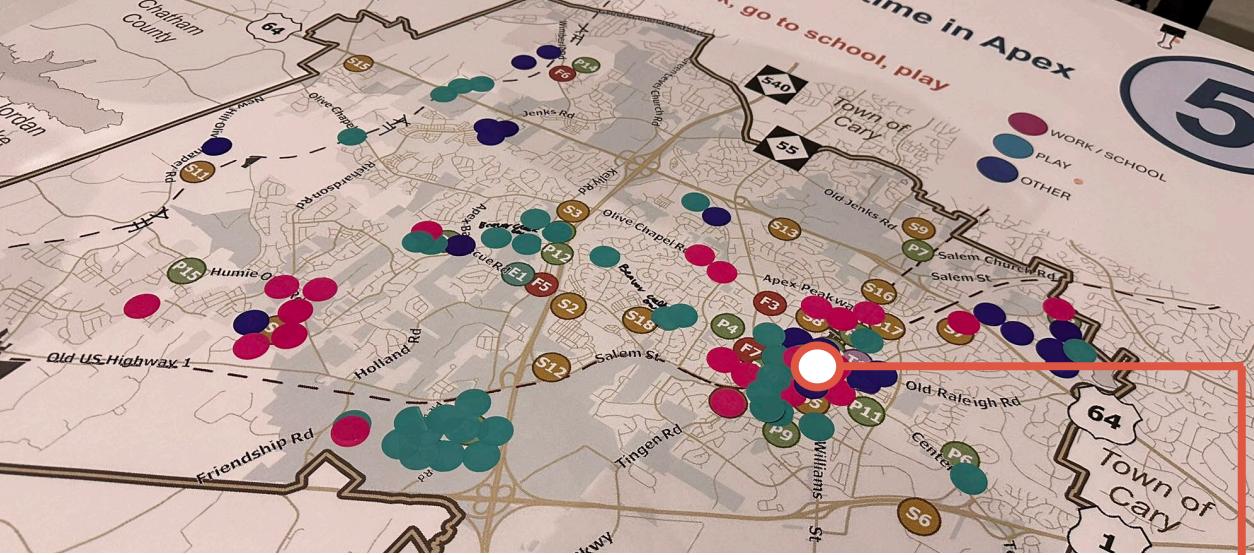


Quality of Life & Place

KEY TOPICS:

- More parks, community centers (like Senior Center), similar facilities
- Places to gather, connect
- Safety
- Cultural resource protection and expansion
 - Downtown
 - Historic buildings and sites/areas
 - Diversity of activities
 - Art, storytelling





Above: Dots on places people go when they're not at home, including "third places."

“Would like to see more ‘plaza’-type areas where people could gather to have a cup of coffee or a drink and chat.”

Survey respondents that would like to see more...

- Parks and recreation facilities:

58%

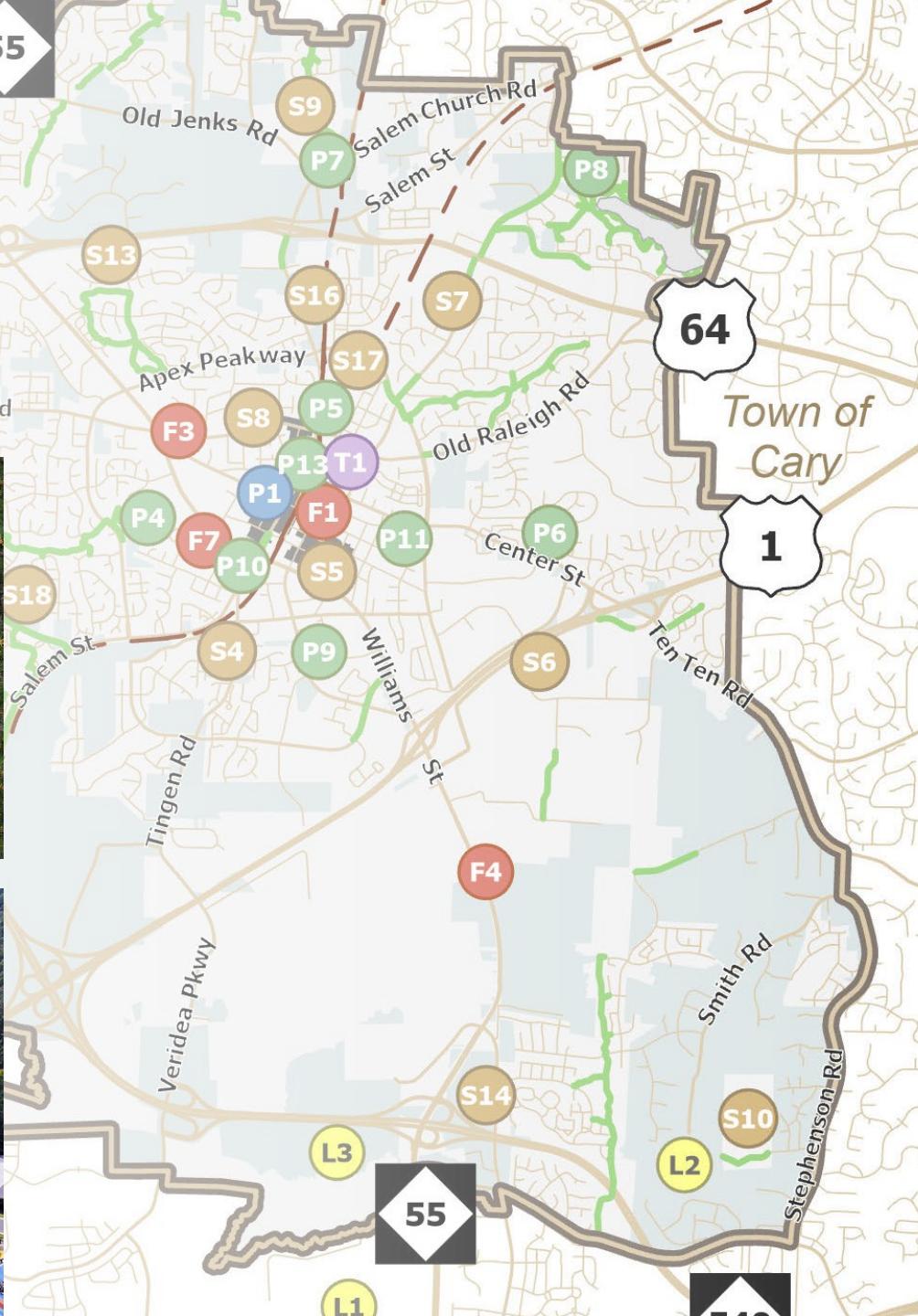
- Community centers / public gathering spaces:

37%

Desire for an expanded Senior Center.

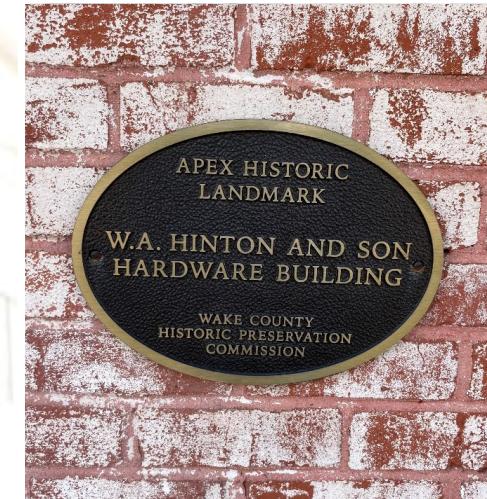
Public Amenities

- Town Campus, Library
- 500 acres of parkland, 13 trail miles



Cultural Resources

- Identity strongly tied to Downtown, Neighborhoods, Natural Heritage, and Agriculture
- 2 National Register Historic Districts
 - Town Center (>100 contributing structures)
 - New Hill (>20 contributing structures)
- 54 events annually!
- Storytelling - murals, sculpture walk



Social Infrastructure

- 5 dimensions
- Performance Metrics:
high – 2, 4, 5;
moderate –
1, 3





Mobility

KEY TOPICS:

- Congestion
- Safety
- Other modes:
 - Transit
 - Walking
 - Biking
- Smart technology
- Optimization of existing network
- Accessibility



Mobility Concerns?

Tell us about areas that present challenges or concerns from a mobility standpoint.

Below: Forum 1 attendees placed dots on images to note transportation facilities they'd like to see more of.

Top 3 “more” facilities:

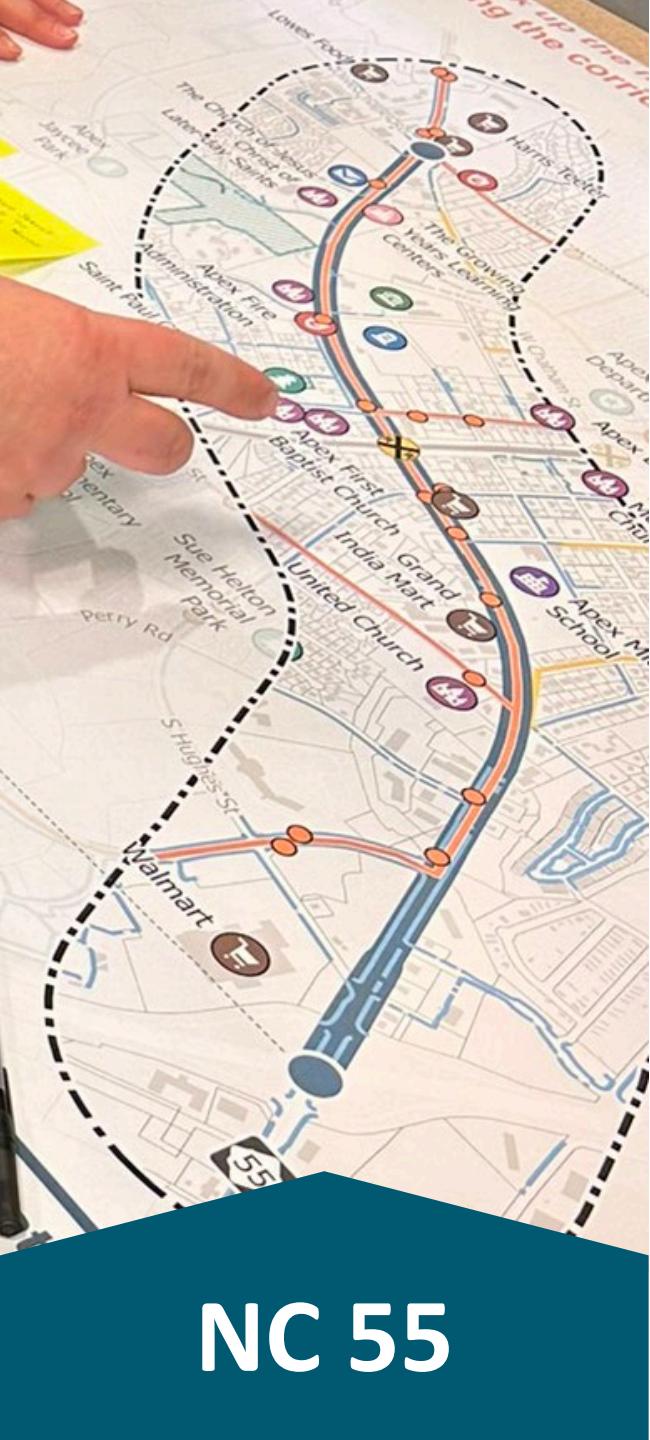
- ✓ Street trees
- ✓ Greenways
- ✓ Sidewalks

Survey respondents that identified traffic congestion and delay as an important transportation topic:

92%

(Ranked #1 in the survey)

Left: Forum 1 attendees shared concerns with sticky notes on a map.



NC 55

76% Survey respondents that want improved pedestrian crosswalks at intersections (NC 55 Corridor)

Below: Peak Plan 2055 Community Survey respondents ranked potential improvements to the NC 55 corridor.

Top 3 enhancements, modifications:

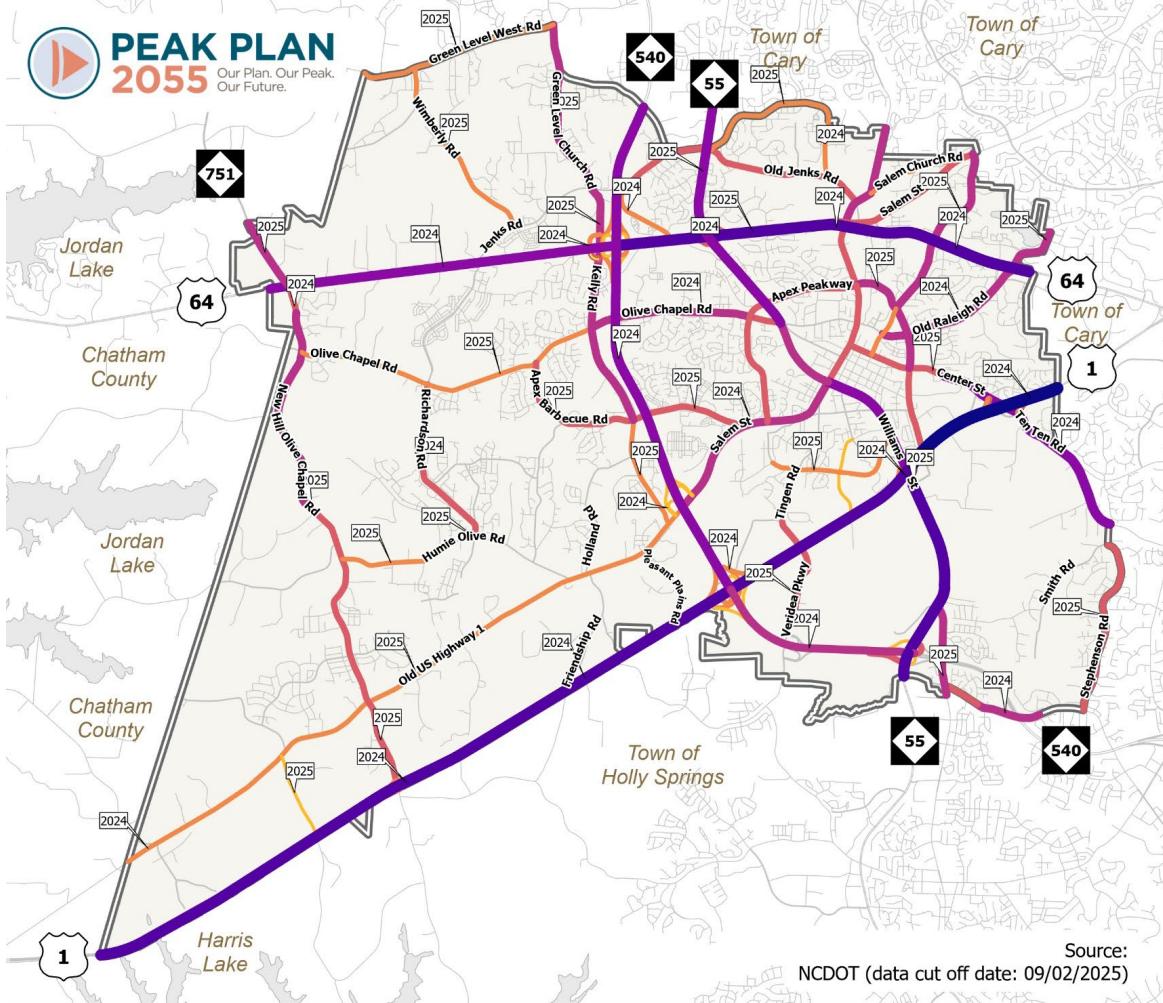
- ✓ Improved pedestrian crosswalks at intersections
- ✓ Separated crossings (bridge or tunnel) for bicycles and pedestrians
- ✓ Future greenway from Jaycee Park to NC 55

Below: Takeaway from Focus Group discussion

Opportunity to foster Town-developer partnerships for critical bike/ped connections along corridors.

Traffic Volumes

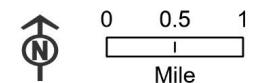
- Improvements to network since *Advance Apex Comprehensive Transportation Plan (2019)*
- 6 roads >20,000 AADT
 - including Center St. and Ten Ten Rd.
- NC 55 widening project - 37,200 AADT (segment: S. Salem St. and Hunter St.)



Latest Average Annual Daily Traffic (AADT)

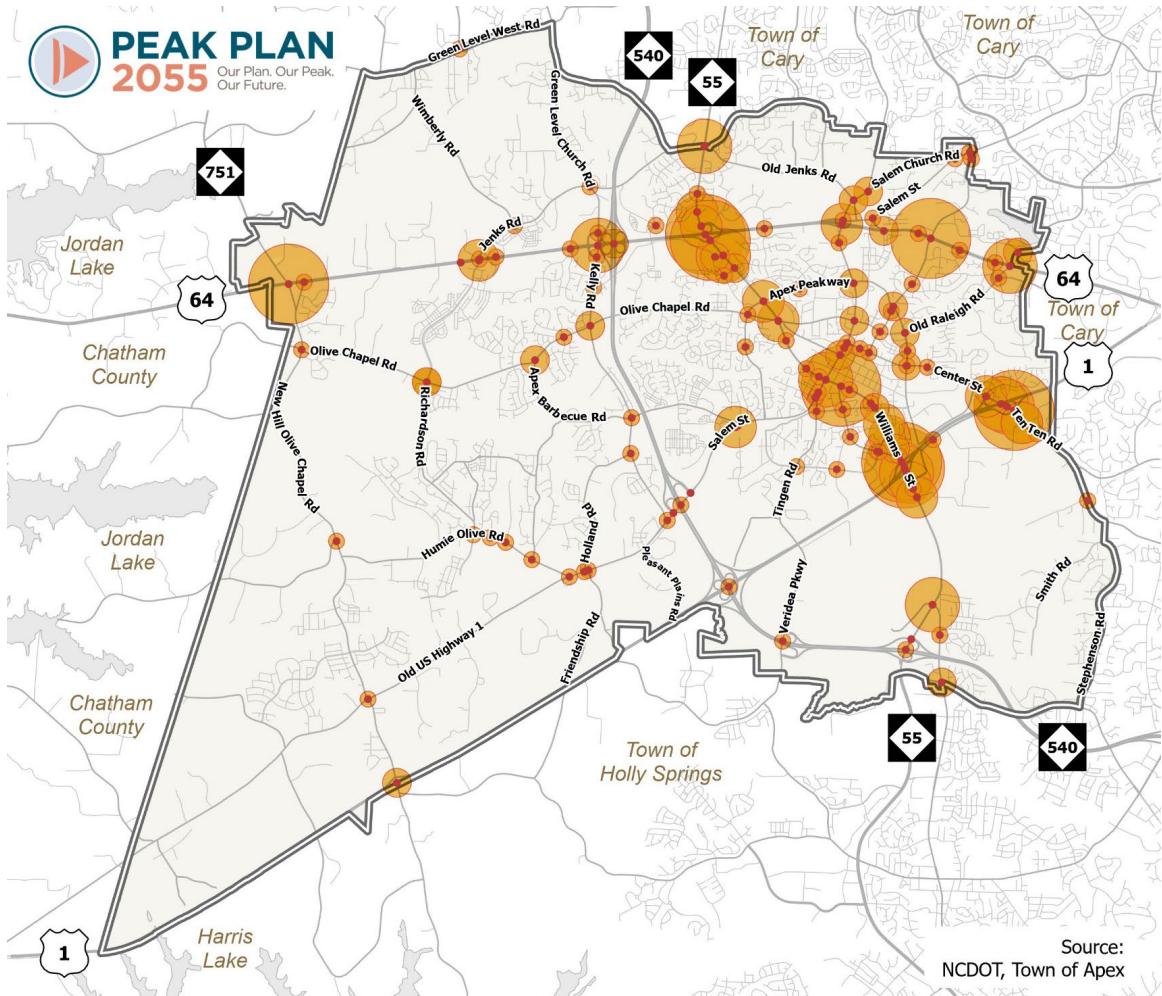
Latest AADT (Data Year as Indicated in Label)

- 50 - 499
- 500 - 1,999
- 2,000 - 4,999
- 5,000 - 9,999
- 10,000 - 19,999
- 20,000 - 34,999
- 35,000 - 54,999
- 55,000 - 84,999



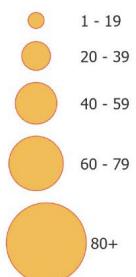
Safety – Crash Frequency

- 1,129 injury-related crashes occurred on Apex's roadways (2020-2024)
- Serious injury crashes involving pedestrians and bicyclists
 - Downtown, Olive Chapel Road
- Vision Zero Plan
 - Actively implementing



2020 - 2024 Crash Frequency by Intersection or Signal Locations

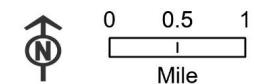
Crash Count at Location



- Highlighted Intersection or Signal Locations

NOTE:

Crash data sourced from NCDOT at the intersection level and from the Town of Apex at the signal level were processed, overlaid, and prioritized based on supersede rankings to determine the overall crash count per location.





Public Infrastructure & Services

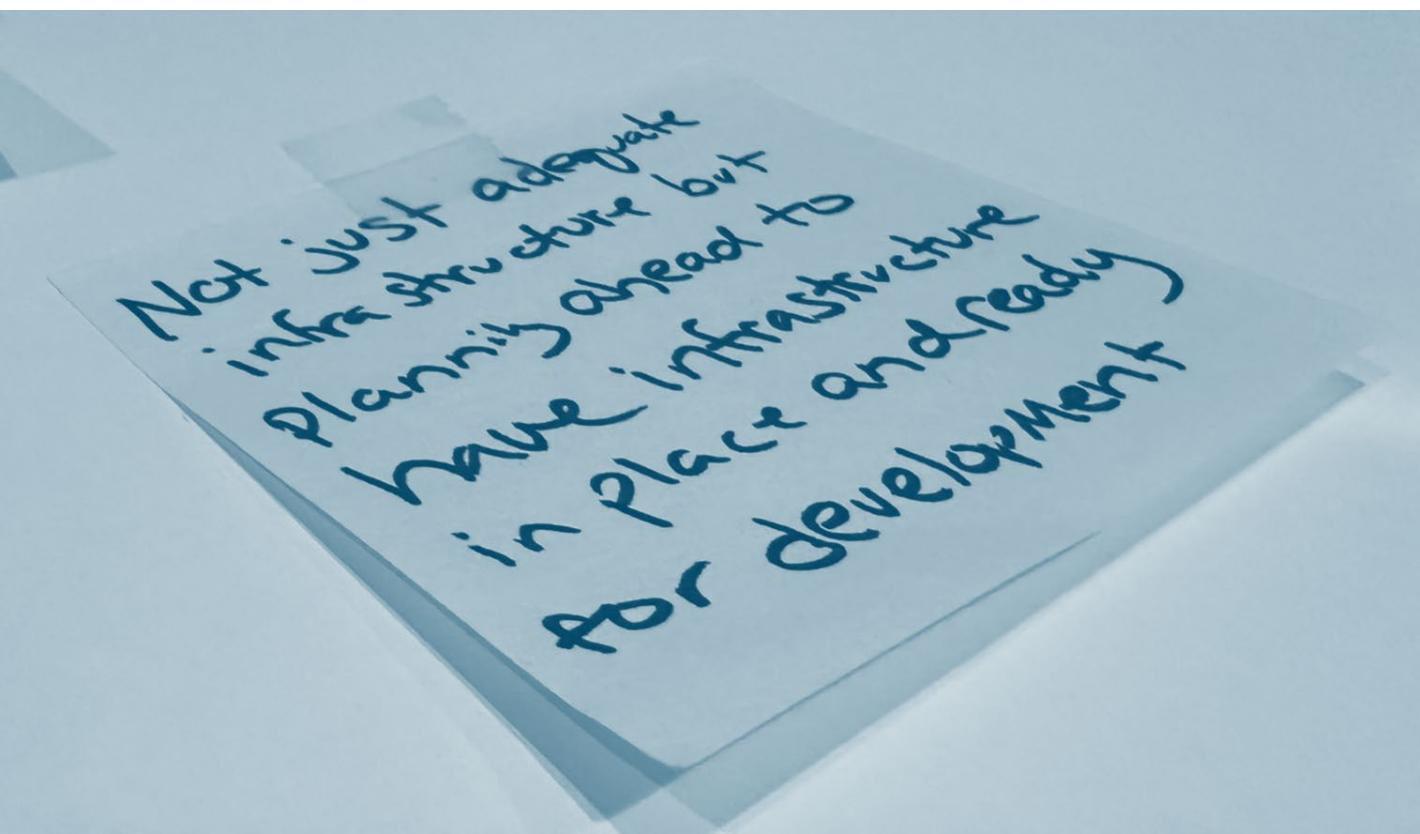
KEY TOPICS:

- Schools
- Public Safety
- Water supply
- Water and sewer utility capacity and timing with development



11%
(Ranked #3 at Forum 1)

Percentage of dots on “adequate infrastructure” as a goal



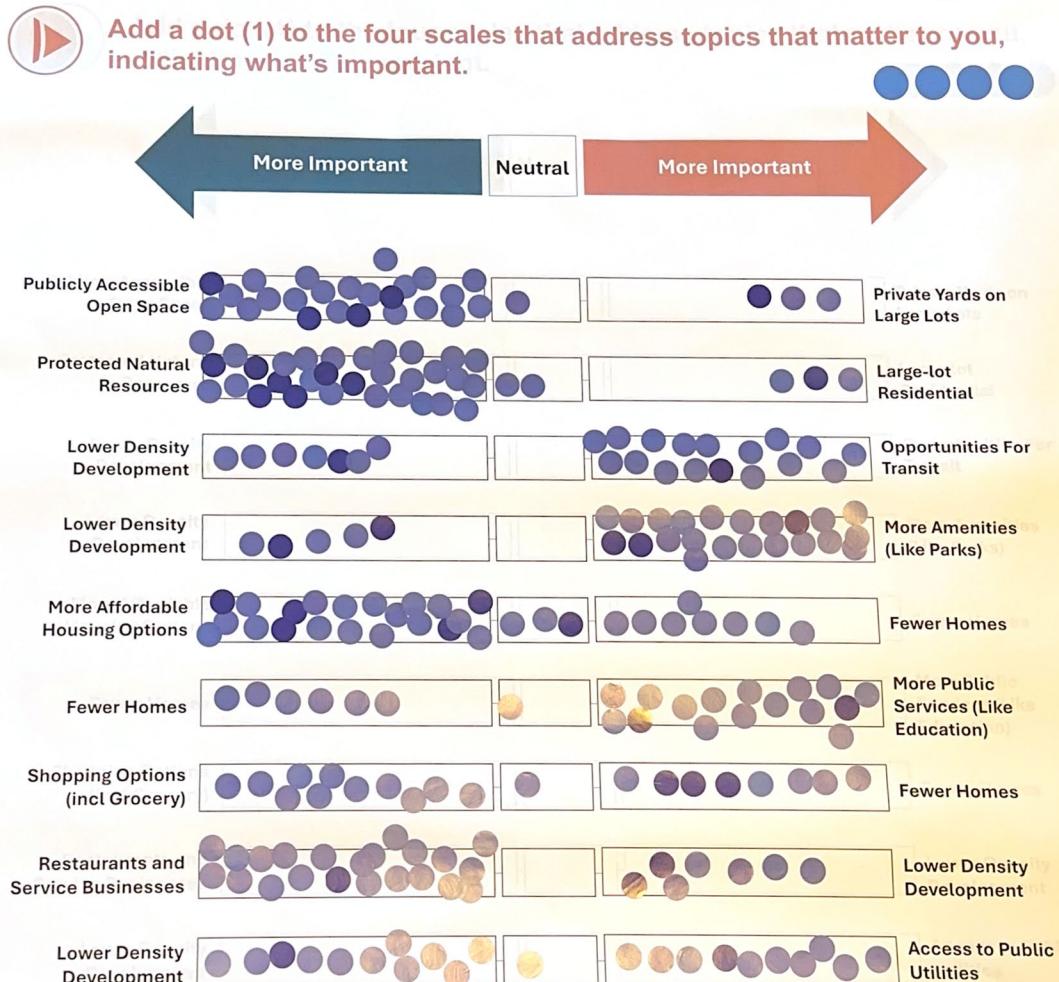
Below: Comment about improvements to NC 55 in the Peak Plan 2055 Community Survey.

“...support [development] with adequate infrastructure—roads, schools, parks, greenways, and utilities.”

What Matters?

Tell us what you would like to see more of—and less of—in the future.

3



Left: One of three posters at Forum 1 on which attendees, comparing the items on opposite sides of the chart, noted which of the two were more important.

- Publicly Accessible Open Space
- Protect Natural Resources
- Opportunities for Transit
- More Amenities (Like Parks)
- More Affordable Housing Options
- More Public Services (Like Schools)
- Shopping Options
- Restaurants and Service Businesses
- Access to Public Utilities

Facilities & Services

- Schools – 22 schools (K-12)
 - Capacity – struggle to keep up with growth
 - Future – land (amount and suitability of sites)
- Water – Supply: Jordan Lake (additional supply needed); Treatment: 23% of 56 MGD (CAWTF)
- Sewer – 86% Peak Planning Area served (12% with Big Branch project)
- Public Safety – Police (145), Fire (118 across 6+ stations), Emergency Management





Environment

KEY TOPICS:

- Open/green space protection
- Farmland/agriculture preservation
- Natural resources and ecosystem services
- Tree canopy retention





Below: A comment about protecting open space in the Peak Plan 2055 Community Survey.

“Development needs to be carefully planned to keep green spaces.”

Survey respondents that identified natural environment as a top-three feature to protect:

51%

Left: Places identified by Forum 1 attendees as "naturally good."

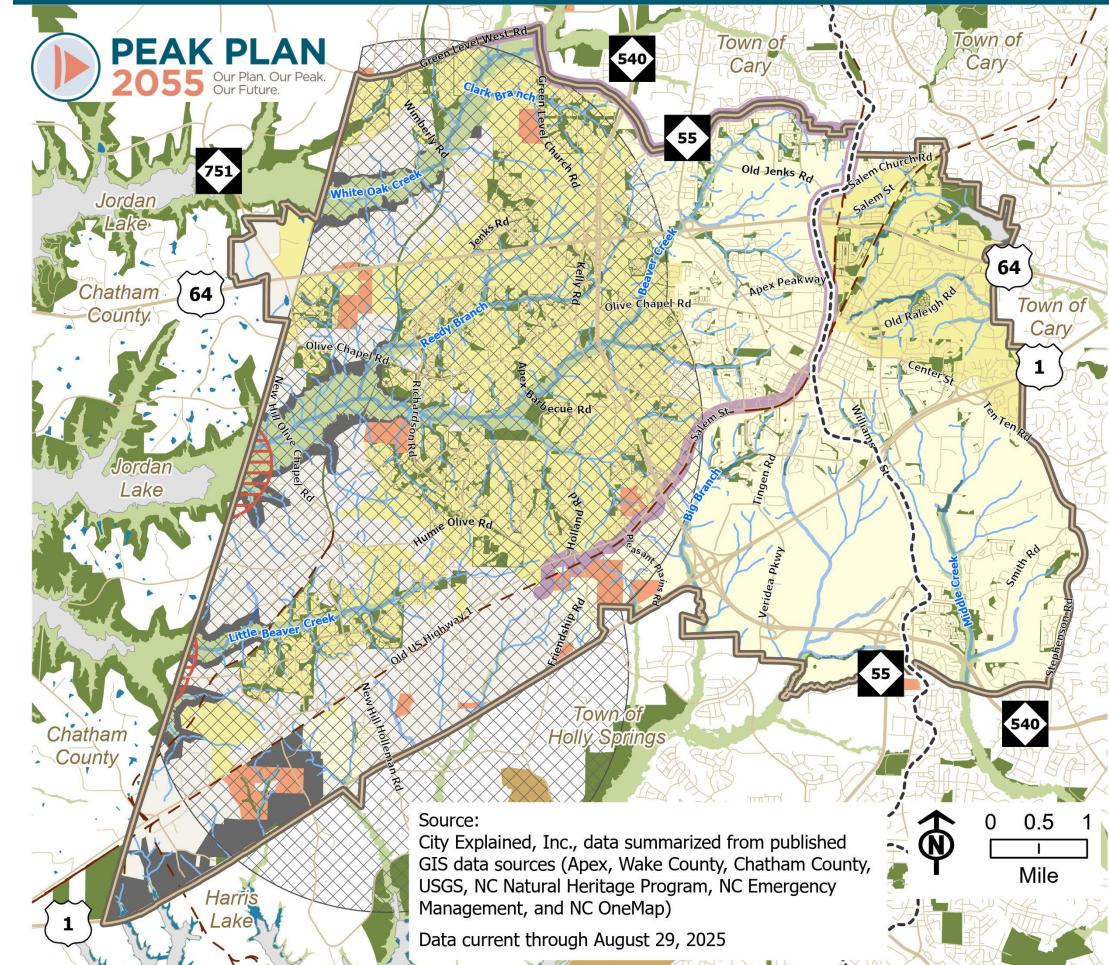


Abundant Natural Resources

- Approximately 12,000 acres of forest cover (2023, Wake County)
- 12% in floodplain
- 75% in watershed protection overlays

About 50% Jordan Lake Protected Area

- 726 acres in Natural Heritage Inventory Areas



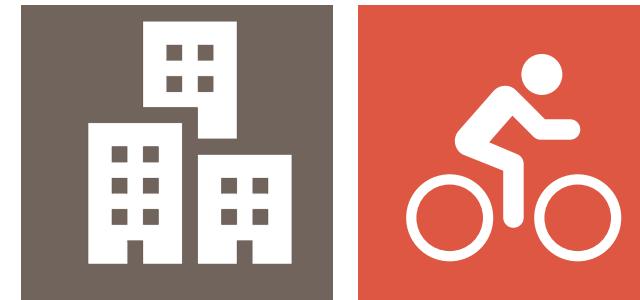
Environmental Features

Jordan Lake Critical Watershed (within one-half mile of water surface)	Voluntary Agriculture Districts	NC WRC Game Lands
Jordan Lake Protected Area (within five mile arc water surface)	North Carolina Natural Heritage Area	Managed Open Space Public Open Space * Private Open Space Resource Conservation Areas Environmental Mitigation Land
Water Bodies	100-Year FEMA Floodplain	Peak Plan 2055 Planning Area
Local Riparian Buffers 100 feet on either side of Perennial Streams 50 feet on either side of Intermittent Streams	Town of Apex Primary Watershed Protection Overlay	Neuse - Cape Fear River Basin Line
		Jordan Lake Basin Line in Apex

* = Public Open Space includes land owned by the Town of Apex, Chatham or Wake Counties, NCDOT, US Army Corps of Engineers, or land conservancy groups.

Major Themes

Growth & Balance



Mobility

Housing



Public Infrastructure & Services

Quality of Life & Place



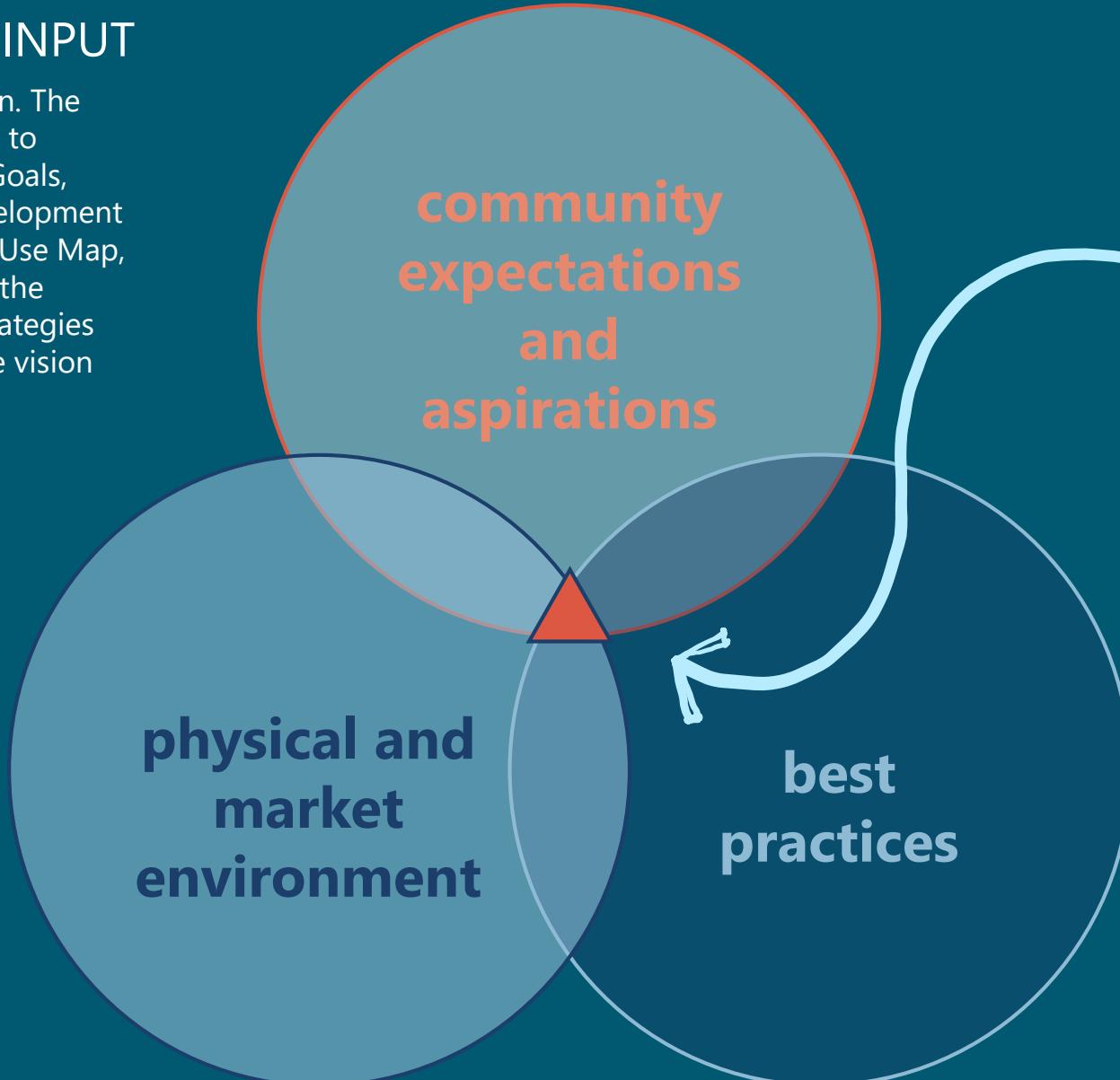
Environment



3

TYPES OF INPUT

...shape the plan. The inputs are used to formulate the Goals, inform the development of Future Land Use Map, and determine the policies and strategies for realizing the vision for the future.



The intersection of the three provides the strongest direction for the future.

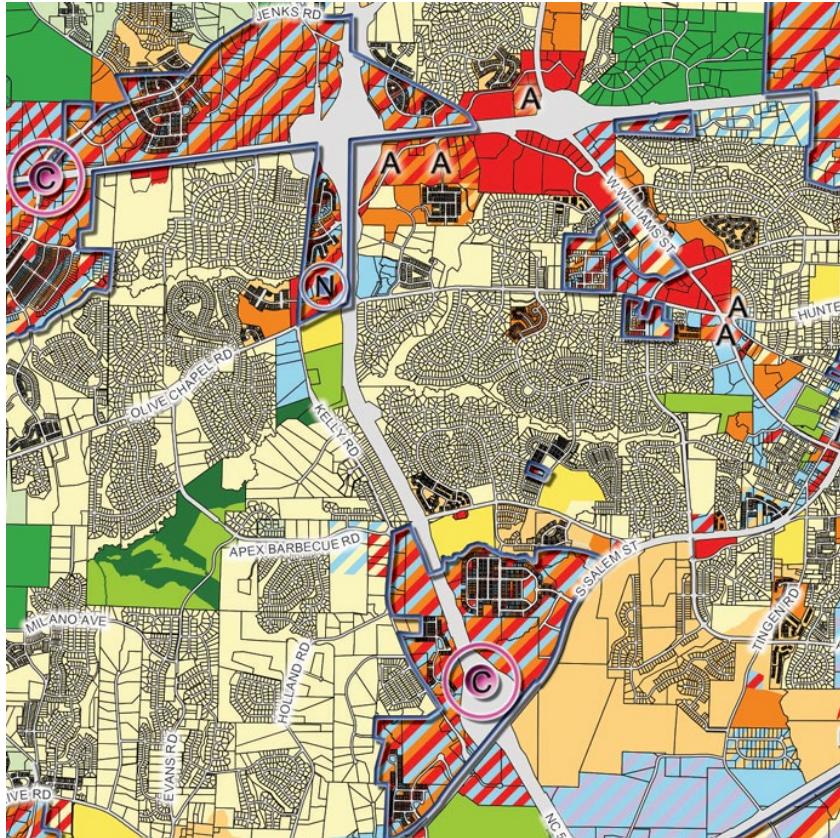


Scenario Planning Discussion

Our role is to empower
others to make more
informed decisions
about their future.

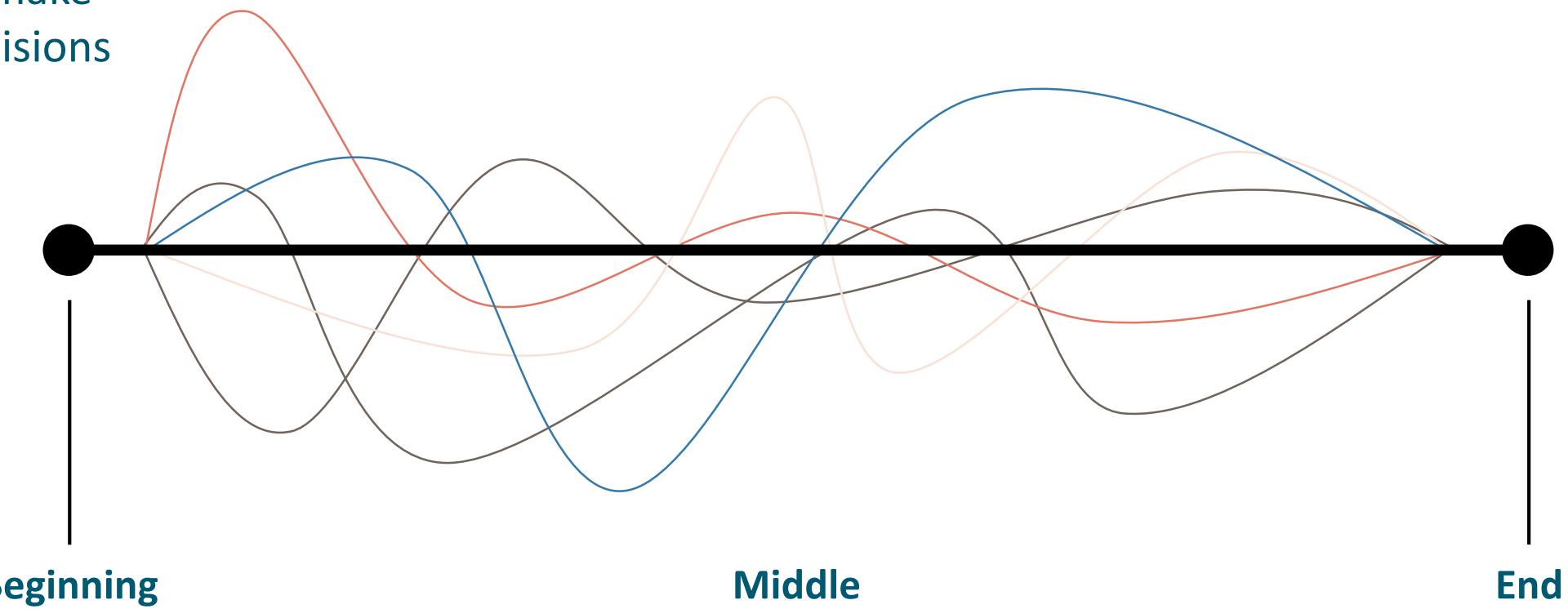


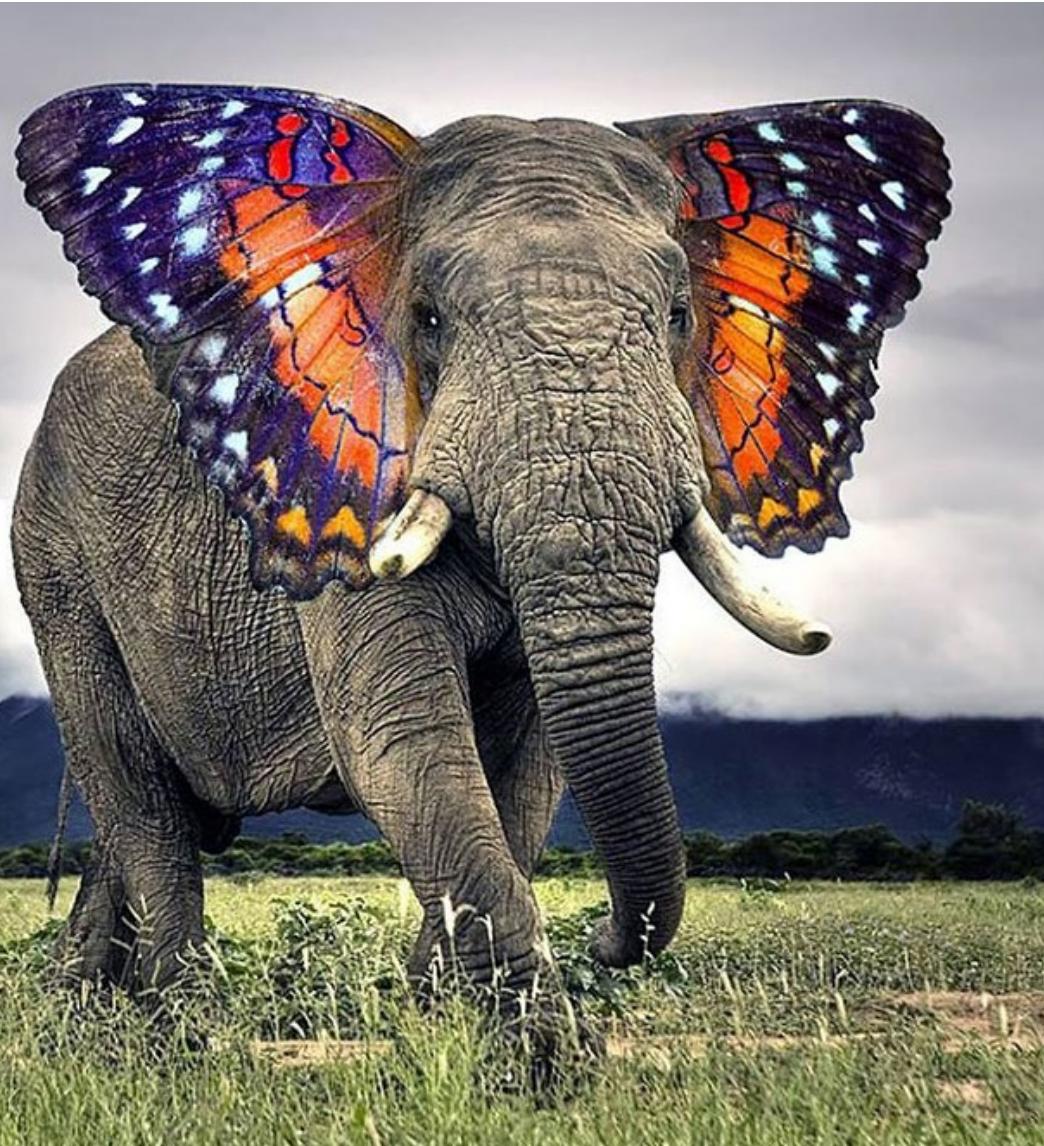
Future Land Use Map: the Heart of a Comprehensive Plan



Choose a “Best Path Forward” for the Town

The scenario planning process, and the choices it considers, empowers the community to make more informed decisions about its future.





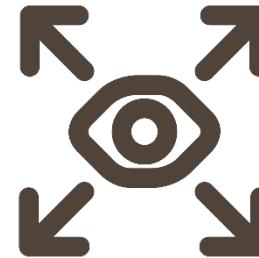
A hybrid scenario for Apex will be created from one or more parts of the alternative scenario concepts presented during Public Forum No. 2 (Growth Choices Workshop).

Community feedback from the Public Forum and further work on the planning themes and topics by the Peak Plan 2055 Task Force will influence a hybrid (preferred) scenario.

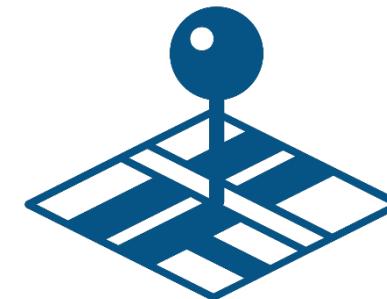
The hybrid scenario will be shared with the community in the draft Comprehensive Plan document presented at Public Forum No. 3.



How are the scenarios the same?



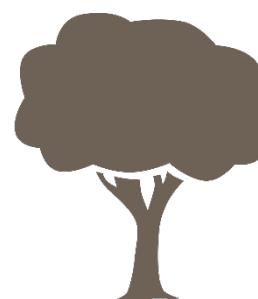
Planning Area



Existing Development Patterns



Committed Development Inventory



Existing Land in Permanent Open Space



How are the scenarios different?



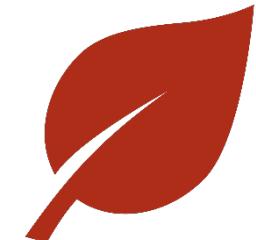
Development Types



Development Locations



Development Intensities & Patterns



Open Space Preservation



Supporting Infrastructure



Anticipated Growth



Ingredients



Recipes



Meals are Served





Ingredients

- Plan Goal Statements (Draft)
- Public Engagement Summary (Themes)
- Existing Conditions Report (Draft)
- Task Force Comments



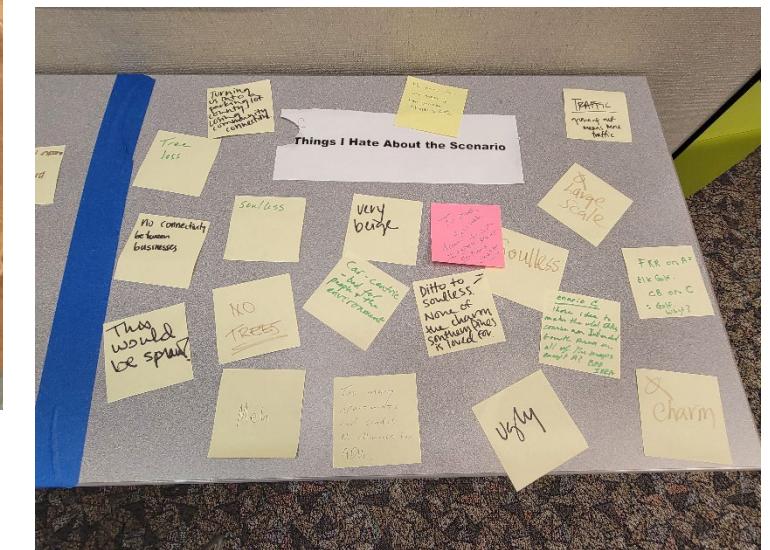
Recipes

- Town Staff-Consultant Coordination
- Task Force Comments



Meals are Served

- Public Forum No. 2: Growth Choices Workshop



PF2: Growth Choices Workshop



DRAFT Goals

- Intentional development
- Authentic and celebrated downtown
- Protected, linked, and high-functioning green space
- Connected, safe, and efficient multi-modal transportation network
- Reliable, high-quality, and strategic utilities, services, and schools
- Enriching arts, history, and cultural scene
- Vibrant, abundant, and welcoming public and “third” spaces
- Varied and attainable housing choices
- Dynamic and creative local economy
- Healthy community for all



Reinforce the tenants of a thriving residential community in the region.



B

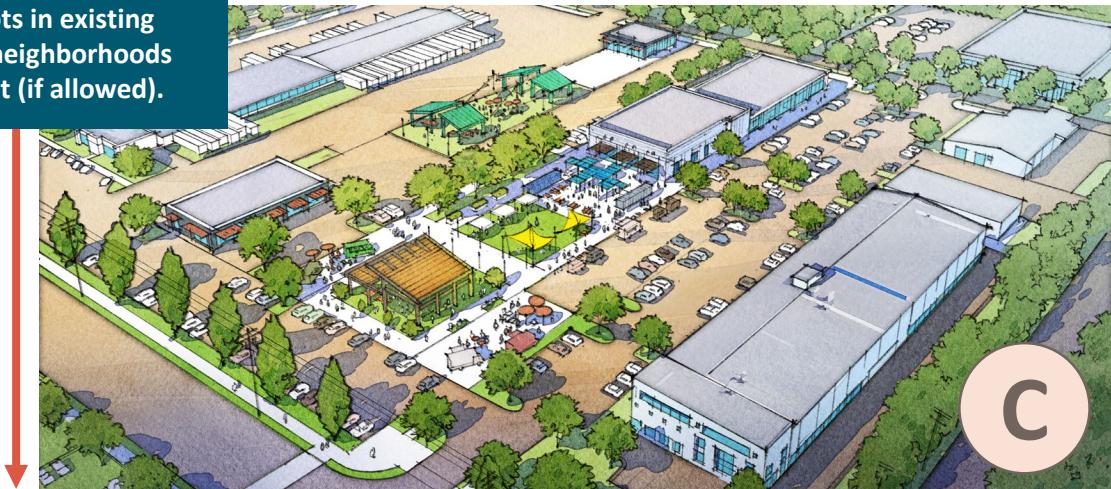


A

Follow more compact, and more intense, development patterns.



D



C

All committed development in the town's inventory is built out.

Random lots in existing residential neighborhoods are built out (if allowed).

Become a major employment center in the region.

Follow more dispersed, and less intense, development patterns.





PEAK PLAN 2055

Our Plan. Our Peak.
Our Future.

See you in February!

- Scenario Concepts Presentation
- Model Results, CViz Pro Software
- Side-by-Side Scenario Comparison (impacts, trends, and trade-offs)





Next Steps



What's Next?



