

MANDATORY REFERRAL-REPORT NO. 02-15
LITTLE SUGAR CREEK GREENWAY - Acquisition

PROJECT PROPOSAL AND LOCATION: The request is to acquire multiple tracts within the floodplain of Little Sugar Creek between Cordelia Park on North Davidson Street and the South Carolina state line. This project proposes to fill in gaps between existing County tracts to create a single contiguous open space/greenway corridor estimated to be nearly twelve miles in length and encompassing a substantial portion of the Little Sugar Creek floodplain. The County currently owns approximately one half of the linear distance including Cordelia Park, Freedom Park, Park Road Park and Huntingtowne Farms Park. Other than the parks, the existing greenway land has been secured through rezoning/subdivision commitments (the development process), leases, and through outright acquisition. Listed on the attached sheet are specific tax parcels and other descriptions of the proposed assemblage for this greenway. Portions of several parcels are committed through approved rezonings but not yet conveyed. Acquisition/rights to these properties will include fee simple, conservation easements and leases.

PROJECT JUSTIFICATION: With its visibility and breadth, Little Sugar Creek Greenway will become a model for other greenways linking densely developed urban areas to the suburbs. This project was proposed in the *Mecklenburg County Greenway Master Plan* (1999). Acquiring and preserving the greenway land will provide aesthetic relief from development, enhance water quality protection efforts and protect wildlife habitat. Once the greenway trail is built, it will connect neighborhoods, parks, schools and other areas of interest as well as create outdoor recreation opportunities for hiking, jogging, bird watching, etc.

CONSISTENCY WITH ADOPTED LAND USE AND PUBLIC POLICY: This purchase is consistent with the *Mecklenburg County Greenway Master Plan* (1999) to acquire floodplain properties for open space, water quality enhancement and passive recreation use.

PROJECT IMPACT: These acquisitions will close gaps between publicly owned lands along Little Sugar Creek and will return multiple developed floodplain tracts to open space along this major riparian corridor.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS: This is consistent with the greenway master plan and water quality enhancement and protection policies. Portions of this acquisition corridor will enhance redevelopment efforts in play near the central CPCC campus, Midtown Square, and along Kings Drive.

ESTIMATED PROJECT COMPLETION DATE: To be funded by 1999 land bonds and future grants or donations as may be secured.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Library has expressed interest in evaluating parcels 207-041-05 and 207-041-08 for site for the Carmel branch library replacement.

CMPC STAFF RECOMMENDATION:

