

MANDATORY REFERRAL REPORT NO. 09-04
Transfer of Airport Controlled Property to Mecklenburg County for Greenway

PROJECT PROPOSAL AND LOCATION:

The Charlotte-Douglas Airport proposes to transfer ownership of four parcels of land located along the western perimeter of the former Charlotte Coliseum (now the City Park development) on Tyvola Road, to Mecklenburg County for greenway use. The parcels and their corresponding acreage and zoning are as follows:

<i>Parcel ID #</i>	<i>Parcel size</i>	<i>Current zoning</i>
143-272-03	8.52 acres	B-P
143-272-02	0.77 acres	B-P
143-272-06	0.44 acres	I-1
143-272-07	12.05 acres	B-P

All four parcels are currently vacant and lie within the 100-year floodplain. Management of these properties was transferred in 2001 from City Real Estate to the Airport to assist some mitigation of wetland impact incurred as part of the airport construction.

No re-zoning of these parcels is anticipated in order to use them as greenways.

PROJECT JUSTIFICATION:

This portion of the Mecklenburg County Greenway, "The Loop at City Park," will be a three mile, hard surface trail system providing pedestrian connections to the City Park developments and amenities, including office space, hotel rooms, a 140 acre park, and an 18-hole golf course.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This proposed transaction for Greenway use supports the City of Charlotte's Environmental Focus Area through collaboration with public and private partners for the enhancement of environmental quality and by protecting natural ecosystems and habitats.

Extension of the greenway system across these parcels is also consistent with the Mecklenburg County *Park & Recreation Master Plan*, adopted by the County Commission in 2008.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Southwest District Plan* (1991) calls a greenway on the subject properties. The proposed use is consistent with the adopted area plan for the site.

PROJECT IMPACT:

The transfer of these parcels to Mecklenburg County will enable the construction of the Greenway loop around City Park. The Airport has sufficient land holdings for mitigation requirements, thus the relinquishment of these parcels will not have a negative impact on the Airport's mitigation needs.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

In June, 2007 Pope & Land Enterprises, Inc. demolished the Coliseum on the adjacent property and began preparing the 170 acre site for redevelopment into City Park, a mixed-use community featuring new multi-family, single family, retail, office and hotel development. A portion of this Greenway trail will be constructed on property owned by Pope & Land. City of Charlotte Storm Water Services has requested (a) the reservation of easements for future projects and (b) that any land not used for trail construction or water quality features be preserved as natural area.

ESTIMATED PROJECT COMPLETION DATE:

Transfer of the parcels will take place in early spring, 2009.

JOINT USE TASK FORCE REVIEW COMMENTS:

