



# PRE-DEVELOPMENT ASSESSMENT PLAN WATKINS RD. PROPERTY

0 Watkins Rd.  
PIN: 1747904733  
November 2021

—  
PARKS, RECREATION  
AND CULTURAL  
RESOURCES



# EXECUTIVE SUMMARY

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

The Watkins Rd. Property is located at 0 Watkins Rd outside of Raleigh’s extra-territorial jurisdiction, northeast of the I-540 Loop, and south of US-401. The property is 38.22 acres, and is one parcel.

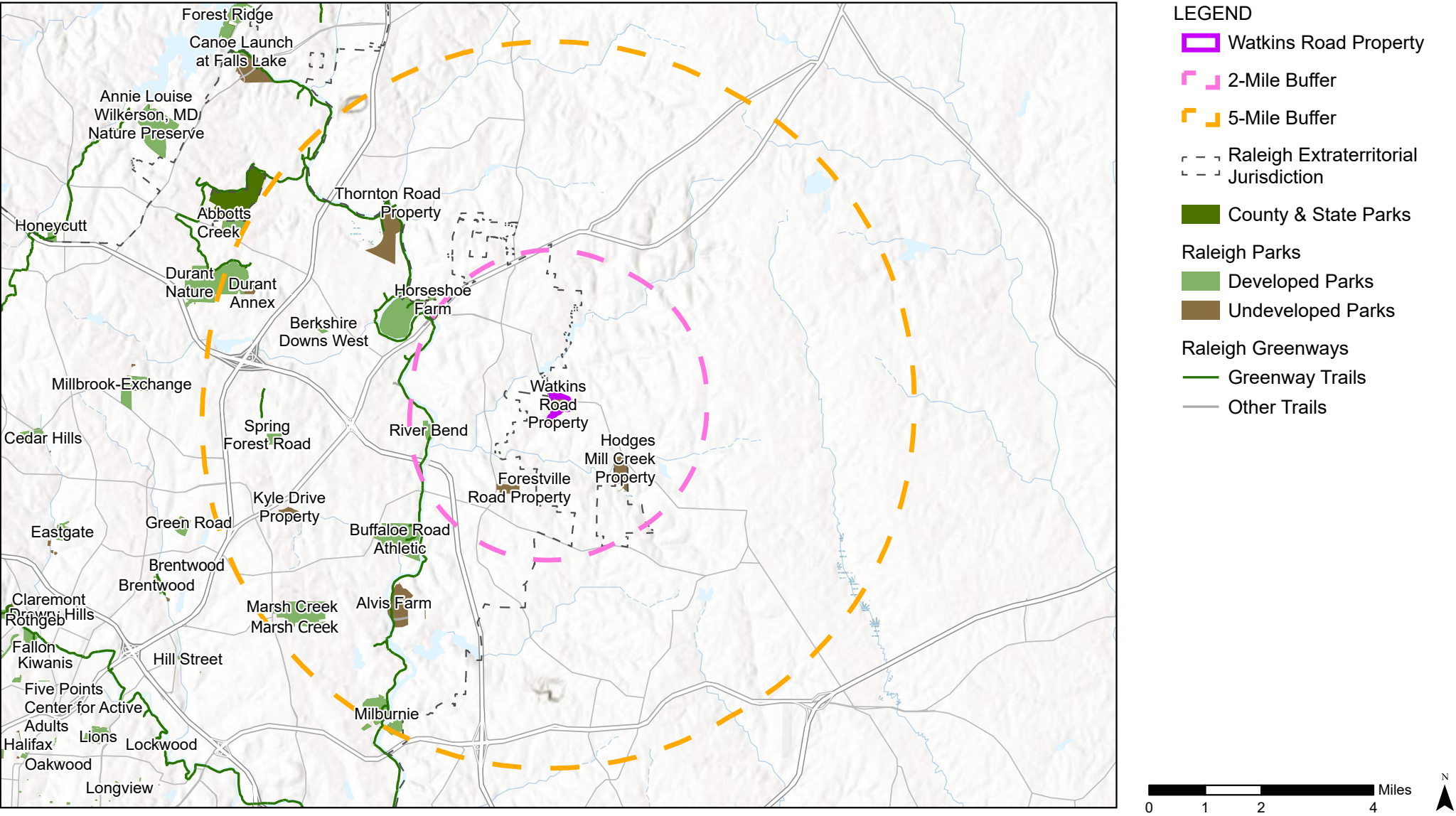
The Watkins Rd. Property is located beyond the north-eastern boundary of the Raleigh Extraterritorial Jurisdiction. There are a few Homeowner Associations in the vicinity. There is one elementary school in the area, Harris Creek Elementary. There are multiple fire stations nearby.

The only park properties near the Watkins Rd. Property are undeveloped sites including the Forestville Rd. Property & Hodges Mill Creek Property. The next closest parks are river-oriented parks, athletic complexes, and nature preserves.

The Neuse River Greenway is the closest greenway to the Watkins Rd. Property. There are no greenway corridors or greenway trails within the Watkins Rd. Property boundary. There is the nearby corridor along Harris Creek to the north of the site and the nearby corridor & proposed trail along Harris Creek Tributary A to the south of the site.

The northern part of the site is also a current agriculture site leased from the City of Raleigh to a private contractor. The lease term is for six years (Oct. 1, 2021 – Dec. 31, 2027), and allows “limited use for the growing of agriculture crops... under accepted farming practice and as approved by the farm plan filed with Wake Soil and Water Conservation District.” More information about this lease agreement can be found in Appendix A on page 36.

Parks Context Map



Site Suitability

Based on the analysis of the site suitability overlay, the following map delineates approximate areas of the site that are recommended to have very limited, limited, or regular development.

Very Limited Development

- These areas are suitable for low impact uses such as natural surface trails, nature education, interpretive signage, invasive removal, and creek bank stabilization

Limited Development

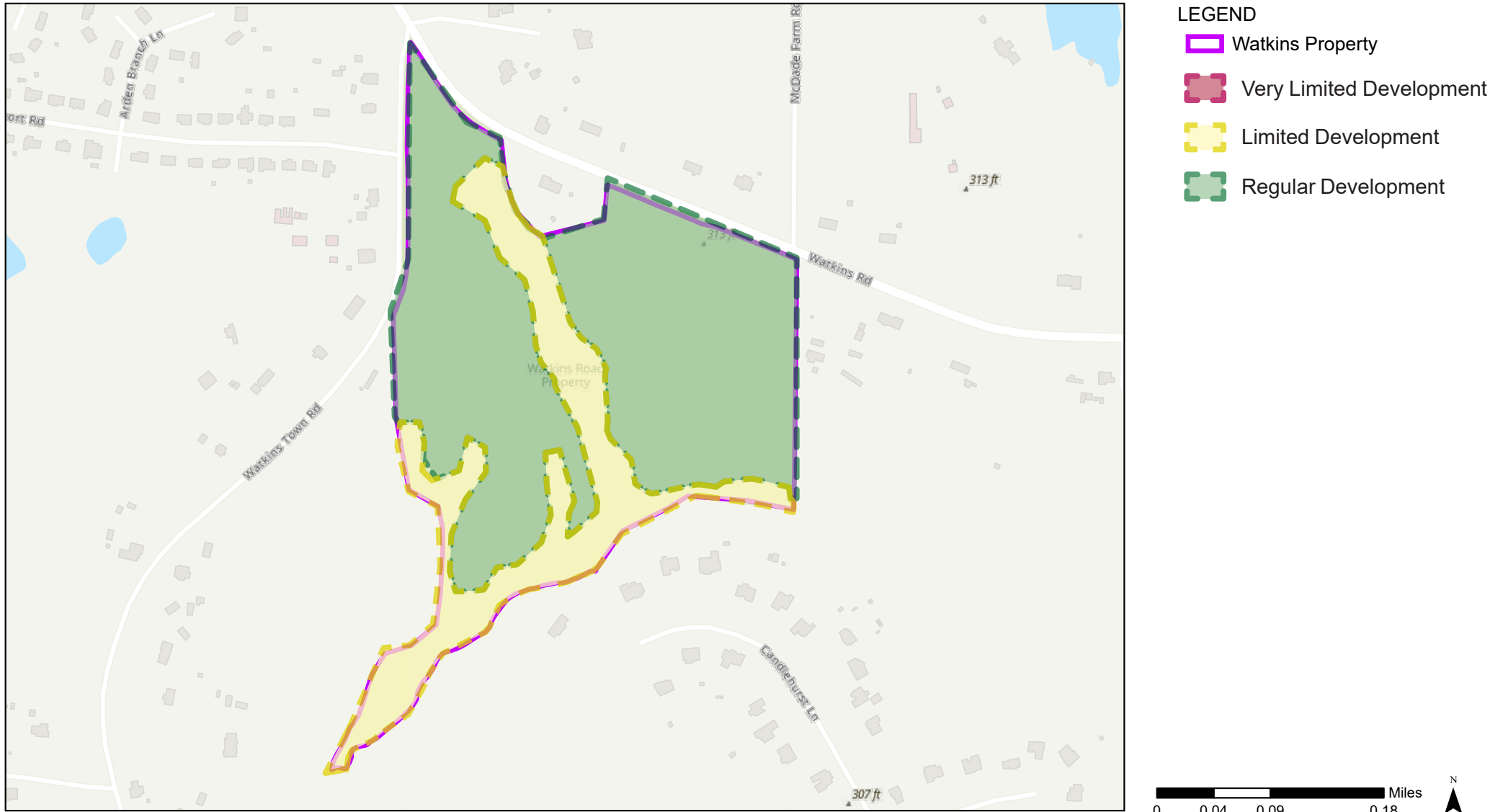
- Development in these areas may be restricted by the presence of riparian buffers along creek beds and stormwater channels

Regular Development

- These areas have no significant or special imitations on development and are open to most design choices that will facilitate a versatile park property.

Site Suitability Analysis - Development Capacity	
Area Suitable for Very Limited Development	0 Acres
Area Suitable for Limited Development	9.5 Acres
Area Suitable for Regular Development	28.5 Acres
Total Park Area	38 Acres

Site Suitability Map





Interim Management Plan

**Primary Short-term Goals And Objectives**

- 1. Implementation of coordinated monitoring and mapping efforts aiding in the development of biological inventories, identifying unauthorized uses, and potentially negative impacts to natural resources
- 2. Evaluation and control of invasive plant species
- 3. Prevention of negative impacts from agricultural practices and protection of sensitive ecological resources

**Long-term Goals**

- 1. Implementation of additional ecological monitoring and mapping efforts
- 2. Retention and protection of documented significant plant and animal species
- 3. Improvement of wildlife habitat and natural plant communities through ecological restoration practices

**Site Images**



*Boulder*



*Flooded man-made land form*



*Fence*



*Invasives*



*Wooded Area*



*Wooded Area*



*Large Creek*



*Small Creek*



*Dry Creekbed*



*Agriculture site (looking south)*



*Agriculture Site (looking east)*



# TABLE OF CONTENTS

PLANNING PROCESS . . . . .	6	SITE ANALYSIS . . . . .	16	SUITABILITY ANALYSIS . . . . .	31
<i>Park Planning &amp; Development Process.</i> . . . . .	6	<i>Existing Conditions</i> . . . . .	16	<i>Suitability Overlay Diagram</i> . . . . .	31
<i>Pre-Development Assessment &amp; Management Process.</i> . . . . .	7	<i>Site Images Key.</i> . . . . .	17	<i>Site Suitability Map</i> . . . . .	32
INTRODUCTION . . . . .	8	<i>Site Images</i> . . . . .	17	INTERIM MANAGEMENT RECOMMENDATIONS . . . . .	33
<i>Context Map</i> . . . . .	8	<i>Hydrology Map.</i> . . . . .	18	<i>Site Monitoring and Mapping.</i> . . . . .	33
CONTEXT ANALYSIS . . . . .	9	<i>Soils &amp; Geology Map.</i> . . . . .	19	<i>Evaluation and Control of Invasive Plant Species.</i> . . . . .	34
<i>Vicinity Map</i> . . . . .	9	<i>Slope &amp; Topography Map</i> . . . . .	20	<i>Prevention of negative impacts from agricultural practices and</i>	
<i>Parks Context Map</i> . . . . .	10	NATURAL RESOURCE INVENTORY . . . . .	21	<i>protection of sensitive ecological resources</i> . . . . .	35
<i>Not Provided Within 5 Miles.</i> . . . . .	11	<i>List of wildlife species observed at the Watkins Rd. Property</i> . . .	21	APPENDIX A: WATKINS RD. LEASE AGREEMENT . . . . .	36
<i>Provided Within 2 Miles.</i> . . . . .	11	<i>List of plant species observed at the Watkins Rd. Property</i> . . .	21	ACKNOWLEDGMENTS . . . . .	41
<i>Provided Within 5 Miles.</i> . . . . .	12	<i>NC Natural Heritage Program</i> . . . . .	23	<i>Parks, Recreation and Cultural Resources Department</i> . . . . .	41
<i>Greenway Context Map.</i> . . . . .	13	CULTURAL RESOURCE INVENTORY . . . . .	25	<i>Project Team Members</i> . . . . .	41
<i>Current Zoning Map.</i> . . . . .	14	<i>Previous Land Use Maps.</i> . . . . .	25		
<i>Future Land Use Map</i> . . . . .	14	<i>State Historic Preservation Office</i> . . . . .	26		
<i>Street Typology Map</i> . . . . .	15	PARK ACCESS, SOCIAL EQUITY, & DEMOGRAPHIC ANALYSIS . .	27		
<i>Utilities Map.</i> . . . . .	15	<i>Park Access Analysis.</i> . . . . .	27		
		<i>Equity Priority Analysis</i> . . . . .	28		
		<i>10-Minute Walk Demographics</i> . . . . .	29		
		<i>5-Minute Drive Demographics.</i> . . . . .	30		

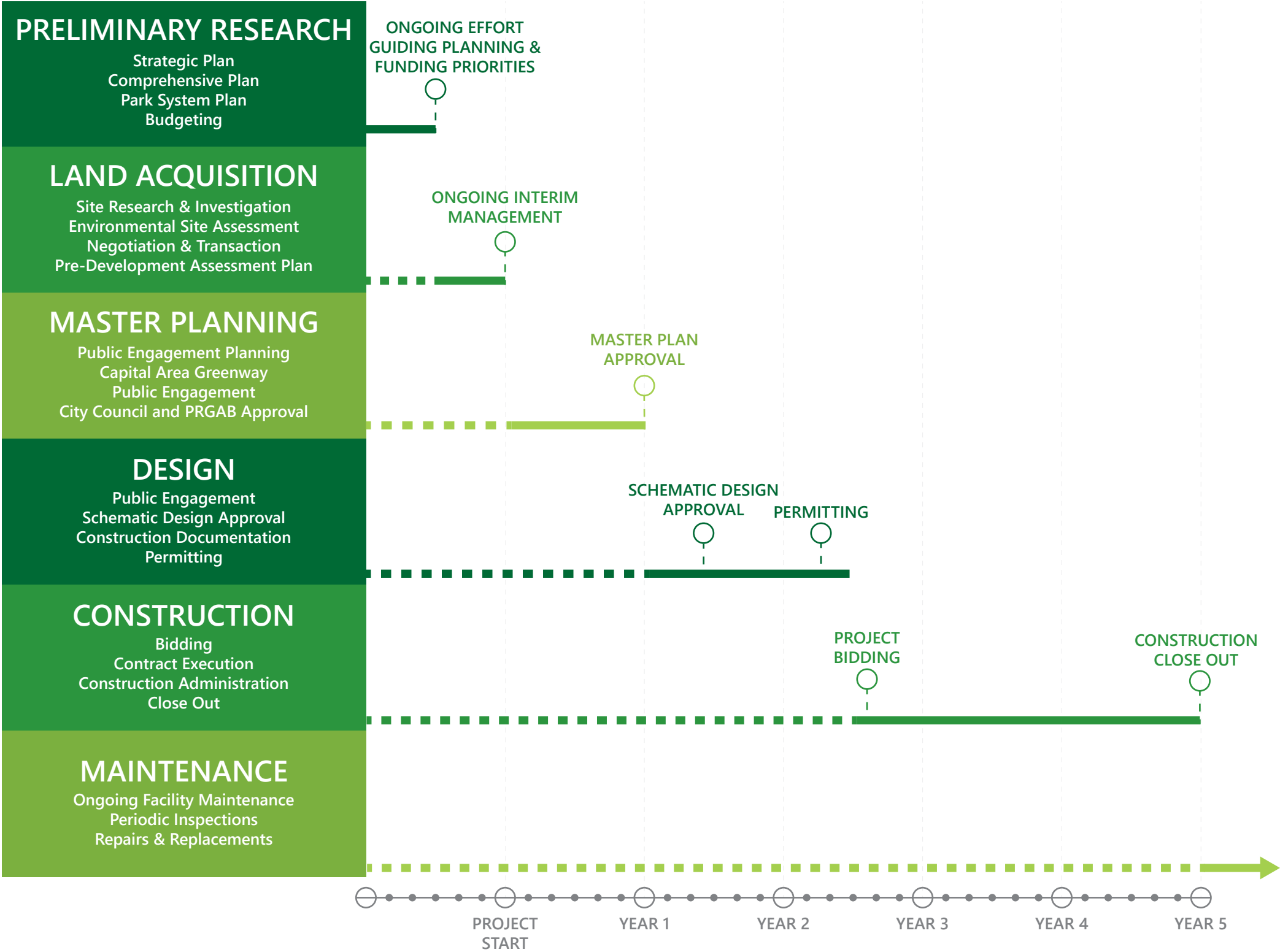


# PLANNING PROCESS

As shown in the Park Planning & Development Process timeline on this page, a Pre-Development Assessment Plan (PDAP) is conducted on an undeveloped park property after the site has been acquired by the City of Raleigh and before any master planning for the site occurs.

