

Parks, Recreation and Cultural  
Resources

# Greenway Master Plan UDO Amendments

June 12, 2025



Raleigh



## Capital Area Greenway Master Plan

*Update | 2022*

# Agenda

- Greenway Master Plan Background
- Proposed UDO Amendments
- Next Steps

# Greenway Master Plan Background

- 1976-1989: Greenway MP Adoption
  - Identified Greenway Corridors – currently included in the Comprehensive Plan
  - Identified Greenway Easement Dedication Recommendations – currently included in the UDO Requirements
- 2022: Greenway MP Update
  - Identified New Corridors & Easement Recommendations
  - Comprehensive Plan Amendment – Completed November 2024
  - Next Steps: Update UDO Requirements

# Proposed UDO Amendments

## Easement Dedication

- Aligning Corridor Width with Proposed Trail Plan

## Developer Incentives

- Open Space and Easement Width Incentive

## Admin

- Tier One Exclusion
- Deed of Easement

# Easement Dedication

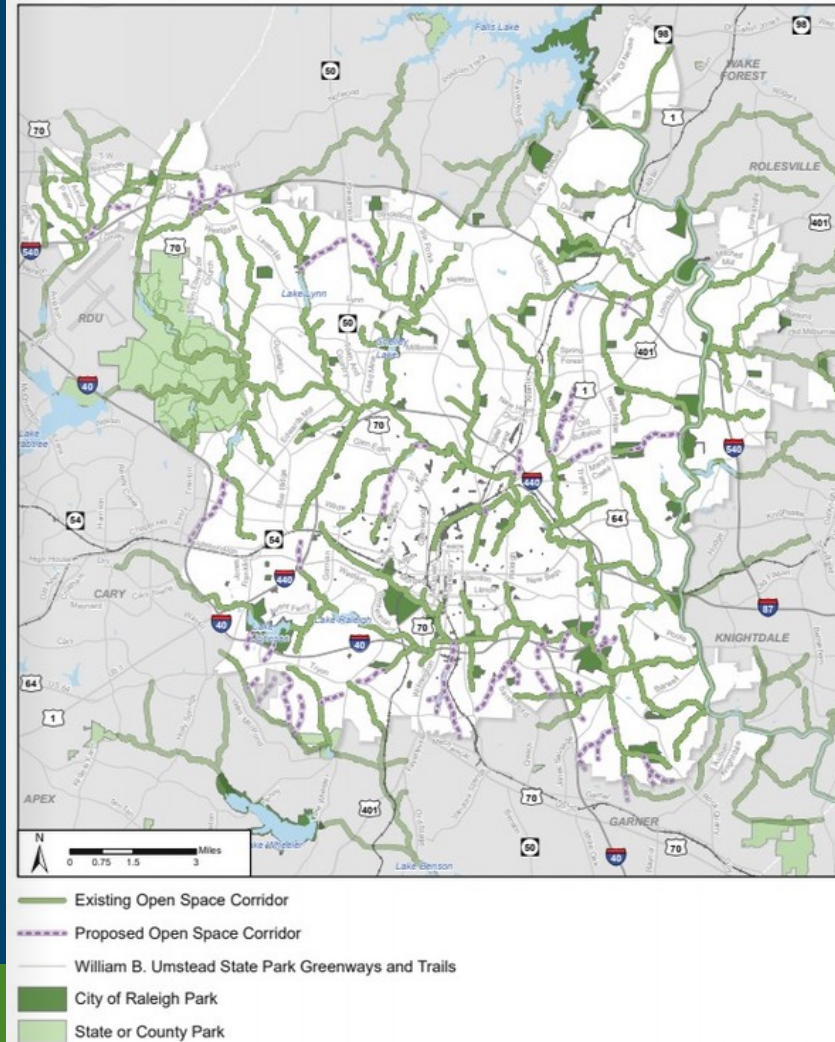
## Existing UDO Language – 8.6.1.B

Minimum standard width multiplied by the length of the boundary along the banks of the adjoining watercourse;

Plus that portion of the watercourse contained within the development when property lines extend to the centerline of the watercourse:

- a) Neuse River: 150 feet from each bank.
- b) Crabtree & Walnut Creeks: 100 feet from each bank.
- c) All other tributaries: As established by the current City Council-approved Raleigh Parks Plan.

