



# CROSS CHARLOTTE TRAIL (XCLT)

**Raising the Bar in the Queen City**  
Presentation to the  
Charlotte-Mecklenburg Planning Commission  
January 4, 2016

“They are coming”

From 2015 to 2040  **400,000 new residents**

*...44 new residents per day  
to become a city of 1.2 million*



We can't  
keep  
widening  
our roads,  
so we  
have to  
**broaden**  
our  
thinking.



**USDG** Urban Street  
Design Guidelines

*Creative solutions for helping  
people move around Charlotte*

[www.charanneck.org](http://www.charanneck.org)





# WHAT IS THE CROSS CHARLOTTE TRAIL?



Charlotte is supporting more transportation choices than we ever have before...one way is the Cross Charlotte Trail!



*IMAGINE...*

Being able to bike or hike from Pineville to Uptown to Cabarrus County...

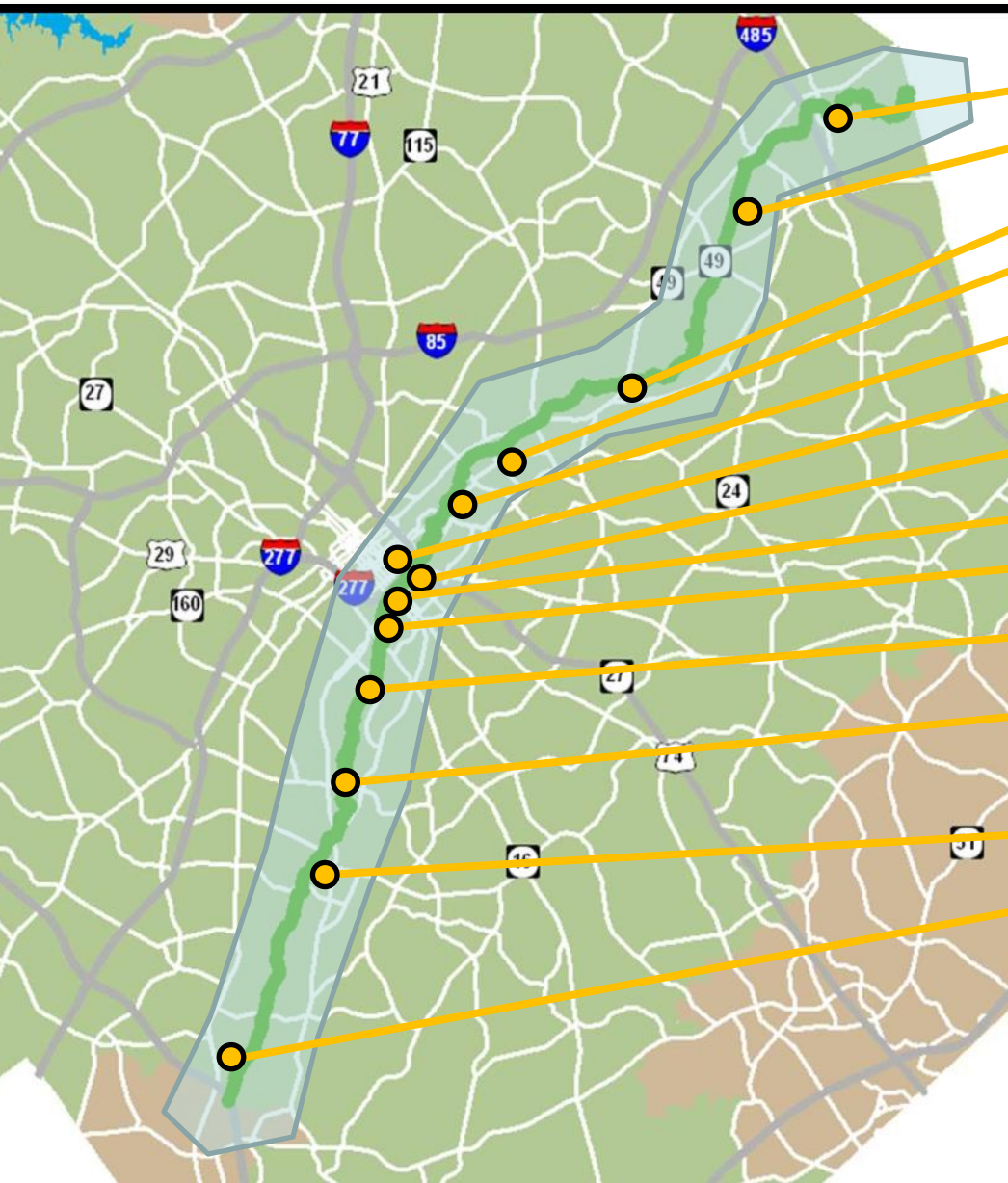
26 miles of seamlessly connected greenways and urban trails.

Separated from automobile traffic.

Dozens of destinations and neighborhoods along the way...



# Where will the XCLT go?



- Verizon Amphitheater
- UNCC
- Blue Line Extension
- NoDa district
- Cordelia Park
- Uptown Charlotte
- CPCC
- The Metropolitan
- Carolinas Medical Center
- Freedom Park
- Park Road Shopping Center
- Park Road Park
- Carolina Pavilion
- Adjacent neighborhoods
- **80,000 residents and 98,000 jobs within ½ mile**



# Imagine the possibilities...across Charlotte!

## Little Sugar Creek Greenway

- economic development
- transportation
- public/private partnership
- place-making
- quality of life
- recreation

