

MANDATORY REFERRAL-REPORT NO. 16-21
Proposed Stewart Creek Stream Stabilization and Greenway Acquisitions

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services and Park and Recreation have partnered together to pursue acquisition of land in the Lakewood Community of Charlotte for purposes of conducting a stream stabilization project along Stewart Creek and eventually construction of a greenway trail along the path of the same creek. The project area for the stream stabilization starts on the south side of Interstate 85 in northwest Charlotte and ends at Tuckaseegee Road in West Charlotte and is approximately 2.5 miles in length. The greenway trail is envisioned to start at State Street and is anticipated to terminate at I-85 once it is designed and constructed at a future date. County Storm Water Services has been working with residents and is committed to completing creek improvements in the next few years.

There are 85 properties needed for the stream stabilization project, a subset of which will also be part of the future greenway trail construction project. Many of the properties are vacant, but some have businesses and homes on them. The County will be acquiring the properties needed for both the stream stabilization and greenway projects through fee simple and easement acquisition. Most of the fee simple acquisitions will be of vacant properties, with a few exceptions for structures that will be acquired through the County's floodplain buyout program (participation in this program is voluntary). Most of the improved properties will be acquired through easement and not requiring the removal of any structures. The properties are zoned R-4 (*Single Family Residential*), R-5 (*Single Family Residential*), R-8 (*Single Family Residential*), R-17MF (*Multi-family Residential*), I-2 (*General Industrial*) and I-2CD (*General Industrial Conditional District*). The properties are primarily surrounded by residential and industrial uses with some commercial and recreational uses existing in the area as well.

PROJECT JUSTIFICATION:

The Stewart Creek Stream Stabilization Project aims to stabilize the banks along the creek to reduce sediment transport downstream. County Storm Water Services expects water quality improvements even though complete restoration of the creek is not possible due to physical constraints like utilities and buildings encroaching into the floodplain. The \$4.5 million project is under design and is scheduled to begin construction in summer of 2017.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain. It is also consistent with the *Mecklenburg County Park and Recreation Master Plan* which identifies Stewart Creek as a greenway corridor.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted land use for the parcels is for Greenway use as per the *Central District Plan* (adopted 1993).

The project is also located within one of the Comprehensive Neighborhood Improvement Program (CNIP) areas, the West Trade / Rozzelles Ferry CNIP. One of the projects identified for that CNIP area is a street connectivity project that seeks to connect a number of local streets adjacent to and across the Stewart Creek Greenway and the Historic Savona Mill site.

PROJECT IMPACT:

Once complete, the Stewart Creek Stream Stabilization project will improve water quality in Stewart Creek. The Stewart Creek Greenway project will connect users to several park facilities in the area as well as existing sections of Stewart Creek Greenway further south that connect users to Uptown.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no other known public or private projects.

ESTIMATED PROJECT COMPLETION DATE:

This project is for land acquisition only and is expected to be complete by early 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