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural & cultural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

## Park Planning & Development Process



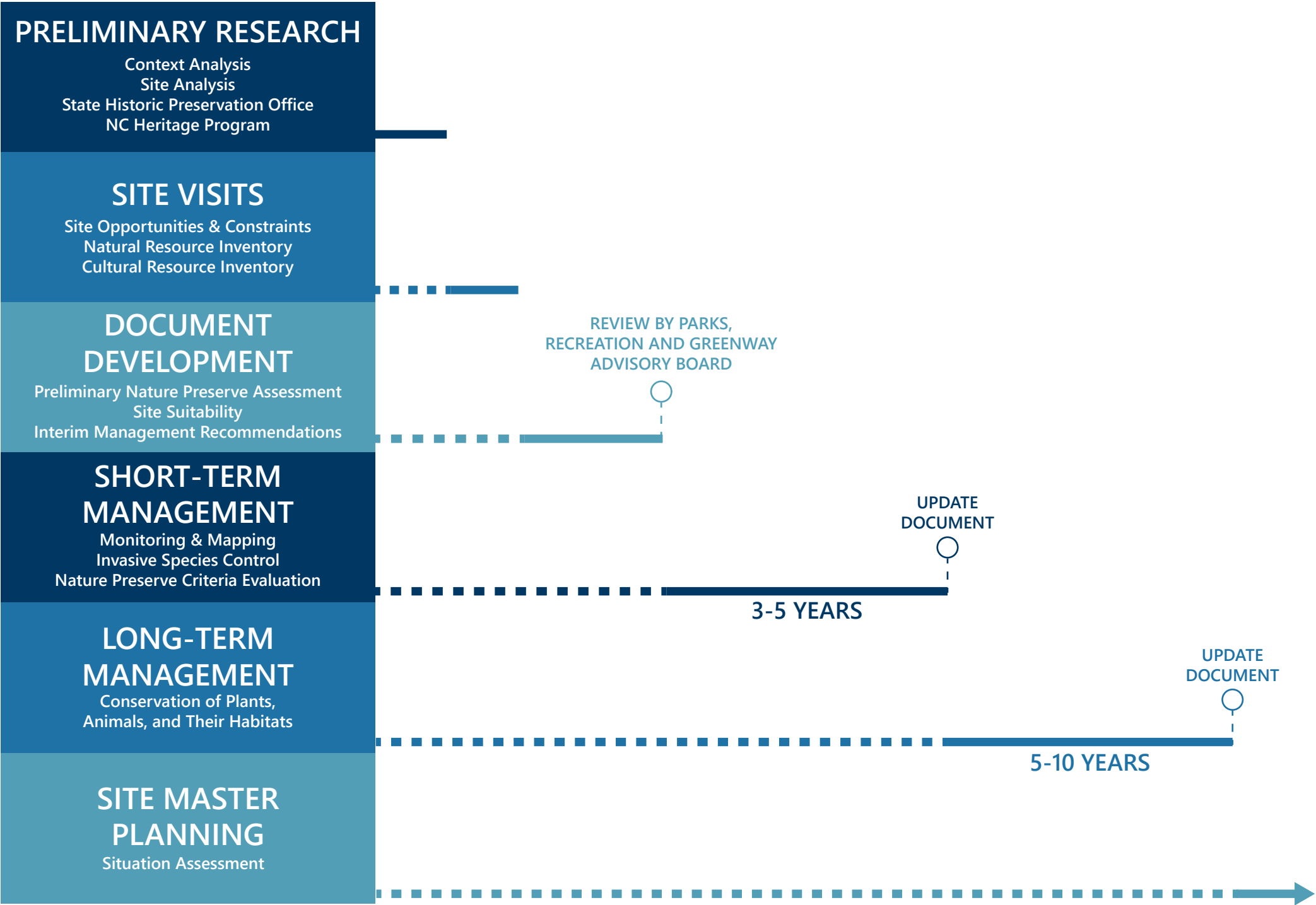


The Pre-Development Assessment Plan (PDAP) includes context and site analysis, as well as data acquired by the State Historic Preservation Office and the NC Heritage Program. Multiple site visits occur where City staff document site opportunities & constraints, and conduct natural & cultural resource inventory. While staff develop the PDAP document, they conduct a preliminary Nature Preserve assessment, as well as developing site suitability diagrams, and interim management recommendations.

Once the PDAP document is reviewed by the Parks, Recreation and Greenway Advisory Board (PRGAB), short-term management of the site begins. This includes but is not limited to monitoring & mapping, invasive species control, and a full Nature Preserve criteria evaluation. On average, short-term management takes 3-5 years after the PDAP document is reviewed by PRGAB. New information gathered during the short-term management, as well as the results of the Nature Preserve criteria evaluation are then updated in the PDAP document.

After short-term management is complete, the site moves into long-term management. This includes but is not limited to conservation of the site’s plants, animals and their habitats. On average, long-term management takes place 5-10 years after the PDAP document is reviewed by PRGAB. New information gathered during the long-term management is then updated in the PDAP document. At this point the site usually moves onto site master planning, although some sites may remain in long-term management past the 5-10 year mark. When the site moves onto the master planning phase, information from the PDAP will be included in the Situation Assessment, that is the first step of the master planning process.

Pre-Development Assessment & Management Process



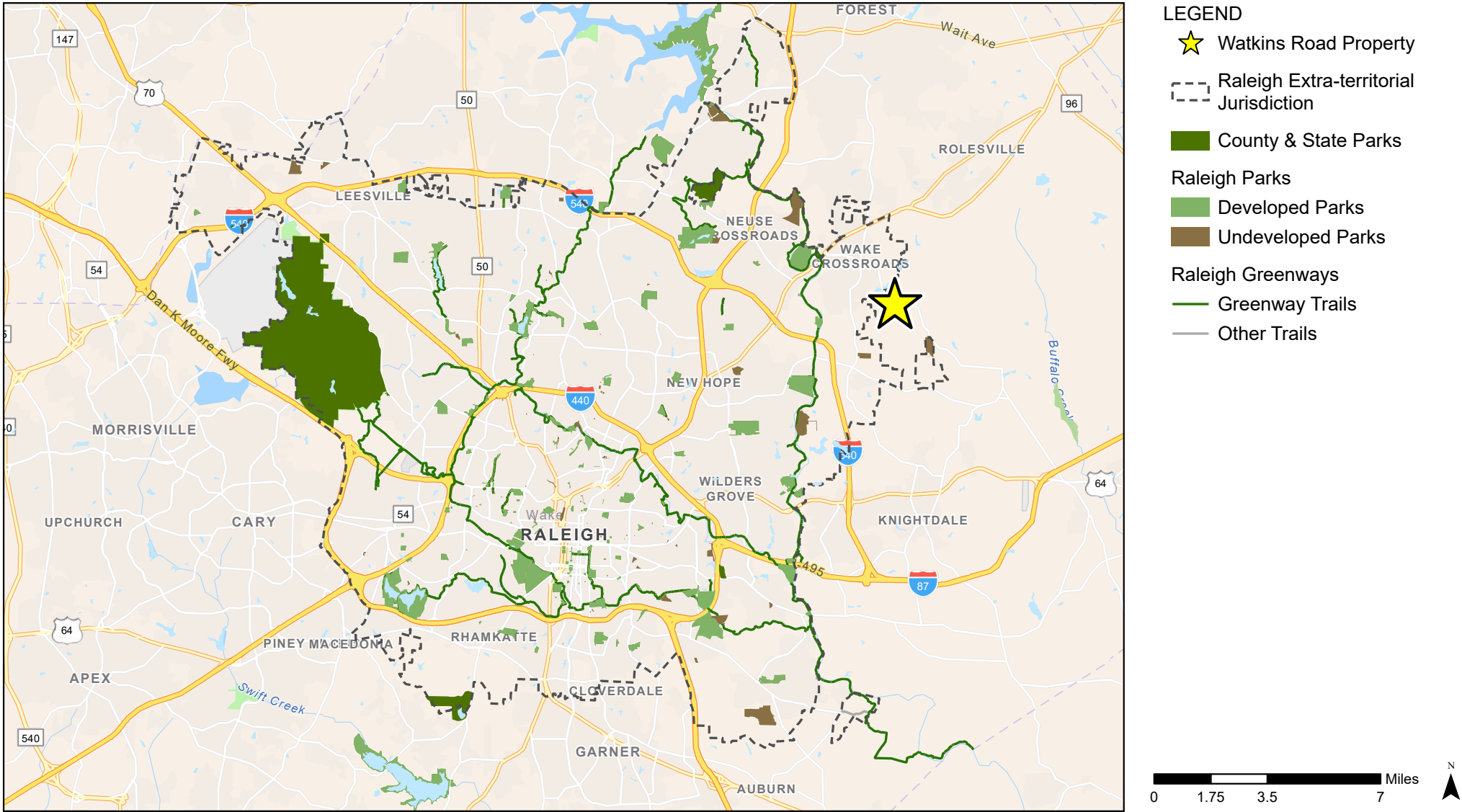


# INTRODUCTION

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

The Watkins Rd. Property is located at 0 Watkins Rd outside of Raleigh’s extra-territorial jurisdiction, northeast of the I-540 Loop, and south of US-401. The property is 38.22 acres, and is one parcel.

Context Map



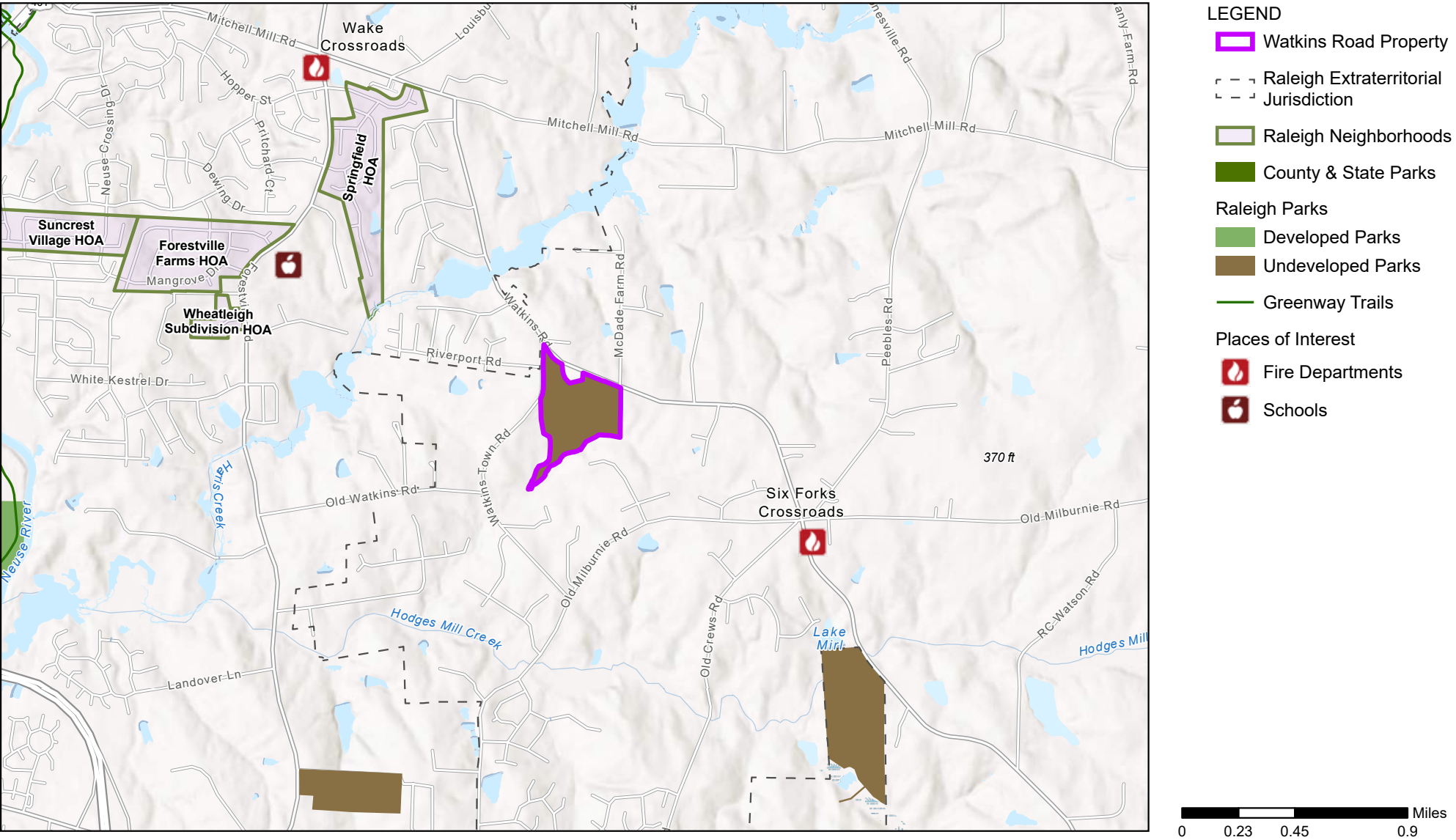


# CONTEXT ANALYSIS

The Watkins Rd. Property is located beyond the north-eastern boundary of the Raleigh Extraterritorial Jurisdiction. There are a few Homeowner Associations in the vicinity. There is one elementary school in the area, Harris Creek Elementary. There are multiple fire stations nearby.

It is recommended that during a community engagement process for the development of the Watkins Rd. Property that outreach is conducted through the Homeowner Associations, as well as the nearby school.

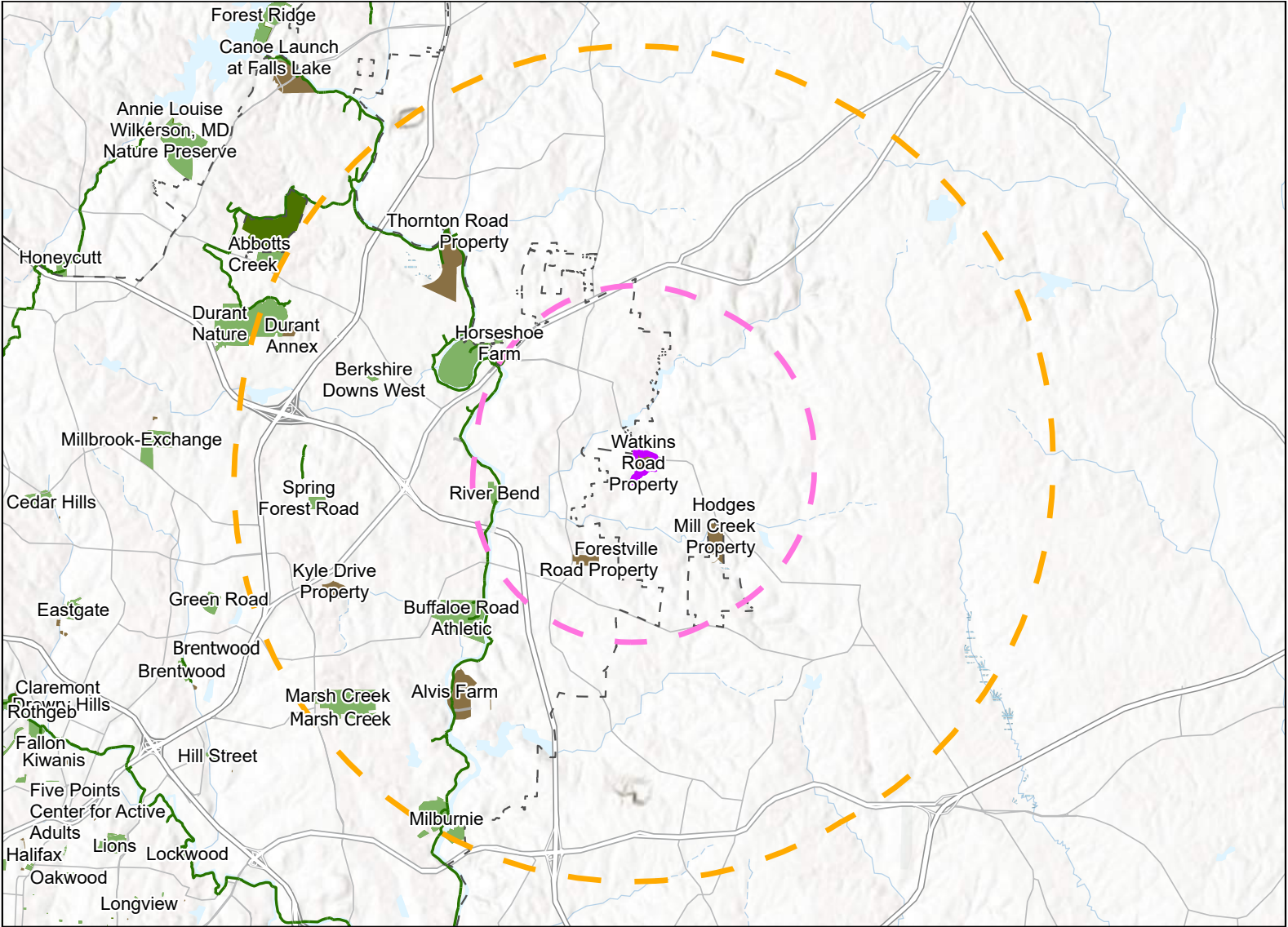
Vicinity Map



The only park properties near the Watkins Rd. Property are undeveloped sites including the Forestville Rd. Property & Hodges Mill Creek Property. The next closest parks are river-oriented parks, athletic complexes, and nature preserves.