Map PR-4: Open Space Corridors





# Easement Dedication

## Proposed UDO Language: Aligning Corridor Width with Proposed Trail Plan

Minimum standard width multiplied by the length of the boundary along the banks of the adjoining watercourse:

- Minimum standard width along the Neuse River corridor: 150 feet from each bank.
- Minimum standard width along the Crabtree & Walnut Creek corridors: 100 feet from each bank.
- Minimum standard width along Open Space Corridors containing an Existing Trail or a "Proposed Trail" as designated in the Comprehensive Plan's Greenway Trails Map: 75 feet from each bank.
- Minimum standard width along all other designated greenway corridors as established by the Comprehensive Plan's Open Space Corridors Map: 50 feet from each bank.

Map PR-3: Greenway Trails



# Capital Area Greenway Master Plan - Update 1989

September 28, 1989

Prepared for: *Parks and Open Space Element of the  
City of Raleigh Comprehensive Plan*

Prepared by: *Raleigh Parks and Recreation Department  
Design/Development Division  
Wayne Schindler, Parks Planner  
Christine Hoeffner, Planning Intern*

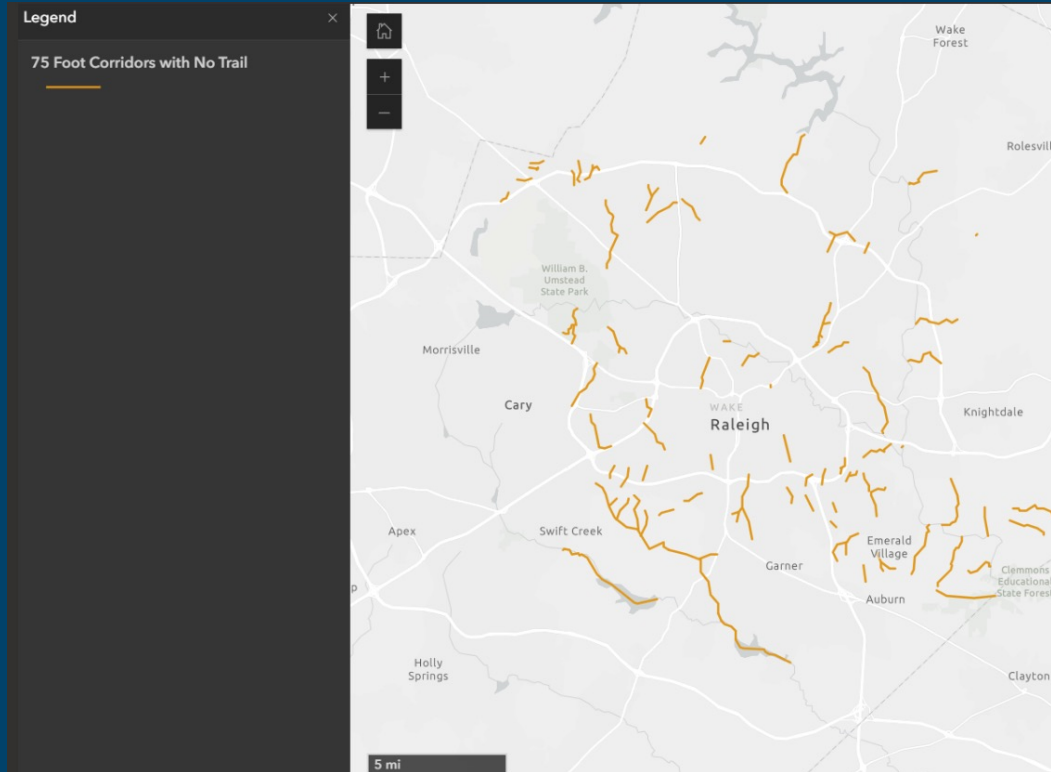


"...to preserve for our grandchildren  
what our grandparents enjoyed; trees,  
streams and quiet places from which  
we derive inner strength."