Task Force Meeting 2 – Dec 17



Products:

- Existing Conditions Summary
- Phase 1 Engagement Summary
- Draft Goals



NC 55 Corridor Workshop



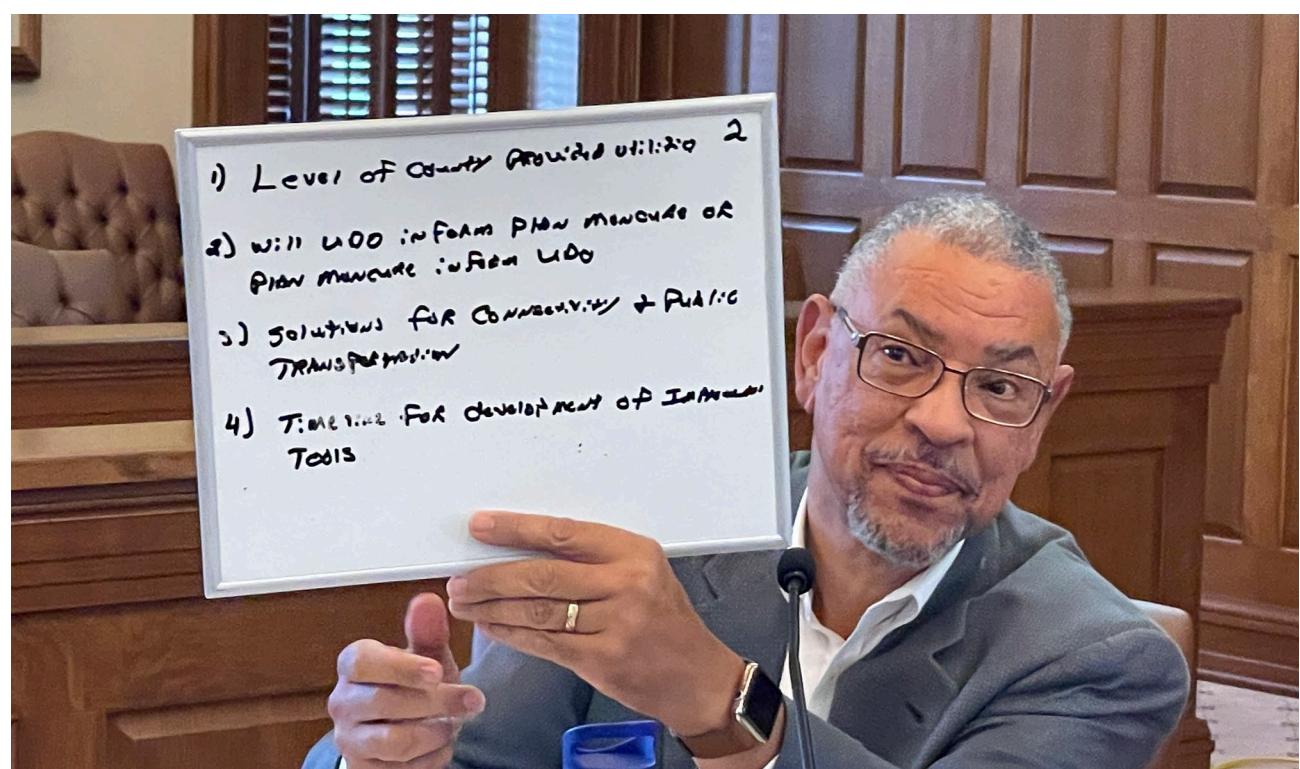
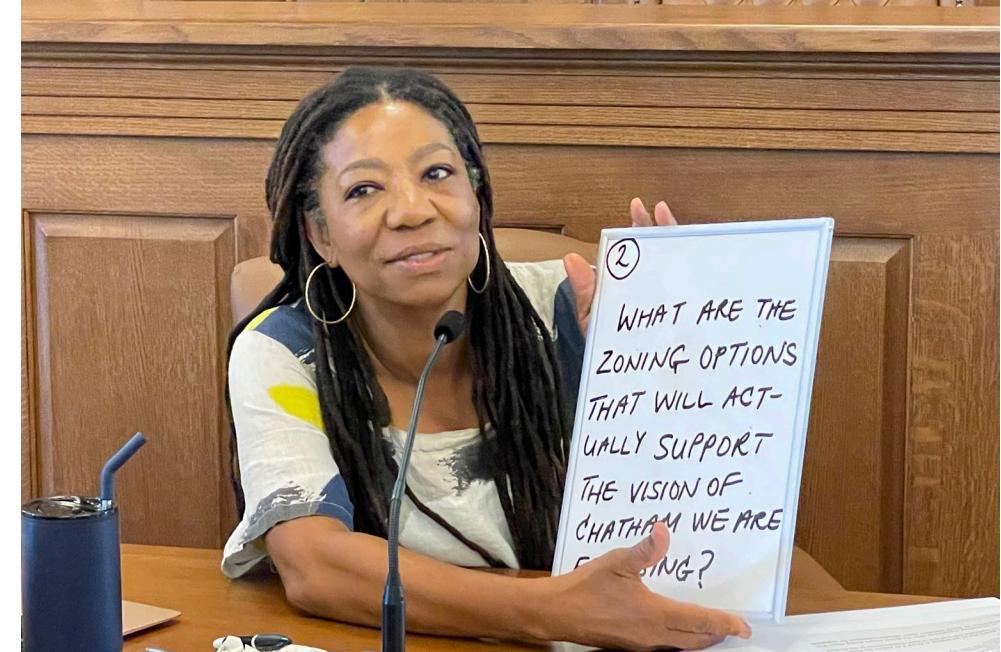
Scenario Development



Public Forum #2



WHITEBOARD WISDOM: Impressions?



Give us your impressions.

Peak Plan 2055 - Community Survey 1

Project Engagement

IEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,987	584	20,402	2,505

What do you like about the Apex Planning Area that should be protected? *Choose top three.*

51%	Natural environment	290 ✓
36%	Parks and recreation opportunities	202 ✓
35%	Places designed for walking, biking	200 ✓
31%	Rural character	177 ✓
31%	Downtown Apex	173 ✓
16%	Sense of community	92 ✓
16%	Schools	92 ✓
13%	Local businesses	75 ✓
10%	Housing choices	56 ✓
10%	Places to gather	55 ✓
9%	Historic sites	48 ✓
8%	Housing quality	45 ✓
6%	Jobs	32 ✓
5%	Transit (bus) service	27 ✓
4%	Growing community	25 ✓
4%	Other (please specify)	24 ✓

3%

Social connections

564 Respondents

I don't know much about the Planning Area. I live in the Corporate Area.

12/2/2025

Unfortunately the town is losing a lot by approving all these townhouses, apartments and traffic increasing quite a bit without the infrastructure to handle it

12/1/2025

The Apex Planning Area should prioritize protection of the Friendship–New Hill Conservation Overlay District, safeguard unincorporated and ETJ communities, and prevent unnecessary infrastructure pressures that threaten the area's natural environment, watershed integrity, and long-established neighborhoods. Growth must be coordinated, transparent, and respectful of residents' rights, particularly given the ongoing legal concerns in this area.

11/29/2025

Poll Questions 'Other' Responses:

Support and strengthen the Friendship–New Hill Conservation Overlay District and protect unincorporated/ETJ areas from unnecessary infrastructure intrusions so long-term residents and environmental resources remain preserved

11/29/2025

Support and strengthen the Friendship–New Hill Conservation Overlay District and protect unincorporated/ETJ areas from unnecessary infrastructure intrusions so long-term residents and environmental resources remain preserved

11/29/2025

We absolutely need to rethink the land zoned as industrial. Failure to do so serves short term business interests and ignore the long term economic interests of the broader community, which could include more collectively lucrative businesses. If one theme is consistent throughout 250 years of US history, it's that the illusion of profit prevails over the people. If you want to be part of what destroys the hope of people who believe they have a voice in the community, then please follow suit and thanks for the empty gesture of this survey.

11/26/2025

DATA CENTER SHOULD NOT BE ALLOWED HERE

11/26/2025

No data centers or heavy industrial

11/25/2025

Also maybe something useful to new hill residents like a grocery store

11/25/2025

No data center

11/25/2025

I hope the 2055 plan protects the quality of life of Apex residents, including attracting beneficial development rather than harmful development. All data centers built next to residential communities will directly harm residents' health, housing quality, and the natural environment, not only negatively impacting Apex, but all of Wake County. I hope the 2055 plan strives to protect Apex residents and the larger Wake County.

11/25/2025

With all the local growth we need to preserve natural resources and parks. With an increase of population, I feel it's important to have parks and natural areas for people to walk and bike etc.

11/25/2025

Preservation of established legacy neighborhoods would have been first on my list, but none of these options really fit. I hate that gentrification is destroying the brick ranch homes from the 1950s and 1960s. That naturally affordable housing stock is being bulldozed and replaced by McMansions and custom luxury homes on treeless lots for the wealthy. The town's new housing trust should promote and accept bequests of older properties by aging residents without obvious heirs. I do not want my 1957 house near downtown to be torn down so millionaires can build something new and fancy. I would gladly donate the property to the town to use for philanthropic purposes: such as affordable staff housing, tiny homes for the disabled, shared residence for seniors, artist studios, a pocket park, or a community garden. Other seniors in my area have expressed the same desire.

11/23/2025

No more high density housing

11/22/2025

Integration/blend of nature and development.

11/21/2025

Help drive connectivity around Apex outside of driving - and the ever-present distracted drivers who seem to have way more important things to do than drive. Focus on greenway connectivity. Look around to the neighboring towns and cities... they seem to get it (Cary, Durham, Raleigh...)

11/21/2025

The area should maintain its character while improving jobs and keeping natural areas.

11/21/2025

The area should maintain its welcoming atmosphere while improving access to jobs and keeping natural areas.

11/21/2025

Too much growth for the sake of growth.

11/20/2025

n/a

11/20/2025

Why are you building more of what people can't afford? No one is going to buy.

11/20/2025

slow growth

11/20/2025

Growth should incorporate modernization elements like increased phone and internet service while preserving the rural atmosphere.

11/18/2025

Areas zoned for industrial kept further from existing residential areas

11/18/2025

Developments leave too few forested buffers. Protect natural areas via enforcing forested buffers in new developments. Use those for outdoor biking and hiking recreation - close by where residents can enjoy it.

11/18/2025

Could probably save money doing away with the bus service that no one rides

11/18/2025

Since the mid-2000s, Apex city officials seem to have a mission to convert Apex into a major city. Unfortunately they are succeeding. We've gone from ~20,000 people to soon over 100,000. We are NO longer a small town. Indeed have any areas NOT been rezoned from rural to something else? I hate that Apex residents keep being told that all this growth is good when my quality of life has seriously gone down. For instance, traffic is horrible even though road sizes keep doubling from 2 lanes to sometimes more than 4 lanes+turning lanes. Commute times have more than doubled thanks to all the traffic lights. I miss our oak trees, horses, and general good nature expressed by residents. Now people are grumpier and our rural areas have all but disappeared. Geez, look at Pleasant Park that city officials keep raving about. Like all the new housing developments in Apex the past 20 years, mature trees were stripped from the land and this is a PARK! Parks should have trees, birds, and SHADE, not just sports fields. How is it that Apex keeps landing on best places to live lists? The worst thing that happened to Apex was winning that Money Magazine list in 2015.

11/17/2025

Affordable housing

11/17/2025

Leave the green areas - GREEN, stop building every area to the max. Support the housing, ROADS, SCHOOLS, ANIMAL SHELTERS, PEOPLE PROGRAMS.

We dont need any more townhomes, restaurants, businesses to jam our already clogged roads and highways any further.

11/17/2025

Need more tennis courts like what Cary Tennis Park offers

11/16/2025

As I drive on main roads, it appears that the majority of new housing builds are multi-hundred apartment or townhouse projects. There should be more small (less than 2000 feet) single family homes to provide more affordable housing. The Town's goal should not be "how much profit can a builder get out of a set number of acres".

11/16/2025

We moved to apex for its rural charm, not to look at townhouses

11/16/2025

Dislike seeing 10 wheelers cruising downtown Salem St. Stop all construction vehicles from driving through downtown, They need to reroute. It's bad enough with train traffic.

11/15/2025

WE NEED A TRADER JOES

11/15/2025

Stop building complexes

11/15/2025

Apex has wonderful parks in the area, people use them all the time! We need more of these. Have you seen how over crowded Hunter St Park and Pleasant park gets on evenings and weekends? It's too much, and a clear sign we need more big rec parks with sports fields ASAP. I know there are plans to build one in South Apex off Humie Olive road, don't want start construction on that now

11/15/2025

Apex has done an amazing job of building a network of walking and biking trails! That sets us part from any area in the country! Keep doing that, the trails are used by so many and are amazing. My feedback is that you need to do more faster. I know there are several plots of land where you are waiting for owners to sell, but the utility easement is the perfect place for the trail and is land owned by the city. You should start building on those areas no and not wait 10+ years for people to maybe sell their plots of land

11/15/2025

Priority must be placed on roads and infrastructure 1st before any additional growth.

11/15/2025

In general the city of Apex needs to do a better job on putting protected bike lines and other pedestrian friendly infrastructure.

11/14/2025

I do not like the cookie cutter neighborhoods with houses stacked on top of each other which unfortunately is what's currently being built; we also need to keep more smaller single family houses that aren't townhomes or apartments as homes are becoming too large and too expensive for our firefighters, teachers, service industry workers, etc to be able to afford

11/14/2025

Investments should require an engineering economic analysis prior to substantial engineering and planning effort.

11/14/2025

I made my choices

11/14/2025

Please fix the roads! insufficient infrastructure to support growth and makes the whole area a nightmare to drive

11/14/2025

Low Income housing options

11/14/2025

Stop the dense growth

11/14/2025

Vibrant Business community

11/14/2025

I would really love to see a focus on filling empty businesses or property that is under utilized FIRST than to tear down natural areas (even if that means incentives for businesses to utilize currently developed properties over developing new properties). I would love to see continued (and expanded) protection of the tree canopy and encouraging planting of trees and saving trees on "new" properties.

11/14/2025

All these are nice aspects - my apt is not ideal but it'll do, I don't play pickleball or bike, I like local businesses but I had one once and I know how hard they are to keep going, downtown, for all it's small-town charm, has a chronic parking problem, I wish the bus came down a little closer, like maybe to the circle-K between 1 and the town line on Tenten, I like the senior center, churches are active which is nice, wish there was a paper.

11/14/2025

It has a more open, natural vibe - I get that development is going to occur, so just keeping it as-is is not the way to go, but it'd be a bummer if every square inch got backed with yet more neighborhoods developments crammed together; can we preserve some farms, some interesting venue spaces, lots of parks and trails, etc; otherwise we'll just become cary, which is fine/meh, but not unique

11/14/2025

I don't understand this question. There are several options listed that don't exist in the planning area. Downtown Apex, Bus Service, etc.

11/14/2025

You are destroying the town of apex. Everywhere you look there are neighborhoods with houses crammed in. there is not thought for schools and blatant disregard for the fact that it used to be a nice small town. As a resident it feels like all you all see is dollar signs and don't care about how the town is destroyed. The school situation is ridiculous and you should all be ashamed of yourself.

11/14/2025

SC provides great classes and provides a great meeting place.

11/14/2025

Senior Center

11/14/2025

Larger retail stores and chain restaurants. Limited selection for shopping or dining out. Local restaurants are over crowded with wait times- meaning we have to leave Apex to shop and dine elsewhere like Cary or Holly Springs. Poor road infrastructure to manage the worsening traffic due to continued residential growth. Too many small restaurants and shops

11/14/2025

There is WAY TO MUCH high density housing being built!

11/14/2025

Housing choices,Transit,sense of community

11/14/2025

Bike paths off of vehicular roads.

11/13/2025

Apex is not rural.

11/13/2025

Development needs to be carefully planned to keep green spaces.

11/13/2025

Stop building new construction. Enhance the rural country atmosphere!

11/13/2025

I have property at the INTERSECTION OF EVANS RD AND Humie Olive Rd and I need help to convert or rezone the property to commercial zone from RR zone to promote local business.

11/13/2025

Z

11/13/2025

I think the following would be a great addition to our park planning as well as bring people into Apex that would generate revenue for business and create space for community: Our own Arboretum or botanical garden; designated dark sky area for star gazing and other celestial events; community gardens.

11/13/2025

Destroy the train lines and make them rail trails. Down with CSX!

11/13/2025

More dog parks

11/13/2025

fewer jerks

11/13/2025

More housing, high density housing without the corresponding school investment, will only exacerbate the problem of overcrowding schools, traffic, specially when the plan seems to be to get rid of all of the rural housing to convert into new neighborhoods of mid to high-density. Instead, consider new ways to create spaces for explore nature, and work on way of improving roads so that traffic is manageable

11/13/2025

bike paths

11/13/2025

heavy population density should be avoided

11/13/2025

Less people less multi story buildings, simply prohibit them in all areas.

11/13/2025

Trees will be the most valuable 30 years later, no matter who governs.

11/13/2025

Less focus on downtown and merchants, preserve open spaces.

11/13/2025

I'd like to have Apex be similar to a Roswell, GA. We can't stop the growth, but we can preserve our "small" town community through art, architecture, community (apex) only buildings to deepen our relationships with our neighbors.

11/13/2025

Public schools improvements. Not all apex population will attend private schools. Let keep improving our public schools. And apex downtown should expand south of 55 to s salem st. Improve with green space and businesses.

11/13/2025

Entertainment venue.

11/13/2025

Appears to be more focus on development than preservation!!!!

11/13/2025

Keep the trees when developing. Expand road lanes to accommodate traffic.

11/13/2025

Taxes are pricing out older residents. Sound wall is needed along communities along Highway 1 since housing values along streets bordering the highway have gone down and it is more difficult to sell a house which borders in these communities.

11/13/2025

Areas such as Weaver Crossing should stay rural to accommodate equestrian facilities and provide an environment for wildlife to thrive.

11/13/2025

I'd liked the Apex that used to be the peak of good living but now it's just another nightmare. At the rate you all are going I won't be able to afford to live here much longer.

11/13/2025

There are many small pass through's between neighborhoods, developments and community ammenities which need to be preserved

11/13/2025

More businesses for neurodivergent youth, specifically above age 12. Need more community programs for life skills, transition to work/adulthood and social skills building opportunities

11/13/2025

Stop the growth

11/11/2025

Weird question.

11/7/2025

If I had more choices, I'd also say schools and downtown Apex

11/7/2025

Nearly every other on your list can be recovered if lost. I would have selected "Historic sites" as well, if I knew of any. (As a 30yr resident, that doesn't speak well of Apex's Historical Commission, if any.)

However, once you lose its "Natural environment" or its "Rural character", they can never be recovered. And there probably should be some attempt to retain the architectural style of the downtown.

10/30/2025

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However, once you lose its "Natural environment" or its "Rural Character", they can never be recovered.

10/30/2025

The nature environment and walkability/bikeability are the thing that must be considered as must have because they increase property prices and attractiveness of the area and very difficult to restore if lost due to reckless projecting. Historic sites also can be easily destroyed and never appear back. In addition all projects should consider a pedestrian friendly city environment as a major condition to avoid such ridiculous situations like now. When pedestrian have to walk miles to get to point that is 200-300 meters far from the start

10/30/2025

We use to have beautiful farm lands and trees and Apex is over populated with townhouses and multi homes everywhere causing major traffic issues that we never had before. Stop approving townhome developments that over flood the schools and roadways

10/24/2025

Families are the core of what make Apex.

10/23/2025

Growth seems like a given in this area, and I think it's generally going well in Apex. Even as we grow, there's a small-town feel that we should try to keep. Part of that is downtown, but creating mixed-use hubs in the big new developments seems like another way to keep that alive.

10/23/2025

Allowing developers to "relocate" trees to different areas during rezoning negotiations is harming nearby subdivisions that still have substantial natural areas preserved. Where are all the trees that developers say they will plant elsewhere? A sea of townhomes is not an ideal place to live, especially next to a well-designed neighborhood filled with trees and natural buffers.

10/23/2025

The town should thoughtfully assess neighboring areas when permitting development expansion. Prioritizing harmonious housing styles will help preserve development quality and property values. Consider reexamining the increase in cul-de-sacs and enclosed neighborhoods to foster safe environments for families, while minimizing cut-through traffic that can affect residents' quality of life.

10/23/2025

Unnatural large commercial housing developments this past 5 years has resulted in loss of natural environment. Need more recreation/ parks. Pleasant park is rather small for the community that has grow leaps and bounds over the past few years.

10/22/2025

We have a special needs dog (in breed pitbull who is albino, half blind and deaf). She has been attacked multiple times in and around the dog park cause other dogs sense her disability and their owners think their dog is "just playing". Apex needs a special needs/senior section of the dog parks.

10/22/2025

Special needs'opportunities & accessibility

10/22/2025

Would really like to see some of the rural and historic character be preserved as it was the original reason for moving here in 2021. I have lived all over the country and if development without enough preservation happens quickly, there are irreversible consequences.

10/22/2025

Nothing...to much growth and way to fast.

10/22/2025

We moved to Apex to escape the 'busy city' and we're saddened every time a new high density housing project comes along and makes Apex more and more like the busy city we escaped.

10/22/2025

Feels like the last rural areas of Apex, would be a shame to loose them.

10/22/2025

Schools need to be protected and car pooling access and departure needs to be safe. Downtown Apex is quaint and enjoyable. We need to keep it that way...parking garages, large buildings and expanding the downtown area need to be curbed. Historic sights are so important to the history of Apex. Destroying the homes in disrepair and replacing with 2 or 3 houses on what was originally a 1 house lot is not preserving the quaintness and history of Apex.

10/21/2025

Trees and safe areas for walking and bike riding!

10/21/2025

We need bigger trees for the long term. BIG shade trees like at Dorothy Dix park. Not skimpy developer trees.

10/21/2025

We are losing all of the natural elements in Town due to development. The Town needs to purchase land for parks and to preserve our natural environment. There are very few farms left in Town, they should be purchased when available and not developed. Preserve Open Space!

10/21/2025

Business friendly

10/21/2025

Which of the following general topics are most important to address in the Apex Planning Area? Note, transportation will be addressed in the next question. *Choose top five.*

47%	Population growth	251 ✓
42%	Natural resource preservation	223 ✓
31%	Loss of rural lifestyle, farmland	166 ✓
31%	Too much housing	165 ✓
30%	Tree removal	159 ✓
26%	Schools (e.g., capacity)	141 ✓
25%	Housing affordability	133 ✓
23%	Recreational opportunities (type, availability)	121 ✓
22%	Community appearance/character	117 ✓
16%	Adequate water, sewer	88 ✓
15%	Shopping (types and location of retail)	83 ✓
15%	Quality/maintenance of development	79 ✓
14%	Stormwater/flooding	76 ✓
12%	Too little nonresidential development	65 ✓
12%	Safety/emergency services	64 ✓

11%	Housing variety	61 ✓
10%	Too much nonresidential development	56 ✓
10%	Loss of historic and cultural assets	56 ✓
10%	Employment opportunities (type, availability)	53 ✓
8%	Cultural opportunities (type, availability)	44 ✓
6%	Other (please specify)	32 ✓
6%	Social isolation/loneliness	31 ✓
4%	Too little housing	23 ✓
3%	Septic and/or well issues	14 ✓
2%	Access to broadband	13 ✓

537 Respondents

I don't know much about the Planning Area. I live in the Corporate Area.

12/2/2025

Again we are over building without the infrastructure

12/1/2025

Infrastructure

12/1/2025

Our community is a self-sustaining farmland and equestrian area located outside the corporate limits, in the unincorporated and ETJ portions of Wake County. As the majority landowners in this region, we seek to preserve our long-established neighborhoods, environmental quality, and unique rural lifestyle. While we recognize Apex is managing planning for the area, growth pressures—especially rapid housing expansion—pose risks to stormwater management, community character, and the viability of our agricultural and equestrian lands. Planning decisions should respect the rights and contributions of long-term residents, protect the Friendship–New Hill Conservation Overlay District, and ensure that infrastructure and development do not overwhelm unincorporated communities

11/29/2025

Poll Questions 'Other' Responses:

Sidewalks

12/5/2025

DATA CENTER SHOULD NOT BE ALLOWED HERE.
NEW HILL NEEDS A GROCERY STORE BADLY.

11/26/2025

no data centers or heavy industrial

11/25/2025

The 2055 plan should include attracting development and infrastructure that will help and benefit the community, eg, hospitals, schools, grocery stores. An AI data center that draws resources away from the community will not benefit the Apex residents or Wake County.

11/25/2025

Simply the triangle is growing too fast in my opinion. The roads are not designed to handle this much traffic which causes multiple other issues in the community. We are building too close together and the cities need to spread out more to alleviate congestion. Hyper consumption of natural resources is another great concern; we need to slow this down. Preservation of natural resources is a concern because once it's gone, it's gone forever.

11/25/2025

infrastructure

11/25/2025

I live in the Small Town Character Overlay District. I have not seen any effort to protect the charm of these vintage areas. Allowing massive three-story new construction McMansions on tree-less lots has ruined the uniqueness and permanently ended affordability. I think the opposition to massive growth that overwhelms the road system is universal here. The new subdivision developments are cookie-cutter and expensive, with only minimal superficial attempts to provide green space or communal gathering points. I do understand how housing density could improve affordability -- and I support housing choice for moderate-income and low-income residents. But the mass tree removal is heart-wrenching. Preservation of resources needs to be a priority -- including preservation of open space, preservation of the tree canopy, preservation of historic sites, and preservation of older neighborhoods with modest one-story ranch homes as naturally affordable options.

11/23/2025

High density housing needs to stop

11/22/2025

Too much development/town ignores rights of private property owner!

11/21/2025

Taxes

11/21/2025

Seek employers/businesses that can provide high paying jobs so residents can live and work in Apex

11/21/2025

Population and residential development are important, but they must be balanced with preservation of nature and open spaces.

11/21/2025

Look - we are 25 minutes from an international airport - we are going to grow and more folks will want to be here - and continue to be here. Having more non-residential development outside of retail will help with offsetting the tax base / burden on the residents - cheaper to have businesses with town services.

11/21/2025

n/a

11/20/2025

our greenways and parks continue to lag way behind our neighboring communities

11/20/2025

Would like to see slower growth, a little less new housing developments and commerical. Maintain small town atmosphere

11/20/2025

Sustainable growth

11/20/2025

Use of unoccupied space in the downtown buildings would add more to the downtown appeal.

11/19/2025

Modern amenities like better cellular service and moderate increased retail (grocery stores/gas stations) in areas where there is little access should be balanced with preserving rural atmosphere and ensuring industrial development is separated from existing residential areas.

11/18/2025

Keeping new industrial development away from existing residential areas

11/18/2025

Be intentional in plans for biking and hiking to support health and quality of life. Enforce more forested buffers for both residential and commercial development, in a planned way. Use these buffers along with right-of-ways and easements for both paved greenways and dirt trails in nature. All connecting to parks in Apex, Cary greenway system, the ATT, and Harris/Jordan Lake public lands. Also more consistency in bike-friendly roads (bike lanes, safe ways to cross hwy 64).

11/18/2025

biking both dirt trails and bike friendly roads

11/18/2025

support what is already here, slow down in adding too much too fast, it is causing problems, and taking away from the beauty that was here!

11/17/2025

animal shelters

11/17/2025

When large developments go in, they clear cut the entire lot. Why can't they identify the "green spaces" ahead of time and leave the existing trees (instead of clearing, leveling, then planting immature, cheap trees)?

11/16/2025

Number of apartment houses are out of control.

11/15/2025

There are far too many high-density multi-family housing development projects!!! They will inevitably increase traffic and contribute to overcrowding in schools.

11/15/2025

Stop building complexes

11/15/2025

Stop with the manufacturing type of development, Apex doesn't need that. We are not a manufacturing community, we don't need coke bottling plants and data centers, that RUINS Apex! We need more grocery stores, schools, parks and rec areas, and other things that the suburbs have, not manufacturing - no one wants that, keep it out of here

11/15/2025

I think Apex has taken on an appearance of everything, everywhere, all at once - the development of residential has not kept up with roads and businesses and the placement/zoning has left are community scattershot appearing with little continuity in development between old and new Apex

11/15/2025

Crazy mix of businesses alongside housing in a nonsensical way (The Dollar Store/Lidl location as an example)

11/15/2025

transportation

11/14/2025

Design a functional city and end the hodge podge development

11/14/2025

Utilities capabilities/reliability (and fair cost sharing with non-residential consumers, i.e. data centers)

11/14/2025

Keep the charm of a small town

11/14/2025

The things I checked are perennial problems of communities of all sizes, always seeming to get addressed when something breaks. I hear a lot about affordable housing. Social isolation is not necessarily a govt problem - wish there was a paper.

11/14/2025

It is so sad what's happening to apex. I have been here since the early 90s and it's so disappointing how we have become saturated with homes, don't have enough schools, the roads are getting busier. If I had somewhere else to go I would 100% leave.

11/14/2025

Need sidewalk along Apex Barbecue Road from Olive Chapel down to first housing development near the new bridge/nature park. Seen numerous people walking or older kids riding bikes along the road. Again dangerous

11/14/2025

Loss of movie theatre. Other than nature and sports parks no other recreational activities. Area around Beaver Creek Commons expanded into residential housing instead of commercial shopping. Watching the shopping and restaurant growth in Holly Springs compared to Apex is disheartening. I know some want to keep the small town feel and supporting local shops and eateries - but not all of us want limited commercial resources. My adopted home is more concerned about residential growth and parks than about opportunities for good paying jobs and places to eat and shop. I don't even try to eat local anymore. And fighting traffic due to road infrastructure to support the accelerated growth in traffic - should have built roads before all the housing. Should have places where the group of 15-20 bikers could ride safely without causing major traffic issues and folks trying to pass large groups - just dangerous for all

11/14/2025

transportation/roadway infrastructure to support growth

11/13/2025

The town seems to having trouble keeping up with increasing traffic and congestion.

11/13/2025

Traffic

11/13/2025

Utility Costs

11/13/2025

Too many boring houses and condos and apartments. Not enough shops, sports complex, community center, gathering places.

11/13/2025

More growth of restaurants/ variety of choices/ varying costs

11/13/2025

Balanced growth is important. As employment expands in biotech and healthcare, Apex should ensure adequate water/sewer infrastructure in the southern ETJ and provide a range of housing types close to job centers.

11/13/2025

Quality/maintenance of development

11/13/2025

Keep class room size down. Capacity

11/13/2025

Growing to fast, and focusing to much on residential tax base to support town functions.

11/13/2025

As water, sewer, and gas run down New Hill Olive Chapel Road, many homes, smaller parcels, and developments are not able to take advantage of these resources.

11/13/2025

I'd liked the Apex that used to be the peak of good living but now it's just another nightmare. At the rate you all are going I won't be able to afford to live here much longer.

11/13/2025

Lack of restaurants and things to do with the family need to be address with our growing community.

11/13/2025

Way too many townhomes! Let's not become a bedroom community in service to jobs in Cary, Raleigh and RTP. Force concentration of housing to support mass transit in those areas.

11/13/2025

Data center--absolutely incomprehensible idea. Will destroy our community for a quick buck

11/12/2025

No 300mw data center. It isn't light industrial. Gas stations, grocery to support all the new build that are here since the 2045 plan.

11/1/2025

The original plan was before all the new neighborhoods. Now the area is more residential, needs grocery, gas to support. Not a 300 mw data center

11/1/2025

Government needs to focus on infrastructure and manage any further growth/development. Every street corner does not need one more grocery store, gas station or chain store.

11/1/2025

With all areas, accessibility for people with disabilities is key.

11/1/2025

Keeping the small-town character requires not becoming (more of) a bedroom community. I'd like to keep the sense that there's something there as you go out into the developing parts of Apex, beyond just another thousand houses.

10/23/2025

Many multipurpose rezoning projects, like The Summit at Holland and Old US 1, necessitated the construction of commercial properties. However, the selection of locations does not prioritize the quality of retail and shopping options. Developers have told the community that the idea of bringing in better retail, such as an organic grocer, is not appealing for a small strip of retail space adjacent to neighborhoods. The nearby residents want to collaborate with the town to attract higher-quality retail options that suit their lifestyle.

10/23/2025

Traffic is a mess on US-64 and other major highways/ roadways. Builders have reduced quality of housing construction and increased housing prices. Schools are still not able to meet the current capacity demands. Slow down growth. Focus on improving quality of life for existing population

10/22/2025

Road capacity

10/22/2025

Road capacity

10/22/2025

Commercial/shopping is needed in New Hill, not a data center.

10/22/2025

Very concerned about speed of development has further isolated those with disabilities. As any place gets busier and more rushed, less likely that one who is autistic, with Parkinson's, hearing impairment or other hidden disabilities will leave home. Ideas include special needs accessible playground (could partner with WCSD)

10/22/2025

Housing developments are too dense. Infrastructure can't support it in terms of roads and schools

10/22/2025

Loss of rural community and our farm land. Its like we are living in a fish bowl. We're being surrounded with development and more and more people and cars. We choose to live where we are. If we wanted to live in town, we would have moved to town. Please leave us ALONE!!!!!!!

10/22/2025

Too much land conversion, housing developments scattered everywhere instead of concentrated (reducing natural areas and also weakening community). Too many chain restaurants/ shops and not enough local options.

10/22/2025

I am very concerned that we as a community are letting this data center in. What benefit is it serving to our community? How much are the utility rates going to increase? This after we already had a huge increase! Whose pockets is this lining because I don't see it benefiting our community in any way. Are people in our local government corrupt?

10/22/2025

The town seems to be growing at a break-neck speed and loosing its' rural character.

10/21/2025

Let's stop building and developing before there is nothing left. Improve roads for the over crowding and congestion we have NOW.

10/21/2025

Rank the importance of the following **transportation** topics in the Apex Planning Area?

92%	Traffic congestion and delay	Rank: 1.93	315 ✓
80%	Adequate pedestrian facilities (sidewalks, crosswalks, shade trees, etc.)	Rank: 3.13	276 ✓
84%	Safety (speeding, crashes, lighting, etc.)	Rank: 3.22	290 ✓
79%	Pavement conditions/maintenance	Rank: 4.32	271 ✓
75%	Adequate bicycling facilities (on-road bike lanes, off-road greenways, side paths, etc.)	Rank: 4.40	258 ✓
72%	The connection between land uses and the transportation network	Rank: 4.54	248 ✓
73%	Adequate public transportation options (bus, train, carpool, etc.)	Rank: 5.02	251 ✓
10%	Other (please specify)	Rank: 7.30	33 ✓

344 Respondents

I don't know much about the Planning Area. I live in the Corporate Area.

12/2/2025

*

12/1/2025

Our community is outside the corporate limits, in the unincorporated and ETJ portions of Wake County, and is primarily self-sustaining farmland and equestrian property. Most transportation issues addressed in this survey do not apply to our area, and we do not support expansions or modifications that serve developer-driven growth rather than the needs of long-term residents. Road projects, traffic management, and public transit in our community should only be considered in ways that preserve rural character, environmental quality, and existing access for farms and equestrian uses. Planning should respect majority landowners' rights and avoid unnecessary infrastructure pressures in unincorporated areas

11/29/2025

*

11/26/2025

Poll Questions 'Other' Responses:

See Comment

11/29/2025

Having recently moved to Apex from Boston, MA, I think the streets, lighting, pavement, etc. are fine. There is not great public transportation, but that's a bigger Wake County issue.

11/26/2025

upgrading the roads and lights to handle increased traffic, adding turnlanes, etc.

11/25/2025

Please fix the pavement on Old US1 from Apex past New Hill. We have already had to replace a vehicle's suspension. It is not a joyful ride with all the uneven, cracked pavement.

11/25/2025

With the awful traffic and infrastructure, bicycles should be banned on public roadways. We have too many Greenway for them to making traffic worse in addition to putting lives at risk.

11/25/2025

take a look at the traffic today, it's miserable to drive here in the triangle area.

11/25/2025

1) I am glad that the town is prioritizing sidewalk connections, but more budget investments are needed to increase the pace of sidewalk improvements. 2) Safety in reaching schools has been deteriorating even further. 3) Pedestrian access to shopping centers seems to be overlooked, with people on foot generally needing to walk unprotected alongside entering and exiting cars. 4) Sheltered benches and bus stop lighting needs urgent upgrades, so that the bus is viewed as a reasonable option at all hours and in all weather. 5) I am concerned about lower-income and older residents in outlying areas who have no bus options available. The three bus routes that pass through downtown are great but only serve the folks who can reach downtown on foot or via the current GoApex Route One. 6) More effort is needed to communicate directly with the relatively small group of regular repeat bus riders, both with signage alerts at bus stops and takeaway information inside the bus. 7) Any transit hub (including the municipal building) needs to have passenger bathroom access whenever buses are in service, sheltered seating, and a kiosk with the full set of bus schedules. 8) To quote urbanist Brandon Lust: "The weakest link of any active transportation infrastructure network is where it falls apart at the intersections. You can have all the raised, separated, straight bike lanes you want, but if all protections are surrendered at the conflict zones (intersections), safety and efficiency are lost." Very true! Drivers making aggressive right-hand and left-hand turns without looking for pedestrians makes walking even more precarious every month. 9) Police monitoring and widespread traffic fines are needed at the intersections near downtown and other walking/biking/scootering areas. 10) Pedestrian overpasses or short lit tunnels should be considered in more locations. 11) Please make greenbelts a continued priority, both for natural beauty and as a safer walking or cycling option away from the speeding drivers.

11/23/2025

No more free transportation. It's bringing degenerates into Apex.

11/22/2025

N/A

11/21/2025

More traffic law enforcement needed.

11/21/2025

More enforcement of traffic laws.

11/21/2025

I do not care about pedestrian or cycling or public transportation at all.

11/21/2025

Drive connectivity options outside of driving - help local commerce that allows folks to travel around on greenways to enjoy Apex Business. I leave Apex on the ATT to go enjoy Cary, Raleigh, Durham businesses - all on my bike. This is not that crazy to think about

11/21/2025

The general infrastructure of roads was not meant for the amount of growth. The sheer amount of lights makes things even worse on 55, center, N. Salem, etc. when you have to stop every 50 feet. Every road is practically single lane.

11/21/2025

Adequate parking.

11/21/2025

n/a

11/20/2025

Traffic is rough!

11/20/2025

Parking

11/20/2025

Trying to navigate traffic during peak hours is painful.

11/20/2025

Public transportation is not needed in apex. Every household has multiple vehicles and the few token cases of "they have no way to get to important appointments" is bs. Its not the tax payers job. Plenty of already funded social programs can help the 3 people get to a doc apt.

11/19/2025

N/A

11/19/2025

US 64 needs to be widened now. It is already overly congested and if this does not get widened soon before this development you will cause a worsening bottleneck as people commute this roadway.

11/18/2025

Improve access to downtown via greenways and walking paths.

11/18/2025

intersection light at Apex Peakway and White Dogwood

11/18/2025

Stop adding sidewalks to older residential areas that no one requests but must be added because city council members decided it was a good thing to do. Why?! Waste of money, strips residents of their private land, removes mature trees, and likely will barely be used.

11/17/2025

None

11/17/2025

n/a

11/17/2025

More should be required of developers to create roads that serve the residents (no tiny roundabouts that emergency vehicles cannot navigate easily, no narrow roads that cause problems when there is a car or truck parked by the curb and only one car can get by at a time causing bottlenecks at the development entrance, more requirement for attractive berms and sidewalks)

11/17/2025

11/17/2025

Many neighborhoods have no way to access areas like Publix without crossing treacherous streets that are narrow.

11/17/2025

na

11/16/2025

Too many people to get around safely and efficiently with existing layout. witnessed a car only hesitate at a stop sign and nearly hit a bicyclist yesterday.

11/16/2025

Na

11/16/2025

Coordination and planning between jurisdictions so traffic issues are planned and addressed before they become a major problem. If we know houses are being built and other development is happening, we should be able to upgrade the roads and intersections before the fatal accidents start happening.

11/15/2025

zoning ordinances are not being followed. Town council decisions seem to favor developers without little or no attention to impact on traffic burden and school overcrowding.

11/15/2025

Safety around crosswalks

11/15/2025

Traffic at Salem st and Williams st intersection.

11/15/2025

Transportation is critical to maintaining Apex's quality of life as the town continues to grow. Safe, efficient, and well-planned transportation options help reduce congestion, connect neighborhoods, and make it easier for residents to access work, schools, parks, and businesses. Improvements should balance the needs of drivers, pedestrians, cyclists, and transit users, with an emphasis on safety and multimodal connectivity.

11/15/2025

You need more greenways, keep building those to connect

11/15/2025

n/a

11/15/2025

I'm not sure what "connection between land uses and the transportation network" but some of where the development is does not have adequate transportation/routes. It's just a bit too much in too many directions that creates bottlenecks and no way to get from A to B to C very easily.

11/15/2025

11/15/2025

Developing a good cycling infrastructure is very critical for Apex's growth and development and we are significantly lagging behind even some of neighboring cities. Safe bicycle commute can make a huge impact on growth and will help us reduce traffic congestion overall. Bicycle safety currently is pretty bad

11/14/2025

There is no safe way to combine foot and bike traffic with vehicle traffic. Separate them

11/14/2025

Should be developing a grid road system to handle traffic. Planning department should be designing the road system not developers.

11/14/2025

No comment

11/14/2025

Fix congestion

11/14/2025

keep traffic flowing, don't create confusing directions (people can barely follow current, basic traffic patterns)

11/14/2025

Re the connection between land use and trans - some of these shopping centers are laughable and threatening at the same time - where do you go in? where are you then? where's the store you're looking for? how do you get out, going the direction you want to go? why are all these small trees hiding the signage?

11/14/2025

traffic is my #1, 2, 3, and 4 concern - is exploding, getting worse almost every month (my commute to raleigh was ~25 min 2 years ago; I'm now at 45 min, with seemingly no end in sight to just how bad it can get, as all the thousands of homes along 64 are built

11/14/2025

Public transport for Apex is a waste of money. Look at the buses that we are paying to run empty and pollute. The proposed transportation rail hub should be located outside the downtown historic area near 540 to take advantage of open space and highway network. Why bring more traffic downtown where parking is limited and has to be procured and destroy historic neighborhood with noise and social district.

11/14/2025

11/14/2025

11/14/2025

N/a

11/14/2025

Really appreciate if you could add more pedestrian facilities. There are very limited walkable pathways.

11/14/2025

More greenways and sidewalks!

11/14/2025

Pedestrian crossings over highways like 64. High school kids crossing & so unsafe. Also we could walk to library but have to cross 64 so can't walk there. A walkway over the highway would be wonderful.

11/14/2025

Pedestrian infrastructure should come first and it will lead to better traffic overall. If people have a safe way to get to the store without a car then it would ultimately reduce cars on the road leading to less traffic/less wear and tear on the roads

11/13/2025

With population growth, we have a lot to catch up on providing multimodal transportation needs on our streets. Safe and comfortable pedestrian and bicycle facilities are lacking even when there are walkable and bikeable local destinations and shopping centers. These multimodal facilities will naturally reduce the need for single occupancy vehicles for shorter trips and they are such great amenities for general health.

11/13/2025

Pedestrian safety is a real issue. One of the things great about Apex is the walkability. I walk everyday, follow the crosswalk requirements and I have nearly lost my life on many occasions due to drivers not paying attention. This pedestrian safety needs to be addressed in some manner.

11/13/2025

With AI, can we make traffic lights less dumb? I swear you guys are trolling us sometimes with the way the lights work.

11/13/2025

We need sidewalks that don't ruin the historic trees.

11/13/2025

Drivers are getting too aggressive. Tailgating, speeding are common.

11/13/2025

too many residential areas

11/13/2025

Parking near downtown

11/13/2025

traffic and sidewalks!

11/13/2025

Cars are the least efficient by cost, space, and energy needs. Please improve other methods of travel to the point that cars stop being the default first choice for getting around.

11/13/2025

Pretty soon we will be just like Cary and have lost our small town vibe.

11/13/2025

Need more traffic enforcement. Even in residential communities. I would support automatic monitoring and corresponding system generated fines.

11/13/2025

Safety above all else, then traffic measures

11/13/2025

The ability to be able to get from a neighborhood out onto a major road without having to pack a lunch while I wait.

11/13/2025

Remove on street parking - divert to new COSTLY parking lots. Downtown is a mess due to parking on Salem street.

11/13/2025

Lack of the ability to get across roads like Olive Chapel.

11/13/2025

a train option should be built into future plans.

11/13/2025

Reduce on street parking, forcing use of new and costly parking lots.

11/13/2025

Don't understand "the connection between and use and the transportation network". For public transportation - train, specifically.

11/7/2025

Poor workmanship on brand new roads. Need to have mechanism in place that fines the paving company when poor jobs are done. It's 2025, let's act like a civilization that can build quality roads.

11/7/2025

Water quality

11/2/2025

Tried to select the next item in my priority and got the message "Adding your other option" with a rotating circle. No further topics could be selected from then on.

10/30/2025

Downtown parking

10/30/2025

Widen arterial roads. Monitor vehicular traffic and adjust traffic signals as traffic dictates.

10/29/2025

N/A

10/27/2025

Walkways and bike ways and lanes

10/27/2025

The development of Apex is hindered by being hemmed in by a highway box between NC 540; US 1; US 64 with inadequate crossing points for non-vehicular traffic.

E.g. there are numerous workplaces *just* south of US1 and numerous residences *just* north of US1 that would greatly be served by safe dedicated pedestrian/bike infrastructure to relieve the pressure on traffic.

More effort needs to be put into making *useful* non-vehicular infrastructure that allows connectivity between residential/downtown/workplaces - not just off-road recreational facilities. Without getting people out of their cars for short journeys within town, the traffic problem will continue to worsen as the population expands. The reliance on development to build pedestrian infrastructure leads to a disconnected patchwork of sidewalks which is *not* useful.

Safety - the driver awareness to non-vehicular traffic is abysmally poor in this town. I am virtually guaranteed to encounter at least one near miss at an intersection by a driver pulling out or turning without looking, or ignoring a walk signal. There needs to be a concerted effort to address this starting with low cost obvious solutions like advance light timing, more targeted enforcement, etc.

10/26/2025

I am not able to add more than one rank.

Adequate pedestrian facilities

Connection between land use

10/25/2025

Connect greenways for pedestrian/bike transportation (in addition to recreation use).

10/24/2025

The requirement in Apex to have connecting streets and prevent dead-end streets from becoming cul-de-sacs within a certain length and size should be re-evaluated. Connecting streets to commercial properties encourages cut-through traffic and speeding through residential streets that have been quiet and safe for families for many years. Speeding in neighborhoods has become uncontrollable. The lack of road improvements to keep pace with surrounding development causes congestion, which only pushes traffic into neighborhoods full of children. Families move into these neighborhoods because they feel safe, only to have that safety taken away by adjacent development connecting to their once-secure area. Emergency vehicle access is not a concern here, as these neighborhoods have plenty of their own access.

10/23/2025

Given the suburban and rural areas that currently make up Apex, public transportation feels very forced and foreign in this area. More pedestrian and biking options should be considered.

10/22/2025

building too fast without planning on traffic. bikes and public transportation are not a viable option for apex. pull back on density neighborhoods as the assumptions are wrong - their are more living and driving in those developments than planned.

10/22/2025

NA

10/21/2025

Pedestrian, bike, and shade trees everywhere are my top priorities

10/21/2025

Too much building and took away the small town feel. Apex is definitely not what is used to be when we moved here in 1990. Traffic is horrible, too many aggressive drivers and accidents. Please stop the building! Too many townhomes

10/21/2025

Too many townhouses

10/21/2025

Lack of traffic infrastructure

10/21/2025

The anemic use of the FREE bus service should tell you that expansion is not needed at this time. Use funds for the primary transportation method of most town residents, vehicles. Improve roadway lighting, crosswalk lighting and actually do things to support Vision Zero.

10/21/2025

In the future, what types of development would you like to see in the Apex Planning Area? *Check all that apply.*

58%	Parks and recreational facilities	292 ✓
44%	Restaurants	222 ✓
37%	Community centers/public gathering space	186 ✓
34%	Retail, including grocery	172 ✓
33%	Single-family detached homes	165 ✓
32%	Affordable homes	163 ✓
29%	Housing for seniors	147 ✓
26%	Agriculture/agritourism	133 ✓
26%	Rural residential homes	132 ✓
21%	Medical facilities	105 ✓
17%	None, we don't need more	86 ✓
14%	Accessory dwelling units (ADUs/backyard cottages)	73 ✓
14%	Tiny homes	72 ✓
13%	Services (professional, financial, etc.)	67 ✓
12%	Hotels, lodging	59 ✓

9%	Townhomes	46 ✓
9%	Office space	45 ✓
9%	Industrial/manufacturing development	45 ✓
7%	Apartments/condominiums	34 ✓
4%	Other (please specify)	20 ✓

507 Respondents

We lost our movie theater. The one in Holly Springs is eat with a movie, which I don't care for. The other theaters in the area are too far to attend often. I want to see a replacement for the one we lost.

12/3/2025

I don't know much about the Planning Area. I live in the Corporate Area.

12/2/2025

Apex is growing too fast and we're losing our "small town charm". We need to stop mimicking Cary. We definitely need to stop the data center from being built.

12/1/2025

We do not support any of the proposed development types or transportation projects. Our community is primarily farmland and equestrian, and the majority of landowners have had no input in Apex's plans. Suggesting "development" of agriculture is illogical—farming and agritourism cannot be "developed" into housing, commercial projects, or new roads without destroying what makes the land productive. Planning should focus on preserving farmland, open space, low-impact rural uses, and avoid unnecessary roads, high-traffic corridors, or other infrastructure that would disrupt our community.

11/29/2025

Poll Questions 'Other' Responses:

Movie theater

12/3/2025

We do not support any of the proposed transportation or development initiatives. Our community is a self-contained, primarily farmland and equestrian area, and Apex's decisions have imposed construction impacts 24/7 without input from the majority landowners. For future development, we strongly prefer preservation of farmland, open space, and low-impact equestrian-compatible uses. High-density or through-traffic developments are not appropriate for our area and would disrupt the community's character.

11/29/2025

Restaurants and grocery in New Hill

11/26/2025

We do not need industrial/manufacturing development.

11/25/2025

No more, we have enough!

11/25/2025

1) A complete moratorium on any future growth would be ideal! The roads are already insane and more massive new developments are already approved. 2) The Town of Apex does not need any more \$1 million properties for the wealthy. Only affordable modest rental housing should be pursued to fill any obvious gap. By affordable, I mean the struggling families at 30%-50% of Area Median Income, rather than the 80% AMI group of households earning more than \$100,000. 3) I would love to see the Town of Apex offer workshops, resources, pre-approved designs, tours, and loans to help existing homeowners build backyard cottages. 4) Grocery stores for outlying areas like New Hill should be encouraged, but otherwise much of Apex has plenty of shopping options. Adding beloved franchises like Trader Joe's and Ikea would be an exception! 5) Green space and greenbelts should be much higher priority than businesses and industry. 6) The new retail is either extremely expensive (frivolous or gourmet items priced only for wealthy newcomers) or struggling to attract low-wage employees (who have been displaced from Apex). 7) Unfortunately, the prominent mattress stores, car dealerships, cannabis retailers, and storage facilities are degrading rather than enriching the town. 8) Stop that data center and any future massive technology drains on our water and energy resources.

11/23/2025

Apex has lost all its charm with the overdevelopment of farmland and the severe reduction in open spaces.

11/21/2025

Provide office space, manufacturing opportunities, and parks / rec... and everything else will follow

11/21/2025

n/a

11/20/2025

Maintaining locally owned businesses in the downtown area is key for the community.

11/19/2025

Industrial development should not be directly adjacent to existing (and growing) residential areas

11/18/2025

We must remove the roadblocks that the town continues to place on local developers, which make it near impossible to build quality affordable housing for the people who make up the backbone of the community. Allow builders to build housing by-right where it makes sense. Connect housing to employment centers and transportation hubs and then partner with the right builders to bring in housing that most people can afford. We don't need solar panels and sprinkler systems. We need to be able to get more people in new homes, which are safer and energy efficient.

11/18/2025

New Hill area needs gas stations and grocery stores

11/17/2025

Leave the green areas - GREEN, stop building every area to the max. Support the housing, ROADS, SCHOOLS, ANIMAL SHELTERS, PEOPLE PROGRAMS. We dont need any more townhomes, restaurants, businesses to jam our already clogged roads and highways any further.

11/17/2025

Apex should look to the examples of Holly springs ting park and Cary's Cary tennis park, USA baseball and soccer fields. Pleasant park is a start but does not provide the same level of facilities for hosting sports events (including professional athletes not just children's sports)

11/17/2025

Single family detached homes in the 1500 sq ft range

11/16/2025

Affordable housing for seniors only. Many Seniors can't afford what's available including my parents who would like to live nearby but can't afford it. So they remain in SC.

11/16/2025

Stop building housing complexes

11/15/2025

In the future, I would like to see development that strengthens Apex's sense of community. This includes walkable mixed-use areas, more gathering spaces for adults, diverse housing options, and amenities that help residents stay connected without always having to drive to Cary or Raleigh. As Apex grows, development should prioritize people, connection, and quality of life—not just more rooftops.

11/15/2025

More grocery stores, less manufacturing. Need more medical providers - more duke, wake med & UNC locations and doctors

11/15/2025

We desperately need retail in New Hill. We have no supermarket, gas station or any professional services to serve the large population.

11/15/2025

Open space

11/15/2025

We are surprised how little restaurants there are for how much residential

11/15/2025

Open space and land preservation

You have to include this in development plans

11/15/2025

Feel we have already too much for housing

11/14/2025

Reasonably priced homes people can afford.

11/14/2025

Planning for future long-term infrastructure maintenance cost, ensuring long-term financial solvency.

11/14/2025

Mixed use/mixed zoning communities; prioritizing walkability

11/14/2025

Fix Davis Drive! Coming into town, that left-hand turn at the tracks is a death trap

11/14/2025

Repurpose of empty or abandoned buildings before building more new

11/14/2025

Dmv, ss offices, inspection stations.

11/14/2025

Things will get built if contractors want to build them - I don't know how you get contractors to want what you want.

11/14/2025

Retirement community

11/14/2025

our ratio of housing to non-housing is at risk of going out of whack - so many houses, houses, houses, with relatively little parks, interesting shops, etc.; I fear we'll just get surge in traffic but nothing local to do - everyone is driving into downtown apex/raleigh, fighting a crowd of traffic from 100000 neighborhoods

11/14/2025

I'm sick and tired of seeing the Caryification of Apex. Why do you insist on high density housing? You allow contractors to come into the downtown area buying lots that had one home on them and put in new houses that are eyesores crammed right on top of each other destroying the existing character of the community. Case in point Moore St where 6 houses are crammed on a lot that had one home previously. Two are already rentals. I know why this is being done. In the name of "affordable housing" you are trying to raise the population density so that you can qualify for federal funding for commuter rail. Why do you insist on creating and exacerbating the traffic problems because you like the solution. A money grab!

11/14/2025

na

11/14/2025

When I needed a skilled nursing facility for my mother I had to travel to Pittsboro as the one in Apex had no openings. Apex will have a large senior population needing skilled nursing facilities in the near future and will be unable to allow their citizens to stay in the community due to no or limited availability.

11/14/2025

No more cookie cutter townhomes. Apex will just be a continuous revolving door of people because all of the families who live in all the townhomes will want to move into something bigger and will need to move out of Apex to get it, which will be a never ending cycle. Also, bring back the nice classic and traditional neighborhoods with the brick houses and classic single family homes. Enough of the same boring blue and grey houses made by the same 3 national developers. It provides NO character.

11/14/2025

Need more single story homes & duplexes

11/14/2025

one-level 55+ condos or detached homes. Not just apartments or multi-unit dwellings

11/13/2025

Responsible growth please. Keep the small town feel

11/13/2025

Expand Senior Center it is way to small. Both space and parking

11/13/2025

Expand Senior Cr

11/13/2025

Most new developments approved in Apex feel one-dimensional; we know we rely on NCDOT for most road maintenance, so why promote developments that have no internal synergy between uses. Council needs to leverage its power to support and approve developments that have mixed-use components, or complement surrounding uses especially with rezoning cases where the decisions are discretionary. For by-right developments, Council should push for better quality and mix of uses while respecting the property owner rights. In all developments, multimodal transportation needs should be prioritized

11/13/2025

Mixed-use developments (that have at least residential & retail and additional uses is a bonus)

11/13/2025

Mixed-use developments

11/13/2025

If a town is not growing it's dying but I do believe we need to be careful and thoughtful about growth. No one wants to loose the very reason we live in Apex.

11/13/2025

We need better restaurants. Why can't we have a good bagel place? Or a good bakery? Why do we only have one non-Dunkin doughnut place? Also there should be a solid designated food truck place or food hall. Really though I think the high jerk concentration makes this wishful thinking.

11/13/2025

Please keep the trees. Let's focus on what NOT to do instead for the next 30 years.

11/13/2025

ban multi story housing

11/13/2025

Condos above retail

11/13/2025

Allow tiny home communities where there is actually a yard for the house.

11/13/2025

After living in area for about seven years it appears that there is overdevelopment.

11/13/2025

ADA housing.

11/13/2025

Parks and Greenways

11/9/2025

Parks and g

11/9/2025

Agriculture/agritourism is a reminder of Apex as a farming community. There are enough townhomes and apartments/condominiums. How big do you want Apex to be in terms of number of residents? I don't want it to get bigger. Too big already.

11/7/2025

A Town owned Bitcoin mining operations and managed by local universities

11/7/2025

A town owned Bitcoin mining operation and operated by local universities.

11/7/2025

Light industrial is not a hyperscale data center

11/1/2025

Could government focus on taking care of the current outstanding issues? What is wrong with maintenance and caring for what we currently have? Apex does not need to look like Cary or Raleigh or any other city. Bigger does not equal better.

11/1/2025

There are essentially three Apex Planning Areas. You should make a distinction between the smaller one north of US64, the smaller one along US1, and the larger one along the county line.

10/30/2025

We need to balance residential with commercial. Don't want to have to always drive for services/shops/jobs. Want growth to be planned and have regulations on appearance and quality so it doesn't just look like strip malls. More classy/attractive appearance.

10/28/2025

Senior housing; single level homes with independent living and assisted living options; also memory care in same area

10/27/2025

Downtown needs to expand to be more of an attractive destination which is well-connected to the rest of Apex.

In the long term, land needs to be recovered from low value density enterprises like CSX rail yard, LG Jordan Oil, the self storage business etc. for a variety of retail/housing and those businesses relocated to the edge of town

10/26/2025

No industrial near residences

10/22/2025

Would love to have a space for teens to hang out like a YMCA or a teen center.

10/21/2025

What is economic development doping? Warehouses do not employ large numbers of people. We need more manufacturing facilities, company headquarters and large employers. So far I see large wooded properties being converted to warehouses that are largely automated or for storage only. What is Holly Springs and Fuquay-Varina doing to attract large Bio-Tech companies?