It is recommended that any future planning of the Watkins Rd. Property consider how this property could compliment the system of parks already in this area, and the other undeveloped park properties.

Parks Context Map



- LEGEND
- Watkins Road Property
  - 2-Mile Buffer
  - 5-Mile Buffer
  - Raleigh Extraterritorial Jurisdiction
  - County & State Parks
  - Raleigh Parks
    - Developed Parks
    - Undeveloped Parks
  - Raleigh Greenways
    - Greenway Trails
    - Other Trails



The following tables provide information on which park experiences are currently provided by other parks in this area of the city and which park experiences are not currently available to residents in this vicinity. This information can be used to guide the future master planning of the Watkins Rd. Property. Experiences included in the Watkins Rd. Master Plan should be consistent with the vision and goals established for Watkins Rd. Park, and should serve the needs of the immediate community while complementing the facilities and amenities provided by other units of the park system in this area.

The first table to the right provides a list of park experiences that are **not** currently provided by any City of Raleigh park locations within a 5-mile radius of the Watkins Rd. Property. This list represents some of the potential experiences that are currently “missing” from the park and recreation opportunities provided in this area. The experiences in this list should be considered for inclusion in the master plan since they would provide new, unique opportunities for residents in this vicinity.

The second table to the right provides information on park experiences that are already provided within a 2-mile radius of this property. When planning for development of Watkins Rd. Park, it may not be necessary to replicate some facilities and amenities (playground, canoe & kayak launch) already provided within a 2-mile radius of this site.

The third table, on the following page, lists all park experiences currently provided within a larger 5-mile radius of this site. This information can be used to further inform the future master plan of Watkins Rd. Park.

It is recommended these lists be updated at the start of any future planning process.

Not Provided Within 5 Miles

Park Experiences
Car Charging Station
Splashpad
Swimming Pool - Outdoor
Active Adult Center
Arts Center
Environmental Education Center
Neighborhood Center
Teen Center
Concessions
Dance Studio
Library Room
Indoor Stage
Bocce
Disc Golf
Handball
Horseshoe
Outdoor Game Tables
Table Tennis - Indoor
Table Tennis - Outdoor
Throwing Pit - Discus/ Shotput
Community Garden
Cistern
Constructed Wetland
Green Roof
Historic Exhibit
Historic Signage
Historic Site
Museum
Boat Rentals
Basketball - Indoor (Half Court)
Basketball - Outdoor (Half Court)
Basketball - Outdoor (Full Court)
Batting Cage
Multipurpose Court
Pickleball Court - Indoor
Pickleball Court - Outdoor
Tennis Center
Volleyball - Grass
Amusement Train
Carousel
Fitness Station/Equipment - Outdoor
Kiddie Boat Ride
Pedal Boats
Rock Climbing/Bouldering
Walking Path
BMX Track

Provided Within 2 Miles

Experience	Park Providing the Experience
Bike Repair Station	Riverbend
Canoe & Kayak Launch	Riverbend
Comfort Station	Riverbend
Open Play Field	Riverbend
Outdoor Water Fountain - People	Riverbend
Park Bench	Riverbend
Playgrounds: 2-5	Riverbend
Playgrounds: 5-12	Riverbend
River	Riverbend

Provided Within 5 Miles

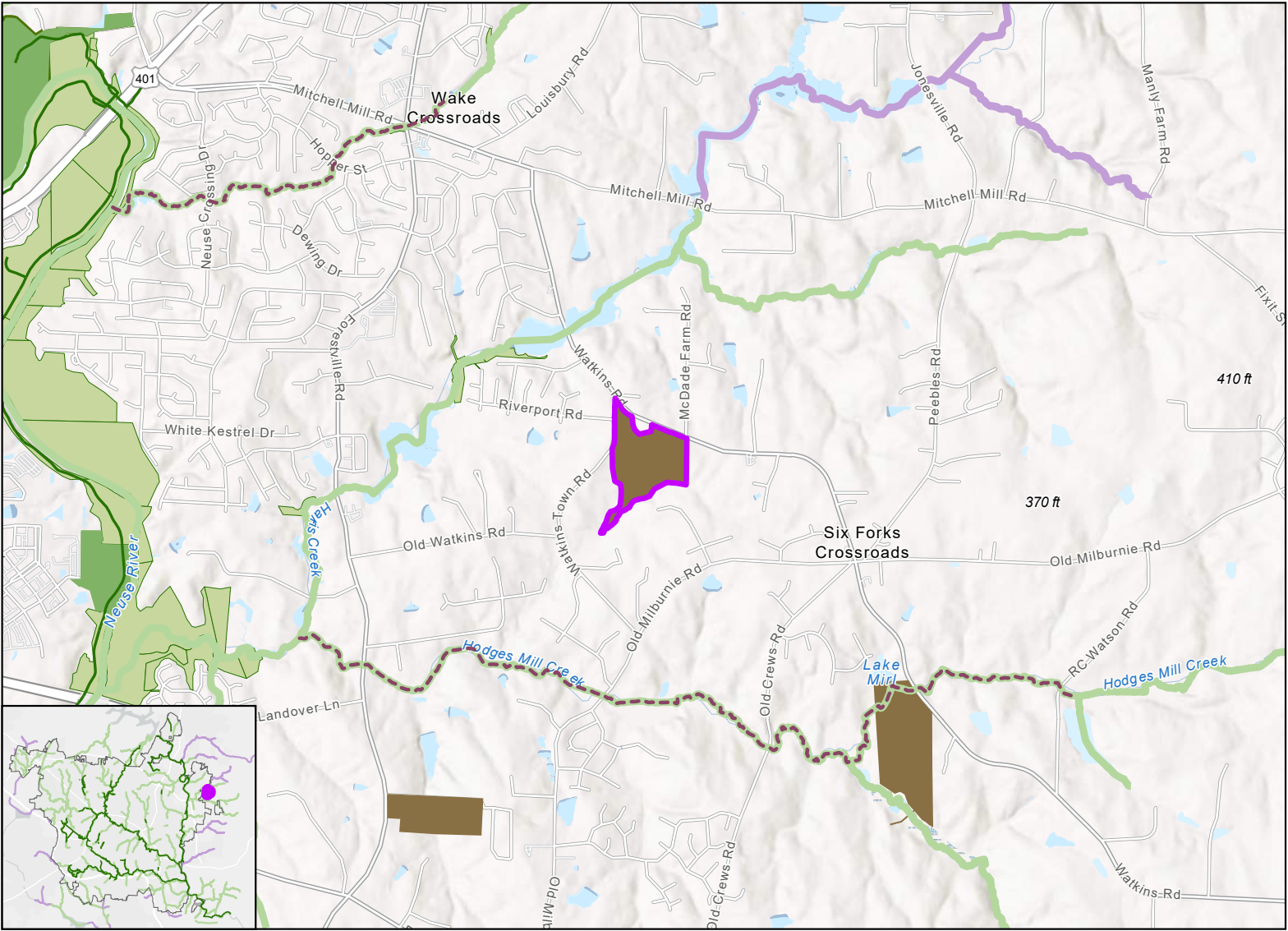
Experience	Parks Providing the Experience
Bike Repair Station	Riverbend
Comfort Station	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek, Riverbend, Spring Forest Road,
Grill	Berkshire Downs West, Durant Nature Preserve, Marsh Creek, Spring Forest Road
Educational Signage	Durant Nature Preserve, Horseshoe Farm
Outdoor Water Fountain - People	Buffaloe Road Athletic, Durant Nature Preserve, Marsh Creek, Riverbend, Spring Forest Road
Outdoor Water Fountain - Dogs	Buffaloe Road Athletic
Aquatic Center	Buffaloe Road Athletic
Swimming Pool - Indoor	Buffaloe Road Athletic
Community Center	Marsh Creek
Computer Lab	Marsh Creek
Fitness Center/ Weight Room	Marsh Creek
Rentable Building	Durant Nature Preserve
Pollinator/ Native Garden	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek
Sensory Garden	Durant Nature Preserve
Bio-Retention Pond/Rain Garden	Horseshoe Farm
Permeable Pavement	Horseshoe Farm, Spring Forest Road
Historic Structure	Horseshoe Farm
Visitor Center	Durant Nature Preserve
Canoe & Kayak Launch	Milburnie, Riverbend
Fishing Access	Durant Nature Preserve, Milburnie
Wildlife Viewing	Durant Nature Preserve, Horseshoe Farm
Nature Education	Durant Nature Preserve, Horseshoe Farm
Nature-Oriented Exhibit	Durant Nature Preserve, Horseshoe Farm
Nature-Oriented Educational Signage	Durant Nature Preserve, Horseshoe Farm
River	Buffaloe Road Athletic, Horseshoe Farm, Milburnie, Riverbend
Lake	Durant Nature Preserve
Pond	Berkshire Downs West, Marsh Creek
Wetland	Berkshire Downs West, Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek, Milburnie

Experience	Parks Providing the Experience
Creek	Berkshire Downs West, Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek
Other Natural Water	Durant Nature Preserve
Ballfields	Buffaloe Road Athletic, Marsh Creek, Spring Forest Road
Basketball - Indoor (Full Court)	Marsh Creek
Multipurpose Field	Buffaloe Road Athletic
Open Play Field	Durant Nature Preserve, Horseshoe Farm, Riverbend, Spring Forest Road
Tennis Courts	Spring Forest Road
Volleyball - Indoor	Marsh Creek
Volleyball - Sand	Durant Nature Preserve
Dog Park	Buffaloe Road Athletic
Ampitheatre	Durant Nature Preserve
Park Bench	Berkshire Downs West, Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek, Riverbend
Picnic Table	Berkshire Downs West, Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek, Spring Forest Road
Picnic Shelter	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Marsh Creek, Spring Forest Road
Playgrounds: 2-5	Durant Nature Preserve, Marsh Creek, Riverbend ,
Playgrounds: 5-12	Berkshire Downs West, Buffaloe Road Athletic, Marsh Creek, Riverbend, Spring Forest Road
Playgrounds: Nature-Oriented	Riverbend
Track - Non-Competitive/Lined	Spring Forest Road
Track - Competitive/Lined	Buffaloe Road Athletic
Trails - Paved	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Milburnie, Spring Forest Road
Trails - Natural Surface/Unpaved	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Milburnie
Trails - Loop	Buffaloe Road Athletic, Durant Nature Preserve, Horseshoe Farm, Spring Forest Road
Inline Skating	Marsh Creek
Mountain Bike Trails	Durant Nature Preserve
Skate Park	Marsh Creek
Bleachers	Buffaloe Road Athletic, Marsh Creek, Spring Forest Road



The Neuse River Greenway is the closest greenway to the Watkins Rd. Property. There are no greenway corridors or greenway trails within the Watkins Rd. Property boundary. There is the nearby corridor along Harris Creek to the north of the site and the nearby corridor & proposed trail along Harris Creek Tributary A to the south of the site.

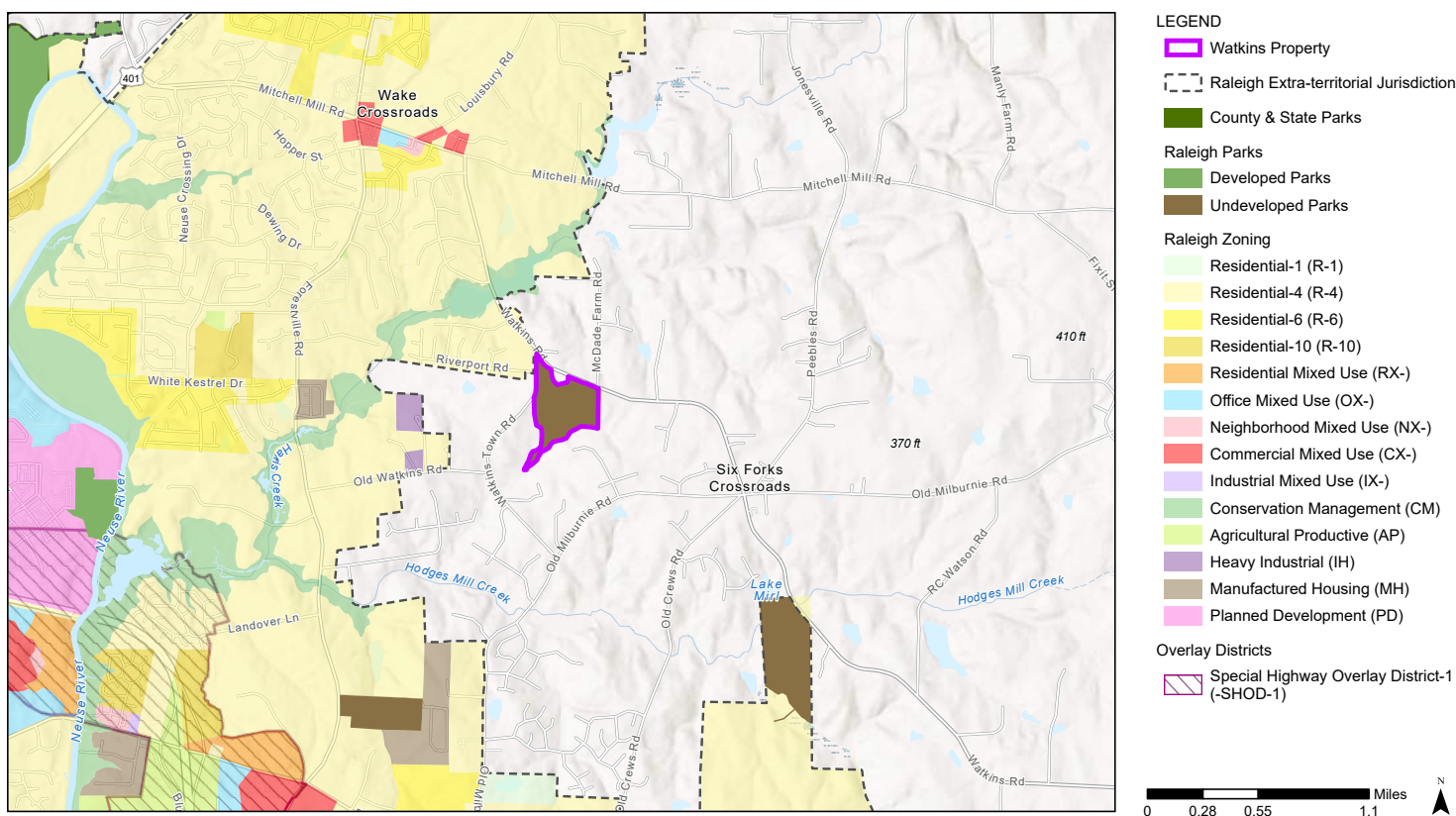
Greenway Context Map



**LEGEND**

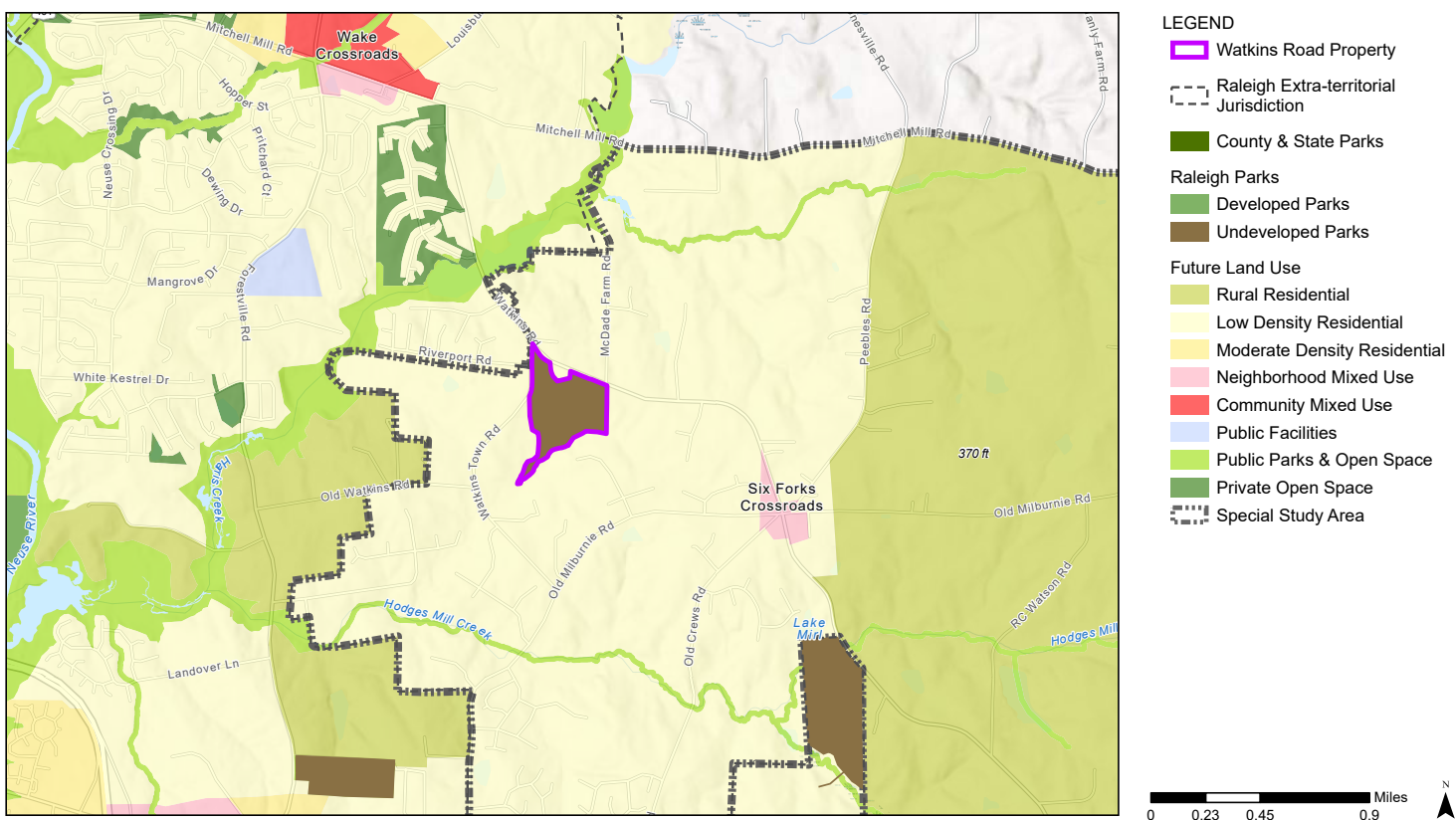
- Watkins Property
- Raleigh Greenways**
  - Greenway Trails
  - Other Trails
  - Proposed Trails
  - City of Raleigh Greenway Corridor
  - Non City of Raleigh Greenway Corridor
- Greenway Easements
- County & State Parks
- Raleigh Parks**
  - Developed Parks
  - Undeveloped Parks

Current Zoning Map



The current zoning surrounding the Watkins Rd Property is primarily residential but Raleigh’s current Extraterritorial Jurisdiction does not reach out to the site.