**\$5M in 2014**  
**\$30M in 2016**





# Cross Charlotte Trail for all users...

















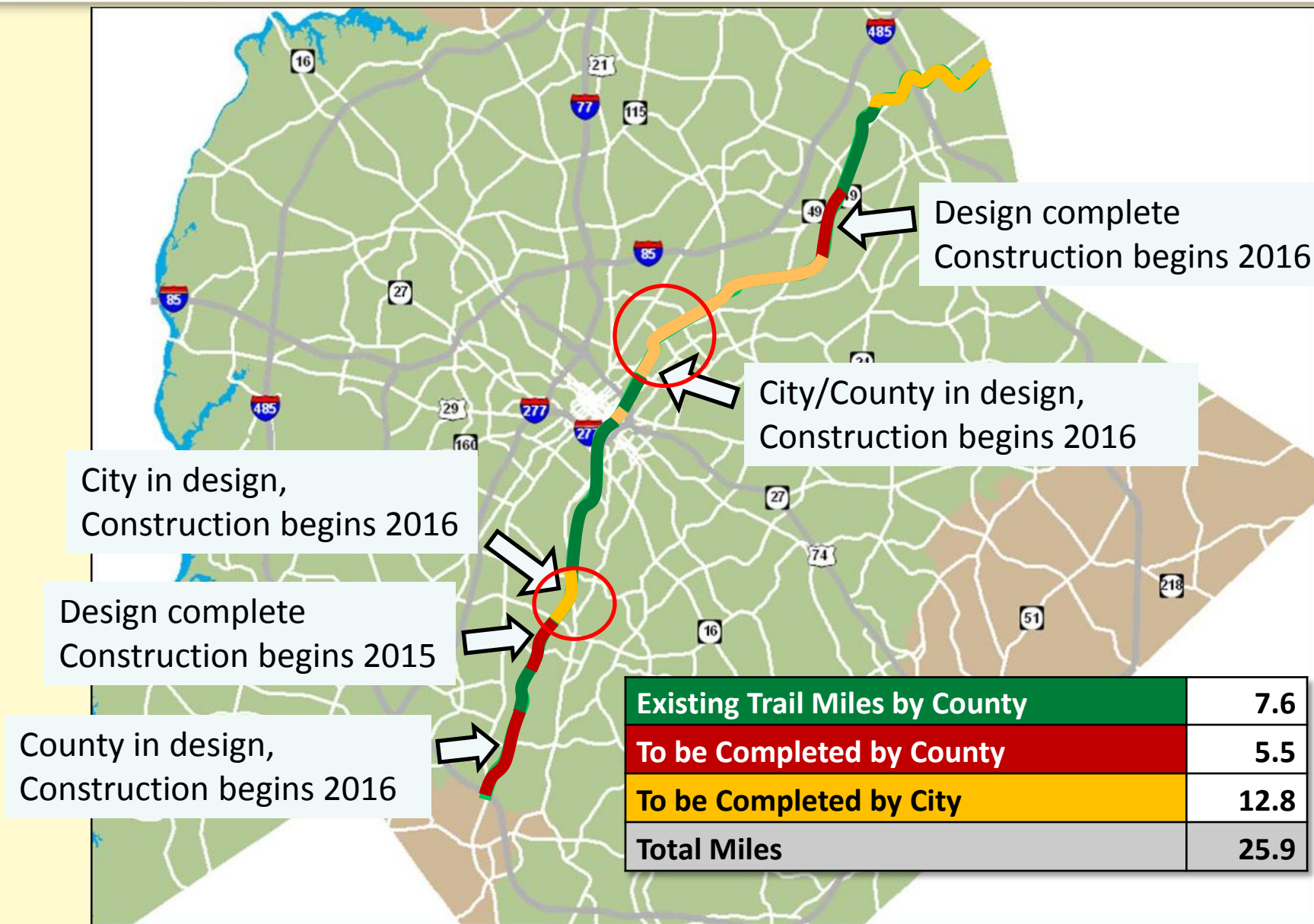








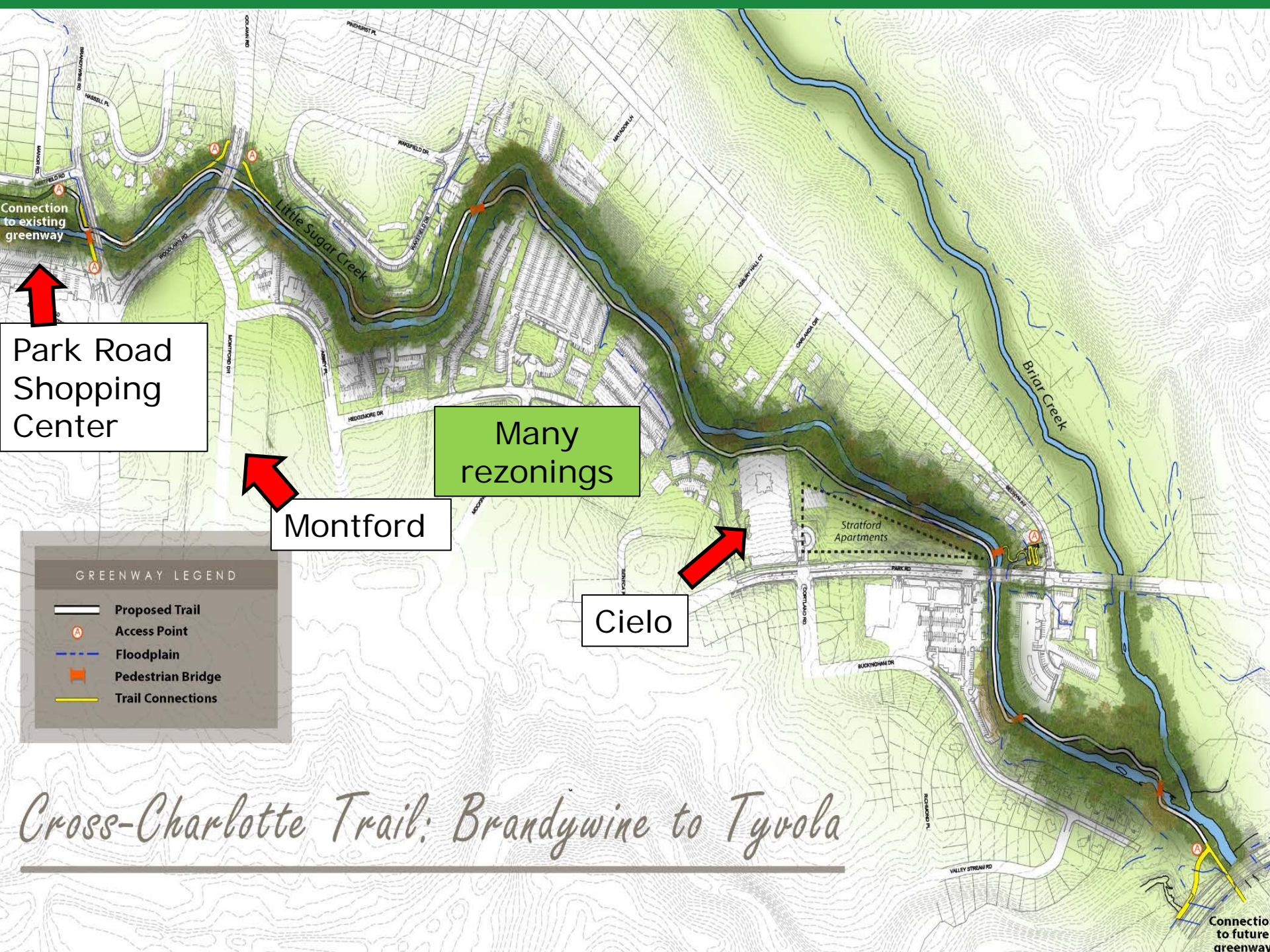
# Cross Charlotte Trail City and County Partnership