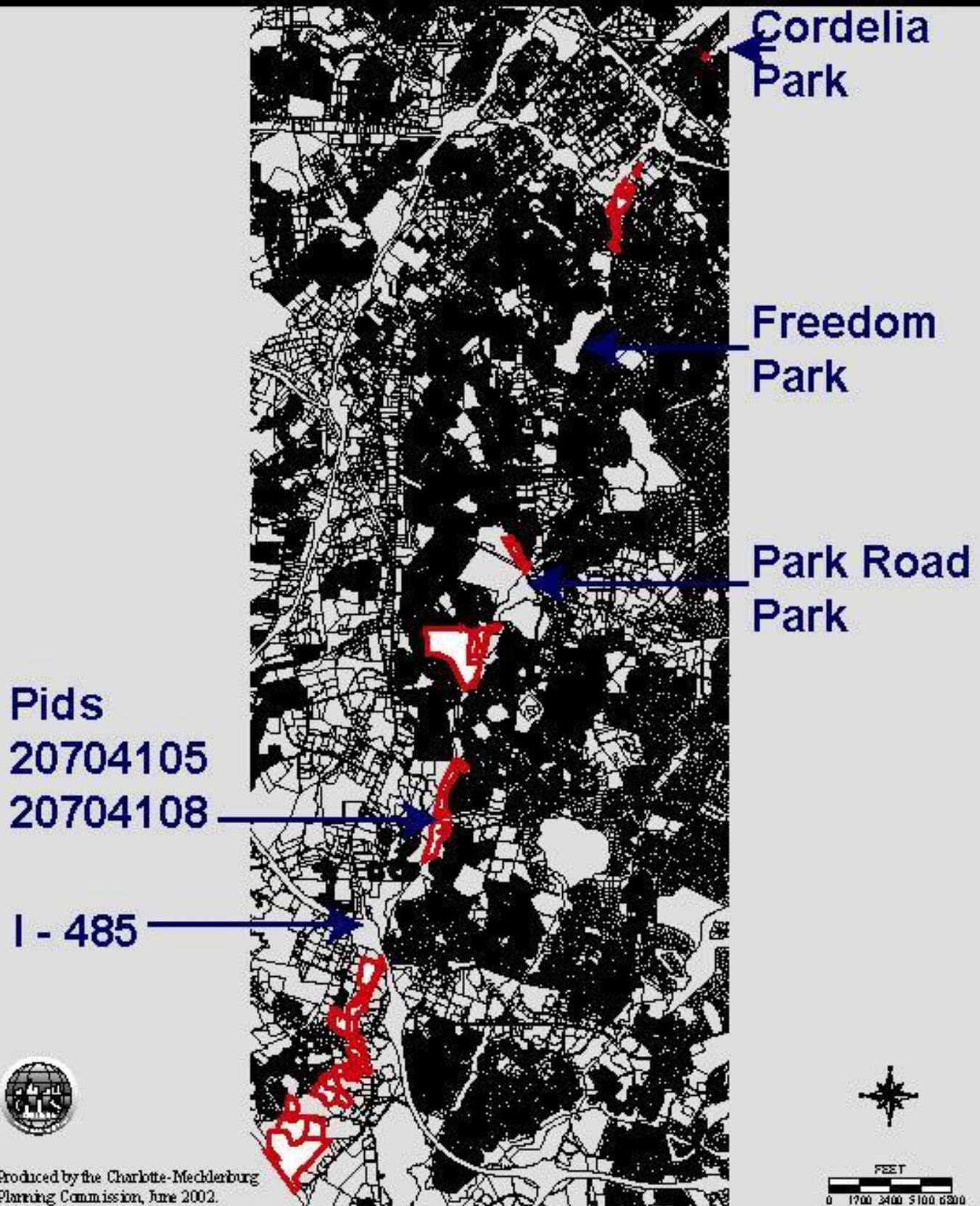
All of these parcels are located within the 100-year floodplain of Little Sugar Creek. They are also within the limits of the recommended greenway corridor for this watershed as defined in the 1999 *Mecklenburg County Greenway Master Plan*. Although several of the parcels are improved, the highest and best use for all the identified parcels is reclaimed floodplain containing multiple-use recreational trails. When completed, Little Sugar Creek greenway will serve as the major north-south pedestrian spine linking schools, neighborhoods, and existing parks to Uptown Charlotte.

This acquisition is consistent with the *Greenway Master Plan* as well as with the plans for the Central and South districts through which the Little Sugar Creek greenway passes. The acquisition is supported by staff.

CMPC PLANNING COMMITTEE RECOMMENDATION:

The Planning Committee voted to deny, by a vote of 6-0, at their June 18, 2002 meeting.

Mandatory Referral: MR02-15



Attached below is a list of tax parcels proposed for acquisition (either all or in part). In some cases conservation easements will be secured rather than fee simple ownership. Parcels are listed in order moving south and west (downstream) along Little Sugar Creek.

	North Davidson Street at Parkwood Avenue
1	081-101-01
	South of Elizabeth Avenue along Kings Drive
2	125-095-01
3	125-095-03
	Midtown Mall area
4	125-093-01
5	125-093-06
6	125-227-02
7	125-227-03
8	125-227-01
9	125-201-47
	South of Baxter Street along Kings Drive
10	125-213-16
11	125-213-29
12	125-213-27
13	125-213-26
14	125-213-21
15	125-213-10
16	125-213-07
	South of Freedom Park/not listed by number are misc. parcels/portions of parcels between Princeton Avenue and Hillside Avenue and between Woodlawn Road and Park Road
17	171-184-01
	South of Archdale Drive
18	173-061-02
19	173-061-01
20	173-145-06
21	173-071-40
22	173-325-11
23	173-325-14
	South of Sharon Road West
24	207-041-05
25	207-041-08
	South of I-485
26	207-081-16
27	207-081-13
28	207-093-49
29	207-093-46
30	207-081-08
31	207-093-16
	South of NC 51 Pineville Matthews Road
32	221-131-21
33	221-131-30
34	221-131-16

35	221-131-23
36	221-131-24
	West of Lancaster Highway NC 521
37	221-091-08
38	221-091-12
39	221-091-11
40	221-091-15
41	221-091-01
42	221-091-02
43	221-091-03
44	221-101-01