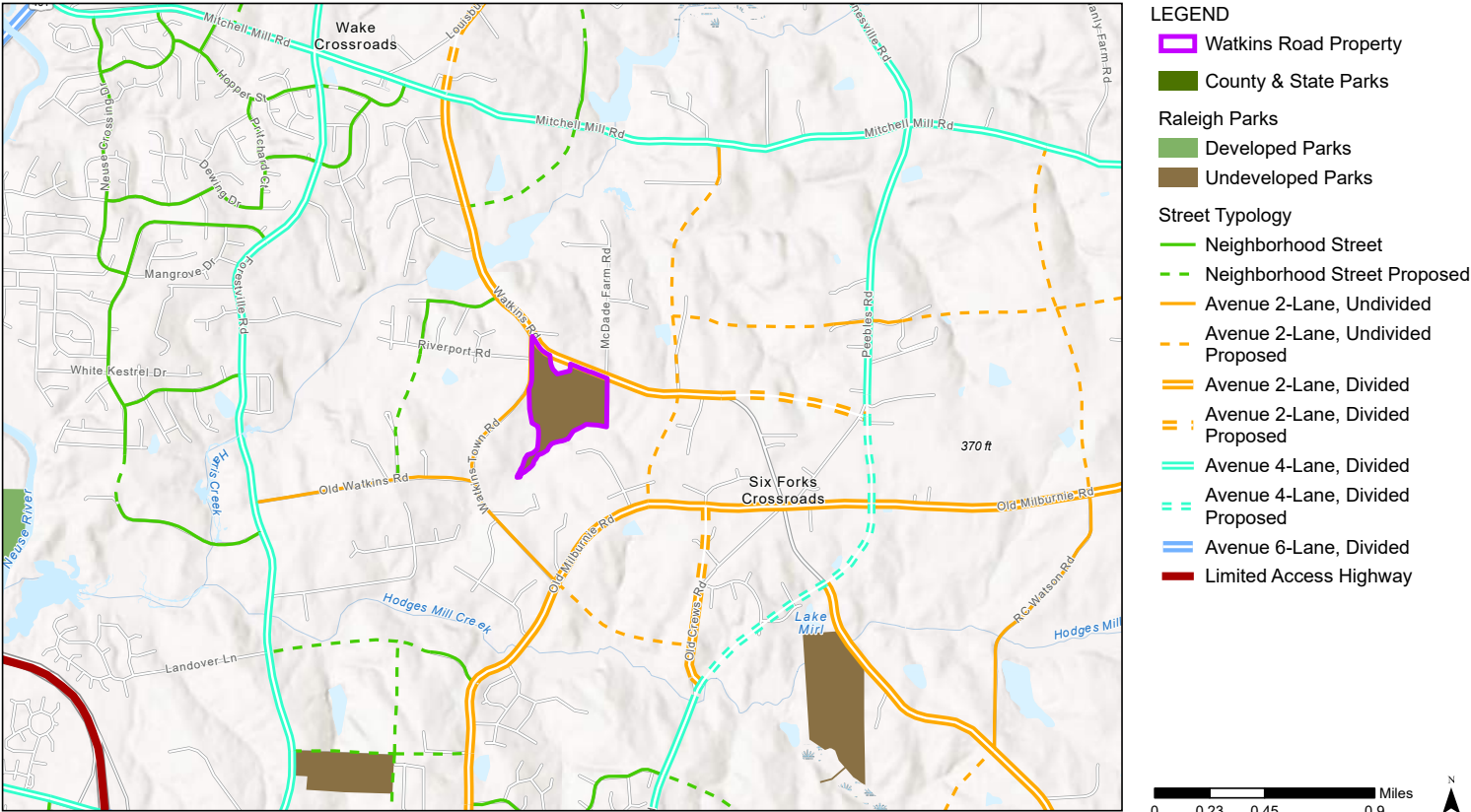
Future Land Use Map



The future land use extends out to the Watkins Rd. Property and while still primarily residential, this area is also within a Special Study Area.

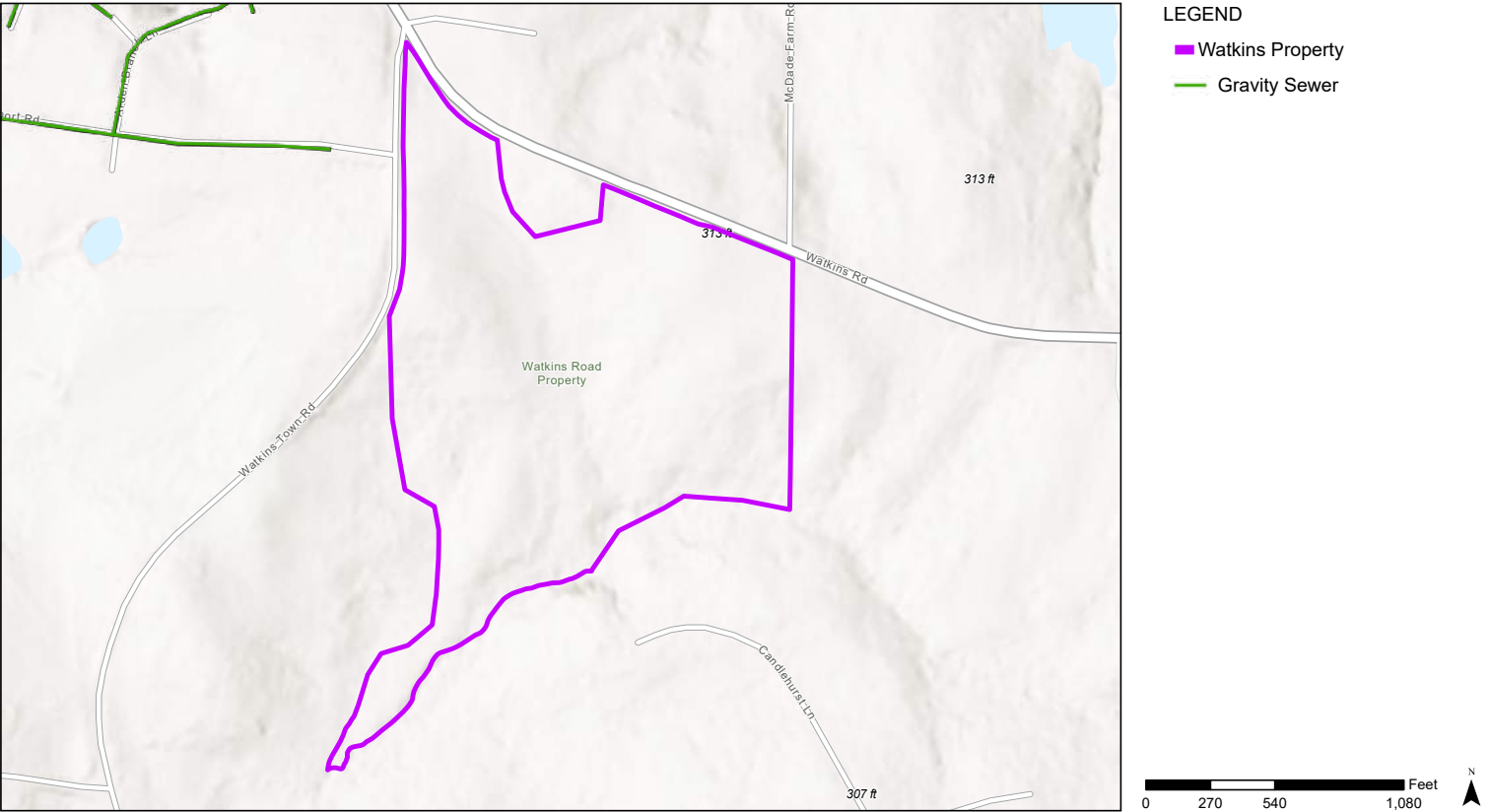


Street Typology Map



While there are some nearby proposed new Avenues, there are no impacts to the Watkins Rd. Property.

Utilities Map



There are currently no utilities on the Watkins Rd. Property.

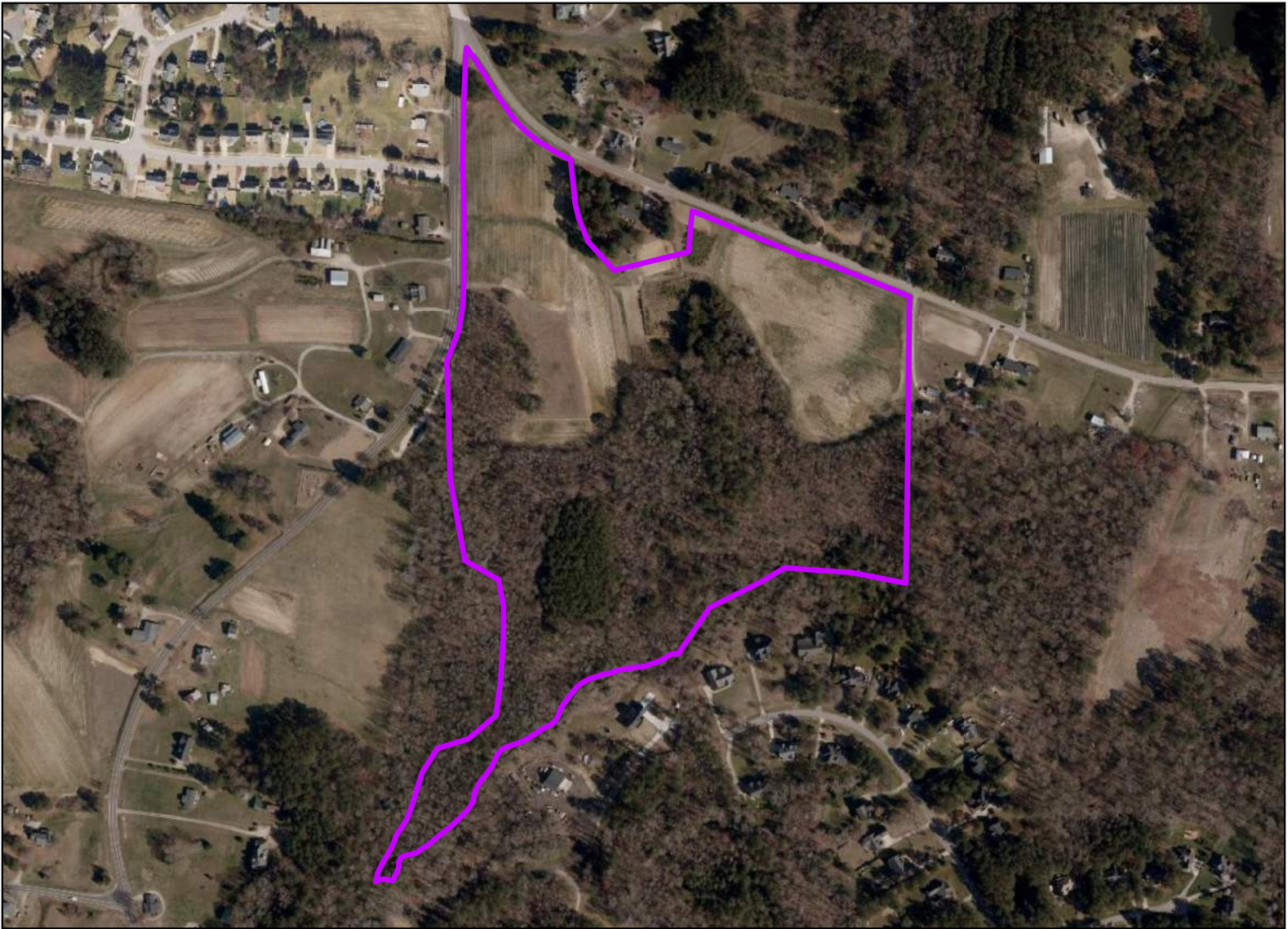
There are entrances to the site from the north off Watkins Rd. and from the west off of Watkins Town Rd. There is no current parking on site but there is parking immediately adjacent off Watkins Rd. within a single family lot surrounded by the Watkins Rd. Property.

The landscape at the Watkins Rd. Property is mostly forested with a few fields in the north and includes a creek on the southern portion of the site. The cleared fields on the northern portion of the site span approximately 14 acres.

The northern part of the site is adjacent to a single family lot. The northern part of the site is also a current agriculture site leased from the City of Raleigh to a private contractor. The lease term is for six years (Oct. 1, 2021 – Dec. 31, 2027), and allows “limited use for the growing of agriculture crops... under accepted farming practice and as approved by the farm plan filed with Wake Soil and Water Conservation District.” More information about this lease agreement can be found in Appendix A on page 36.

There are several opportunities & constraints on site highlighted by the site images found on page 17.