10/21/2025

New **residential** development would be best located... *Choose top three.*

49%	On vacant or underused land in already-developed areas (infill)	243 ✓
27%	In mixed use developments with multi-story buildings	135 ✓
25%	Near downtown	124 ✓
24%	Along existing highway corridors and around intersections	121 ✓
21%	At the edge of town	102 ✓
20%	In undeveloped areas	101 ✓
13%	I don't know	66 ✓
12%	Other (please specify)	58 ✓

494 Respondents

Downtown is already too congested and built-up.

12/2/2025

We do not support additional residential development outside of downtown. All new housing should be focused within the 1,100 acres of Veridea. There is no housing crisis in our area—claims to the contrary are being used to justify unnecessary and disruptive development. Our farmland and equestrian community should be preserved, and low-impact planning should be prioritized.

11/29/2025

*

11/26/2025

Poll Questions 'Other' Responses:

In Cary, far away from Apex

12/1/2025

Why more houses, apartments, towthomes. Plan developments inVeridea.

11/29/2025

NO DATA CENTERS SHOULD BE ALLOWED HERE

11/26/2025

No new residential development, the streets and infrastructure isn't designed for the amount of traffic we currently have. Adding more is simply adding to the issues we already have.

11/25/2025

No new residential development

11/25/2025

MORATORIUM

11/23/2025

The town infrastructure cannot handle more massive subdivisions for the wealthy.

Repurpose existing buildings and sites into affordable housing. Consider the old-fashioned strategies of boarding houses, supervised group homes, and roommate matching services for lower-income people and struggling young adults. Please protect the mobile home communities.

11/23/2025

The biggest issue with many of the developments is there is very little variety in exterior appearance. Every townhouse development seem to use the same cookie cutter, 3-stories, white side with the stupid little balcony in the front. Then have the flat back facing the primary road. It looks terrible. Add some character and add in some 2-stories townhouses. Same goes with housing, let's mix the development with some single story houses.

11/22/2025

We don't need any more development

11/22/2025

As far as possible away from farmland and open spaces.

11/21/2025

Don't need anymore

11/21/2025

Unsure there is a correct or best answer here.

11/21/2025

There's enough housing though. Why do you keep trying to force more housing. So you just want more tax money to play with? The roads aren't designed for it. Worry about that first. Why do you want to keep trying to find any and every spot you can throw an apartment building or townhomes until what.

11/21/2025

n/a

11/20/2025

Too much.

11/20/2025

I think there is too much housing developments so close to town. Would like to see growth - slowly - further out

11/20/2025

Use the edge of town.

11/18/2025

Edge of town

11/18/2025

I'm positive we have way too much coming in with no retail or businesses. The housing market is important, but access to retail is equally as important if not more.... However the current roads already can't handle the population.

11/18/2025

Very limited to areas where there is no impact to the rural feel of the town. Townhouses/ mixed use don't fit the aesthetic of the town and continue to exacerbate the issue with school capacity.

11/17/2025

Limited to areas that are not impacting the rural feel of the town

11/17/2025

Please leave undeveloped areas alone. Not much left.

11/17/2025

As our town continues to grow with new residential developments, I'd like to suggest to prioritize the preservation of existing trees and the integration of meaningful greenery in neighborhood planning.

Many of the newer neighborhoods lack mature trees or substantial landscaping, often featuring only small bushes in front of homes. This creates a stark, pavement-heavy appearance that feels less inviting and diminishes the natural charm of our community.

Consider guidelines that promote tree preservation and require developers to incorporate thoughtful landscaping, including shade trees and green buffers. These elements not only enhance aesthetic appeal but also contribute to environmental sustainability and community well-being.

11/17/2025

There should be no new residential development. We are too crowded as it is

11/17/2025

no more new dev

11/17/2025

Leave the green areas - GREEN, stop building every area to the max. Support the housing, ROADS, SCHOOLS, ANIMAL SHELTERS, PEOPLE PROGRAMS.

We dont need any more townhomes, restaurants, businesses to jam our already clogged roads and highways any further.

11/17/2025

Not downtown

11/16/2025

Development in the undeveloped areas should ensure adequate access roads (e.g. South Salem St - new build with four lanes that get funneled to two lanes).

11/16/2025

That's the problem! I believe we have enough new residential development--so none of the locations above would be acceptable.

11/16/2025

Not needed

11/16/2025

Stop cutting down our tree canopy. Apex tops the list of towns with tree canopy loss

11/16/2025

We don't need more residential development

11/16/2025

Less residential development

11/16/2025

These decisions should be developed in concert with an urban development consultant and utilizing existing maps and population growth projections.

11/15/2025

New residential development would be best located in areas where the town can support it with adequate infrastructure—roads, schools, parks, greenways, and utilities. Growth should be concentrated in places that are already connected or can be connected to transportation networks, mixed-use areas, and community amenities. This approach prevents sprawl, reduces congestion, and creates more walkable, complete neighborhoods.

11/15/2025

no comment

11/15/2025

We should save the areas along existing highway corridors around intersections for retail.

11/15/2025

We need to slow residential construction, there is no room in the schools

11/15/2025

Apex is developing to where too much is being stacked on top of each other and is too densely populated, spread Apex further out like with Sweetwater rather than putting more within the existing town. And put neighborhoods in an area where schools will be added right there as kids are already being bused all over from overcrowding. Also consider when we've grown enough. I don't want to become Raleigh and start building up and more and more densely. It's ok to stop expanding.

11/14/2025

Limit sprawl

11/14/2025

no more growth at all

11/14/2025

Please stop developing until you can fix /expand the roads

11/14/2025

Preserve the open land and agricultural areas

11/14/2025

Remained justice heights

11/14/2025

Where they have access to transport, municipal services, schools, work, etc.

11/14/2025

My biggest ask would be to build dense downtown, and leave the perimeter for a more rural field; avoid just making everywhere dense suburbs, it'll totally kill what makes the area unique/interesting; and note that I'm suggesting still building housing -we can expand population - but build dense downtown for walkable city experience, and leave perimeter, especially as you get closer to Jordan Lake, more rural/recreational

11/14/2025

NO MORE!!!!!!!!!!!!!!

11/14/2025

See comment

11/14/2025

Focus should be shifted to building road infrastructures to manage current traffic issues, expanding shopping and eateries like Olive Garden, Outback, and other larger chain restaurants. I have to drive to Southpoint or Crabtree and Cary to shop and dine. Rather keep my business local.

11/14/2025

Areas that don't result in imminent domain of personal property.

11/14/2025

It would be nice to have more single story homes/duplexes, close to shopping & downtown & medical so that we could walk instead of drive. And include nature areas with native plants to attract pollinators.

11/14/2025

No new residential development

11/14/2025

I am concerned when good meaning people try to manipulate the free market.

11/13/2025

let the free market decide

11/13/2025

No new developments

11/13/2025

Stop putting massive townhouse / condos right next to established single family neighborhoods. It destroys the existing neighborhoods

11/13/2025

This question could be a bit more specific - does "residential" mean single family homes, townhomes or apartments/condos? Each of these fit well in certain areas.

11/13/2025

limit new development

11/13/2025

Too many people already

11/13/2025

Do we need more residents

11/13/2025

condos above retail downtown

11/13/2025

condos above retail downtown

11/13/2025

condos above retail in downtown

11/13/2025

no where

11/13/2025

we have enough

11/13/2025

More homes with yards.

11/13/2025

more tiny homes and back yard tiny homes

11/13/2025

Stop putting more high density residential areas in every corner without first addressing traffic concerns, sidewalks and safety.

11/13/2025

No more housing development needed.

11/13/2025

I'd liked the Apex that used to be the peak of good living but now it's just another nightmare. At the rate you all are going I won't be able to afford to live here much longer.

11/13/2025

We don't need more.

11/13/2025

None

11/12/2025

At what point is enough enough?

11/9/2025

No new residential development.

11/7/2025

In undeveloped areas but leaving large areas as buffers without development.

11/7/2025

More residential development??? Seriously, more people in an already over-crowded, over-used area?? What about the impact on already stressed utilities, roads and schools?? Instead of more housing with packing families into smaller and smaller areas --- the question really is how does the existing infrastructure support the number of people already living in Apex??FIX the infrastructure BEFORE adding to the Apex population.

11/1/2025

Where infrastructure can support it

10/30/2025

Unless it is residential housing (single level homes) for seniors, let's slow all other residential development until further assessment of infrastructure, etc.

10/27/2025

The continued car-dependent sprawl development westward into New Hill/Jordan Lake will also negatively impact the town overall, as we will be forced to subsidize all of this infrastructure to support low density, low productivity areas populated by suburban commuters. Not to mention the wanton destruction of natural areas and tree cover.

Fortunately we are seeing more development and renewal lately in the downtown core replacing blighted properties, but replacing with oversized mansions on small lots is not particularly productive. More dense development is essential.

10/26/2025

No more high density housing

10/23/2025

Stop/ slow down residential expansion. The current infrastructure's is not able to support existing population.

10/22/2025

In full development usually not allowed - states like Oregon and some cities have a maximum about of development per year to prevent over development

10/22/2025

No one area on a case by case basis

10/22/2025

Apex feels like it's 'at capacity' already. We have very few undeveloped areas.

10/22/2025

Not in Apex

10/22/2025

It breaks my heart to see SOOO many trees torn down all the time

10/21/2025

no new development

10/21/2025

We don't need any more residential development!! Please stop!

10/21/2025

New residential development should be built around urban / shopping areas to support those businesses. I would like Apex to grow into more of a city like Cary did. We do not need more growth on vacant/underused/undeveloped areas - keep the rural parts rural and develop the downtown instead with taller buildings that support downtown living.

10/21/2025

Please rate the following statements by whether you agree or disagree.

Everyone should have an opportunity for safe, quality housing that is affordable to their income.	69% Agree	23% Neutral	8% Disagree
Accommodating a range of housing needs in Apex is important to support a varied community including young adults, families, and seniors.	73% Agree	17% Neutral	10% Disagree
People who work in Apex should be able to afford to live in the community.	69% Agree	22% Neutral	9% Disagree
Building more housing will help keep housing costs low.	19% Agree	32% Neutral	48% Disagree
Displacement of residents is a concern in Apex.	46% Agree	34% Neutral	20% Disagree

509 responses

Downtown is already too congested and built-up.

12/2/2025

The townhome I live in is 36 years old and has had minimal updates. I rent it from a large leasing company. I pay \$1800 and that's only because I moved during the height of Covid when rent was very low. The townhomes in my community are now renting anywhere from \$2500-\$3000 for 2 and 3 bedroom homes, no larger than 1700 sq feet. That's just not economical for working class families like mind. If I were in the same situation today that I was in 2020 when I moved to Apex to be closer to my job, I would be priced out of the community I currently live in. My townhome community is in the Apex planning area. It's mostly working class families that struggle. We need more affordable housing in Apex.

12/1/2025

Please slow the growth of all types of housing. Add restaurants and businesses, infrastructure, schools, parks, etc.

11/30/2025

While safe and affordable housing is important in general, the Apex Planning Area largely consists of unincorporated Wake County land, including Friendship and New Hill, that is primarily farmland and equestrian. Applying these statements to our community is misleading, as there is no demonstrated housing crisis here, and development proposals in our area are being used to justify high-density housing and infrastructure projects without input from the majority landowners. Our priority is preserving rural character, farmland, and low-impact uses.

11/29/2025

N

11/25/2025

everyone should have the ability to own their own home

11/25/2025

Displacement by gentrification is a massive problem. The problem with "more housing" is that the price range is too high. \$1-million-plus luxury homes are not improving the community. My urgent concern is for long-time current residents and essential workers, not wealthy newcomers and new high-paid employees.

11/23/2025

I would like to have a variety of housing for different levels, I just wish this didn't always equate to townhomes. I feel like a lot of residential development that has come in has been cookie cutter townhomes.

11/22/2025

Being able to work and live in Apex is a nice to have. Living in Apex is a nice to have. Being able to make a living working in Apex is not usual. Look at the types of work in Apex... the jobs that support living in Apex are few for the lifestyle and value of land / houses. Apex has been a bedroom community forever - to change that is a long and slow process that most of the residents and administration may not have the patience for in today's Now, Now, Now society

11/21/2025

To think just because you're young and work at Panda Express and deserve to afford a home is insane. It's not that simple and it doesn't work anywhere in the world. When you're young you figure it out. I rented a room in a share house, split 2 br apartments, stayed with family.

To think someone is entitled to subsidized housing on tax payers dime just because they're young and low income is not a solution and how does that motivate anyone to do anything if it's just handed to them.

So an electrician or plumber works 70 hours a week or a doctor whose 200k+ in debt with student loans can pay more property tax so the poor little 18 year old wants their own town home to live in on their own while they work 10 hours cleaning houses and working part time at McDonald's....

11/21/2025

Apex should be focusing on development that adds resilience and is sustainable: e.g. microgrids and mandatory electrification with solar, battery, and bidirectional EV charging (V2G).

11/21/2025

n/a

11/20/2025

The decision to over build has already been made and will not be undone. The questions above have no validity since the developers run everything. The price of everything will go. The people that made this happen don't live in Apex.

11/20/2025

It seems that all of the new developments have mundane town homes on the outer, visible, streets. They have no character and take away the charm.

11/19/2025

Apex housing prices are making it difficult for current residents to be able to stay in the area if they wanted to move

11/19/2025

A

11/18/2025

These questions seem to be leading. If you asked the flip questions your answers would be different. Like "I want to see more townhomes in Apex." or "Building more apartments is important for Apex." or "Displacement of my family is a concern in Apex."

11/18/2025

If people cannot afford to live in Apex, then they need to find other nearby cities to live in. No one is guaranteed to live anywhere - it is a personal choice affected by many factors. If you make housing more affordable - how do you keep it that way. The Market dictates housing and land costs which are directly affected by Supply & Demand. If you artificially mess with that, we as the City are either going to subsidize the cost difference, or the value will lessen over time as lower income residents move into the city.

11/18/2025

Yes, displacement of residents is an issue when we are paying to rent in this area and feel priced out of owning a home here since houses have tripled in value over the last 5 years.

11/18/2025

There are two primary things that drive housing affordability. First, simple supply and demand. Apex and the greater Triangle area does not have sufficient housing. Last year, the Triangle finally surpassed its peak permits from prior to the great recession, despite growing by over 40%. Second, government fees and regulations. Per a recent study by the National Home Builder Association, over 24% of the cost of building a new home goes to the government in fees and regulations (red-tape). In Apex, that equates to \$148k/home. In comparison, the typical home builder makes around 8-10% net profit on a home. If the government was willing to match homebuilder profits, we could pull nearly \$100k out of the price of a home.

11/18/2025

If you can't afford to live here, you move further out.

11/17/2025

Stop telling people to move to Apex, then we'd have plenty of housing.

11/17/2025

no more development

11/17/2025

If housing is a must to this town, size and cost of housing MUST be considered. Not everyone wants to live in a multi story 2000+ sq ft house / apt, or can afford it in today's cost. Not everyone wants to live in this type of housing, let alone pay the taxes that come with it.

11/17/2025

"Building more housing will keep housing costs low." But not if the developer's emphasis is on larger homes!!

11/16/2025

This is a ridiculous line of questions,

Yes, everyone should have access to affordable housing but that does not exist in apex.

11/16/2025

Concerned with the development of Veridia and what it will do to housing and explosive growth that we can't handle in Apex. Love to see more choices for Senior Retirement housing.

11/15/2025

seems that most current housing construction projects are either more high-density multi-family developments or high-end individual homes that only wealthy individuals can afford

11/15/2025

Stop tearing up trees and green space to build housing complexes

11/15/2025

Housing in Apex needs to evolve in a way that supports a diverse and growing population. While Apex has many beautiful neighborhoods, we need a wider range of housing types—townhomes, cottages, smaller single-family homes, and age-friendly options—to ensure that people at different life stages can afford to live here. Thoughtful housing development should prioritize walkability, access to parks and amenities, and connection to major transportation corridors.

11/15/2025

yes

11/15/2025

A

11/15/2025

I know there are competing priorities and demands - I do think we have 'enough' supportive housing for aging seniors but need more options for mid-/low-priced home buying - like under \$400 (which seems crazy high for what we paid 10 years ago to live in Apex)

11/15/2025

While housing should be affordable for people working in and around apex . The focus should also be improve opportunities

11/14/2025

Building only huge multimillion dollar homes is killing the area.

11/14/2025

Stop raising taxes! Make insurance companies lower their rates, use your muscle to fight the rising costs. Build better roads, make our current roads to accommodate the surge of residence in Apex and surrounding areas.

11/14/2025

We send the folks looking for shelter to Raleigh

11/14/2025

We need smart growth, not dense growth

11/14/2025

I only put "disagree" on the first one - not because I disagree with the sentiment (I do think everyone should have affordable housing) - but to introduce the nuance that I don't think literally everyone must be developed for housing, affordable or otherwise; city planners should feel empowered to earmark some areas for very dense dev, and other areas NOT to be developed - in that kind of way everyone can get great housing, at variety of price points, but also design for a world that has areas that are different and interesting

11/14/2025

I think the market is what the market is.

11/14/2025

My son had to leave Apex and love to Raleigh to live because of the affordability of housing and apartment rent. He also works outside of Apex because of limited job opportunities. I worry about lower income housing and increased crime. Currently Apex is a fairly safe community.

11/14/2025

I own a house already and don't want you to build too much more housing because that will make my house appreciate less. The more rare a resource is the more valuable it will become.

11/14/2025

It seems like a lot of people (teachers, firefighters etc) are priced out so they have to move out of Apex.

11/14/2025

I agree that everyone should have the

11/14/2025

Will be tough to try to define what is affordable option that is accessible to a majority of people. Need more income aligned options (housing in varying price points).

11/14/2025

This is not Russia earn your own way not tax the hard working tax payers to help pay other peoples bills

11/14/2025

No

11/13/2025

More senior housing for lower and middle income. Improve/ keep high-quality schools . This will assure both employ opportunities for new residents, as well as encourage old residents to remain.

11/13/2025

The argument of building more housing will help keep housing costs low is a bit flawed; it depends on the success of the broader area, for example as long as the Triangle continues to make news for best cities and towns to live, continues to attract new companies and investment, housing costs are not going to go down organically. It needs to be an intentional effort to bring them down by providing different tiers of housing like mixed income housing with equitable amenities

11/13/2025

More housing won't keep housing costs low if its mainly expensive single family homes.

11/13/2025

More housing without corresponding school improvements or road preparedness will continue to erode in our quality of life. Just look at intersections like Jenks Road with Green Level Church. Even with the light, the traffic is unsufferable. All the area on Green Level Church south of 64 has become impossible at peak hours. If the plan is to bring more people into town, start by improving traffic and building more schools.

11/13/2025

The committee should give housing preference to native residents rather than make houses for people out of state. That is one way I think to keep affordability in check and outsiders do not drive home prices up.

11/13/2025

it's a social issue larger than town, can't solve it alone.

11/13/2025

It is not our job to create cheap housing that will not produce anything but falling values of property and more crime. We should actually stop it.

11/13/2025

TO many people are greedy. that is an issue.

11/13/2025

even the "smaller" more high density homes are not affordable.

11/13/2025

One of the candidates running for town council thought Apex did NOT need any more affordable housing. If it were not for my spouse, I would not have been able to afford to buy a house in Apex. I have a Master of Science degree in education and practice it daily.

11/13/2025

If you can't afford the area you need to locate where you can afford or take steps to increase your ability to purchase (i.e., save more or spend less)

11/13/2025

I'm not sure why you are asking these questions since it won't matter once the data center gets here.

11/13/2025

I would like to see the size and quality level of homes increase in Apex to attract top-tier professionals such as Dr's, Lawyers and CEO's. This group of people tends to lean towards Raleigh and Durham instead of Apex.

11/13/2025

We don't need more housing. Too much already. I don't know if displacement of residents is an issue.

11/7/2025

building more housing only helps with housing costs if the appropriate types of new units are built

11/7/2025

Housing is based upon "what the market will bear." Just because a person desires a certain lifestyle doesn't qualify them for that type of living. IF I want a swimming pool in my backyard, I need to be able to pay for it. The contractor needs to make a living, and I need to pay the contractor or he won't build my "desired" pool. Not every job/career will allow me the housing I desire. The above questions are fallacy in thinking everyone can have every opportunity and a community/government is required to find these opportunities no matter the cost to the tax base.

11/1/2025

Accessible housing and community amenities for people with disabilities (ADA compliant)

11/1/2025

c

10/31/2025

"Building more housing with keep housing costs low." Who told you that, the developers? Massive multi-story megaliths of condos attracts temporary residents who know few of their neighbors. Modest 1500sf 3br2ba starter homes build families and communities. Even tiny-homes provide a better start for first-time home buyers. Developers built what is best for THEM, not the community. What is Apex's stance on ADU's?

10/30/2025

"Building more housing with keep housing costs low." Who told you that, the developers? Massive multi-story megaliths of condos attracts temporary residents who know few of their neighbors. Modest 1500sf 3br2ba starter homes build families and communities. Even tiny-homes provide a better start for first-time home buyers. Developers built what is best for THEM, not the community.

10/30/2025

The wording of these options is clearly biased. No one wants to disagree with the way some of these statements are worded. The statements are set up to possibly give the Town the answers they want on affordable housing initiatives. I do not believe the town is in the business of real estate. The real estate market can determine itself whether it's good, bad, high rates or low. Real estate is a function of the market. The town does not need to be providing housing for people. The majority of people in their house worked very hard for it. Did what was necessary to have the house and keep it within their means. If they can't afford an area, then you move to the area that you can afford, it's the way real estate has been for many many years. Everyone can't live inside the beltline. Everyone can't live in a country club community. Everyone can't live on the coast. Each person and family determines what they can afford and where they can live. That is not to be determined by the town. The town should have enough issues and business to address for the town at large and not micromanage real estate conditions. There's no way the Town would ever be able to address housing for hundreds of people that might want to live in Apex but not be able to afford it. Folks might want to drive a Cadillac but have to settle for the Toyota.

10/30/2025

Yup

10/29/2025

Apex should offer a variety of housing options and create a welcoming environment for everyone who serves the community. When choosing sites for low-income housing and considering rezoning, it's crucial to prioritize how these locations fit within and connect to existing neighborhoods, respecting residents' homes. Efforts should aim to better blend different housing types and genuinely integrate new developments into current communities. For example, avoid placing a cluster of townhomes with no trees next to larger, tree-shaded homes. Currently, land is often used intensively by developers seeking to maximize profit without regard for the community's well-being. This approach can harm quality of life, traffic flow, safety, the environment, and property values. The Summit at Holland and Old US 1 is an example where the town failed the surrounding community by not influencing the blending of housing types or preserving the natural beauty that once existed.

10/23/2025

I completed this section. Not sure what kind of comment your program is telling me to make.

10/23/2025

Please stop /slow down granting builders land sanctions to start new constructions communities that is creating influx of populations from other areas. Focus on providing resources and infrastructure to existing populations

10/22/2025

Think about how to keep current residents rather than build more...

10/22/2025

no more apartments or low income housing.

10/22/2025

"Building more" (affordable) "housing will help keep housing costs low." Need restrictions and price caps on builders and developers.

10/21/2025

Please slow new development

10/21/2025

Many people, including myself, live in one town and work in another. I don't see that as an issue. Building more lower-cost housing that reduces the value of other homes should not be the goal.

10/21/2025

There is too much housing construction where the land is cleared instead of working with the land. Perhaps set up housing options where the buyers work with the builders to keep costs low. Having houses that start at \$600k are not practical for most first time buyers or lower income families

10/21/2025

'affordable to their income" is the key phrase here. I'm tired of people saying anyone should be able to live in Apex. You live where you can afford to live. If that is Apex that's fine. I worked two jobs for years to afford to live here because that's what I wanted for my family. So now we should build lower quality or subsidized housing to make sure anyone can live here? Why?

10/21/2025

New office and retail development would be best located...Choose top three.

48%	Along existing highway corridors and around intersections	235 ✓
48%	In mixed use developments with multi-story buildings	234 ✓
46%	Near downtown	224 ✓
35%	On vacant or underused land in already-developed areas (infill)	170 ✓
14%	At the edge of town	66 ✓
12%	In undeveloped areas	60 ✓
8%	I don't know	41 ✓
6%	Other (please specify)	29 ✓

488 Respondents

Downtown is already too congested and built-up.

12/2/2025

We need to stop the money-hungry developers from building new office/retail spaces that then stand vacant and unoccupied for years, while they take the money and run. A new office building was built very close to my neighborhood about 6 years ago and it sits mostly empty to this day. Let's fill up what we already have before building more.

12/1/2025

We do not support additional office or retail development in our area. The Apex Planning Area in question is primarily unincorporated Wake County, including Friendship and New Hill, and is rural, farmland, and equestrian. Choosing "top three" locations is misleading because this land should not be treated as a development zone. We also strongly object to the proposed 300-megawatt data center, which would further disrupt the community—though it is clear our concerns have not been considered. Planning should prioritize preserving rural character, open space, and low-impact uses rather than creating more commercial or high-traffic areas.

11/29/2025

Poll Questions 'Other' Responses:

Outside of Apex

12/1/2025

Object to office, retail and any Industrial

11/29/2025

New hill

11/25/2025

In New Hill!

11/25/2025

Use the vacant land but preserve nature

11/25/2025

Town is overdeveloped. Stop any new development for any purpose beyond what has already been approved. Give residents and the roadways a break.

11/23/2025

MORATORIUM

11/23/2025

I think it would be nice to have restaurants and shopping mixed in some of the residential areas in the western part of the town limits. Sweetwater is a nice option to have but other activities all seem to be 15-20 min or even in Cary

11/22/2025

Don

11/22/2025

I don't think we need anymore

11/22/2025

Away from all existing farmland and open spaces (see a pattern here?)

11/21/2025

Don't need anymore

11/21/2025

Manage what we have by way of development... mainly residential... if we get industrial or core business development (like Veridea opportunity), look at undeveloped areas.

11/21/2025

n/a

11/20/2025

No need to build retail since everything is online.

11/20/2025

Personally, I think developing areas that already have buildings that are unoccupied should be addressed first

11/20/2025

Utilizing the unused space in the downtown buildings would add growth to downtown and add charm to the historic nature

11/19/2025

We need better connectivity between office space and dining. I'd love to be able to walk to lunch vs. having to drive.

11/18/2025

Repurpose. Stop using "virgin" land. Quite irritating to see empty office/shops and seeing a new development opening up and stealing tenants.

11/17/2025

No where until the infrastructure is discussed and completed

11/17/2025

none

11/17/2025

STOP jamming up the downtown area! The roads cant take it! Parking is an issue when you put too many places in small spaces.

11/17/2025

Not needed

11/16/2025

An urban planning consultant should be hired to facilitate discussions and provide data to town council members for consideration.

11/15/2025

We need to blend the natural world in everything we do. Learn to live harmoniously with it like Singapore. I am ok with transforming nature to suit our needs as long as it is done with the goal of reducing reliance on cars and increasing the reliance on walking and biking. High density living doesn't have to be a concrete jungle where we displace all of the wildlife and native biomass

11/15/2025

We need more grocery stores & doctors offices, restaurants

11/15/2025

Please consider New Hill - we desperately need retail here - supermarkets, gas stations, shopping.

11/15/2025

Don't need it

11/15/2025

Services should be located mto reduce the need for travel

11/14/2025

no more needed

11/14/2025

Please stop developing until you can expand the roads to support this growth

11/14/2025

Please stop building until you can widen the roads to support this growth

11/14/2025

None

11/14/2025

by "clusters/hubs" I basically mean at key intersections, but I didn't select "existing highway corridors" b/c I don't think everyone should just be build on 64 - indeed, I'm very worried about 64 becoming a total traffic mess (already happening); if we can design to disburse the traffic, have clusters at other parts of down, that might help avoid chaos on 64

11/14/2025

clusters/hubs

11/14/2025

clusers

11/14/2025

I see a lot of empty offices and retail space - do we really need more?

11/14/2025

No new office or retail

11/14/2025

Mixed use areas like Cary fenton solves housing and retail in one space.

11/13/2025

It is important to allow smaller footprint office and retail areas in and around existing neighborhood shopping centers and as in-fill to create shorter trips

11/13/2025

Do not bring office and retail to the area you are showing as "planned". Again, these are mostly rural areas that do not have the capacity to handle the traffic. Any new investment in the community should start with expanding existing roads into the existing office and retail spaces before considering bringing down more trees for more development resulting in even worst traffic

11/13/2025

Use empty retail/office spaces that already exist

11/13/2025

No more development. I moved to a rural community on purpose. Apex is 15x the size it was when I moved here. I am not happy with the changes.

11/13/2025

we have enough

11/13/2025

na

11/13/2025

no more

11/13/2025

We don't need more

11/13/2025

Nowhere

11/12/2025

With walkability in mind

11/9/2025

Do we really need more?

11/7/2025

In undeveloped areas with large wooded buffers

11/7/2025

More development is typically more franchise businesses or corporate, rarely does it involve new start-ups or new small, independent businesses. One more strip small is as unimaginative and ugly as the existing ones.

11/1/2025

Office and retail development should go wherever the developers do NOT want to build. That's exactly how we got the unrestrained urban sprawl that characterizes most of our now-unlivable cities. If necessary, make building permits for any office/retail development an asymptotic function of its distance from the intersection of Williams and Salem streets.

10/30/2025

New Hill needs grocery, gas station, restaurants

10/30/2025

Need to look at what is already there

10/22/2025

We need more retail near New Hill

10/21/2025

Please do not develop farmland!

10/21/2025

We don't need any more office and retail

10/21/2025

Downtown needs to be expanded and to become more of an every day destination, not just a folksy once-in-awhile stop.

10/21/2025

New **industrial** development would be best located... *Choose top three.*

43%	At the edge of town	208 ✓
34%	Along existing highway corridors and around intersections	165 ✓
32%	In undeveloped areas	154 ✓
26%	On vacant or underused land in already-developed areas (infill)	124 ✓
16%	Other (please specify)	76 ✓
15%	I don't know	73 ✓
5%	Near downtown	26 ✓

481 Respondents

Downtown is already too congested and built-up.

12/2/2025

STOP THE DATA CENTER!!!!

12/1/2025

We strongly object to treating our land as available for industrial development. The Apex Planning Area in question is primarily unincorporated Wake County, including Friendship and New Hill, and consists of farmland and equestrian properties. Selecting "top three" locations is misleading because this land should not be considered a development zone. We specifically object to the proposed 300-megawatt data center being classified as light industrial, particularly since there has been no EPA review or input on the project. Industrial projects of this type would destroy rural character, disrupt the community, and impose 24/7 construction impacts without input from the majority landowners. Planning should prioritize preservation, open space, and low-impact rural uses.

11/29/2025

Poll Questions 'Other' Responses:

An area is not near any residential use that does not affect any residential use and to make sure it can handle the traffic

12/1/2025

Far away from Apex

12/1/2025

SEE COMMENT

11/29/2025

Far enough away from residents to protect public health

11/26/2025

We don't need industrial development

11/26/2025

NOT NEAR HOMES (I'm looking at you, data center)

11/25/2025

NONE. Apex is now a high end residential area. Any industrial should be in another county.

11/25/2025

Industrial is loud and consumes a lot of resources. I feel the town has issues managing resources as it is and do not think adding large consumers is beneficial to resident in any way.

11/25/2025

Industrial development, heavy or light, should be located no where near residential communities.

11/25/2025

Far away from residential.

11/25/2025

None

11/25/2025

No AI data center

11/25/2025

Not near residential areas

11/25/2025

Away from residential areas

11/25/2025

Not in Apex! They should be FAR away from residential areas

11/25/2025

No more industrial development

11/23/2025

Industrial development is not appropriate for Apex at this point. The "prosperous" residents will not take manufacturing jobs. Workers in lower paying jobs can no longer afford to live here.

11/23/2025

NOWHERE.

11/23/2025

Not sure what is considered industrial. I think a mix is good, but I don't want industrial near residential

11/22/2025

None

11/22/2025

Away from all existing farmland and open spaces

11/21/2025

Don't need anymore

11/21/2025

Manage traffic flow for commercial and residential travel

11/21/2025

Scattered in clusters using matrix principles

11/21/2025

n/a

11/20/2025

close to the landfill, oh wait that's where all new housing is going.

11/20/2025

In areas not adjacent to existing residential areas

11/18/2025

Near other higher intensity uses away from residential uses

11/18/2025

Away from homes by several miles.

11/18/2025

Away from homes by several

11/18/2025

There should be no industrial development in Apex

11/17/2025

No where

11/17/2025

OUTSIDE OF APEX AREA

11/17/2025

Not needed

11/16/2025

Not in apex. It's too small and too congested for industry. Think more rural.

11/16/2025

Far away from downtown areas and subdivisions

11/15/2025

I don't think Apex needs more industrial development.

11/15/2025

Stop building industry/manufacturing that RUINS Apex

11/15/2025

Industrial should only be placed near large existing highways like US1, 540 etc - not anywhere near residential where it can impact people in the community

11/15/2025

Don't need it

11/15/2025

Please no more industrial growth

11/15/2025

Not at all

11/15/2025

I don't think we need more of this, I don't want to become an industrial town

11/14/2025

Locate on service roads to reduce backups on travel roads

11/14/2025

no more

11/14/2025

Outside the Town of Apex

11/14/2025

Environmentally compatible; minimizing negative impact to environment and communities.

11/14/2025

No where- insufficient roads to support development

11/14/2025

Outside of town.

11/14/2025

none

11/14/2025

Far from any residential communitys, and given easements around it for public safety

11/14/2025

Will it bring good job opportunities locally?

11/14/2025

It depends what kind of industrial development it is. So important to keep the natural environment.

11/14/2025

No new industrial development

11/14/2025

along highway corridors

11/13/2025

Apex should focus on residential and services, not industrial development

11/13/2025

We do want data centers in North Carolina. These centers WILL increase our electricity , water etc

11/13/2025

we don't need new industrial dev

11/13/2025

No new industrial

11/13/2025

Nowhere

11/13/2025

outside of apex

11/13/2025

I don't believe we have enough zoning designation for industrial development. Light industrial, to me, is distribution facilities and warehouses. We need to rethink what kinds of zoning are needed especially for heavy industrial. Heavy industrial would include power production and chemical manufacturing.

11/13/2025

Only choosing one. No other options are of interest.

11/13/2025

no more

11/13/2025

no where

11/13/2025

Apex is a poor choice for industrial development, look at hwy 55 (Williams street. Other communities like Holly Springs are suitable.

11/13/2025

Areas undesirable for residential

11/13/2025

Nowhere

11/12/2025

Why do we need more industrial development?

11/7/2025

Nowhere. Let industry find another home like Chatham innovation park.

11/7/2025

nowhere

11/7/2025

The right kind of light industrial

11/1/2025

Depends upon the industry and its real environmental impact.

11/1/2025

There is such a wide range of "industrial development" that this question is essentially unanswerable. A small manufacturer of digital circuit boards might be a non-obnoxious neighbor in an existing residential area. A steel fabricator riveting I-beams, otoh...

And by the time these rules go into effect, where do you suppose "the edge of town" will be?

10/30/2025

Would prefer not to have additional industrial development as it will continue to lessen the endearing 'small town' feel of Apex

10/27/2025

Not in Apex or New Hill

10/23/2025

No industrial development should happen anywhere within 50 miles radius to the heavily suburban population

10/22/2025

Data centers will divert large amounts of existing resources like water from people living in the town to industrial use. Also will create lot more waste that is concerning. Apex should refrain from encouraging industrial development too close to the suburbs

10/22/2025

Far away from residential areas

10/22/2025

Need to have thoughtful slow process

10/22/2025

Please preserve farmland around apex!

10/21/2025

I'd prefer not to have any industrial growth here

10/21/2025

We don't need or want any industrial development

10/21/2025

Do not add more industrial development to tear down trees, pollute air/water/noise

10/21/2025

To me, "quality development" means...*Check all that apply.*

67%	A lot of existing vegetation is preserved	321 ✓
62%	Good architectural design	297 ✓
56%	Building construction lasts for decades	269 ✓
56%	Buffers, screening (from noise, traffic)	269 ✓
55%	Walkable development	265 ✓
54%	Well-designed, well-maintained landscaping	258 ✓
48%	Durable building materials	229 ✓
46%	Good street landscaping	220 ✓
46%	Access to transit, bike lanes, sidewalks, and other community connections	220 ✓
45%	Water/energy efficiency	218 ✓
35%	Ample parking	166 ✓
28%	Mixed-use development (commercial, retail, residential)	136 ✓
19%	Parking is not very visible	90 ✓
5%	Other (please specify)	25 ✓

481 Respondents

To us, "quality development" does not include converting our farmland and equestrian land into housing, commercial, or industrial projects. Our community values preservation of open space, rural character, and low-impact uses. Any new development should focus on protecting existing vegetation, maintaining buffers from noise and traffic, and using sustainable practices—but it should occur only in appropriate areas, not on unincorporated land in Friendship or New Hill.

11/29/2025

Vicious Fishes is the only place right now. There should be other areas near to Jordan Pointe. No data center. No industrial.

11/25/2025

WALKABLE

11/24/2025

Unique character. Not these identical cookie-cutter subdivisions or townhouse/condo buildings that look identical and bland. The town is losing any visual charm or whimsical variation. Driveways need to be long enough that vehicles are not blocking the sidewalks. Note the problems on the Metro Station Street near Lidl. Protect the tree canopy!

11/23/2025

Poll Questions 'Other' Responses:

Too Much No Character

11/29/2025

No more high density housing

11/22/2025

Honoring the rights of the land owner - see Beverly Rubin case!

11/21/2025

Development should fit naturally into the surrounding areas

11/21/2025

All parking and commercial buildings are covered in solar

11/21/2025

n/a

11/20/2025

Building community centers that can convert quickly to soup kitchens and homeless shelters.

11/20/2025

Diversity of housing choices

11/18/2025

No data center

11/17/2025

A lot depends on where and what is being built. Apex should be pushing for the preservation and installing of native plants.

11/17/2025

Currently there should be no development as Apex is too crowded as it is

11/17/2025

Affordable

11/17/2025

OUTSIDE OF APEX CITY LIMITS

11/17/2025

Driving down Salem and seeing dept 499 has zero appeal. Trees are better than massive buildings

11/16/2025

Perhaps Veridia could contain a Fenton (like in Cary) type development.

11/15/2025

near high quality public schools

11/15/2025

Most importantly: a lot of existing vegetation is preserved.

11/15/2025

Minimize parking to avoid unnecessary sprawl/unused land.

11/14/2025

it's hard not to select everything! all those things are good; i guess I'm trying to convey let's not just build 100000 cookie cutter suburbs, which is already kinda happening - build/design in interesting ways, that meshes well with the natural environment

11/14/2025

I think it's too late for this. You've already destroyed the town

11/14/2025

Downtown Apex buildings look run down and could use a facelift. Parking on downtown is a pain - so I avoid downtown. Plus nowhere to really eat without a wait or we just don't care for the food offerings. Anna's pizzeria is really run down and filthy inside. I wanted to clean the dead flies out of the bottom of the windows- yuck. Would love to see the car lot go downtown and replace with a nice sit down restaurant.

11/14/2025

Well lit roads with commercial and medical facilities to support the population. You have may new schools and building more which is great. If not already along the walking trails - need working call boxes in the event of an emergency. Benches to rest along the trails and the side walk in and around the nature park on Evan's Road. More parking around the soccer fields at the nature park on Evan's Road. Maybe across from the basketball court?

11/14/2025

Good quality housing is NOT the mass produced cookie cutter townhomes and single family homes that the same 3 developers make.

11/14/2025

Important to balance needs verses wants in this category. Great to have the long term and physical asthetics, but also need to balance that into the development costs (what are the added costs to the owner) and whether that serves any long-term purpose (versus just a desire to upgrade because you can require it).

11/14/2025

The landscaping is so important but can all developments be required to use native plants & ground cover that doesn't need chemical treatments? It's such a waste of money & pollutes our environment. I live in an apartment & I hate to see how landscaping is done.

11/14/2025

Apex building design standards allow low quality design and need to be enhanced.

11/13/2025

Transporation impacts are taken into consideration!

11/13/2025

na

11/13/2025

tiny houses

11/13/2025

you must first put things like sidewalks, safety and addressing traffic concerns FIRST before more development. We can't walk anywhere due to interrupted tiny sidewalks right next to big roads.

11/13/2025

Not around me.

11/13/2025

Nothing--there is no such thing

11/12/2025

Does not take away from the aesthetic of the area.

11/1/2025

Beauty is in the eye of the beholder. So far most of the newer Apex projects are unappealing, ugly and utilitarian.

11/1/2025

Inclusive Design is key. Ensuring the input of people with disabilities is included in the planning and design.

11/1/2025

Use of nonnative vegetation needs to stop. We should insist developers plant nothing other than native trees, shrubs and flowers.

10/23/2025

Development which provides a tax base to maintain existing and planned infrastructure.

10/23/2025

Development which provides a durable tax base to maintain existing and planned infrastructure. I like many of the ideas put forth by the YouTuber CityNerd (Ray Delaney)

10/23/2025

Ensuring the quality of life of residents is not disturbed in any way, shape, or form

10/22/2025

Access for vehicles of all types/sizes is well thought out and not pigeon holed by over use of concrete barriers.

10/22/2025

Stay in town

10/22/2025

Pedestrian and bike encouragement. Restaurants and places that encourage being outside.

10/22/2025

Too much parking! There is an insane amount of space reserved for parking outside of box stores. Built for the max use instead of average use. Waste of space.

10/22/2025

Expansive and connected greenway trails (made to withstand flooding - boardwalks made with cement or polywood) with access from neighborhoods

10/22/2025

Please preserve farmland!

10/21/2025

NC-55 (Williams Street) is planned to be widened by the North Carolina Department of Transportation from US 1 Highway to Olive Chapel Road, including replacement of the railroad bridge near South Salem Street, and installation of pedestrian facilities along both sides of the corridor for the full length of the project. What enhancements, modifications, or other projects would you like to see along this corridor? *Rank your preferences.*

76%	Improved pedestrian crosswalks at intersections	Rank: 2.82	250 ✓
64%	Separated crossings (bridge or tunnel) for bicycles and pedestrians	Rank: 3.16	210 ✓
65%	Construction of the planned future greenway extending from Jaycee Park to connect to new pedestrian facilities along NC 55	Rank: 3.80	211 ✓
72%	Landscaping (street trees, more trees and shrubs on adjoining properties)	Rank: 3.92	236 ✓
61%	Improved access (connections) between businesses along the corridor	Rank: 4.38	199 ✓
63%	Building improvements (facade upgrades, or redevelopment of sites - or reuse of existing buildings - for new tenants)	Rank: 4.75	205 ✓
56%	Enhanced public transportation amenities (benches, shelters, bicycle racks, trash receptacles) for existing and future bus routes	Rank: 5.52	184 ✓
62%	Lighting	Rank: 5.59	202 ✓
53%	Better signs (on businesses, wayfinding)	Rank: 7.23	174 ✓
49%	Art	Rank: 8.23	159 ✓
46%	Decorative paving	Rank: 8.53	152 ✓
6%	Other (please specify)	Rank: 10.81	21 ✓

327 Respondents

I don't know if it will be mentioned or a concern elsewhere in this survey, but the storm water management under the bridge on that stretch of 55 is a huge issue. It floods excessively and expeditiously...

12/1/2025

We expect NCDOT and the Town of Apex to provide fact-based, fully transparent information to the public regarding NC-55 (Williams Street) and any other planned or discussed infrastructure projects, including which right-of-ways may need to be obtained through eminent domain. Any roadway enhancements, bridge replacements, pedestrian facilities, or other infrastructure should be clearly justified, make financial sense, minimize impacts to private property, and be planned with public input. Projects should serve genuine public needs, not development interests, and should not rely on raising excessive bonds or taxes to cover irresponsible planning.

11/29/2025

*

11/26/2025

1) The town needs to do more specific outreach in low-income neighborhoods, to bus riders, and to pedestrians to get diverse feedback. The most likely respondents to this very long survey are prosperous new residents, affluent car drivers, and people with the luxury of time. Bus improvements will show up at the bottom of the ranking, because most survey takers are from rich multiple-vehicle households who have no intention or need to ride the bus. A short-form survey is needed as an option! 2) Please help the little independently-owned businesses in the southern stretch of Williams Street survive. I am worried that places important to lower-income residents, like the laundromat, will get replaced by expensive fancy boutiques and franchises. 3) This corridor improvement is likely to trigger more gentrification and displacement. Protect the historically African-American neighborhoods of brick ranch homes on the west side of Highway 55.

11/23/2025

Poll Questions 'Other' Responses:

See Comment below

11/29/2025

Landscaped median so the higher capacity road doesn't feel like a full of pavement fast corridor.

11/22/2025

N/A

11/21/2025

Simplicity and efficiency will drive the elegance of the overall design and look. Getting the greenway connection from Jaycee Park to the other side 55 will facilitate connectivity to downtown Apex... once that is there, you can leverage the back roads / residential streets to downtown

11/21/2025

Safety and easy parking
for seniors and differently abled

11/21/2025

The big thing is safety: keep the pedestrians from having to cross the road if at all possible.

11/21/2025

n/a

11/20/2025

bike lanes are very lacking in apex. often times I have seen 2 lane roads that have concrete median and no room for bicycles making it an extremely dangerous situation

11/20/2025

Other: Synchronized traffic signals

11/19/2025

Synchronized traffic signals

11/19/2025

A

11/18/2025

Improved traffic flow is the main goal of any project like this. Keep that the focal point.

11/18/2025

Do not allow road noise and traffic from hwy 55 widening impact downtown or small town character

11/18/2025

Just make it user friendly and not an eye sore

11/17/2025

Park benches, bike rental

11/16/2025

I look forward to apex becoming a more walkable town. I'm currently apprehensive to walk w my daughter places bc it's not pedestrian friendly. Again, witnessed a car nearly striking a bicycle yesterday & now that I think about it, a group of 3 pedestrians trying to get to the tap station.

11/16/2025

Na

11/16/2025

I am all for functional improvements before cosmetic. Also, ATT needs to connect to dt apex. One missing link is crossing 55. We need to make that high priority

11/15/2025

11/15/2025

Do this now! And then fix Davis Drive!

11/14/2025

This is an extremely busy and important section of Apex that functions best when it allows traffic to flow through town. Completing the Peakway will be a huge asset as it will lessen the traffic on 55. With that in mind, keep 55 as a Highway through town and do not attempt to "jazz" it up with paintings, decorative stuff, more lanes, etc, that will only slow the traffic flow and make it more difficult to access the existing businesses that are well established on this section of roadway.

11/14/2025

please allow for left turns and don't make us do frequent u-turns

11/14/2025

A good solid plan for maintaining traffic in the meantime - also better paving (it's horrible)

11/14/2025

This area seems ripe for the kind of high density development I mentioned above - so make road in a way lots of dense multi-use dev can happen, with also great public transport and trails to connect with downtown Apex; basically, given the pace of development in the area, it seems to me that Apex downtown could evolve over the decades into a cool, proper city downtown of high density

11/14/2025

Connected pedestrian access and a less "pawn shop" aesthetic would go a long way towards making this feel like a nicer part of town

11/14/2025

N/A

11/14/2025

Future greenway is highest priority

11/14/2025

The corridor needs to transform from auto oriented and separated land uses to a mixed use, high density, corridor.

11/13/2025

This should cut down on how many people drive to all the downtown events!

11/13/2025

This is a great opportunity for Apex to get a separated bike and pedestrian facility along this improved corridor. Keep the travel lanes no wider than 11' with 12' wide side paths on both sides of NC 55 improving pedestrian and bike access to businesses and downtown.

11/13/2025

There's no submit button here, so my biggest concerns are: better pedestrian facilities, facelifts for existing buildings/businesses (this corridor looks really junky) and not disturbing the neighboring properties by widening the road.

11/13/2025

Clean up hwy 55 business choices, it looks like a ghetto. Make it more upscale.

11/13/2025

yay! we get to have people walking by a huge busy road with super fast motors, just what everyone always wanted.

11/13/2025

na

11/13/2025

done

11/13/2025

Where did all my comments go to?

11/13/2025

traffic enforcement

11/13/2025

Better traffic flow along NC55

11/9/2025

Better traffic flow on NC55

11/9/2025

Sidewalks all the way on at least one side of the road. Right now no sidewalk to the post office, just a path. Dangerous.

11/7/2025

Rideshare pickup or dropoff point

11/7/2025

Make this corridor safe for pedestrians. Provide shoulders for cars to pull off if necessary.

11/4/2025

Sidewalks and Shoulders for cars

11/4/2025

This question also resulted in a rotating circle labelled "Adding your other option".

10/30/2025

On-demand traffic lights for making left turns out of businesses (US Post Office)

10/30/2025

N/A

10/27/2025

Make it pretty with bike lanes added to it please

10/27/2025

PLEASE include a safe crossing over US1 in scope for this project.

Make NC55 less of a "stroad" - particularly towards the southern section.

- Reduce the number of direct access driveways to reduce the number of collisions and improve traffic flow.
- Relocate parking to the rear of businesses and reduce setbacks - make it easier to access businesses from sidewalks.

Connect parking lots together.

10/26/2025

Would love to see 55 turned into a dutch style road with good bike infrastructure and continuous sidewalks.

10/24/2025

Tricky project with olive chapel rd being closed between 55 and Kelly - traffic
Nightmare

10/22/2025

NA

10/21/2025

Signage restrictions on color, size, continuity, etc

10/21/2025

Stricter sign ordinances... color, size, continuity.

10/21/2025

Signage restrictions on colors, size, locations. Continuity.

10/21/2025

Please do not waste money on public art! Art is very subjective, and not everyone will agree on any of it! It is a waste of resources. No one will use pedestrian walkways and crossings on this busy corridor.

10/21/2025

New greenways and more big shade trees are my top priorities. Driving down 55 also looks like a run down strip mall at every turn. Would be nice to see the landscaping cleaned up (again more trees, more green) and better organized signage so people actually know what they're driving by, what they're missing.

10/21/2025

Improved traffic flow through roundabouts, lights with improved sensors, etc

10/21/2025

Name an ideal place in the Apex Planning Area to socialize with others.

Downtown

12/5/2025

Apex Senior Center

12/3/2025

I live near downtown. Not familiar with Planning Area indicated on map.

12/2/2025

Downtown

Parks

Greenways

12/2/2025

Historic town

12/1/2025

Downtown, Salem St.

12/1/2025

Downtown park (to be built)

12/1/2025

This does not apply to our area. Our land is primarily farmland and equestrian, and we do not support siting social or recreational facilities here. Any Apex Planning Area social or community spaces should be limited to areas within corporate limits where such development is appropriate and already planned.

11/29/2025

Mixed park and retail would be great. Similar to north hills or Cary park.

11/26/2025

APEX SENIOR CENTER NEEDS EXPANSION. NOT ENOUGH RESOURCES FOR THE AMOUNT OF SENIORS

11/26/2025

Not sure if we have a community center or place for outdoor concerts - haven't lived here long enough.

11/26/2025

I love meeting friends downtown and chatting while shopping.

11/25/2025

Sweetwater Development

11/25/2025

Interesting question. I don't know of one area where someone could meet another person and then take advantage of some of the walking opportunities in Apex. Maybe there is such a place near downtown - which I would think would be the logical place to start - but I'm not aware of it.

11/25/2025

Tap Station

11/25/2025

Designated areas spread throughout Apex rather than all focused near downtown.

11/25/2025

11/25/2025

Salem Street in downtown Apex. The Senior Center. Onboard the bus!

11/23/2025

Peakway and 55 to deter the homeless population that is starting to encroach upon our town.

11/22/2025

Salem Street

11/22/2025

Downtown and Town Hall

11/21/2025

Downtown

11/21/2025

Downtown

11/21/2025

I have absolutely no interest in a place to socialize with others.

11/21/2025

Can't. To many people now

11/21/2025

downtown

11/21/2025

city events/activities

11/21/2025

parks

11/21/2025

Booth at city events

11/21/2025

N/A

11/21/2025

Breweries and restaurants

11/21/2025

Coffee Shop / Community Center

11/21/2025

n/a

11/21/2025

Parks with multiple activity events and gathering places.

11/21/2025

Downtown and Hunter Street.

11/21/2025

n/a

11/20/2025

I don't have a specific opinion about that. Downtown Apex is great to socialize but there are probably other place too.

11/20/2025

None

11/20/2025

Near one of the lakes (Wheeler or Jordan) with a beautiful waterfront view!

11/20/2025

Somewhere with a beautiful view of one of the lakes! (Jordan or Harris)

11/20/2025

Not sure.

11/20/2025

Downtown

11/20/2025

Around or near the Tobacco Trail.

11/20/2025

I am not sure there is one.

11/20/2025

Downtown at restaurants and shops. Ballfields/open spaces.

11/19/2025

downtown, parks

11/19/2025

Downtown is great but businesses and sidewalks are overcrowded during popular events

11/19/2025

Mixed-use developments for shopping, dining, and outdoor activities (open space).

11/19/2025

Nature park

11/19/2025

Downtown

11/18/2025

Downtown Apex restaurants, bars, and coffee shops

11/18/2025

Increase in parks and sports fields for those more on the outskirts of the development map.

11/18/2025

Downtown, Parks, commercial businesses with outdoor seating or activated spaces that people can meet and gather, senior center

11/18/2025

I think encouraging places within neighborhoods is ideal. Ensure that neighborhoods will naturally congregate (pool, fire pit, playground).

11/18/2025

Downtown Apex

11/18/2025

unsure

11/18/2025

Downtown Apex and existing parks

11/18/2025

Salem Street

11/18/2025

There isn't one for me, because I don't have a car and it's a mile to the nearest bus stop.

11/18/2025

Downtown

11/18/2025

Near vicious fishes, put in retail, and widen and repave old us1 to the Chatham county line.

11/18/2025

Community center

11/17/2025

540 & Veridea Parkway

11/17/2025

Parks, particularly Hunter Street Park

11/17/2025

Retail development in New Hill Area

11/17/2025

4,11

11/17/2025

Downtown

11/17/2025

Downtown Apex

11/17/2025

A local brewery

11/17/2025

Downtown

11/17/2025

Downtown

11/17/2025

WE ALREADY THESE PLACES.

11/17/2025

Common grounds

11/17/2025

More on the west side of 64 freeway

11/16/2025

There's not a lot for adults who don't have kids.

11/16/2025

near downtown

11/16/2025

It doesn't matter as long as people know about it

11/16/2025

Foxtail Coffee, by the chamber of Commerce, (hung out there during Covid), Senior Center most definitely

11/15/2025

Downtown Apex

11/15/2025

Downtown Apex & Community CenterNot sure

11/15/2025

Senior center

11/15/2025

Downtown apex and Sweetwater town center

11/15/2025

TRADER JOES

11/15/2025

Senior Center, outdoor dining/drinking spaces, dog park

11/15/2025

Downtown

11/15/2025

Downtown

Community center

11/15/2025

Downtown

11/15/2025

Pleasant Park, Hunter Street Park, Apex Community Park, Apex Nature Park. Community Center. We need more parks

11/15/2025

Community center

11/15/2025

Downtown Apex at one of the many events or festivals

11/15/2025

Downtown

11/15/2025

Downtown Apex

11/15/2025

Downtown Apex

11/15/2025

Downtown

11/15/2025

Apex Nature Park

11/15/2025

Downtown

11/15/2025

Not sure

11/15/2025

Downtown

11/14/2025

We need to develop public squares with cafes, restaurants, book stores and walkable/bike friendly areas. Downtown apex is the best option but it's not very walkable. Ideally cars should not be allowed in these areas. Other social infrastructure could be developed around greenways/Apex trails and/or community gardens.

11/14/2025

The Apex Senior Center is wonderful but we need a place like that for younger adults too - a place to take affordable classes, have free areas for groups to meetup with common interests like crafting, sewing etc and social events

11/14/2025

Parks

11/14/2025

Currently, downtown Apex. but it's too small already. We need more areas where people can gather with shops, restaurants and retail.

11/14/2025

Mission Market

11/14/2025

Downtown

11/14/2025

Common Grounds

11/14/2025

Parks and Downtown

11/14/2025

The tobacco district, off Salem. Great place.

