

Meadow Creek Stream Valley Master Plan



June 2013

CHARLOTTESVILLE
parks & recreation

Plan Purpose and Process

The Meadow Creek Stream Valley has undergone major changes in the first decade of this century. From the 1970s through the year 2000, two primarily undeveloped city parks were separated by almost one mile of unmanaged private lands along a section of Meadow Creek. After a series of park land acquisitions, the stream valley has become a linear public park. The sewer interceptor has been completely replaced along this corridor. A major stream restoration of Meadow Creek, done in partnership with The Nature Conservancy, has returned the creek and valley to its natural shape and functionality. This Master Plan will determine what nearby residents and visitors to this neighborhood park would like to see and use now and into the future.

Using the City's Adopted Park Master Planning Process, the Parks and Recreation Department has gathered input from the community and City departments and agencies to create the draft master plan. A series of public meetings allowed citizens, especially those living nearest this neighborhood park, to provide ideas about how they envision the park to function. Information from these public meetings was used draft a master plan for the park to guide and prioritize improvements and park management.

The Parks and Recreation Department will determine a schedule and funding for implementing desired improvements upon the adoption of the Master Plan by City Council.

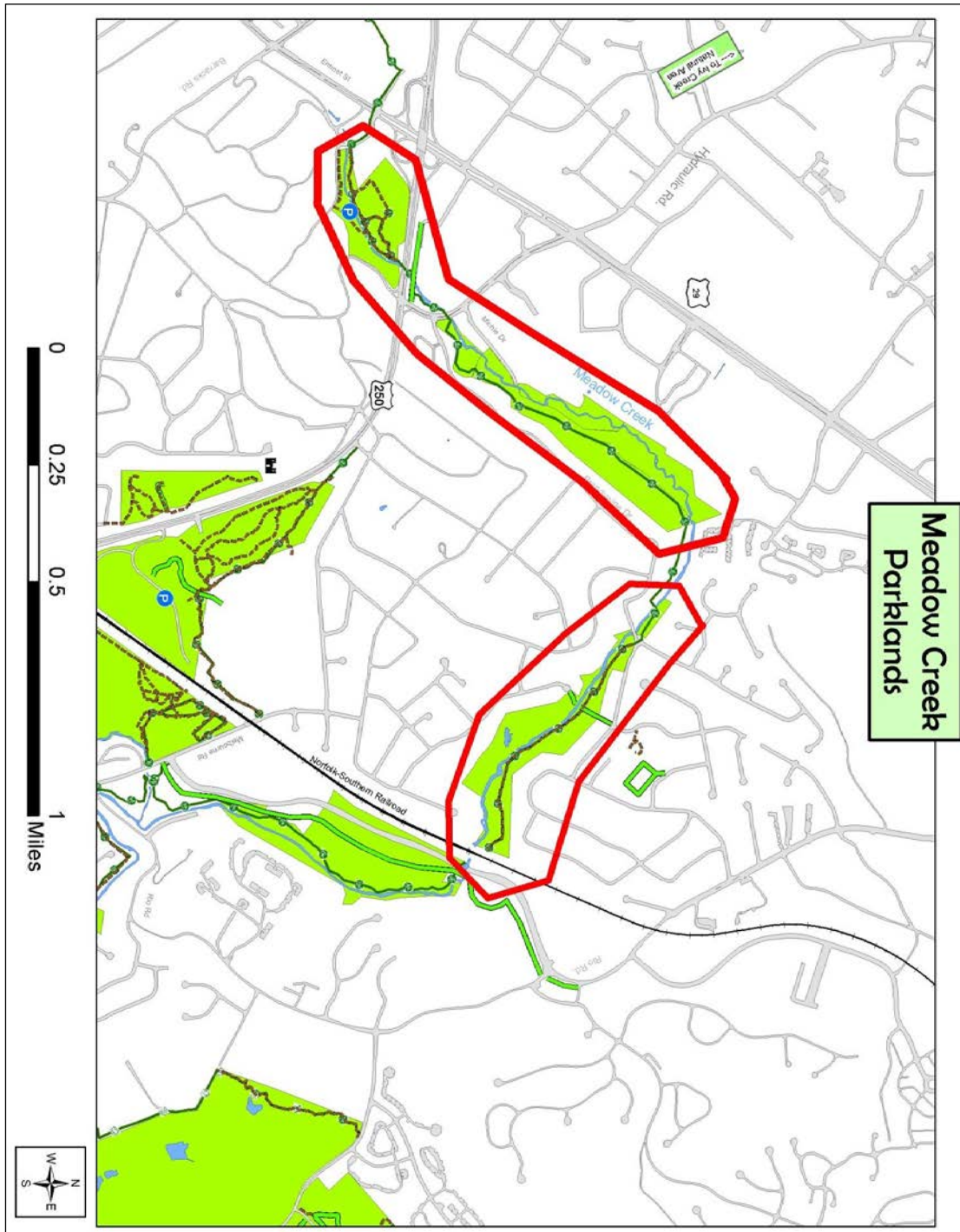
Description

The portion of the Meadow Creek Stream Valley covered by this Master Plan includes Meadow Creek Gardens Park, all of the land between Hydraulic Road and Greenbrier Drive (except for three private properties totaling approximately 5 acres), and Greenbrier Park, which includes Meadow Creek as far downstream as the Norfolk Southern railroad.

Meadow Creek Gardens is a 14 acre park located on Morton Drive that includes rented garden plots with vehicular access drives, and otherwise mostly forested land. The Rivanna Trail runs through the park, and the Rivanna Trails Foundation tool shed is also located at the park.

Greenbrier Park is a 28.29 acre park located off Greenbrier Drive. Meadow Creek runs through the park, as does the Rivanna Trail, including a bridge over Meadow Creek and its tributaries. Other than a few benches and signs, there are no developed areas of the park.

The Meadow Creek Stream Valley between these parks consists of approximately forty-two (42) acres of forested stream valley with the RTF footpath passing through. This entire area was included in the recent stream restoration project.



The Meadow Creek Stream Valley

History

Much of the stream valley was once pastures for cattle and used for farming. Evidence of old roadbeds and farm fences exist, and much of the old barbed wire has been removed for safety reasons. The forests began to expand as the land ceased being used for agricultural purposes. Residential and commercial development left only the floodplain area as unmanaged forest. Fairgrounds used to be located at what is now the Meadow Creek Gardens. The series of aerial photos below shows the evolution of the land uses in the stream valley.



1937



1957



1974

Deeds of Acquisition

EXISTING PARKS

Greenbrier Park – 28.29 acres gift from developer – 1965

Meadow Creek Gardens

- 10.5 acres purchased from Redlands Corp. 1930 for \$3,000
- Site of “Fairgrounds”

Small lot purchased in 1963 for \$10.00

- To provide access to the Fairgrounds parcel

Trade of 14.4 acres for 3.6 acres with O’Neill Enterprises - 1967

- Site of English Inn traded for northern portion of parkland

- Follow-up adjustment made near entry road to park in 1969

NEW PARKLAND

- 13.7 acres purchased from Haas Assoc. for \$10 in 2001

- 2.3 acres purchased from Region 10 for \$10,100 in 2008

- 18.29 acres donated by JA-ZAN LLC in 2009

- 3.33 acres purchased from Region 10 for \$20,000 in 2011

- 4.5 acres purchased from Cannon Hearthwood for \$20,000 in 2012

Conservation easements were placed on the land in 2010 as a requirement of the funder of the stream restoration project. The easements are held by The Nature Conservancy and ensure that the land remains in a natural and undeveloped state. The easement permits certain uses: trails, bridges, picnic tables, boardwalks but prohibits buildings, roads, or other development. All of the lands in this Master Plan are covered by the conservation easement with the exception of Meadow Creek Gardens and the small field at the north end of Michie Drive.