Existing Conditions

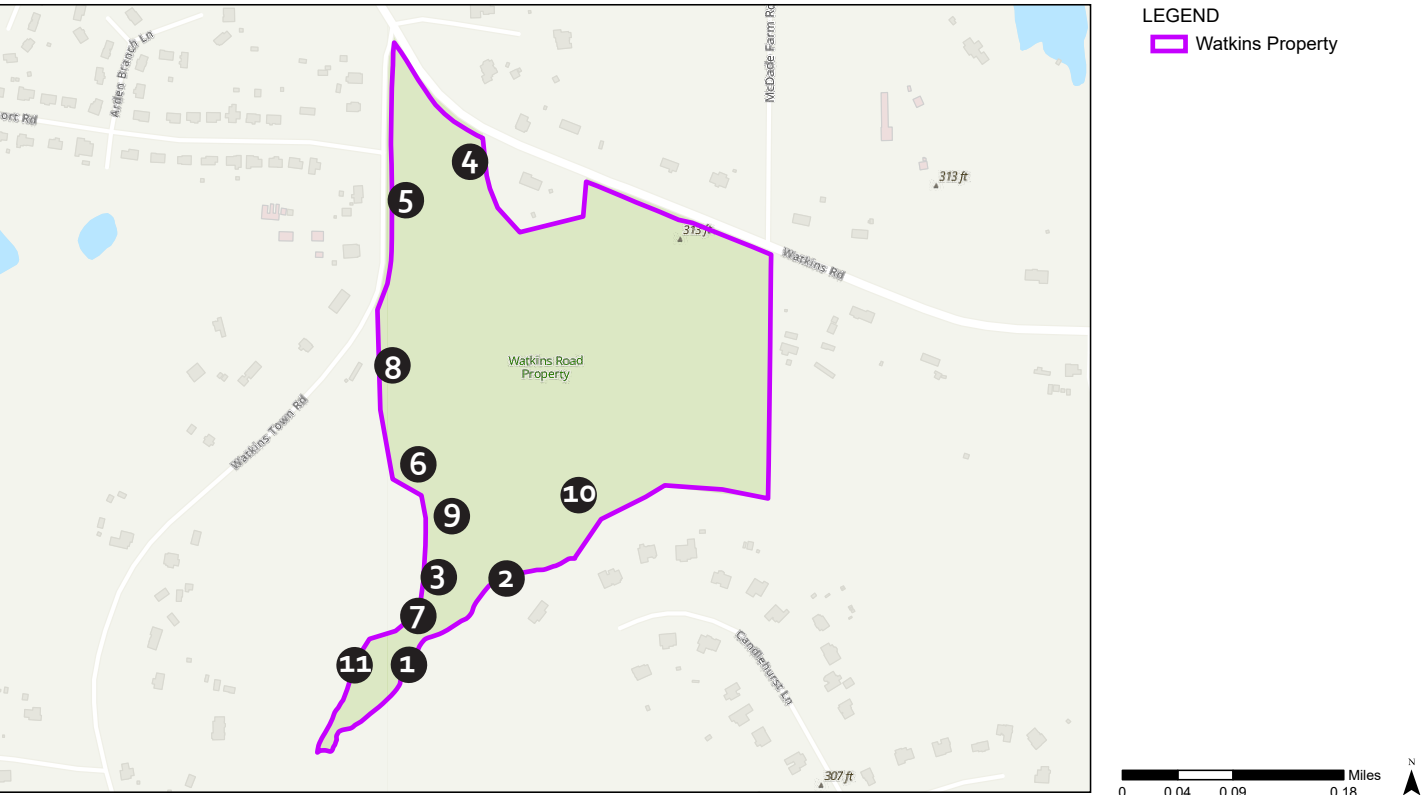


LEGEND  
[Magenta line] Watkins Road Property





Site Images Key



Site Images

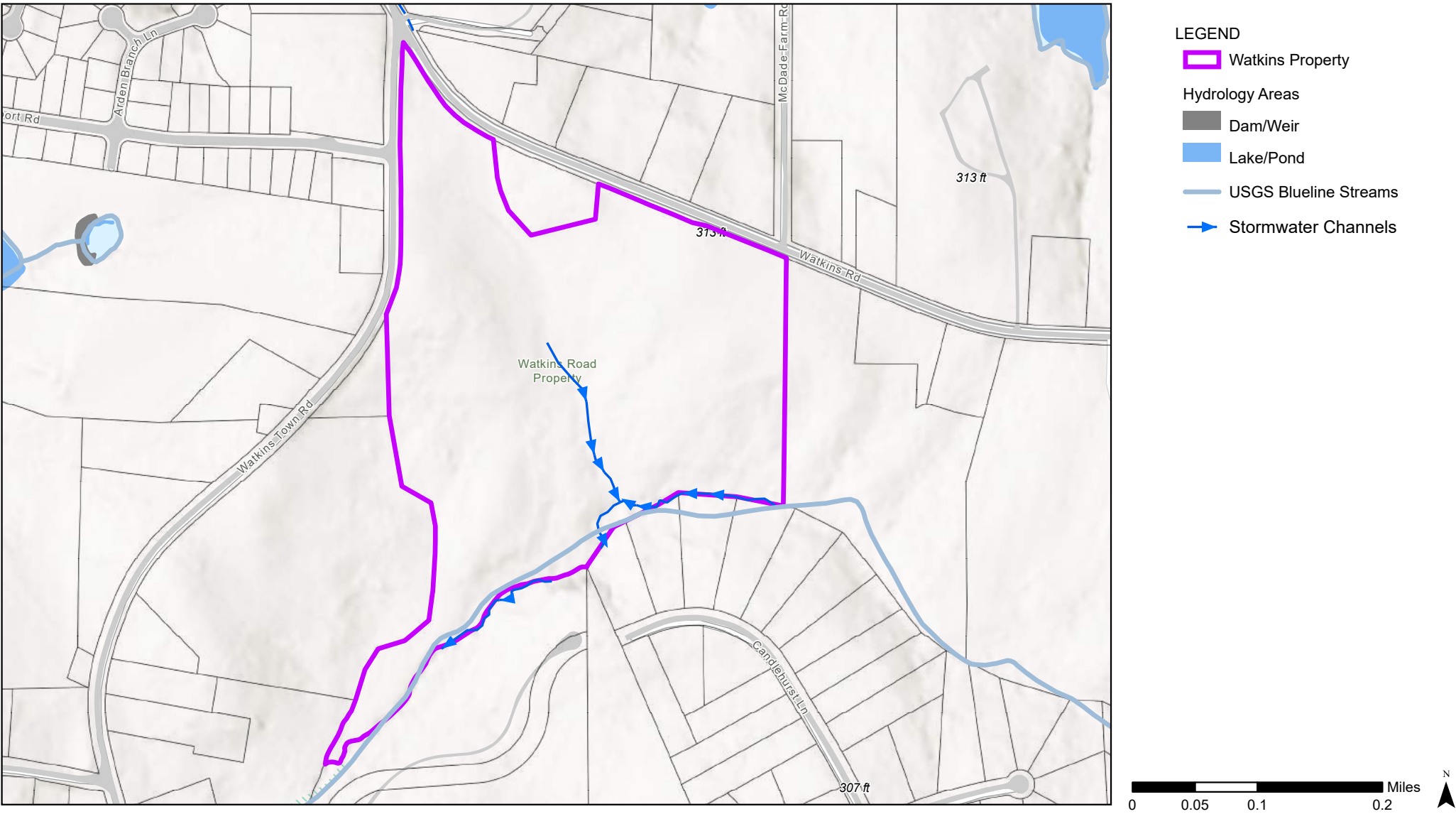




The most dominant hydrological feature on the Watkins Rd. Tract is the well-established blue-line stream that comprises the southernmost boundary line. This stream flows generally from the east to the west/southwest as it forms the Tract boundary and before reaching the nearby Neuse River. The stream varies in width, averaging roughly 6 to 8 feet in width, and the depth of the channel is variable as well. During heavy rainfall events, this stream collects stormwater runoff from the surrounding areas which can lead to extremely high flow events. The increase in water volumes and velocities have created scouring in some areas of the stream bed and banks, leading to some deeper areas capable of pooling during periods of reduce precipitation and flow. However, this stream does not seem to be as impacted by stormwater sedimentation as other local streams situated in a similar environment, most likely due to the lush and fully vegetated riparian areas found within the Tract. The riparian areas within the Tract appear to be healthy and contain a wide variety of vegetation that includes species commonly associated with wetlands (although no formal wetlands have been delineated on the Property).

Upslope from the blue-line stream lies the rest of the Watkins Rd. Tract where the hydrology is primarily driven by precipitation events and stormwater runoff. The most upland portions of the Tract are currently maintained in agricultural row-crops (tobacco was planted at the time of site visits in 2021). Past water management practices on this Tract have resulted in several well-defined channels designed to quickly drain surface water from the croplands. While these drainage channels were likely deeper and even more well-defined in the past, it appears that these drainage areas have been converted to “grass waterways”, a much more sustainable practice that promotes wide, shallow, and heavily vegetated drainage areas. The vegetation slows the velocity of the stormwater runoff and captures sediment more easily, likely another reason that the blue-line stream on the Tract exhibits comparatively low sediment loads. As the stormwater drains into the forested areas, it becomes diffused and eventually permeates into the ground. There is one centrally located stormwater channel within the forested area that appears to collect a large amount of the surface drainage and exhibits wetland-like characteristics as a result. The unique topography and soils related to this drainage area promote higher rates of soil moisture and retainment, and this drainage area supports a vegetative community distinct from the more upland communities immediately adjacent.

### Hydrology Map





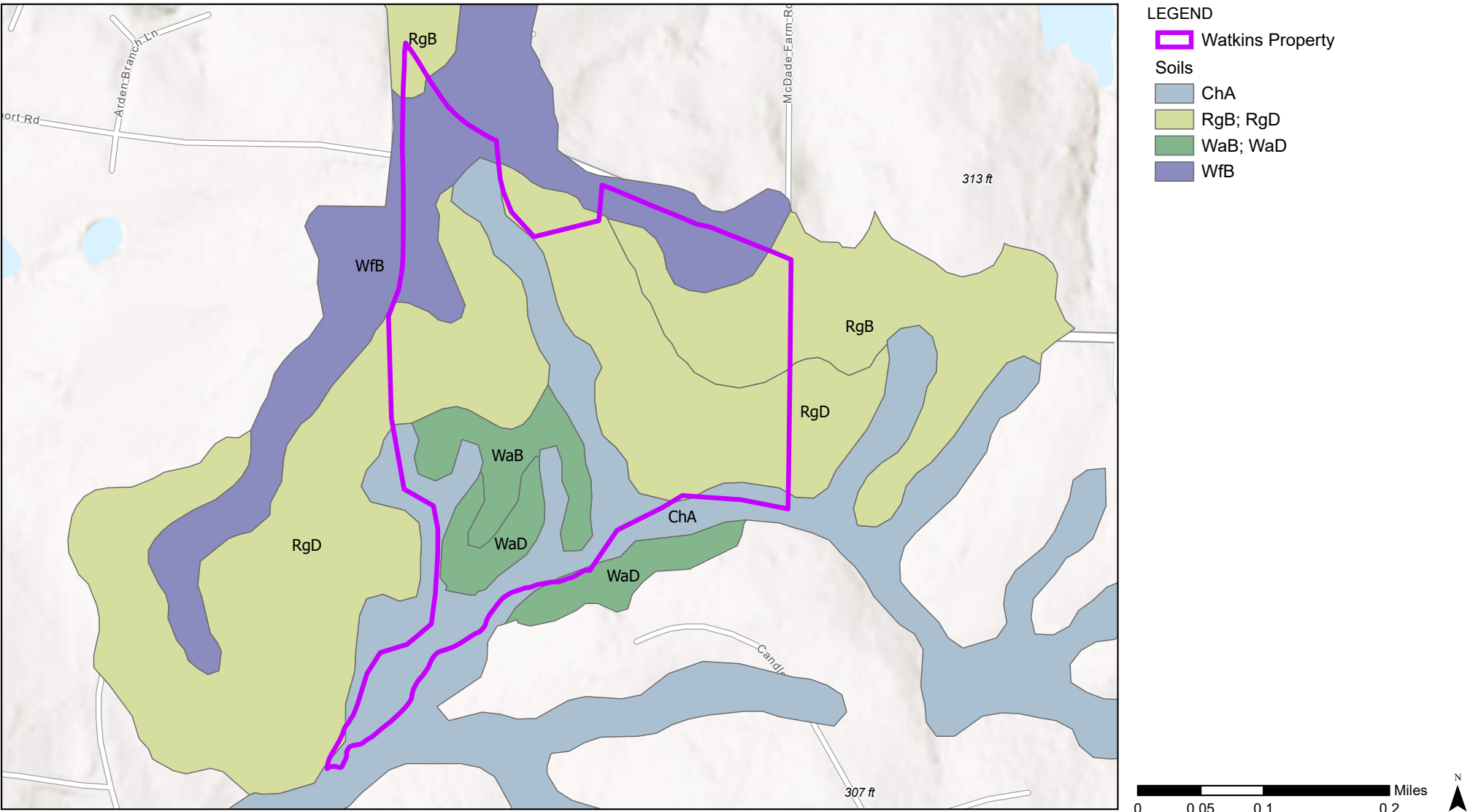
The most upland soils located on the Watkins Rd. Tract are dominated by well-drained sandy loam soils, including the Rawlings-Rion complex and the Wedowee-Saw complex. These soils are the most suitable for development and agriculture, which is the reason why these upland sites were selected for farming in the past. The soil types begin to shift as the elevations within the Tract descend from roughly northwest to southeast and approach the blue-line stream to the south. A small pocket of excessively-drained Wake-Rolesville loamy sand has been identified and may have also been utilized as farmland in the past, as evidenced by a small patch of young forests dominated by loblolly pine that roughly coincides with the shift in soils – a common successional state that occurs after farming practices cease.

The partially hydric Chewacla and Wehadkee loam soils are the most common soils in the poorly drained riparian areas adjacent to the blue-line stream, as well as the area associated with the major stormwater drainage in the center of the Tract. A narrow strip of these Chewacla/Wehadkee soils extends from the blue-line stream to the north and nearly creates a linear upland wetland within the forested areas of the Tract. Although these soils are found in an upland setting surrounded by well-drained soils suitable for development, the poorly drained and partially hydric soils should not be disturbed if possible. There may have historically been an upland seep or streamhead in this area that was altered by past land practices, and the potential restoration of the upland hydrology could be explored.

Table of Soils Found Within or Adjacent to Watkins Rd. Property Boundaries			
Soil Abbreviation*	Soil Type Name	Drainage Class	Hydric Rating
Ch	Chewacla and Wehadkee loam	Frequently flooded & poorly drained	Partially hydric
Rg	Rawlings-Rion complex sandy loam	Well-drained	Non-hydric
Wa	Wake-Rolesville complex loamy sand	Excessively well-drained	Non-hydric
Wf	Wedowee-Saw complex sandy loam	Well-drained	Non-hydric
Wg	Wedowee-urban land complex	Well-drained	Non-hydric

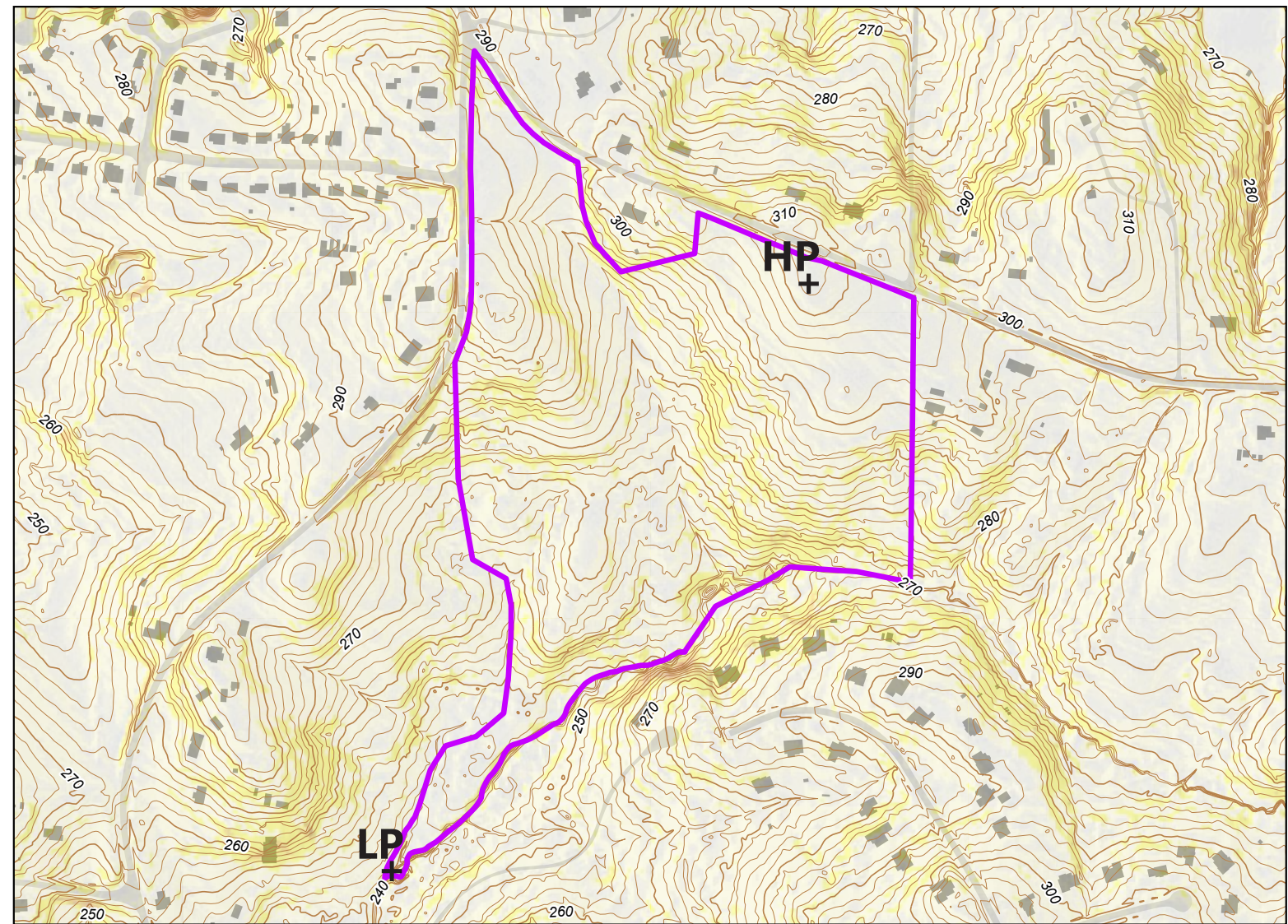
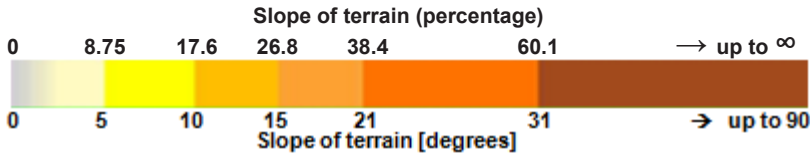
\*Percent-slope indicated by A, B, and C ratings in increasing order. Soils that have been heavily eroded are denoted with “2” after the soil type abbreviation.

Soils & Geology Map



The terrain slopes from the northern part of the Watkins Rd. Property towards the creeks along the southern edge of the property. The high point (HP) is noted in the northern area of the property and the low point (LP) is found in the southern area. Most of the site is gently sloping (0-8.75%), with a few areas that are strongly sloping (8.75-17.6%)

Slope & Topography Map



**LEGEND**

Watkins Road Property

2' Contours

- Intermediate
- Index

Terrain: Slope Map

- Flat (0°)
- Nearly level (1°)
- Gently level (2°)
- Gently sloping (3° - 5°)
- Strongly sloping (6° - 10°)
- Gently steep (11° - 15°)
- Moderately Steep (16° - 20°)
- Steep (21° - 30°)
- Very steep (31° - 90°)





# NATURAL RESOURCE INVENTORY

The Watkins Rd. Tract encompasses roughly 38.36 acres of gradually sloping topography dominated by mesic mixed-hardwood forests and Piedmont alluvial stream forests.