- Park/Woodlawn Activity Center
- Major development occurring
- 40,000 jobs





Connection to existing greenway

Park Road Shopping Center

Many rezonings

Montford

Cielo

Stratford Apartments

GREENWAY LEGEND

- Proposed Trail
- Access Point
- Floodplain
- Pedestrian Bridge
- Trail Connections

Cross-Charlotte Trail: Brandywine to Tyvola

Connection to future greenway





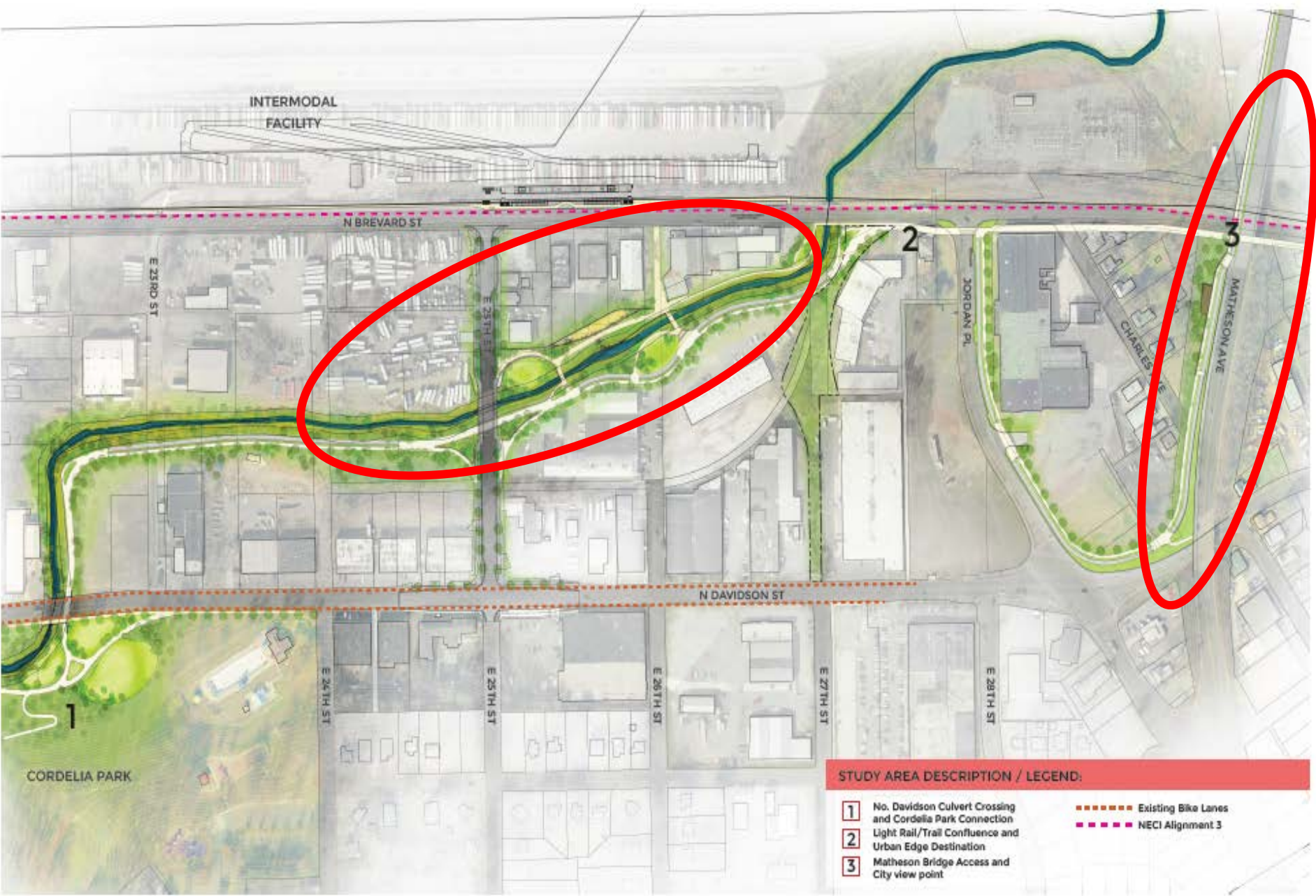
.6 miles to Park Road Shopping Center  
.5 miles to Montford District  
1.5 miles to Freedom Park