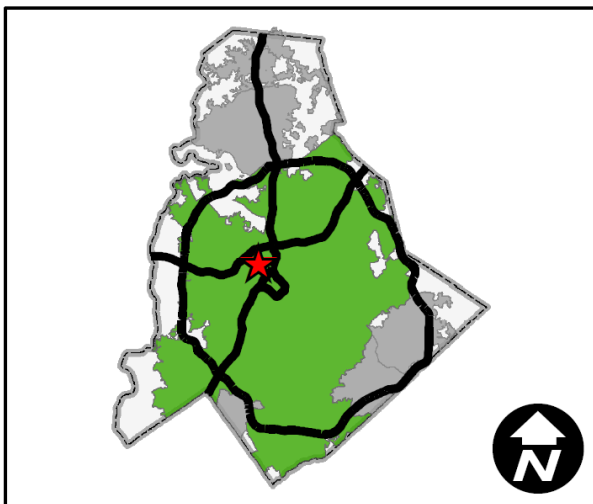
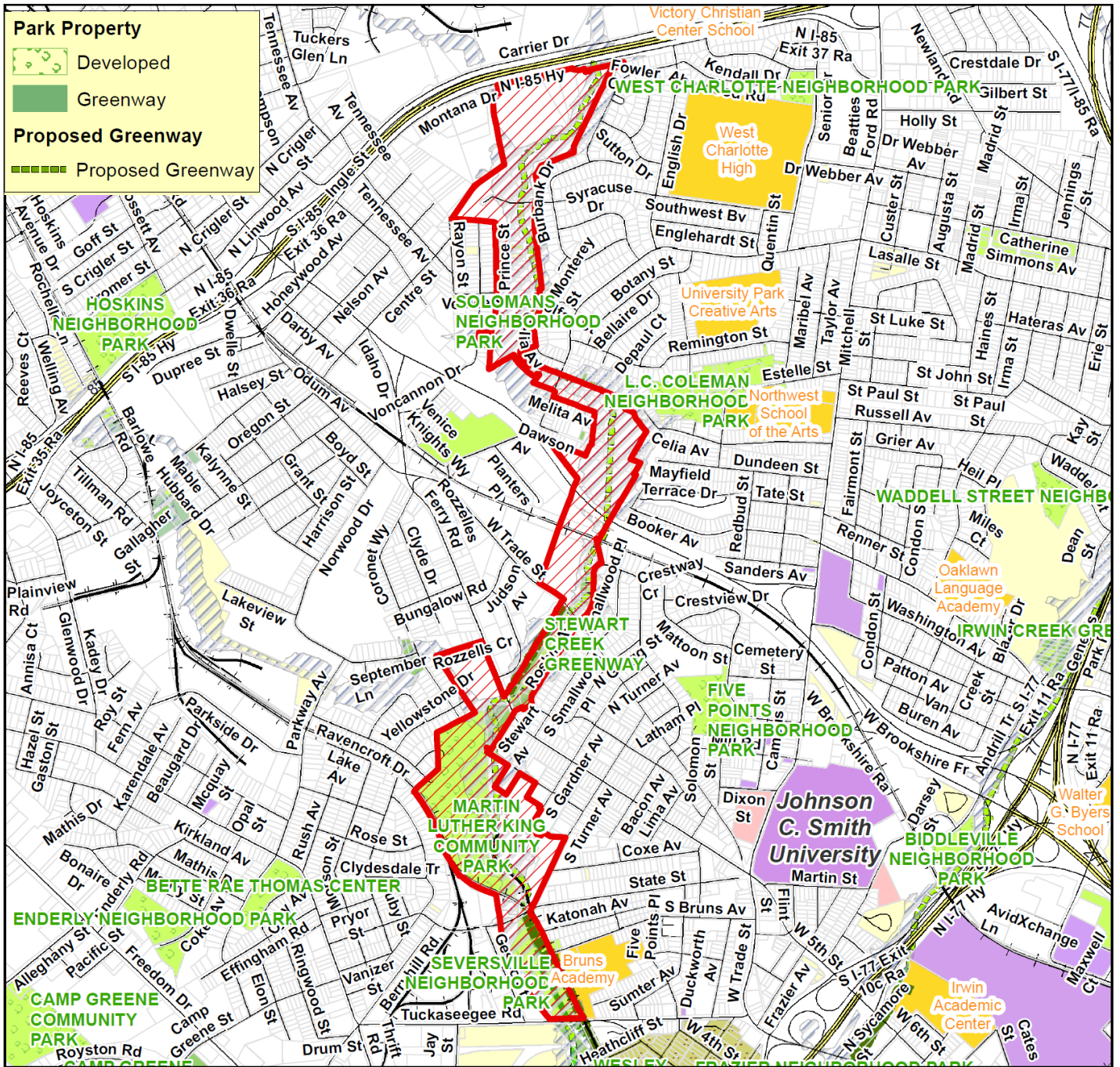
The Joint Use Task Force reviewed this matter at their June 1, 2016 meeting and provided comments regarding coordination with the proposed CNIP projects, and possible joint use opportunities with a number of public facilities along the future Greenway.

PLANNING STAFF RECOMMENDATION:

Charlotte-Mecklenburg Planning Department staff recommends approval of the proposed land acquisitions.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 21, 2016 meeting the Planning Committee concurred with staff recommendation to approve by a 7-0 vote.



Mandatory Referral 16-21

Initiated by: County Park & Recreation

Submitted by: Asset & Facility Mangement

