CHARLOTTE

January 29, 2010

RE: Murrayhill Road Sidewalk Project Update

Dear Property Owner,

On December 2, 2009 City staff held a public information meeting to provide a project update and hear any additional input about design details for the Murrayhill sidewalk project. Property owners along both sides of the street and the homeowners association were notified of the meeting and 12 residents attended.

Plans for the Murrayhill Road Sidewalk Project are almost complete. This project has benefited from substantial public involvement over the past year and a half, including involvement of City Council members and several updates with residents. In response to substantial public input during the fall of 2008, staff was able to design the sidewalk to fit within the City's public right-of-way.

Staff reduced the typical planting strip width from 8-feet to 5-feet. Staff also deleted a segment of the street on the eastern end of Murrayhill Road and added a segment along Seneca Place near the school. Staff has worked diligently with the public to achieve the current design.

This project includes the following street segments:

- Murrayhill Road between Woodlawn Road and Lamont Drive
- The western portion of Wedgewood Drive from Murrayhill Road to Seneca Place
- Filling in a gap along the north side of Seneca Place between the school driveway and the school entrance

After the December 2, 2009 public information meeting, staff received additional comments from residents and the Madison Park Homeowners Association. Generally, residents are supportive of the sidewalk. The Madison Park Home Owners Association Board submitted a letter supporting the project with the current design which supports the 5-foot typical planting strip. A substantial number of residents indicated that they would like the planting strip reduced from 5-feet to 2-feet. Staff has reviewed this request and do not support the reduction in planting strip to 2-feet for a variety of reasons including:

- The sidewalk will be entirely within the public right of way as currently proposed. There are 83 impacted parcels requiring temporary construction easements for driveway tie-ins. Approximately 16 parcels will require permanent sidewalk utility easements.

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- Staff is concerned that trash containers (approximately 3' by 3') will obstruct the sidewalk if a 2-foot planting strip is installed.
- Staff is concerned that cars will park over the sidewalk given the street was built with valley curb. The existing valley curb combined with a 2-foot planting strip would result in parking on the sidewalk.

Next Steps

Staff evaluated comments and found cases where minor changes would make sense to avoid negative impacts. Staff will continue to work with individual owners to preserve trees, review driveways, and other impacts and will shift the planting strip where necessary. Overall, we plan to continue implementing the current design mostly with a 5-foot planting strip.

After the design is finalized, we will move the project into the real estate phase to obtain easements. City Council will have the opportunity to approve the construction contract and any easements that might be needed to advance the project.

We will continue to provide updates as the project progresses. If you have further questions, please feel free to contact Ms. Sonji Mosley, Project Manager with the Engineering and Property Management Department at smosley@ci.charlotte.nc.us or by phone at 704-336-3214.

Sincerely,

Danny Pleasant, AICP
Transportation Director

Cc: Sonji Mosley, E&PM Project Manager
Vivian Coleman, CDOT Pedestrian Program Manager