11/14/2025

Downtown

11/14/2025

walkable downtown with multiple places to gather and eat and shop

11/14/2025

Downtown Apex

11/14/2025

Downtown

11/14/2025

11/14/2025

Downtown

11/14/2025

Downtown

11/14/2025

Past a group size of around 50, I can't

11/14/2025

Bicycle lanes and greenways

11/14/2025

Downtown

11/14/2025

Downtown Apex

11/14/2025

perhaps consider some sort of event space/arena? e.g. to do festivals, food truck events, medium sized concerts, that kind of thing

11/14/2025

New Hill Town Center (near the New Hill Post Office)

11/14/2025

Farmers market, community center, and park

11/14/2025

Parks, community center

11/14/2025

Really would like to see another theatre return to Apex - was nice to go out to a movie. Or maybe invite plays to the theatre. Not the outdoor theatre at the nature park or the small place uptown where you have to sit in folding chairs - so unclassy and uncomfortable

11/14/2025

The recreation and senior center is small and parking difficult. I was disappointed that the land to build a YMCA never came to fruition. We have too many fitness centers / a YMCA would serve the community families. When I try to go to the exercise room at the senior center - it's a no go during the day - to small and wasn't able to get use as it was full.

11/14/2025

Downtown Apex

11/14/2025

Open, outdoor pavilion areas with seating and tables with grass and space.

11/14/2025

Plesant Park

11/14/2025

Downtown

11/14/2025

Sweetwater

11/14/2025

"community hubs" like Sweetwater and Veridea

Downtown

11/14/2025

Apex senior center but need more outdoor green areas, more parking, & more classrooms to accommodate all the people!

11/14/2025

Down Town

11/14/2025

Downtown

11/13/2025

Not downtown, too crowded now

11/13/2025

hard question, because I feel downtown Salem Street is so busy already. I think the Skate Park is good, as well as the fields nearby it, for younger people. Perhaps some thoughtful improvements with the Tunstall House for the seniors? Many of us are already at the Community Center and an outdoor/indoor place would be welcome. The Foxtail Coffee across the street is great, but is often full of remote workers during the day at the tables.

11/13/2025

Breweries/wineries

11/13/2025

Downtown Apex

11/13/2025

N/A

11/13/2025

Parks

11/13/2025

Car free streets with local shops, convenient access to local events and plenty of space to gather.

Think like a park where there are stores beside and food stalls in side the park

11/13/2025

Not sure if an ideal place for me would be for everyone, but its important to invest and create multiple ideal places and opportunities for people to socialize

11/13/2025

Downtown is good but I wouldn't call it ideal.

11/13/2025

Bars and restaurants

11/13/2025

parks and downtown area

11/13/2025

Down town Apex, Halle Center. Churches, Restaurants

11/13/2025

Salem Street downtown

11/13/2025

Salem and 55

11/13/2025

Downtown Apex. Community center. Parks.

11/13/2025

Any Park or the downtown Area. Live music Venue would be nice

11/13/2025

Depending on age

Senior center

Community center

11/13/2025

Sports courts (Tennis, soccer, basketball, etc)

11/13/2025

Social District along Salem street.

11/13/2025

Downtown

11/13/2025

Downtown

11/13/2025

no where, the people of Apex are not always so great

11/13/2025

Downtown

11/13/2025

None

11/13/2025

Downtown, Beaver Creek

11/13/2025

Downtown or parks

11/13/2025

A second community and senior center. The ones on Hunter street are at capacity most days, especially the senior center.

11/13/2025

Apex sr center

11/13/2025

Salem Street coffee shops, restaurants are nice for socializing but it would be great to have a downtown park somewhere. Maybe rework the area around the skate park- make the field areas more like Cary downtown park and have fields offsite not taking up downtown space.

11/13/2025

Community center

11/13/2025

Downtown

11/13/2025

Near intersections, close as possible to HWY55 and downtown Apex

11/13/2025

Downtown Apex

11/13/2025

Downtown Apex

11/13/2025

Parks with playgrounds... for families with young kids.

11/13/2025

do not understand the question

11/13/2025

Senior Center

Nature Park

11/13/2025

All of the parks are great for meeting other families, especially Pleasant Park and Apex Community Park.

11/13/2025

Parks with trail access, sports (athletic fields, pickleball...), picnic tables, seating for family groups.

11/13/2025

parks, outdoor seating at restaurants

11/13/2025

Downtown

11/13/2025

Downtown apex needs a downtown park like cary downtown park.

11/13/2025

Downtown apex

11/13/2025

Well, once the data center comes in there won't be anywhere to go so it won't matter. And we already have a community center, the Halle and the senior center. We can't afford anything else.

11/13/2025

Brewery's and now Sweetwater's green space.

11/13/2025

Downtown

11/13/2025

Downtown

11/13/2025

Somewhere open that kids are welcome and they can play. Right now we all get together at brewery's (which is fine)

11/13/2025

Make contact and arrange presentations for HOAs

11/13/2025

Restaurants, coffee shops and parks.

11/13/2025

Pleasant Park, Town Hall, downtown

11/13/2025

Downtown Apex, Apex Parks

11/12/2025

Downtown

11/11/2025

Parks and other natural areas

11/11/2025

Salem Street

11/9/2025

Parks since we have kids

11/9/2025

Downtown at outdoor seating spaces. Probably at parks, but I've not been to many, but I see lots of socialization at the skate park. Also at the great senior center. Lots of socialization going on there.

11/7/2025

Not sure

11/7/2025

Library

11/7/2025

Town festivals and events, Apex Nature Park, Kelly Road Park, outdoor spaces in Downtown Apex

11/7/2025

Parks

11/4/2025

A downtown Cary-type park complete with stormwater features and a playground.

11/3/2025

Parks, coffee shops, restaurants with lots of outdoor seating and kid friendly areas (ie Tapstation, Vicious Fishes)

11/2/2025

John Brown Community Center, Apex Nature Park Amphitheater

11/1/2025

Community maker space / classrooms, workshops and studios

10/31/2025

Aside from private homes, none. I run into friends at Lowes, HomeDepot, and Publix.

10/30/2025

Sweetwater amphitheater area, Town Hall courtyard, Hunter St. Park, downtown area along tracks behind businesses

10/30/2025

Downtown along the Salem str.

10/30/2025

Coffee shops, board game cafes, parks

10/30/2025

n/a

10/30/2025

Parks and greenways connecting to restaurants

10/30/2025

Sweetwater town center

10/30/2025

Sports fields available for unscheduled play - we have a million fields and it's often hard to find a place to play with a small group

10/29/2025

Apex Senior Center and it too small already

10/28/2025

The senior center has been a wonderful addition to the town but I don't believe planners anticipated the interest in it or the large number of individuals it services.

10/27/2025

Downtown

10/26/2025

Apex Community Center

10/25/2025

Sweetwater Town Center & Downtown Apex

10/24/2025

Pleasant Park

10/24/2025

Downtown

10/24/2025

Salem Street downtown

10/23/2025

Downtown Apex, businesses with lots of space (e.g. Vicious Fishes)

10/23/2025

Downtown Apex

10/23/2025

near downtown or along 55

10/23/2025

Sweetwater.

10/23/2025

Downtown, community center, parks

10/22/2025

Most of the parks/ areas are too congested to socialize.

10/22/2025

Backyard Bar (formerly Local Bar)

10/22/2025

Restaurants downtown or Sweetwater

10/22/2025

Varies - currently Backyard Bar on 64 Highway

10/22/2025

Main Street downtown Apex businesses and some existing restaurants along Hwy 55

10/22/2025

Businesses downtown

10/22/2025

Downtown

10/22/2025

The Community Center

10/22/2025

I am 73 years old and I love the Apex Senior Center

10/22/2025

Downtown - shopping, restaurants, walkable and open public spaces to gather.

10/22/2025

Pleasant Plains Park

10/22/2025

NONE

10/22/2025

Greenway trails, coffee shops/ snack shops/ resteraunts , working community farm for produce, parks, outdoor eating areas for restaraunts..

10/22/2025

Near a natural areas like apex nature park

10/22/2025

community centers

10/22/2025

Downtown

10/21/2025

Community Center, open areas near town hall

10/21/2025

Any of our parks are a great place to socialize. Concrete tables with benches

10/21/2025

Downtown eating / meeting establishments.

10/21/2025

Primarily the downtown corridor on Center St / Salem St. Then Hunter St Park, and the Community Center

10/21/2025

This is not important and is not worth spending tax dollars on.

10/21/2025

Downtown is nice but the parking is terrible. Sweetwater is promising.

10/21/2025

my neighborhood

10/21/2025

coffee shops, parks, greenways

10/21/2025

Downtown

10/21/2025

Downtown coffee shops

10/21/2025

Sweetwater commercial area.

10/21/2025

Community Park, Pleasant Park

10/21/2025

What types of places are missing to socialize with others in the Apex Planning Area?

Pubs downtown

12/5/2025

Not sure

12/3/2025

Town center/community center

Outdoor green space Town square

12/2/2025

More spas, restaurant's, coffee houses

12/1/2025

Public Parks/Greenways near downtown

12/1/2025

Parks

12/1/2025

This does not apply to our area. Our land is primarily farmland and equestrian, and we do not support siting social or recreational facilities here. Any Apex Planning Area social or community spaces should be limited to areas within corporate limits where such development is appropriate and already planned. There should also be plenty of parks and libraries in those areas to serve the public.

11/29/2025

What about a golf course instead of a data center.

11/26/2025

Community center if we have one, and a place for outdoor concerts.

11/26/2025

Not sure.

11/25/2025

Show venues.

11/25/2025

Easily accessible, centralized outdoor gathering places. I hate to make this comparison, but an excellent model would be the new Care Park. It's easy to tell someone you will meet them at x spot and then sit and people watch, enjoy seeing children playing, get a drink or a snack - whatever interests you at the moment. It's also an excellent starting point to go out to eat at a restaurant in Cary, as well.

11/25/2025

More walkable "downtown" areas.

11/25/2025

11/25/2025

Affordable food courts and cafeterias. Adequate benches along sidewalks and greenbelts. Picnic tables with umbrellas or covered shelters. Free community meeting rooms for support groups, such as Alcoholics Anonymous, Survivors of Suicide Attempts, Grief Peer Support, Bipolar Disorder Alliance, and Cancer Recovery. The renovated Historic Tunstall House should be used for this type of support group, with the condition that sessions be free and open to the public.

11/23/2025

Affordable food courts and cafeterias. Adequate benches along sidewalks and greenbelts. Picnic tables with umbrellas or covered shelters. Free community meeting rooms for support groups, such as Alcoholics Anonymous, Survivors of Suicide Attempts, Grief Peer Support, Bipolar Disorder Alliance, and Cancer Recovery. The renovated Historic Tunstall House should be used for this type of support group, with the condition that sessions be free and open to the public.

11/23/2025

None

11/22/2025

Outdoor Stage

11/21/2025

Nothing

11/21/2025

Nothing

11/21/2025

This should not be a priority of the town

11/21/2025

open space for a concert shells

11/21/2025

N/A

11/21/2025

Connectivity of greenways

11/21/2025

n/a

11/21/2025

More community parks in every neighborhood.

11/21/2025

n/a

11/20/2025

What I am missing is a park with playgrounds and walkways/bike lanes and adjacent to that a brewery/ restaurant with lots of outdoor space and greenery. Most breweries in Apex don't have a huge outdoor space. For example in Austin they have a lot of breweries with ample outdoor space. Here an example: <https://share.google/F06gp0U6cpR797oSX>.

Something that is practical and also nice looking!

11/20/2025

I don't think the area is missing any particular type of development

11/20/2025

Not sure.

11/20/2025

Better downtown that is more easy to get to.

11/20/2025

An event center for small concerts or catered events.

11/20/2025

Golf course. Bowling alley. Movie theatre.

11/19/2025

More open space and restaurants.

11/19/2025

Roof top bar

11/19/2025

Gathering parks

11/18/2025

An outdoor moving screening and live music venue in downtown. An outdoor gathering space/park in downtown.

11/18/2025

Lack of recreational activities or businesses for kids and adults. Existing options are food or beverage areas and common green space adjacent to those.

11/18/2025

There are limited businesses that have sufficient space to gather and spend time with others that don't involve alcohol and food. Outdoor spaces near downtown, activated public spaces that are accessible and adjacent to other uses where people can gather and spend time. Parks with seating, swings, hammocks, beaches that are walkable to downtown of neighborhoods

11/18/2025

We need another community center further from downtown.

We need more summer basketball open gym (rather than being displaced by pickleball)

11/18/2025

Senior centers. Amphitheater.

11/18/2025

unsure

11/18/2025

Recreation center gym

11/18/2025

food hall, theater space for local groups

11/18/2025

A movie theater to replace the one in Beaver Creek.

Something like Cameron Art Museum in Wilmington - showcasing local artists, but also a place for classes like painting, life drawing, pottery, etc. and also has an outdoor area with a lake, sculptures, etc.

11/18/2025

Mixed use. Live, work, play.

11/18/2025

Retail, parks, recreation

11/18/2025

Seems like Apex has it covered. What could be missing?

11/17/2025

A "Food Hall" for new and upcoming local restaurants/chefs that may want to have a spot before buying a brick and mortar on their own. More libraries or book stores. A bowling alley or mini-golf.

11/17/2025

Indoor places other than the Senior center.

11/17/2025

Parks, retail and restaurant

11/17/2025

Suggest referencing Ray Oldenburg's book The Great Good Place.

11/17/2025

Need a space like "Waverly Place" in Cary that you can shop, or eat, and still walk around and enjoy the space without having to cross streets or deal with traffic.

11/17/2025

Specifically, a park or plaza similar to Cary's downtown area would be a wonderful addition, one that includes food and beverage options for adults, and regularly hosts events such as live music, art showcases, and local markets; to foster connection among neighbors and support local businesses. Sweetwater new restaurant/plaza area is a good example.

11/17/2025

Open 3rd spaces, like the downtown Cary Park

11/17/2025

more greenways on the east side of Apex

11/17/2025

ANIMAL SHELTERS

11/17/2025

More tennis courts with amenities

11/16/2025

Indoor play facility for kids of all ages, outdoor pool open to the public, bowling facility, ice skating facility. Rental facility for party/ social events

11/16/2025

Movie theater, bowling alley, bookstore (Quail Ridge, Flyleaf types), community arts center.

11/16/2025

Walkable shopping areas (think Waverly in Cary).

11/16/2025

Parks

11/16/2025

Depends on age groups. There seems to be an abundance of drinking and dining downtown

11/15/2025

Restaurants

Downtown park like Cary has done

11/15/2025

Not sure

11/15/2025

I don't feel a lack here

11/15/2025

Something like The Plant in Pittsboro. It's a nice blend of the natural world, parks, and businesses. Cars are relegated somewhat to the outskirts with little pavement.

11/15/2025

TRADER JOES

11/15/2025

Community movie theatre - like The Cary Theater. The Halle has a very different vibe.

11/15/2025

A downtown park

11/15/2025

A True Community Lounge or Social House (Non-Alcohol Focused)

Think:

Board-game café

Conversation lounge

Fireplace seating

Coffee + snacks + mocktails

Book clubs, craft nights, speaker events

Open 7am–10pm

Right now Apex has coffee shops, but no place designed for lingering or meeting new people as adults.

11/15/2025

Adequate parking

11/15/2025

We need more Parks like Pleasant Park and like Apex Community Park

11/15/2025

Parks, bike trails

11/15/2025

Places for teens to hang out

11/15/2025

Places that do not involve consuming and buying, parks with shade

11/15/2025

Not sure - I feel like it's not just places but events.

11/15/2025

A town Arboretum

11/15/2025

A multi-use garden/park like Cary Downtown Park.

A gathering place for adolescents (like the Senior Center).

11/15/2025

Indoor aquatic center

11/15/2025

Bars large enough for pool tables

11/15/2025

Parks

11/15/2025

Not sure

11/15/2025

Park space downtown

11/14/2025

We don't have a public squares. We instead have huge shopping complexes which are not very well connected and people literally drive instead of walking. We need to separate parking areas from areas where people socialize.

11/14/2025

The Apex Senior Center is wonderful but we need a place like that for younger adults too - a place to take affordable classes, have free areas for groups to meetup with common interests like crafting, sewing etc and social events

11/14/2025

Dedicated Senior center, Event spaces, music venues.

11/14/2025

Tiny parks, seating areas that are quiet, feel safe, and well lit at night.

11/14/2025

Places like the newly build Sweetwater, with restaurants, shops, walkable, safe, with parking

11/14/2025

Parks near downtown

11/14/2025

Cafes

11/14/2025

Roads/parking

11/14/2025

too much car traffic

11/14/2025

Country Club Golf Course

11/14/2025

Apex needs a large Community Center type of space that could offer meeting space, catering options for medium to large gatherings. It has always bothered me that Apex does not have a space large enough for the Apex Chamber of Commerce to hold its annual banquet and Awards meeting.

Apex needs to have a golf course other than Knight's Play. Why has the Town discouraged a golf course development for all of these years?

11/14/2025

To allow more permits to children and retirees friendly activities and libraries.

11/14/2025

11/14/2025

I don't know

11/14/2025

New hill need shops, gas stations, restaurants and grocery stores etc. and NOT a data center

11/14/2025

A big theater, a dedicated "banquet" hall, maybe with liquor if the crowd elects to have it, an indoor family style "fairgrounds" or festival venue

11/14/2025

Bicycle lanes and greenways

11/14/2025

A large park like downtown Cary with a bar, playground, lots of green space and room for activities.

11/14/2025

we need more soccer fields that aren't 100% booked out by leagues - fields for pickup soccer, at all ages (including adults, importantly)

11/14/2025

keep building great parks and trails!

11/14/2025

Need a Town Center and Bus Stop when more retail is built in New Hill

11/14/2025

Walkable access to parks

11/14/2025

Theatre with events

11/14/2025

Restaurants with outdoor seating and open space for kids to play, outdoor/park space in the downtown area

11/14/2025

Exactly what was mentioned above.

11/14/2025

In general just more places should reduce the crowdedness of every gathering place in the area

11/14/2025

Town Center or Arts Center of some sort

11/14/2025

Unsure

11/14/2025

More public park options in downtown

IDEA: redevelop CC Jones park with items like the downtown Cary park to pull more people to that area (which will increase the footprint of the downtown corridor)

11/14/2025

No comment

11/14/2025

Civic spaces and meaningful open spaces in nonresidential areas.

11/13/2025

more small pocket parks and places of nature refuge.

11/13/2025

We need a place like Zinc House in Apex

11/13/2025

N/A

11/13/2025

Focus on increasing green spaces.

11/13/2025

Always need to drive, No organic usage (i.e. I need to drive there intentionally)

11/13/2025

small to medium event or concert venues

11/13/2025

An medium to large open-air event center away from downtown

11/13/2025

The downtown Cary Park is probably too elaborate for Apex a mini version would be nice. Someplace close to businesses and transportation that people go to outside of work. Our closest thing is the Chamber of Commerce parking lot.

11/13/2025

need a social center to hold events, meetings, rent for weddings, public or private events

11/13/2025

Professional Sports Stadium

11/13/2025

Sports bar in DTA

11/13/2025

Arboretum or botanical garden; designated dark sky area for star gazing and other celestial events; community gardens; outside heated dining areas and social areas for winter.

11/13/2025

I think Cary has done a tremendous work with Tennis facilities. CTP is an outstanding place to gather and play with others, and connects people of all ages, from small kids to seniors. Now Raleigh has taken a cue and is creating their own tennis center. It would be amazing if Apex would have a space like CTP instead of a series of courts scattered around town.

11/13/2025

Any park but mostly downtown.

11/13/2025

Beergardens/amenities in parks

11/13/2025

Greenspaces within retail

11/13/2025

Bagel shop

11/13/2025

Free spaces- indoor and outdoor

11/13/2025

None

11/13/2025

Not sure

11/13/2025

More parks with play areas for children.

11/13/2025

See previous comment.

11/13/2025

Need more coffee houses, places to sit along Salem st

11/13/2025

Parks

11/13/2025

Do we have spaces for large festivals like Sugg Farm?

11/13/2025

Need another community center that is large enough. The current one is too small

11/13/2025

Not sure that there are

11/13/2025

None come to mind at the moment

11/13/2025

Walkable neighborhood retail/cafes.

11/13/2025

again I am not sure I understand the question.

11/13/2025

Night clubs

11/13/2025

Neighborhood parks and spaces for children and adults to gather.

11/13/2025

field space that isn't for sports

11/13/2025

seating outside

11/13/2025

A great downtown park like cary downtown park.

11/13/2025

Concerts like beach music etc

11/13/2025

Updating, expanding, and starting the Downtown social area

11/13/2025

An indoor pool.

11/13/2025

Meeting space for clubs larger than 150

11/13/2025

Something like North Hills!!!

11/13/2025

Breweries, a park like downtown Cary (a crown jewel of that community),

11/13/2025

I wish we had a Koka Booth venue similar to the one in Cary.

11/13/2025

A museum

11/13/2025

Restaurants, coffee shops and parks. A bowling alley, a Top Golf facility a country club with golf.

11/13/2025

Social activities for the 44-55 year old age range

11/13/2025

Parks similar to what Holly Springs does.

11/13/2025

An expanded downtown

11/12/2025

Open space areas in downtown

11/11/2025

Outdoor gathering areas like Downtown Cary has

11/9/2025

Coffee shops open on Sunday.

11/9/2025

Can't think of any.

11/7/2025

Would be cool to have an apex Oktoberfest festival at a park with authentic beer and food and games

11/7/2025

Family-friendly restaurants with kid amenities, greenways/trail connections from residential areas to places with coffee shops/retail/restaurants, breweries with outdoor kid-friendly spaces, mixed use development with retail/food/recreation/etc.

11/7/2025

A library closer to downtown and pedestrian only streets with restaurants and small retail

11/3/2025

Flat open green space

11/2/2025

Park in that area

11/1/2025

Movie theater, town square

11/1/2025

Family Entertainment like a movie theater, mini golf, bowling, go karting style place

10/31/2025

Anyplace that doesn't depend on selling alcohol, that's not also a church.

10/30/2025

A place for teens to hang out in the evenings

10/30/2025

Areas for music concerts, social activities but have adequate parking

10/30/2025

City parks. Pedestrian-friendly city-environment on the large area

10/30/2025

n/a

10/30/2025

Walkability to restaurants and cafe and coffee

10/30/2025

- Restaurants that are adjacent to parks, green spaces, and car-free pedestrian areas. I'd love to be able to take my kid to dinner and walk to a park afterwards.

10/30/2025

Social district with open container

10/30/2025

Parking near down town so social areas can be used.

10/30/2025

Food hall

10/30/2025

As above

10/29/2025

N/A

10/27/2025

Museums

10/25/2025

Dense mix of residential and business linked to long/linked greenways.

10/24/2025

Outdoor Movies and safe Park areas for nights and weekends for families to gather. Or the ability to have craft fairs with food trucks and live music in the evenings to attend not just on a special Saturday

10/24/2025

Night Clubs

10/24/2025

Part of every retail concentration like Beaver Creek

10/23/2025

Integrated public parks (e.g. Downtown Cary Park), more businesses or public areas with larger footprints

10/23/2025

Apex is an excellent place for families. Socializing should include safe zones protected from traffic where kids can run freely, while parents can relax and connect. The design should consider nearby traffic, plenty of shaded areas, and sufficient parking.

10/23/2025

More outdoor restaurants

10/23/2025

medium to large outdoor event spaces

10/23/2025

Library.

10/23/2025

Apex does not have nearly as many recreational parks/ centers as Cary or Holly Springs. We also need better roadway planning. Builders like Lennar created haphazard communities across a major street like Richardson Rd with no buffer zone . Putting some of our residents in townhomes at risk of living near a major busy road prone for accidents. Builders like lennar should be held accountable . The common community areas are a disgrace and in some cases, the tires park in smithfarm community have become a safety hazard.

10/22/2025

Those that easy to access and safe for those with disabilities-

10/22/2025

Nothing missing

10/22/2025

An upgraded playground at Hunter Street.

10/22/2025

Not sure

10/22/2025

Would like to see more “plaza”-type areas where people could gather to have a cup of coffee or a drink and chat.

10/22/2025

I don't know the full area well enough. But in Apex itself, I wish there were more areas to socialize with outdoor seating that are not just sitting in a parking lot.

10/22/2025

Places with PARKING!!!!

10/22/2025

Expanding the farmers market on saturdays, Bocce ball courts, cornhole areas, pottery studio, spa, aquatic center, xtra large lagoon style pool for waterfront access

10/22/2025

More activities held in our parks.

10/22/2025

Expand the Senior Center..It is a valuable area for seniors and has become entirely too small. Expand or add 3rd floor
It criticality needs more parking...especially handicap spaces
We are so lucky to have it and I believe no one expected or planned for its success. In addition to Apex residents. many
residents from other towns use it.
Classes fill and usually have waiting lists.

10/21/2025

Recreational businesses like movie theater, bowling, top golf etc

10/21/2025

Community open areas
Adequate Downtown parking,

10/21/2025

A good cafe/coffee shop large enough to accommodate more than 25 people. Activities for adults other than the senior center. Not everyone is a senior. Bowling Ally, Ice Skating and Roller ring for children during the rainy and cold days.

10/21/2025

Na

10/21/2025

Sports facilities, walking trails

10/21/2025

A central downtown general hangout area, regardless of what restaurant or business you're visiting. Some place with a large lit sitting area, shaded, and open to all ages.

10/21/2025

none

10/21/2025

Places for teens and tweens. Mixed use areas. More pickleball courts!

10/21/2025

Too many places already

10/21/2025

Family friendly places - like fenced in play areas for kids while parents eat and/or drink.

10/21/2025

More Parks that are not sports Parks.

10/21/2025

Describe Town-sponsored activities that you enjoy with others, especially the activities that provide opportunities for you to meet new friends in Apex.

Pub crawl

12/5/2025

I like all the educational and exercise options provided at the Apex Senior Center. I am concerned that we are already outgrowing that space.

12/3/2025

Love all the activities, festivals and gatherings sponsored by the Town of Apex.

12/2/2025

Holiday cultural celebrations— 4th July Christmas parade & tree lighting etc

Annual running 5k/10k/half marathon event

Concerts at the parks

12/2/2025

All the town planned holidays and special events

12/1/2025

The many streets festivals we have in Apex.

12/1/2025

I enjoy the Apex Tree Lighting and the 4th of July event, however, in recent years they have felt overcrowded, making it difficult to connect with people.

12/1/2025

Peak fest

Christmas celebration and activities

New Years eve celebration (tbd)

12/1/2025

Town-sponsored activities in Apex do not interest us because our priority and joy come from our rural, open land and equestrian lifestyle. We focus on preserving farmland, open space, and low-impact uses, which are far more meaningful to our community than programs in town.

11/29/2025

Haven't been here long enough to know for sure, but I'm looking forward to tennis lessons and recreation activities in the parks.

11/26/2025

Pride parade/gathering

11/25/2025

None.

11/25/2025

Really, the only town- sponsored activity I participate in and have for several years is the Holiday House tour. And I plan to start attending the Senior Center.

11/25/2025

Christmas Parade, farmer market

11/25/2025

5Ks, parades, seasonal festivals.

11/25/2025

.

11/25/2025

Strolling through downtown with my dogs is the best activity! I have enjoyed the CommUniversity workshops, although they are overly-focused on new subdivisions with existing homeowner associations. I like the free activities at the Senior Center and the Halle. I would love to join activities at the Eva Perry Library, Pleasant Park, and the Apex Nature Park, but these sites are not reachable by bus. The town should offer shuttles to special events to improve accessibility.

11/23/2025

Christmas Parade, Youth programs

11/22/2025

- Recreational sports. I just wish we had more capacity to serve the growing community.
- Old Fashion July 4th
- Peak Fest
- Easter Egg Hunt (wish there was more capacity for this event)

11/22/2025

The Christmas Parade.

11/22/2025

Christmas Parade

11/21/2025

Town Hall, Senior Center

11/21/2025

Town Hall, Senior Center, Salem Street restaurants

11/21/2025

This should not be a priority of the town

11/21/2025

Pig fest

11/21/2025

N/A

11/21/2025

Thank you

11/21/2025

n/a

11/21/2025

Events. BBQ, 4th of July, Christmas

11/21/2025

The downtown and Town Hall events.

11/21/2025

n/a

11/20/2025

Peak Fest, Christmas Parade, earth fest and other festivals that happen downtown.

11/20/2025

I love the downtown activities, but I do feel like the infrastructure of events like Peak City Pig Fest and Peakfest that take place downtown isn't enough to keep up with the massive crowds that show up. 4th of July at Hunter St Park is an example of an activity where I think the town does a great job of being prepared for a huge crowd

11/20/2025

I don't usually attend any Apex social activities because I don't have the money to spend on going out often.

11/20/2025

more food events downtown

11/20/2025

Holiday celebrations.

11/20/2025

All the festivals. Sports and recreation programs.

11/19/2025

downtown festivals

11/19/2025

Street festivals and parades.

11/19/2025

Christmas parade

11/19/2025

Festivals down town

11/19/2025

Christmas parade, Peak Fest. 4th of July.

11/18/2025

TURkey Trot 5k, Olde Fashioned Fourth of July, and Annual Tree Lighting

11/18/2025

Parades and fireworks although the population growth has made these events less continent to attend

11/18/2025

We like to attend festivals, but ate finding that with so many they have gotten watered down and are not as special as they used to be

11/18/2025

The use of the town hall for public events seems to be working well.

11/18/2025

Downtown events, festivals.

11/18/2025

Holiday events, touch a truck event, etc.

11/18/2025

Peak 10k/5k, downtown festivals and events

11/18/2025

Parades and festivals

11/18/2025

street festival, live music, pop up markets

11/18/2025

I don't participate in most of the activities - see above.

11/18/2025

Festivals

11/18/2025

parades

11/17/2025

The Christmas and 4th of July parades!

11/17/2025

Senior Center activities

11/17/2025

I love the town programs for kids! Particularly the cooking classes and music classes. I was disappointed that there weren't as many offerings in the latest program guide for older kids (6-12)

11/17/2025

I enjoy several of the town activities. I greatly appreciate the thoughtful planning and energy that go into planning events for citizens to gather. - THANK YOU!

11/17/2025

Parks, restaurant/brewery

11/17/2025

Local markets

11/17/2025

Pleasant Park with sports; Community Center activities

11/17/2025

The PeakFest

11/17/2025

Witches on Salem Street, Peakfest.

11/17/2025

Apex Peakfest, Pride

11/17/2025

The many restaurants we already have.

11/17/2025

Learning opportunities - dancing, tennis, pickle ball, swimming

11/16/2025

Volunteer clean up activities, movie concerts nights, holiday events downtown

11/16/2025

Many artsy things that exist in other towns but not in Apex - Lazy Daze/Spring Daze arts festivals, Durham pottery tour, Orange County studio tour, Cary/Hillsborough lantern walks, Cary Theater (documentaries, independent films, etc.), things of that nature.

11/16/2025

I'm not sure. it feels so far gone that I could make friends here. There's no room for anyone to do anything

11/16/2025

Pigfest and Peakfest particularly. Christmas Parade

11/15/2025

Festivals

Christmas parade

Pickleball courts

11/15/2025

I love the various festivals. However, most are variation of the food and drink theam. Maybe add to this dancing, scavenger hunts, meet the merchants... More engaging. Mail the community center catalog to residents.

11/15/2025

I never meet people at events, but love all the downtown festivals, the farmers market, all the opportunities at the Halle center. We just did the scarecrow competition and that was a lot of fun!

11/15/2025

More outside events in downtown Apex for families

11/15/2025

All downtown activities

11/15/2025

Events like PeakFest, Olde Fashioned Fourth of July, Trick-or-Treat on Salem Street, and the Christmas Parade bring people together across all ages. These events are fun, welcoming, and create easy chances to talk with others while browsing vendors, waiting in food lines, or listening to live music. However, the parking situation is such that I have been unable to participate in these events for years. We are considering leaving Apex since it's so not the same community we enjoyed when we finished building our house in 2006. We moved away from Cary for the same reasons and unfortunately, Cary followed us here.

11/15/2025

The programs the community center puts on. Kid camps, youth and adult sports, classes, etc. Those are great, keep doing those

11/15/2025

Sports lessons, open gym, community center

11/15/2025

The sports & rec programs offered through the town

11/15/2025

A

11/15/2025

Parks and recreation events

11/15/2025

July 4th activities

11/15/2025

I have never made a friend at a town sponsored event. I do enjoy the smaller community events - outdoor movies/concerts, holiday and cultural events.

11/15/2025

The large annual events/festivals

11/15/2025

Parades, events at community areas (like Sweetwater)

11/15/2025

I have been to a few arts/cultural festivals in Apex downtown and I would like that to grow some more

11/14/2025

Downtown events

11/14/2025

Activities organized near downtown

11/14/2025

Xmas parade

11/14/2025

The Apex community events are great, I miss JazzFest. But PigFest and PeakFest are excellent.

11/14/2025

A plant-based food festival (plant-based foods are better for the planet, health, and animals). We have PigFest so why not focus on a humane food festival instead of a cruel one?

An area for chess like they have in NYC.

Why not create an app for Apex residents to meet and connect with each other based on similar interests? Sort of like a Tinder for Neighbors?

11/14/2025

Larger farmers market space; street fairs

11/14/2025

Halle

11/14/2025

Festivals Downtown

11/14/2025

Peakfest

11/14/2025

festivals and art shows, parades, fun-themed nights that include families, local business exploration activities, cultural events at Halle Center

11/14/2025

Churches and sports activities

11/14/2025

11/14/2025

Festivals DT apex

11/14/2025

Fitness activities for seniors, downtown restaurants, beaver creek shopping

11/14/2025

Senior center activities, church activities.

11/14/2025

peakfest

11/14/2025

downtown fairs / festivals

11/14/2025

Farmers market, craft fairs, community celebrations, and park events

11/14/2025

Festivals

11/14/2025

Recreational sports, 4th of July fireworks, Peak Fest

11/14/2025

All of the downtown festivals

11/14/2025

Apex Peakfest downtown

11/14/2025

Peak Fest, 4th of July parade, Christmas parade, Touch a Truck and Oktoberfest have all been enjoyable.

11/14/2025

N/A

11/14/2025

Witches on Salem

Holiday festivals

11/14/2025

Parades

11/14/2025

Peakfest

11/14/2025

Peak Fest, Christmas Parade

11/14/2025

Activities and events at the Apex Senior Center.

11/14/2025

The apex senior center is an incredible place to meet new people. Classes are wonderful.

11/14/2025

No comment

11/14/2025

We like just about everything the town of Apex sponsors, although we don't always attend. Not sure of what would appeal overall, but as a senior I'd like some community-wide events tailored to us. We meet people at the Halle Center cultural events easily.

11/13/2025

Apex Music Festivals

11/13/2025

N/A

11/13/2025

5k

11/13/2025

Please expand parking at Senior Center and Town Hall Campus.

11/13/2025

The halloween tour is pretty good, and all the year round different events in downtown (pride, latino festival, etc)

11/13/2025

all downtown events, community center events

11/13/2025

4th of July, Christmas Parade, Christmas tree lighting, movies and music at the nature park

11/13/2025

downtown social district

11/13/2025

Festivals, concerts, All street and activities near town hall lawn

11/13/2025

Downtown festivals and parades

11/13/2025

Fundraisers through music on stages downtown & more music events

11/13/2025

Community center classes, more evening classes for adults who work are needed. Downtown events. Dog parks and activities at parks. Festivals and Holiday events.

11/13/2025

The Halle events

11/13/2025

As mentioned earlier, I use the Cary Tennis Park a lot, and have met lots of people there.

11/13/2025

Any live music venue.

11/13/2025

Live music venue. Local musicians could perform.

11/13/2025

Anything in the downtown area. Christmas parade Witch's on Salem, Peak Fest to name a few

11/13/2025

Major events in Downtown or on the Town Hall campus

11/13/2025

Youth sports. Expand so kids are not left out because of limited space

11/13/2025

Festivals, community celebrations and volunteering

11/13/2025

Outdoor concerts, fireworks and picnics

11/13/2025

None

11/13/2025

Festivals, holiday markets for local businesses

11/13/2025

Card and game activities at the senior center are insufficient for the number of people that want to participate.

11/13/2025

More classes like pottery etc. The classes are very hard to get into and I know so many people who want to do them but can't get in.

11/13/2025

Again sr center

11/13/2025

Events at downtown salem

11/13/2025

Athletics

11/13/2025

Festivals are fun, but when it's downtown parking and safety concerns are a nightmare. I love the youth sports leagues and the community fostered there!

11/13/2025

All the festivals and the way we are encouraged to get out in the community and mingle

11/13/2025

All activities in downtown Apex like Peak Fest

11/13/2025

PeakFest, Apex Music Fest, Peak Film Fest and the Peak Players at Halle.

11/13/2025

Various festivals - BBQ, Xmas Parade, others

11/13/2025

We use the parks and trails regularly. Neighborhood children have no local parks and places to play. Parents have to hop in cars and shuttle kids around.

11/13/2025

walking greenways, fields

11/13/2025

The downtown festival. Peakfest, bbq festival, Octoberfest. Keep it up.

11/13/2025

I used to like the senior activities but now they book up before they even open for registration.

11/13/2025

Concerts like beach music

11/13/2025

Festivals

11/13/2025

live music, festivals, music venue

11/13/2025

I can't think of any.

11/13/2025

The Italian Festival

11/13/2025

Christmas parade

11/13/2025

I think you do an amazing job already!

11/13/2025

Apex festivals like 4th of July or other cultural festivals

11/12/2025

Christmas parade...Apex peak festival

11/11/2025

Scavenger hunts, holiday activities, picnics, greenway events, outdoor movies, indoor movies

11/9/2025

Family bingo night! Open gym adult volleyball, a women's only volleyball league would be much needed.

11/9/2025

I like the programs at the Halle. Great resource for the citizens of Apex.

11/7/2025

We mainly enjoy the rural setting with neighbors

11/7/2025

Love the festivals and events that occur throughout the town (e.g., Peak Fest, Italian festival, Explore S'more, any nature-based events for families, Holiday tour of lights)

11/7/2025

Parades

11/4/2025

Apex Peak Academy :) and community volunteer opportunities

11/3/2025

Festivals like 4th of July!!

11/2/2025

Christmas parade, dt activities

11/1/2025

Men's rec softball, festivals, concerts at ANP amphitheater, disc golf tournaments, Apex Peak Academy, Apex Community Police Academy, greenway walking

11/1/2025

A class series that brings businesses together with new audiences and drives creativity with learning and fun. Example building your own rain barrel, or learning auto maintenance basics.

10/31/2025

We tend to keep to ourselves, but I once was active in town league volleyball. The lunch crowd at Dallas' restaurant, and the EAA meetings at Cox Aerodrome may be as "social" as we get these days. Frankly, for cultural activities (plays, films, lectures) we drive up to the Carolina Theatre in Durham.

You might consider throwing some funds toward the Halle. I've been here 30 years and just now found out about it. The venue doesn't look like much more than the average mid-century elementary auditorium, but they seem to attract the up-and-coming artists or troupe that couldn't get booked into the Carolina. There's no obvious reason they couldn't attract the same talent as we drive to see at the Cary Theater.

10/31/2025

Fourth of July, Christmas parade, peak fest, pig fest.

10/30/2025

Festivals, cultural events.

10/30/2025

S'mores event. Peakfest.

10/30/2025

Fireworks

10/30/2025

Concerts, restaurants,

10/30/2025

N/A I don't usually participate in town events because parking is a nightmare (I'd love to see park and ride options for big events)

10/30/2025

Peak fest

10/30/2025

More town sponsored leagues

10/29/2025

Senior Center terrible parking

10/28/2025

The opportunity to have the greenways connecting neighborhoods is a viable means to meet those in your community. Also the senior center and John M. Brown community center are important additions to the town for all ages. The programs provided are exceptional.

10/27/2025

Pride, Peakfest, Juneteenth, community center

10/25/2025

Downtown and Nature Park festivals.

10/24/2025

Downtown festivals. But it would be nice to have more restaurants in the downtown area that are open later in the evening so we don't have to drive to other towns to eat at a deli, cafe or have different options to walk around in the evenings. Also to have more restaurant choices instead of businesses (construction companies, dental offices etc) that close at 5 or 6pm in downtown Apex. Cary has a lively night life and it draws more people to the downtown area because of the choices. Apex seems closed and lacks options. Not high end restaurants but family run businesses and options and variety.

10/24/2025

BBQ Festival, Farmers Market, 4th of July Fireworks.

10/24/2025

Fireworks , street festival

10/23/2025

Downtown events, Parks & Rec events for myself and my kids

10/23/2025

Christmas parade, Peakfest

10/23/2025

Walking group.

10/23/2025

July 4th drone show this year was progressive.

10/22/2025

Bands playing at Backyard Bar (formerly Local Bar)

10/22/2025

Fourth of July fireworks

10/22/2025

Peak Fest one time - hard to get info on what's happening

10/22/2025

Annual parades and festivals

10/22/2025

Street festivals (Peakfest, Apex Night Out, etc). Track out camps.

10/22/2025

The open play for pickleball midday.

10/22/2025

I enjoy the various festivals that the town sponsors

10/22/2025

Festivals, like Peak fest.

10/22/2025

Most activities are nice, but not necessarily fostering meeting new people.

10/22/2025

Mahjong, wine tasting events, cooking schools/classes

10/22/2025

Using the greenway trails, farmers market, music events, craft sales, historic house tours, seminars, peak fest, Christmas parade, holiday events

10/22/2025

Movies in the park, music in the park

10/22/2025

festivals, concerts, parades

10/22/2025

Greenways

10/21/2025

Festivals, Halle Center, Senior And Community Centers

10/21/2025

Peak Fest, Christmas Parade

10/21/2025

Family bingo, sports, kids programming

10/21/2025

Peakfest, etc

10/21/2025

The Rotary Club's pancake breakfasts, for sure! Then the Christmas Tree lighting and sing-a-long, the Fourth of July festival, Peak City Pig Fest and of course the Peak festival.

10/21/2025

The Rotary Club pancake breakfasts, the Christmas Tree lighting, the Fourth of July parade, the Peak City Pig Fest and Peak Fest. All are must-go activities.

10/21/2025

I have plenty of friends, and do not depend on the town of Apex to provide me with opportunities to meet people.

10/21/2025

I like the downtown scene, the festivals, and the parks and rec offerings

10/21/2025

parades

10/21/2025

food trucks, farmers market, concerts

10/21/2025

None

10/21/2025

Indoor pickleball for the under 55 population (not seniors!)

10/21/2025

As an individual with limited mobility I don't feel there are activities that interest me

10/21/2025

The multiple festivals held throughout the year

10/21/2025

If I could **keep** one thing about Apex, it would be...

Current size

12/5/2025

I don't want to lose ALL of the rural character that was here when I moved here 23 years ago. A lot of it is already gone.

12/3/2025

Small town appeal

12/2/2025

Keep rural areas and rural feel. More rural less overbuilding and overcrowding

12/2/2025

Senior center

12/1/2025

Its small town charm/feel. We're getting too big, too fast.

12/1/2025

Downtown. I love downtown. I love Alleyway Book Store. I love Scratch. I love Kilwins. I love the Apex Farmers Market every Saturday. Downtown is some place I want to be and it feels kid friendly for the most part, which is important to me.

12/1/2025

Small town feel

12/1/2025

If we could keep one thing about Apex, it would be the rural character, farmland, equestrian heritage, and mature trees of the surrounding unincorporated areas. Preserving open space, tree cover, and low-impact land uses should be the top priority, rather than allowing additional development that disrupts the community.

11/29/2025

Downtown charm

11/27/2025

The trees

11/26/2025

NO DATA CENTERS SHOULD BE ALLOWED HERE.

11/26/2025

The beautiful greenery, sense of nature, and beautiful parks and greenways.

11/26/2025

Downtown charm and having a good mix of nature and residential.

11/25/2025

Open Space.

11/25/2025

Its charming character. I realize it's impossible to maintain that small- town feel everywhere as the town grows exponentially, but I really hope at least the downtown area is able to stay quaint and charming.

11/25/2025

It's small town feel and sense of community. You're close to losing it. Be careful. We don't need to be another large city or somewhere plagued by constant growth in homes without expanding retail and restaurant offerings

11/25/2025

The mayor

11/25/2025

The quality of life.

11/25/2025

Small town feel, Community

11/25/2025

No data center - will ruin our small town feel

11/25/2025

The charm and character of Apex, its uniqueness and variety, as well as the existence of trees and natural environments, which are such an important part of what Apex is. The way there is variety and character to residential areas and visually pleasing design.

11/24/2025

Small Town Charm, which means the established legacy neighborhoods that are being lost to gentrification and replaced by million-plus McMansions -- and the disappearing open space surrounded by family farms.

11/23/2025

Parks

11/22/2025

Decent traffic flow compared to other areas nearby

11/22/2025

The small town feel and charm.

11/22/2025

The small town feel that we are losing every year to uncontrolled growth, greed and a terrible town council that has allowed this to happen. They paved paradise and put up a parking lot.

11/22/2025

Bustling downtown

11/22/2025

Small Town Character

11/21/2025

The small town rural atmosphere.

11/21/2025

The small-town rural atmosphere we loved.

11/21/2025

Rural farms and historic structures

11/21/2025

The way it was in 1995

11/21/2025

downtown charm

11/21/2025

N/A

11/21/2025

Thank you

11/21/2025

n/a

11/21/2025

Small town feel

11/21/2025

The parades.

11/21/2025

Small town feel

11/20/2025

our historic railroad town vibe and the small community businesses

11/20/2025

n/a

11/20/2025

There was great wildlife here. That has been destroyed.

11/20/2025

The community feeling, friendliness and openness of the people living here. I don't want this to change.

11/20/2025

Small town feel

11/20/2025

slower growth and small town atmosphere

11/20/2025

DOWNTOWN!!! It's awesome!!

11/20/2025

Keep the downtown buildings as is and don't become like downtown Cary.

11/20/2025

Don't sell or put housing in parks and greenspace, do a denser in-fill and allow higher rises especially in downtown. Stop restricting growth downtown due to single family zoning

11/20/2025

Apex Baptist Church!

11/20/2025

History and small town feel.

11/20/2025

The smaller town charm.

11/20/2025

The historic downtown charm.

11/19/2025

the small town charm and accessibility

11/19/2025

Its original conservative values

11/19/2025

Parks, but they need to expand more to the western part of the community where it is growing. In addition, continuing to invest in the parks greenway connection system because many neighborhoods do not connect.

11/19/2025

The trees

11/19/2025

Sense of pride

11/19/2025

Small town feel

11/18/2025

The sense of safety

11/18/2025

Small town feel

11/18/2025

Support for growing our greenway network and funding projects to close gaps and increase connectivity

11/18/2025

keep it small so I know people.

But since that is not a reality, I would like to keep the feeling of pride of being part of a community that works together because we have similar core beliefs (which works counter to the push for diversity).

11/18/2025

City vibe and energy. Maintain Business friendly policies and fund all aspects of the police to keep it safe.

11/18/2025

Rural lifestyle. Don't become a big city.

11/18/2025

Quaint, small town feel

11/18/2025

Downtown charm

11/18/2025

Small town character

11/18/2025

Any and everything except the existing town council. A growing town needs folks that are more forward thinking and less controlling.

11/18/2025

Small town charm and lots of green areas and parks

11/18/2025

Downtown and greenways

11/18/2025

that it is not overcrowded yet

11/18/2025

People running the show who legitimately care about the town and all of the people in it.

11/18/2025

The small town feel

11/18/2025

I wish I could say its exurb environment (a cross between rural and suburban), but that feature is pretty much erased with Apex trying to replace suburban with city.

11/17/2025

I would keep the trees and community feel

11/17/2025

The beautiful farms along Tingen Rd, S Salem Street, and Richardson Rd.

11/17/2025

It's small town charm. Downtown is getting too crowded with the new high density housing developments. The traffic is rough.

11/17/2025

The trees

11/17/2025

Tree Cover

11/17/2025

The small town feel and atmosphere. I love our downtown area and the historic buildings.

11/17/2025

Small town feel

11/17/2025

The small town feel, downtown charm, farmland and greenery. A safe and secure town with low/no crime.

11/17/2025

Small-town charm.

11/17/2025

The small town feel that has been lost

11/17/2025

Small town feel

11/17/2025

redo Highway 64

11/17/2025

preservation of downtown charm

11/17/2025

I would say the "charm" of a small town, but that is gone.

11/17/2025

Sense of small town, even though that is to a large part gone now

11/17/2025

Greenway and American Tobacco Trails

11/16/2025

Downtown small town feeling

11/16/2025

Apex Community Park

11/16/2025

The downtown shopping corridor.

11/16/2025

farms and a rural feel

11/16/2025

Small town feel of downtown but get rid of the parking and make it more pedestrian friendly

11/16/2025

Small town charm and appeal

11/16/2025

Small town America with a suburban feel.

11/15/2025

Too late for "Small Town" feel - we're out of control for sure. I moved her in "95" when Apex was 8500 at best. Now we're at 80K+. Apex will never be what it once was. reroute downtown construction traffic. Protect our downtown area

11/15/2025

Downtown restaurants and businesses

11/15/2025

It's small town, welcoming to all feel.m

11/15/2025

It's small town, welcoming to all feel.

11/15/2025

Current yard waste pickup

11/15/2025

Our commitment to nature and the environment. I have my pollinator sign!

11/15/2025

Preserving and maintaining Apex parks including playgrounds and greenways.

11/15/2025

Small town feel, keep downtown quaint

11/15/2025

walkable downtown with a variety of interesting shops and dining

11/15/2025

The country and forested areas on the west side of east Williams st headed towards holly springs (tingen road) are perfect examples of what should not be torn up and developed, but preserved.

11/15/2025

The focus on developing downtown

11/15/2025

Green space including the rural area

11/15/2025

If I could keep one thing about Apex, it would be the strong sense of community — the feeling that neighbors still know each other, look out for one another, and genuinely care about making Apex a welcoming place. I think it's too late to preserve this. I miss the calming nature of my commute and coming back to farmland on my way home from a hectic job.

11/15/2025

Keep home value high

11/15/2025

Nature walking trails

11/15/2025

The level of safety

11/15/2025

The more rural properties woth lots of trees surrpunding them that still exist as you leave town.

11/15/2025

Green spaces

11/15/2025

Being a SMALL TOWN

11/15/2025

The small town feel near downtown - sweetwater doesn't feel very apex.

11/15/2025

Rural character and large areas of open space.

11/15/2025

Small town feel & trees.

11/15/2025

The small town feel

11/15/2025

Trees

11/15/2025

Maintain Vibrant downtown

11/15/2025

Small town feel.

11/15/2025

The charming feel

11/15/2025

A thriving downtown

11/14/2025

Do not mess with downtown Apex

11/14/2025

Trails/Greenways system.

Downtown

11/14/2025

The small town charm. It's ok to not keep growing and growing

11/14/2025

Not crowded

11/14/2025

Variety of people who live here. I don't want Apex to be an upper middle class enclave.

11/14/2025

Downtown, and it's character, easy access (parking), and amenities.

11/14/2025

It's small town charm

11/14/2025

Farm land!

11/14/2025

Small town feel

11/14/2025

some of the natural areas

11/14/2025

Quaint Atmosphere

11/14/2025

Town of Apex helpful staff and their new Apps (payment and parking)

11/14/2025

Community feel

11/14/2025

Small, rural community feeling

11/14/2025

Safety

11/14/2025

Small town vibe

11/14/2025

downtown charm, and rural areas outside of town

11/14/2025

The History and historical buildings

11/14/2025

The natural environment

11/14/2025

The trees and nature that attracted us to this area

11/14/2025

Small town feel

11/14/2025

trees

11/14/2025

Farm lands

11/14/2025

Improved traffic monitoring i.e. curtailing illegal speeding, general traffic safety

11/14/2025

Big old healthy trees

11/14/2025

Thoughtful development planning

11/14/2025

Downtown Apex has a lot of charm. If we can keep that but expand to include more restaurants, breweries, and green spaces

11/14/2025

The Senior Center!

11/14/2025

as you approach jordan lake, keep a lot of woords and farmland for hiking, recreation

11/14/2025

The small town feel of downtown.

11/14/2025

Old town charm and architecture

11/14/2025

Small town charm

11/14/2025

It's higher standard of living and safety

11/14/2025

School/community connections

11/14/2025

Small town charm

11/14/2025

The cute, historical downtown.

11/14/2025

How conventional most things are to get to (even if there's a lot of traffic).

11/14/2025

Apex Lake

11/14/2025

Downtown

11/14/2025

Small town charm

11/14/2025

Trees and small town feel

11/14/2025

Small-town character. I've been in the area for the last 21 years, ever since the 3rd grade. I dislike how the new homes and new developments are turning the town into classic boring suburbia instead of a beautiful desirable place to call home.

11/14/2025

Good greenways

11/14/2025

Small town charm

11/14/2025

The small town feel

11/14/2025

warmth and welcoming culture

11/14/2025

The small downtown & historic buildings & the lack of tall new buildings.

11/14/2025

The low-density housing

11/14/2025

The wooded areas and original trees along all the roads and highways

11/14/2025

Small town feeling

11/14/2025

great parks and rec amenities and programs.

11/13/2025

it's rapidly declining small town charm

11/13/2025

TREES! And thoughtful, quality architecture that appeals to how people actually move and enjoy the community.

11/13/2025

Keep downtown Apex quaint

11/13/2025

Trees

11/13/2025

Small town feel

11/13/2025

More green space. Stop building high density/mixed use housing. Build single family, affordable homes instead of luxury homes.

11/13/2025

Downtown and Sweetwater area

11/13/2025

Keep the small town feel. I moved here 16 years ago and loved the green spaces, rural feel of parks etc. Sadly with expansion, some of that has suffered. Keep the family owned and supported businesses. May be a little more costly but worth it when people know you. Parks are still great but other things have suffered. Very friendly and welcoming and hope it stayed that way. Senior Center has a positive environment that others from local towns wish their town had.

11/13/2025

Keep building greenways!

11/13/2025

change is the only constant and for the betterment of our community, there isn't really anything that has a greater value than the thoughtful and continued improvement

11/13/2025

Downtown character

11/13/2025

The downtown hub

11/13/2025

green areas

11/13/2025

Historic downtown

11/13/2025

Maintaining the look of early Apex

11/13/2025

The sense of community.

11/13/2025

Trees

11/13/2025

Downtown Charm and sense of community

11/13/2025

The charming, small town feel, welcoming to all.

11/13/2025

Safety

11/13/2025

Historic Downtown vibe

11/13/2025

Everything. Especially the mayor

11/13/2025

Good logo

11/13/2025

Small town feel

11/13/2025

Keep the small town feel and sense of community

11/13/2025

Great public utilities water and electric were subpar back in the 80s

11/13/2025

Historic buildings and areas

11/13/2025

The greenery

11/13/2025

Rural character

11/13/2025

The sense of community.

11/13/2025

Old trees and historic homes.

11/13/2025

Apex is beautiful and safe. I would like it to always be remembered that way. Cutting down trees for new homes has to be regulated. Also there is too many people coming from other states that the essence of Apex is being lost.

11/13/2025

Salem st

11/13/2025

Downtown

11/13/2025

Rural/agricultural aspect of the town.

11/13/2025

The small town feel around downtown

11/13/2025

Tree

11/13/2025

In the downtown area and beyond, mature trees and historical architecture where possible.

11/13/2025

rural trees and stuff

11/13/2025

Small town charm

11/13/2025

small town feel

11/13/2025

go back and find the small town vibe. It is gone. Partly cause the town government does things that volunteers use to do in some instances.

11/13/2025

Downtown walkability

11/13/2025

Small town character.

11/13/2025

Downtown feel

11/13/2025

A small town charm.

11/13/2025

small town feel

11/13/2025

The peak of good living but you already killed that.

11/13/2025

historic downtown

11/13/2025

Charm and history of small NC town.

11/13/2025

Trees

11/13/2025

Small town feel of the architecture (look / feel).

11/13/2025

Rural feel

11/13/2025

Small Town Feel

11/13/2025

Rural character

11/13/2025

The nice people.

11/13/2025

small town feel

11/13/2025

Some undeveloped land and trees

11/13/2025

historic charm in downtown

11/13/2025

All the amazing parks and greenways

11/12/2025

Rural farm spaces

11/12/2025

No data center

11/12/2025

Less development all around. Apex is becoming over crowded as it is.

11/12/2025

Population of 9,000

11/11/2025

The current size

11/11/2025

Historic downtown

11/9/2025

The public safety being so high

11/9/2025

It's small town charm, but that's being threatened by so much development that, in addition to being too much, all looks alike! No charm at all.

11/7/2025

Small town feel. No more growth or keep it very small like 1%

11/7/2025

The natural beauty (mature trees, beautiful landscaping) and welcoming architecture (porches, non-cookie cutter homes)

11/7/2025

Sidewalks/walkable paths to schools

11/6/2025

The trees

11/4/2025

Quality services including groceries, healthcare, auto maintenance and other services. Services make the town very liveable.

11/4/2025

The community atmosphere

11/3/2025

The charming downtown

11/2/2025

Small town feel, not industrial, sell out.