## List of wildlife species observed at the Watkins Rd. Property

This list is not meant to be exhaustive and represents observations made during multiple site visits by Raleigh PRCR staff. More wildlife species will likely be found within the Watkins Rd. Property after additional ecological monitoring and biological sampling.

Common Name	Scientific Name	Native (Y/N)	Special Status*
Bird species			
American robin	<i>Turdus migratorius</i>	Y	-----
blue jay	<i>Cyanocitta cristata</i>	Y	-----
Carolina chickadee	<i>Poecile carolinensis</i>	Y	-----
eastern towhee	<i>Pipilo erythrophthalmus</i>	Y	-----
hairy woodpecker	<i>Leuconotopicus villosus</i>	Y	-----
northern cardinal	<i>Cardinalis cardinalis</i>	Y	-----
northern mockingbird	<i>Mimus polyglottos</i>	Y	-----
tufted titmouse	<i>Baeolophus bicolor</i>	Y	-----
Mammal species			
white-tailed deer (sign)	<i>Odocoileus virginianus</i>	Y	-----

\* Some wildlife species were unable to be identified to species, therefore it may be possible that other wildlife species associated with a special conservation status exist onsite.

## List of plant species observed at the Watkins Rd. Property

This list is not meant to be exhaustive and represents observations made during multiple site visits by Raleigh PRCR staff. More wildlife species will likely be found within the Watkins Rd. Property after additional ecological monitoring and biological sampling.

Common Name	Scientific Name	Native (Y/N)	Special Status*
Grass species			
bluestem grasses	<i>Andropogon</i> spp.	Y	-----
crab grasses	<i>Digitaria</i> spp.	Y & N	-----
crown grasses	<i>Paspalum</i> spp.	Y & N	-----
fescue grasses	<i>Festuca</i> spp.	N	-----
Japanese stiltgrass	<i>Microstegium vimineum</i>	N	-----
panic grasses	<i>Panicum</i> spp.	Y	-----
purpletop grass	<i>Tridens flavus</i>	Y	-----
rosette panic grasses	<i>Dicanthelium</i> spp.	Y	-----
rushes	<i>Juncus</i> spp.	Y	-----*
sedges	<i>Carex</i> spp.	Y	-----*
wood oats	<i>Chasmanthium</i> spp.	Y	-----
Moss/Lichen Species			
maidenhair moss	<i>Fissidens adianthoides</i>	Y	-----
reindeer lichen	<i>Cladonia rangiferina</i>	Y	-----
Forb species			
asters	<i>Aster</i> spp.	Y	-----*
bedstraws	<i>Galium</i> spp.	Y	-----
black snakeroot	<i>Actaea racemosa</i>	Y	-----
bonesets	<i>Eupatorium</i> spp.	Y	-----*
Christmas fern	<i>Polystichum acrostichoides</i>	Y	-----
common ragweed	<i>Ambrosia artemisiifolia</i>	Y	-----
ebony spleenwort	<i>Asplenium platyneuron</i>	Y	-----
elephant’s foot	<i>Elephantopus tomentosus</i>	Y	-----
false nettle	<i>Boehmeria cylindrica</i>	Y	-----
flowering spurge	<i>Euphorbia corollata</i>	Y	-----

goldenrods	<i>Solidago</i> spp.	Y	----
hemp dogbane	<i>Apocynum cannabinum</i>	Y	----
Jack-in-the-pulpit	<i>Arisaema triphyllum</i>	Y	----
lizard's tail	<i>Saururus cernuus</i>	Y	----
partridge berry	<i>Mitchella repens</i>	Y	----
peas - legumes	<i>Lespedeza</i> spp.	Y & N	----
peas - legumes	<i>Desmodium</i> spp.	Y	----
Queen Anne's lace	<i>Daucus carota</i>	Y	----
rattlesnake fern	<i>Botrypus virginianus</i>	Y	----
running cedar	<i>Diphasiastrum digitatum</i>	Y	----
sensitive fern	<i>Onoclea sensibilis</i>	Y	----
smartweeds	<i>Polygonum</i> spp.	Y & N	----
southern lady fern	<i>Athyrium asplenoides</i>	Y	----
strawberry bush	<i>Euonymus americanus</i>	Y	----
wingstem	<i>Verbesina alternifolia</i>	Y	----
<b>Shrub/vine species</b>			
English ivy	<i>Hedera helix</i>	N	----
greenbriers	<i>Smilax</i> spp.	Y	----
Japanese honeysuckle	<i>Lonicera japonica</i>	N	----
privets	<i>Ligustrum</i> spp.	N	----
pokeweed	<i>Phytolacca americana</i>	Y	----
Virginia creeper	<i>Parthenocissus quinquefolia</i>	Y	----
wax myrtle	<i>Myrica cerifera</i>	Y	----
wild blueberries	<i>Vaccinium</i> spp.	Y	----
wild grapes	<i>Vitis</i> spp.	Y	----
wild olives	<i>Elaeagnus</i> spp.	N	----
yellow jessamine	<i>Gelsemium sempervirens</i>	Y	----

Tree species			
American beech	<i>Fagus grandifolia</i>	Y	----
black cherry	<i>Prunus serotina</i>	Y	----
black walnut	<i>Juglans nigra</i>	Y	----
Callery pear	<i>Pyrus calleryana</i>	N	----
eastern hophornbeam	<i>Ostrya virginiana</i>	Y	----
eastern hornbeam	<i>Carpinus caroliniana</i>	Y	----
loblolly pine	<i>Pinus taeda</i>	Y	----
mockernut hickory	<i>Carya tomentosa</i>	Y	----
northern red oak	<i>Quercus rubra</i>	Y	----
pecan	<i>Carya illinoensis</i>	Y	----
pignut hickory	<i>Carya glabra</i>	Y	----
red maple	<i>Acer rubrum</i>	Y	----
red mulberry	<i>Morus rubra</i>	Y	----
river birch	<i>Betula nigra</i>	Y	----
shortleaf pine	<i>Pinus echinata</i>	Y	----
sourwood	<i>Oxydendrum arboretum</i>	Y	----
southern hackberry	<i>Celtis laevigata</i>	Y	----
southern red oak	<i>Quercus falcata</i>	Y	----
sweetgum	<i>Liquidambar styraciflua</i>	Y	----
water oak	<i>Quercus nigra</i>	Y	----
white oak	<i>Quercus alba</i>	Y	----
yellow poplar	<i>Liriodendron tulipifera</i>	Y	----

\* Some plant species were unable to be identified to species, therefore it may be possible that other plant species associated with a special conservation status exist onsite.



NC Natural Heritage Program



Roy Cooper, Governor  
D. Reid Wilson, Secretary  
Walter Clark  
Director, Division of Land and Water Stewardship

NCNHDE-14913

June 21, 2021

Emma Liles  
City of Raleigh  
222 W Hargett St  
Raleigh, NC 27602  
RE: Watkins Rd. Property

Dear Emma Liles:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

A query of the NCNHP database indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. These results are presented in the attached 'Documented Occurrences' tables and map.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is documented within the project area or indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: <https://www.fws.gov/offices/Directories/ListOffices.cfm?statecode=37>.

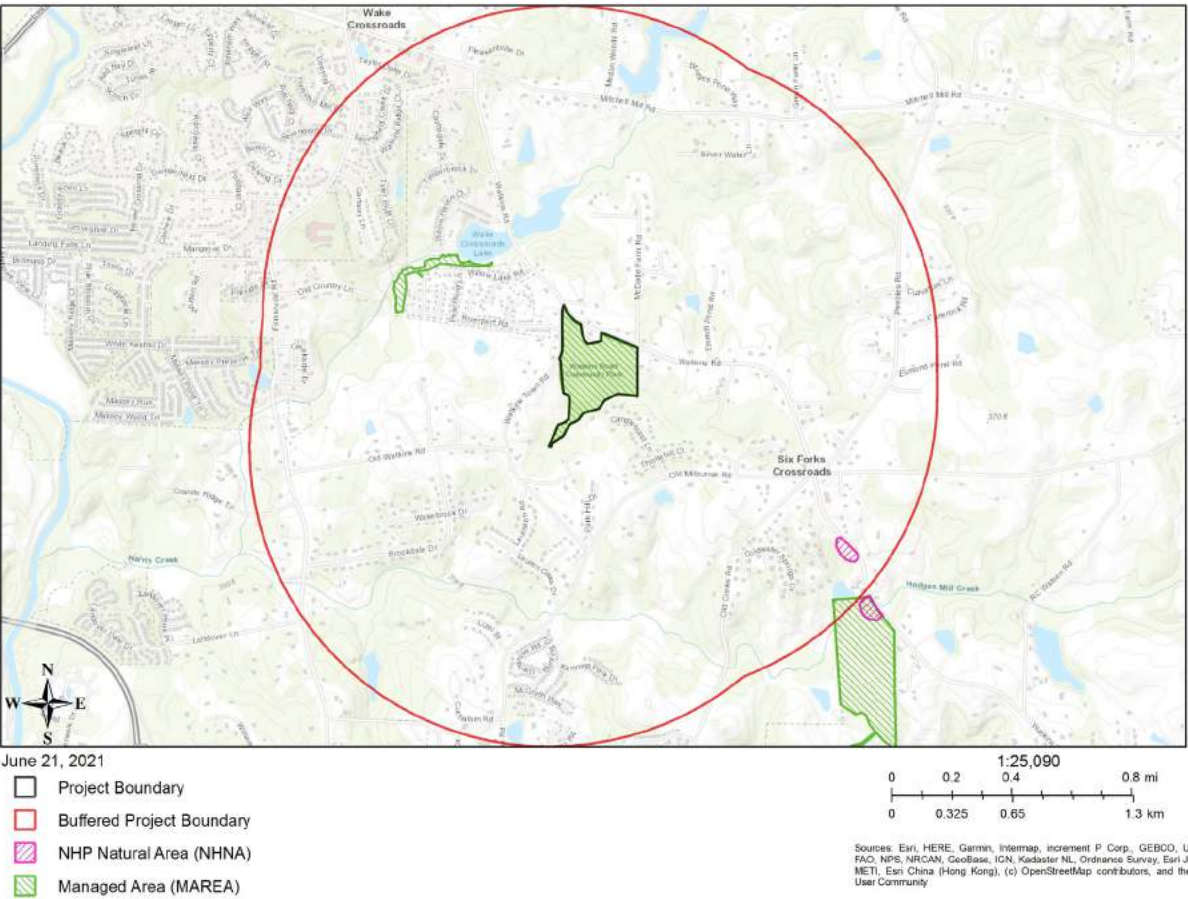
Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also please note that the NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Land and Water Fund easement, or an occurrence of a Federally-listed species is documented near the project area.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at [rodney.butler@ncdcr.gov](mailto:rodney.butler@ncdcr.gov) or 919-707-8603.

Sincerely,  
NC Natural Heritage Program

NCNHDE-14913: Watkins Rd. Property



Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Intersecting the Project Area  
Watkins Rd. Property  
June 21, 2021  
NCNHDE-14913

No Element Occurrences are Documented within the Project Area

There are no documented element occurrences (of medium to very high accuracy) that intersect with the project area. Please note, however, that although the NCNHP database does not show records for rare species within the project area, it does not necessarily mean that they are not present; it may simply mean that the area has not been surveyed. The use of Natural Heritage Program data should not be substituted for actual field surveys if needed, particularly if the project area contains suitable habitat for rare species. If rare species are found, the NCNHP would appreciate receiving this information so that we may update our database.

No Natural Areas are Documented within the Project Area

Managed Areas Documented Within Project Area\*

Managed Area Name	Owner	Owner Type
City of Raleigh Open Space - Watkins Road Community Park	City of Raleigh	Local Government

\*NOTE: If the proposed project intersects with a conservation/managed area, please contact the landowner directly for additional information. If the project intersects with a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or Federally-listed species, NCNHP staff may provide additional correspondence regarding the project. Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/help>, Data query generated on June 21, 2021; source: NCNHP, Q1 April 2021. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area  
Watkins Rd. Property  
June 21, 2021  
NCNHDE-14913

Element Occurrences Documented Within a One-mile Radius of the Project Area

Taxonomic Group	EO ID	Scientific Name	Common Name	Last Observation Date	Element Occurrence Rank	Accuracy	Federal Status	State Status	Global Rank	State Rank
Dragonfly or Damselfly	32043	Coryphaeschna ingens	Regal Darner	2004-Pre	H?	5-Very Low	---	Significantly Rare	G5	S2?
Vascular Plant	1676	Portulaca smallii	Small's Portulaca	2002-08-29	A	2-High	---	Threatened	G3	S2

Natural Areas Documented Within a One-mile Radius of the Project Area

Site Name	Representational Rating	Collective Rating
Lake Mirl Granitic Flatrocks	R4 (Moderate)	C5 (General)

Managed Areas Documented Within a One-mile Radius of the Project Area

Managed Area Name	Owner	Owner Type
City of Raleigh Open Space - Watkins Road Community Park	City of Raleigh	Local Government
City of Raleigh Open Space - Hodges Mill Creek Property	City of Raleigh	Local Government
City of Raleigh Easement	City of Raleigh	Local Government

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/help>. Data query generated on June 21, 2021; source: NCNHP, Q1 April 2021. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

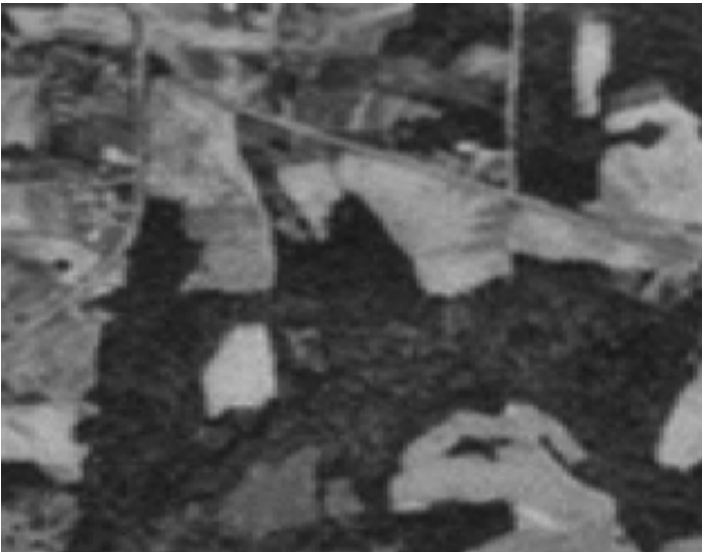


## Previous Land Use Maps

The Watkins Rd. Tract was acquired by the City of Raleigh in 2003, and approximately 11 of the 38.3 acres are still utilized as farmland through an agreement with the City. The majority of the agricultural footprint that exist on the Tract today has been maintained in agriculture for at least the past 8 decades, and likely longer. Historic aerial photographs provide evidence that much of upland sections of the Watkins Tract were used as farmland, and only a small fraction the former farmland is no longer in use. Meanwhile, much of the lower-lying and wet-natured sections of the Tract have been maintained as forest land for at least 80 years as well, although there does appear to have been a timber harvest conducted on the Tract in the 1990's. Additionally, there may have been livestock kept within the forested areas in the past as evidenced by several old fence post and remnants of wire fencing that may have been used to confine cattle, pigs, or other livestock.



1959



1971



1981



1999



2009



2020

State Historic Preservation Office

The NC State Historic Preservation Office (SHPO) was consulted during the pre-development site assessment to ensure no significant cultural or archaeological sites have been identified onsite, and the SHPO response is included below. The SHPO recommendations related to land-disturbing activities should be considered during any development planning processes.

SHPO response:  
“There are no previously recorded archaeological sites located at the property submitted. However, portions of the property do contain areas of high potential for archaeological resources. For any ground disturbing activities planned in the project area in the future, please submit a description of the project to this office for review and comment. We may recommend that an archaeological survey be conducted by an experienced archaeologist prior to construction. We have determined that the project as proposed will not have an effect on any historic structures.”



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Secretary D. Reid Wilson

Governor Roy Cooper

July 20, 2021

Emma Liles  
Park Planner  
City of Raleigh  
222 West Hargett Street  
Raleigh, NC 27601

[Emma.Liles@raleighnc.gov](mailto:Emma.Liles@raleighnc.gov)

Re: Watkins Road property, Raleigh, Wake County, ER 21-1623

Dear Ms. Liles:

Thank you for your submission concerning the above-referenced project. We have reviewed the materials provided and offer the following comments.


There are no previously recorded archaeological sites located at the property submitted. However, portions of the property do contain areas of high potential for archaeological resources. For any ground disturbing activities are planned in the project area in the future, please submit a description of the project to this office for review and comment. We may recommend that an archaeological survey be conducted by an experienced archaeologist prior to construction.