## Capital Area Greenway 1986 Master Plan System-Wide Analysis

CORRIDOR	LENGTH (linear feet)	CORRIDOR WIDTH (from edge of bank)	ACREAGE
Neuse River	129,000	150'	888.4
Neuse River Trib. A	9,000	75'	30.9
Neuse River Trib. B	4,500	75'	15.5
Neuse River Trib. C	11,250	75'	38.7
Simms Creek	18,750	75'	64.6
Trib. A of Simms Creek	12,000	50'	27.5
Perry Creek	23,250	75'	80.1
Trib. A of Perry Creek	6,000	50'	13.8
Trib. B of Perry Creek	6,750	50'	15.5
Sanford Creek	22,500	75'	77.5
Trib. A of Sanford Creek	6,000	50'	13.8
Trib. B of Sanford Creek	1,500	50'	3.4
Tom's Creek	19,500	75'	67.1
Wake Crossroads Lake (Harris Creek)	19,500	75'	67.1
Trib. A of Wake Crossroads Lake	10,500	50'	24.1
Buffalo Creek	15,000	75'	51.7
Buffalo Road Branch of Buffalo Creek	3,750	50'	8.6
Beaver Dam/Neuseoca Lake	17,250	75'	59.4
Trib. A of Beaver Dam Lake	3,000	50'	6.9
Knightdale Creek (Mingo Creek)	18,750	75'	64.6
Crabtree Creek	87,000	100'	399.4
Crabtree Creek Trib. A	9,000	75'	31.0
Crabtree Creek Trib. B	13,500	75'	46.5
Branch #1 of Trib. B	750	50'	1.7
Branch #2 of Trib. B	1,500	50'	3.4
Crabtree Creek Trib. C (Reedy Creek)	7,500	75'	25.8
Branch #1 of Trib. C	3,750	75'	12.9
Crabtree Creek Trib. D	9,000	75'	31.0
Crabtree Creek Trib. E	13,500	75'	46.5
Branch #1 of Trib. E	1,500	50'	3.4
Crabtree Creek Trib. F	4,500	75'	15.5

# Current 75' Corridors → Proposed 50' Corridors



94.05

Miles of stream corridor that we are proposing to decrease the buffer width

329

Parcels that would now be unencumbered by the proposed 50' buffer



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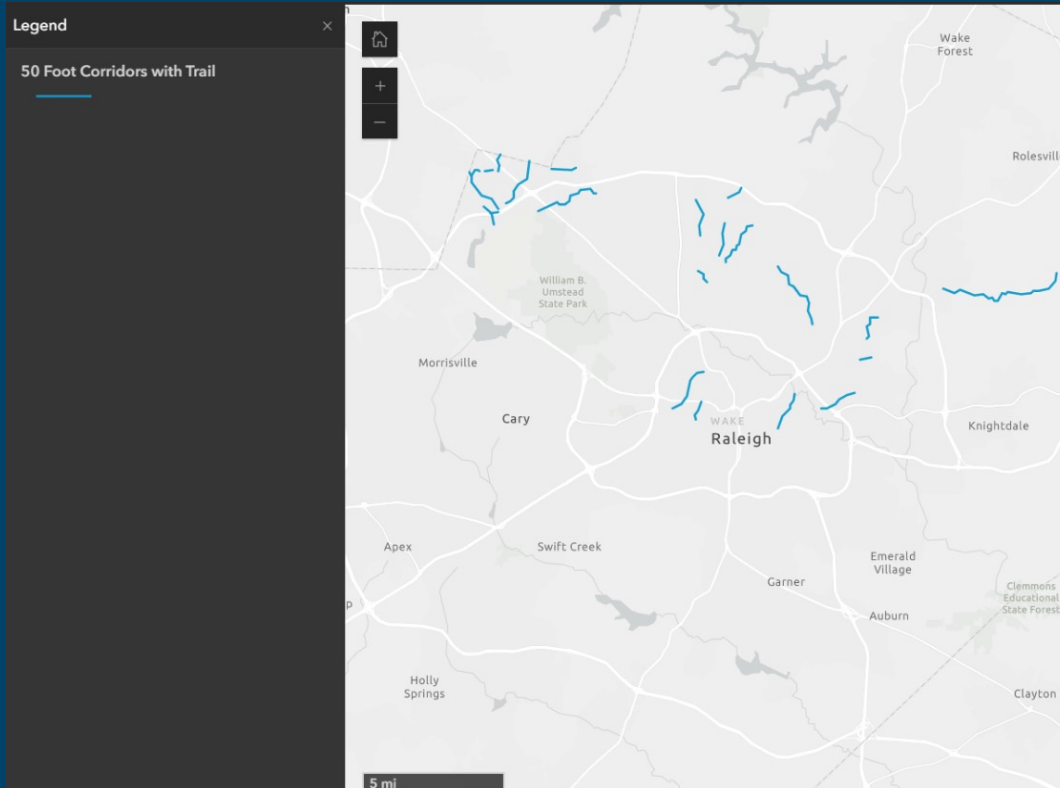