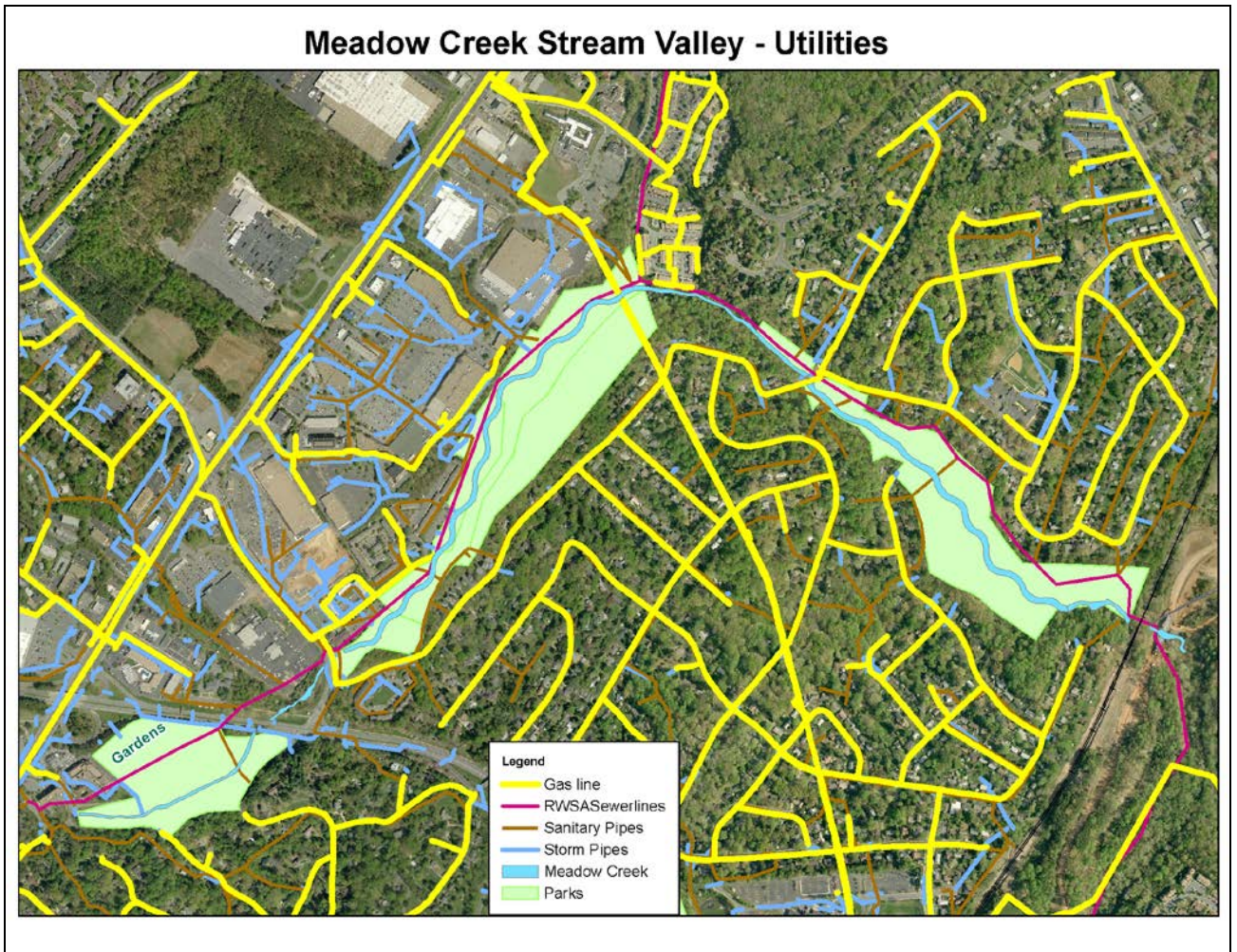
The Meadow Creek Stream Valley is not yet classified, and has many characteristics of a community park. Community parks include larger parks that serve larger geographic areas of the City and provide a variety of indoor and/or outdoor recreation facilities and park experiences. These parks offer diverse experiences and activities that typically involve an individual or group for a time period of up to a half day and may attract spectators or participants. Visits can range from 2 to 6 hours.

Meadow Creek - Environmental Constraints



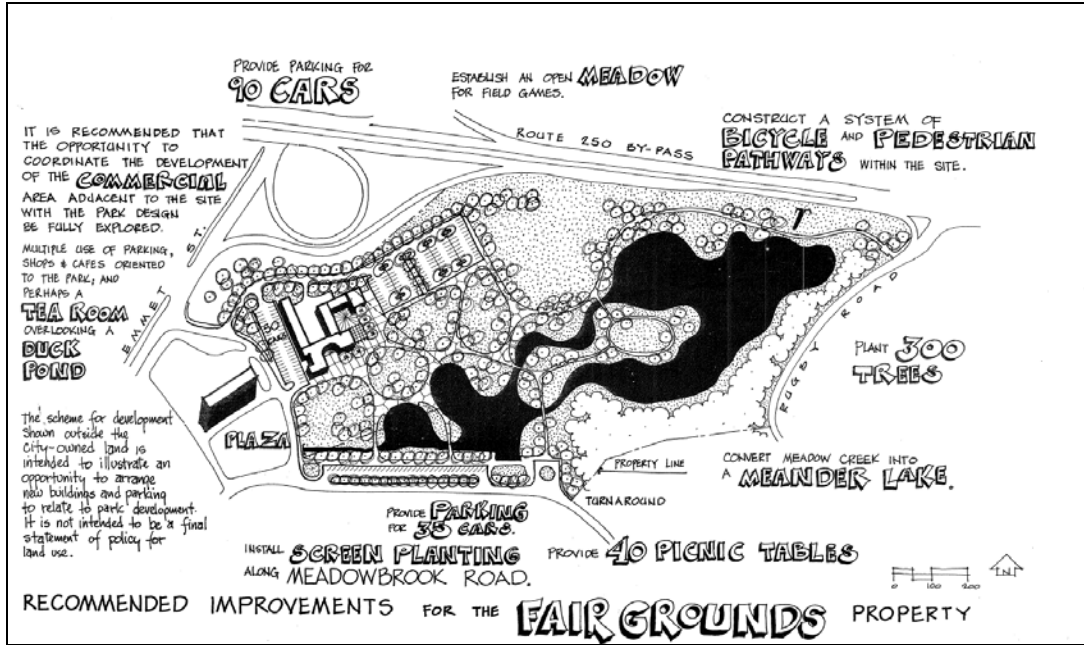
Utilities

A number of gas, water, stormwater, and sewer lines are present in the park.

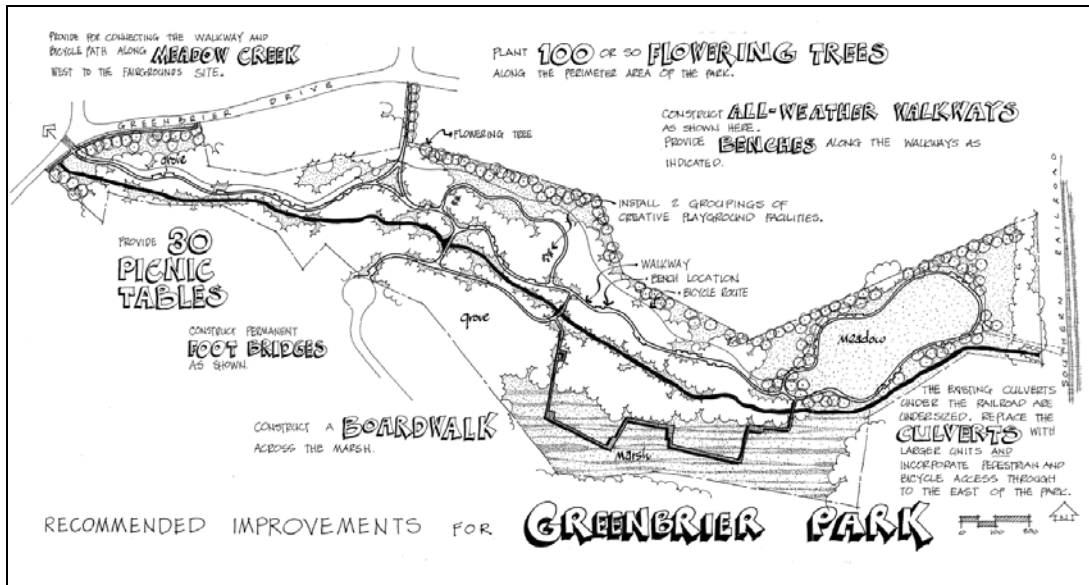


Previous Park Plans

Greenbrier Park and Meadow Creek Gardens each have a previous Master plan from 1972, when many city parks were being redesigned. These plans included trail layouts, planting plans, and other ideas for improvements. This Master Pan encompasses the entire public portion of the stream valley in this area.



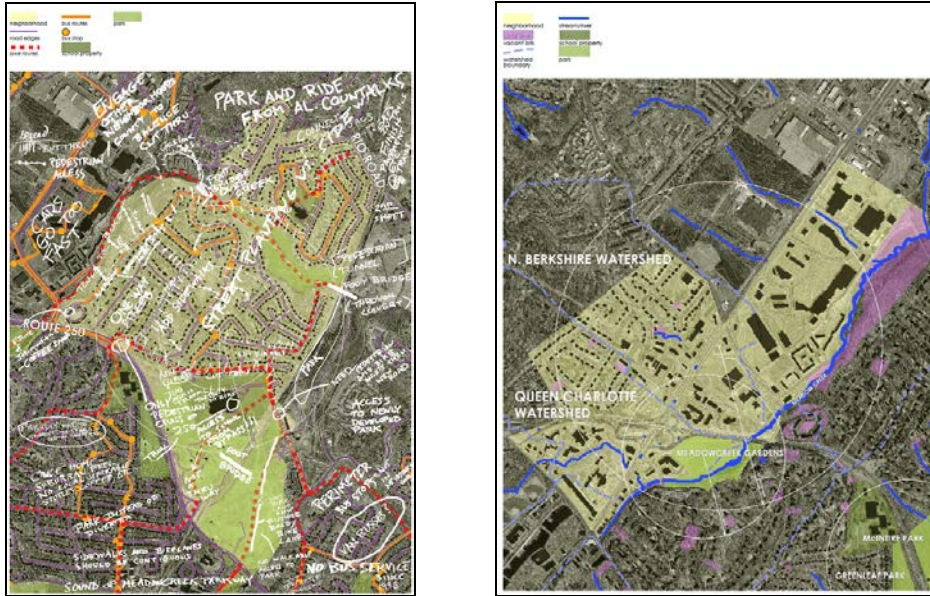
1972 Meadow Creek Gardens Plan



1972 Greenbrier Park Plan

2007 Neighborhood Plans

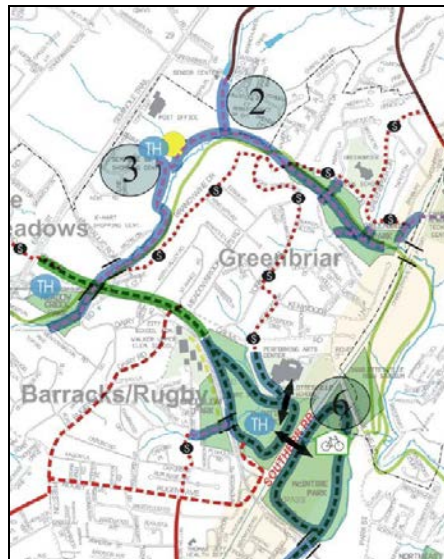
The *2007 Neighborhood Plans* for Greenbrier and The Meadows includes the desire to enhance pedestrian and trail access to the park including neighborhood access points, protection of green space and trees, and the acquisition of more land for park use. The plan specifically call for a tunnel under the railroad to connect with McIntire Park



2007 Neighborhood Plan Maps

City Trails Plan

The 2003 Bicycle, Pedestrian and Trails Plan for the City includes natural surface and multi-use trails and connections to McIntire Park, downtown, Meadow Creek Parkway and the 29/250/Hydraulic area.