# Cross Charlotte Trail Parkwood to Matheson and beyond...







**OVERALL CONCEPT PLAN:**  
Optimist Park at 25th Street









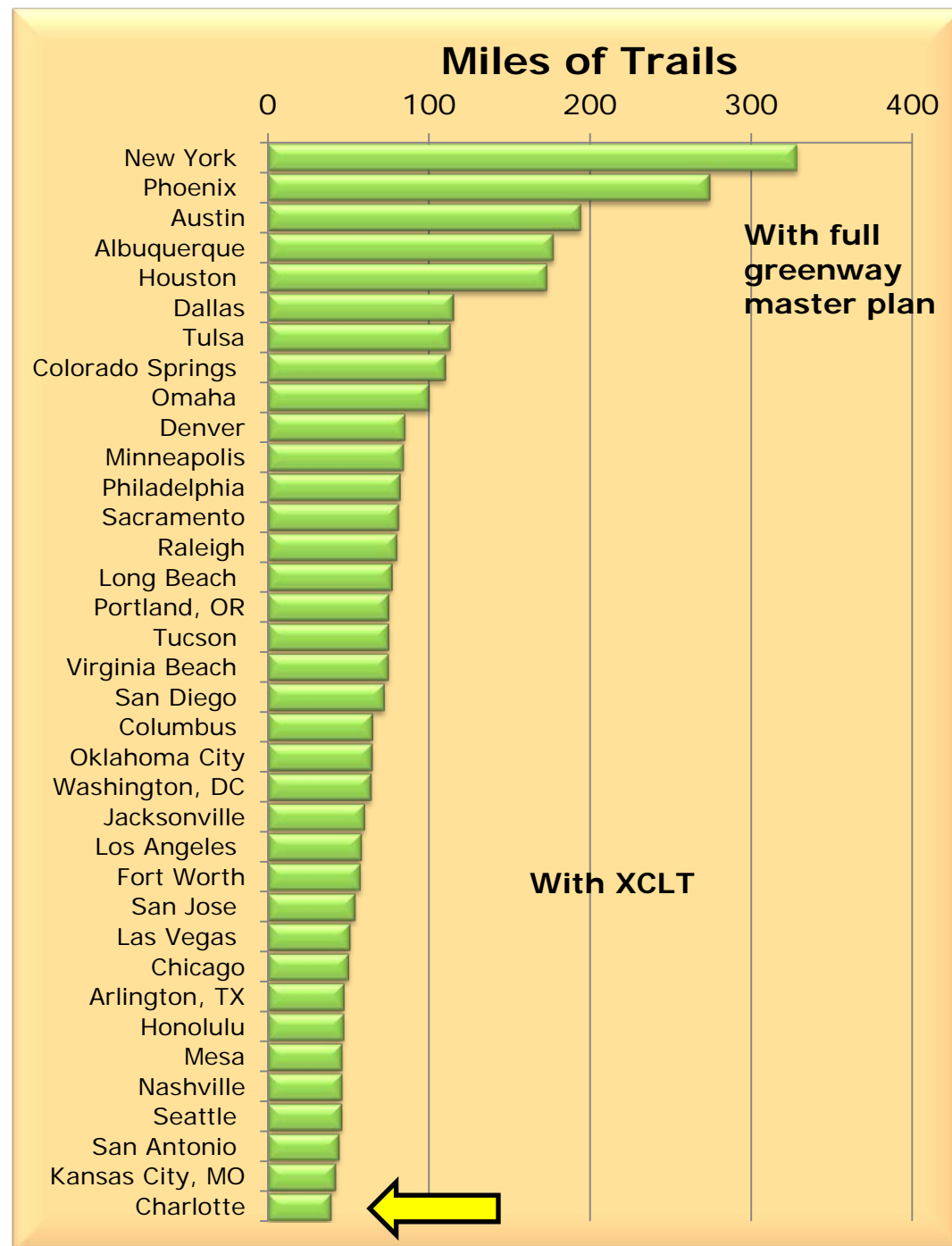




# QUALITY OF LIFE

// CROSS CHARLOTTE TRAIL







Expecting high usage....as XCLT is linked up

**500,000 +**

ANNUAL USERS<sup>1</sup>

**7,000 +**

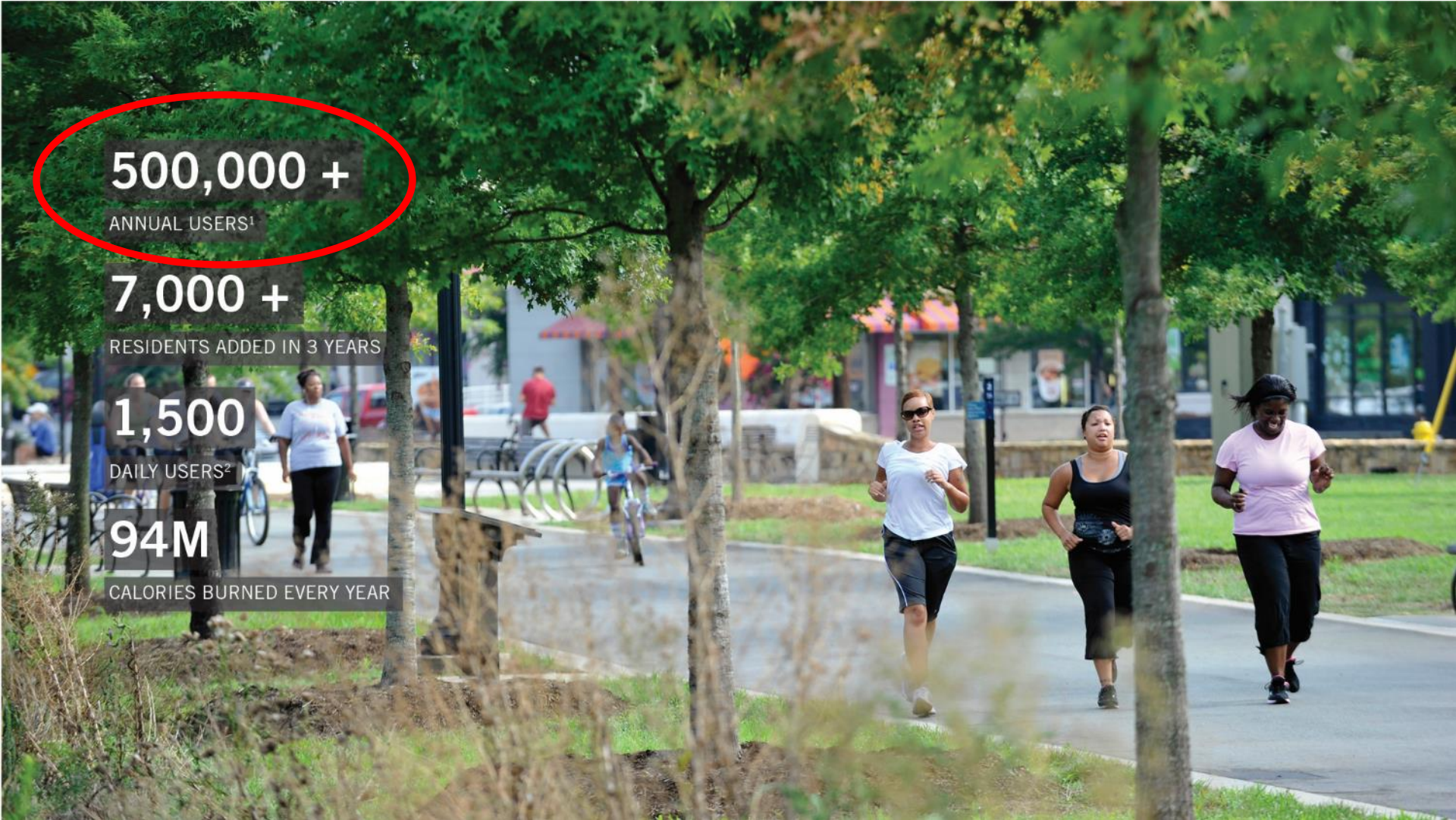
RESIDENTS ADDED IN 3 YEARS

**1,500**

DAILY USERS<sup>2</sup>

**94M**

CALORIES BURNED EVERY YEAR







# ECONOMIC VALUE

// CROSS CHARLOTTE TRAIL



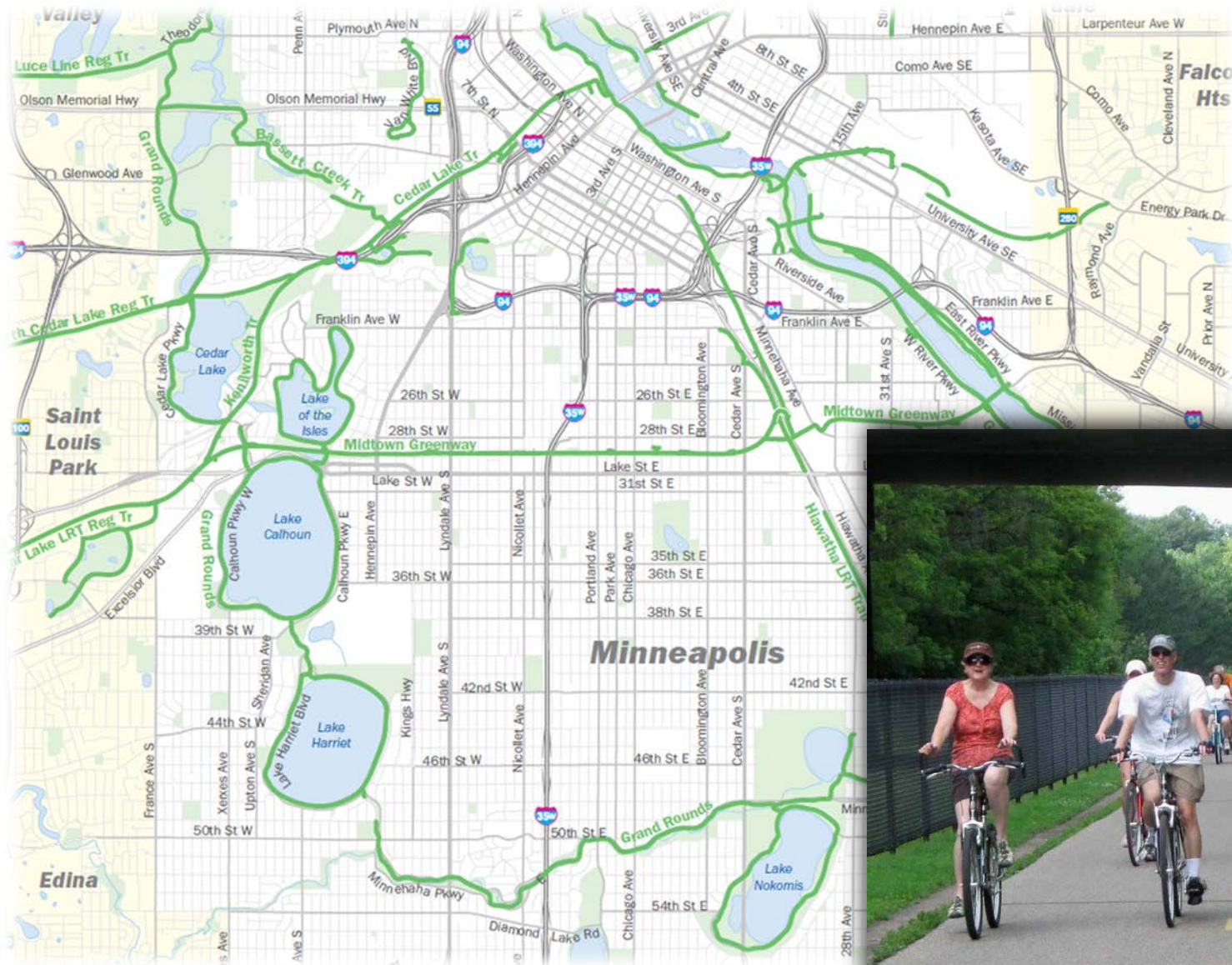
**In Dallas, developers report that there is a 25% premium for properties adjacent to the Katy Trail. - Dallas Morning News, December 2014**

“Making tracks to the Katy Trail: Urban path is an amenity that developers are rushing to incorporate into plans.”





# Competitiveness



**90 miles  
of trails!**





“Americans made two things very clear in the latest biennial Community Preference Survey by the National Association of Realtors. **They want to live in walkable neighborhoods** and **they care more about neighborhoods than house size** when deciding where to live.”