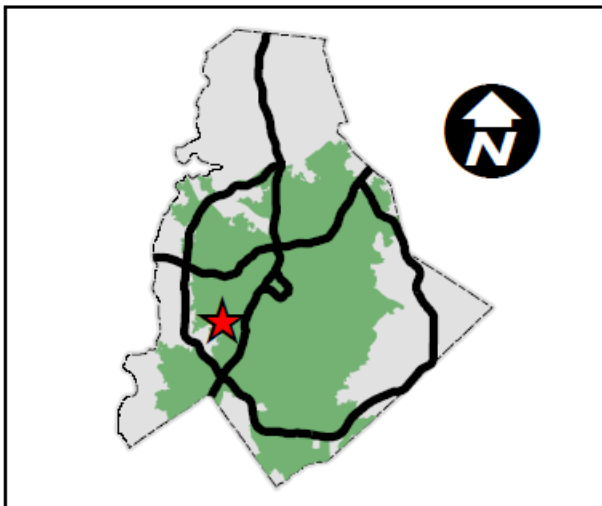
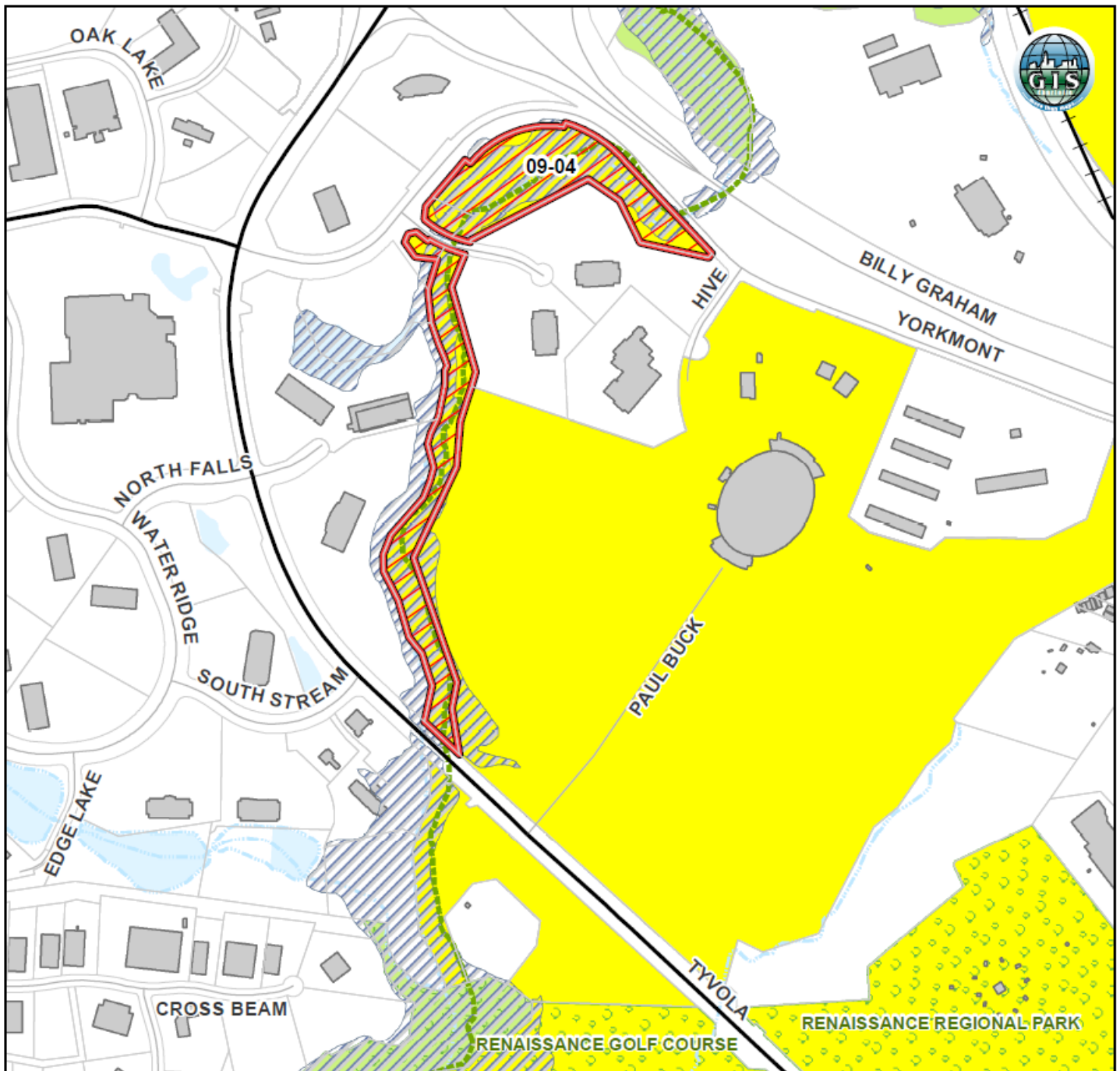
The Joint Use Task Force discussed this matter at their February 4, 2009 meeting and no joint use comments were offered. However, the CDOT representative mentioned that the developer of the adjoining West Park development has been discussing the possibility of extending South Stream Boulevard across Tyvola Road and Sugar Creek into the development. If this roadway is extended, the creek (and the proposed greenway) would need to be bridged, but it would have no bearing upon the proposed transaction.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed transfer of land.











CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 17, 2009 meeting the Planning Committee recommended approval 5-0.



Mandatory Referral 09-04

City Real Estate

- | | |
|--|---|
|  Mandatory Referral |  Existing Thoroughfare |
|  City Property |  Proposed Thoroughfare |
|  Park Property |  Existing Greenway |
|  County Property |  Greenway Construction |
|  FEMA 100 Year Floodplain |  Proposed Greenway |