2003 City Trails Plan

PLAN DEVELOPMENT

The Meadow Creek Stream Valley has been planned using the park master planning process adopted by City Council in 2009. This process outlines the public meetings and identifies how the plan will be reviewed and approved by the Parks and Recreation Advisory Board, Planning Commission and City Council. The process provides for a variety of methods of public input and is intended to be sure that all interested parties have a voice in the development of the plan.

Public input

A variety of methods of collecting public input were used throughout the development of this plan. A website (www.charlottesville.org/meadowcreekstreamvalley) and email address were set up to distribute materials, announce meetings, and gather public feedback.

The Parks & Recreation Department cosponsored a number of community meetings with the Department of Public Works, The Rivanna Water and Sewer Authority, and The Nature Conservancy over the course of the sewer interceptor replacement and the stream restoration projects. Public input related to park planning was gathered at these meetings.

Public meetings as part of the formal master planning process took place on October 4, October 30, and November 27 of 2012, and on January 17, 2013.

At the October 4, 2012 meeting, staff presented a historical and natural history and status of the park and collected attendees' thoughts about existing and possible new facilities and uses of the park. Appendix 2 contains the results of the meeting.

At the second meeting, public input was gathered from the attendees, and is recorded in Appendix 3.

At the November 27, 2012 meeting, a design charette was held to determine best park layout to accommodate all needs. Six tables of roughly eight people each worked on maps. The majority of the tables had very similar ideas for use of the parklands. The results of the charette are shown in Appendices 4-9.

The January 17, 2013 meeting a draft master plan plan was reviewed and comments taken to be forwarded to the Parks and Recreation Advisory Board.

On February 20th, a public hearing was held by the Parks and Recreation Advisory Board to take further comments on the draft plan. Comments during the hearing and 30-day period are listed in Appendix 11.

The Draft Master Plan was adopted by the Parks and Recreation Advisory Board on March 26, 2013.

The Planning Commission reviewed the plan on May 14, 2013. Comments from the Planning Commission are included in in Appendix 12.

Park Plan

The primary intent of the Master Plan is to protect and continue to restore the natural environment of the park lands, while improving access to and through the area for all users.

Preserving Green Space and Natural Character

Residents enjoy all of this parkland as open space, especially as a buffer between residential and commercial uses. Any improvements or alterations to the park should be made with careful consideration of impacts to natural systems and tree cover. The majority of this parkland is under conservation easement, which protects its natural character in perpetuity. Any man-made features such as trails, signs, and bridges should be designed to blend with the natural landscape as much as possible.

Trails

There is a strong desire for more and better-connected trails in the stream valley and to destinations beyond. This plan proposes a mixed system of natural surface hiking trails and harder surface and wider multi-use bicycle and pedestrian pathways.

Multi-use trails proposed in this corridor will be a maximum of 8 feet wide and made of a porous material in order to comply with the conservation easement. Should flooding or other management issues require that the trail be paved to retain its hard surface over time, a porous paving material will be used.

Multi-use trails will be located within sewer corridor wherever possible in order to preserve as much forest cover as possible and reduce corridor management cost to both park and utility agencies. In some areas, the sewer corridor is not located on public property, and trails will not be located in these areas without owner permission.

Improved signage and maps along the trails will help guide users to their destinations. Access from adjacent streets, including Hydraulic Avenue, and Brandywine, Michie, and Greenbrier Drives, will be improved to appropriate trailheads. Creek overlooks at good viewing and educational spots will be created along the trail system.

In Meadowcreek Gardens to Hydraulic Road

- The RTF footpath will remain in its current location and retain its natural surface character
- The trailhead near Morton Drive will be improved
- An 8-foot wide stone dust surfaced multi-use trail will be constructed along the garden access road and sewer corridor to the U.S. 250 bypass
- The culverts under U.S. 250 and Hydraulic Road will be improved for safe trail use

From Hydraulic Road to Greenbrier Park

- The RTF footpath will remain in its current location and retain its natural surface character until the proposed crossing point near Brookmill on Greenbrier Drive.
- An 8-foot wide stone dust surfaced multi-use trail will be constructed along the west side of Meadow Creek, along the sewer line corridor where possible, to the senior center crossing.
- Bridges will be constructed over Meadow Creek near Michie Drive, the Senior Center, and near the RTF rock hop crossing close to Greenbrier Drive.
- Both trails will have multi-use surface from the senior center crossing to Greenbrier Drive.
- A meeting will be held with the owner of the private property just west/upstream of the intersection of Brandywine and Greenbrier Drives to determine a final trail alignment, surfacing, and design/location of proposed crossings.

In Greenbrier Park

- There will be a multi-use trail along the north side of Meadow Creek for the entire park's length.
- The RTF loop will use the multi-use path until the Jamestown-Kerry bridge, at which point it will cross to the south side of the creek.
- The trails will re-join near the railroad culvert for Meadow Creek.
- The City will continue to work with the railroad to create a safe crossing of the tracks to connect the trails to downstream trails, McIntire Park, and downtown.

Recreation/Athletics

The flat and open field along Michie Drive offers the best location for recreational facilities in the planning area. The field was not included within the conservation easement area so that such facilities could be developed if desired. This plan proposes to leave the middle of the field open and ensure it is appropriately leveled, managed and maintained for ad hoc open play.

A small playground for younger children will be built at the northern end of the field. The playground will be surrounded by a low fence for safety purposes

Gardens

This plan does not propose any changes to the existing Meadow Creek gardens.

A small area of 14-18 rentable garden plots will be built in the southern part of the field at Michie Drive. The gardens will be managed according to existing City policies on the rental of garden plots. People in the immediate area will be given a priority signup timeframe for a certain number of the plots, and after that, they will be rented according to the City rules. A number of the plots will be half the size of the current plots at Azalea Park and Meadow Creek Gardens. This will allow for streamlined management and allow more people access to a plot.

Disc Golf Course at Meadow Creek Gardens

A 9-hole non-tournament course will be constructed in the wooded area of the south and east portions of the park. New trails will be built to create the course layout. A partnership agreement between the City and the local disc golf group will be created to provide for construction and future management of the area. The RTF trail will be left in place alongside Meadow Creek, but other existing soft trails in the woods may be relocated or altered. This plan includes at least one bridge over Meadow Creek, which now only has a rock-hop crossing built by the RTF.

Park Furniture

Benches are desired at locations along the trail that offer good views. Signage to assist in way finding along the trails and to interpret the natural setting and creek restoration should be placed along the corridor. A picnic area and grill will be installed at the end of Michie Drive. An overlook for wildlife viewing should be incorporated into trails near the wetland areas of Meadow Creek and in southern Greenbrier Park.

Forest Management and Landscaping

Invasive plant management, including removal of vines from the tree canopy, is underway as part of the stream restoration. This process will continue and be monitored for 10 years as part of the TNC project, at which time the City will take over. This forested area will become one of the most native and invasive free areas in the City. When required or appropriate, replacement of fallen trees will use native plantings whenever possible.

Dog Park

There was a desire expressed for a dog park in this area. Staff has determined that while the need for more dog parks in the system is a legitimate need., particularly on this side of the City, the properties included in this plan do not lend themselves to use as a dog park. Other city properties will be reviewed for the possibility of adding a dog park.

Park expansion

Private property along the entire stream corridor should be pursued for addition to the park to continue to develop a city-wide natural greenbelt and trail system.

Relationship to Needs Assessment

This plan implements goals identified in the Parks and Recreation Needs Assessment (2006) by expanding playground sites, trails, natural areas, and picnic areas, as well as generally bringing the park up to neighborhood park standards with signage and other amenities, and improving overall accessibility.