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Neuse River Trib. C	11,250	75'	38.7
Simms Creek	18,750	75'	64.6
Trib. A of Simms Creek	12,000	50'	27.5
Perry Creek	23,250	75'	80.1
Trib. A of Perry Creek	6,000	50'	13.8
Trib. B of Perry Creek	6,750	50'	15.5
Sanford Creek	22,500	75'	77.5
Trib. A of Sanford Creek	6,000	50'	13.8
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# Current 50' Corridors → Proposed 75' Corridors



24.84

Miles of stream corridor that we are proposing to increase the buffer width

109

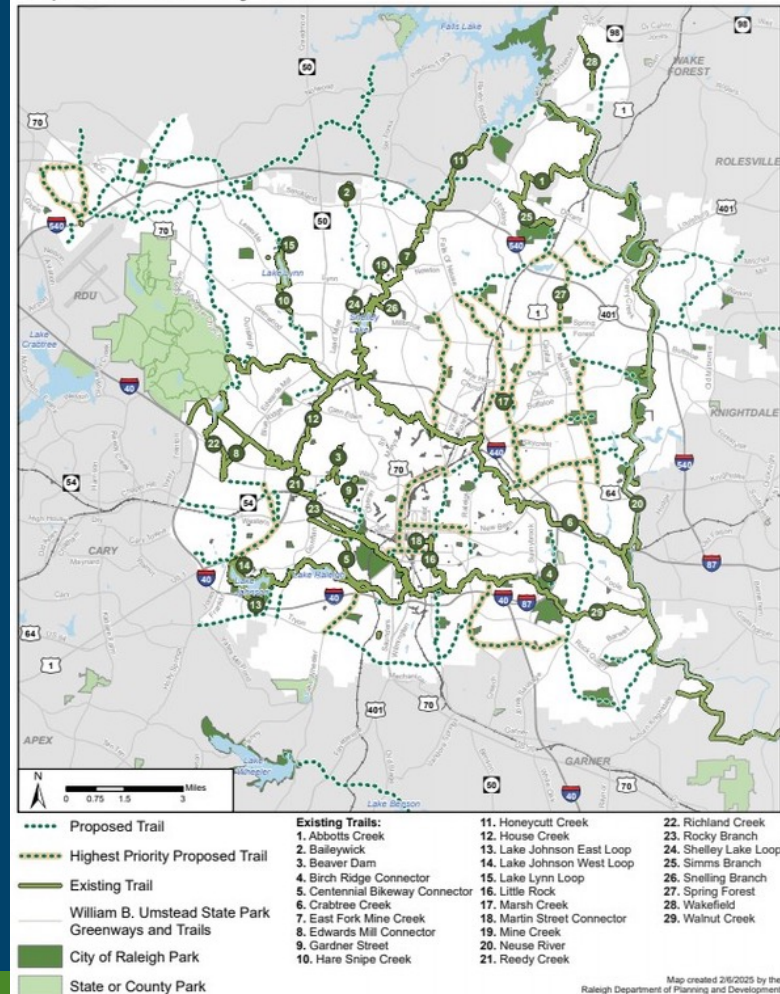
Parcels that would now be included in the proposed 75' buffer

# Developer Incentives

## Easement Width Incentive

- If a proposed development includes any part of a "proposed trail" as designated in the Comprehensive Plan's Greenway Trails Map, the width of the total easement to be dedicated may be reduced to 30 feet in cases where the developer is constructing the Developed Greenway Trail to City of Raleigh standards.

