



# MECKLENBURG COUNTY

## Park and Recreation Department

### MEMORANDUM

SENT ELECTRONICALLY THIS DATE

NO HARDCOPY TO FOLLOW

**TO:** Solomon Fortune, Associate Planner  
Charlotte Mecklenburg Planning Department

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

David Nelson, Park Planner  
Capital Planning Division

**DATE:** September 25, 2007

**RE:** Rezoning Petition #2007-082(City Park/Sugar Creek Greenway)

This is the second set of review comments concerning this petition (4/18/07). We encourage staff and the Planning Commission to consider Mecklenburg County Park and Recreation Department's (MCPR) comments on rezoning petition #2007-082. We suggest that these comments be incorporated into the staff review notes and written into the Pre-Hearing Staff Analysis to the fullest extent possible. These steps should ensure MCPR's notes are conveyed to and incorporated by the petitioner during plan revision.

Located in the Southwest Park District, the property borders Sugar Creek Greenway and Renaissance Park on both sides of Tyvola Road. We have the following comments:

#### General Comments

- MCPR remains supportive of the development of significant, multi-use, recreational trails as part of the City Park development. This feature, central to the theme of the development will give citizens excellent access to an entire system of public parks and greenways.

#### Trails

- The greenway trail along Sugar Creek must be placed on the west side of the creek under Billy Graham Parkway due to property restrictions on the east side of the creek. The greenway will move to the east side of Sugar Creek somewhere between Billy Graham Parkway and the first vehicular bridge across the creek south of Billy Graham Parkway. This future location of the greenway may affect the plans for City Park. MCPR is open

to the placement of the bridge crossing shown on sheet RZ1.0 dated 9/14/07. MCPR requests that the petitioner provide this bridge in accordance with MCPR standards.

- The extent of trails shown goes beyond the 1999 Greenway Master Plan. Connectivity is, however, a major goal of the greenway system and many amenities can be connected by The Loop..
- MCPR will continue to work with the petitioner towards a mutually agreed upon Memorandum of Agreement related to roles and responsibilities for funding and developing The Loop for City Park. This Memorandum must be in place before approval of the rezoning petition. It is very important to clarify which “pedestrian trails” will be dedicated to public use and maintenance.
- We recommend that pedestrian trails be referred to as multi-use trails or greenway trails (where they will be public). This language reflects more than purely pedestrian use (e.g. bicycles, roller bladers, non-motorized scooters, dogs, etc.). MCPR does not allow motorized vehicles on greenways except for maintenance and emergency vehicles.
- We request that the perimeter multi-use trails be constructed by the developer. This includes the trail adjacent to Sugar Creek (to be called Sugar Creek Greenway), the multi-use trail through Renaissance Park, and the multi-use trail to the north that connects Renaissance Park to the Farmer’s Market and returns to Sugar Creek at Billy Graham Parkway.
- We request that the perimeter multi-use trail be well connected to any internal City Park trails. Seven access points are indicated on the site plan. Access from the multi-use trail to the public parking at the baseball fields of Renaissance Park must be provided as well.
- We request that any additional land necessary for the construction of public trails be dedicated. Sugar Creek Greenway will be a public greenway. We request that the perimeter trail through Renaissance Park be a public multi-use trail for the entire length of the trail. The Renaissance Park trail will allow residents of City Park access to many recreational amenities, including Renaissance Golf Course and sports fields.
- We request that at-grade access to the west side of Sugar Creek be provided wherever possible, including but not limited to the proposed bridge location and the existing bridge at Tyvola. The three locations shown on the site plan are acceptable with MCPR.
- Multi-use trails placed near parking or other public recreation facilities in Renaissance Park must connect to those facilities to allow public access. The petitioner has indicated access to Renaissance Golf Course but not the baseball fields.
- We request that lighting be provided in the existing tunnel under Tyvola Road. This item should be included in Note #12 on sheet RZ2.0. It should also be noted here that the public sections of the greenway or multi-use trail system will be designed to MCPR standards.
- We request that the developer clarify if accommodations are being made regarding the trails built and maintained by the Tarheel Trailblazers. The existing dirt bike trails are indicated on sheet RZ5.0 but there is no indication whether or not the petitioner intends to allow this system to remain and tie it into the multi-use trail system.
- Any part of the multi-use trail system that runs parallel to and within a public road R.O.W. as an overland connector/public sidewalk minimum 10’ wide must be designed and constructed in coordination with MCPR and CDOT (or NCDOT, if applicable).

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- Temporary construction easements will be required to allow private construction of public trails and will not be unreasonably withheld by MCPR.
- It must be clearly stated that adequate protective measures and buffers to pedestrians on The Loop Trail along the Renaissance golf course perimeter will be provided where needed to insure the safety of trail users.
- MCPR recognizes the possibility that some golf course features may have to be repositioned to accommodate the loop trail. In these instances, plan approval by MCPR prior to repositioning is necessary.
- The pedestrian loop trail must tie-into the Renaissance golf cart path at an appropriate juncture so as to allow for golf cart access from the loop trail to the golf course.
- Additionally, MCPR recommends consideration of a pedestrian trail connection from the loop trail to Jeff Adams Tennis Center.

#### Design and Construction Standards

- All trails designed and constructed to be on public land and/or publicly maintained must be designed and constructed to MCPR greenway standards. MCPR can provide standard details for use by the consultant. MCPR generally abides by the guidelines developed by AASHTO (American Association of State Highway and Transportation Officials) for multi-use trails.
- Bridges or trails under bridges must be designed to allow an 8'-10' vertical clearance and a 14' horizontal clearance for the trail. Proposed bridges must include sidewalks per CDOT/NCDOT requirements to allow greenway users access to Tyvola Road. MCPR requests a minimum 10' sidewalk on at least one side to serve as greenway.
- The public multi-use trails must be designed to meet ADA requirements for recreational trails. Disability Rights and Resources (704.537.0550) should be allowed to review trail design.
- Public greenway/multi-use trail design must minimize impact to the streamside zone of the SWIM buffer. Public greenways are an allowed use within the managed use zone and the upland zone.
- MCPR and/or Mecklenburg County Real Estate Services (RES) must be included in the review and approval process as design and construction documents are developed for public trails.
- MCPR and/or RES must be included in the construction observation/review process for public trail construction.

Copy to: James R. Garges, Director  
Don Morgan, Division Director, Greenway Planning & Development Services  
W. Lee Jones, Division Director, Capital Planning Services  
Nancy Brunnemer, Real Estate Manager, Real Estate Services

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