Park Name

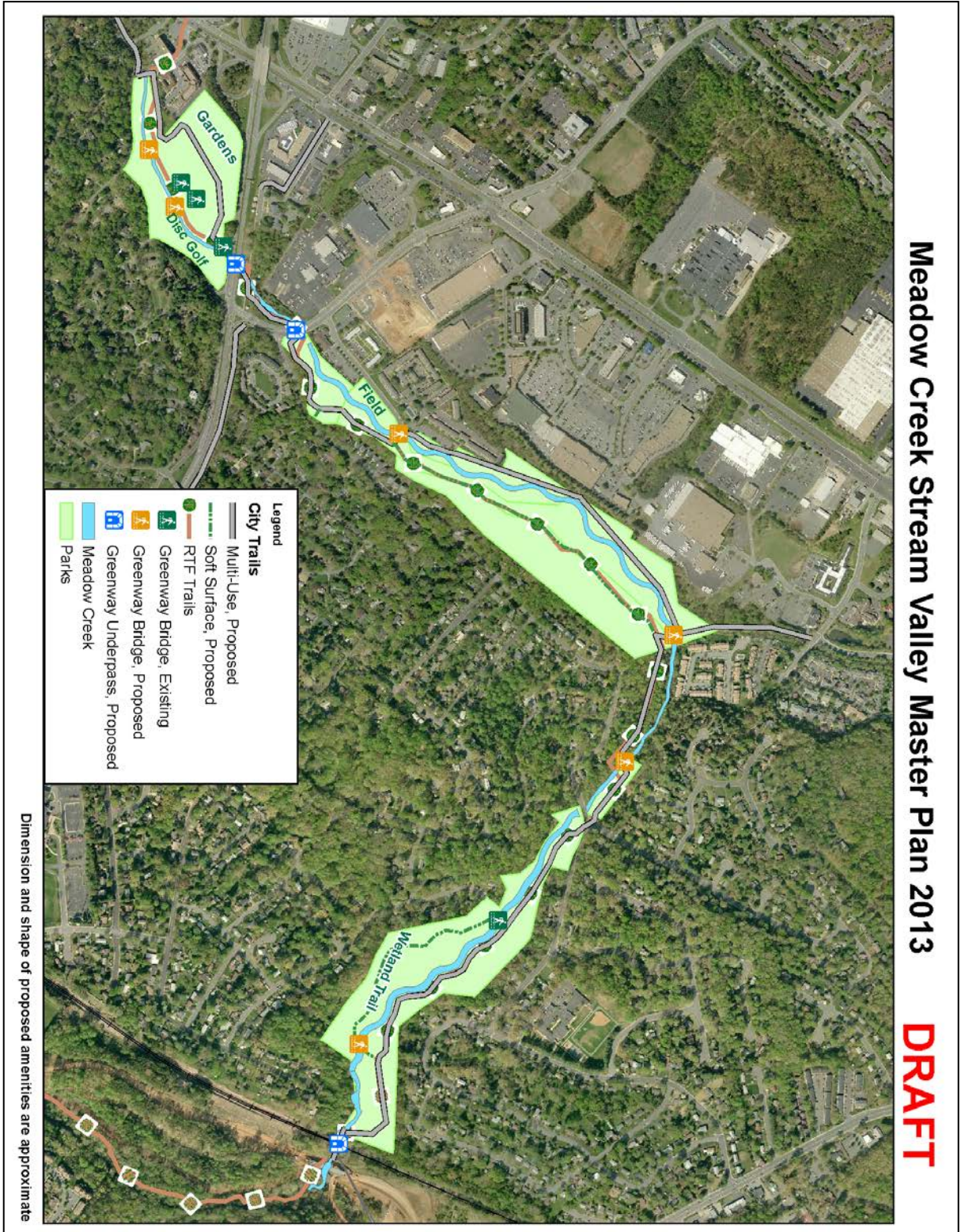
The newer park lands do not yet have an official name. The City's Policy on the naming of parks and park facilities requires the Parks and Recreation Advisory Board to determine the official name of the park. Several suggestions were made during the planning process, including:

- Meadow Creek Stream Valley
- Meadow Creek Park
- Old Orchard Park
- Creekside Park

Staff will recommend to the Parks & Recreation Advisory Board the name of Meadow Creek Stream Valley and bring to the Advisory Board in June 2013 for their consideration and action.

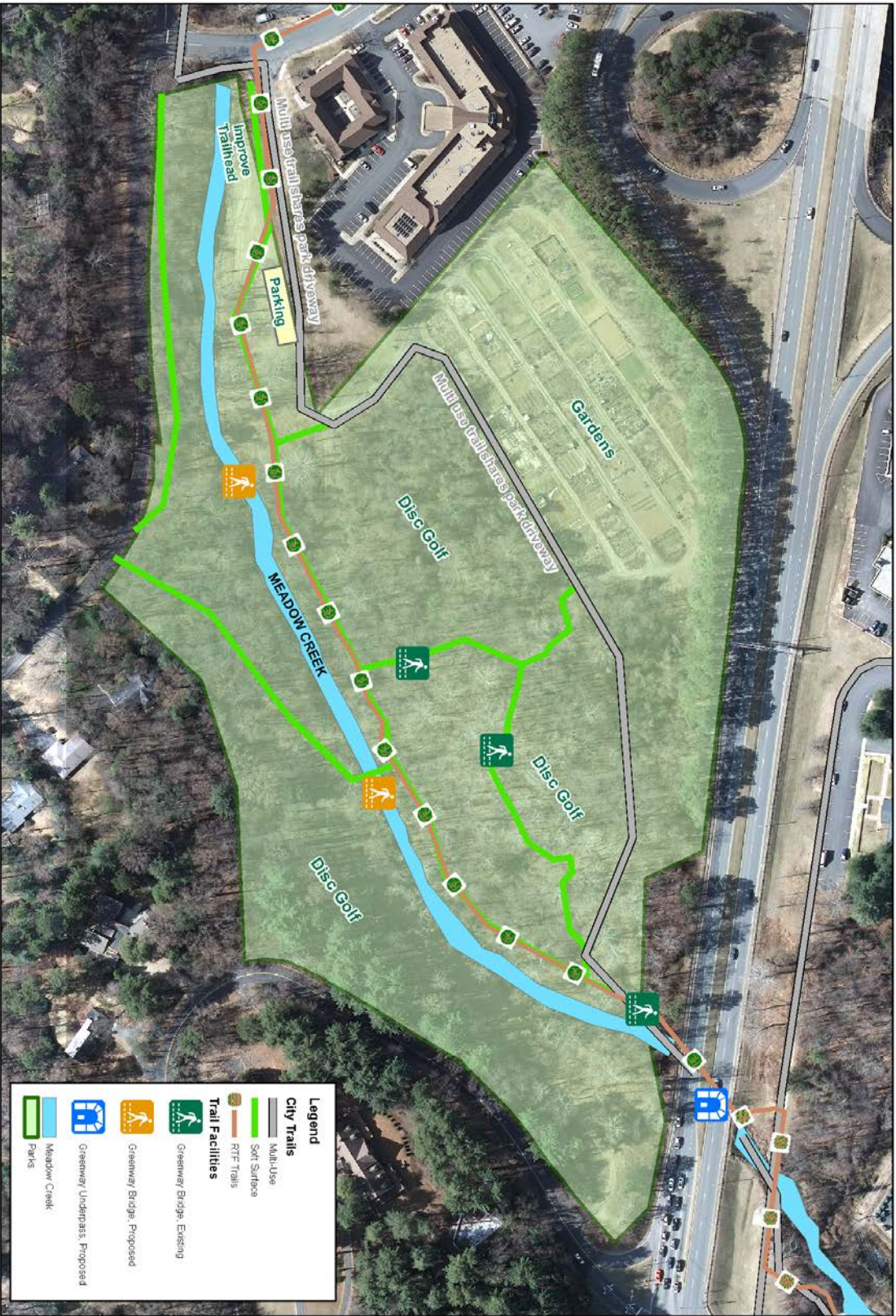
APPENDIX 1

Park Master Plan Diagram



Meadow Creek Stream Valley Master Plan 2013
Meadow Creek Gardens

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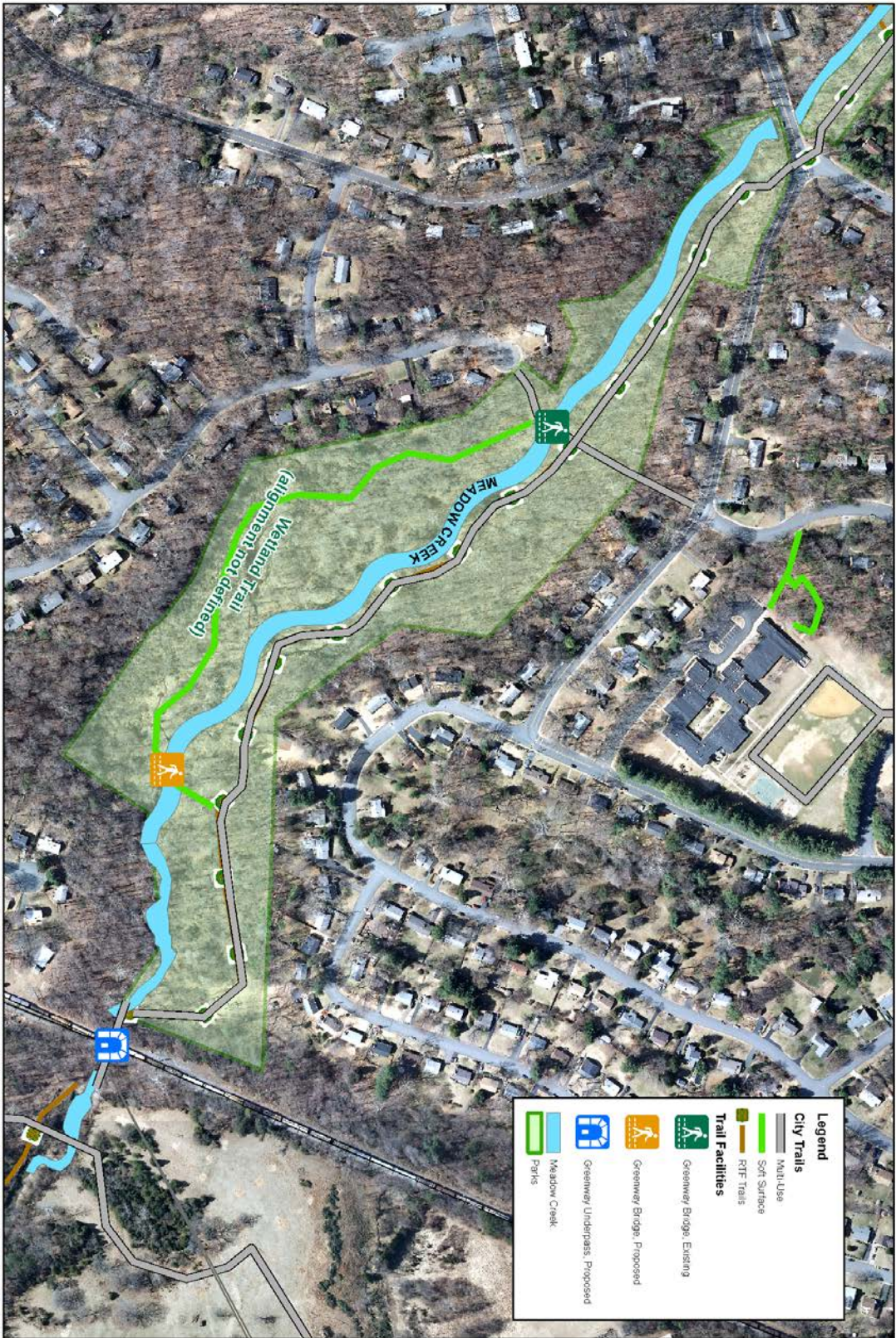
Meadow Creek Stream Valley Master Plan 2013
 Michie Drive Field

