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Responses in orange indicate the proposal is neutral in meeting the standard

Responses in red indicate the standard is not being met.

MABRY WOODS PARKLAND DEDICATION REVIEW

Sec. 3.09 – Dedication of public land.

A. Dedication of land for public parks

3. Nature of area to be dedicated. All lands proposed for dedication as park areas shall meet the following standards:

a. **Unity.** The dedicated land shall be a single parcel of land if the parcels are contiguous, whether the subdivision is developed in phases or sections. **Yes**

b. **Usability.** Public parkland must be without significant topographic elevation changes, well-drained, and suitable for use as a public park under generally accepted public park development standards for the development of a public park. In cases where dedication includes an area of water, public access to all portions of a water feature shall be provided and maintained, regardless of water feature's size. **Park area features multiple wetlands, headwaters of a creek, the stormwater outfall of adjacent development (directed towards this area) and the outfall of the proposed development's stormwater. It is not well-drained. Use of parkland would also be significantly inhibited by the overlap of the Tree Canopy Preservation area as required by Zoning and shown on unapproved Final Site Plan Submittal. See results of evaluation of "generally accepted public park development standards" as established in the City's Parks & Greenspace Master Plan (p. 114-115).**

c. **Shape.** The dedicated land shall be of a shape that supports gathering and recreation activities. **The shape of the site is sufficient to support gathering and recreation however the site is limited by wetlands and existing vegetation.**

d. **Location.**

i. The dedicated parkland shall be located so it can reasonably serve the park needs of the residents of the subdivision and immediate area. **The location is tucked to the rear of the development with no other direct connections to the immediate area. A pedestrian connection to the multi-family development to the north would facilitate improving access to the proposed location.**

ii. The city may require that the land dedicated be located on the periphery of the development in order to allow enlargement by combining the recreation and park area with adjacent development or park facilities, existing or planned. **There is potential for expansion in the future along the creek corridor, but under current requirements adjacent properties would need to be consolidated and a subdivision with over 30 lots would have to be proposed to require additional parkland dedication. Conversely, the City could acquire additional land in the area to expand this parkland.**

e. **Access.**

i. All dwelling units in the subdivision and residents in the immediate area shall have access to and from the parkland provided by means of streets and public walkways or trails. **Yes.**

ii. Rights-of-way for this access shall be shown on the preliminary and final plats. **Yes.**

iii. All dedicated lands shall have access by way of a street. Such access can be provided when the dedicated land is adjacent to existing or proposed public parkland with street access.

Yes.

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Parkland Development Standards

Additional information provided to address Sec. 3.09 A. 3. B. "generally accepted public park development standards"

The following is strictly used as a guide. It is derived from pages 114-115 of the adopted 2024 [City of Hendersonville Parks & Greenspace Mater Plan](#)

NEIGHBORHOOD PARK | EXAMPLE SITE SELECTION STANDARDS

Does the site meet these basic standards?

- ☐ Is there a sizeable residential population within a 10-minute walk of the site? Would a park here help to fill a park walkshed or service gap?

Yes and Yes. It is identified as a Phase III Project Area

- ☐ Does the site have opportunities for safe walkable, bikeable and rollable access on multiple edges? No. No connection provided to adjacent developments/properties.

- ☐ Is the site big enough (ideally at least two acres) to function as a neighborhood park? Will the site soils, topography and drainage allow for a mix of spaces, from open and flexible to intimate and enclosed? No. While the size of the site is not the central issue, the site is not well-drained as it is and is proposed to receive additional stormwater from the site. This portion of the site is also slated to serve at the project's Tree Canopy Preservation however vegetation is heavily overgrown and impassable without use of heavy equipment.

- ☐ Does the site have opportunities for active site edges—such as restaurants and shops—and strong connections to nearby schools, libraries and other community destinations? No. Location is sited at the rear of development. Future prospects of edge development are limited given the location.

- ☐ Is the site already owned by the City or a public or private partner? Currently Private. Offered for Dedication.

- ☐ Are there opportunities to protect or restore natural resources? To protect or restore a cultural landscape? No. Woodlands and Wetlands in this area are already protected by Tree Canopy Preservation standards.

NEIGHBORHOOD PARK | EXAMPLE DESIGN GUIDELINES

Does the park design create a welcoming entry experience?

Are there multiple park entries to collect visitors from multiple directions? **Potentially.**

Are the park edges open, welcoming and beautiful, with clear views into the park and site entries? **No.**

Do the park entrances have bike racks and good access by sidewalk and crosswalks? **Potentially**

Is there an appropriate amount of parking for cars given the context? **Yes.**

Does the park design celebrate and protect nature?

What percent of the park acreage has tree canopy? Gardens? Naturalized areas? **100%**

Are there big trees (or trees that will grow to be big) where they're needed to provide shade? **Yes.**

Is stormwater captured and cleaned on-site through green infrastructure? **Yes.**

Is the park beautiful? **Potentially.**

Does the park design encourage people to use the space?

Are there basic amenities—like playgrounds, flexible seating, shade, picnic tables and restrooms—that encourage people to linger, rest and socialize? **Potentially but limited.**

Are there basic amenities—like walking paths and flexible fields—that encourage people to be active? **Potentially but limited.**

Does the park design promote access and inclusion?

Are entries, paths and equipment accessible to ADA standards? **Potentially**

Are park features like signage and fitness equipment intuitive to understand and use? **Potentially**

Is there adequate space or facilities for the specific activities the neighborhood wants? **Potentially**

Are the park edges and access routes safe and attractive for multiple types of users? **No**

Does the park design promote safety?

Is there adequate (and Dark Sky Friendly) lighting? **No. Tree Canopy Preservation will prevent this.**

Are there open sight lines within the park and beyond its edges? **No. Tree Canopy Preservation will prevent this.**

Are there facilities and programming to ensure that plenty of people are using the park at different times of the day, week and year? **No. Unlikely to be the case with a passive park of this nature.**

Are there active uses around the park edges? **No. Location is sited at the rear of development. Future prospects of edge development are limited given the location.**

Does the park design provide for ongoing care and sustainability?

Are there adequate receptacles and signage for trash and recycling? **Potentially**

Is there a coordinated management plan for City staff and volunteers? **Potentially.**

Is there adequate activation, visibility and stewardship to ensure eyes on the park? **Potentially.**

Are the park materials and equipment durable and sustainable? **Potentially.**