11/1/2025

The "small town" community feel - although it is not much a small town anymore, I still feel a strong sense of community within Apex!

11/1/2025

Parks

11/1/2025

It's diversity of people and thought. We cannot let Apex become like national divided politics. No room for that here.

10/31/2025

The small-town feel. I grew up in Davidson (before Lake Norman) and enjoyed its "Our Town" sensibility. Not necessarily the instantaneous reporting to my mother of what I was up to, but the fact that if got hurt, I could just walk to the nearest house and somebody's mother would patch me up. Don't seem to find that in acres of apartment complexes.

10/31/2025

We hear too frequently the small town feel. Don't think that's realistic, but I do think with the correct development façades, streetscaping, keeping the mature trees around downtown area are what make the core part of the town so unique.

10/30/2025

The downtown

10/30/2025

Forestry

10/30/2025

How it still feels like a small town where most people are friendly and know each other.

10/30/2025

Rural/suburban mix

10/30/2025

Downtown

10/30/2025

Small town feel

10/30/2025

parks and green spaces

10/30/2025

Family friendly

10/30/2025

Keep local government engaging with the community

10/30/2025

Great greenway network

10/29/2025

small town look

10/28/2025

It's small town community feel; the incredible downtown. The highly competent and always accommodating staff that is employed by the town.

10/27/2025

Trees

10/27/2025

Natural spaces and greenways

10/25/2025

Downtown character.

10/24/2025

The small town feel like it used to be but with food options to attract people to gather in the downtown area for dinner or dessert without massive townhouse developments everywhere that overload our roads. Look at Greenville SC downtown area they have revitalized their downtown area and downtown Cary how people walk around in the evenings feeling safe and they have options.

10/24/2025

Walkable downtown

10/24/2025

Small town character

10/23/2025

The spread out nature which includes pockets of areas to enjoy rather than a single large area.

10/23/2025

The small town vibe. The many parades, school celebrations, and festivals make Apex unique.

10/23/2025

Trees, open spaces, walkability

10/23/2025

the character of downtown district, supporting small businesses, and providing increased housing options for growing community

10/23/2025

ease of getting around

10/23/2025

ease of getting around.

10/23/2025

Quantity of green spaces (parks, greenways, trees)

10/22/2025

It's natural environment and parks. Need more of these to support existing population

10/22/2025

No infill development = too congested - bad for everyone including wildlife - more deer & other animals on roads = accidents

10/22/2025

Small town character, strong #supportlocal culture, nice downtown

10/22/2025

Friendly people and ease of getting around (driving/walking) feeling safe downtown.

10/22/2025

Keep the scale and character of downtown.

10/22/2025

Trees, and less development

10/22/2025

The downtown area and the charm

10/22/2025

The friendliness of its residents!

10/22/2025

the small town feel

10/22/2025

Presence of rural lands - I like that there is at least one riding barn in Apex.. or close enough. And (I know..you said one) I do like the character of downtown Apex.

10/22/2025

a beautiful downtown, it's not too small and not too big...

10/22/2025

the small town feel - but that has been lost and will not come back.

10/22/2025

Small town community feel, concentrated downtown area, walkable community, historic downtown

10/22/2025

The rural open spaces and natural areas. Low cost utilities that I moved here for.

10/22/2025

Salem St. - downtown shops (having a town "main" street)

10/22/2025

Friendly, welcoming

10/21/2025

Not sure

10/21/2025

Keep Apex a cultural center. Maintain classic buildings, keep the small town feeling, small stores, good restaurants , ability to eat outside restaurants, landscape with plants. flowers and small trees.

10/21/2025

Quaint downtown

10/21/2025

Small town feel

10/21/2025

Historic residency.

10/21/2025

The quaint historic downtown & small town feeling.

10/21/2025

Its rural character.

10/21/2025

The charm of a small town with nearby access to big cities

10/21/2025

A small-town feel.

10/21/2025

keep building downtown to be a destination and walkable

10/21/2025

Keep the old town feel and stop all this building.

10/21/2025

Big trees

10/21/2025

Green spaces without massive unaffordable housing,

10/21/2025

The small town feel I was looking for, that has disappeared

10/21/2025

Single family homes and no more high density.

10/21/2025

Too late, everything that made this a small Town is gone. Too crowded, too many apartments, fewer farms and no new real parks to enjoy nature. Soccer and baseball yes. But not nature.

10/21/2025

Small town feel

10/21/2025

If I could **change** one thing about Apex, it would be...

Enforce speed limits

Downtown crosswalks are dangerous

12/5/2025

Improvements to roads which are getting more overcrowded with the increased population.

12/3/2025

The relentless development and paving over of woods and natural green spaces that offer a buffer to neighborhoods from busy roads and a haven for local wildlife. Downtown has seen so many new buildings, businesses and nearby schools, that traffic jams are now a common thing every weekday.

12/2/2025

Too much development in Apex going on! Would like to see less development of every inch of Apex

12/2/2025

Traffic

12/1/2025

Stop all the townhouses in apartments because our interest structure cannot handle it

12/1/2025

We have great greenways for walking but they are all so away from downtown, located in outlying areas, I'd like to see interconnected greenways for walking/biking all over Apex.

12/1/2025

The lack of infrastructure we have for our growth. We have grown so much even since I moved here in 2020 and we are always behind the 8 ball, seemingly. We need to be proactive for our growth, not reactive. We lack affordable housing, we need more mixed use developments, our roads are in disrepair (I'm looking at you pothole on 64 near the bridge that keeps getting refilled over and over), we lack sidewalks on busy highways (like on 55 where it meets 64 towards Beaver Creek and back towards Old Jenks...pedestrians have been hit there), the traffic on 64 at peak commute times is now unreal, trying to get into Beaver Creek shopping center during the holidays requires a Xanax and white knuckle driving...we can do better to support the families that are incoming and looking to make a life here for whatever reason, and we can also keep improving what's here for those of us that call this place home...but we have to get in front of it.

12/1/2025

Route 55, especially south of Olive Chapel Rd. It's not very attractive.

12/1/2025

Route 55 appearances especially south of Olive Chapel Rd

12/1/2025

If we could change one thing about Apex, it would be the overdevelopment driven by annexing Wake County land and upzoning rural areas to high-density housing and commercial projects. Our land should not be treated as available for these developments. Preserving rural character, farmland, equestrian uses, and open space should be the priority.

11/29/2025

Make downtown more walkable/accessible and increase arts activities.

11/26/2025

STOP BUILDING HOUSES OR ADD MILLIONS OF DOLLARS TO THE ROADWAYS. THE ROADWAYS CANNOT ACCOMMODATE THIS MANY PEOPLE.

11/26/2025

Place for outdoor concerts, if we don't already have one.

11/26/2025

Traffic is getting bad. They keep expanding into new hill with no thought into the roads. Soon it will take 30 mins to reach downtime.

11/25/2025

The neediness of the residents.

11/25/2025

To improve traffic management. It's bad now, and it seems it will only get worse. The town is growing and will only continue to grow once the new children's hospital comes in. It's hard to imagine the current streets and highways handling many, many more vehicles on them. I'd be very happy to know there are plans in the works to try to alleviate the ever-increasing traffic issues.

11/25/2025

RePave old US1

11/25/2025

Attracting development that doesn't actually benefit the community.

11/25/2025

11/25/2025

cut back on apartments that put too many people in areas where traffic can't handle it

11/25/2025

Rent prices

11/24/2025

STOP THE INSANE GROWTH.

11/23/2025

The lack of planning. There just does not seem to be any reasoning to it.

11/22/2025

Adding sidewalks for pedestrian safety, especially towards the west

11/22/2025

I feel our growth is turning into cookie cutter housing on small lots. I wish there was more variety or at least not sure clear cutting for mass grading.

11/22/2025

Rewind to circa 2005. Apex has steadily been ruined since then by a greedy town council and poor planning for growth.

11/22/2025

To Much Traffic

11/21/2025

The continued destruction of nature / trees to keep adding residential development which is also making the traffic worse without any solutions.

11/21/2025

Stop over-development and change the Town Council

11/21/2025

Make conservation - of land and open spaces - the top priority. Elect Town Council members who want to preserve them, not demolish them with overdevelopment.

11/21/2025

Stop all of the new housing developments

11/21/2025

Nothing. I love Apex

11/21/2025

Stop the growth

11/21/2025

convert in pedestrian only zone Salem street between 55 and Center street and 1 block wide at each side

11/21/2025

N/A

11/21/2025

Focus on types of activities and development. Focus on the core deliverables first and foremost.

11/21/2025

n/a

11/21/2025

Traffic flow improvement

11/21/2025

Reduce traffic and maybe more things to do in the area.

11/21/2025

The unplanned... planned communities that aren't walkable.

11/21/2025

Less townhomes

11/20/2025

more sidewalks - I want to walk to the post office and to other main downtown areas

11/20/2025

n/a

11/20/2025

Its' leadership.

11/20/2025

More bike lanes, more walkways, more public transport, less cars.

11/20/2025

Roads are too crowded, stop building multi-family developments

11/20/2025

To slow down growth

11/20/2025

The traffic, especially through main throughfares that aren't highways.

11/20/2025

Mayor and city planning department.

11/20/2025

Being able to walk to downtown from along the new 55 expansion with better sidewalks and pedestrian crossings. Also, allowing for large high-rise and skyscraper development in and around downtown.

11/20/2025

I would widen the Tingen Road where it connects to S. Salem street going right.

11/20/2025

Stop all the people moving here from areas that they have destroyed with their policies that they are bringing here to destroy my town and state.

11/20/2025

The cookie cutter and bland townhomes on every major road.

11/20/2025

I would build out the infrastructure (roads, sidewalks, traffic signals, etc.) before allowing another residential development or business development that would contribute to the already unacceptable traffic congestion.

11/19/2025

slow the residential growth because it is getting harder and harder to get around and more and more expensive to live here

11/19/2025

The street networks. Apex Planning has not done a good job ensuring developers are investing in our connectivity network. When I moved here I could be anywhere in Apex in 15 minutes and now it is easily double or longer that time during peak travel times.

11/19/2025

Less clear cutting and developments

11/19/2025

The super majority on town council

11/19/2025

More restaurant choices. Mom and Pops.

11/18/2025

I would love to have an even more lively downtown with events in the evening.

11/18/2025

Increase retail options (gas, groceries, etc.) for the growing communities near the boarders of the planning map

11/18/2025

Leave the affordable housing to the County. Forcing 1-5 units into a subdivision makes no sense. This effort is causing the rest of the development to pay for these lower cost until and decreasing the quality and funds invested into the community. The Town of Apex has begun to have the ugliest garage and a door houses to cut construction costs and the feeling of neighborhoods as a visually welcoming place is non-existent.

11/18/2025

The complaints from newcomers that it is growing to fast and why the infrastructure is so bad and all the 'we should' talk. Let's stop pointing the finger (old timers at all the new people and new folks at all the bad decisions made in the past) and work together.

11/18/2025

Improve traffic flow to, through and around downtown.

11/18/2025

the terrible traffic on US HWY 64

11/18/2025

Less development of townhomes

11/18/2025

Removal of Terry Mahaffey from public office. His ideas will be bad for the town in the long run and the smug look he has at council meetings during the public forum shows his disdain for the common man!!!

11/18/2025

More roundabouts and not 4 way stops. Traffic lights need to be timed better. Smart lights.

Some areas barely have street lights. It's too dark.

Fix us 1 by pleasant park. Worst street with cracks and pot holes.

Improve parking at HS

11/18/2025

Too much growth too fast

11/18/2025

far too much development

11/18/2025

More effective public transportation - covering a wider area of the town with more effective connections particularly to Cary, the airport, and downtown Raleigh.

11/18/2025

The horrible roads and infrastructure and poor planning.

11/18/2025

stop the endless pursuit of population growth

11/17/2025

stop trying to attract more people

11/17/2025

I would address traffic with roundabouts and add more pedestrian walkways on Williams street (grateful that is in the works)

11/17/2025

Designated bike lanes on roads. It's not safe sharing.

11/17/2025

More pedestrian and bike facilities (including street crossings, bike repair stations, bike racks)

11/17/2025

The large brick building across from the fire station. It seems out of place and I hope that any future development in the downtown area resembles the old historic look of existing buildings.

11/17/2025

Better Roads and pedestrian facilities

11/17/2025

Walkability

11/17/2025

Modern aesthetic architecture and exponential growth

11/17/2025

Less traffic!

11/17/2025

Town Council and Town Leadership. When I tried to contact the Town Council over an issue, no one responded. When I spoke with Town Leadership, my concerns were basically ignored

11/17/2025

more affordable housing

11/17/2025

redo Highway 64

11/17/2025

Support the existing people that already live here and have made this place home. Schools, roads, Animal Shelters are needed (NC has the highest rate of euthanasia in the states, and not enough support to handle this problem. You bring in this many residents to the area, this needs to be supported just like schools and roads).

Keep the green areas green to enjoy, once it is gone, its gone, you might as well be living in a big city anywhere.

11/17/2025

Slow growth so infrastructure can catch up!

11/17/2025

Downtown could have more variety of restaurants

11/16/2025

Traffic, more accessible trails/bike friendly with park benches

11/16/2025

Turn downtown Salem Street into a completely pedestrian space.

11/16/2025

Clear cutting for large developments.

11/16/2025

stop the excessive neighborhood building

11/16/2025

Stop the building madness. Think & plan. Does every piece of land need to have a building on it? Undeveloped land helps absorb rainwater, allows vegetation to grow and our animal friends to live. Just stop and evaluate before pressing ahead.

11/16/2025

Fast growth with lack of infrastructure followed by pressure to add residential roof tops vs business rooftops

11/16/2025

Lower taxes

11/15/2025

speeders and aggressive drivers on places like Old Raleigh Road, Williams St and fix James Street between Shefflin and Williams. It's now a major connector from the Peakway.

11/15/2025

Less townhomes and strip malls

11/15/2025

Make it more walkable

11/15/2025

Make it more walkable.

11/15/2025

NIMBYness of folk who just got here and now complain about growth

11/15/2025

We are doing a much better job building greenways and other alternative forms of transportation, but I would love to see more investment in biking and walking infrastructure while also approving developments that encourage those two forms of transportation

11/15/2025

Reduce residential construction

11/15/2025

traffic congestion

11/15/2025

More affordable housing - for teachers, health care workers, emergency responders, etc.

11/15/2025

Stop tearing down trees, farms, and green space to build housing complexes. Apartments and townhomes that look like server boxes. Let's keep some of the open space for farms, and forested space for animal pathways and nature preservation.

11/15/2025

Provide more contiguous walkways and bike paths!!!

11/15/2025

If I could change one thing about Apex, it would be easing traffic congestion and improving road flow so getting around town is less stressful. The growth and congestion is horrible and gives me anxiety.

11/15/2025

More schools

11/15/2025

Need more walking trails. LESS manufacturing industry no data centers.

11/15/2025

The lack of ample retail in new hill

11/15/2025

Adding sidewalks on both sides of the street instead of just one.

11/15/2025

A greenway connection to the larger wake co greenway that does not involve the att

11/15/2025

Stop All of the Growth

11/15/2025

The scattershot approach to development - like why the park/townhouse/school/storage unit/discount grocery(lidl)/Dollar store arrangement and then the warehouses and abandon lots along Center street

11/15/2025

More and improved roads. We are way behind. Congestion is top priority

11/15/2025

Invest in parking deck and consider public private partnerships to aid town financing

11/15/2025

Create over/underpasses for Laura Duncan and Old Apex/Lake Pine so that 64 can continue and town traffic and pedestrians can more safely cross.

11/15/2025

The amount of sprawl that is happening as farmland becomes developed

11/15/2025

The constant destruction of trees to put up high density homes. Please no more townhouses.

11/15/2025

More affordable housing

11/15/2025

Improved connectivity between city areas for safe bicycling.

11/15/2025

Make growth even more responsible. Ideally not in the back pockets of developers- but I understand that's more of a state issue.

11/15/2025

Access to businesses off williams st

11/14/2025

I would like to change the pedestrian and bike unfriendly it is.

11/14/2025

Stop building cookie cutter homes stacked on top of each other and only building large homes no smaller ones.

11/14/2025

More Greenways

11/14/2025

narrow spots that act as traffic bottlenecks.

11/14/2025

More marked and lighted pedestrian crosswalks, even across major roads.

11/14/2025

Development should be strategic and managed

11/14/2025

All the new townhomes and apartment construction

11/14/2025

Decrease the number of dense housing

11/14/2025

the growth, its too much

11/14/2025

Crowded roads

11/14/2025

Traffic and add more bike lanes especially down Salem to Friendship

11/14/2025

Rapid pace of growth. More thorough evaluation by the planning department, planning and environmental boards, and town council. Developers plans are approved with too many unanswered questions and unknowns. Need to slow down and thoroughly learn about and educate all involved in the approval process of total short and long term effects on the infrastructure, environment, safety, risks, future impacts, etc. on projects like data centers, large heavy industrial, etc. that are new to the Town of Apex and don't fit into any existing codes and ordinances. Don't let developers write or determine the towns specifications.

11/14/2025

Reduction of single-use zoning with over abundance of parking, especially with vacant non-residential space. Prioritize multi-story mixed use with walkability to maximize tax revenue and reduce future infrastructure maintenance costs.

11/14/2025

The roads and city like atmosphere changing from small town feel

11/14/2025

stop the dense apartment building.....it is ruining the infrastructure of the town and creating traffic congestion

11/14/2025

No more affordable housing next to unaffordable homes. It increases the value of the affordable houses and makes it unaffordable and also the it decreases the value of the unaffordable homes.

11/14/2025

Lay off the construction. Too many projects at once

11/14/2025

Lay off the developments. Too many projects at a time and too many roads shut down or one lane roads. Too much congestion on the roadways and Too much landscape being erased.

11/14/2025

Fewer trees being taken down

11/14/2025

loss of land/trees

11/14/2025

Too many Indians

11/14/2025

More parking downtown

11/14/2025

Improving the Arts community with more gallery and public art spaces to promote the many local artists. Improved programming and community offerings through the Halle Arts Center.

11/14/2025

Parking

11/14/2025

Complete the Peakway

11/14/2025

Additional restaurants, breweries near downtown apex. Ideally a park like downtown Cary.

11/14/2025

As a film programmer, would love to have a 'theater room' (large screen, comfortable seating, sound system, sound absorbing) at the Senior Center - perhaps if it were to be expanded.

11/14/2025

the traffic on 64

11/14/2025

Stop the drastic destruction of existing downtown neighborhoods by allowing lots to be subdivided and houses that are not in character with the existing community to be jammed in on top of each other.

11/14/2025

Hwy 55 Williams St. from Olive Chapel to Hwy 1 is a nightmare

11/14/2025

Terry Mahaffey acting like he is a king. He is just pompous in his social media empire.

11/14/2025

Make it more walkable

11/14/2025

Improvement of the maintenance of beaver creek and its surroundings

11/14/2025

Add commercial options - availability of shopping from big name stores and restaurants

11/14/2025

Too much construction

11/14/2025

Create a cohesive visual identity across outdoor spaces in Apex (i.e., matching signage throughout Apex instead of only in downtown area, similarly landscaped pedestrian/cycling pathways, commitment to wide sidewalked streets rather than more higher speed roadways)

11/14/2025

Beaver creek roundabout

11/14/2025

Stop building so many homes without places to gather and poor energy into revitalizing downtown and bring in better tenants, restaurants, and places to gather down town and in surrounding areas.

11/14/2025

Building more single family homes that are great for those with small families or are just starting out.

11/14/2025

More connecting greenways

11/14/2025

Switch back solar policy -- the switch to newer policy hurt my planning, and a lot of others I know as well!

11/14/2025

Stop the dramatic growth

11/14/2025

The traffic and congestion.

11/14/2025

More greenways and sidewalks, we should be able to walk, run, and bike to more places.

11/14/2025

Reduce development

11/14/2025

Overdevelopment I. Every available space that seems to be taking place!

11/14/2025

build and leverage more collaborations to support our community

11/14/2025

I hate the traffic congestion especially by Beaver creek commons. Some of the intersections are very difficult to navigate.

11/14/2025

I would stop building dense housing ASAP!

11/14/2025

Number of vehicles and inappropriate intersections that are not set up for the number of cars that are using them. Very dangerous with the traffic lights set for volume versus safety of the drivers.

11/14/2025

traffic on 55 through downtown area

11/13/2025

Add additional public parks in each of the zones on the map that could be neighborhood gathering points.

11/13/2025

Apex needs more housing.

11/13/2025

Fix 55. Enforce traffic laws

11/13/2025

Traffic and congestion as a result of too many thoughtless and poorly planned projects. Lots of jammed entrances, bad sidewalk connections, lack of trees and sidewalks with so many of the new developments. We need stricter levels of quality that are enforced. Developers and builders throw up junk, take the money, and run.

11/13/2025

A bigger downtown area

11/13/2025

More affordable detached SF Homes

11/13/2025

Over development

11/13/2025

Too many trees are being cut down. Not enough parking planned in public areas.

11/13/2025

Too many trees not been re planted after construction. Older houses not being renovated.

11/13/2025

Traffic control and better signage for speed, closed roads,

11/13/2025

bicycle lanes often ends abruptly, painted lanes are a step to it but we need physically protected bike-lanes to really encourage. Have to go all in before we actually see any difference in rider numbers. People like to bicycle but they don't like to be unsafe when doing so.

11/13/2025

pedestrian access should not be an afterthought. there can be a lot of sidewalks but without the shade of the trees it is still miserable to walk in and the pollution from the cars whizzing by

11/13/2025

safer accommodation for pedestrians and bikes and less reliance on NCDOT

11/13/2025

Not enough thought to the character of the town, just bulldoze land and build.

11/13/2025

Lack of connection between sidewalks/greenways

11/13/2025

More restaurants and retail

11/13/2025

Change the infrastructure - we need better roads and more roads to accommodate growth

11/13/2025

no industrial development

11/13/2025

Getting the traffic for Thales Academy off of Salem Street into some other corridor that could handle the load.

11/13/2025

Better traffic improvements and not allowing school traffic overflow onto heavy traffic streets and blocking local businesses

11/13/2025

More outdoor spaces for social gatherings and community.

11/13/2025

the proliferation of high density buildings

11/13/2025

Density of residential development without infrastructure

11/13/2025

Expand the Downtown footprint

11/13/2025

Get the traffic lights to flow better and fix some of the bottlenecks in the downtown 55 and US 1 intersection Ten-then and US 1

11/13/2025

Traffic congestion on 64 and 55

11/13/2025

not so many jerks

11/13/2025

Two things: Heavy traffic and lack of quality retail (too many "bargain" stores- tjmax). Not any grocery stores that offer a good selection of allergy friendly products- we shop 95% grocery/retail outside of Apex.

11/13/2025

Stop cutting down all the trees.

11/13/2025

Traffic

11/13/2025

Awful traffic, much of it cars passing through on 1 & 64 or south to Holly Springs & Fuqua.

11/13/2025

Unchecked development that ruins rural character. Politicians and developers like to say "development pays for itself" but if that is the case, why don't we have sidewalks that actually connect and why do we have all of the congestion along US64 and Center Street? Why is the traffic along Old 1 and New Hill Olive Chapel so ridiculous? These projects did not magically happen when all the development did.

11/13/2025

More urban feel

11/13/2025

More parks

11/13/2025

Slower paced growth. It would be nice to drive somewhere without getting stuck in some construction traffic delay or not having to wash my car twice a week to keep the construction dust off.

11/13/2025

Hwy 55 businesses

11/13/2025

The number of people.

11/13/2025

Rt 55

11/13/2025

Slow down growth

11/13/2025

Less construction, less traffic/congestion

11/13/2025

None

11/13/2025

Better traffic flow

11/13/2025

too many multi family houses development.

11/13/2025

Less industrial development

11/13/2025

remove all the townhomes

11/13/2025

Stop growing and hiring people who do not know the culture of Apex, Log Pond as JC would call it.

11/13/2025

More sponsored shows and music bands at Halle or Ampitheater at Nature Park.

11/13/2025

Slow growth of townhomes and dense areas without developer provided green spaces and outdoor activity options.

11/13/2025

Property tax to reassessment to go back to ever 8 years.

11/13/2025

Thales traffic

11/13/2025

traffic and poor sidewalk connectivity= can't let your kids safely leave our street

11/13/2025

All the growth (irresponsible if I might add).

11/13/2025

Stop the townhouses , apartments , and clear cutting!

11/13/2025

Road congestion

11/13/2025

HWY 55

11/13/2025

Widen many roads for increased traffic

11/13/2025

Traffic and Overdevelopment

11/13/2025

Traffic congestion

11/13/2025

Make it prettier by cleaning the streets of debris and adding flowers, shrubs and trees to medians.

11/13/2025

slow down growth

11/13/2025

All of the new housing. It's too much and our town has become overpopulated.

11/13/2025

need affordable housing

11/13/2025

More greenways, more on-road bike lanes and wider sidewalks and an expanded downtown

11/12/2025

They way sites are being developed and trees and being removed.

11/12/2025

Infrastructure/traffic

11/12/2025

Move Apex west about 30 miles.

11/12/2025

Stop the growth

11/11/2025

Less additions of stoplights

11/11/2025

The current size

11/11/2025

Less traffic gridlock along NC55

11/9/2025

The lack of non chain restaurants we need more

11/9/2025

Stop growing! What's the rationale? Be happy we still have a lovely "small" town.

11/7/2025

Better quality roads

11/7/2025

better connectivity of trails from residential areas to social destinations

11/7/2025

Less traffic

11/4/2025

Traffic and safe roads. I am frequently confronted by oncoming cars which have crossed the center line on roads where there are no shoulders to avoid head-on crashes. Schieffelin Road is an example.

11/4/2025

The rapid loss of remaining green space

11/3/2025

Stricter tree ordinances preventing developers from destroying so much natural landscape

11/2/2025

Slow growth of data centers coming to nc-specifically Apex

11/1/2025

More detached single family homes

11/1/2025

Mayor

11/1/2025

Housing affordability

11/1/2025

Find ways to extend downtown beyond a few blocks, it's time to make our plans bigger and more evolutionary. Carys downtown park is amazing, we don't have the space, but what if we planned 20 years ahead for a magnificent Greenway winding through town connecting Jaycee park, the community center, town hall campus. Imagine 5k and 10k races and the Christmas parade routes in and around this. Think bigger!

10/31/2025

... to make it the Un-Cary, in the way that Carrboro is the Un-Chapel Hill, and not just another sea of subdivisions.

10/31/2025

Roadway improvements And better transportation planning

10/30/2025

A bigger downtown

10/30/2025

Pedestrian and bicycle connectivity

10/30/2025

The mayor

10/30/2025

Excess med/high density housing

10/30/2025

Easier parking downtown

10/30/2025

No more squeezing housing in

10/30/2025

development putting strain on infrastructure

10/30/2025

More restaurants, shopping, bars, and parks. Everything is always so busy in Apex (for example, Pleasant Park is awesome, but waiting in line for 10 minutes to use a swing is sad, and it's hard to make a day of it when there is nothing else to walk to in the area and no food options within the park).

10/30/2025

Fix the road quality and traffic issues.

10/30/2025

Improve the greenway network!

10/29/2025

James Road - it needs a totally new road

10/28/2025

N/A

10/27/2025

Slowing it's growth and the constant housing development; being cognizant not to build on every little slice of natural land left in town! We need to keep the mature trees.

10/27/2025

Lack of biking lanes

10/27/2025

Improved pedestrian and biking infrastructure, especially along major traffic corridors - NC55, US1, Center St/Ten-Ten Rd. to facilitate connectivity to neighboring towns and workplaces towards edge of town.

10/26/2025

Traffic

10/25/2025

Cul-de-sac subdivisions without pedestrian/bike links to other communities and parks.

10/24/2025

To stop approving massive townhouse developments. We use to have beautiful sunsets all over apex but now everything is blocked from townhouses being built everywhere. Roads are backed up and just getting around Apex is now overcrowded.

10/24/2025

Make it less car centric

10/24/2025

More pickle ball courts , play areas

10/23/2025

Accessible to all income levels.

10/23/2025

To remove manufacturing/light industrial from the plan in areas that could facilitate further social and communal feel. I don't believe we need those industries for tax or other purposes. In addition, this helps with the water and energy issues that could come from bringing in those types of businesses.

10/23/2025

Apex should re-evaluate how they manage closed communities. The increasing traffic on neighborhood streets, poor integration of new developments with existing neighborhoods, and the removal of trees and greenery are making Apex less attractive.

10/23/2025

Slow down the extreme development until infrastructure can accommodate it; stop raising our property taxes

10/23/2025

Infrastructure should be enhanced from roads to sewer and water at as expedited pace as possible

10/23/2025

Stop allowing HOA to mandate lawns. Lawns are very deleterious to the environment.

10/23/2025

More parking downtown

10/23/2025

Roadways/ infrastructure to connect communities is rather poorly planned.

10/22/2025

More neighborhood based events - relaunching neighborhood watch

10/22/2025

Stronger restrictions on industrial development, especially when considering location and proximity to residences. Grocery store, drug store, and gas station in New Hill

10/22/2025

PLEASE no more only turning one way intersections, where you are forced to go way out of your way, and narrow cemented areas. Thank you

10/22/2025

The move toward high density housing

10/22/2025

Add greenway connectivity.

10/22/2025

Lack of shopping and restaurants in newer residential areas.

10/22/2025

Less development, keep the small town charm

10/22/2025

55 widen to flow traffic better

10/22/2025

Slow down new development.

10/22/2025

fewer people

10/22/2025

I wish I could walk somewhere in Apex that was in the woods and not paved.

10/22/2025

Sprawl. Increase concentration of development.

10/22/2025

more parking downtown...stop building more apartments, they don't fit. Stop trying to develop so much of the land. too much development = too much traffic!

10/22/2025

the town council's poor planning and allowing so much clear cutting of wooded areas. pushing high density living before considering traffic and school impact.

10/22/2025

Connect greenways to downtown

10/22/2025

More robust parks and rec activities

10/22/2025

less population and over development housing

10/22/2025

Slow down growth

10/21/2025

Control growth in a controlled manner that would allow for expansion , yet provide opportunities for new businesses and residents

10/21/2025

Better traffic flow and better road maintenance.

10/21/2025

No more townhomes

10/21/2025

Congested traffic

10/21/2025

Require developers to pay impact fees (or whatever you need to call it to get by state legislation) to ensure current taxpayer base doesn't pay for additional development at no benefit.

10/21/2025

Limit growth just for growth's sake.

10/21/2025

The huge population spike and the traffic it brings

10/21/2025

More retail and less housing development. And a Trader Joes!

10/21/2025

Too many townhomes!

10/21/2025

Town council would be a good start. They listen but they do whatever they want. Stop the building. Apex has become the land of townhomes and the roads can't handle all the traffic.

10/21/2025

Add more big shade trees, tree lined streets and turn the downtown into a real downtown

10/21/2025

Limit development that destroys all the trees when building

10/21/2025

Requiring all developers to maintain the roads during construction and requiring all dump truck to have the screens in.

Place

10/21/2025

Building roads instead of high density. Getting rid of buses.

10/21/2025

Have a Town Council that will actually do things to preserve open space, farms and our history. Not just lie about doing it at election time.

10/21/2025

complete lack of improvement in road infrastructure as town has grown. inconsistent zoning, and new requirement for improved traffic infrastructure when developments are approved.

10/21/2025

Please share any additional input that you think is important to shape the future of the Apex Planning Area.

If we want downtown Apex to thrive there needs to be much better infrastructure to promote pedestrian safety so crossing a downtown street is not a Concern

12/5/2025

I really don't know much about the Planning Area.

12/2/2025

Keep Apex beautiful don't overbuild or cut more trees or change the rural landscape permanently! Please

12/2/2025

These roads have to be improved before any more. Building. The traffic is impossible. The lights are too long. The lines to move could be over a mile long and several lights which can add 15 minutes at a light??? Impossible. Apex needs to slow down and catch up the roads

12/1/2025

Stop the Data Center!

12/1/2025

Balancing growth of residential with business for tax base purposes and for retail and employment opportunities as well.

12/1/2025

Our community is not adequately represented on the Apex Planning Area task force, with only 1 out of 12 members, despite being the majority landowners. We hope this imbalance is corrected so that our perspectives are properly considered. Planning decisions should respect property rights, preserve rural character, farmland, equestrian uses, and open space, and avoid zoning decisions that upzone or develop unincorporated land for high-density housing, commercial, or industrial projects without input from the majority landowners.

11/29/2025

Art and trees

11/26/2025

NO DATA CENTERS SHOULD BE ALLOWED HERE.

11/26/2025

I love living in Apex - it's a beautiful town with friendly people, not much traffic (compared to Boston), and a relaxed pace of life.

11/26/2025

My husband and I have worked hard to buy a single family home in Apex/New Hill. This data center is going to tank the value on our neighborhoods and ruin the entire town of apex. In 5 years they will likely abandon the data center and then we are left with an empty useless eyesore.

11/25/2025

I recognize that I'm lucky to have moved to Apex before the big population boom started. And I recognize how important it is to have affordable housing. However, I'm very concerned about the number of apartments (presumably) going up everywhere. This ties back into my concern about traffic.

I worry that the services, transportation and even the quality of life in Apex will be affected by the dramatic growth in housing and the number of people who will be moving in to those new homes. It's a dilemma for me and, I'm sure, for many other Apex residents: I want people to be able to own their own homes and for those homes to be affordable. This isn't a case of NIMBY, but purely a practical concern about how to cope with ever-burgeoning population growth.

11/25/2025

no data center

11/25/2025

Don't be fooled by large developer promises. They are often broken. Listen to the residents who want to keep this a family first town, not just another town focused on potential tax dollars at the expense of our lifestyle and natural resources

11/25/2025

Attract development that preserves the quality of life, health, and wellbeing of Apex residents and Wake County.

11/25/2025

The proposed data center should NOT be allowed to be built in New Hill! Please support the many neighbors there who are against it!

11/25/2025

11/25/2025

keep in mind how all this development impacts creeks and subsequent flooding. In Sterling at Buckingham, the creek has been overflowing many more times per year in the past decade, probably due to a lot more development.

11/25/2025

Give priority to PRESERVATION to save the few remaining remnants (and residents) of the Apex that existed twenty years to one hundred years ago.

11/23/2025

Make developer use nicer materials. How many 3-story townhouses with white siding do we need. I think townhomes are great, but require more variety in stories and exterior appearance. Bury electric/power and any other lines. Most intersections in Apex look terrible with all the crossing lines. Just reducing this makes an area look and feel some much better and more open.

11/22/2025

With more scooters and bicycles, it's important that the children of Apex can get around between subdivisions and communities safely. We need connectivity via a good network of sidewalks.

11/22/2025

Stop, just stop. You are ruining the wonderful town that people moved here for. We loved the small town feel. The horse farms and fields that were in abundance are all gone now. I don't recognize the Apex I moved to in 2005 and loved so much.

11/22/2025

N/A

11/21/2025

Stop the continued destruction of nature / trees to keep adding residential development which is also making the traffic worse without any solutions.

11/21/2025

Keep Jacques the Mayor.

11/21/2025

Keep Jacques as mayor. He seems the only one who represents native and long-time community residents.

To Southerners, land has always been sacred. The people moving into these new developments have little understanding of the importance of maintaining our historic and cultural ties to the land. Once it's gone, we are just another bloated suburb.

11/21/2025

PLEASE let the farms stay farms!

11/21/2025

a lot of trees and bike lines

11/21/2025

N/A

11/21/2025

Thank you

11/21/2025

n/a not from the surrounding area

11/21/2025

I can tell by all the proposed new developments, data center, and the mayor talking about affordable housing that it's something you guys want to push. I have lived all over the world in some of the most expensive places in the world on next to no income. Tokyo, San Diego, etc. You share a house with people or downsize.

Throwing section 8 and affordable housing around will only hurt the atmosphere of Apex. We already have several trailer parks of Apex peakway and Marco drive, apartment buildings near Costco, near southern peak, the complex near Walmart, etc. Townhomes everywhere you look. Really how much more housing and people do you need. The roads weren't designed for more. Fix that and maybe people won't be pushing pack against more developments.

11/21/2025

It just comes down to traffic, stoplights, and a lack of things to do in Apex. Nothing is really open late here.

The area is growing so much and usually perks that come with that is more things to do, restaurants are open late, night scene, etc. but it's pretty irrelevant.

Apex has made progress with more parks and greenways which is nice. I like that and think that could always be improved on.

Apex has a lack of sidewalks and bike friendly roads as well.

11/21/2025

Solar and Battery on all parking lots and commercial buildings baked into the zoning laws and permitting process. ALL PARKING LOTS and COMMERCIAL BUILDINGS.

11/21/2025

n/a

11/20/2025

I would like to have the town develop a net zero strategy and doing more about curbing greenhouse gas emissions. We have a responsibility for future generations and I'd like to see the town define clear goals and milestones of how to get there. This is also includes waste management and reduction. Strategies to get the food waste out of our landfills, e.g. offering composting service for household and businesses. Educating the public will be key here.

11/20/2025

very disappointed that the cross country course was never completed in the new pleasant park. about 1 mile of crushed stone was put down and a couple of very nice footbridges constructed, they have now just been left to decay. also extremely disappointed that greenway still does not connect to American Tobacco Trail...although new section is very nice.

11/20/2025

I would like to see improvement on current roads and areas before adding more developments and industry

11/20/2025

I think there's an opportunity for a "second downtown" or what some cities call an "uptown" where the citizens have a choice between multiple locations for big events like holidays or town-sponsored festivals. We can only change the landscape of the existing downtown so much at a time, a new purpose built downtown-like area with better parking and infrastructure for town sponsored events that can handle bigger crowds would definitely draw me in. I live 2 minutes from downtown but I'd happily drive 10 minutes to an event!

11/20/2025

Proper drainage and water run off. Flooding getting worse.

Fix the utilities issue once and for all before adding more construction and increasing the population.

11/20/2025

Enhance housing density near downtown and ignore people worried about displacing "Apex" residents. That's a stupid idea that someone who is poor should restrict development of downtown and nearby areas just because they've been there a long time.

11/20/2025

Ensuring the infrastructure is robust for today and current plans

11/20/2025

Fix the roads and time the stop lights and stop building townhouses and apartments

11/20/2025

There needs to be a connection to the tobacco trail for the neighborhoods between Olive Chapel and Humie Olive. Trying to navigate Richardson on foot or a bike through this area is dangerous. This will only get worse as developments on Humie Olive are completed. The bridge also needs to be fixed because it floods anytime we get significant rainfall.

11/20/2025

Please do not allow the Mega Data Collection Center to go forward.

11/19/2025

The yard waste recycling process is dirty, ugly, unsustainable, hazardous and the few rules that are in place are not enforced. It is hypocritical that better solutions are not being seriously discussed.

11/19/2025

A

11/18/2025

Areas intended for industrial development should not be adjacent to existing and growing neighborhoods and allowed only at distances that ensure the safety of existing residents.

11/18/2025

I'm glad we're planning far out because we always seem to be just a little behind the growth.

Staff is doing great considering the numerous options.

11/18/2025

Thanks for putting the effort of doing this.

11/18/2025

with improved roadways for better traffic to this new location of high demand and traffic

11/18/2025

good infrastructure and transportation prior to this new Childrens Hospital being built

11/18/2025

Preserve history and small town feel of downtown

11/18/2025

Listen to the residents. People moved here for a reason

11/18/2025

please keep the area residential

11/18/2025

Think about more than just house... we need jobs, retail, and parks and rec...Plan to build out transportation to support this.

11/18/2025

nothing, just sad at how much Apex (and the surrounding towns) has transformed itself over the past 2 decades

11/17/2025

Look at how other suburb towns have built biking infrastructure to connect their towns to nearby cities. Dunedin, FL, and Boulder, CO are great examples. As we increase housing density, alternative transportation options will be key to managing traffic congestion.

11/17/2025

Any future development needs to be considerate of the environmental impact, energy, and water needs of the town to insure that our utilities don't skyrocket and we preserve natural areas.

11/17/2025

Intersections should be re-aligned

11/17/2025

If there has to be more housing, make sure there is something for Senior Citizens. 55+ and within walking distance to stores...

11/17/2025

Looking at recent history, in 2005, just 20yrs ago, the town's population was 29,115.

As of September 30, 2025, it is now 82,446.

Seriously??!!

The cost to live here has exploded, and wages do not keep up with this for the average person. Our family is considering how much longer can we afford to live here on our income that has not increased that much. We own a home here and have for some time now, but the future is uncertain, and that's not a good feeling.

11/17/2025

none

11/17/2025

I love this town and recognize growth is good/necessary but hoping apex can require more from developers to make attractive, affordable, livable sub-communities within apex

11/17/2025

Keep small town feeling, outdoor open spaces for families to gather, like open fields Bond Park

11/16/2025

It feels like Apex has completely lost its roots. We're just getting bigger and bigger with no regard. No planning for schools. No thoughts on where to fit everyone. Every day there is a new neighborhood coming up. And it feels like a slap in the face of the residents who have been here all along

11/16/2025

Stop building and slow the pace. Fix our infrastructure first. Roads aren't currently built to have so many cars on it. Take Tingen Rd for example- and Grace Christian isn't operational yet.

11/16/2025

Do we really need more Parks?

11/15/2025

We moved to Apex 32 years ago because of the neighborhoods with homes and trees. We need to manage growth and traffic so that Apex doesn't turn into a town with no personality like many of Charlotte suburbs.

11/15/2025

With Veridea finally getting off the ground, apex gateway, etc. I hope we continue this momentum and add more sources of employment for our local residents so we do not have to travel as far for work and having a biking and walking infrastructure in place to help people get to and from these new, closer employment opportunities. I also want to see more use of roundabouts. Also, we need to stand up to the NIMBYS and forge ahead with higher density. I am a lifelong resident of apex and I understand we were founded on rural and sprawling neighborhoods, but this is no longer sustainable for our town and we need to pivot and adapt to save what natural beauty we have left. If we don't control the growth around us, some other town will. Stopping development is not an option. Chapel Hill tried it and the land just got swallowed up by Durham instead

11/15/2025

Add TRADER JOES. Maintain parks, playgrounds, picnic shelters, greenways in Apex. Add more lighting, trees/shrubs, and art to downtown areas. Make Apex more walkable and visually appealing.

11/15/2025

Developers need to be held more accountable for completing the projects - too many times their bonds have been released before consulting with all the stakeholders and incomplete work!!!

11/15/2025

The roads need to be widened to accommodate the population growth (old US1 from 55 to 751 and beyond, route 751 from 64 to us1)

11/15/2025

Development activity should be held to an actual requirement with teeth that there is sufficient infrastructure to support

11/15/2025

Apex would not win best small town today - the development out Olive Chapel and towards New Hill reeks of greed (people seeking to make money off their land) and it feels like we live in a small town that has several varieties/versions of the same place depending on where you live/visit.

11/15/2025

People need nature for their mental and physical health. Access of use, but also passive use that is not programmed. It takes courage to plan for land preservation, and we have to plan for it now for our benefit and the benefit of future Apex residents.

11/15/2025

We really need an indoor aquatic center! Also, please connect the west side of Apex to more greenways and the ATT. Please preserve as much wooded land as possible. Please do not approve the data center!

11/15/2025

None

11/15/2025

I feel a lot of these things need to change soon and we should not wait until 2055 to make these changes.

11/14/2025

You have to keep pace with infrastructure when building new homes - if roads can't handle the increased traffic and we don't have enough schools for the new families moving in then that's a fail

11/14/2025

I'm very nervous about developer maximization of density via so-called multi-use buildings, with rental rates and commercial lease rates that don't actually work in the Triangle economy.

For example, downtown Cary development has created tax value with lots of multi-use at the expense of average retail and commercial rate availability. Nobody but the richest and most exclusive tenants and businesses can afford to be there. It's photographed as "nice" but I don't know renters or business owners that can afford to move there. Already there is struggle and turnover. I predict these buildings, perhaps even the entire area, will eventually fail as rates have to come back down to earth as owners struggle to maintain early valuations.

It's not good for new development to far exceed local valuations. High quality baby steps has lasting value over quick build maximization.

11/14/2025

Bussing for kids, teens, seniors so they can move about without needing mom and dads to drive them.

When I was a kid, I took the bus to the public library by myself on Saturdays. We also took the bus home from the public pool during the summer.

11/14/2025

Consider creating areas that are a Naturally Occuring Retirement Community (NORC) to support seniors in aging-in-place. See this article:

<https://www.businessinsider.com/america-elderly-housing-crisis-a-solution-backyard-norcs-retirement-2025-11>

11/14/2025

Needs a stage larger than Halle Cultural Art Center

11/14/2025

Outdoor areas for adults (like ninja, parkour or roller skate areas)

11/14/2025

The Town of Apex will lose its value and charm if heavy industrial and data centers are allowed. Hospitals and educational facilities attract residents and businesses and improve the areas in order to create great work/live communities.

11/14/2025

Fix the pedestrian walkways, level out sidewalks. Trip hazards!

11/14/2025

It's too expensive!

11/14/2025

keep the Western branch area rural - do not development every inch of the town, including New Hill

11/14/2025

More sidewalks and bicycles lanes.

11/14/2025

11/14/2025

Traffic through DT Apex is bad

11/14/2025

Too much building going on without road expansions. The apartment building at old bbq road and highway one are disgrace to the community. The traffic on highway 1 will become a nightmare when all units are filled

11/14/2025

thank you for your work! good luck dealing with all the feedback, hehe :)

11/14/2025

Add beautiful landscaping throughout the city. Spruce up or tear down run down buildings. Would like to see more holiday lights in downtown at Christmas for that small town holiday feel.

11/14/2025

Don't forget about Lufkin Road Middle School as a part of the Apex school community. It's tucked away in an industrial area and often overlooked as a part of Apex, but could likely benefit the most from some pedestrian/cycling access, signage, and general support.

11/14/2025

Please manage the growth

11/14/2025

Please add more grocery stores and shopping areas.

11/14/2025

There needs to be more greenways that connect the southern portion of Richardson Rd. to the ATT. Also should be greenways/sidewalks that connect Apex Friendship to Viscous Fishes and from there to Pleasant Park.

11/14/2025

It would be helpful for the Town to focus more on essential govt services. Constantly receive feedback and personally see the Town trying to be all things to all people and venturing into services outside of the essential functions.

Focus on growing: Infrastructure; Zoning / Planning / Inspections (with all of the growth coming our way for an already strained govt system); collaborations with other organizations/people to provide services instead of bringing non-essential govt services in-house;

Decrease: the budget on non-essential govt staffing hires (once a dept is created, the pressure is on to grow the dept to justify its existence); the time it takes to get a project to completion (lessen the planning and approval time period to encourage more rapid construction, which lessens project costs)

11/14/2025

Please keep & add to the green areas....the trees & native plants. Require apartments to landscape with native plants & to recycle. So many new developments have such high density & very little green areas. Ensure that it's easy to walk to stores & to parks.

11/14/2025

My husband and I have bought a house with my mother and her husband in Apex, and we're in the process of moving. I started getting y'all's newsletter and I've got to say I'm very impressed with all the activities and the community outreach. I didn't get that feeling from the Raleigh newsletters. I think it's just too big.

11/13/2025

Thank you for your efforts on behalf of all us tax-payers. And thank you for the multiple opportunities to provide input-it's appreciated that I feel you may hear our voices about the town we love so much.

11/13/2025

Infrastructure Infrastructure Infrastructure. It seems like there's more and more development with high density housing and no road improvements. Hiway 64 has become a nightmare!!

11/13/2025

N/A

11/13/2025

All age groups need to be heard. The older residents provide solid history and the younger ones speak of their current needs and desires. Without the upcoming generations we can't succeed.

11/13/2025

The skate park is great for teens etc. More activities for both the young and not so young. New park is also a great beneficial addition to our parks.

Young and Senior participants in town meetings. We need both new and seasoned active involvement

11/13/2025

a good downtown will stay a good downtown even if we remove cars on it . Traffic will still get to the stores....

11/13/2025

Apex should focus on residential and office and retail areas, not industrial. As the town is part of a larger urban area, commuting is reasonable in the triangle, which allow workers to live in other parts of the region. We should preserve the woods we still have and expand greenways and bike trails.

11/13/2025

I would also like to see in DTA more and better traffic controls, street signage, cross walks at RR tracks, parking signage, parking enforcement on busy dta streets ie. fire equipment access.

11/13/2025

Thoughtful well planned growth that protects the quality of living in Apex. No over growth.

11/13/2025

Some bottlenecks can only be worked around. Need to get ahead of that

11/13/2025

Large industrial development like data centers are not sustainable

11/13/2025

It is important that Apex reverse the trend on housing prices and stop allowing unsupportable development without investing in infrastructure

11/13/2025

Consider incorporating some 15-minute city concepts

11/13/2025

Where's our baseball field/stadium. Soccer is taking over the town.

11/13/2025

Why do you hate us? Why did you make us pay for humongous expensive bridges over railroad tracks instead of fighting the railroad company? Why do you make us wait months for road repairs like the Olive Chapel closing? Why do you callously create horrible traffic because of your inaction on some of these road issues?

11/13/2025

Slow the growth. Improve/ add infrastructure first to handle any new construction

11/13/2025

Less effort trying to direct builders

11/13/2025

I worry that the historic area is being ruined with all the redevelopment. Gemstone Homes is buying everything and building the same two styles of homes (the skinny houses and the ones across from Fussell Tire that look like they belong in North Hills). Everything is going to look the same. We really need downtown to have a historic look or it will lose it's magic.

11/13/2025

With growth comes responsibilities to ensure we are not growing too fast that we become like other metropolitan cities - too many people but few contributing to society.

11/13/2025

builders are too powerful

11/13/2025

Consider less industrial development

11/13/2025

Need to reduce reliance on car parking in downtown area. Also the mobility hub location in downtown will eventually cause a disruption of the small town environment.

11/13/2025

na

11/13/2025

Recognize that Apex has a niche as a break from the developer sprawl. If development is desired, much more developer monies need to be applied to making Apex livable in terms of parks and open spaces. We cannot reengineer wider roads and massive investments in schools without pricing existing residents out. Property taxes increases have not been proportional to value being received.

11/13/2025

STOP HIGH DENSITY DEVELOPMENT AND BUSINESS DEVELOPMENT and FIRST FIX THE ISSUES OF TRAFFIC, SIDEWALKS, MAKING THINGS FLOW BETTER IN TERMS OF EXISITING BUILDINGS

11/13/2025

By 2055 there won't be an inch of unbuilt land and with the data center there won't be any water for folks to drink or clean air to breath so why worry about planning - your residents will have moved or be in the grave. Including all those kids that thought they would have a chance at the "great children's hospital."

11/13/2025

When I go downtown, I have this feeling that the growth is driven by people not from this area who want to convert it into the type of area they came from.

11/13/2025

N/A

11/13/2025

Build roads to support massive growth or stop growing

11/13/2025

Many roads in Apex are two lane and not in great condition with potholes, raised bumps. Many road widening projects needed. Keep adding Greenway connectors (a huge draw to the community).

11/13/2025

The alley ways and parking areas behind South Salem Street are riddled with garbage pails and dumpsters, especially the side behind Anna's Pizza. We need a plan to consolidate garbage into one dumpster -- just like it is done at SweetWater.

11/13/2025

Keep some of the charm of Apex of yesteryear - tree line, undeveloped land, downtown

11/13/2025

The cost of housing has pushed MANY buyers of ALL ages to other towns. It is unfortunate that Apex's own teachers and firefighters live 30+ minutes away due to affordability.

11/13/2025

Please improve pedestrian facilities, street lighting and general safety for pedestrians and bicyclists.

11/12/2025

Stop the grow

11/11/2025

I really wish the infrastructure (schools, paths, greenways, parks) was a prerequisite to adding housing, business, or industry, not an afterthought. And no data centers here or nearby!

11/9/2025

We need to focus on walkability in the town. Many areas lack sidewalks making shopping centers inaccessible despite being easily walkable otherwise. There can never be too many parks and greenways so adding parks out towards new hill would be great especially with the development. A higher end grocery store like Trader Joe's or Wegmans.

11/9/2025

I think it would be nice if there could be some train activities involving the depot. There needs to be signs up that say Apex somewhere on the building so riders know they are going through Apex. Have the train stop in Apex once a year and maybe just ride to Cary. Help connect the railroad history of Apex to residents.

11/7/2025

Need better signage to designate historic districts.

11/7/2025

Small town charm that makes people want to move to Apex is in danger of over development and not enough oversight on what/how new development fits the character of Apex.

11/7/2025

More large wooded buffer zones are needed to separate development. No more bicyclists exercising on roads.

11/7/2025

NO DATA CENTER! Keep investing in parks and trails and conserve natural spaces. Continue to invest in the downtown and support additional restaurants. Reduce cookie cutter/clear-cutting development.

11/7/2025

We must invest heavily in existing infrastructure to support the growth. This includes roads, sidewalks, IT and people. Although I enjoy the benefits of new services, we must continue to upgrade existing infrastructure to make Apex safe.

11/4/2025

We love this town, y'all are doing great things and the community engagement is excellent. Thankful to be a Peak Academy graduate, that program is a fantastic way to help residents learn how the town govt works.

11/2/2025

Traffic circles are the cheat code to alleviating congestion and reduce accidents. Should be way more of them. Also, it seems like the growth is unchecked. Our current infrastructure has a capacity and until that capacity is expanded, we will be straining our resources. Growth is good in terms of improving retail, entertainment, and social opportunities. But it should be done deliberately, responsibly, and intelligently in order to balance tax revenue with overcrowding.

11/1/2025

Please identify big more land for preservation, farm land with special tax breaks could work, land for future parks that is twice as much as you think we need would be smart, working with triangle land conservation might work also.

10/31/2025

You really need to have at least three plans for the three major components of APA. One size won't fit all, or any.

This questionnaire has a problem with selecting the "Other (please specify)" option for two questions:

- Rank the importance of the following transportation topics in the Apex Planning Area? (BTW, that is not a question.)
- NC 55 ... is planned to be widened ...

In both cases, all it did was put up an rotating circle labelled "Adding your other option", which never went away. The screen didn't update. Fortunately that didn't preclude selecting other options, or filling out the "Comment" block.

10/31/2025

Probably not possible, but reduce the number of townhomes and condos and apartments that are being constructed. The impact of traffic, population, and loss of personal interactions in many ways because large blocks of residents are not the feel that most people want with a small town even though Apex has passed the small town number.

10/30/2025

City environment. Ideally one who is living in Apex should be able to have a normal life without car.

10/30/2025

n/a

10/30/2025

Affordable housing is very important for the health of any community. Our teachers, firefighters, cooks, and support personnel should be able to live in the community they serve!

10/30/2025

Continued: I want Apex to have a downtown, shopping, restaurants, parks, schools, etc that meets the needs of all 75,000 residents.

10/30/2025

I am excited about a lot of the things coming up in Apex (Hwy 55 expansion, children's hospital, Wake Tech campus, Friendship library) and I can't wait to see what the city looks like in 10 years. I know a lot of older residents talk about preserving the "small town character" of the town, but Apex is not a small town anymore and I don't want it to be. I want to have amenities, a

10/30/2025

Close up the greenway gaps to have longer continuous stretches. There's so many dead ends - thinking the short stretch between apex nature and the greenways that lead towards ATT. The network could be so many continuous miles from ATT to downtown and beyond with just a few segments.

10/29/2025

We don't need any more growth. It is too crowded already.

10/28/2025

More senior housing; We have lived here for over 16 years and would like to stay as we age; Why have to move to a senior living facility outside of this great town; a town we have cherished for years!

10/27/2025

I thank you for increasing the number of sidewalk projects the town has been working on. There are still some areas near downtown that still have gaps in sidewalks.

10/25/2025

All reduction in buffers / setbacks for denser core-like areas.

10/24/2025

The roads and streets planning needs to be considered before development is added or approved. Not the other way around. Example Apex BBQ Road to Wedt Williams Street West Williams Street is now backed up mornings and nights due to all the townhouses traffic and they are still building townhouses. The overpass construction seems to have stopped. Did the planning department consider the number of cars that would be added to the single lane on S Salem before approving hundreds of townhouses? They did widen the road the other direction but now once you get to the Apex BBQ light it bottle necks. Please stop the overdevelopment of townhouses everywhere.

10/24/2025

Add traffic calming near downtown, and more white collar jobs.

10/24/2025

Keep Apex for Apex-ians and future Apex-ians. This needs to be a community for the people, by the people.

10/23/2025

Can we please have quality retail options in this community? I'm exhausted from having to go to Cary for all my shopping needs. We need improved grocery stores, such as Trader Joe's and Whole Foods, along with healthier food options and better dining choices. There's no need for more sports bars, CBD/vape shops, or mattress stores.