DRAFT



Meadow Creek Stream Valley Master Plan 2013
Greenbrier Park

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APPENDIX 2

Meadow Creek Stream Valley Park Planning Meeting #1 – October 4, 2012 Meeting Notes

Put conservation easement language on web for people to review. *Staff will do this*

What is the plan for the Kerry Lane/Jamestown trail?

When will the land east of the railroad along Meadow Creek be planned? – *after the City gets possession of the parkway replacement land north of Melbourne from VDOT and after we find out what private property owners intend to allow on land between the parkway and Pen Park*

Will there be a trail or bridge over the railroad?

Should we build a boardwalk in the wetland area or not?

Why are the manholes all painted green along the street?

What are the survey posts marking? *Invasive plant removal boundary*

Is the bridge over the tracks at McIntire funded for construction? *yes*

Will invasives be removed to the property line? *That is the general plan, but most invasives are in the center of the property*

In Greenbrier Park, will the trail follow the sewer line? *In areas that it can, but the sewer is mostly on private property in this area*

Is the south side of the creek trail at Greenbrier Park formal? – *not currently but could be*

Can we put a community garden at the end of Michie Drive? – *possibly*

Is there a plan for an Albemarle County connection to Hillsdale – *yes, but where and how is dependent upon negotiations with private property owners*

Is there already funding lines up for any improvements? *Only using existing funds, will need to follow plan with a C.I.P. request to council*

Is an 8 foot wide trail too wide? *See Riverview Park or new trail behind fire station – staff will bring photos to next meeting*

How are decisions made, by vote? *City Council analyzes all inputs and makes final decision. We can use dot votes, etc. but they are not the final decision*

Are there any other ideas we have heard for this parkland? *Disc golf in the Meadow Creek garden area*

Sewer and stream planting plans?

Can we build an interim footpath in the railroad tunnel? *City cannot approve that project*

Is the RTF involved in this planning? *Yes, 2 board members are here and we meet with them regularly*

Are exact planting locations set along sewer/stream? *Yes, but contact staff with specific requests*

Bring photos and samples of ideas for park to next meeting

Will we replace the bridge at the senior center? *Depends on getting property owner permission*

Will the City maintain whatever is put in these parks? *yes*

What about the rock hop by Kneedler property, will it stay or become a bridge? *To be determined*

APPENDIX 3

Meadow Creek Stream Valley Park Planning

October 30, 2012

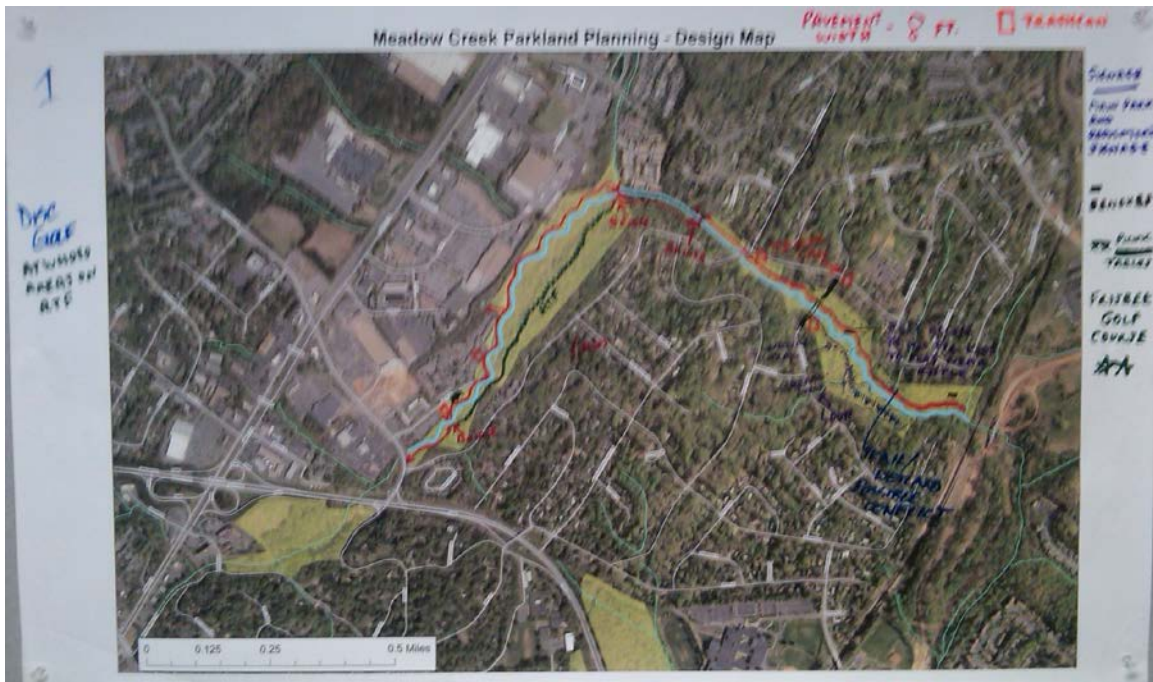
Public Comments

Are there any plans to change the existing gardens? – no
Some existing gardens are not being tended – new enforcement effort is helping
Would like to see gardens on Michie Drive 0 there are many refugees in this area who are used to farming (IRC & Hearthwood)
Greenbrier School will also have gardens soon, try to connect them in some fashion
Are there plans to go organic at City gardens? – Can't control , but do educate and encourage
What is the type of spray being used on the invasive plants? - Aquaneat (glyphosate) w/lesco sticker
IS there space for a garden, playground, and field? – Yes – esp. if playground is in separate northern area
What are the dimensions of the proposed field? 50x25 yards (approximate)
Who would get priority for renting new plots?
Include small shelter for community gathering – with a rain barrel for garden water
Playgrounds for all ages near Region 10 (including adults)
Access to water (creek) along multi-use trail – can double as water source for gardens (buckets)
Any need to clear trees for field area along Michie? – no its already open grass area
Would this plan require extra parking? – plenty of street paring, may need to mark a few for A.D.A.
Where would disc golf go? – In the woods northeast of the existing Meadow Creek gardens
Trail access to Greenbrier
Include a dog off-leash area/trail
Need more patrols for off-leash dogs
Share the trail signs (bike, peds, dogs)
Quick vote – how many favor a dog park (~50% of attendees)
Dog park should not use mulch surface – try sand or other
Would a dog park attract too many people to the parks from outside of area?
Azalea seems to be mostly local to that neighborhood with some driving in
Need pet waste collection for dog park and along trails
Could dog park be located in Meadow Creek garden – in open field by entry?
Park planning is being done piecemeal – need to look at larger scale
Show map with trail connections planned for larger area – bring zoomed out map to next meeting
Could dog park go in new parkland north of Melbourne Road by parkway?
Conservation easement signed before trail planning could be limiting (i.e. max trail width allowed)
Will there be more planting in sewer alignment in areas that are not planned for trail use?
More planting is scheduled for this fall

We can watch this over time and fill gaps
What happens to piles of trees from stream restoration?
Does the matting along the stream banks contain seeds?
People are still using sewer line as trail even where it crosses private land
 Fence contractor due out soon to remedy this with split rail type fencing
 Park corners will be marked with concrete monuments to make ID of
private/public easier
What is impact to nearby trails if build disc golf – minimal, designed to avoid impacts
Is there a plan for deer management? – coming soon City wide wildlife management
policy
Do any of the options we are discussing draw crime?
 Disc golf brings in more people which should reduce crime probability
4 foot is too low for a dog park fence
Natural benches along trails
Trash cans?
What is list of facilities parks would normally include?
Will this plan get better funding than previous plans?
 Council has been very good at funding once plans are in place over the past 5
years
Is there a big delay to implement? – some improvements can be done now, others need
more funding
Can we pave the Kerry Lane Trail access at Greenbrier now? – Should be paved before
New Year
Next meeting is October 30th – might be in gymnasium
Advertise for next meeting at school
Disc golf can share the kiosk at Meadow Creek gardens
Could we have flower planters by the benches?
Please post information in advance of next meeting to give public time to review