*(National Association of Realtors. 2013.)*







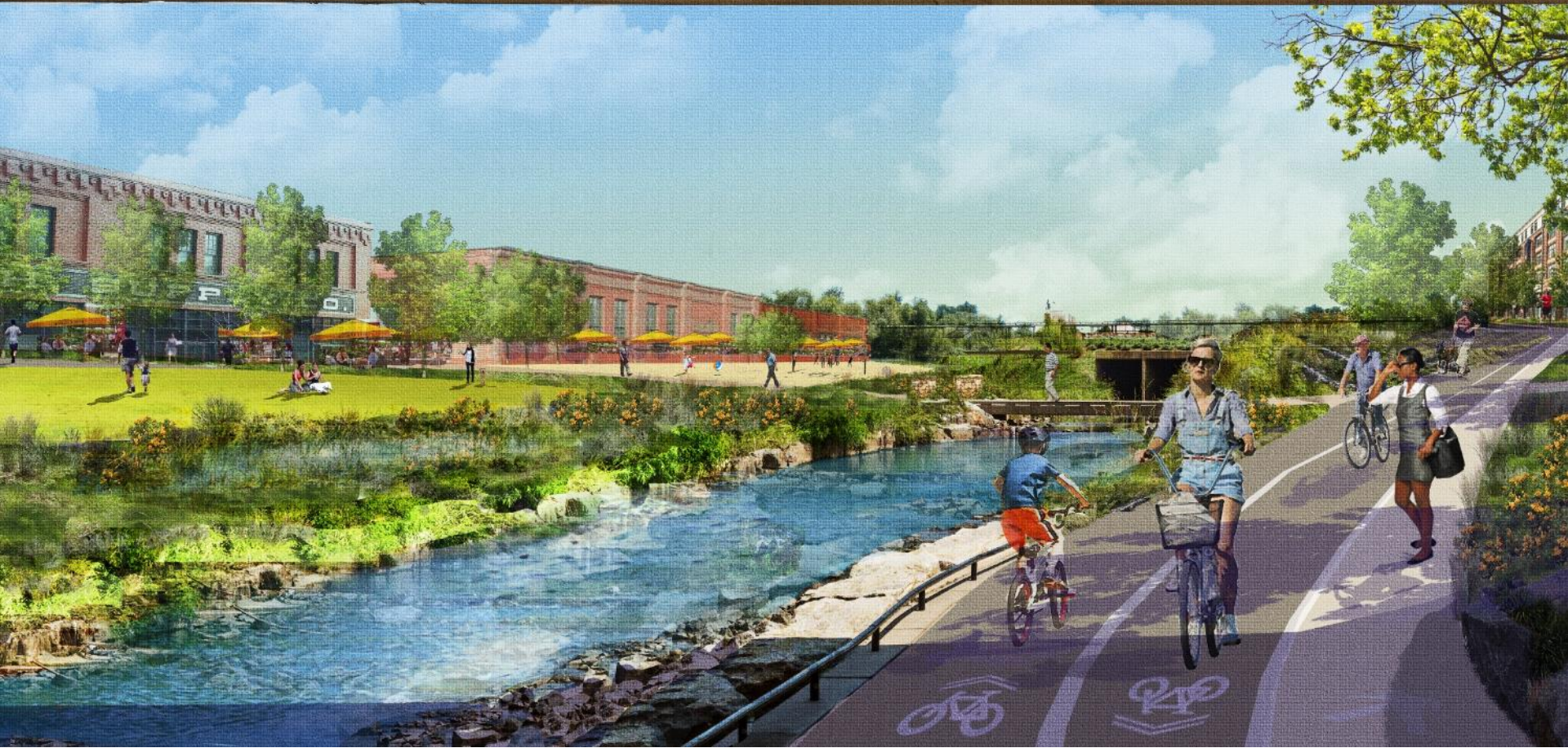
# Enhance community value







# Create new value





## EXTERIOR RENDERING

# CRESCENT DILWORTH



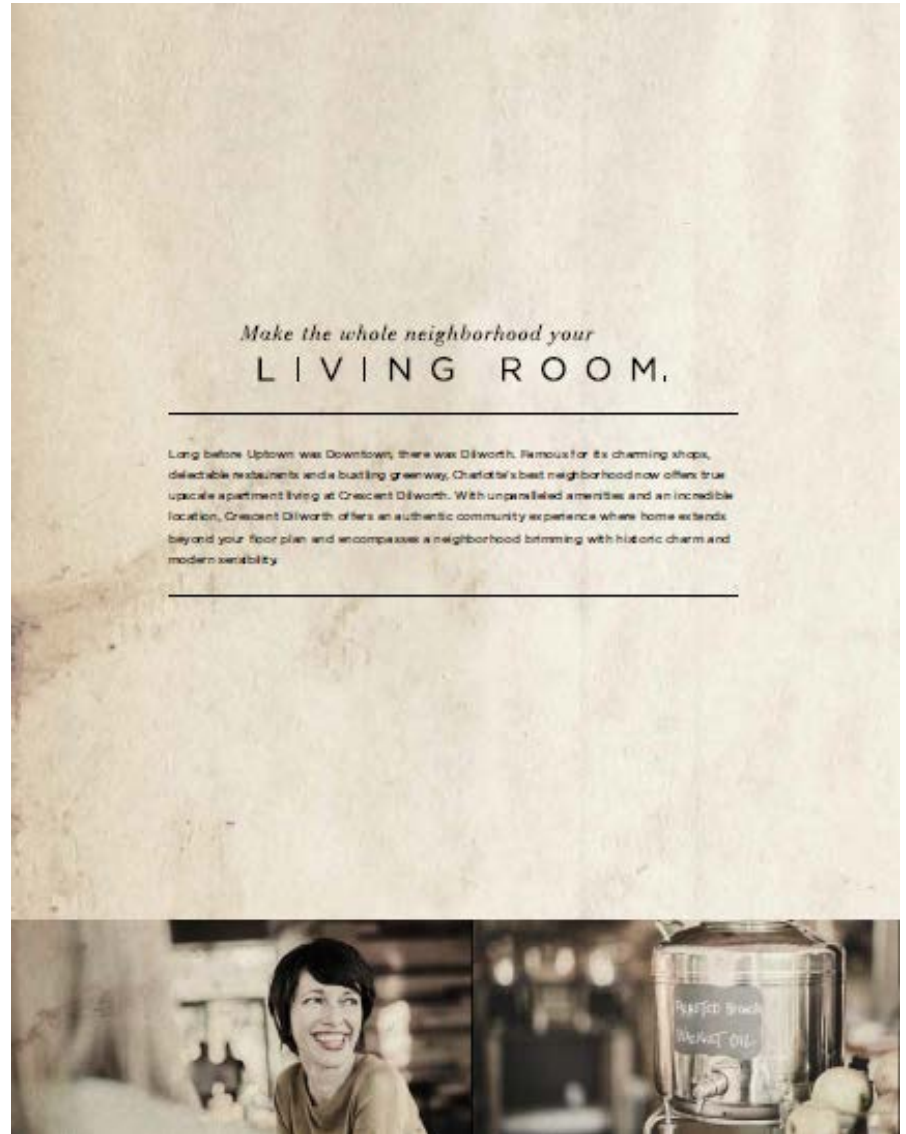
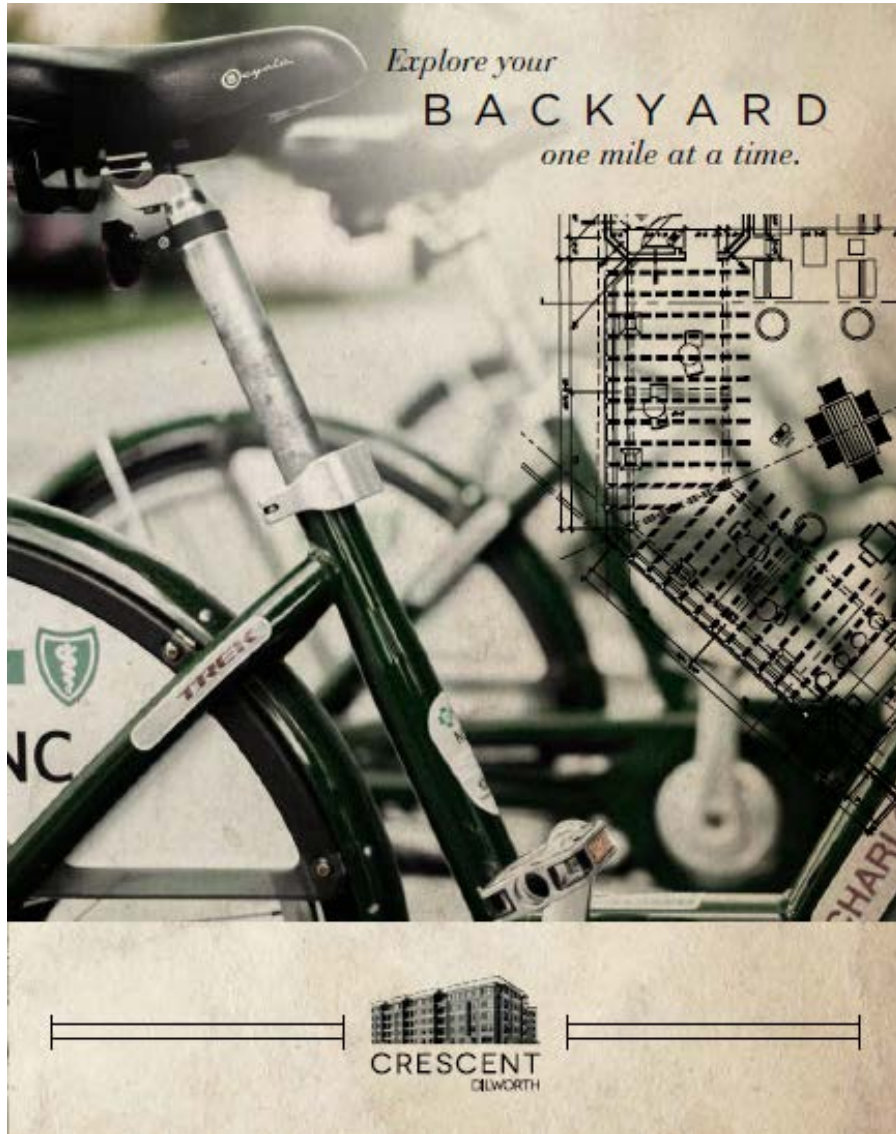
PROPRIETARY AND CONFIDENTIAL  
INFORMATION