10/23/2025

If Apex claims to be environmentally focused, need to be more intentional about clear cutting for developments. Replanting trees does not make up for taking out so much natural. This will continue to produce the heat-island effect

10/23/2025

Please do not widen Richardson road to four lanes (2 in each direction) between 64 and olive chapel road

10/23/2025

Stop this exponential growth and start looking into supporting and meeting the needs of the existing population

10/22/2025

Need to listen more before making a decision to add development - many residents don't understand official notifications. Don't just listen to developer or those yelling the loudest

10/22/2025

As I have said throughout the survey, Apex needs to reconsider how it incorporated industrial builds into the town. The town has no business annexing farmland to build a 300 MW data center that will harm not just the communities nearby, but the entire town and beyond.

10/22/2025

Apex has a bright future and an obviously growing tax base. Just have to be careful it does not turn into traffic nightmare with never ending stop lights like in CA. Or daily stopped traffic at rush hour (already happening) so be careful what you wish for!

10/22/2025

Force developers to shoulder the cost of road improvements to existing roads.

10/22/2025

Apex leaders seem to want to be like Cary. We don't want that...much prefer ge small town charm and the surrounding rural community. NOT the cut down all the trees, build and much and as fast as possible...take farm land and develope it....it truly makes me want to leave. But I love my little farm and being close to Apex to buy groceries,gas,etc. I really just wish yall would just STOP trying to expand and get bigger and bigger. You are losing what most people loved the most abut Apex...."small town charm"

10/22/2025

I think the twon should and try and get out of the utility business if possible.

10/22/2025

Though I don't like all the development, I do feel like there's a lack of good coffee shops and small grocers and breweries... places were you could eat/drink outside. It's amazing how hard this is to find in this part of the triangle.

10/22/2025

learn from other town mistakes. leverage AI to think bigger

10/22/2025

Do not allow industrial zoning where it shouldn't be, eg near Jordan lake one of the areas best natural resources.

10/22/2025

slow to no growth by limiting residential building permits to 1-2% annual growth

10/22/2025

Fix traffic issues on 55 and 64 before building more

10/21/2025

Schools are busting at the seams, housing prices are so high

10/21/2025

No industry or residential development that can't support itself. If there's not a benefit to those who live and pay taxes here then don't do it.

10/21/2025

Keep in mind what made us known for the Best Place to Live: the small-town feel, historic relevance and independence. It's not wise to push growth just for the sake of getting bigger. We don't want to become Cary or Holly Springs.

10/21/2025

Apex has always been a small town, and it seems as if the new people moving here are trying to change it to be like the places they are leaving, and to turn it into a city. Please do not allow this to happen.

10/21/2025

More walkability and safer bike lanes are a MUST

10/21/2025

Stop the building! Enough is enough!

10/21/2025

More planning with regard for supporting young families, activities for young families. There wasn't much in this survey about it but this area is swarmed with kids; every free event open for kids is always a nightmare because its just so many people

10/21/2025

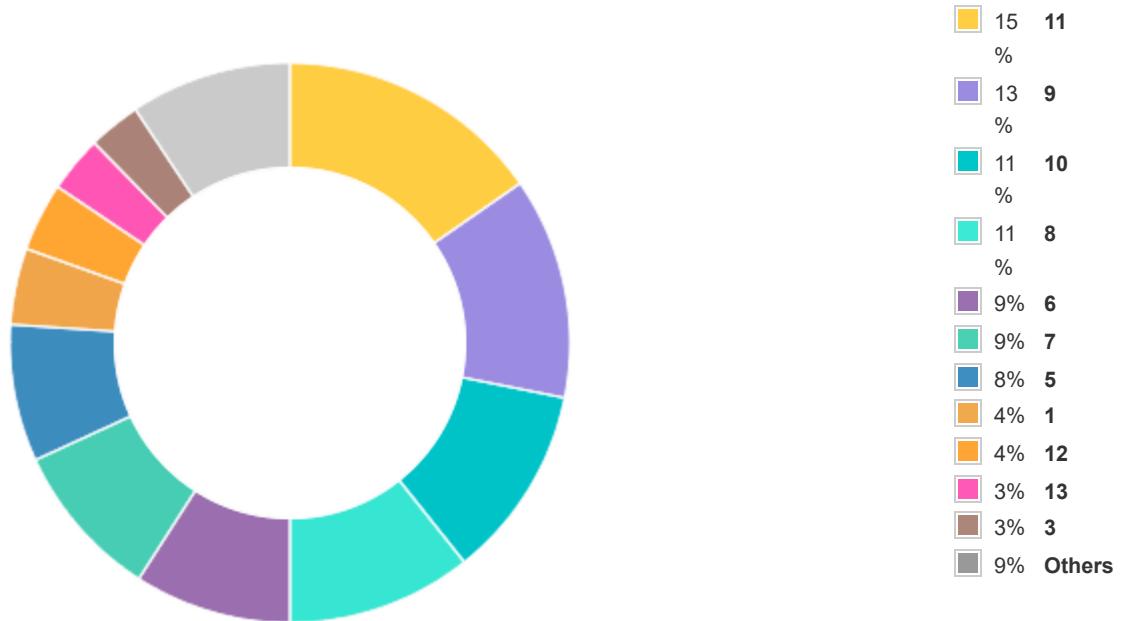
Stop overbuilding.

10/21/2025

Stop approving apartment complexes.

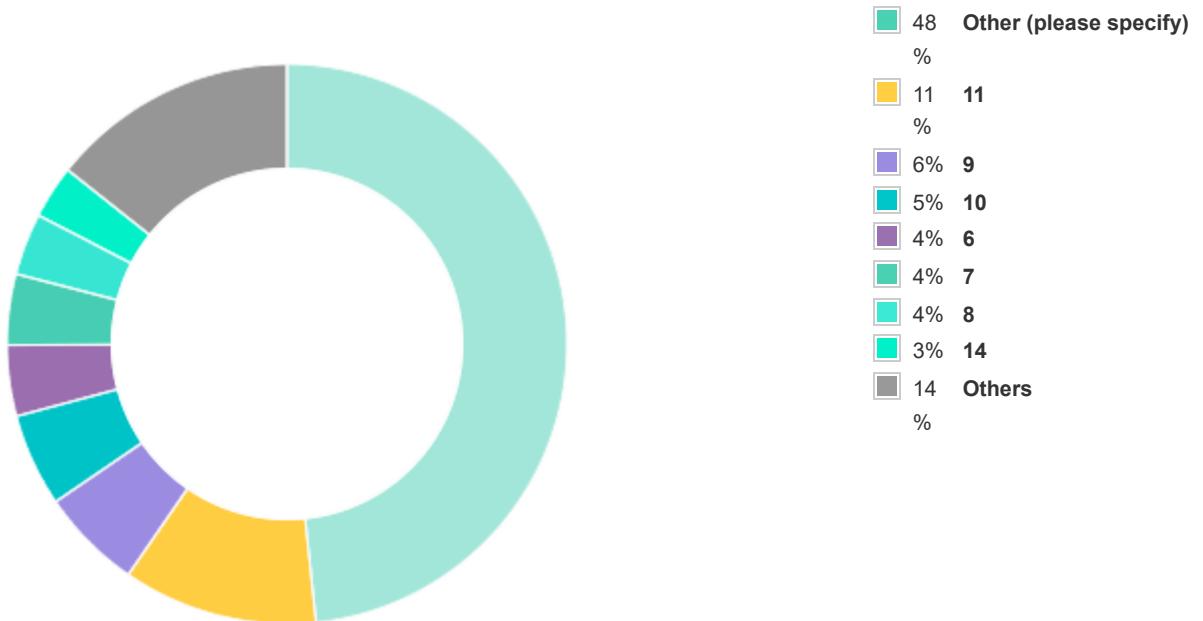
10/21/2025

Looking at the map above, in which numbered area do you **live or own property**?



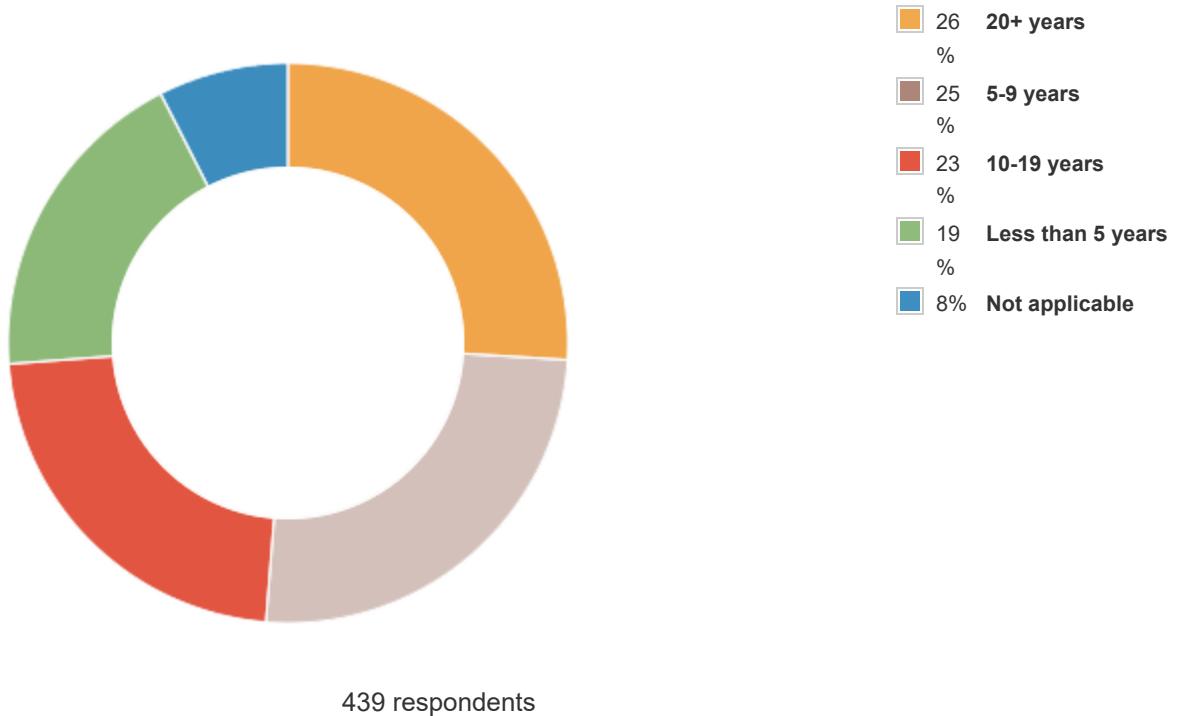
430 respondents

Looking at the map above, in which numbered area do you **work**?

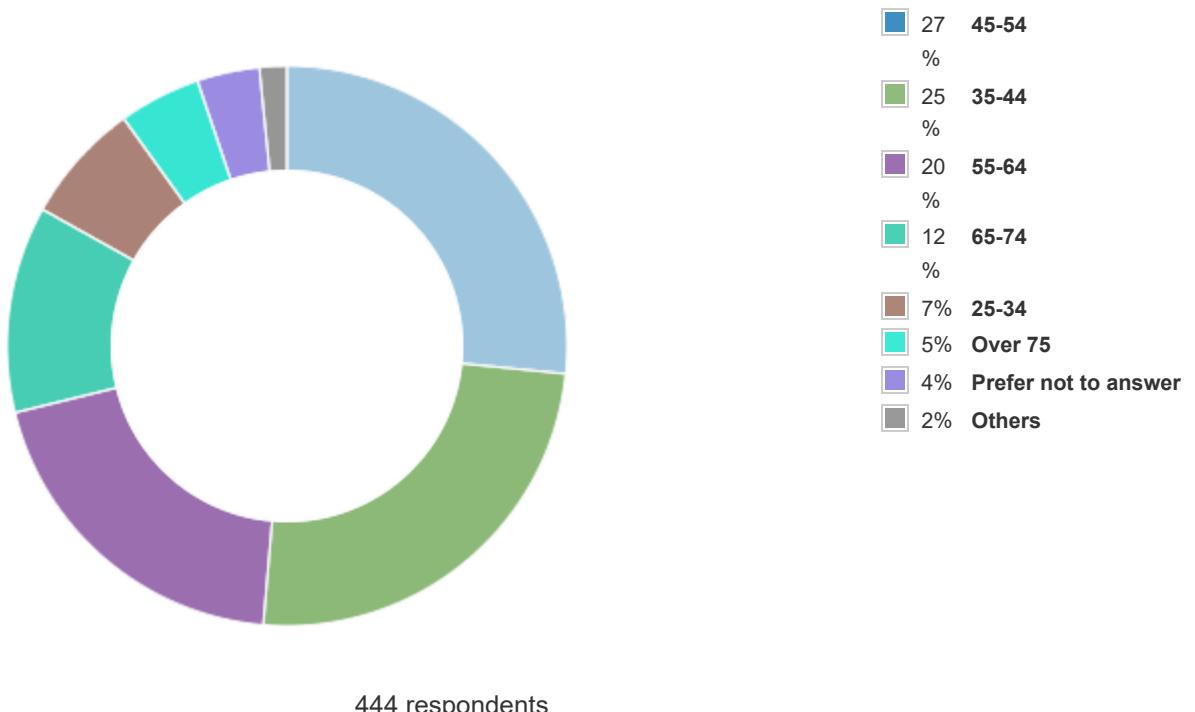


391 respondents

If you are a resident of the Apex Planning Area, how long have you been a resident?



What is your age range?



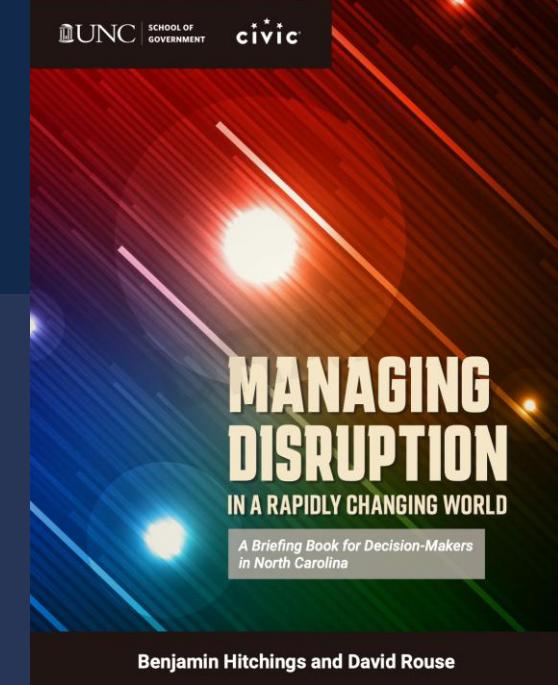


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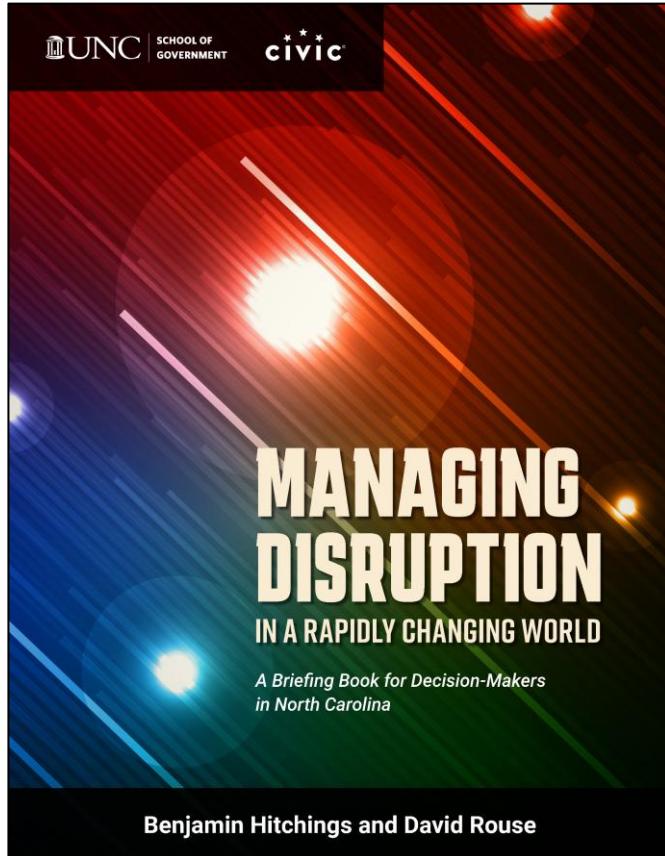
Council Update and Action on Town of Apex Community Readiness Plan

Presentation to
Apex Town Council
December 16, 2025



*Ben Hitchings, FAICP, CZO and David Rouse, FAICP, ASLA
Fellows, UNC School of Government*

Project Overview

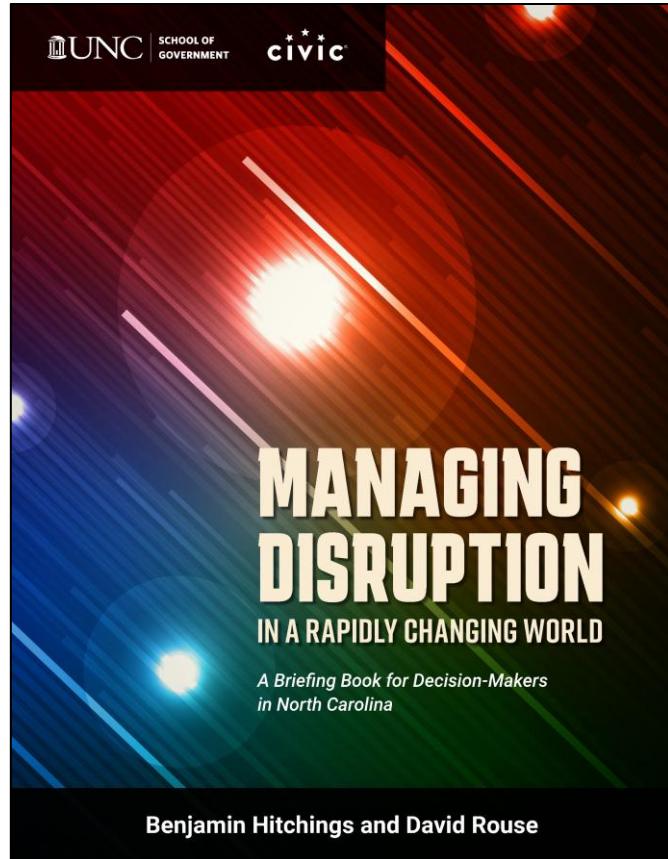


- Preparing a Community Readiness Plan to help Apex prepare for the future
- Future-focused, action-oriented strategic plan
- Designed to help your community improve its readiness and resilience to manage change

Town Council Direction Requested

Which drivers of change should
the Town prioritize for inclusion in
the *Community Readiness Plan*?

Supported by SOG Initiative – GPS NC



Integration with Comprehensive Plan



Have integrated project with
Peak Plan 2055 initiative

Preparing a Community Readiness Plan



NO.	PROJECT	DESCRIPTION	STAFFING LEAD	ESTIMATED COST	FUNDING SOURCES	NEXT STEPS
Short-Term (1-2 years)						
Example 1	Prepare a Digital Equity Plan	Prepare a community plan to identify local barriers to digital access, and develop measures to increase availability of broadband, affordable internet subscriptions, devices, and the skills to use them.	Information Technology Dept.	\$50k to hire consultant to prepare plan	General Fund; possible state and/or federal matching funds	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft RFP for consultants
Example 2	Conduct a Waste Assessment	Conduct a waste assessment of your business or community to identify opportunities to recycle more and reduce environmental footprint.	Public Works Dept.	\$20k to contract with govt. partner	General Fund; possible state and/or federal	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft service agreement
Medium-Term (3-5 years)						
Example 4	Develop "Pitch + Pilot" Program to Identify New Smart Community Technologies	Organize and conduct a pitch event for vendors with interesting technologies that could improve local service delivery in order to identify potential ones for pilot implementation.	IT Dept., Planning Dept., Economic Development Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan
Example 5	Adopt Enhanced Stormwater Management Requirements	Adopt enhanced stormwater management ordinance requirements for new development to reduce community flood risks.	Planning Dept., Engineering Dept.	\$30k for consultant to draft ordinance language	General Fund	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft RFP for consultants
Long-Term (6-10 years)						
Example 6	Develop Green Skills Workforce Development Program	Work with local educational institutions and employers to develop job-training programs for green economy skills like conducting energy audits or installing solar panels or internships to graduates.	Economic Development Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Identify roles and responsibilities • Add participation to annual work plan • Identify internship opportunities
Example 7	Host annual resilience technology awards program	Work with partners to develop awards program to recognize innovative uses of technology to make community more resilient	Planning Dept., Economic Development Dept., IT Dept.	Staff Time: \$5k to help pay for food, venue, and prizes	General Fund; Sponsorships	<ul style="list-style-type: none"> • Identify project partners • Prepare scope of work and timeline • Add to annual work plan

Two Major Tasks:

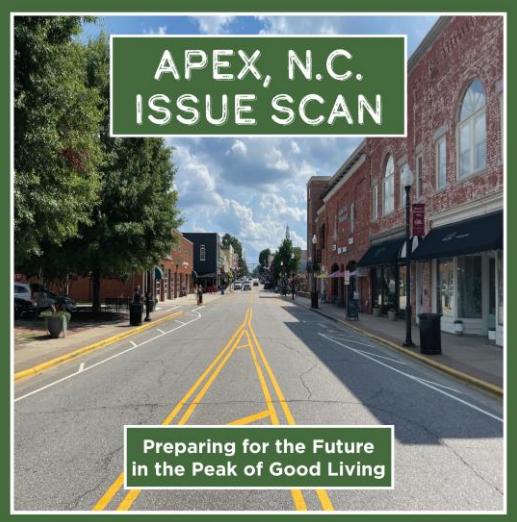
1. Prioritize drivers of change for Apex
2. Develop a customized set of implementation projects

Drivers of Change Framework



Source: Hitchings and Rouse / UNC School of Government,
Managing Disruption in a Rapidly Changing World (2024)

Prepared Apex Issue Scan



Prepared for the Town of Apex, North Carolina by:

UNC | SCHOOL OF GOVERNMENT
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SOCIAL DRIVERS OF CHANGE HOUSING

STATISTICS

From 2013 to 2023, Apex's population grew by 73.2%, or about 67,000 people.* At this time, about 12,000 individual homes were built housing about 34,890 residents, given that Apex's average household size is 2.89 individuals.*

As of 2023, the median home in Apex cost about \$125k more than the median home in Apex cost about \$125k more than the median home in Apex cost about \$125k more than the median home in Apex.*

The median salary of a law enforcement officer in Apex is \$60,000/year. The least expensive housing that would not cost burden individuals with this income would be \$300 less than average rent in Apex and \$383 less than the median home in Apex.*

Monthly costs for homeowners, including mortgage payments, utilities, and insurance, are by \$500 more than the price of rent in Apex while less monthly rent is the most affordable for renters, given by over \$700. Each of these represents steeper growth than either Wake or N.C.**

Apex residents rent at a much lower rate, 24.7% than both Wake County (35.6%) and N.C. (33.6%).**

Households with older adults or younger adults without children will account for 75% of Apex's new household growth this decade.*

Monthly Housing Costs



REFERENCES

United States Census Bureau (2025). American Community Survey, Town of Apex (2025). *2025 Apex Housing Plan Update, Housing: 10-Year Growth Rate.

The Apex population was undercounted in 2010 and 2020 Censuses. As a result, the Town's actual 10-year growth rate for that period is higher.

5

ENVIRONMENTAL DRIVERS OF CHANGE CLIMATE

STATICS

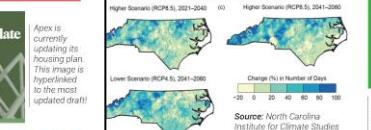
According to the U.S. Climate Vulnerability Index, Wake County is the bottom fifth of all U.S. counties for being at-risk of disruption & climate change. Wake County is the least vulnerable county in according to this index.*

Wake County Multi-Jurisdictional Hazard Mitigation Plan lists Severe Heat, Severe Winter Storms, Thunderstorms and Winds as top hazards for Wake County. In addition, it lists critical facilities such as communications, energy and medical facilities with an imbedded value of \$1 billion as being vulnerable to damage from climate change.

The Piedmont is likely to experience an average temperature increase between 2-10°F. The N.C. Institute for Climate Studies projects this result in a decrease of days and nights with cold temperatures during a range of 10-20%.

In 2020, Wake County lost 11,122 acres of tree canopy, a 6.6% decrease in total canopy. Each year, Wake County's trees grow by over 570,000 tons of CO₂ and intercept over 8 billion tons of stormwater.*

Number of Days with Extreme Precipitation Events



REFERENCES

Climate Vulnerability Index (2025). CIVI Map. North Carolina Institute for Climate Studies (2020). North Carolina Climate Action Plan. *Wake County (2025). *New Study highlights impact and importance of Wake County's Trees.*

ENVIRONMENTAL DRIVERS OF CHANGE WATER

STATICS

Apex has an average annual rainfall of 46.6 inches, which falls below the middle of the statewide range of 40 to 56 inches.* According to FEMA, 102 buildings in Apex are at risk of damage in a 100-year flood event. This totals \$11,768,000 in potential damages.*

Changes in temperature may impact crop yields, possibly raising food prices.

Weather-related threats will necessitate higher local spending on resiliency infrastructure such as stormwater control devices.

CURRENT RESOURCES

The Apex Sustainability Action Plan offers greener operations recommendations. Work is underway on a town greenhouse gas inventory to inform future updates to this plan.

REFERENCES

The N.C. Department of Environmental Quality Multi Risk Assessments and Resilience Plan. *The NC Office of Recovery and Resiliency has preparatory programming for extreme weather. The Wake County Multi-Jurisdictional Hazard Mitigation Plan rates Apex's hazard response capability as "High." This map shows projected changes in days with precipitation of 5 inches or more. While it is not broken down by county, the Piedmont generally sees up to a 40% increase in these events by 2060.

POTENTIAL CHALLENGES

Increased flooding risks from more frequent and more severe storms.

Contaminants like Forever Chemicals (PFAS) or microplastics can harm human health.

Population growth will require increased capital investment in water infrastructure.

Continued development will increase non-permeable surfaces and increase stormwater runoff.

CURRENT RESOURCES

A water treatment facility, co-owned with the Town of Cary, that purifies drinking water from the Jordan Lake. Apex's Water Treatment Plan prepares the town for extended drought or water quality crises.

Wake County is currently developing a One Water Plan to holistically plan for water supply, water treatment, and stormwater management.

42.5% of land in Apex's Planning Jurisdiction is either on flood prone soil or within 100' of a stream. Section 6.2 of the Town's UDO contains restrictions on development in flood prone areas.

Apex Planning Jurisdiction Areas within 100' of Flood Prime Soil Streams and Other Water

DATA AVAILABLE
Municipal Level
County Level
State Level

DATA AVAILABLE
Municipal Level
County Level
State Level

DATA AVAILABLE
Municipal Level
County Level
State Level

TECHNOLOGICAL DRIVERS OF CHANGE ARTIFICIAL INTELLIGENCE

STATISTICS

According to the N.C. Department of Commerce, 5.1% of businesses in the state utilized AI regularly in their operations as of 2024. This number was projected to grow to 6.6% by the end of last year.*

Businesses in N.C. have the second highest adoption rate of AI out of all Southeastern states.*

Information, Professional/Scientific/Technological Services, and Educational Services, core industries for the region, were all projected to grow to over 10% AI utilization by 2025.*

The Brookings Institution has identified the Raleigh-Cary MSA as one of 13 metro "early adopters" of AI technology based on industry trends.*

CASE STUDY

The Town of Cary has begun implementing AI technology in multiple municipal services over the last several years. So far, AI has been tested in two emergency management programs: 911 response and fire fighting. Calls bound for emergency dispatchers are screened and transcribed in real time to sort out any mis-dials. Additionally, Cary's fire department is testing thermal cameras with AI technology that can help locate people in burning buildings. While most AI projects in Cary are in early development stages, the town council has directed staff to create an AI use plan so that municipal AI use

REFERENCES

*North Carolina Department of Commerce (2024). *Are NC Businesses Using AI?* North Carolina Department of Commerce (2024). *What Industries are Using AI?* Hitchcock, Ben, David Rouse and Anita Brown-Graham (2024). *AI Use in North Carolina.* UNC School of Government.

*Johnson, Kristen (2025). *Cary wants residents to know when town is using AI to serve them.* The News and Observer.

City of San Jose (2025). Government AI Coalition.

POTENTIAL CHALLENGES

- Changes in workforce needs, including potential layoffs or worker shortages.
- Implementing AI for regular use takes significant training and resources.
- Data needed to run AI may increase privacy and cybersecurity concerns.
- The emerging nature of AI means unknown challenges are possible.

CURRENT RESOURCES

- Apex is integrating AI applications into the town's website and operations, including chatbots and data collection and analysis.
- The Town of Apex has joined the GovAI Coalition, a group of local governments committed to promoting positive uses of AI.
- Resources on cybersecurity, privacy, and other AI topics from the City of Raleigh, Information Systems Association and N.C. Office of Privacy and Data Protection.

DATA AVAILABLE
Municipal Level
County Level
State Level

Conducted Three Scanning Sessions



Town Council

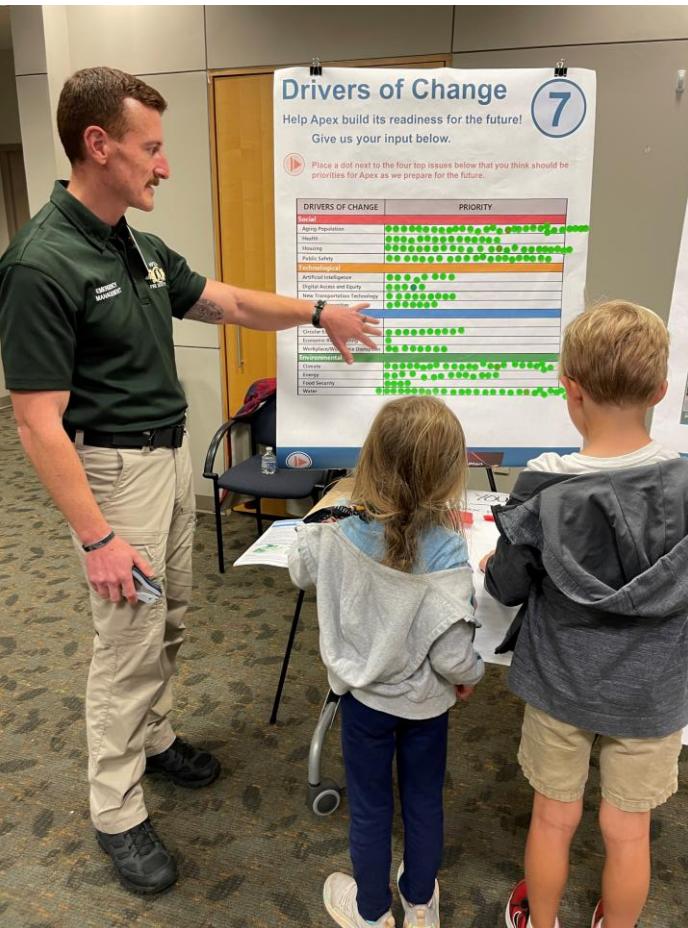
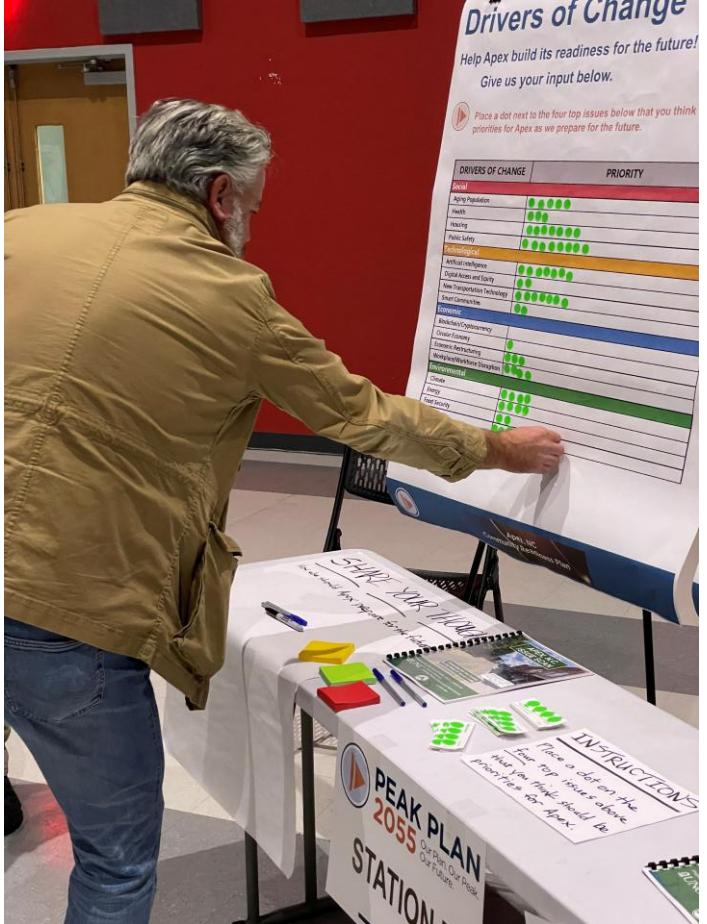


**Community Stakeholders
(Peak Plan Task Force)**



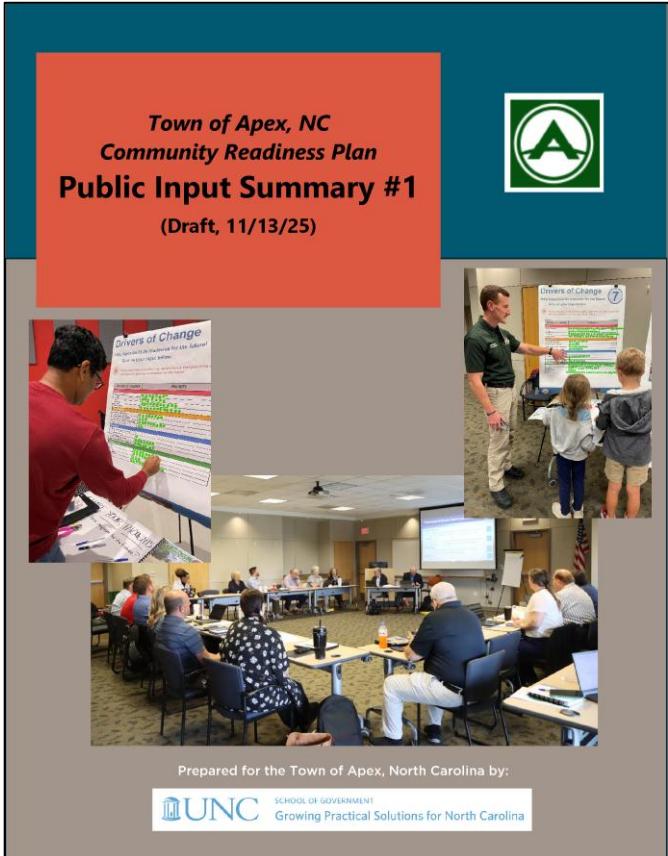
Staff Leadership

Engaged Stakeholders at Two Public Forums



Compiled Input Received

**Town of Apex, NC
Community Readiness Plan
Public Input Summary #1
(Draft, 11/13/25)**



Prepared for the Town of Apex, North Carolina by:


**SCHOOL OF GOVERNMENT
Growing Practical Solutions for North Carolina**

DRIVERS OF CHANGE	SCORES AND RANKS FROM SCANNING SESSIONS						AVERAGE SCORE	AVERAGE RANK		
	Session #1 (Town Council)		Session #2 (Apex Peak Plan Task Force)		Session #3 (Apex Staff Leadership Team)					
	Scores	Ranks	Scores	Ranks	Scores	Ranks				
Social										
Aging Population	9.00	8	9.00	5	8.89	9	8.96	7.3		
Health	9.75	3	8.64	7	9.15	7	9.18	5.7		
Housing	11.25	1	11.48	1	11.30	1	11.34	1.0		
Public Safety	7.25	15	7.57	15	10.10	5	8.31	11.7		
Technological										
Artificial Intelligence	9.50	5	9.64	3	10.56	3	9.90	3.7		
Digital Access and Equity	8.00	11	8.29	9	8.77	10	8.35	10.0		
New Transportation Technology	9.50	5	7.91	13	8.04	12	8.48	10.0		
Smart Communities	8.00	11	7.98	12	7.73	15	7.90	12.7		
Economic										
Blockchain/Cryptocurrency	5.25	16	6.02	16	6.78	16	6.02	16.0		
Circular Economy	9.25	8	8.36	8	8.53	11	8.71	9.0		
Economic Restructuring	9.75	3	9.15	4	10.10	5	9.67	4.0		
Workplace/Workforce Disruption	8.75	9	8.00	11	7.86					
Environmental										
Climate	10.50	2	10.29	2	10.5					
Energy	7.75	14	8.02	10	7.74					
Food Security	8.00	11	8.98	6	9.13					
Water	8.75	8	7.84	14	10.6					

DRIVERS OF CHANGE	PRIORITY			
	Public Forum 1A	Public Forum 1B	TOTAL	RANK
Social				
Aging Population	8	30	38	2
Health	7	15	22	7
Housing	12	26	38	2
Public Safety	12	21	33	5
Technological				
Artificial Intelligence	8	8	16	10
Digital Access and Equity	4	5	9	13
New Transportation Technology	9	9	18	8
Smart Communities	2	8	10	12
Economic				
Blockchain/Cryptocurrency	0	0	0	16
Circular Economy	3	14	17	9
Economic Restructuring	7	1	8	14
Workplace/Workforce Disruption	7	8	15	11
Environmental				
Climate	10	24	34	4
Energy	8	15	23	6
Food Security	3	4	7	15
Water	13	30	43	1

Top Drivers from Input Received

DRIVERS OF CHANGE	PRIORITY		
	Scanning Session Rank	Public Forum Rank	TOTAL
Social			
Aging Population	7.3	2	4.7
Health	5.7	7	6.4
Housing	1.0	2	1.5
Public Safety	11.7	5	8.4
Technological			
Artificial Intelligence	3.7	10	6.9
Digital Access and Equity	10.0	13	11.5
New Transportation Technology	10.0	8	9.0
Smart Communities	12.7	12	12.4
Economic			
Blockchain/Cryptocurrency	16.0	16	16.0
Circular Economy	9.0	9	9.0
Economic Restructuring	4.0	14	9.0
Workplace/Workforce Disruption	11.0	11	11.0
Environmental			
Climate	3	4	3.4
Energy	12.7	6	9.4
Food Security	8.3	15	11.7
Water	8.0	1	4.5

- Housing**
- Climate**
- Water**
- Aging Population**
- Health**
- Artificial Intelligence**

Top Priorities for Apex?

DRIVERS OF CHANGE	SCANNING SESSION PRIORITIES				PUBLIC FORUM PRIORITIES		COMBINED AVERAGE	
	Session #1 (Town Council)	Session #2 (Peak Plan Task Force)	Session #3 (Dept. Directors, Admin.)	AVERAGE RANK	Ranks			
	Ranks	Ranks	Ranks					
Social								
Aging Population	8	5	9	7.3	2	4.7		
Health	3	7	7	5.7	7	6.4		
Housing	1	1	1	1.0	2	1.5		
Public Safety	15	15	5	11.7	5	8.4		
Technological								
Artificial Intelligence	5	3	3	3.7	10	6.9		
Digital Access and Equity	11	9	10	10.0	13	11.5		
New Transportation Technology	5	13	12	10.0	8	9.0		
Smart Communities	11	12	15	12.7	12	12.4		
Economic								
Blockchain/Cryptocurrency	16	16	16	16.0	16	16.0		
Circular Economy	8	8	11	9.0	9	9.0		
Economic Restructuring	3	4	5	4.0	14	9.0		
Workplace/Workforce Disruption	9	11	13	11.0	11	11.0		
Environmental								
Climate	2	2	4	2.7	4	3.4		
Energy	14	10	14	12.7	6	9.4		
Food Security	11	6	8	8.3	15	11.7		
Water	8	14	2	8.0	1	4.5		

Staff Recommendation

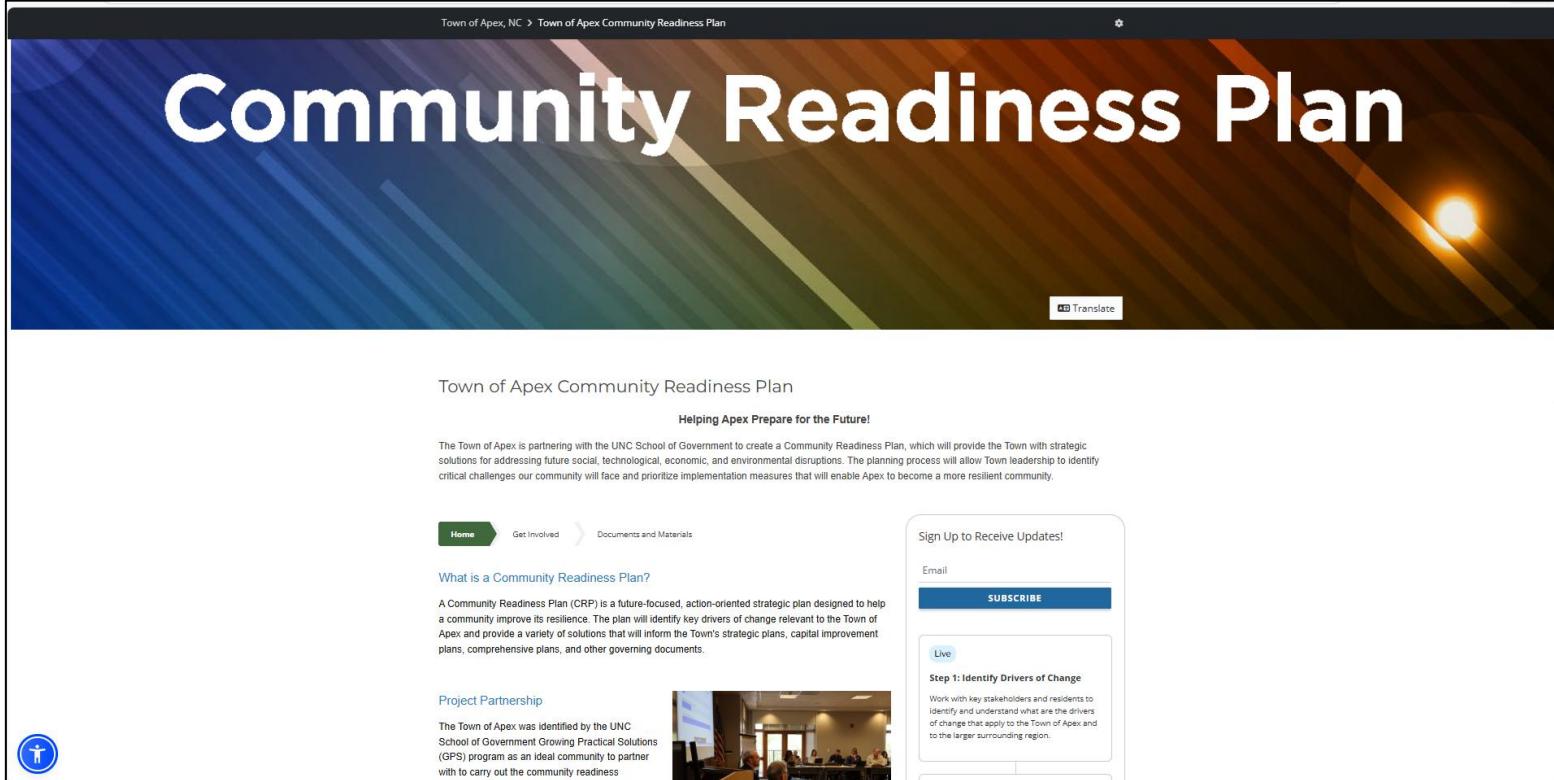
- 1. Housing**
- 2. Climate**
- 3. Water**
- 4. Artificial Intelligence**

Next Steps

NO.	PROJECT	DESCRIPTION	STAFFING LEAD	ESTIMATED COST	FUNDING SOURCES	NEXT STEPS
Short-Term (1-2 years)						
Example 1	Prepare a Digital Equity Plan	Prepare a community plan to identify local barriers to digital access, and develop measures to increase availability of broadband, affordable internet subscriptions, devices, and the skills to use them.	Information Technology Dept.	\$50k to hire consultant to prepare plan	General Fund; possible state and/or federal matching funds	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft RFP for consultants
Example 2	Conduct a Waste Assessment	Conduct a waste assessment of your business or community to identify opportunities to recycle more and reduce environmental footprint.	Public Works Dept.	\$20k to contract with govt. partner to conduct assessment	General Fund; possible state and/or federal matching funds	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft service agreement
Example 3	Create a Water Resources Dashboard	Develop a dashboard to post on website to track water quality, water supply, water conservation, and other water resource topics.	Public Works Dept., Planning Dept., IT Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan
Medium-Term (3-5 years)						
Example 4	Develop "Pitch + Pilot" Program to Identify New Smart Community Technologies	Organize and conduct a pitch event for vendors with interesting technologies that could improve local service delivery in order to identify potential ones for pilot testing.	IT Dept., Planning Dept., Economic Development Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan
Example 5	Adopt Enhanced Stormwater Management Requirements	Adopt enhanced stormwater management ordinance requirements for new development to reduce community flood risks.	Planning Dept., Engineering Dept.	\$30k for consultant to draft ordinance language	General Fund	<ul style="list-style-type: none"> • Prepare scope of work • Add to annual work plan • Draft RFP for consultants
Long-Term (6-10 years)						
Example 6	Launch Green Skills Workforce Development Program	Work with local educational institutions and employers to develop job-training programs for green economy skills like conducting energy audits or developing green infrastructure internships to graduates.	Economic Development Dept.	Staff Time	N/A	<ul style="list-style-type: none"> • Identify roles and responsibilities • Add participation to annual work plan • Identify internship opportunities
Example 7	Host annual resilience technology awards program	Work with partners to develop awards program to recognize innovative uses of technology to make community more resilient.	Planning Dept., Economic Development Dept., IT Dept.	Staff Time; \$5k to help pay for food, venue, and prizes	General Fund; Sponsorships	<ul style="list-style-type: none"> • Identify project partners • Prepare scope of work and timeline • Add to annual work plan

1. Develop action plan to address top issues
2. Prepare Community Readiness Plan document for Council review and adoption

Project Website



The screenshot shows the homepage of the 'Town of Apex Community Readiness Plan' website. The header features a large, stylized background image of a road at night with a street lamp. The title 'Community Readiness Plan' is prominently displayed in white text. Below the title, a sub-header reads 'Town of Apex Community Readiness Plan' and 'Helping Apex Prepare for the Future!'. A brief description explains the partnership between the Town of Apex and the UNC School of Government to create a strategic plan for resilience. The navigation menu includes 'Home', 'Get Involved', and 'Documents and Materials'. A sidebar on the left contains a 'Project Partnership' section with a photo of a meeting and a 'Sign Up to Receive Updates!' form. The form has fields for 'Email' and a 'SUBSCRIBE' button, with a note about 'Step 1: Identify Drivers of Change'.

For more information, visit:
<https://publicinput.com/apexcrp>



Questions & Comments





Fiscal Year 26-27
**Capital Improvement
Plan Review**
December 16, 2025

AGENDA

- Capital Improvement Plan (CIP) Overview
- Resident Survey
 - Overview
 - Results
 - Dashboard
- Staff Scoring
 - Overview
 - Results
- Project Overviews



Capital Improvement Plan (CIP) Overview

- Planning mechanism by which the Town Council allocates limited financial resources to implement long-term goals
- Utilizes adopted plans and factors to shape projects and needs
 - Plan examples – Downtown Master Plan, Transportation Plan, Parks and Recreation Master Plan
 - Factor examples – development reports, debt capacity, potential funding sources
- The Capital Improvement Plan is simply that – a *plan*
- 1st year of the CIP is adopted with funding at start of fiscal year
 - All future years are simply a plan
 - Subject to change based on future priorities and financial constraints

Major Objectives of the CIP

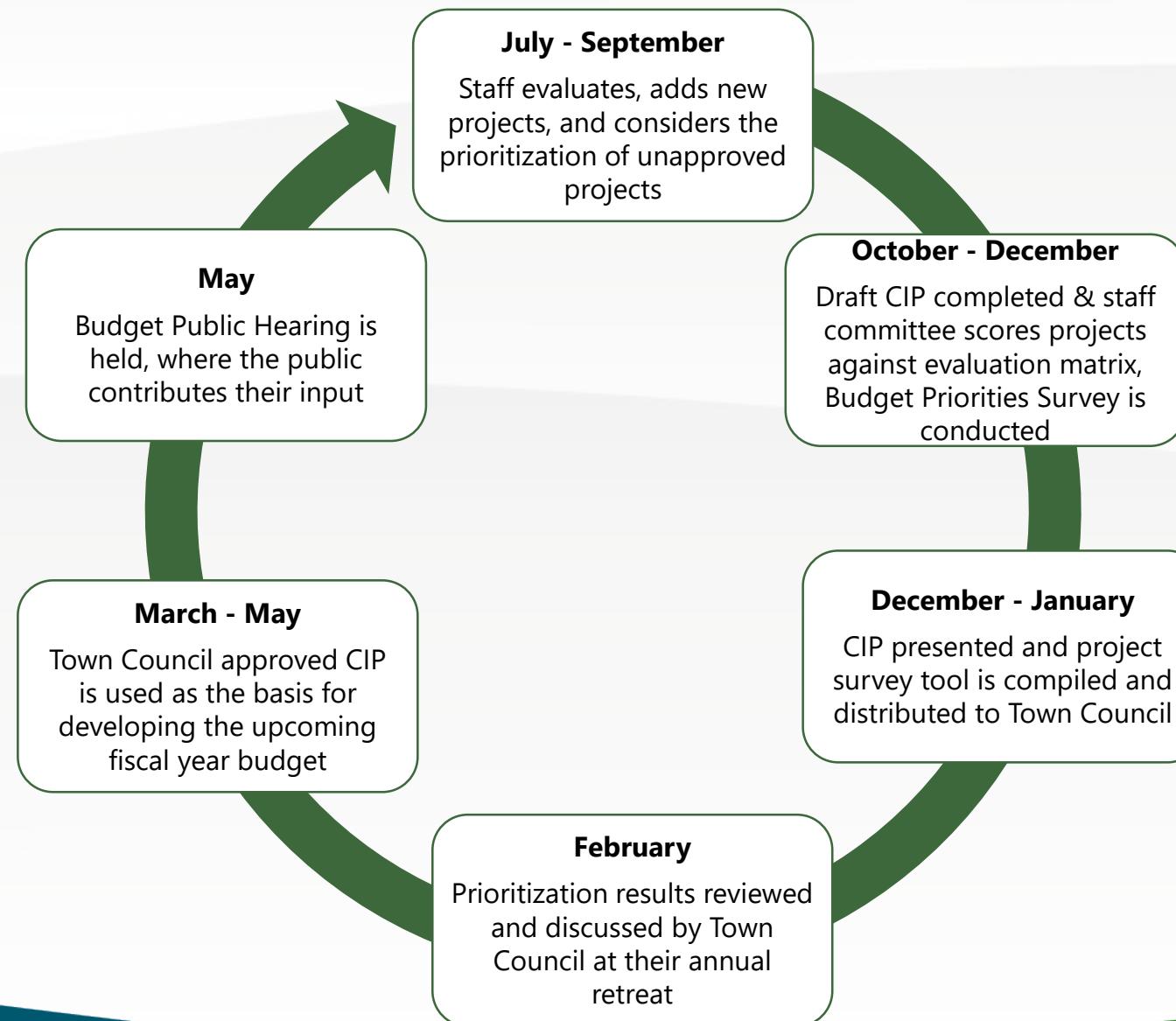
Purpose

- Forecast and match projected revenues and major capital needs over a 5-year period
- Link community infrastructure needs and the financial capacity of the Town
- Capture major capital expenses
 - Asset value > \$100,000
 - Useful life > 3 years

Eligible Projects

- Acquisition of land
- Construction or significant renovation of public facilities (i.e. buildings/parks)
- Construction of new transportation infrastructure (i.e. roads, sidewalks, multi-use paths)
- Expansion or significant renovation of water, wastewater, electric, or stormwater infrastructure
- Capital equipment to support operations

Capital Improvement Plan (CIP) Overview





Public Engagement Budget Priorities Survey



Budget Priorities Survey Communication

Social Media
Campaigns
(FB/IG/ND)

Utility Bill Insert

Suburban Living
Magazine Ad

Town Homepage
& Budget
Website

Digital Signage &
Print Flyers at
Town Locations

All in Apex
eNewsletter (3x)

Sidewalk Stickers on
Greenways & at Town
Locations

CommUniversity & Peak
Plan 2055 Sessions

**Number of Survey
Respondents**
459



Translate



FY27 Budget Priorities Survey

The Town of Apex wants to know your preferences and expectations for how your tax dollars should be spent.

Your input will play a vital role in setting the Town's budget priorities and ensuring we continue to provide the services and projects that matter most to you.

[Intro](#) [Required Questions](#) [Strategic Goals](#) [High Performing Government](#) [Welcoming Community](#) [Envir](#)

The Town of Apex creates its [annual budget](#) during a year-long process involving Town Council, Town staff, and YOU.

We value your input in shaping the financial priorities of our community, and we want to hear from YOU.

Please complete this 10-minute survey by **Monday, December 1, 2025**.

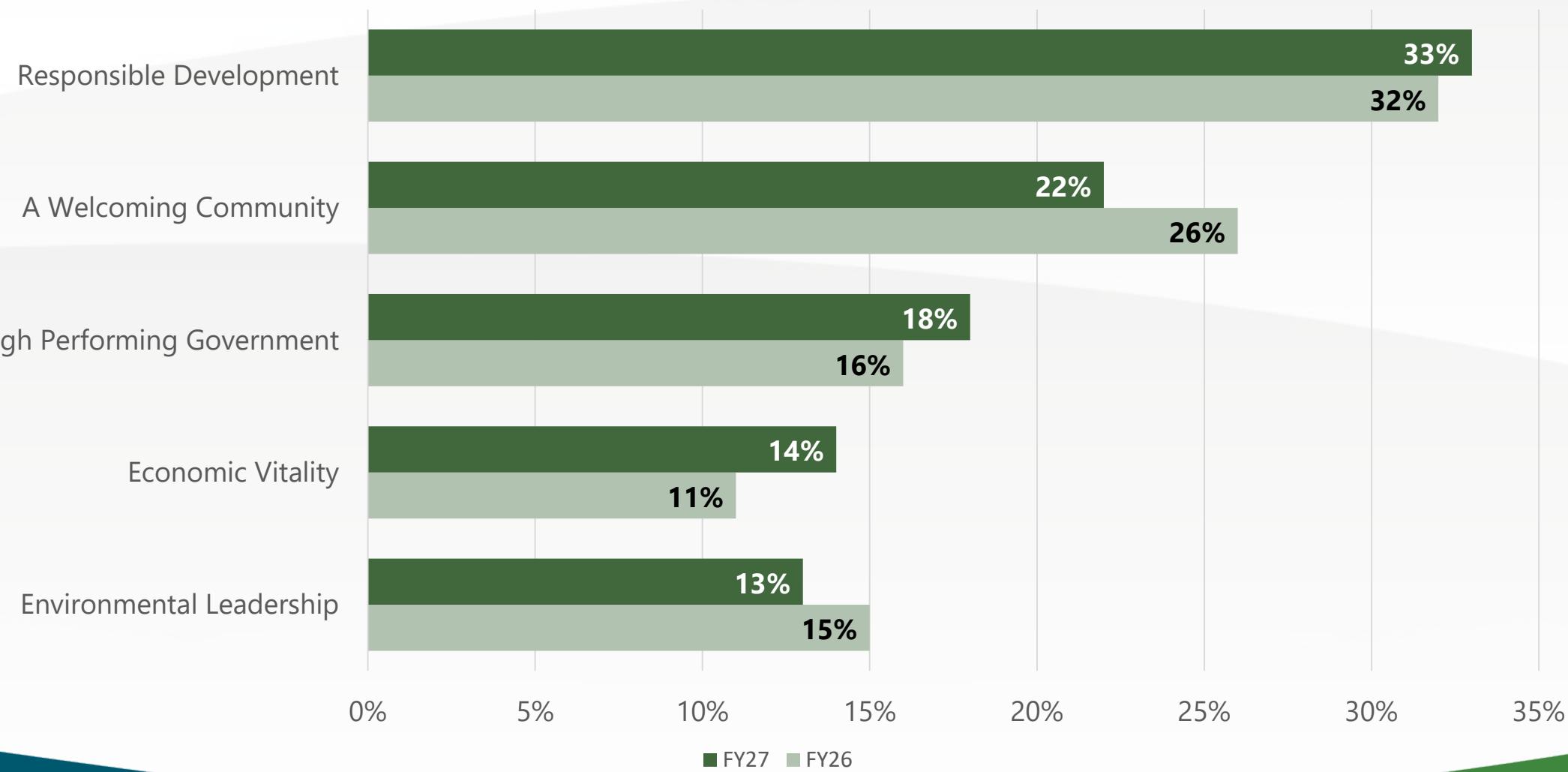
Thank you for participating and helping us build a better future for our community!