APPENDIX 4

Meadow Creek Stream Valley Park Charette – Table #1 Layout Public Meeting #3, November 27, 2012



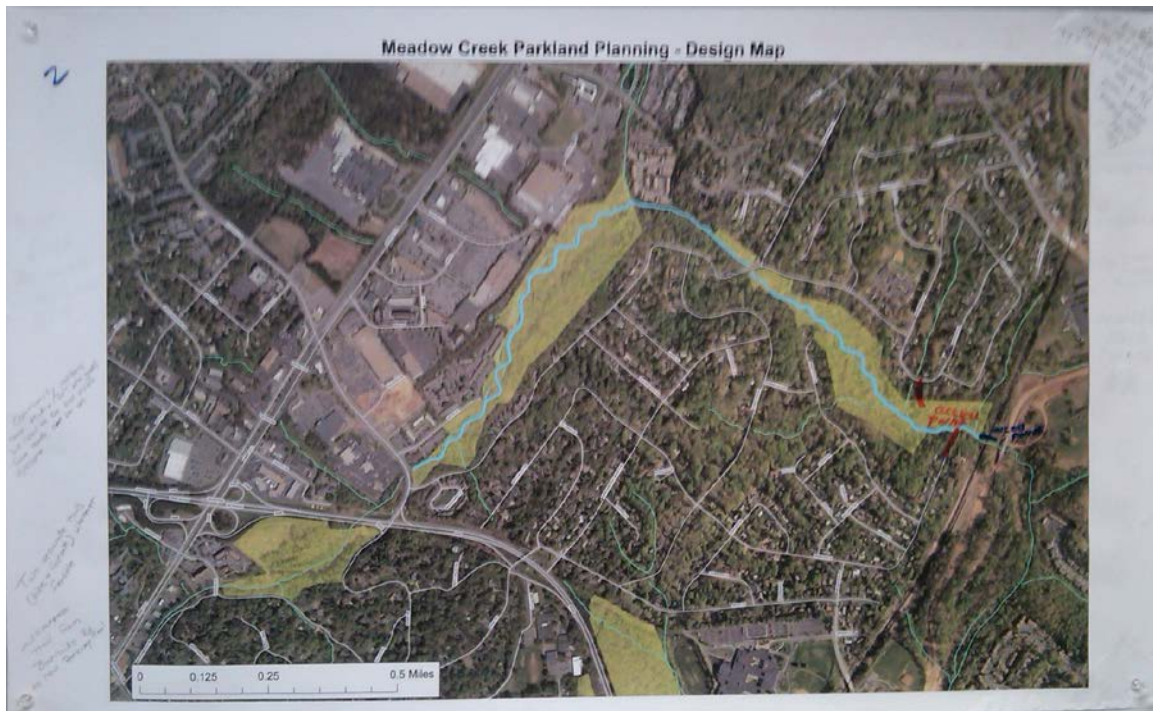
Charette Results – Table #1

Notes on Map

- Disc golf in wooded area along RTF
- Pavement width 8 feet
- Trail/wetland – possible conflict (Greenbrier Park) - boardwalk
- Signage – main park and regulatory
- Benches
- Bridges
- Trash cans
- Easy access to water for kids to play near riffle
- Playground fully accessible for Region 10 clients

APPENDIX 5

Meadow Creek Stream Valley Park Charette – Table #2 Layout Public Meeting #3, November 27, 2012



Charette Results – Table #2

Notes on Map

Community gardens near Michie Drive are good, but need to be less visible from roads, can be an eyesore

Two separate trails (bike and footpath) wherever possible

Multi-purpose trail from Barracks Road to new parkway

Connection under railroad

Keep existing rustic Rivanna footpath, would like to have it separated enough from a bike/multipurpose trail that you don't feel like you are right beside it.

Loop trail on both sides of creek in Greenbrier Park, favor bike trail on south and nature on north.

Please no path through marsh area, preserve wet/marsh habitat

APPENDIX 6

Meadow Creek Stream Valley Park Charette – Table #3 Layout
Public Meeting #3, November 27, 2012



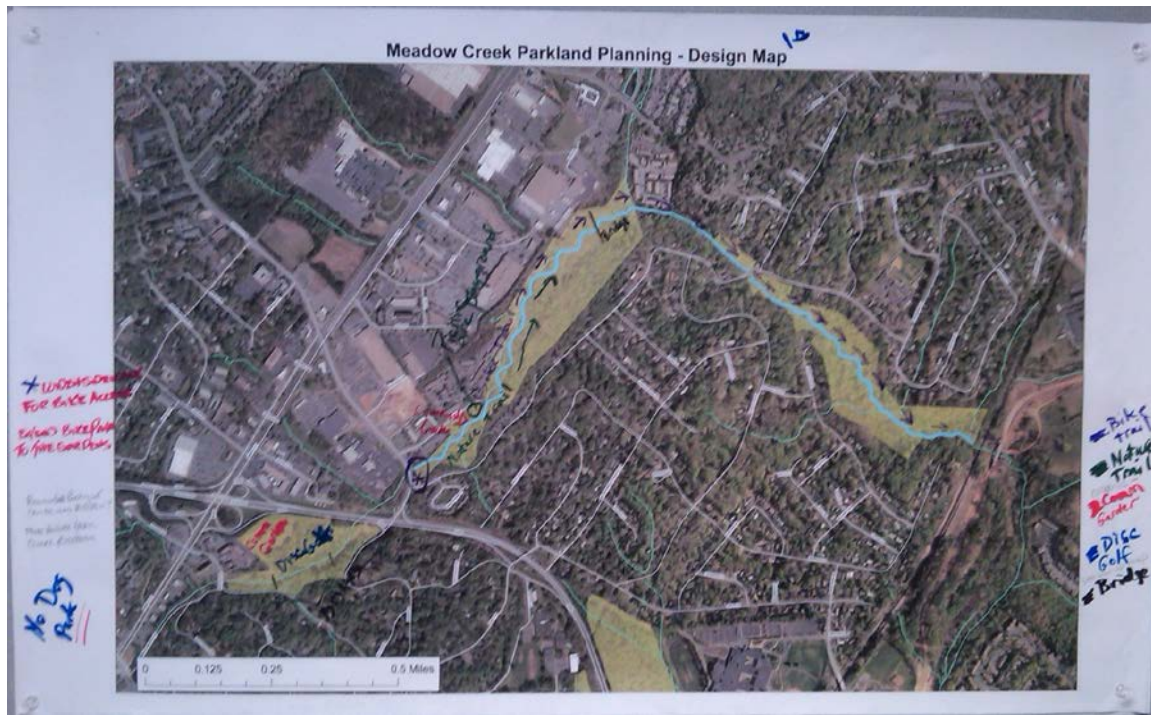
Charette Results – Table #3

Notes on Map

- Dog park near whale tail statues
- Soft and hard trails
- Improve access under 250/Hydraulic
- Access to Greenleaf Park and sidewalks
- Access trail to greenbrier drive and restore bridge by senior center
- Access through railroad tunnel
- Handrail at top of Kerry Lane connector trail
- Improve drainage (south greenbrier park)

APPENDIX 7

Meadow Creek Stream Valley Park Charette – Table #4 Layout Public Meeting #3, November 27, 2012



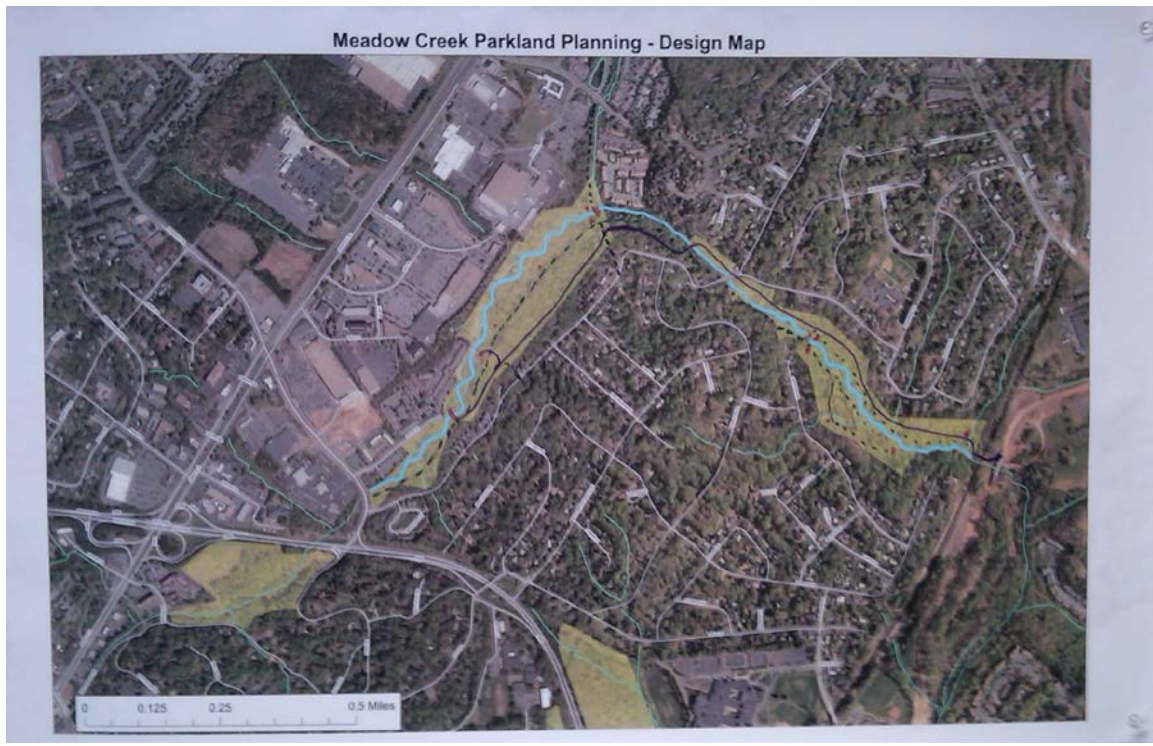
Charette Results – Table #4

Notes on Map

- Widen sidewalk at Hydraulic for bike access to trail
- Extend bike path to the gardens
- No dog park
- Region 10 parking lot can be used by public?
- Move nature trail closer to stream
- Disc golf at Meadow Creek gardens
- (organic) Community gardens, picnic, and playground on Michie Drive
- Bridge near Pepsi plant
- Bike trail west/north – nature trail east (current)
- Dis golf in woods by garden
- Gravel parking at Meadowcreek gardens (front area of park)
- 2 bridges or large stepping stone crossings over Meadow creek at gardens