Map PR-3: Greenway Trails



Map created 2/6/2025 by the  
Raleigh Department of Planning and Development

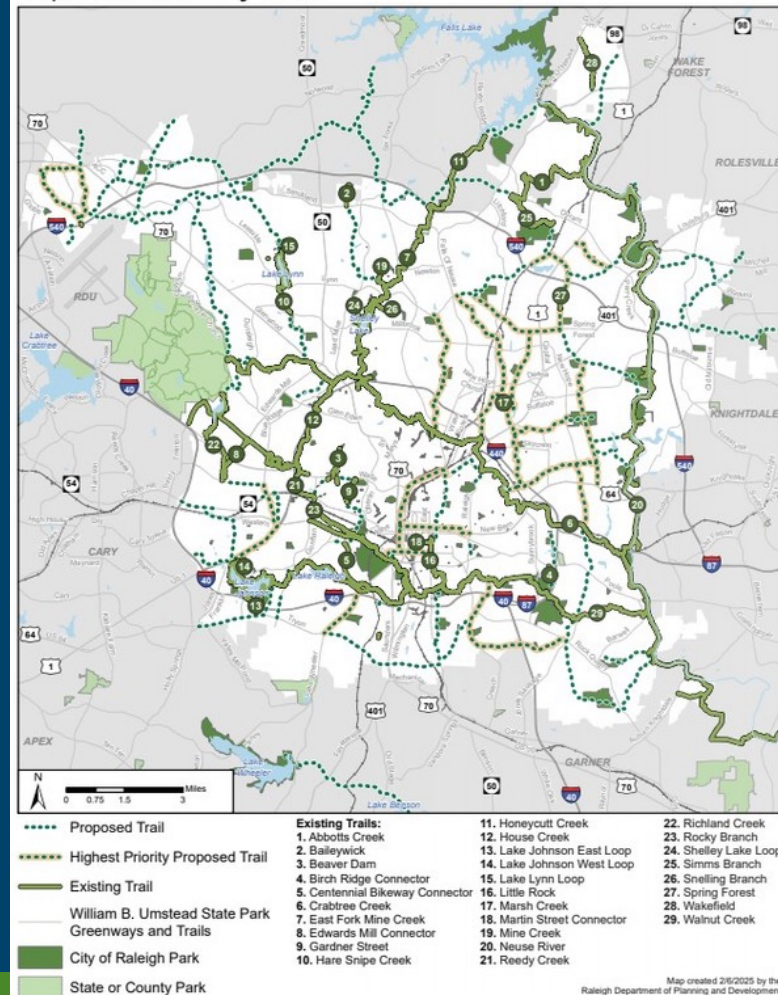
# Developer Incentives

## Open Space Incentive

- If a tract of land includes any part of a "proposed trail" as designated in the Comprehensive Plan's Greenway Trails Map, then the construction of a Developed Greenway Trail may be used to count toward the development's total common open space acreage requirements per Sec. 2.3.1.B1, Sec. 2.4.1.B1.
- The common open space credit is calculated as follows:
  - Total area of the Developed Greenway Trail and its easement (in acres) **multiplied by 2**