**For questions or technical difficulties, please contact annual.budget@apexnc.org*

Step 1 –Rank Strategic Goals

 Responsible Development	 A Welcoming Community	 High Performing Government	 Environmental Leadership	 Economic Vitality
Maintain and Improve Existing Roadways	Vibrant and Accessible Downtown	Exceptional Customer Service for Community Members	Community Forestry Efforts	Expand Infrastructure to Support New and Growing Businesses

Strategic Goal Ranking



Step 2 – Allocate Dollars to Focus Area

How would you like to see your tax dollars invested in projects that support a High Performing Government?

High Performing Government: Deliver exceptional service valuing an engaged workforce with an emphasis on efficiency, collaboration, and innovation.

Use the sliders to show where you would like to see money invested. Amounts do not represent actual dollars or budgets; only that they are limited.

Your remaining budget:

\$1,000,000

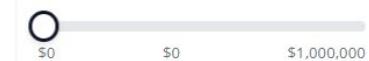
Minimum Spend
\$1,000,000



Exceptional customer service for community members



Competitive employee pay and benefits



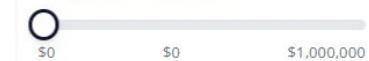
Professional employee development and training



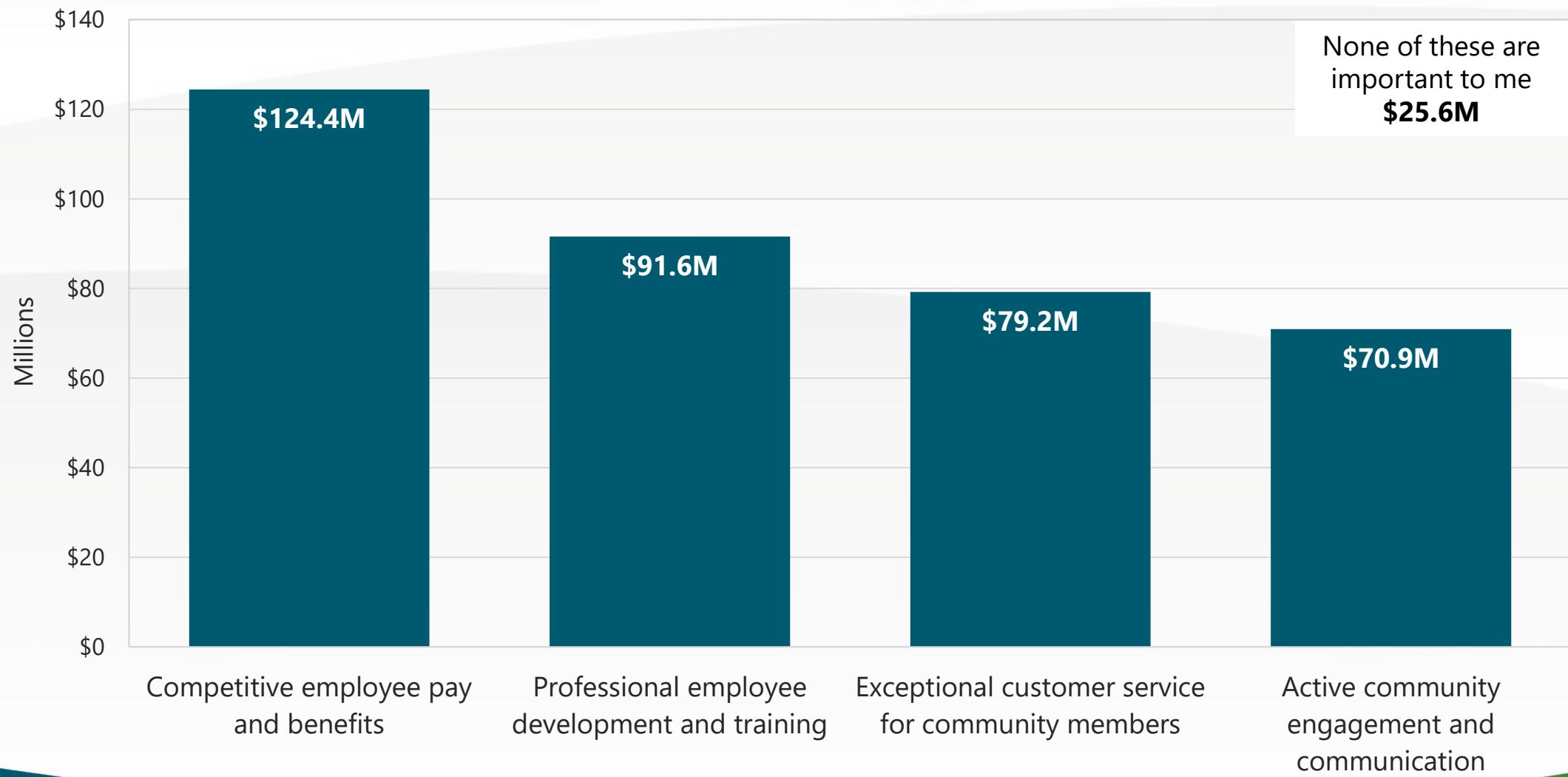
Active community engagement and communication



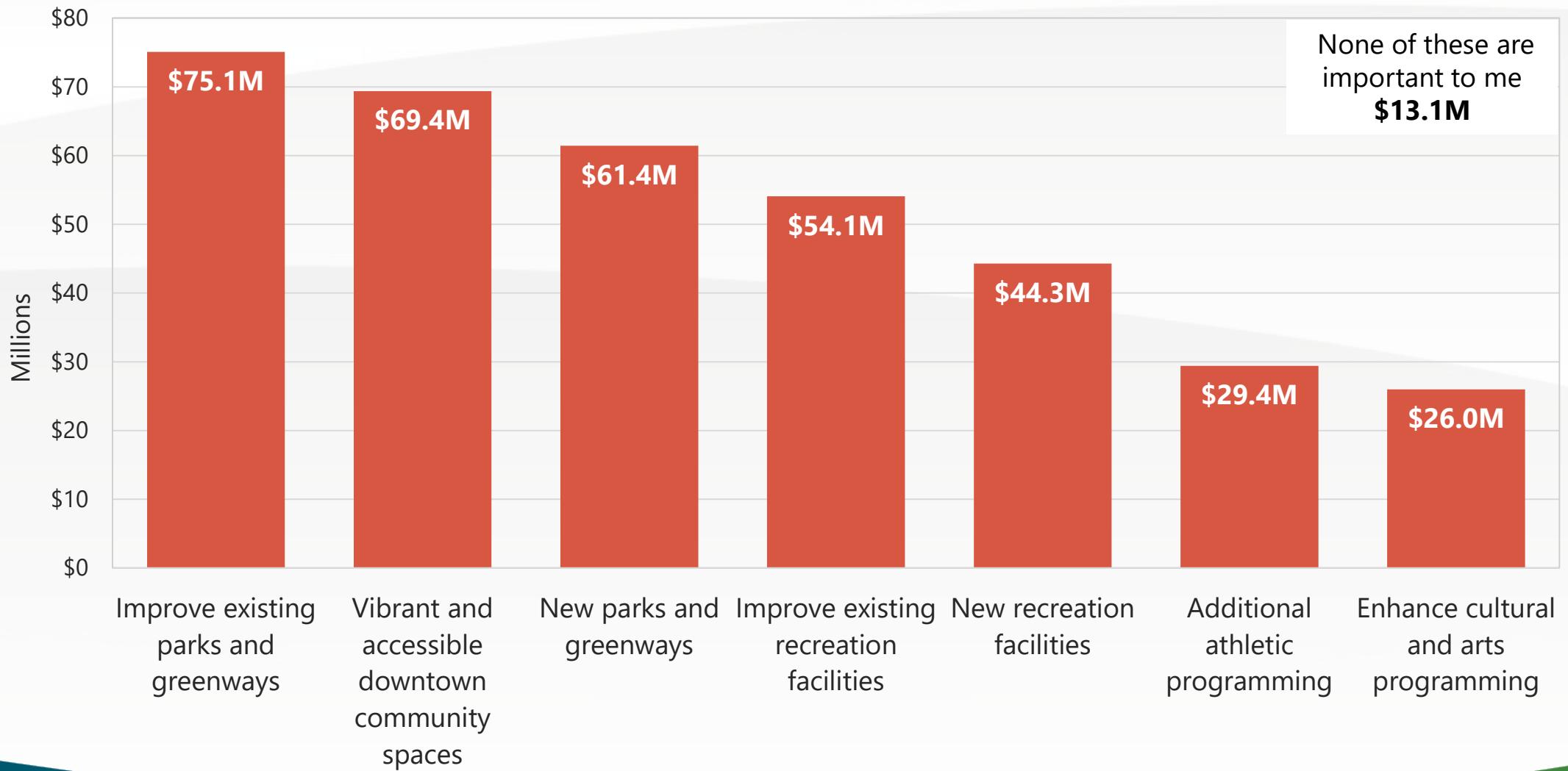
None of these are important to me



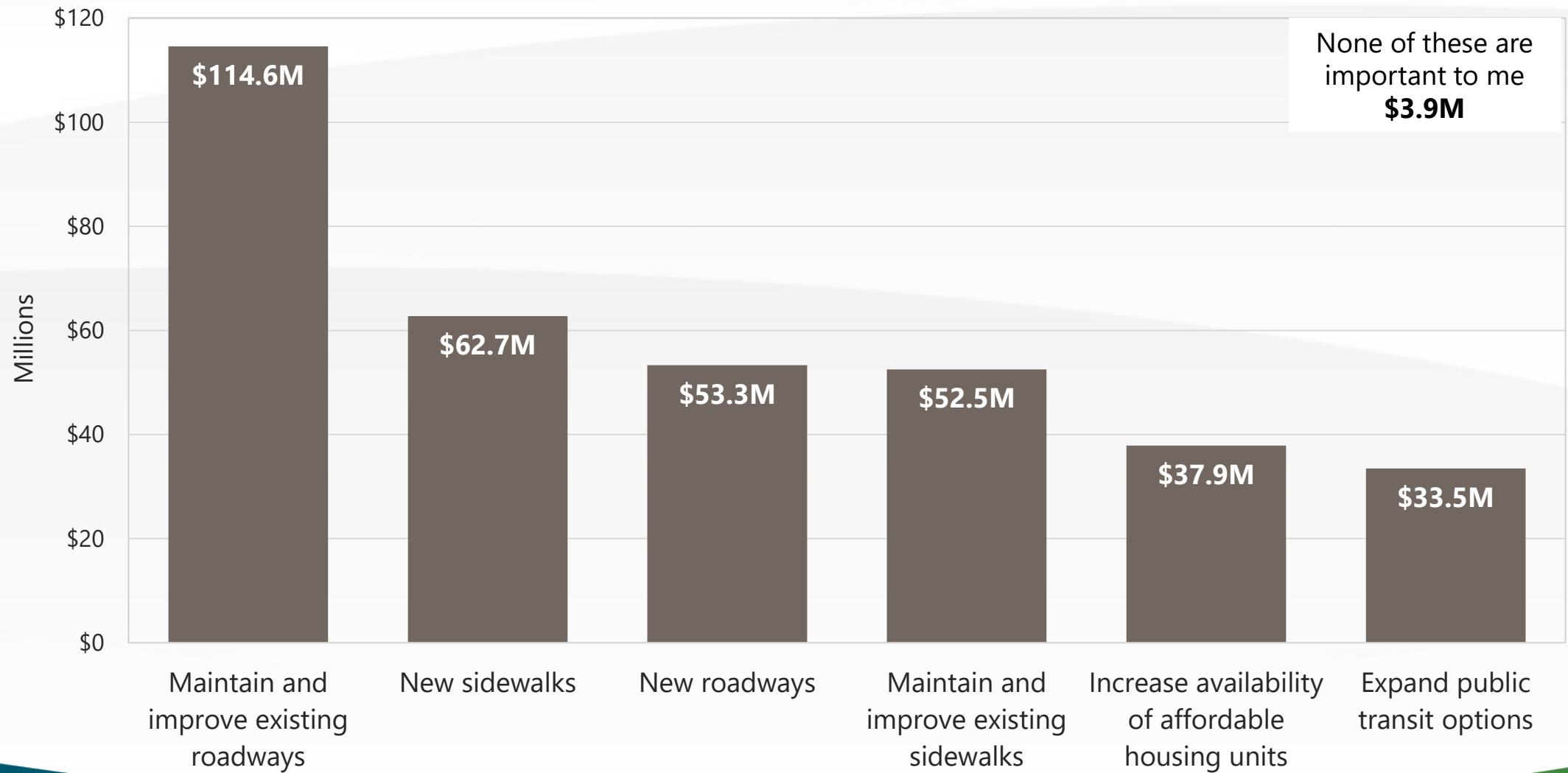
High Performing Government - Total Allocated \$391.8M



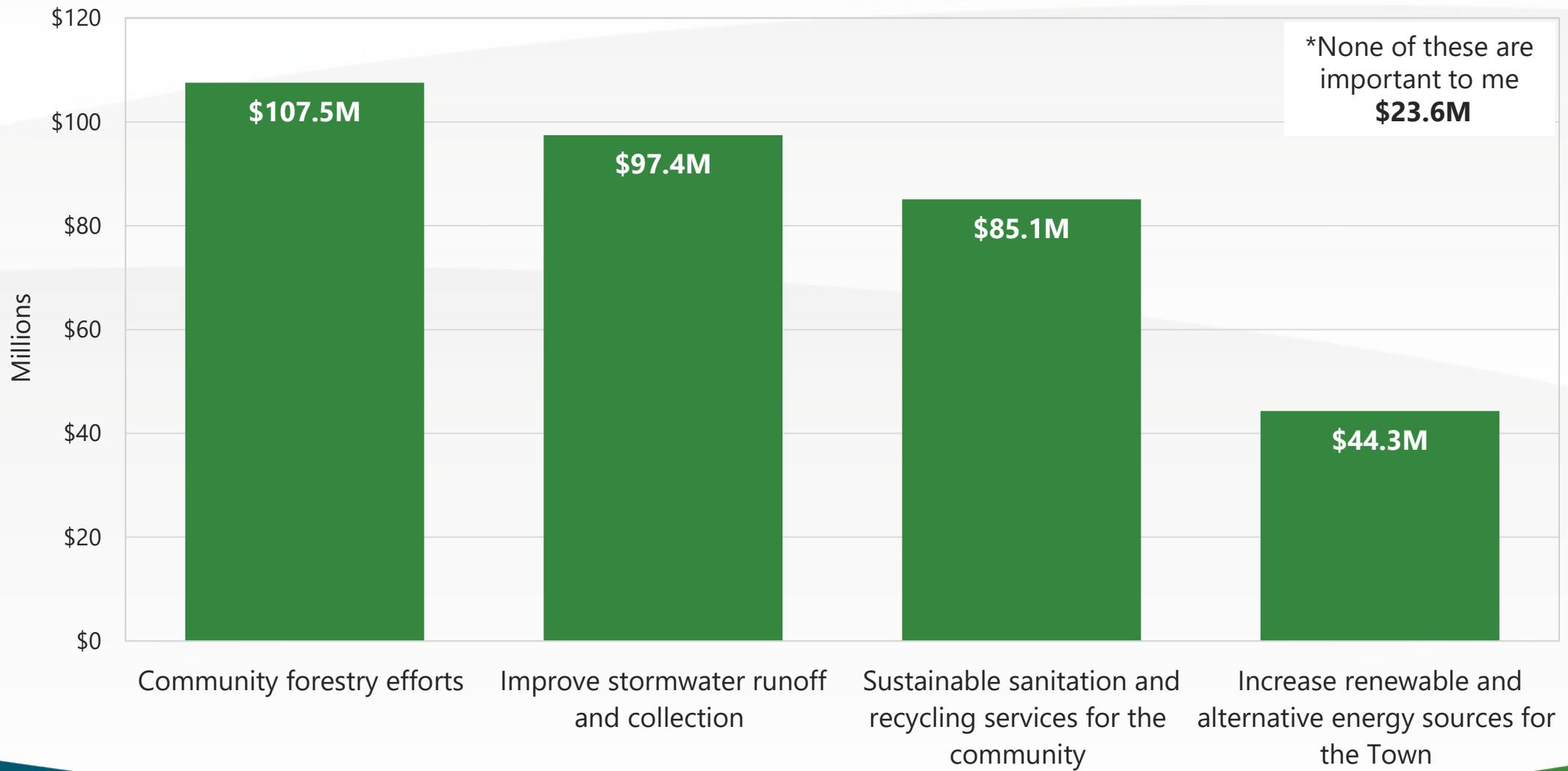
A Welcoming Community - Total Allocated \$372.7M



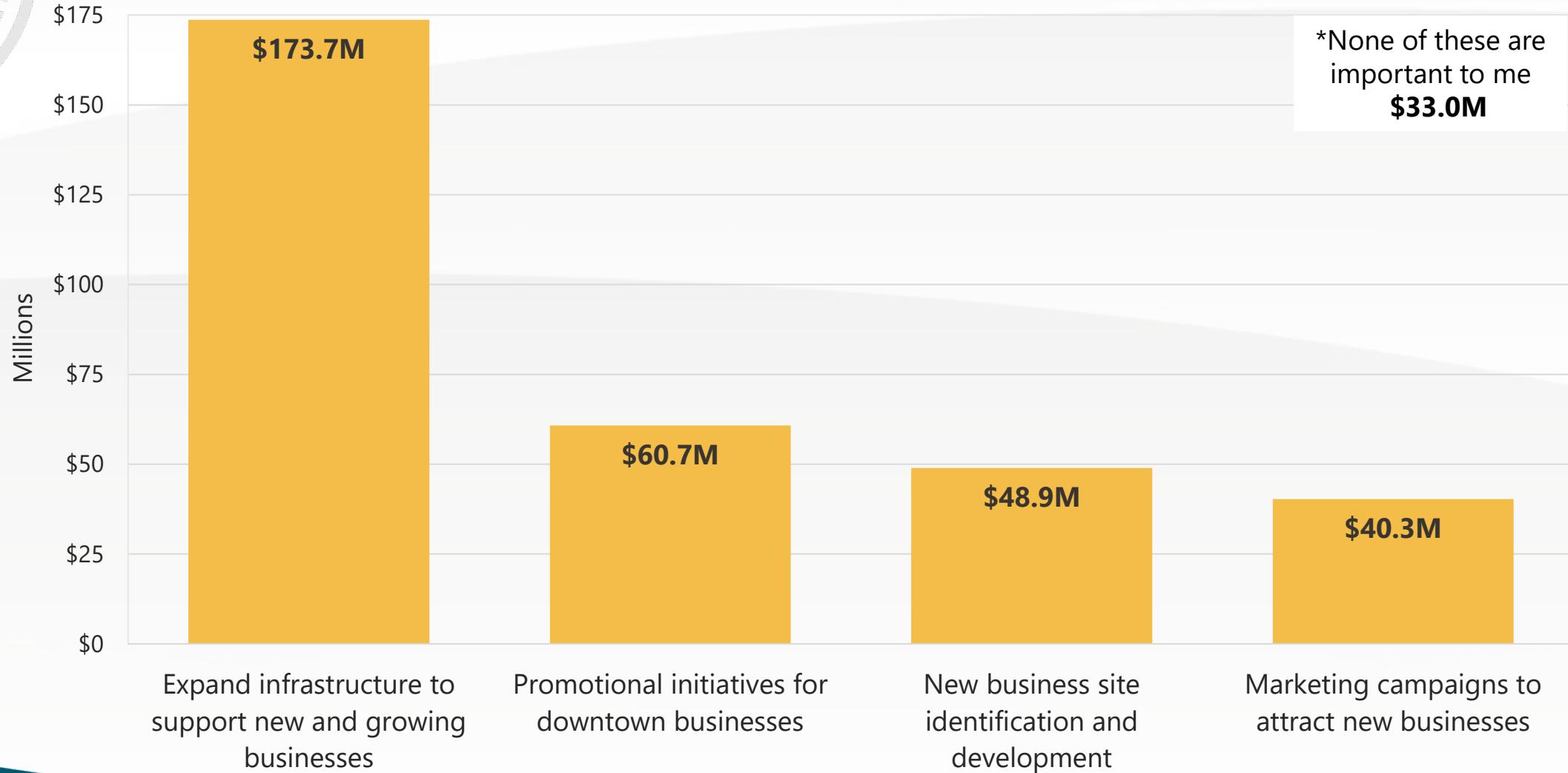
Responsible Development - Total Allocated \$358.4M



Environmental Leadership - Total Allocated \$357.9M



Economic Vitality - Total Allocated \$356.6M





What Does the Town Do Best?

community

friendly welcoming

schools

clean

police

programs

mayor

activities

recycling

parade

staff

recreation

greenways

council

businesses

businesses

small-town

safe

beautiful transparency

family employees

festivals

downtown

public-safety

engagement

events

services

welcoming

communication

parks

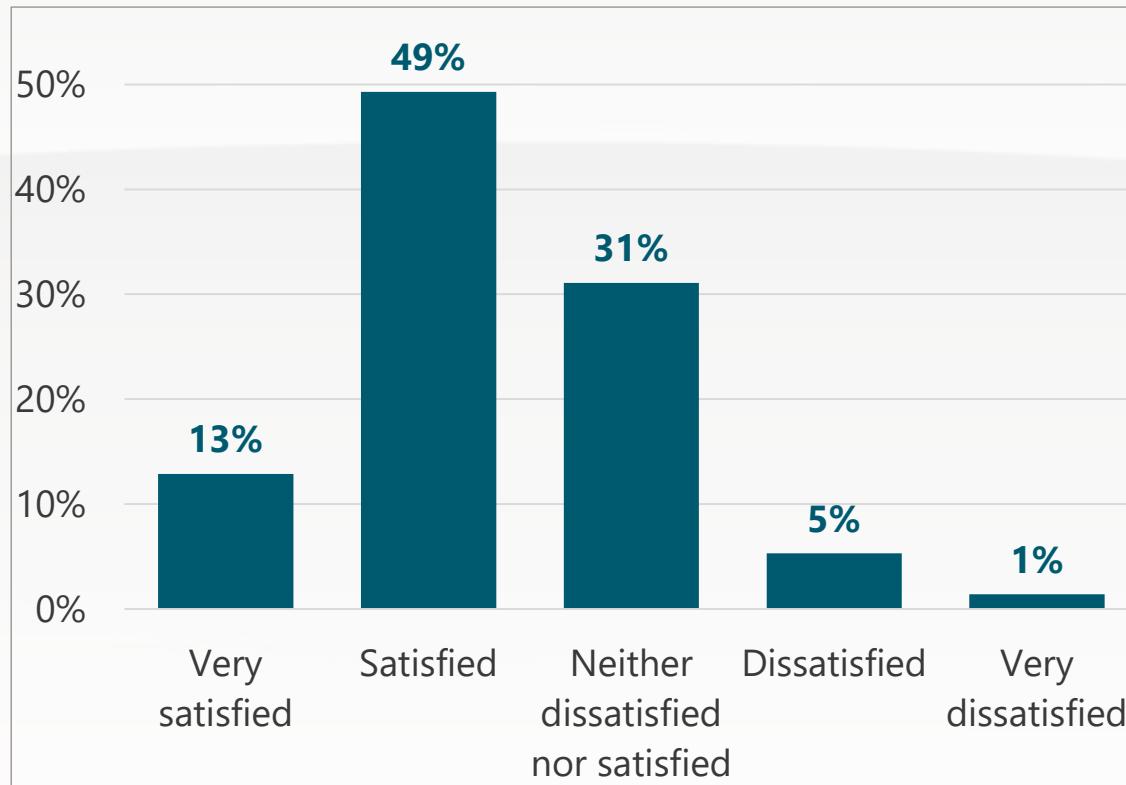
What Can the Town Do to Improve Our Community?



greenway
transportation
utility employees bills
trees data
events billing taxes
downtown parks
growth development
support pedestrian staff
townhomes street businesses
apartments safe shopping
sidewalks affordable homes
affordable housing
schools congestion
safe roadways
infrastructure

Additional Survey Questions

Survey Satisfaction



Optional Demographics Questions

The interface for "Optional Demographics Questions" includes a navigation bar with tabs: Economic Vitality, Responsible Development, Comments, and Demographics. The Demographics tab is active, indicated by a dark teal background and white text. Below the tabs, there is a placeholder text: "Please complete the following demographic questions." and a "Why we're asking" link. A black icon representing three people is also present.

Budget Priorities Survey Dashboard

FY27 Budget Priorities Survey Results

About This Dashboard

The Town of Apex takes a collaborative approach to creating its annual budget through a year-long process that involves Town Council, Town staff, and most importantly, residents. Resident input is essential in shaping financial priorities that reflect the needs and aspirations of our community.

This dashboard is designed to provide an accessible, transparent view of the results from the **FY27 Budget Priorities Survey**. Here, you'll find a breakdown of resident feedback, highlighting the priorities that matter most to our community. By presenting the data in a clear and digestible format, we aim to empower you to stay informed and engaged throughout the budgeting process.



Click the buttons below to see the results of this survey.

Strategic Goals

Focus Areas

Demographics



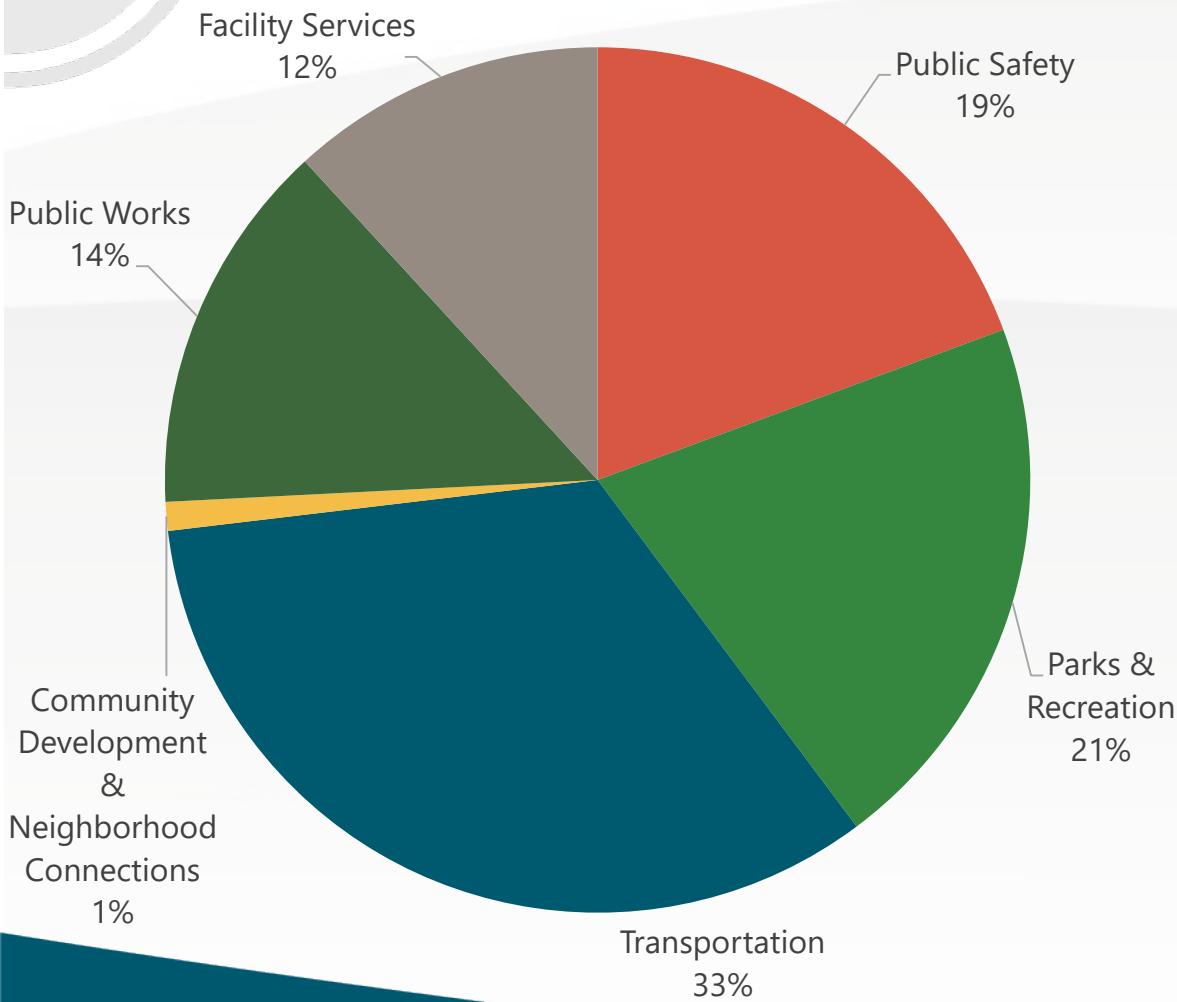
Capital Projects Overview & Scoring Results



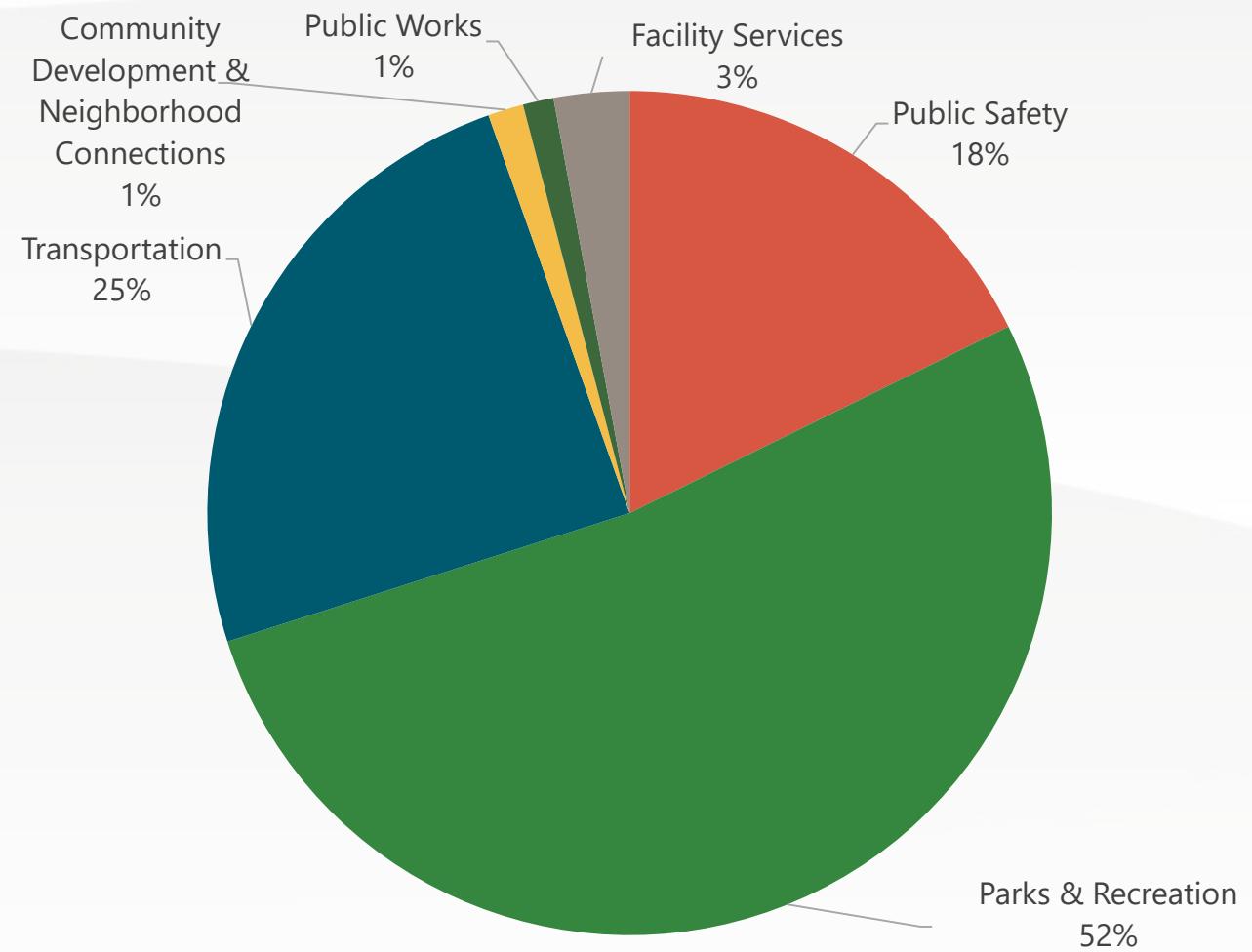
General Fund CIP Project Summary

Element	Submittals	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	Future
 Transportation	32	26,115,000	15,795,000	33,720,000	15,890,000	17,015,000	48,995,000
 Parks, Recreation & Cultural Resources	20	9,531,700	22,392,500	34,205,000	14,378,000	104,220,000	152,075,000
 Public Facilities	16	27,239,000	14,486,600	3,321,600	6,248,200	1,610,000	74,975,600
 Public Safety	12	3,654,000	4,100,000	1,600,000	1,400,000	2,837,500	1,546,720
 Public Works	18	3,666,000	2,984,000	225,000	460,000	-	225,000
Total All General Fund	98	70,205,700	59,758,100	73,071,600	38,376,200	125,682,500	277,817,320

Project Distribution by Function



Cost Distribution by Function



Utility Fund CIP Project Summary

Element	Submittals	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	Future
 Water Sewer Utility	34	8,069,000	28,055,000	11,295,000	13,925,000	133,685,000	40,585,825
 Stormwater Utility	10	1,668,000	3,180,000	667,000	750,000	265,000	425,000
 Electric Utility	11	12,170,000	12,280,000	10,665,000	7,565,000	6,365,000	5,065,000

How are Projects Selected to Rank?

- Each year the CIP is re-prioritized to align with initiatives and financial conditions as such it is possible that projects will be ranked during multiple years
- Projects excluded from ranking:

Ongoing

Fall outside the 5-year funding purview

Required for operations (i.e. facility maintenance, equipment replacement)

- Projects within the CIP, outside of the above categories are selected for ranking

Scoring Criteria – Staff

• 8 Categories

Public Health & Public Safety - Select ONE Response *

- Prevents or corrects an imminent and significant health or safety hazard
- Prevents or corrects a significant potential health or safety hazard
- Project improves the feeling of safety
- Not Applicable

Deferred Maintenance or Existing Infrastructure/Facilities - Select ONE Response *

- Major infrastructure repair and major financial, physical, or personnel consequences will result if not done
- Major infrastructure repair, but minor financial, physical, or personnel consequence will result if not done
- Not Applicable

Legal Mandate - Select ALL that apply *

- Project mandated by State and/or Federal Law
- Project mandated by Town Council
- Project mandated by legal settlement, contractual obligation or regulation
- Project corrects a violation of Town or State code that would result in fines
- Not Applicable

Business Plan/Existing Project - Select ALL that apply *

- Project is prioritized in existing Business Plan
- Project is required to complete an existing project
- Not Applicable

Funding/Budget Impact - Select ONE Response *

- Project produces an immediate significant reduction in operating costs
- Project costs are 50% to 100% covered by non-Town funding sources
- Project costs are up to 50% covered by non-Town funding sources OR will generate significant revenue to offset operating costs
- Project has dedicated funding sources other than General Fund (i.e. User Fees)
- Not Applicable

Extent of Primary Service Area - Select ONE Response *

- Project serves the entire Town
- Project primarily of interest to a specific population

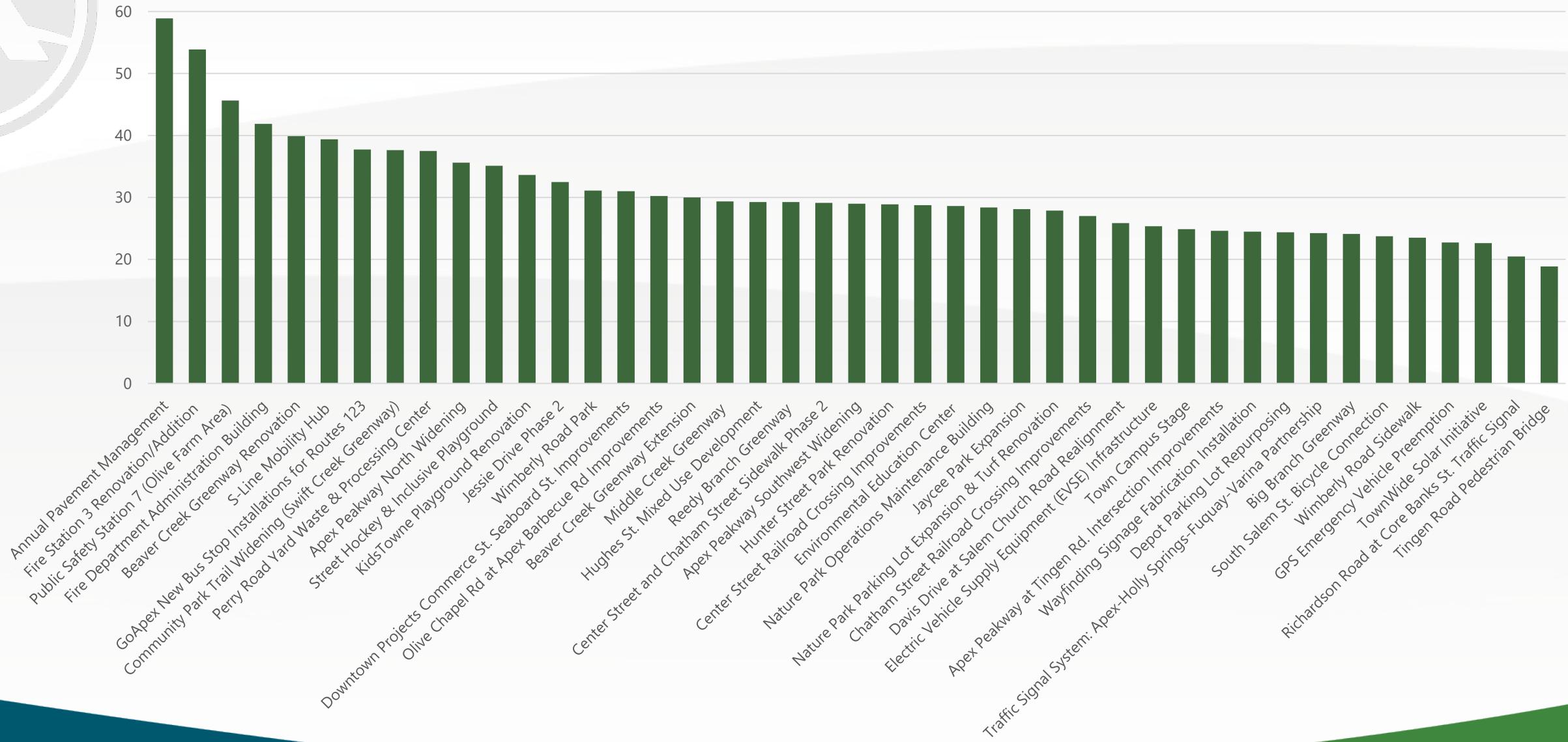
Economic Development - Select ALL that apply *

- Project directly and substantially increases Town revenues
- Project increases community wealth (jobs, cultural attractions, business retention, etc)
- Expand infrastructure to accommodate planned increase in capacity
- Not Applicable

Governmental Services - Select ALL that apply *

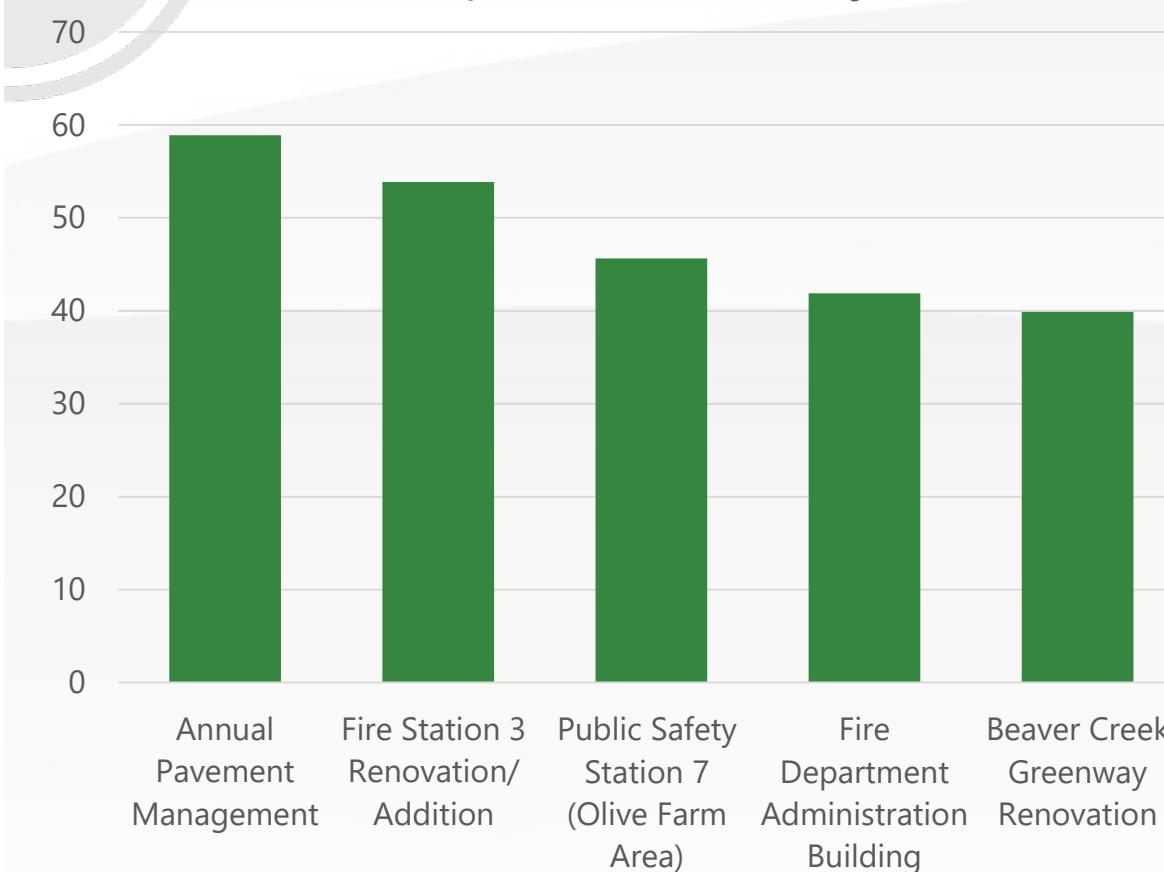
- Project is essential to maintaining the Town's current level of service for a core function to the public
- Project will improve the Town's systems or facilities to enhance service delivery, increase productivity or improve access to information for the public
- Project uses best practices to improve business processes
- Not Applicable

Staff Scoring

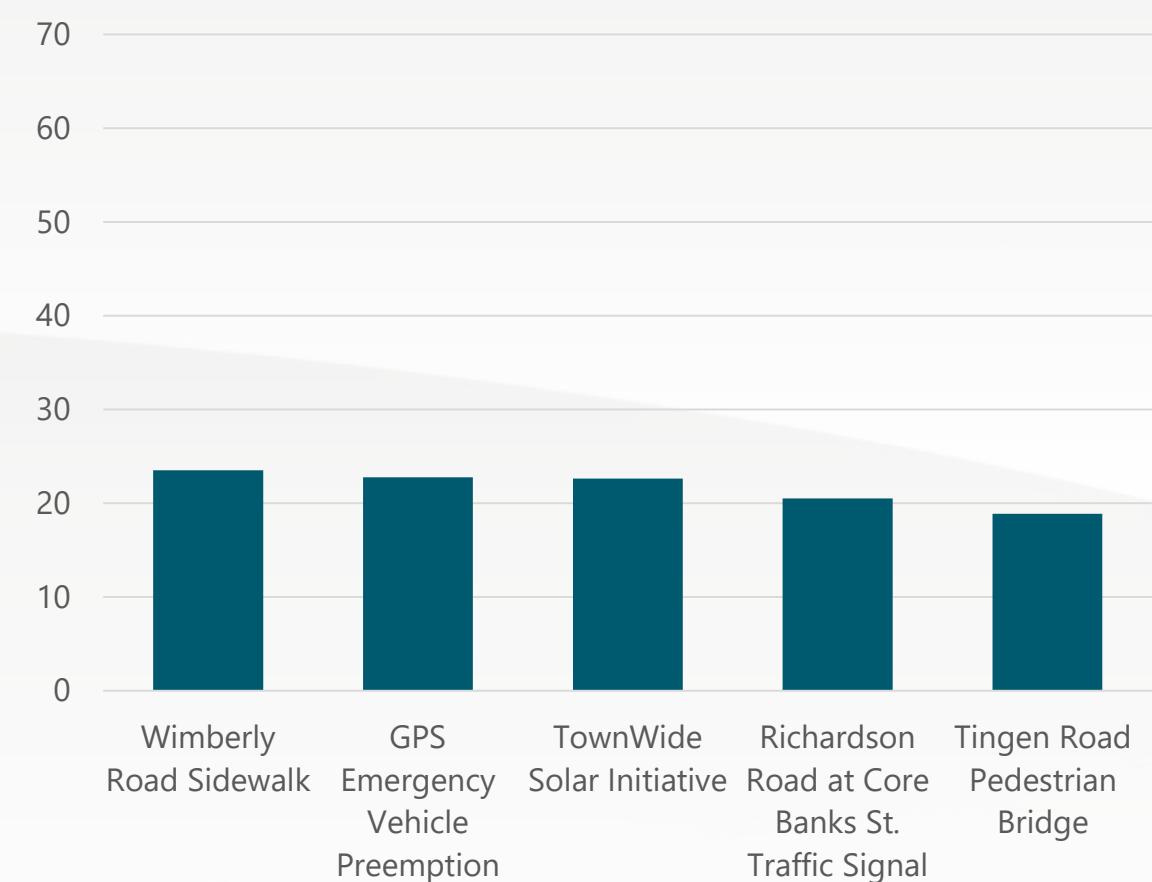


Staff Scoring

Staff Top Five Ranked Projects



Staff Bottom Five Ranked Projects



Transportation



Annual Pavement Management \$24,375,000

- Maintain and resurface Town streets with preservation treatments and curb-ramp upgrades
- Current Project Status:
 - Ongoing annually
 - ~2.4M in Powell Bill Funding annually, increases with added miles
- Future Operating Impact:
 - Savings of ~\$187,500 for FY27, increasing thereafter



- Staff Scoring
 - Above Average Scoring: 59/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and Improve existing roadways

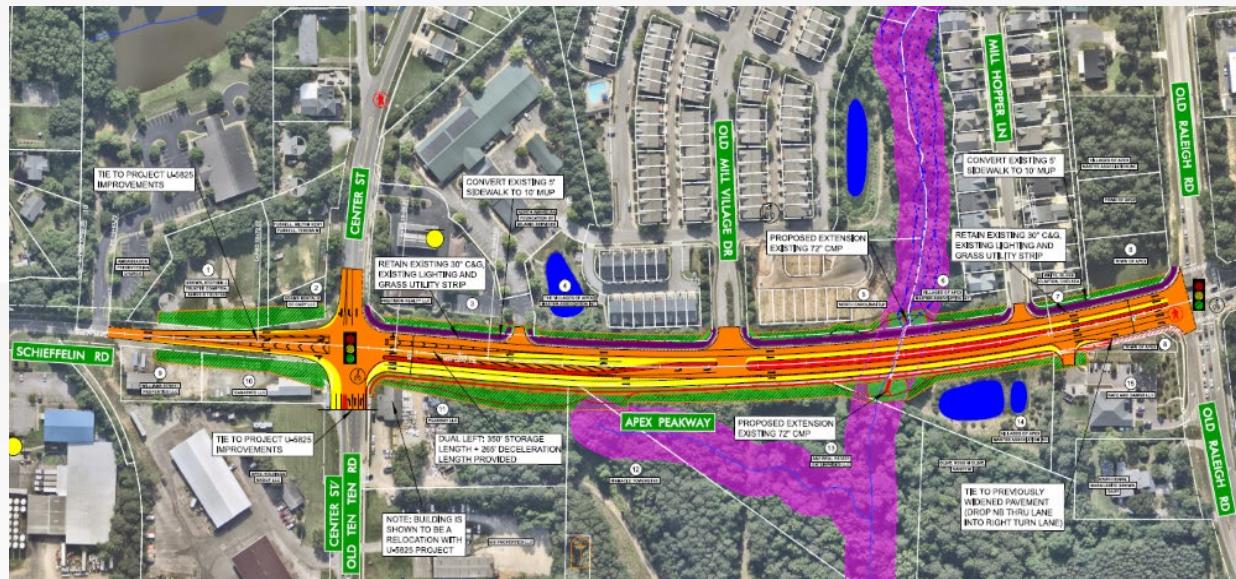
Apex Peakway at Tingen Road Intersection Improvements

\$1,500,000

- Add left turn lanes and a traffic signal with signalized crosswalks at Apex Peakway and Tingen Road to manage increased traffic from nearby development and prevent severe congestion and delays during peak hours
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$2,400/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Apex Peakway North Widening \$13,100,000

- Widen Apex Peakway from Center St to Old Raleigh Rd to four lanes to reduce congestion and align with upcoming state projects
- Current Project Status:
 - Design Underway
 - Feasibility Study completed; applied for federal funds
 - \$9M in 2021 Transportation Bond Funding



- Staff Scoring:
 - Above Average Scoring: 36/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Apex Peakway Southwest Widening

\$4,380,000

- Widen Apex Peakway from Padstone Drive to James Street to a four-lane median-divided section to address future capacity needs, complete a continuous four-lane corridor to Tingen Road, and reduce delays for commuters and emergency vehicles
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$31,250/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Center Street Railroad Crossing Improvements

\$1,350,000

- Expand the crossing surface and upgrade railroad gates to complete the south-side sidewalk connection from the Depot to Elm Street and support future Quiet Zone eligibility, preventing pedestrians from being forced into the roadway
- Current Project Status:
 - Design Underway
 - 850k in 2021 Transportation Bond funding
- Future Operating Impact:
 - Costs of ~\$2,200/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

Chatham Street Railroad Crossing Improvements

\$1,350,000

- Expand the crossing surface and upgrade railroad gates to complete the north-side sidewalk connection along Chatham Street to Elm Street with a safe crosswalk, supporting future Quiet Zone eligibility and preventing pedestrians from having to enter the roadway
- Current Project Status:
 - Design Underway
 - 850k in 2021 Transportation Bond funding
- Future Operating Impact:
 - Costs of ~\$2,200/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 27/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New sidewalks

Center Street and Chatham Street Sidewalk Phase 2

\$1,930,000

- Complete the sidewalk gap along the south side of E. Chatham Street between N. Mason Street and Clairmont Park to finish Downtown Railroad Crossing improvements and provide a Safe Route to School for Apex Middle School
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$14,400/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

Davis Drive at Salem Church Road Realignment

\$7,300,000

- Realign and widen Davis Drive and Salem Church Road, add a traffic signal and upgraded railroad gates, and shift the intersection west to improve safety, increase stacking space, and address visibility and congestion near the CSX tracks
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$7,300/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 26/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Downtown Projects: Commerce Street & Seaboard Street Improvements

\$4,300,000

- Fund right-of-way and construction for the Commerce and Seaboard Street improvements, a Top 10 Downtown Plan priority based on 2021–2022 Council-approved designs.
- Current Project Status:
 - Acquisition Underway
- Future Operating Impact:
 - Costs of ~\$7,500/year, increasing thereafter



- Staff Scoring:
 - Above Average Scoring: 31/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Vibrant and accessible downtown community spaces

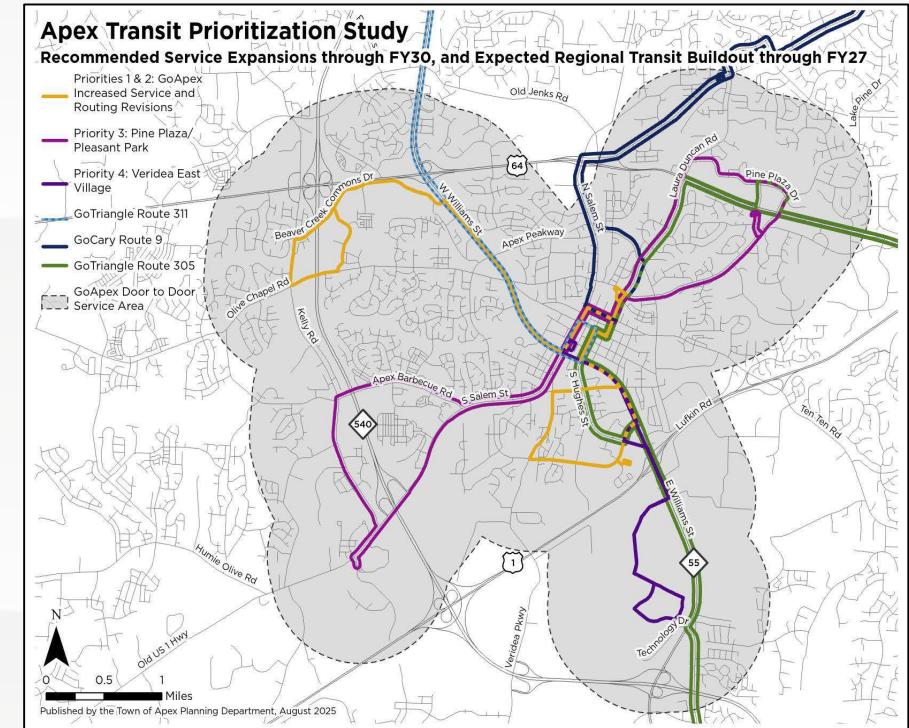
GoApex New Bus Stop Installation

\$700,000

- Design, acquire right of way for, and construct around 30 new bus stops to support updated GoApex routing and new local routes while meeting ADA and PROWAG standards outlined in the Town's Bus Stop Improvement Policy

- Current Project Status:
 - Not Started
 - 65% anticipated in grant funding
- Future Operating Impact:
 - Costs of ~\$3,000/year, increasing thereafter

- Staff Scoring:
 - Above Average Scoring: 38/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand public transit options



GPS Emergency Vehicle Preemption

\$700,000

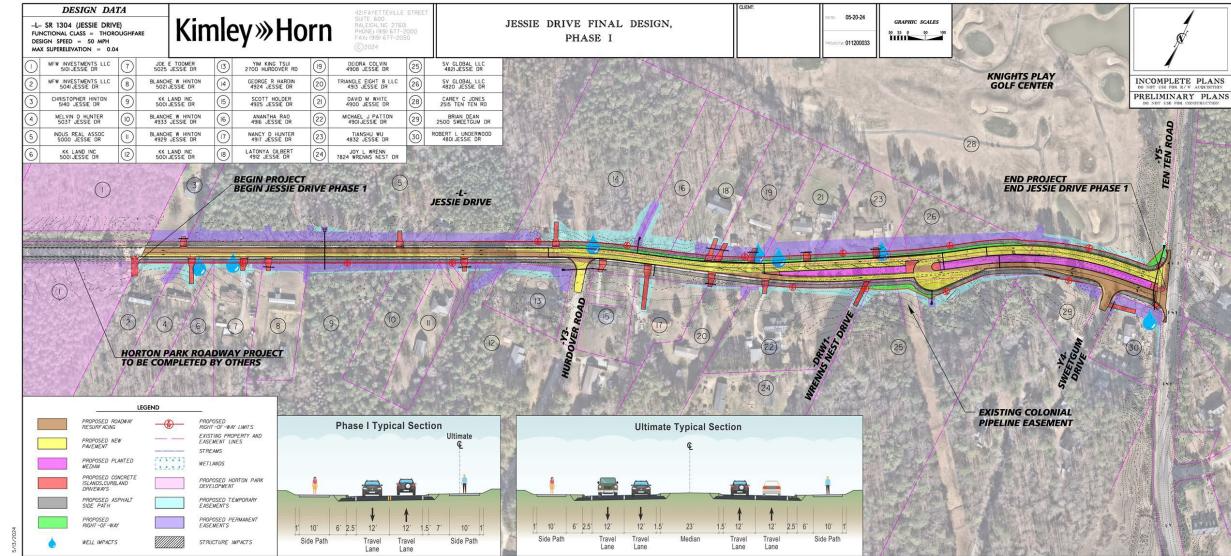
- Install GPS preemption at ten traffic signals per year along major corridors to improve travel times and coordination, with timing adjusted as needed to align with NCDOT's Maxtime and fiber upgrade project
- Current Project Status:
 - Not Started
 - Pending NCDOT signal plan & controller upgrades
- Future Operating Impact:
 - Costs of ~\$20,000/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 23/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Jessie Drive Phase 2