APPENDIX 8

Meadow Creek Stream Valley Park Charette – Table #5 Layout
Public Meeting #3, November 27, 2012



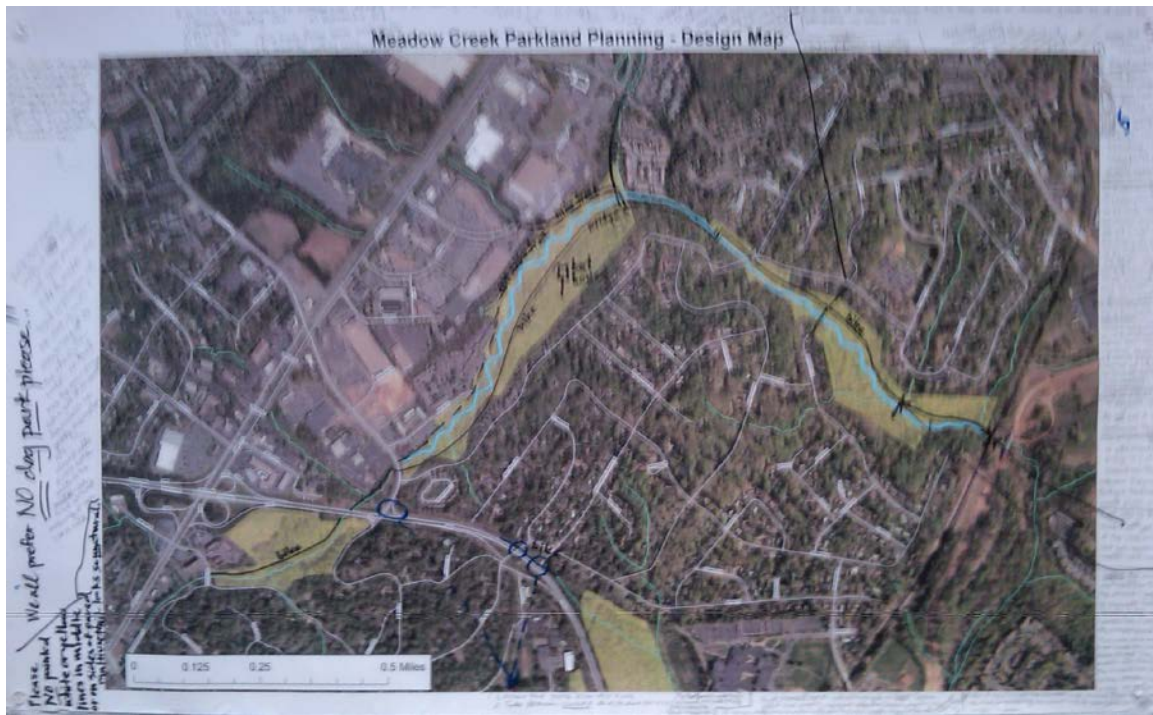
Charette Results – Table #5

Notes on Map

- Playground at Michie
- Bike and nature trail
- Bridge at Michie and senior center
- Nature trail loop in marsh

APPENDIX 9

Meadow Creek Stream Valley Park Charette – Table #6 Layout Public Meeting #3, November 27, 2012



Charette Results – Table #6

Notes on Map

We all prefer no dog park, please

Please no painted white or yellow lines in middle or on sides of paved/multi use trail, looks so unnatural

Keep lawnmowers width of kept-cut grass on either side of multiuse trail so poison ivy not an issue & so its easy to step off to the side of the multiuse trail and onto the grass on either side if, for example, dog walkers are passing one another etc. i.e. almost adds a little extra width to the multiuse trail without making it look like a road

For all plan ideas, please try to maintain “wild” of Rivanna trail path. Don’t tame too much for sake of amenities. Tree density along Brandywine is very important as a buffer from noise and light pollution of commercial areas.

Bike path along creek

Garden on Michie drive

Trail bridges at senior center, Kneedler/Brookmill, and lower Greenbrier park

Bike trail at 250 should be designed fro safe bike/ped x-ing at Meadowcreek

Heights/Dairy bridge. Take pathway under Dairy/St Anne bridge

Put bat houses near trails in/around wetlands to help keep mosquitos down. Thank you!

If get Kenwood house, put entry to park on most eastern side of that property, up against eastern property line of house, with steps going down steep part to eastern border of the park at railroad (maybe right where new bridge would be)

Bike trails have access to commercial area with minimum grade

1. Seminole shopping center
2. Post Office
3. Toys R Us
4. Barracks Road

Bike trails follow sewer interceptor to minimize cutting more vegetation

Bike trails please connect

In general, do not cut down more brush or trees, please. Keep the natural woods look and the screening that bushes and trees provide between houses/backyards and the park/trails especially

Put steps at Kerry/Jamestown trail in steep area or decrease grade so it will be navigable w/snow or ice.

Trash cans with dog poop bag dispensers at trail heads i.e. where all trails come out of parks at roads

Make the multiuse trail 8 feet wide so plenty of room to share and porous concrete so can be grey (not jet black) therefore more natural looking & blending in. Thanks! Or grey asphalt is available (porous or not). Grey also goes visually better with grey rocks @ stream restoration rather than jet black asphalt.

In Greenbrier Park, if nature trail goes on the south side of the stream, please do not put it right up on the new bank/shelf of the restored stream but deeper into the woods & wetlands, if its all wetlands. This way the multiuse trail is primarily right on the bank/shelf on the north side of the stream & on the sewer line, & the nature trail (or boardwalk if/where necessary) can be a different more nature-trail-ish experience, where you are tucked deeply in the woods, not out in the open like the multiuse trail is (on the sewer line and streambank)

If dog park, please put near English Inn or Michie Drive. If dog park, please do not put it in Greenbrier Park (keep it quiet, natural, woodsy please)

If additional bridge is put in Greenbrier Park between Kerry Lane bridge & railroad, please place it either (if the City gets the Kenwood house) right next to the railroad or just west of the little bridge that goes across the smaller creek before the multiuse trail (north of the stream) begins to separate from the stream & follow the sewer line (vs. the stream bank). This way no more trees have to come down to get the multiuse trail from the sewer line down to the stream/new bridge. Option 1 seems better if the City gets the Kenwood house so that the loop of multiuse trail to the new bridge to nature trail to Kerry Lane bridge is longer. Thanks!

Possibility for commuter/hard/porous surface along sewer easement in greenbrier park
Walking trails where possible, nearer to stream

Loop trails in special interest areas – allow access & observation but not through traffic

Stair access along gas pipeline easement to Brandywine

Access to bus service on Greenbrier/Hillsdale

Handicap access to stream near Region 10

Benches/tables

Access to Meadow Creek Parkway under RR

APPENDIX 10

Public Comment received via phone and email
Updated January 15, 2013

Leave it Wild

Thank you for the meeting last evening. I'd like to make a few suggestions for the planning of Greenbrier Park.

1. Given the proximity of the elementary school a educational nature trail which the students could walk to from the school would be a good use of the park. This does not have to be fancy. Perhaps a few markers telling the species of plants and trees or unique features such as beaver dam or the reasons for certain areas that are kept as wetlands.
2. A porous asphalt trail width of at least 8 feet wide. Given that many people like to bike and run on the existing trail during rain storms it is often too muddy to walk easily and safely. The existing trail also has many bikers using it and after rainstorms is very rutted with tire tracks which hamper walkers and erode the trail. The narrowness of the existing trail does not lend itself easily to passing others. When walking with my dog I often have to leap off into poison ivy in order for runners, who don't take into account my dog doesn't like to be approached quickly, to pass . Also this would allow handicapped access to the park which appears nonexistent now.
3. A boardwalk through the swampier areas for people to learn about why it is useful to keep areas natural and to help future generations want to keep the park and natural areas rather than push streams under.
4. A bridge crossing the river somewhere between Hydraulic and Brandywine so that it could be a true commuter trail for walkers of all ages and abilities and help promote alternative transportation.
5. Some sort of playground for the neighborhood at the end of Michie Drive. I believe these are low income housing and those children are in desperate need being able to get out into nature also.
6. A switch back style walkway or stairs at the Kerry Lane entrance to make the entrance easier to navigate in snow, ice or rain.
7. Make the park more Handicap accessible with porous asphalt and decrease entrance slope.
8. A dog park area where a ball could be thrown and people could meet. This would not necessarily require a wide area, but a longish track. There are no

dog areas for off leash play in our neighborhood. The nearest is Darden Towe or Azalea Park. This could require dues for permits to use as many cities now charge for upkeep.

