

BFRTAC Approved 1Aug13 -

BFRTAC Design Guidance Principles Relative to Plantings, Fencing and Access

The Bruce Freeman Rail Trail Advisory Committee, BFRTAC, recognizes the non-shared impact on abutting properties of the rail trail for the benefit of all rail trail users and as a consequence will consider specific requests from these abutting property owners (stake holders) in the Completed Design of the Rail Trail. These Design Guidance Principles are intended to treat all stake holders equitably and consistently, recognizing the unique circumstances of their respective properties, the trail access points to the trail in their neighborhoods, and other trail related considerations to those immediate neighborhoods.

Considerations Within the Trail Right-Of-Way

The BFRTAC will recommend vegetation barriers (plantings), fencing and appropriate access features to meet safety requirements, environmental considerations, provisions required to maintain easements, facilitate visual boundaries, limit or permit points of access, and other design features deemed to be beneficial to the use of the trail and the simultaneous protection of the surrounding properties consistent with the look and feel of the neighborhoods through which the trail passes. There may be some abutting property owners requesting an entry access point through a rail trail fence on the Trail Right-of-Way for their private access convenience not related to any titled easements associated with their property. For such request(s), the requesting property owner(s) would be required to bear the incremental cost of their requested detail feature provided the requested detail remains consistent with other design principals.

Currently there are several informal access points to the Trail Right-of-Way. There may be requests from the adjacent property owners to either maintain or preclude that existing informal access point. If the survival of an unimproved existing informal access point request is consistent with the safety, environment, and construction of the trail, and does not encourage uncontrolled parking conditions in that neighborhood, the BFRTAC may recommend that the requested access point be included in the Completed Design plans without improvement. The BFRTAC may recommend to preclude survival of existing informal access points whether or not requested by the adjacent property owner(s) as part of the Completed Design and Construction.

Considerations Outside the Trail Right-Of-Way

Some abutting property owners may desire additional fencing where other features within the Trail Right-of-Way would already be sufficient to deter personal property trespass in the opinion of the BFRTAC. Those property owners may choose to pay for such fencing on their property.