We have determined that the project as proposed will not have an effect on any historic structures.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation’s Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or [environmental.review@ncdcr.gov](mailto:environmental.review@ncdcr.gov). In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,





  
for Ramona Bartos, Deputy  
State Historic Preservation Officer



# Park Access, Social Equity, & Demographic Analysis

## Park Access Analysis

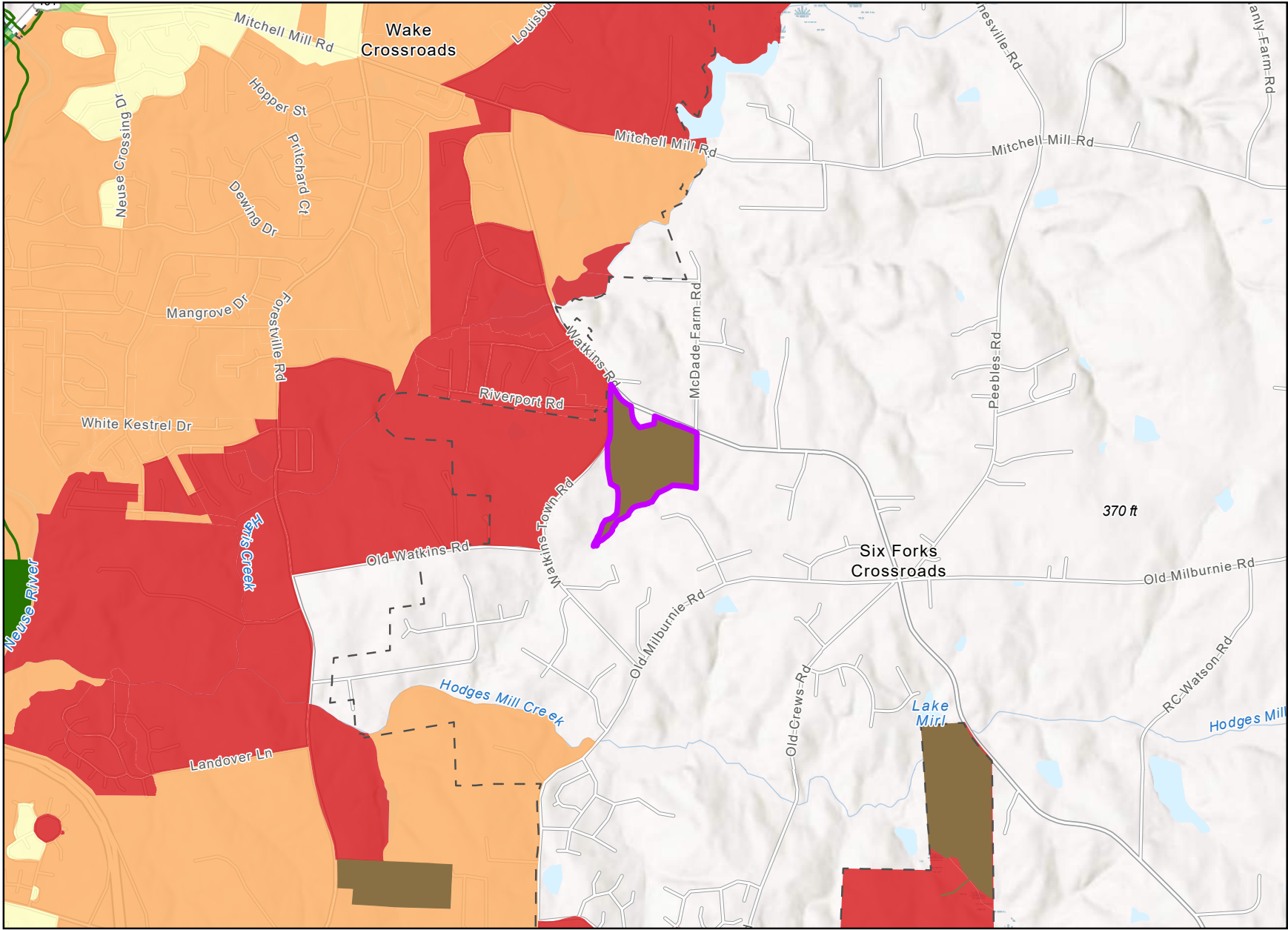
**Park Access** is a measure of how well different areas of the city are currently served by Raleigh’s system of parks and greenway trails. Each census block in the city is assigned a Park Access grade based on four factors:

-  **1. Distance to Nearest Park:** How far residents need to travel to reach the nearest public park;
-  **2. Distance to Nearest Greenway Trail:** How far residents need to travel to reach the nearest greenway trail;
-  **3. Acres of Open Space:** How many acres of park land are accessible nearby;
-  **4. Park Experiences:** The number and variety of park experiences available nearby;




Communities with an “A” letter grade have very good park access relative to other areas of the city. These neighborhoods are likely located within a 10-minute walk of a park, have access to many acres of open space, and can enjoy a wide variety of park experiences within a short distance of home.

Communities with a “D” or “F” letter grade have poor access to parks relative to other areas of the city. Residents in these areas may have to travel several miles to reach the nearest public park, and may only have access to a limited variety of park experiences.

Prioritizing investments in communities with low Park Access scores helps to promote Raleigh’s goal of providing every citizen with safe, convenient access to a park or greenway trail.








**LEGEND**

-  Watkins Road Property
-  Raleigh Extraterritorial Jurisdiction
- Raleigh Parks**
  -  Developed Parks
  -  Undeveloped Parks
- Raleigh Greenways**
  -  Greenway Trails
  -  Other Trails
- Park Access Grades**
  -  A
  -  B
  -  C
  -  D
  -  F

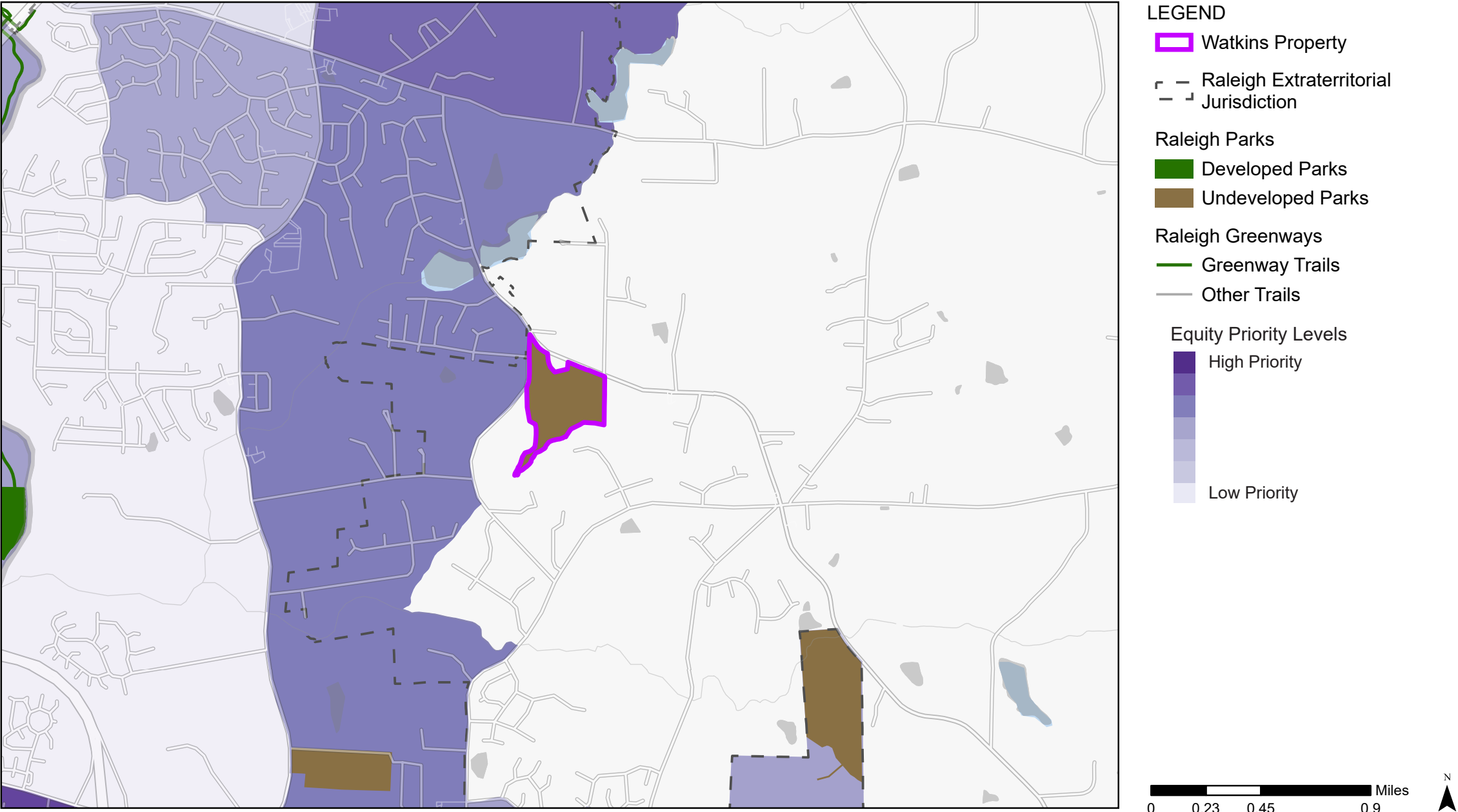
Equity Priority Analysis

**Equity Priority** can be determined by analyzing five key indicators of community health and well-being, as defined by Wake County Human Services’ *Community Vulnerability Index*:

-  **1. Unemployment:** Population age 16 and over who are unemployed in the civilian labor force;
-  **2. Low Educational Attainment:** Population over age 25 who have less than a high school diploma;
-  **3. Age Dependency:** Population under the age of 18 and over the age of 64 combined;
-  **4. Housing Vacancy:** The total number of vacant or unoccupied housing units in a block group;
-  **5. Poverty Rate:** The population living below the federal poverty threshold in Wake County;

Communities exhibiting a high concentration of these five demographic and socioeconomic indicators are more likely to experience negative health outcomes such as heart disease, obesity, chronic stress, and depression—outcomes which can be mitigated with better access to high-quality open spaces, outdoor recreation, and safe places to play and exercise.

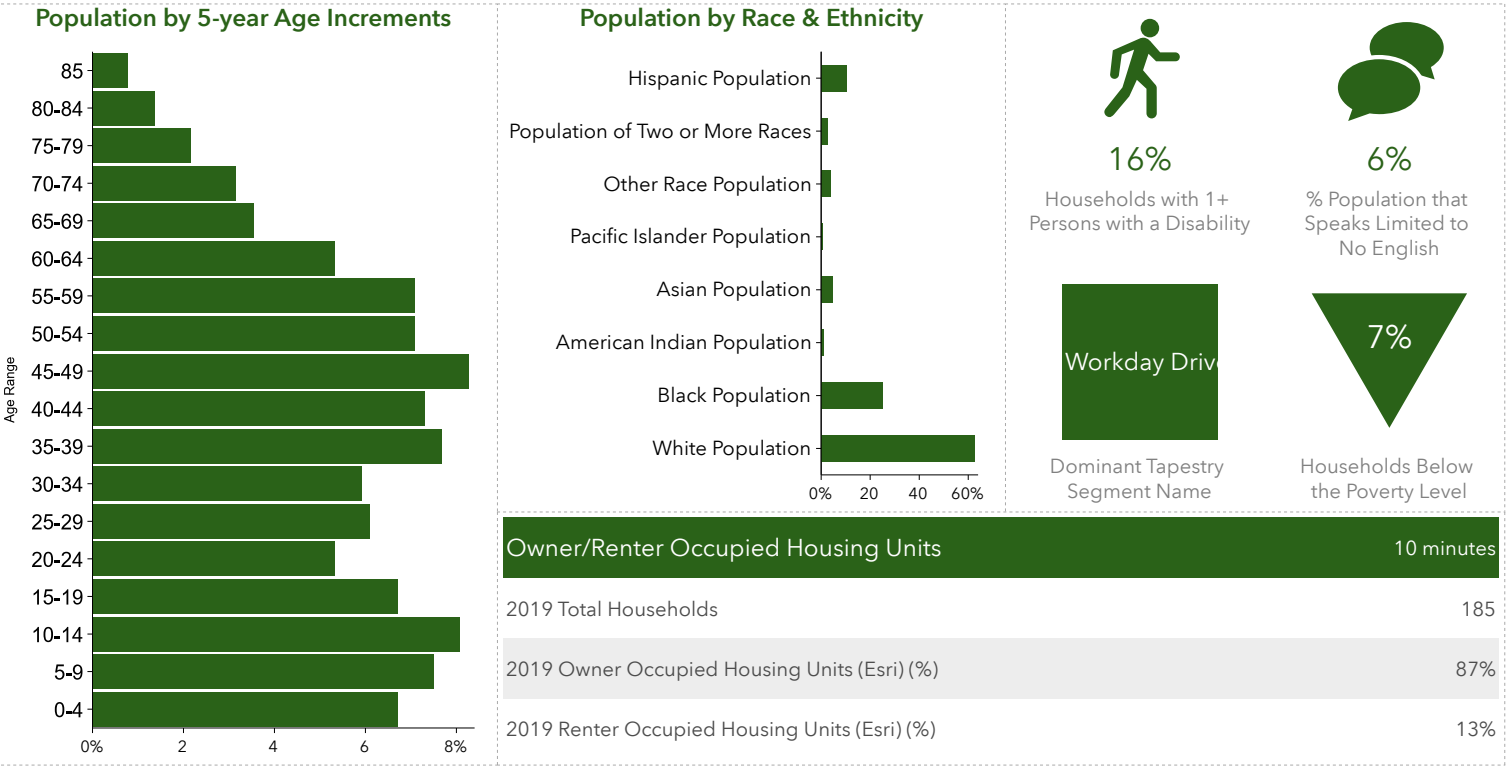
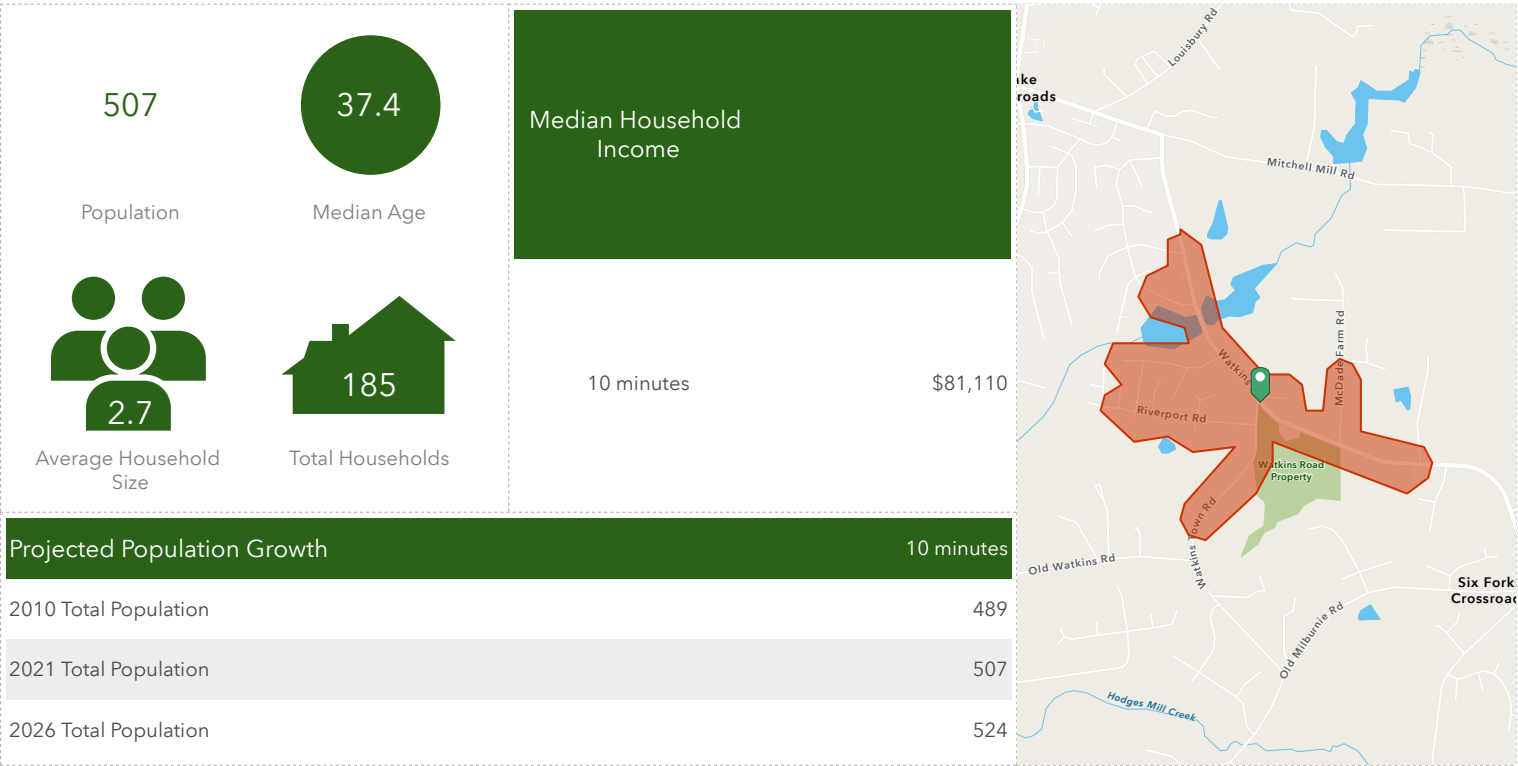
Prioritizing investments in these communities helps ensure that PRCR sites, facilities, and programs are more accessible to the communities that will benefit most from these public resources.