I hope your mailings included the neighborhood behind Region Ten at the end of Michie drive. I saw mostly people from the Greenbrier neighborhood at the meeting last night.

My primary desires are:

- That this part of the park remain as natural as possible
- That the multi-use trail be kept to the minimum width specified in the easement
- That there also be provision for rustic 'RTF' style paths through the park
- That ALL the trails be located close to the stream
- And that the sewer right-of-way only be used as a trail bed where it is away from resident's back yards.

Would like to see a soccer field in the area at the end of Michie Drive

I appreciate the opportunity to express my opinion via email since I am not as comfortable speaking in a group of unfamiliar people. Considering that there must be others who feel the same way, I am concerned about the consensus format that Doug described. In that type of process, often the most outspoken and persuasive speakers are the ones who direct the discussion and make it appear as if there is more of a consensus than truly exists. Alternatively, a process that includes voting could provide time for options to be considered between meetings, allowing for more thoughtful decision making and equal representation of the participants. This would also provide an opportunity for input from family members and neighbors who are not able to attend the meetings.

My preference for the space is to have two separate paths, one on each side of the stream if possible. One could be a narrow rugged hiking path like the one that currently exists between the cable crossing and Hydraulic Rd. The other could be an 8' all weather path like the one at Riverview Park that could eventually connect under the railroad tracks to the Meadowcreek Parkway path. It is my understanding that Charlottesville is dedicated to becoming a more desirable city for commuter and recreational bikers. This type of paved path would be a valuable contribution toward that goal. Prior to building a connection under the railroad track for commuting and longer excursions, this type of path would provide recreational bikers and runners with a width sufficient to be able to pass slower moving users. It seems that the trend in a neighborhood from this time period is an aging population that will over time begin to move more slowly and potentially require canes, walkers, or wheelchair, as well as an increasing number of families moving

in with unsteady little bikers and baby strollers. I think keeping in mind the wide diversity of users is essential to creating a park appropriate for all of our citizens.

I have attended the past 2 meetings at Greenbriar School; the second of which the discussions centered around specific ideas for the utilization of newly available land assets associated with the new resulting park from the Meadowcreek stream restoration . Below please find a couple of thoughts:

Frisbee Golf

Location: Fairgrounds Garden area

I have a garden plot here and I think that this is a fantastic idea and a good way to keep the area clean and safe.

Michie Dr. Suggestions

Garden Plots

When I first heard the proposal, I thought that it was not necessary as there are already several neglected garden plots at both Azalea and the Fairgrounds that could be utilized instead of creating additional plots to be neglected. However, once I heard the explanation about the new immigrants, I have reconsidered and support establishing garden plots in this location.

Soccer Field and Playground

Great idea! However, I do not think it necessary to construct a shelter

Dog Park

I associate dog parks with large cities where people and their dogs live in high rise apartments and do not have easy access to open and green areas. Folks with dogs in the Charlottesville area have a lot of options to get out into the fresh air, walk the trails with their dog friends or go over to Azalea Park dog park to socialize with other like-minded humans and dogs.

What is the normal ratio of dog parks per human population? How many dog parks does a community need?

I would much rather spend money benefiting people.

Since I will be unable to attend the next meeting, I wanted to send along some suggestions.

1. Here is a suggestion for a name: Meadow Creek Park Since so much has gone into restoring the creek it would be nice to emphasize its name.
2. Clear signage stating that dogs must be on leash. Maybe include the amount of the fine for letting a dog run loose.
3. Share the trail signage since there has been a lot of talk about making the trail accessible to walkers, baby strollers and cyclists. Maybe include:
Cyclists slow down and call out when approaching pedestrians.

Thanks for all the work you are doing to make this a really nice park and for including the public in the decision making process. It will be fun to watch it all develop.

In regards to the Greenbrier Park planning. I was thinking it would be nice if possible to have some access trails leading from the park up to the higher streets if allowable. This would allow people not to have to take the trail the whole way to Hydraulic or Brandywine if they needed to.

I am NOT in favor of a macadam/asphalt paved or stone/gravel trail. These are not appropriate materials for a nature trail. In understand the accessibility issues, but it is not, and never could be, a fully accessible trail to the letter of the law. Thank you.

I am still against any kind of paved trail along Meadow Creek. Yes, I know that there are people who say that the paved trail would be great to ‘experience nature’, for families with kids in strollers, that people could bike to Whole Foods, and realtors will say that property values will rise due to the accessibility, but in stark reality and from personal experience, it would be a waste of the City’s money.

First, it’s a natural environment. The path is earth, and should remain that way. My next door neighbor, Lane Kneedler, actually had a naturalist lay out a loop path below our house in Lane's floodplain years before the Rivanna Trails organization included it into their system. Lane wanted it to be a natural trail, and I have to agree with him. Anything other than earth renders it 'commercial', and the City already has a number of excellent paved pathways in a variety of locations. There are tree roots, which, if cut or altered, will kill the trees. And any gravel that is added to the trail base will subside into the earth in just a few years. As I had mentioned to you in an earlier email, about 10 years ago the Boy Scouts created a raised rock ‘causeway’ to overcome some dampness on the trail just upstream from our house. The stones have since sunk into the trail, and this has created a wetter pathway. Take a look at the new County trail on the East side of the Rivanna opposite Riverview. It has mostly a natural earth base, and in the first segment from Free Bridge Southward, there are areas that have been graveled, but are beginning to be compressed into the soil. Furthermore, the Appalachian Trail is not paved.

When we see parents with kids, they are ‘hiking’ with small children on their backs. We see parents with strollers on the sidewalks, or at other parks where there are level, and already paved, trails such as at Riverview.

I do see bicyclists on the trail, but they are not going to Whole Foods. They are mountain bike enthusiasts, and they like the trail due to the challenge of the rugged terrain. This should not be a paved biking trail as it will encourage bikers to go faster. My wife and I have had some near-misses at Riverview Park from Tour de France wannabees as they speed through the curves.

Also, realtors will say anything to get a sale...but for many of us who have a natural streambed with a dirt path in their back yard, a paved walk will actually dilute the bucolic and sensitive environmental character of the Meadow Creek valley.

I realize that the City had to upgrade the sewer, and much of that was also compounded by new commercial developments, but that does not necessarily mean that we have to pave (or gravel) over the new open land.

As an architect who has designed numerous projects for public and private clients, everyone has a wish list, and more often than not, clients build more than what they realistically need. After living with it for a while, one discovers that they are not needing all the space they 'required', it's costing them more to maintain, and they just are not using it. I am here to say that the costs of a paved trail, whether it be gravel or asphalt, will significantly outweigh the benefits.

We like the Rivanna system of natural trails, and think paving it would be a step backward for an environmentally-conscious Charlottesville.

I would also suggest that you contact Francis Fife, the true visionary for the trail, for his personal thoughts and observations.

I understand that a paved trail from Hydraulic Rd. to the Pepsi plant is being considered. It upset me before the sewer/stream restoration took place. Now that the area has already been stripped, it is not as difficult to envision.

However I learned the paved trail will continue on the Brandywine side from the Pepsi corner to Brandywine Dr. Having lived at 1665 Brandywine for 25 plus years and walked the trail daily with my dogs, I have serious concerns about this portion of the trail. The charm of this trail is the natural wooded character. That character has been removed by all the recent projects and will take years to return. I will be very disappointed if the section behind our house is turned into a paved, unnatural trail.

Having lived and walked this trail it is dear to my heart. Also logistically paving will be difficult. There are so many large trees and flooding continues to occur frequently with storms, it would require heavy maintenance. Without maintenance Mother Nature will cover it over quickly, as she has already done with the stream restoration.

There have been multiple projects in our neighborhood for the last 10 years beginning with the new sidewalks, Meadowcreek Parkway, the sewer and stream restoration. It has been extremely disruptive. It's time to be done. It's also incumbent on those making decisions to familiarize themselves with what has happened since the stream restoration. It appears to be failing. Flooding has occurred. Standing ponds of water exist which will create mosquito nightmares. Netting has been ripped up in the flooding and deposited in the stream. Costly planting are laying on their sides due to poor planting and stream flooding. There appears to be no follow through.

Please consider my points.

APPENDIX 11

Comments received at public hearing at
Parks and Recreation Advisory Board
and during 30 day follow-up comment period

Could the southern trail in greenbrier park be an out-back loop to avoid need to build as much trail sand still get the education and access value from the boardwalk?

The Kneedler property is one of the last remaining natural portions of the stream valley and the trail is wild and well established, it would be nice to leave that section as is as much as possible

Question about disc golf

Will stream work be completed to railroad with new acquisitions?

Prefer longer loop trail in greenbrier park by putting ridge far downstream

If we get permission to build under the railroad culvert, a resident will donate \$1,000

APPENDIX 12

Comments received from Planning Commission on May 14

Can we offer a sliding scale garden rental rate to CHRA clients?

Staff will look into this request

Can the open field at Michie be a fenced area with alternative surfacing?

Fencing may be an option, but surfacing may be hard to manage this close to the creek and conservation easement area

What is the parking plan along Michie Drive to keep visitors out of private parking lots?

Michie Drive has more than ample parallel parking for visitors

The golf plan shows two bridges, but the draft plan only shows one

Staff determined that only one bridge was needed in this short stretch

Is the middle portion of land in public holding?

No, but the trail easement is permanent and the land is in conservation easement so it is nearly the same as the publically owned land and is accessible.

Can the culverts be made useful for trails?

Staff is working to make the railroad and under Hydraulic Road and 250 safe and legal, which they currently are not.