**FEEDBACK  
WANTED**

Map PR-3: Greenway Trails



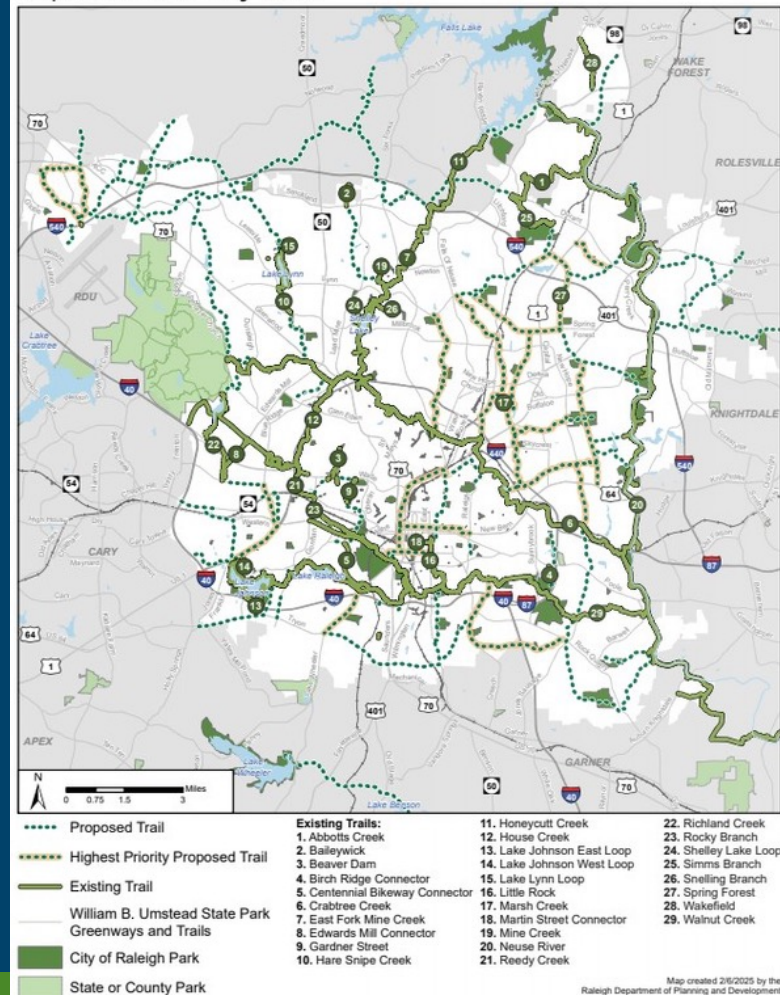


# Developer Incentives

## Definition:

- A Developed Greenway Trail connection shall conform to City of Raleigh greenway standard design details and shall be set within a publicly accessible greenway easement at least 30 feet in width. The trail access surface shall be constructed of concrete, asphalt or other fixed, firm and nonslip material. Connections must be ADA compliant unless impractical due to the existence of slopes in excess of 25% within 10 feet of the property line.

Map PR-3: Greenway Trails



Map created 2/6/2025 by the  
Raleigh Department of Planning and Development

# Admin

## Tier One Exclusion

- Subject to the limitations of Sec. 8.6.1.C. below, whenever a tract of land included within any proposed residential subdivision or ~~residential site plan~~ any tier two or tier three site plan includes any part of a greenway designated on the Comprehensive Plan, the greenway shall be platted and dedicated as a greenway easement.



# Admin

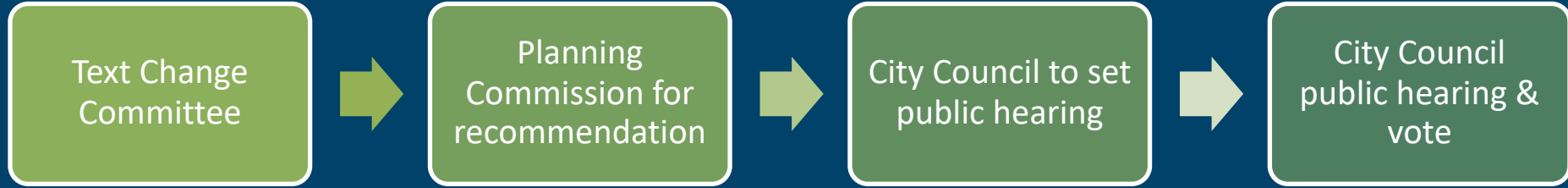
## Deed of Easement

- A written deed of easement shall be recorded in connection with the required plat.

Platted easements and deed of easements shall be provided in the locations and dimensions required by the City in order to:

1. Allow for adequate storm drainage facilities;
2. Allow for proper installation of water and sewer lines, whether immediately proposed or necessary for adequate service in the future;
3. Allow for cross-access between properties;
4. Allow for adequate transit facilities and access;
5. Allow for adequate pedestrian and bicycle access;
6. Allow for adequate right-of way for street types;
7. Allow for adequate public access; and
8. Allow for adequate slope for roadway construction.
9. Allow for greenways and pedestrian paths

# Next Steps



# Questions?