

Honeycutt Creek Greenway

Summerfield North's Response

Summerfield North Neighborhood

Consists of:

Young families, first home owners.

They purchased for good school systems and hope that their investment will grow.

Middle-aged home owners.

They purchased for the school systems and now hope that their investment continues to grow to offset college tuition, etc.

Retired family home owners.

They purchased as the others have but they are now relying on their home equity to carry them through their Golden years.

Decreased Property Values

- **Width of the Greenway (10')** is a substantial portion of the front or side yards of impacted properties.
 - Traditional Greenways are asphalt making it visually unappealing.
 - City will not guarantee that the artist rendering of plans for our neighborhood will be implemented as drawn.
 - Increased trash and waste from Greenway users would be visually unappealing and a potential health risk.
 - Cleaning and clearing the Greenway path adjacent to a home if it replaces a sidewalk is an additional chore for people who live beside the trail.
 - Unlit trails in heavily wooded areas rob neighbors of their sense of security.
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Greenway Definitions

City of Raleigh | Greenway Trail System Webpage

“The greenway is a network of public open spaces and recreational trails which provide for activities such as walking, jogging, hiking, bird watching, nature study, fishing, picnicking and outdoor fun.

- The trails connect many of Raleigh’s parks and in many cases provide a compliment to the recreational activities at the parks.
 - Many of the city’s major ecological features can be experienced in their natural state along the Greenway.
 - A major goal of the Greenway Program is to establish a closed network of interconnected trails.”
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General Design Considerations

Typical Cross Section is a 10-foot wide asphalt Path

Theme: Provide for Safety of Users

- Grade generally Not to Exceed 8%
- Curve Radius Generally Not to Exceed 95'
- Evaluation of Alternatives for Each Road Crossing

Theme: Avoid and Minimize Impacts

- Bridges – Significant Stream Crossing
- Boardwalks – Environmentally Sensitive Areas
- Retaining Walls – Management of Steep Slopes

Source: 30% Design Public Meeting Presentation 09/30/2008

Raleigh Parks and Recreation 60% Design Proposal



Source: City of Raleigh|Greenway Trail System

Suggested Alternatives



Alt Path 1 is **Light Green**.



14 indicates existing bike path

Provide for the Safety of Users

Alternative 1

Crossing Strickland

- Users cross at existing signalized crosswalk.

Passes no private residents.

- Users are less likely to be hit by homeowners backing out of their drive way.

Public Library would provide

- Rest area / safe refuge
- proper disposal of trash,
- Restrooms and water

City Proposal

Crossing Strickland

- No light or crosswalk.
- Traffic flows at 50 to 60 mph. (Posted speed limit 45)
- This is a 5 lane road (Center Turn/Suicide Lane).

Homeowner's backing out of driveway run a much higher risk of hitting Greenway users due to wider path.

Grade generally not to exceed 8%

- Old Deer Trail Crossing (see photos on page 9-11)
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Old Deer Trail Crossing 8% Challenges



8009 Old Deer approx. 8% grade impact to yard (South East)

Old Deer Trail Crossing 8% Challenges



**Re-grading would dramatically change property drainage.
(Compare shoulder height at window)**

8009 Old Deer approx. 8% grade impact to yard (South East)

Old Deer Trail Crossing 8% Challenges



Creek culverts

Sewer

- Costs and Impacts:**
- 1. Raise Sewer Manhole**
 - 2. Fill in yard**
 - 3. Reduce private property**
 - 4. Remove privacy to home**

8012 Old Deer approx. 8% grade impact to yard (North West)

Impact on Property Values

Alternative 1

Does not negatively impact any neighborhoods.

Sidewalks already exists.

- Widening can be deferred if necessary
- City already owns right of way for future widening projects.
- Newton Road has recently been widened to 4 lanes and installed sidewalks.
- Minimal clearing or alteration would be needed for future widening.

City Proposal

Impact Opinion Appraisals from:

Creekside Realty and Appraisal

“The Honeycutt Creek Greenway will have a negative effect on the future value of the homes along the greenway as proposed.”

Apex Appraisals, Inc

“The proposal to add a greenway through the Summerfield sub-division’s front yards will have a negative impact on the home values for the sub-division as a whole, and on the individual properties.”

Cost

Alternative 1

Minimal costs

- Signs to mark the Greenway path.
- Widening of the existing sidewalks to 10'.

City Proposal

The map on page 4 calls for the installation of:

- 4 culverts
- 2 bridges/boardwalks
- 1 boardwalk
- 7 minor crosswalks
- Signs to mark the Greenway path.
- Widening of the existing sidewalks to 10'.

Additional costs will be incurred to correct multiple grade issues at Old Deer Trail Crossing if addressed.

Summary

Summerfield North Neighborhoods support Alternative 1 because it:

- Provides the safest solution for Greenway users to cross Strickland Road.
 - Can be implemented quicker and at less cost to the taxpayers.
 - Provides Greenway users with easy access to the public library on Harps Mill Road.
 - Supports the city's goal for "The trails to connect many of Raleigh's parks."
 - Has minimal impact on individual homeowners quality of life or their property values.
 - Allows neighbors to retain their sense of security.
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Additional Concerns

- In our October 8th meeting we were told this is a pilot project. The city has never put a Greenway with a **10' wide path** through an existing neighborhood before.
 - Mailboxes will be "in" the Greenway. The impact of this would be to increase the likelihood of identity theft.
 - Avid runners & bicyclists would rather use the street for a long jog or trek.
 - The city put in traffic calming on Mourning Dove to decrease the number of people coming through this area. Putting in a Greenway to increase the number of people seems counterproductive.
 - The city's proposal will impact roughly 100 homes between Newton and Strickland.
 - This community has worked more than 10 years to build a strong community watch. The city's plan for the trail will negate years of work by making us uncertain who should and should not be in front of, beside or behind our homes.
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Additional Questions and Concerns

- How much will be taken off people's property on Old Deer Trail, Clearbrook, Running Cedar and Mourning Dove?
 - What building materials will be used?
 - How will increased parking be handled? (We see parked cars on Longstreet at the Bent Creek entrance.)
 - Will they fix uneven sidewalks as part of this proposal or simply cover them with asphalt?
 - Can they cut roots larger than 1" diameter?
 - There are many large trees that would have to be removed to accommodate this trail. Will city replace trees and shrubs that are removed or damaged to make way for Greenway on private property?
 - Will residents be compensated for trees and shrubs that are damaged or removed to make way for the Greenway?
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Additional Questions and Concerns

- Who has legal liability for injuries that occur on Greenway that crosses private property?
 - Will the city re-grade lawns and change driveways that fall in the (10') easement if Greenway path can not fit?
 - What would be done with the trees removed in stream portion between Old Deer Trail and Clearbrook? Will they be removed or left to rot which would provide additional cover for snakes and vermin.
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