

— CHAPTER ONE —

INTRODUCTION

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This document serves as a road map for the development of a parks & greenway network throughout the Village of Marvin, NC. This chapter provides an overview of the plan background and purpose, vision, and goals. It also presents the benefits of parks and greenways and provides an overview of plan organization.

INTRODUCTION

PLAN BACKGROUND AND PURPOSE

The Village of Marvin, North Carolina, incorporated in 1994, initiated its first Parks and Greenways Master Plan in 2008 to ensure responsible growth for park land and greenways and to provide maximum recreational opportunities for Village residents. This plan serves to update the 2008 Parks and Greenways Master Plan.

A park and greenway master plan establishes a long-term vision and guides recreation and open space conservation and development. This plan provides a framework for the park and greenway planning efforts that follow and will serve as the “glue” that connects individual park and greenway projects to each other. It is the basis for a number of strategic efforts aimed at addressing issues and opportunities regarding future park and recreation development within the Village of Marvin. The 2020 Village of Marvin Greenways Master Plan serves to coordinate action in a collaborative effort with developers, land trusts, environmental agencies, utility providers, private landowners, residents, and Village officials.

QUICK FACTS

- The Village of Marvin was incorporated on July 1st, 1994.
- Marvin’s population is 7,016 as of 2018 and covers approximately 3,330 acres.
- The Village council is comprised of six members and meets twice a month.
- Marvin is protected by the Union County Sheriff’s Office and the Wesley Chapel Fire Department.
- Local schools that serve Marvin include: Marvin Elementary, Rea View Elementary, Sandy Ridge Elementary, Marvin Ridge Middle, and Marvin Ridge High.

PLAN VISION

A number of factors contribute to the high quality of life found in the Village of Marvin. A rural aesthetic; wide, open spaces; and a ‘small town’ feeling are some of the most noticeable features that have also made Marvin attractive to home buyers. With the steady growth and increase in the population of Marvin over the past several years, the Park and Greenway Master Plan for the Village will help preserve the character which so many current residents of Marvin treasure, as well as, plan for future recreational opportunities for this very special and unique community.

The Village of Marvin will nurture and promote the development of an interconnected multi-use greenway network of walking, running, and biking trails, to preserve the rural character of the area, conserve natural habitats, create a sense of community, and provide recreational opportunities for the residents of the Village of Marvin.

PLAN GOALS

1. CONNECTIVITY.

Develop a multi-use greenway trail network that connects parks; civic, commercial and residential areas; and regional trails and facilities.

2. NATURAL RESOURCE CONSERVATION.

Incorporate existing natural areas into the greenway system, and encourage the dedication and preservation of riparian greenway corridors to ensure that water quality in all streams is protected from development activities.

3. QUALITY OF LIFE.

Enhance quality of life through the provision of a public park and greenway system that provides adequate open space and facilities to meet the varied needs of the existing and future population of the Village of Marvin.

4. PARTNERSHIPS.

Collaborate with partners to encourage greenway and trail development within local road right-of ways, in combination with local utility development, and within planned communities.

5. SUSTAINABILITY.

Ensure long term sustainability through appropriate trail design incorporating safe road crossings and promote the development of a maintenance plan for parks and trails.

6. POISED FOR GRANT FUNDING.

Ensure grant competitiveness by adhering to any relevant grant funding guidelines.

BENEFITS OF PARKS AND GREENWAYS

There are numerous reasons to promote parks, greenway and recreation development in the Village of Marvin, including economic, health, environmental, and transportation benefits.

ECONOMIC BENEFITS

An extensive body of research from across the country has determined that locations near greenways and open spaces see little to no negative impact on property values, and in many cases, the proximity can actually increase value and make the property more attractive to potential buyers. Below are a few examples of economic impacts:

The Impact of the Little Miami Scenic Trail on Single Family Residential Property Values (2008)

- Proximity to the trail positively impacts property values.
- Up to one mile away, for every foot closer to the Little Miami Scenic Trail a single-family residential property is located, its total sale price increases by \$7.05.

Greenway Proximity Study: A Look At Four Neighbourhoods in Surrey, British Columbia (1980-2001)

- Neighboring greenways increase property value by \$4,092 or 2.8 percent.

Assessing the Economic and Livability Value of Multi-Use Trails: A Case Study into the Tammany Trace Rail Trail in St. Tammany Parish, Louisiana (2015)

- Trailheads serve as community focal points and gathering places, contributing to a higher quality of life.
- The Rail Trail may or may not factor into more desired and/or higher home values when adjacent or close to the facility currently, but it is favorable that newer generations and retirees may increasingly seek to be closer to the trail.

“

People with young families will find the greenway an attractive amenity for a new home.

”

- *Community Member*

HEALTH BENEFITS

Trails and greenways provide an attractive, safe, and accessible low or no cost place to walk, hike, jog, or bicycle. More parks and green spaces lead directly to more physical activity by citizens. This gives people of all ages an opportunity to incorporate exercise into their daily routines. According to the U.S. Surgeon General, walking for as little as 60 minutes a day provides significant healthful benefits such as decreased body weight, increased stamina and improved flexibility. Providing recreational opportunities throughout the Village of Marvin will improve the mental and physical health of its residents. Trails and greenways can also positively contribute to a higher quality of life.

ENVIRONMENTAL BENEFITS

Trails and greenways protect important habitat, improve water quality, and provide corridors for wildlife. One of the most significant environmental benefits Marvin will experience through the development of a new parks and greenway system is the preservation of open green space. Open green space provides a place for wildlife and botanical habitats, which in turn helps preserve local biological diversity.

Water quality may also be improved by providing a green buffer which slows storm water runoff, thereby allowing the water to go through the earth's natural filtering process. By protecting land along rivers and streams, greenways help filter pollution caused by agricultural and road runoff. These areas can often serve as natural floodplains. Finally, greenways and parks provide an outdoor classroom for environmental education projects. Studies have shown that children who are exposed to ecological and environmental issues remain interested and engaged as adults.

“ We need to preserve habitats and protect the wildlife in Marvin. ”

- Community Member

TRANSPORTATION BENEFITS

Trails and greenways serve as a crucial element within a regional multi-modal transportation system. These facilities provide efficient and safe connectors among civic, commercial, and residential land uses. By connecting the Village through destination points the greenway can offer a safe, environmentally friendly mode of transportation for non driving residents. Future transportation planning and development should be concentrated on providing a choice in mode of travel for local residents. National surveys by the Federal Highway Administration have shown that Americans are willing to walk as far as two miles to a destination, and bike as far as five miles. Considering that 63% of all travel trips made are of less than five miles in length, greenways can serve as viable alternatives to automobile travel.

PLAN ORGANIZATION

1 - INTRODUCTION

This chapter highlights the plan background, purpose, and goals. It summarizes the benefits of parks and greenways and provides an overview of plan organization.

2 - DISCOVERY & ANALYSIS

Chapter 2 defines the study area and provides an overview of the opportunities and constraints that affect greenway trail development.

3 - PUBLIC ENGAGEMENT

This chapter highlights results from a 2019 community survey.

4 - GREENWAY TRAIL CHARACTER

Chapter 4 visually defines the various trail types to be used throughout the greenway system and presents park classifications.

5 - RECOMMENDATIONS

This chapter is the heart of the plan and outlines specific greenway and park system recommendations.

6 - IMPLEMENTATION

The final chapter outlines a summary of greenway segments, probable costs, and priorities.