



**MECKLENBURG COUNTY**  
Park and Recreation Department

MEMORANDUM

SENT ELECTRONICALLY THIS DATE  
NO HARDCOPY TO FOLLOW

**TO:** Michael Cataldo  
Charlotte Mecklenburg Planning Commission

**FROM:** Gwen Cook, Greenway Planner  
Greenway Planning & Development Division

Brian Conroy, Park Planner  
Capital Planning & Alliance Development

**DATE:** April 27, 2009

**RE:** Rezoning Petition # 2009-043 CHA Boulevard Homes Redevelopment  
(Taggart Creek)

This is the third correspondence (4/14/09, 4/20/09) from Mecklenburg County Park and Recreation Department (MCPR) regarding rezoning petition #2009-043.

The petitioner's property is located in the West Park Region at Billy Graham Parkway and West Boulevard, east of the parkway and is a Hope VI funded redevelopment of existing Boulevard Homes. MCPR has been working with the petitioner to optimize connections between the new facility, an adjacent park and an extension of Irwin Creek Greenway along Taggart Creek which would provide access from the Harris campus of CPCC, through Boulevard Homes and Childress Klein office parks to proposed Irwin

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Creek Greenway. This greenway extension concept has been discussed with representatives of Childress Klein and they are receptive.

Comments:

MCPR supports the proposed greenway easement and the proposed 8' wide sidewalk west of Brooksvale St and north of the greenway approach as shown. All routes used for greenway access are shown in the greenway easement or public ROW. The sidewalk along Brooksvale Dr north to the park will likely be the main greenway trail leading up to the Harris campus of CPCC. We are assuming the volume here will be fairly low (CDOT can correct if wrong) so that adult bikers will feel comfortable in the street. The petitioner has offered 8' wide sidewalks. As we understand the conditions, that is acceptable.

MCPR will not maintain landscape areas for the development. Greenways are mowed, normally 5' on either side of the trail. Any other expectations need to be discussed before final dedication of the easement areas.

MCPR encourages the petitioner to consider constructing the 10' wide greenway trail from its connection to Brooksvale Street to its connection to the park property, including the midblock crossings. This trail may suffice for the sidewalk which would otherwise be required there. It may be many years before this greenway is built and connected to Irwin Creek Greenway or CPCC. The park is likely to be developed first. An excellent existing example of greenway as sidewalk can be seen along Westfield Road at Little Sugar Creek Greenway. Little Sugar Creek Greenway between Baxter Street and Morehead Street will function as sidewalk and greenway as well. The greenway trail should meander gently within the greenway easement/CDOT ROW to create a park-like amenity. Provide a minimum 8' wide sidewalk along West Boulevard between the greenway and the school or provide for some access trail connection from the future greenway to the school. The sidewalk should be separated from the road with an 8' planting strip.

Feel free to contact Gwen Cook at (704) 432-1570 or Brian Conroy at (704-336-7694) if you should have any further questions.

Copy to: James R. Garges, Director  
Julie Clark, Division Director, Greenway Planning & Development

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W. Lee Jones, Division Director, Capital Planning  
Nancy Brunner, Real Estate Program Manager, Real Estate Services



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