BUILD COMMUNITY. BETTER PEOPLE'S LIVES.













# OVERARCHING DESIGN PRINCIPLES

// CROSS CHARLOTTE TRAIL





- **Quality experience for all users**
- **Separate user groups where we can**
- **Development oriented toward the trail – eyes on the Trail**



Comfortable



5'

7'

7'

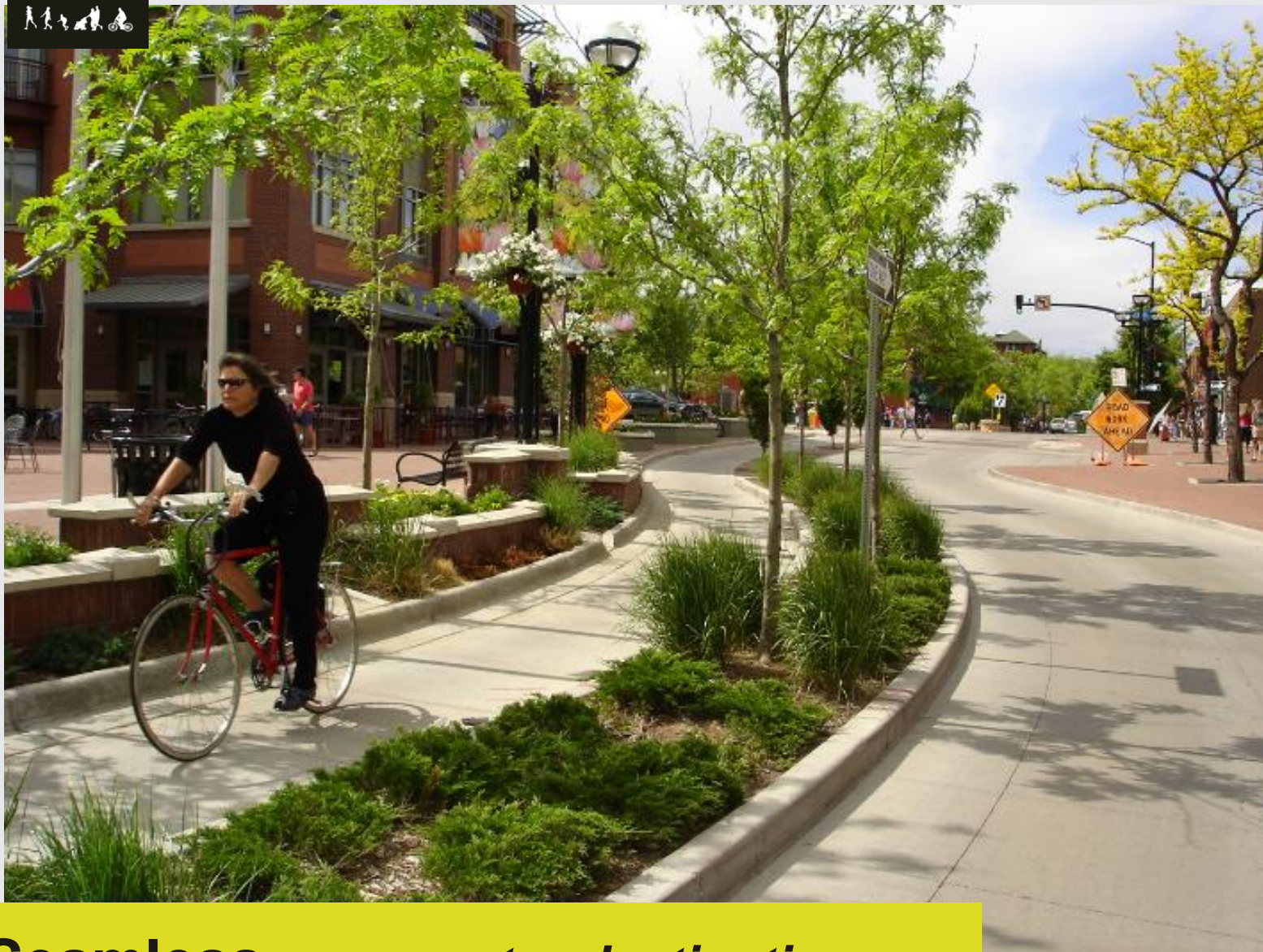




**Separation** from vehicles

LandDesign.