\$16,000,000

- Complete the four-lane divided gap on Jessie Drive to create a continuous route between Ten Ten Rd and NC 55, support nearby development, provide an east-west detour, and ease pressure on congested connections

- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$20,400/year, increasing thereafter

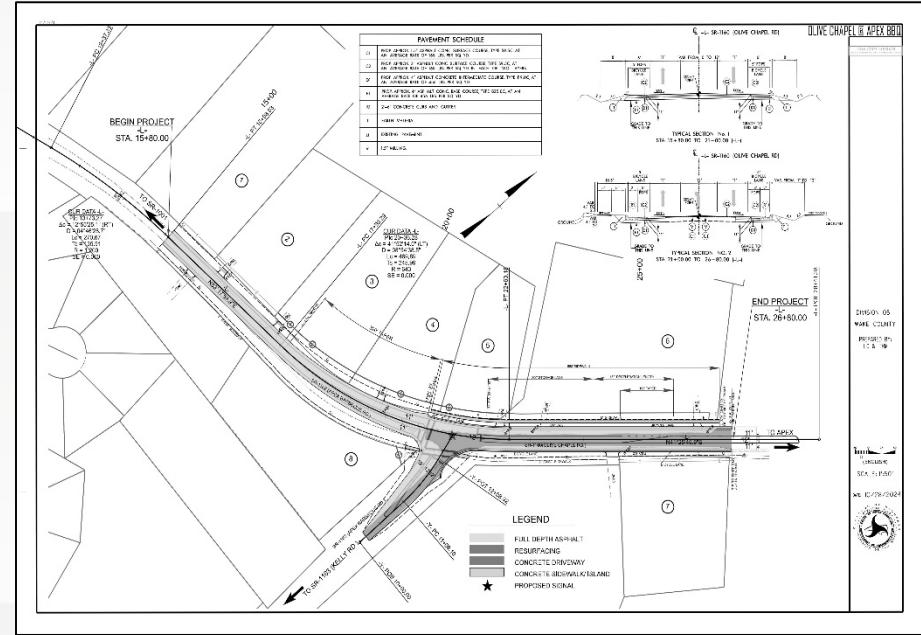


- Staff Scoring:
 - Above Average Scoring: 33/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Olive Chapel Road at Apex Barbecue Road Improvements

\$600,000

- Improve the Olive Chapel Rd and Apex Barbecue Rd intersection with added turn lanes, wider shoulders, rumble strips, a wood-pole signal, and a 10-ft side path to reduce congestion and crash risk as traffic grows
- Current Project Status:
 - LAPP funding approved for design and right-of-way phases
- Future Operating Impact:
 - Costs of ~\$1,200/year, increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 30/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Richardson Road at Core Banks Street Traffic Signal

\$650,000

- Add a Town-maintained traffic signal with signalized crosswalks at Richardson Road and Core Banks Street to manage growing traffic, improve pedestrian safety, and reduce delays as nearby development increases
- Current Project Status:
 - Not Started
 - Pending warrant study in 2026
- Future Operating Impact:
 - Savings of ~\$15,000/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 21/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

S-line Mobility Hub

\$2,300,000

- Develop a mobility hub at the E. Moore St parking area to support future bus and potential rail service, align with upcoming transit routes, and provide a central downtown connection
- Current Project Status:
 - Feasibility Study Complete
 - 65% anticipated in grant funding
- Future Operating Impact:
 - Costs of ~\$15,000/year, increasing thereafter



- Staff Scoring:
 - Above Average Scoring: 39/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand public transit options

South Salem Street Bicycle Connection

\$2,120,000

- Add pavement markings that indicate shared bicycle and vehicle space along Salem Street and add bike lanes along S Salem Street to implement a top Bike Apex priority and improve bicycle facilities on a key route
- Current Project Status:
 - Design Contract Scoping Underway
 - Federal Funds Awarded
- Future Operating Impact:
 - Costs of ~\$4,240/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Tingen Road Pedestrian Bridge/Tunnel

\$10,025,000

- Build a bike-ped tunnel under the Tingen Road railroad crossing, realign Tingen Road, and add a greenway link to maintain safe access to downtown after the at-grade crossing closes
- Current Project Status:
 - Feasibility Study Underway
 - Final design phase pending Council approval in February 2026
- Future Operating Impact:
 - Costs of ~\$85,000/year, increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 19/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

Traffic Signal System: Apex-Holly Springs-Fuquay-Varina Partnership \$3,530,000

- Establish an annual regional traffic signal operation and maintenance agreement with Holly Springs and Fuquay-Varina to support growing Town signal responsibilities and enhance system safety and performance
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$630,000/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways

Wayfinding Signage Fabrication & Installation

\$1,600,00

- Fabricate and install Town-wide wayfinding signs to support the Downtown Plan, enhance branding, and improve navigation for residents and visitors
- Current Project Status:
 - Design & Permitting
- Future Operating Impact:
 - Costs of ~\$55,000/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Maintain and improve existing roadways



Wimberly Road Sidewalk

\$350,000

- Add sidewalks along both sides of Wimberly Road to close gaps in the pedestrian network near Lake Castleberry and utilize the developer's fee-in-lieu contribution
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$3,000/year, increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New sidewalks

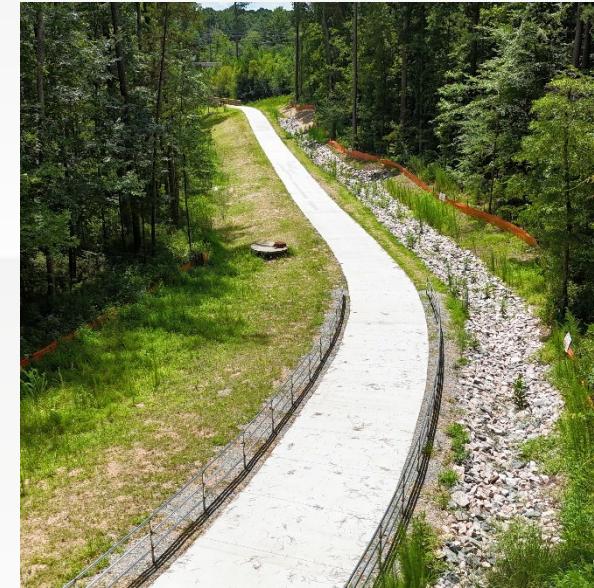
Parks, Recreation, and Cultural Resources



Beaver Creek Greenway Extension

\$17,737,000

- Extend the Beaver Creek Greenway in three segments, connecting Jaycee Park to NC 55, Nature Park to Richardson Road, and Richardson Road to the American Tobacco Trail while adding boardwalk and bridge sections, a high-visibility crosswalk, and future grade-separated crossing opportunities, and planning for e-bike program needs
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$292,000 in FY27
 - Costs of ~\$115,800/year & increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 30/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New parks and greenways



Beaver Creek Greenway Renovation \$6,000,000

- Evaluate and address frequent flooding along the Beaver Creek Greenway by studying realignment options, relocating damaged infrastructure, and coordinating with federal agencies on feasible floodplain repairs
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Savings of ~\$5,000/year
- Staff Scoring:
 - Above Average Scoring: 40/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing parks and greenways



Big Branch Greenway

\$5,440,000

- Complete the Big Branch Greenway from Apex Peakway to US 1 with a new trail that requires right-of-way, structural and environmental work, and provides connections to nearby neighborhoods, schools, transit routes, and future side paths
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$193,600 in FY28-29
 - Costs of ~\$96,500/year and increasing thereafter
- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

Community Park Trail Widening (Swift Creek Greenway)

\$5,675,000

- Widen the Community Park Trail to improve accessibility, add shallow channels that manage stormwater and reduce erosion, adjust curves and slopes, preserve trees, rebuild shoulders, reinstall memorial benches, and upgrade amenities to current Town standards
- Current Project Status:
 - Scope in progress
- Staff Scoring:
 - Above Average Scoring: 38/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing parks and greenways

Environmental Education Center

\$8,300,000

- Build a facility at Apex Nature Park with educational, office, meeting, and exhibit spaces, plus upgrades to the shelter and restrooms
- Current Project Status:
 - Design Contract Pending
- Future Operating Impact:
 - Costs of ~\$950,800/year, increasing thereafter

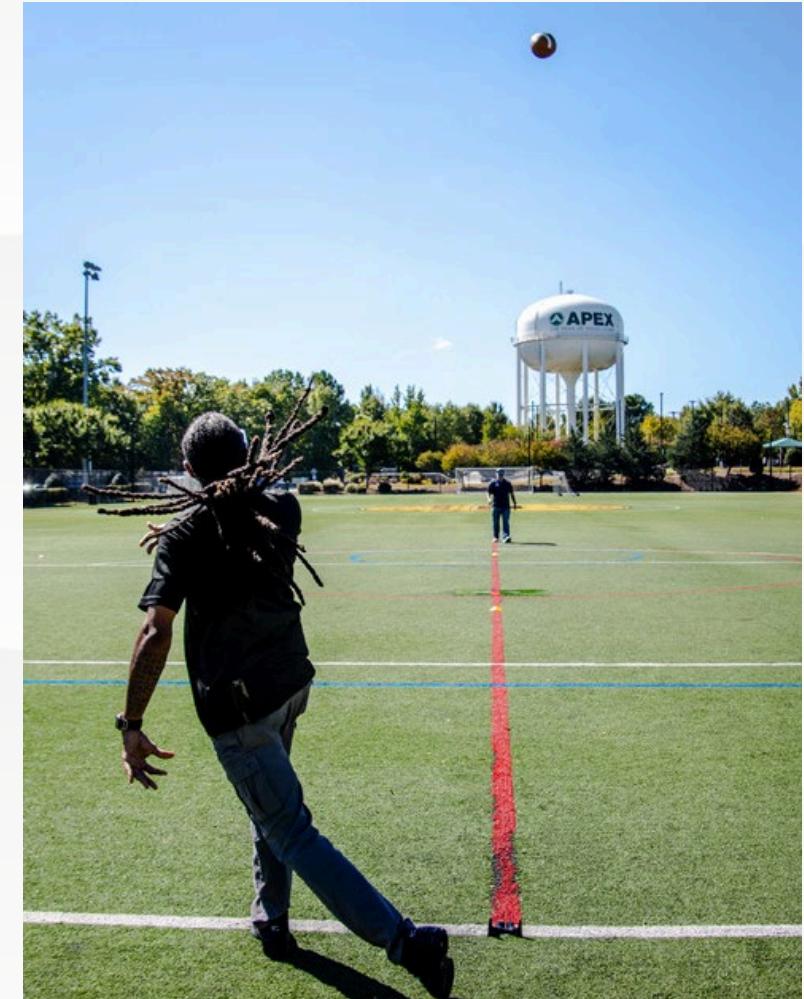


- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New recreation facilities

Hunter Street Park Renovation

\$1,875,000

- Replace the 2016 turf field and add paved areas, a retaining wall, and slope stabilization to reduce erosion, manage stormwater, and improve accessibility for visitors
- Current Project Status:
 - Not Started
- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing parks and greenways



Jaycee Park Expansion

\$5,700,000

- Develop the west side of the park with an open play field, shelter with restrooms, playground, adaptive court space, and additional parking, and connect the site to the Beaver Creek Greenway and existing Jaycee Park amenities
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$223,600/year
- Staff Scoring:
 - Below Average Scoring: 28/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New recreation facilities

KidsTowne Playground Renovation \$3,223,500

- Replace the existing KidsTowne playground equipment, improve surfacing, renovate the existing shelter and restrooms, and add a rental shelter
- Current Project Status:
 - Design Phase
 - Estimated Completion May 2027
- Future Operating Impact:
 - Savings of ~\$6,000/year

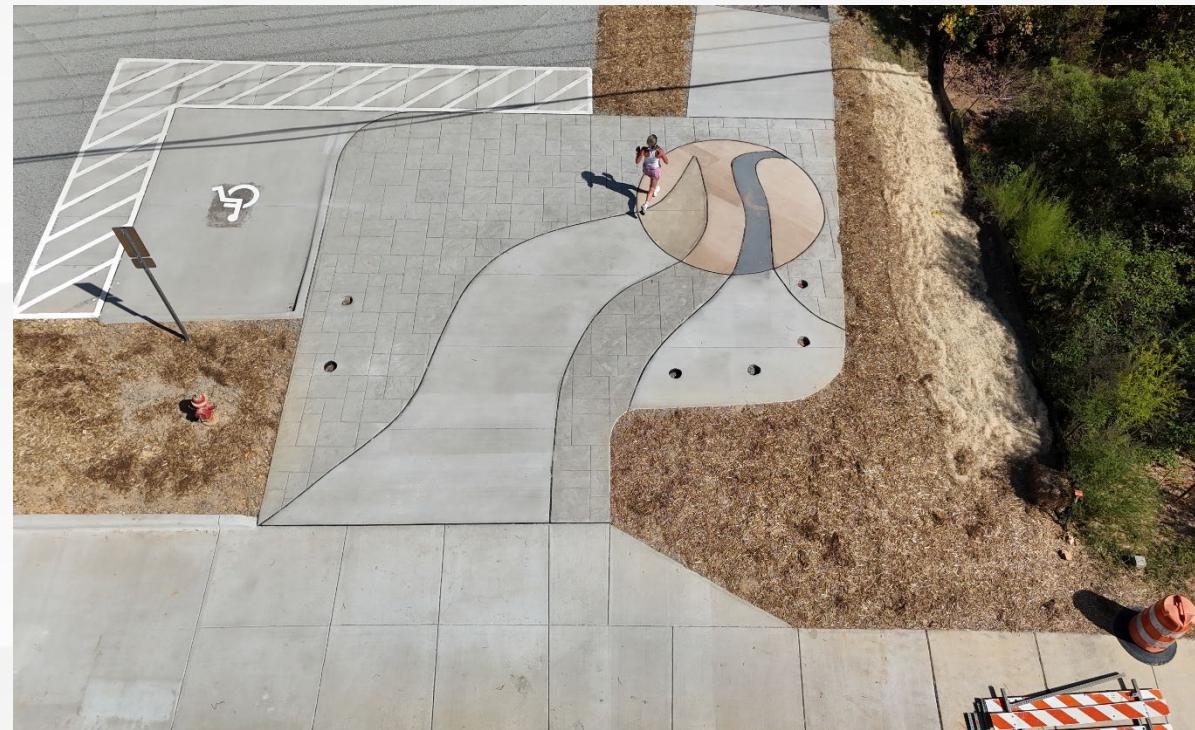


- Staff Scoring:
 - Above Average Scoring: 34/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities

Middle Creek Greenway

\$4,600,000

- Extend bike and pedestrian facilities north of Jessie Dr to the Ten Ten Rd signal at Reliance Ave to support a future Swift Creek Greenway link and improve access to nearby neighborhoods, schools, parks, and commercial areas
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$367,100 in FY29
 - Costs of ~\$173,000/year and increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

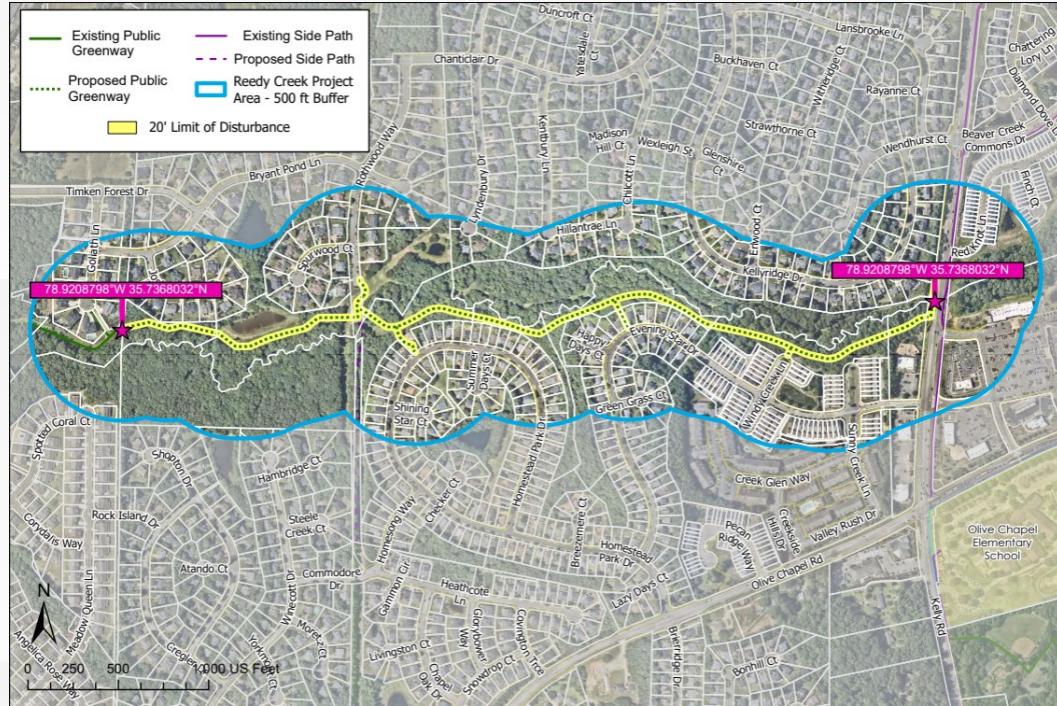
Nature Park Operations & Maintenance Building

\$16,950,000

- Replace the current Operations and Maintenance Building with a two-story 30,000-square-foot office, warehouse, and sign shop and add a two-acre yard with staff parking on Town property east of Evans Road
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$184,100/year
- Staff Scoring:
 - Below Average Scoring: 28/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities

Reedy Branch Greenway \$7,005,000

- Extend Reedy Branch Greenway from Goliath Ln to Kelly Rd to close the gap to the American Tobacco Trail, add neighborhood connections, and improve access to nearby schools, transit, and commercial areas
- Current Project Status:
 - Scope Created
 - Design contract anticipated early 2026
- Future Operating Impact:
 - Costs of ~\$200,000 in FY28
 - Costs of ~\$102,400/year and increasing thereafter



- Staff Scoring:
 - Below Average Scoring: 29/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

Seymour Athletic Fields/Nature Park Parking Lot Expansion & Turf Renovation

\$3,825,000

- Add ~50 new parking spaces at the Seymour Athletic Fields area after removing the existing Operations and Maintenance building and yard, and renovate the synthetic turf fields to address drainage issues
- Current Project Status:
 - Not Started
- Staff Scoring:
 - Below Average Scoring: 28/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities

Street Hockey & Inclusive Playground

\$3,100,000

- Replace existing play equipment with an inclusive playground and add a roof, lighting, and IT upgrades to support street hockey programming with the Carolina Hurricanes and expand access for underserved groups

- Current Project Status:
 - Scope & Fees Proposal in process
- Future Operating Impact:
 - Costs of ~\$26,640/year, increasing thereafter



- Staff Scoring:
 - Above Average Scoring: 35/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Improve existing recreation facilities

Town Campus Stage

\$696,700

- Design and build a permanent stage in the grassy area of the Arc Lot on Town Campus with a round layout that provides full-angle viewing
- Current Project Status:
 - Initial design & estimates complete
 - Under consideration for 50% grant match



- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Enhance cultural and arts programming

Wimberly Road Park

\$98,150,000

- Design and develop a nearly 50-acre site with a recreation center of more than 70,000 square feet, a maintenance facility and yard, and park amenities identified through a Parks Master Plan such as indoor recreation space, trails, open space, adaptive fields, courts, gardens, and environmental education areas
- Current Project Status:
 - Scope Complete
- Future Operating Impact:
 - Costs of ~\$1,934,800 in FY31
 - Costs of ~\$1,504,000/year thereafter
- Staff Scoring:
 - Above Average Scoring: 31/118
 - Below Average Agreement
- Resident Survey Alignment:
 - New parks and greenways

Facilities



Depot Parking Lot Repurposing

\$2,350,000

- Convert the Depot parking lot into a curbless downtown gathering space with flexible shaded/sunny areas, lighting, and movable furnishings for markets and community events
- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$20,000/year



- Staff Scoring:
 - Below Average Scoring: 24/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Vibrant and accessible downtown community spaces

Electric Vehicle Supply Equipment (EVSE) Infrastructure Development

\$348,000

- Install infrastructure to support new EV chargers so the Town can electrify its fleet, guided by the EV Suitability Assessment and a focus on departments with the highest potential for EV adoption
- Current Project Status:
 - Phase 1 of 5 complete
- Staff Scoring:
 - Below Average Scoring: 25/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Increase renewable and alternative energy sources for the Town



Fire Department Administration Building

\$14,570,000

- Build a new 10,000-square-foot Fire Department Administration facility to replace the undersized building that will be demolished for NC 55 construction and to provide adequate space for offices, meetings, training, parking, and storage at a new location
- Current Project Status:
 - Advanced Planning
 - Design scheduled May 2026
 - Construction bid July 2027
- Future Operating Impact:
 - Costs of ~\$103,500/year, increasing thereafter
- Staff Scoring:
 - Above Average Scoring: 42/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members

Fire Station 3 Renovation/Addition \$8,100,000

- Renovate Fire Station 3 to provide adequate living and operational space for the engine company relocating from Fire Station 1, address age-related facility needs, and support future fire administration plans
- Current Project Status:
 - Design Phase
 - Ready to bid for construction October 2026
- Future Operating Impact:
 - Savings of ~\$12,100/year, decreasing thereafter



- Staff Scoring:
 - Above Average Scoring: 54/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members

Hughes Street Mixed-Use Development

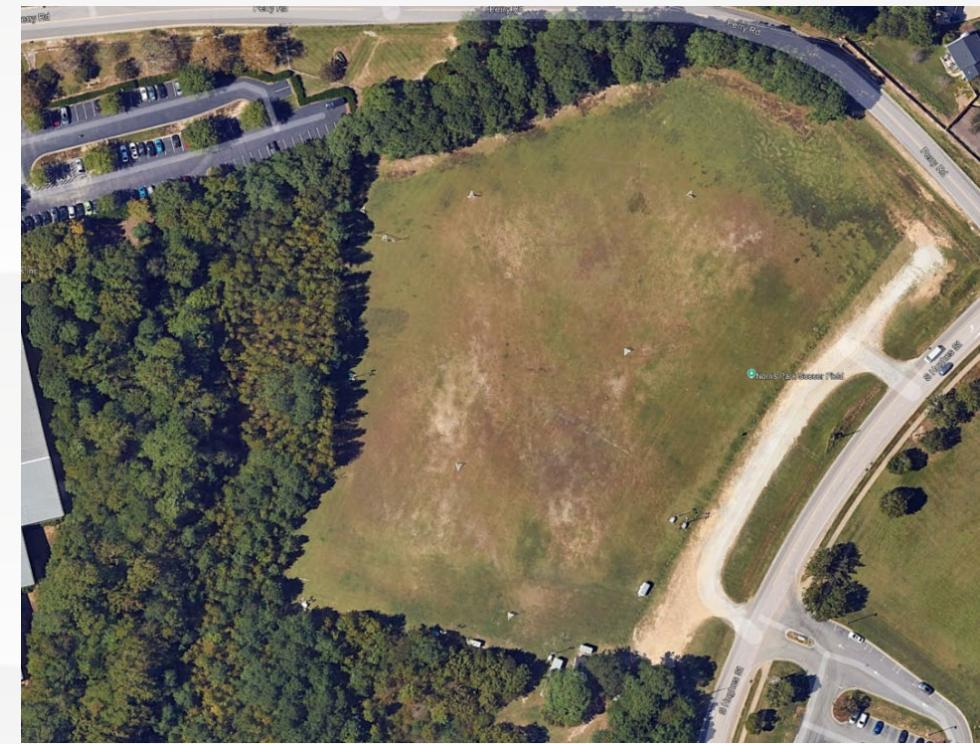
\$10,675,000

- Design and build street, water, and sewer infrastructure for the Town-owned site by widening Perry Rd and S. Hughes St with new pedestrian facilities and adding new on-site residential streets with sidewalks

- Current Project Status:
 - Site Planning & Design Underway

- Future Operating Impact:
 - Costs of ~\$35,000/year, increasing thereafter

- Staff Scoring:
 - Below Average Scoring: 29/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Expand infrastructure to support new and growing businesses

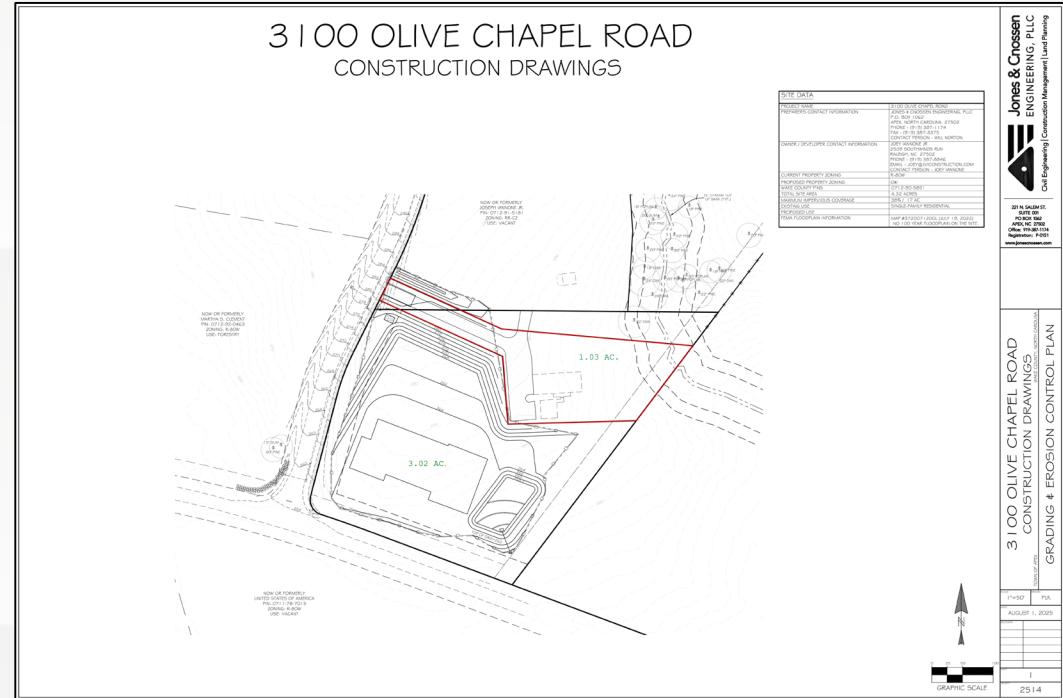


Public Safety Station 7 (Olive Farm Area) \$18,100,000

- Construct Public Safety Station 7, an 18,000-sq-ft three-bay fire station housing two companies and a battalion chief, to improve response times in the growing Olive Chapel Rd area

- Current Project Status:
 - Not Started
- Future Operating Impact:
 - Costs of ~\$1,281,000/year, increasing thereafter

- Staff Scoring:
 - Above Average Scoring: 46/118
 - Below Average Agreement
- Resident Survey Alignment:
 - Exceptional customer service for community members



Town Wide Solar Initiative

\$1,340,000

- Design and construct solar panels on twelve Town facilities to support the Town's environmental leadership goals and follow priorities identified in the Solar Panel Assessment
- Current Project Status:
 - Phase 1 of 3 complete
- Future Operating Impact:
 - Annual costs of ~\$2,000 every other year



- Staff Scoring:
 - Below Average Scoring: 23/118
 - Above Average Agreement
- Resident Survey Alignment:
 - Increase renewable and alternative energy sources for the Town

Questions?





Tuesday, December 16th

Salem Streetscape Bid Award

Work Session



AGENDA

- Project Background & Overview
- Conceptual Renderings
- Bid Results
- Value Engineering Possible Options
- Bid Award Options
- Discussion



A wide-angle, aerial photograph of a small town. In the center, a prominent white water tower stands on a hill, with the word "Apex" and a small logo on its side. Below the tower, a two-lane road with yellow dashed lines cuts through the town. On the left, there's a mix of modern and older brick buildings, some with flat roofs and others with gabled roofs. A parking lot with several cars is visible. On the right, there are more buildings, including a large dark industrial-style building and some smaller houses. The town is surrounded by a dense forest of green trees. The sky is clear and blue.

Project Background & Overview

Project Background & Overview

Strategic Planning: Top priority in Downtown Master Plan & Parking Study

Goal: Transform Salem Street into a premier regional public space that reflects Apex's vision for vibrant downtown development.

Scope:

- Redesign N Salem St from W Chatham St to Saunders St
- Repurpose Saunders street off-street parking spaces into gathering space

Key design elements:

- Curbless street design that creates a shared street that more highly prioritizes pedestrians & cyclists
- Street trees and catenary lighting
- Retain 10 on-street parking spaces
- Saunders Street gathering space

Project History & Timeline



Conceptual Renderings





Conceptual rendering, intersection of N. Salem Street and Chatham Street



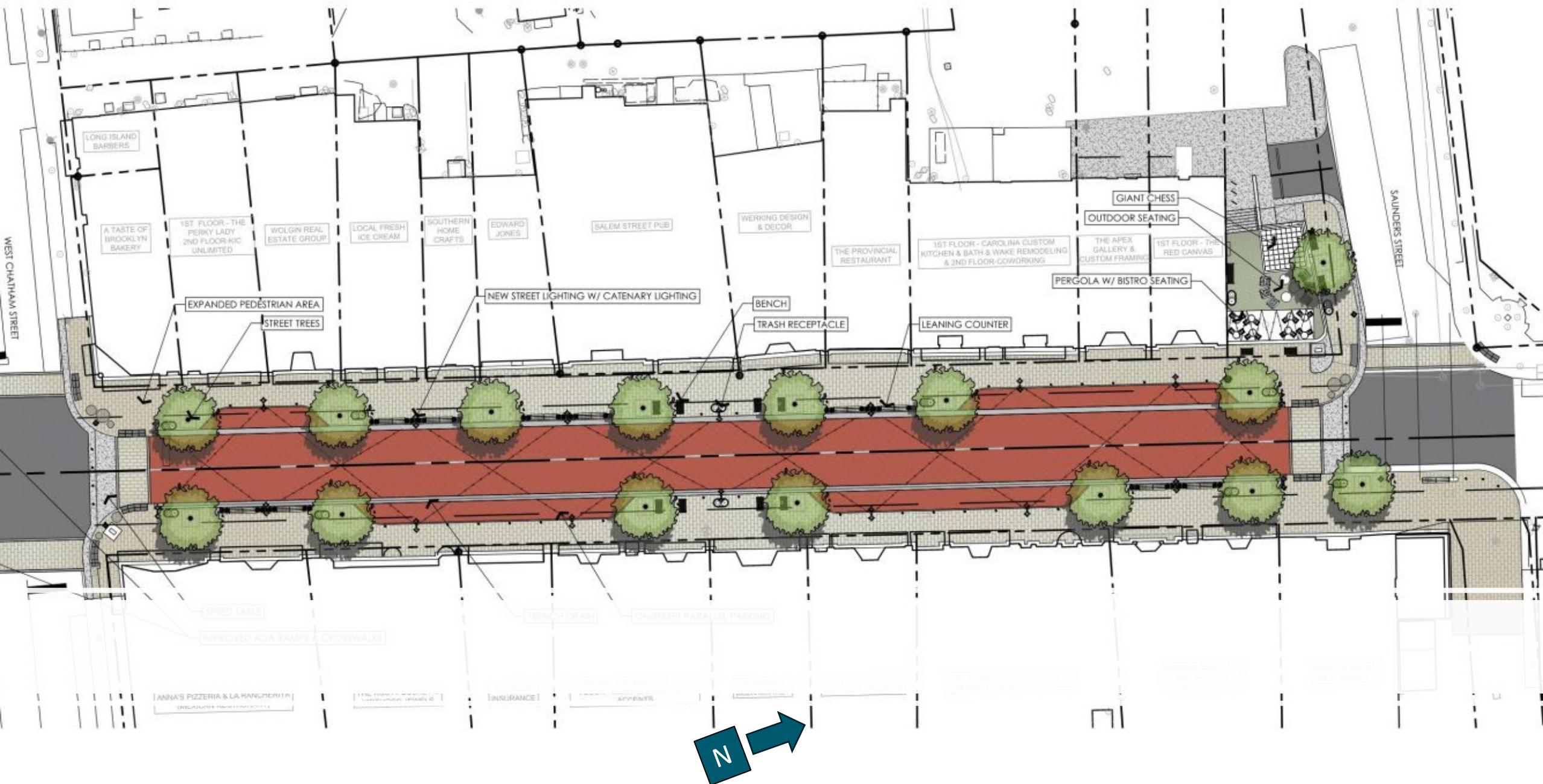
Conceptual rendering, N. Salem Street

SAUNDERS STREET GATHERING SPACE

SCHEMATIC DESIGN
FINALLY FRIDAY EVENT
AFTER



Conceptual rendering, intersection of N. Salem Street and Saunders Street



Anticipated Contract & Construction Timeline

- November 5th: Bid Opening #1 (1 bid, readvertised)
- November 19th: Bid Opening #2 (2 bids, opened)
- Next steps: Contract Award → Contract Execution → Notice To Proceed
- Construction Contract Time: **270 days (January – October 2026)**

Bid Results

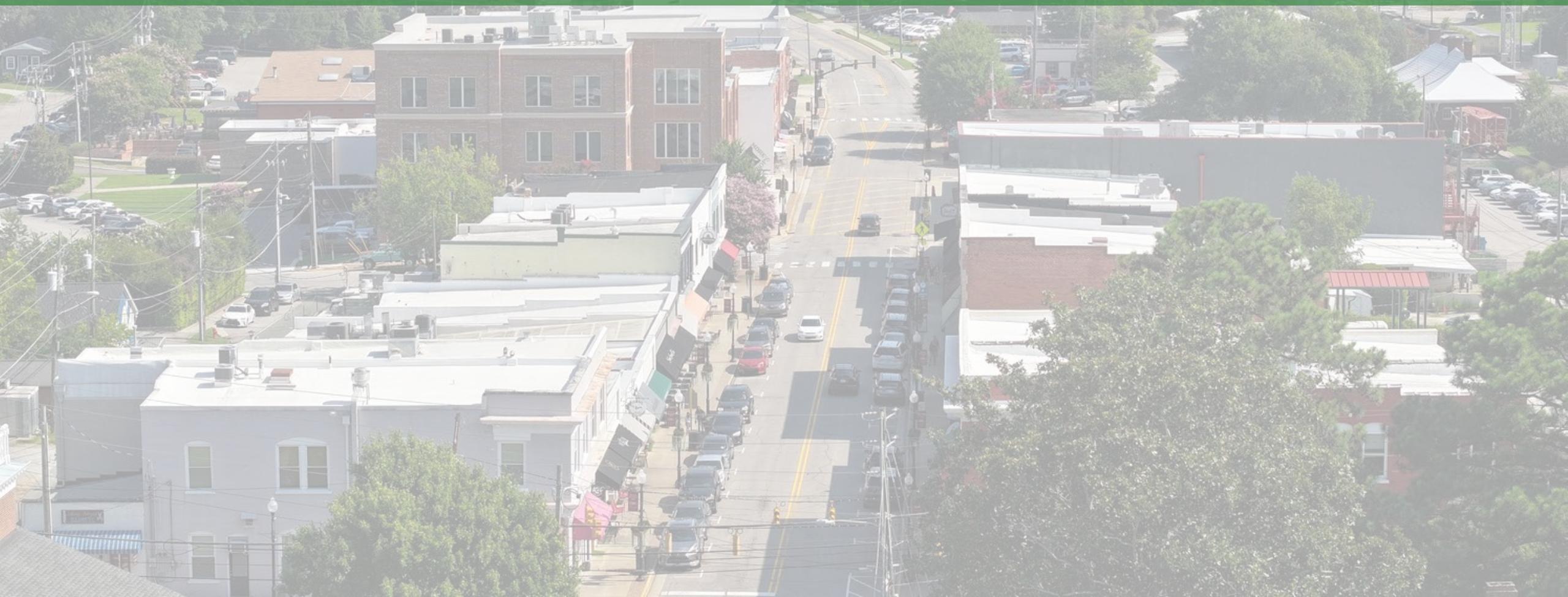
Engineer's Estimate (Stantec)	\$2,487,196	% Over Estimate
Browe Construction Company	\$4,318,648	74%
Roadworks Construction Company	\$4,844,431	95%

Bid Results

Primary Line Items of Significant Price Difference

Line Item	Engineer's Estimate	Low Bid Price	Difference
Traffic Control	\$80,000	\$225,000	\$145,000
Grading	\$50,000	\$275,000	\$225,000
Trench Drains	\$168,000	\$319,200	\$151,200
Light Poles & Fixtures	\$220,000	\$895,488	\$675,488
Catenary Lighting	\$30,720	\$246,720	\$216,000
Soil Cells	\$105,000	\$281,820	\$176,820
		Total:	\$1,589,508

Value Engineering Options



Value Engineering Potential Options Post Award

Light Poles & Fixtures

Catenary Lighting

**Hardscape Items (chairs, tables, trash
receptacles)**

Bid Award Options

**Option 1: Award Bid as submitted -
\$4,318,647.61 plus 10% contingency added
for construction budget (\$4,750,000)**

**Option 2: Reject bids and readvertise with
reduced scope (modify/remove some
specialty items)**

Note: Award requires Budget Ordinance Amendment

Discussion



#	DESCRIPTION	Engineer's Estimate				Browe Construction Company			Roadworks Construction Company	
		QTY	UNIT	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE
CONTRACTORS GENERAL CONDITIONS										
1	Mobilization	1	LS	\$ 184,236.72	\$ 184,236.72	\$ 20,000.00	\$ 20,000.00	\$ 242,200.00	\$ 242,200.00	
SITE PREPARATION / DEMOLITION										
2	Construction Staking	1	LS	\$ 17,000.00	\$ 17,000.00	\$ 15,000.00	\$ 15,000.00	\$ 85,420.00	\$ 85,420.00	
3	Traffic Control	1	LS	\$ 80,000.00	\$ 80,000.00	\$ 225,000.00	\$ 225,000.00	\$ 113,300.00	\$ 113,300.00	
4	Removal & Disposal of Existing Asphalt and Concrete	4,920	SY	\$ 25.00	\$ 123,000.00	\$ 35.00	\$ 172,200.00	\$ 29.20	\$ 143,664.00	
EARTHWORK & GRADING										
5	Grading Complete	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 275,000.00	\$ 275,000.00	\$ 217,800.00	\$ 217,800.00	
6	Undercut Excavation	35	CY	\$ 200.00	\$ 6,900.00	\$ 150.00	\$ 5,175.00	\$ 157.00	\$ 5,416.50	
EROSION CONTROL										
7	Construction Entrance / Exit	1	EA	\$ 2,900.00	\$ 2,900.00	\$ 3,000.00	\$ 3,000.00	\$ 8,860.00	\$ 8,860.00	
8	Inlet Protection for Catchbasin and Yard Inlet	7	EA	\$ 450.00	\$ 3,150.00	\$ 350.00	\$ 2,450.00	\$ 620.00	\$ 4,340.00	
9	Inlet Protection Log for Trench Drain	1,360	LF	\$ 2.50	\$ 3,400.00	\$ 4.50	\$ 6,120.00	\$ 7.20	\$ 9,792.00	
10	Concrete Washout	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,040.00	\$ 2,040.00	
11	Mulch	2	TN	\$ 275.00	\$ 550.00	\$ 750.00	\$ 1,500.00	\$ 150.00	\$ 300.00	
12	Temporary Grassing	0.5	AC	\$ 1,100.00	\$ 550.00	\$ 2,500.00	\$ 1,250.00	\$ 9,320.00	\$ 4,660.00	
13	Permanent Grassing	1	AC	\$ 2,200.00	\$ 2,200.00	\$ 3,500.00	\$ 3,500.00	\$ 9,590.00	\$ 9,590.00	
14	Fertilizer	1,000	LB	\$ 1.00	\$ 1,000.00	\$ 2.00	\$ 2,000.00	\$ 0.76	\$ 760.00	
15	Agricultural Lime	2	TN	\$ 325.00	\$ 650.00	\$ 750.00	\$ 1,500.00	\$ 410.00	\$ 820.00	
16	Super-phosphate	500	LB	\$ 6.00	\$ 3,000.00	\$ 3.50	\$ 1,750.00	\$ 0.76	\$ 380.00	
17	Anchor-Asphalt Emulsion	300	GL	\$ 18.00	\$ 5,400.00	\$ 35.00	\$ 10,500.00	\$ 5.50	\$ 1,650.00	
STORM DRAINAGE SYSTEM										
18	conc trench drain (12" x 24")	672	LF	\$ 250.00	\$ 168,000.00	\$ 475.00	\$ 319,200.00	\$ 411.00	\$ 276,192.00	
19	6" Perforated/solid pvc w/ cleanouts (for tree cell)	710	LF	\$ 35.00	\$ 24,850.00	\$ 10.00	\$ 7,100.00	\$ 59.30	\$ 42,103.00	
20	Junction Box w/ Manhole	3	EA	\$ 7,500.00	\$ 22,500.00	\$ 12,350.00	\$ 37,050.00	\$ 6,605.00	\$ 19,815.00	
21	Junction Box w/ Manhole_replace ex structure	1	EA	\$ 9,000.00	\$ 9,000.00	\$ 16,250.00	\$ 16,250.00	\$ 13,880.00	\$ 13,880.00	
22	Manhole Frame and Cover-Traffic Bearing	4	EA	\$ 3,500.00	\$ 14,000.00	\$ 2,145.00	\$ 8,580.00	\$ 1,482.00	\$ 5,928.00	
23	Catch Basin	2	EA	\$ 7,500.00	\$ 15,000.00	\$ 8,450.00	\$ 16,900.00	\$ 7,380.00	\$ 14,760.00	
24	12-inch PP	20	LF	\$ 55.00	\$ 1,100.00	\$ 390.00	\$ 7,800.00	\$ 350.00	\$ 7,000.00	
25	15-inch RCP IV	96	LF	\$ 125.00	\$ 12,000.00	\$ 455.00	\$ 43,680.00	\$ 233.00	\$ 22,368.00	
26	18-inch RCP IV	24	LF	\$ 130.00	\$ 3,120.00	\$ 488.00	\$ 11,712.00	\$ 246.00	\$ 5,904.00	
27	24-inch RCP IV	36	LF	\$ 217.00	\$ 7,812.00	\$ 520.00	\$ 18,720.00	\$ 523.00	\$ 18,828.00	
UTILITIES										
28	3/4" type K copper pipe	53	LF	\$ 650.00	\$ 34,450.00	\$ 176.00	\$ 9,328.00	\$ 86.00	\$ 4,558.00	
29	3/4" Service saddle with corporation stop	1	EA	\$ 1,165.00	\$ 1,165.00	\$ 1,235.00	\$ 1,235.00	\$ 2,973.00	\$ 2,973.00	
30	3/4" water meter	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 1,365.00	\$ 1,365.00	\$ 2,632.00	\$ 2,632.00	
31	Water meter vault	1	EA	\$ 2,750.00	\$ 2,750.00	\$ 1,430.00	\$ 1,430.00	\$ 4,824.00	\$ 4,824.00	
32	Water filling station	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	\$ 4,863.00	\$ 4,863.00	
33	8-inch Ductile Iron Pipe	65	LF	\$ 160.00	\$ 10,400.00	\$ 325.00	\$ 21,125.00	\$ 500.00	\$ 32,500.00	
GENERAL CONSTRUCTION										
34	RRFB - APEX Std	2	EA	\$ 15,000.00	\$ 30,000.00	\$ 18,500.00	\$ 37,000.00	\$ 20,550.00	\$ 41,100.00	
35	Pedestrian Light Pole and Fixtures	22	EA	\$ 10,000.00	\$ 220,000.00	\$ 40,704.00	\$ 895,488.00	\$ 34,960.00	\$ 769,120.00	
36	Bollards	53	EA	\$ 1,974.00	\$ 104,622.00	\$ 1,500.00	\$ 79,500.00	\$ 1,362.00	\$ 72,186.00	

#	DESCRIPTION	Engineer's Estimate				Browe Construction Company		Roadworks Construction Company	
		QTY	UNIT	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
37	Catenary Lighting	960	LF	\$ 32.00	\$ 30,720.00	\$ 257.00	\$ 246,720.00	\$ 208.00	\$ 199,680.00
38	Travel Lane Pavers w bump out area (Unilock 3" x 12")	8,295	SF	\$ 22.00	\$ 182,490.00	\$ 32.25	\$ 267,513.75	\$ 41.10	\$ 340,924.50
39	Sidewalk Pavers (12" x 24" Paver)	11,553	SF	\$ 20.00	\$ 231,060.00	\$ 28.40	\$ 328,105.20	\$ 40.20	\$ 464,430.60
40	Pavers (18" x 18")	72	SF	\$ 20.00	\$ 1,440.00	\$ 107.00	\$ 7,704.00	\$ 114.10	\$ 8,215.20
41	Trench Grate Edge Pavers (4" x 8" Brick Edging)	760	SF	\$ 22.00	\$ 16,720.00	\$ 34.00	\$ 25,840.00	\$ 40.00	\$ 30,400.00
42	Crosswalks Pavers (Ped Paver & Edging paver)	1,350	SF	\$ 22.00	\$ 29,700.00	\$ 31.00	\$ 41,850.00	\$ 93.70	\$ 126,495.00
43	Concrete Speed Tables (6" Thick)	37	SY	\$ 275.00	\$ 10,175.00	\$ 175.00	\$ 6,475.00	\$ 394.00	\$ 14,578.00
44	4" Thick Concrete Sidewalk	130	SY	\$ 95.00	\$ 12,350.00	\$ 115.00	\$ 14,950.00	\$ 160.00	\$ 20,800.00
45	Concrete Curb and Gutter	545	LF	\$ 35.00	\$ 19,075.00	\$ 32.00	\$ 17,440.00	\$ 58.00	\$ 31,610.00
46	Asphalt Milling	290	SY	\$ 15.00	\$ 4,350.00	\$ 45.00	\$ 13,050.00	\$ 16.50	\$ 4,785.00
47	Asphalt Leveling	5	TN	\$ 250.00	\$ 1,250.00	\$ 468.00	\$ 2,340.00	\$ 685.00	\$ 3,425.00
48	Trench Grates	672	LF	\$ 250.00	\$ 168,000.00	\$ 125.00	\$ 84,000.00	\$ 182.00	\$ 122,304.00
49	Defectable Warning Pavers	165	SF	\$ 20.00	\$ 3,300.00	\$ 51.00	\$ 8,415.00	\$ 52.00	\$ 8,580.00
50	Asphalt Surface Course - for Travel Lane	25	TN	\$ 225.00	\$ 5,625.00	\$ 541.00	\$ 13,525.00	\$ 480.00	\$ 12,000.00
51	Asphalt Surface Course - for Parking Spaces	3	TN	\$ 225.00	\$ 675.00	\$ 541.00	\$ 1,623.00	\$ 1,096.00	\$ 3,288.00
52	Asphalt Intermediate Course - for Parking Spaces	8	TN	\$ 185.00	\$ 1,480.00	\$ 541.00	\$ 4,328.00	\$ 548.00	\$ 4,384.00
53	Asphalt Base Course - for Parking Spaces	25	TN	\$ 85.00	\$ 2,125.00	\$ 541.00	\$ 13,525.00	\$ 411.00	\$ 10,275.00
54	Stairs - Class A w / Rebar	12	CY	\$ 2,500.00	\$ 30,000.00	\$ 1,800.00	\$ 21,600.00	\$ 1,325.00	\$ 15,900.00
55	Handrail	60	LF	\$ 350.00	\$ 21,000.00	\$ 156.00	\$ 9,360.00	\$ 300.00	\$ 18,000.00
56	Retaining Wall - class A Concrete	5	CY	\$ 1,500.00	\$ 7,500.00	\$ 2,500.00	\$ 12,500.00	\$ 19,292.00	\$ 96,460.00
INTERSECTION TRAFFIC SIGNAL IMPROVEMENT									
57	PEDESTRIAN SIGNAL HEAD (16", 1 SECTION W/COUNTDOWN)	2	EA	\$ 1,350.00	\$ 2,700.00	\$ 2,220.00	\$ 4,440.00	\$ 1,918.00	\$ 3,836.00
58	SIGNAL CABLE	1370	LF	\$ 4.50	\$ 6,165.00	\$ 7.02	\$ 9,617.40	\$ 9.60	\$ 13,152.00
59	VEHICLE SIGNAL HEAD (12", 3 SECTION)	16	EA	\$ 1,220.00	\$ 19,520.00	\$ 2,078.00	\$ 33,248.00	\$ 1,920.00	\$ 30,720.00
60	VEHICLE SIGNAL HEAD (12", 4 SECTION)	1	EA	\$ 1,440.00	\$ 1,440.00	\$ 3,380.00	\$ 3,380.00	\$ 2,535.00	\$ 2,535.00
61	UNPAVED TRENCHING (2,2")	50	LF	\$ 17.50	\$ 875.00	\$ 54.48	\$ 2,724.00	\$ 103.00	\$ 5,150.00
62	JUNCTION BOX (STANDARD SIZE)	2	EA	\$ 705.00	\$ 1,410.00	\$ 1,449.00	\$ 2,898.00	\$ 1,300.00	\$ 2,600.00
63	INDUCTIVE LOOP SAWCUT	400	LF	\$ 17.50	\$ 7,000.00	\$ 32.32	\$ 12,928.00	\$ 20.00	\$ 8,000.00
64	LEAD-IN CABLE (14-2)	1320	LF	\$ 10.00	\$ 13,200.00	\$ 10.55	\$ 13,926.00	\$ 4.00	\$ 5,280.00
65	SIGN FOR SIGNALS	7	EA	\$ 550.00	\$ 3,850.00	\$ 1,393.43	\$ 9,754.01	\$ 1,164.00	\$ 8,148.00
66	TYPE II PEDESTAL WITH FOUNDATION	2	EA	\$ 4,700.00	\$ 9,400.00	\$ 6,425.50	\$ 12,851.00	\$ 8,905.00	\$ 17,810.00
67	Microwave Vehicle Detection System – Multiple Zones	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 50,109.00	\$ 50,109.00	\$ 41,100.00	\$ 41,100.00
PAVEMENT MARKING AND SIGNING									
68	Sign w/ Post	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 350.00	\$ 1,400.00	\$ 2,030.00	\$ 8,120.00
69	Thermoplastic Solid Traffic Stripe, 4 in, Yellow	760	LF	\$ 0.75	\$ 570.00	\$ 3.80	\$ 2,888.00	\$ 1.85	\$ 1,406.00
70	Thermoplastic Solid Traffic Stripe, 4 in, White	20	LF	\$ 0.75	\$ 15.00	\$ 3.80	\$ 76.00	\$ 1.85	\$ 37.00
71	Thermoplastic Solid Traffic Stripe, 24 in, White	120	LF	\$ 3.50	\$ 420.00	\$ 29.00	\$ 3,480.00	\$ 26.00	\$ 3,120.00
72	Solid Traffic Stripe, 24 in, White	30	LF	\$ 3.50	\$ 105.00	\$ 29.00	\$ 870.00	\$ 7.50	\$ 225.00
HARDSCAPE									
73	Backless Bench (Keystone - Volant)	10	EA	\$ 1,440.00	\$ 14,400.00	\$ 3,885.00	\$ 38,850.00	\$ 3,450.00	\$ 34,500.00
74	Atticus Backed bench	3	EA	\$ 1,750.00	\$ 5,250.00	\$ 4,450.00	\$ 13,350.00	\$ 4,180.00	\$ 12,540.00
75	Adirondack chairs	6	EA	\$ 1,250.00	\$ 7,500.00	\$ 3,835.00	\$ 23,010.00	\$ 3,530.00	\$ 21,180.00
76	Landscape forms 21 chairs	16	EA	\$ 1,500.00	\$ 24,000.00	\$ 2,500.00	\$ 40,000.00	\$ 1,250.00	\$ 20,000.00

#	DESCRIPTION	Engineer's Estimate				Browe Construction Company		Roadworks Construction Company	
		QTY	UNIT	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
77	Magis Spun Chair	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 1,595.00	\$ 4,785.00	\$ 1,460.00	\$ 4,380.00
78	Borcon Planters	20	EA	\$ 550.00	\$ 11,000.00	\$ 655.00	\$ 13,100.00	\$ 995.00	\$ 19,900.00
79	Concrete Planters	8	EA	\$ 1,200.00	\$ 9,600.00	\$ 4,205.00	\$ 33,640.00	\$ 3,790.00	\$ 30,320.00
80	Creekview Counters	11	EA	\$ 1,980.00	\$ 21,780.00	\$ 3,400.00	\$ 37,400.00	\$ 2,860.00	\$ 31,460.00
81	Landscape forms Parc Center Table	8	EA	\$ 2,200.00	\$ 17,600.00	\$ 2,720.00	\$ 21,760.00	\$ 2,045.00	\$ 16,360.00
82	Trash Receptacles	12	EA	\$ 3,500.00	\$ 42,000.00	\$ 4,606.00	\$ 55,272.00	\$ 4,378.00	\$ 52,536.00
83	Conduit	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 35,000.00	\$ 35,000.00	\$ 26,850.00	\$ 26,850.00
84	Bike Racks	3	EA	\$ 1,300.00	\$ 3,900.00	\$ 2,900.00	\$ 8,700.00	\$ 2,995.00	\$ 8,985.00
85	Wheel Stops	2	EA	\$ 500.00	\$ 1,000.00	\$ 150.00	\$ 300.00	\$ 411.00	\$ 822.00
86	Information Kiosk	1	EA	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00	\$ 11,580.00	\$ 11,580.00
87	Pergola	1	EA	\$ 25,000.00	\$ 25,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,330.00	\$ 12,330.00
88	Accessible Handrail	70	LF	\$ 150.00	\$ 10,500.00	\$ 156.00	\$ 10,920.00	\$ 342.00	\$ 23,940.00
89	Giant Chess Set	1	EA	\$ 7,500.00	\$ 7,500.00	\$ 2,000.00	\$ 2,000.00	\$ 5,262.00	\$ 5,262.00
LANDSCAPE									
90	Canopy Trees (3" Caliper)	16	EA	\$ 1,200.00	\$ 19,200.00	\$ 560.00	\$ 8,960.00	\$ 1,012.00	\$ 16,192.00
91	Shrubs and Ground Covers	455	SF	\$ 18.00	\$ 8,190.00	\$ 19.72	\$ 8,972.60	\$ 4.90	\$ 2,229.50
92	Citygreen Invisigrates	14	EA	\$ 2,500.00	\$ 35,000.00	\$ 641.00	\$ 8,974.00	\$ 5,550.00	\$ 77,700.00
93	Citygreen Approved Soil Mix for Stratavaults	365	CY	\$ 75.00	\$ 27,375.00	\$ 25.21	\$ 9,201.65	\$ 322.00	\$ 117,530.00
94	City Green Stratavault Soil Cells (Pricing includes: Soil cell matrix, ribs, and liner)	14	EA	\$ 7,500.00	\$ 105,000.00	\$ 20,130.00	\$ 281,820.00	\$ 27,346.00	\$ 382,844.00
95	Mulch (Shredded Hardwood Mulch)	10	CY	\$ 75.00	\$ 750.00	\$ 897.40	\$ 8,974.00	\$ 150.00	\$ 1,500.00
96	Artificial Turf	687	SF	\$ 20.00	\$ 13,740.00	\$ 31.00	\$ 21,297.00	\$ 19.20	\$ 13,190.40
TOTAL: \$ 2,487,195.72						TOTAL BID: \$ 4,318,647.61		TOTAL BID: \$ 4,844,430.70	
						MBE: \$ 347,757.00		MBE: \$ 493,480.94	
						8.1%		10.2%	