***Seamless as we enter destinations***



# Trail Oriented Development...Eyes on the Trail and Activity adjacent to the Trail





# Trail Oriented Development...Eyes on the Trail and Activity adjacent to the Trail



Photo Credit: Nancy Pierce



# Trail Oriented Development?





# Trail Oriented Development?







# WHAT THEY ARE SAYING

// CROSS CHARLOTTE TRAIL



**1.27.2015  
SUMMARY**  
BRANDYWINE ROAD  
→ TO →  
TYVOLA ROAD

## COMMUNITY MEETING FEEDBACK



## WHAT THE PEOPLE ARE SAYING...

### UPON COMPLETION

**98,000** Jobs  
**80,000** Residents

will be located within a **HALF MILE** of the proposed trail, which will connect to many treasured places and major employment centers.

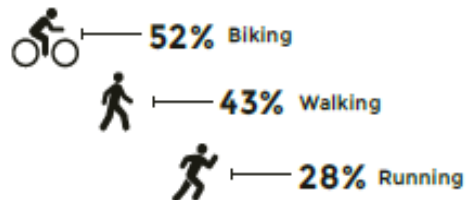
### PROJECT FUNDING

Proposed Public Improvement Bonds

<b>\$5 MILLION</b>	<b>2014</b>
<b>\$30 MILLION</b>	<b>2016</b>

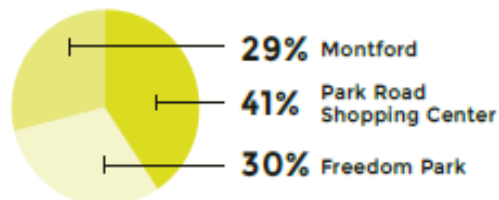
## HOW WILL YOU MOVE ON THE TRAIL?

\* Respondents could choose multiple answers.



## WHERE WILL YOU GO?

\* Respondents could choose multiple answers.

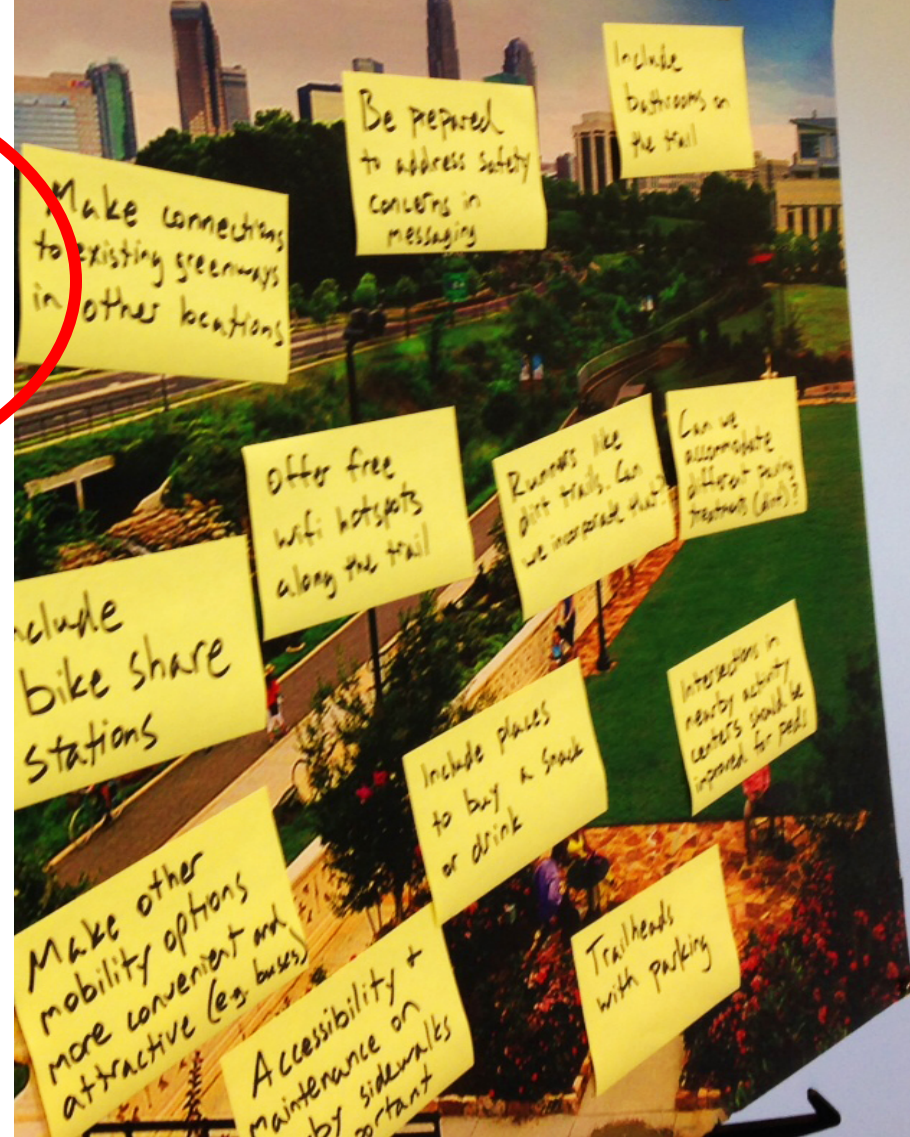


## WHAT WOULD YOU LIKE TO SEE?

\* Top answers from community meeting.



## the Cross-Charlotte Trail? Please add a comment!





# What we have heard clearly...

- *Build it now, plan it yesterday*
- *Amenities and new destinations*
- *Everyone wants to be connected*





The background image is a composite. The top half shows a bronze equestrian statue of a man on a horse, set in a park with a city skyline in the distance. The bottom half shows a person in a green shirt leaning over a circular pond, and a child in a red and green go-kart. A semi-transparent green box covers the middle section, containing text.

## What's Next?

- Master Plan being finalized.
- Trail built in segments - segments moving into design and construction
- Working with developers to build trail oriented design
- Looking for partners – segments with partners get accelerated
- 2016 bond - \$30M





Little Sugar  
Creek  
GREENWAY  
Harding Place

For Your Safety & Enjoyment  
Walk with a Friend  
Always Wear Your Seat Belt and Buckle Up

ATTAINING GOOD DESIGN IS A REAL STRUGGLE  
BETWEEN THE IDEA OF CREATING GREAT SPACES AND  
MEETING THE REGULATIONS FOR PUBLIC HEALTH, SAFETY, AND  
WHEN IN DOUBT, DO GREAT DESIGN.

BRADLEY W. DAVIS

LandDesign



# WHAT IS THE CROSS CHARLOTTE TRAIL?



For more information on the Cross Charlotte Trail:

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# Thank You!