10-Minute Walk Demographics

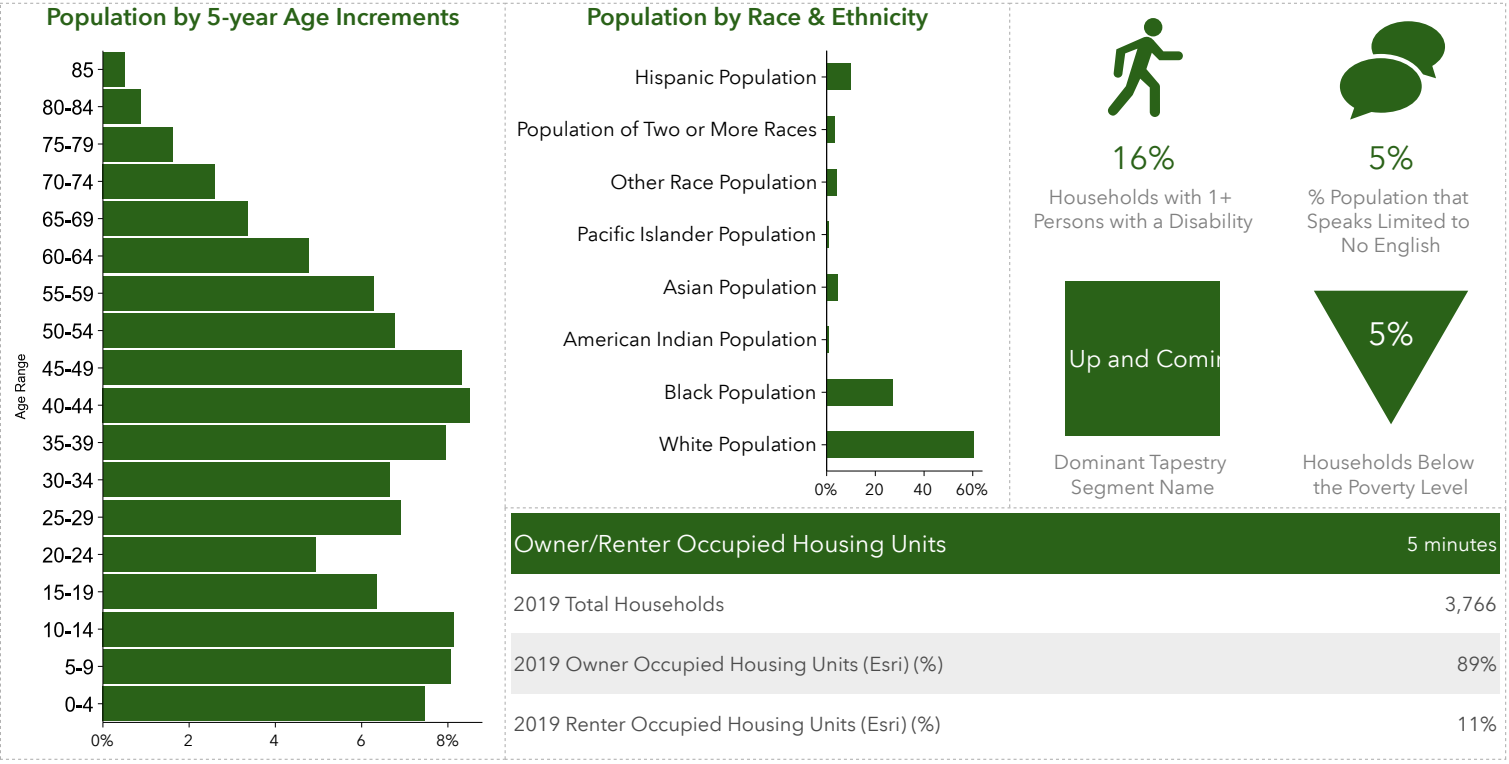
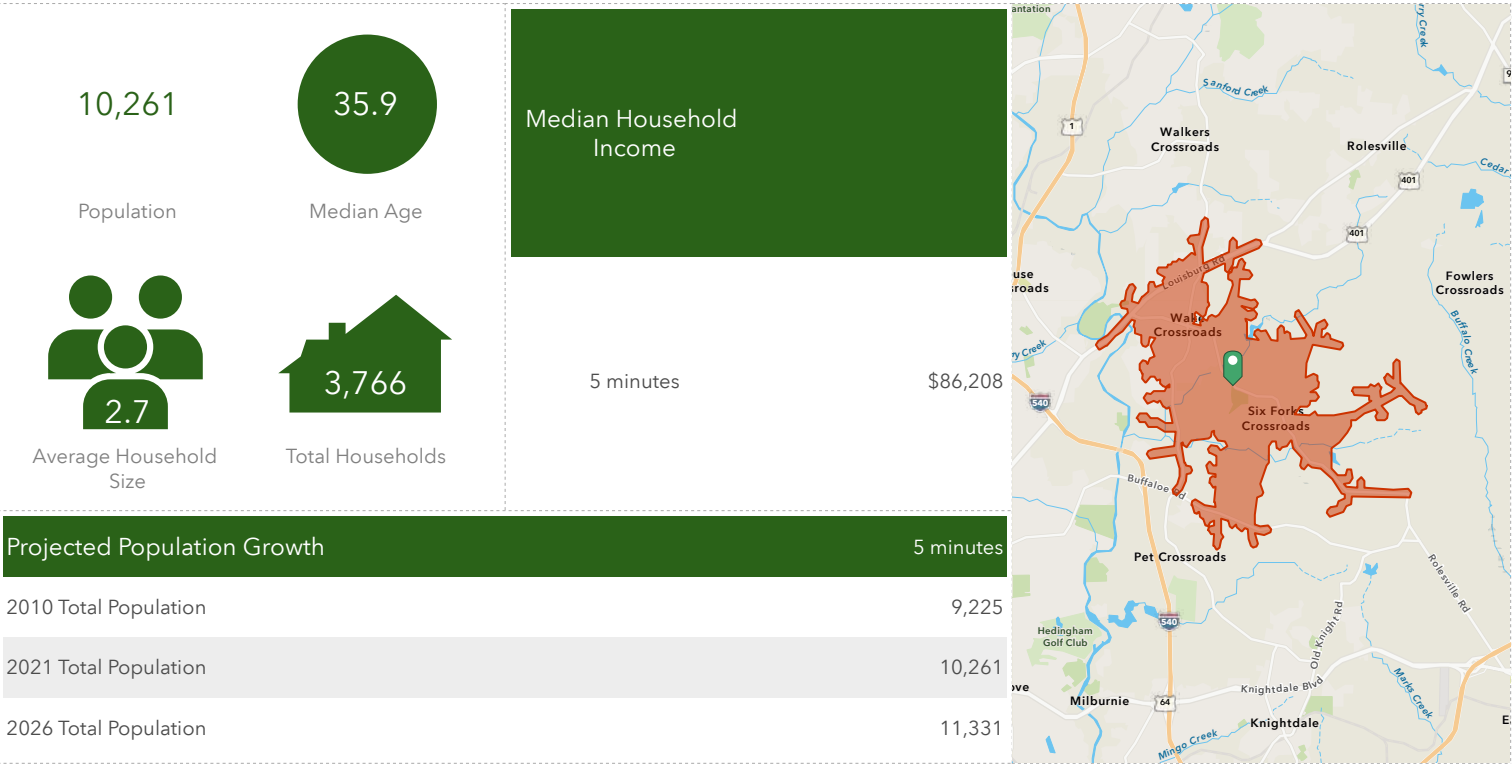
There are only 507 people within a ten-minute walk from the Watkins Rd property. This population has a high median household income, an equal distribution between 40-55 year-olds and children under 18, and is a mostly white population. Within this population 87% of people own their home as opposed to renting, 16% of households have at least one person with a disability, 7% of households are below the poverty level, and 6% speak limited to no English.



Data Source: ESRI Community Analyst

5-Minute Drive Demographics

There are 10,261 people within a five-minute drive from the Watkins Rd. Property property. This population has a high median household income, an equal distribution between 40-55 year-olds and children under 18, and is a mostly white population. Within this population 89% of people own their home as opposed to renting, 16% of households have at least one person with a disability, 5% of households are below the poverty level, and 5% speak limited to no English.



Data Source: ESRI Community Analyst



# SUITABILITY ANALYSIS

Site & Context Analysis of the Thornton Rd. Property yielded many results that should be considered when deciding where on the site it is appropriate for development. The findings of from this analysis are summarized below:

**Existing Conditions**

- The existing agricultural fields provide areas that are suitable for regular development

**Slope & Topography**

- The steep slopes should have very limited disturbance so as not to cause erosion issues - there are no steep slopes on site

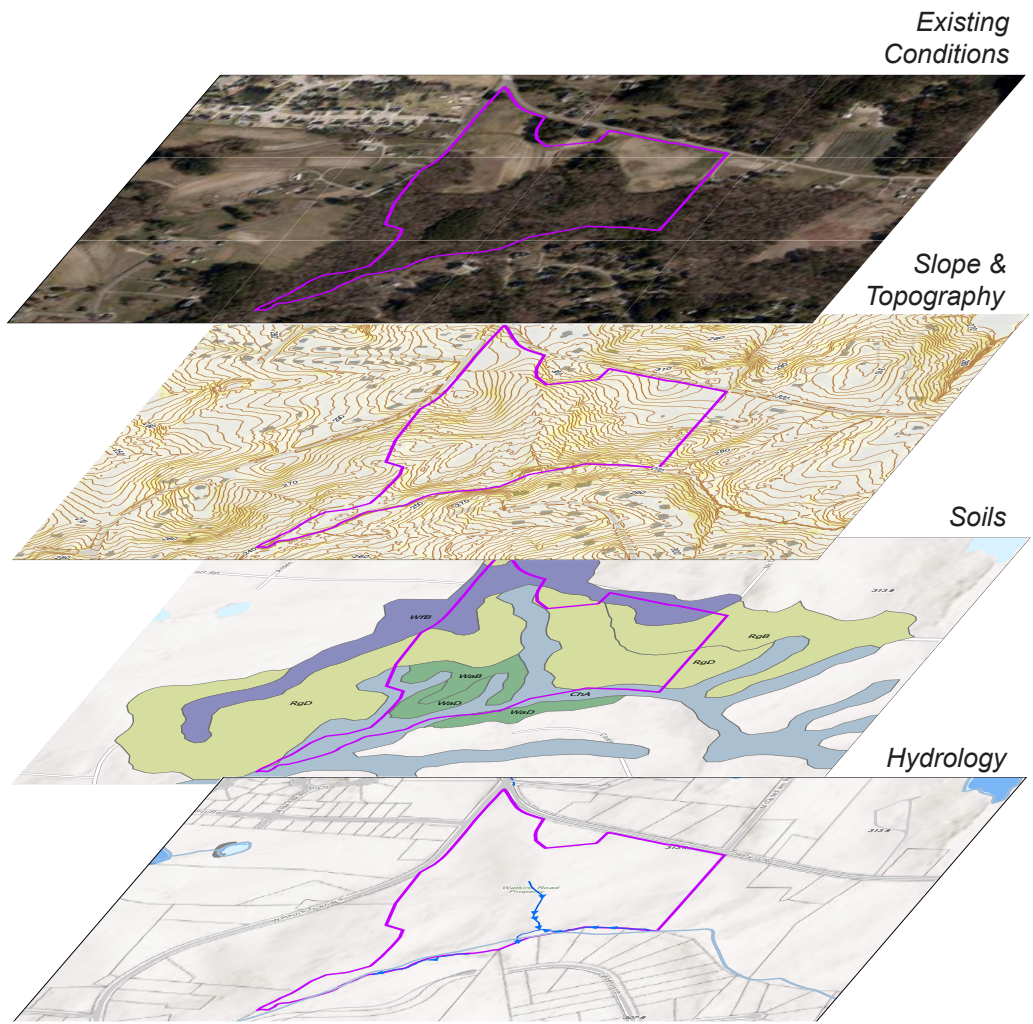
**Soils**

- Development in areas of the site with poorly drained & partially- hydric soils should be limited because of the frequency of inundation

**Hydrology**

- Development along the creeks and stormwater channels on site should be limited to provide a riparian buffer

**Suitability Overlay Diagram**



There are other results from the PDAP beyond just what affects site suitability. When public engagement begins with the start of the site development process, the project manager should keep the following in mind:

**Site Vicinity**

- The Watkins Rd. Property has a few nearby Community & Homeowner Associations nearby as well as an elementary schools. Efforts should be made to include these communities in the park planning process.

**Park & Greenway System Context**

- The Watkins Rd. Property should be planned within the larger context of the surrounding parks and greenways. When the site is developed, the experiences it provides should complement the park & greenway system in the area to help provide a broad range of activities for the community.

**Zoning & Future Land Use**

- Any development of the Watkins Rd. Property should work in conjunction with the City of Raleigh Planning Dept. to incorporate any plans from the special study area.

**Park Access, Equity, & Demographics**

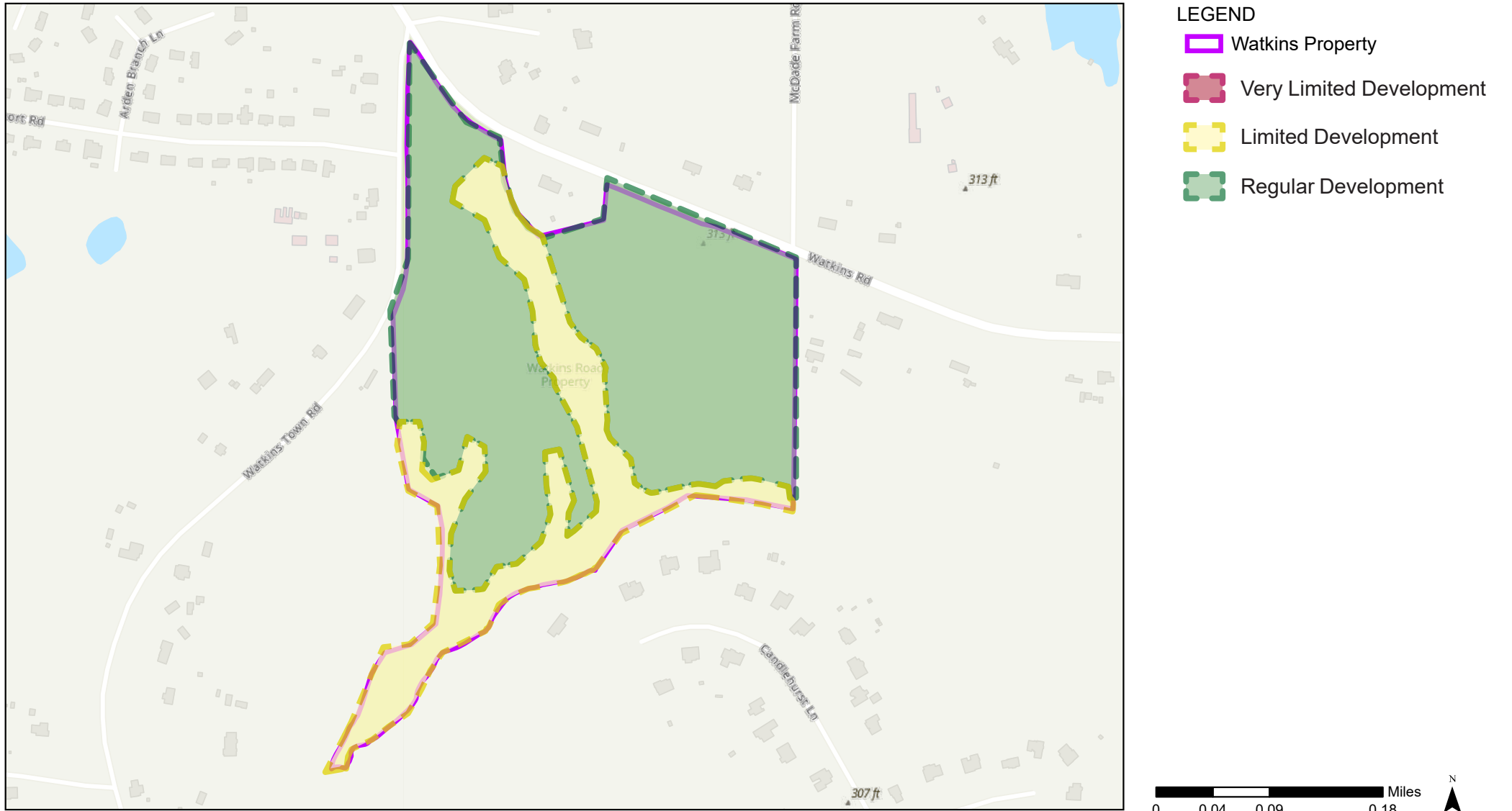
- The area surrounding the property has D & F grades for park access. The development of this site should help improve these grades.
- There is an area near the property with a lower equity score than the surrounding census blocks. Public engagement should target outreach in this area.
- Public engagement should focus on outreach that recognizes the populations who speak limited English and the populations with disabilities.

Based on the analysis of the site suitability overlay, the following map delineates approximate areas of the site that are recommended to have very limited, limited, or regular development.

- Very Limited Development**
  - These areas are suitable for low impact uses such as natural surface trails, nature education, interpretive signage, invasive removal, and creek bank stabilization
- Limited Development**
  - Development in these areas may be restricted by the presence of riparian buffers along creek beds and stormwater channels
- Regular Development**
  - These areas have no significant or special imitations on development and are open to most design choices that will facilitate a versatile park property.

Site Suitability Analysis - Development Capacity	
Area Suitable for Very Limited Development	0 Acres
Area Suitable for Limited Development	9.5 Acres
Area Suitable for Regular Development	28.5 Acres
Total Park Area	38 Acres

Site Suitability Map





# INTERIM MANAGEMENT RECOMMENDATIONS

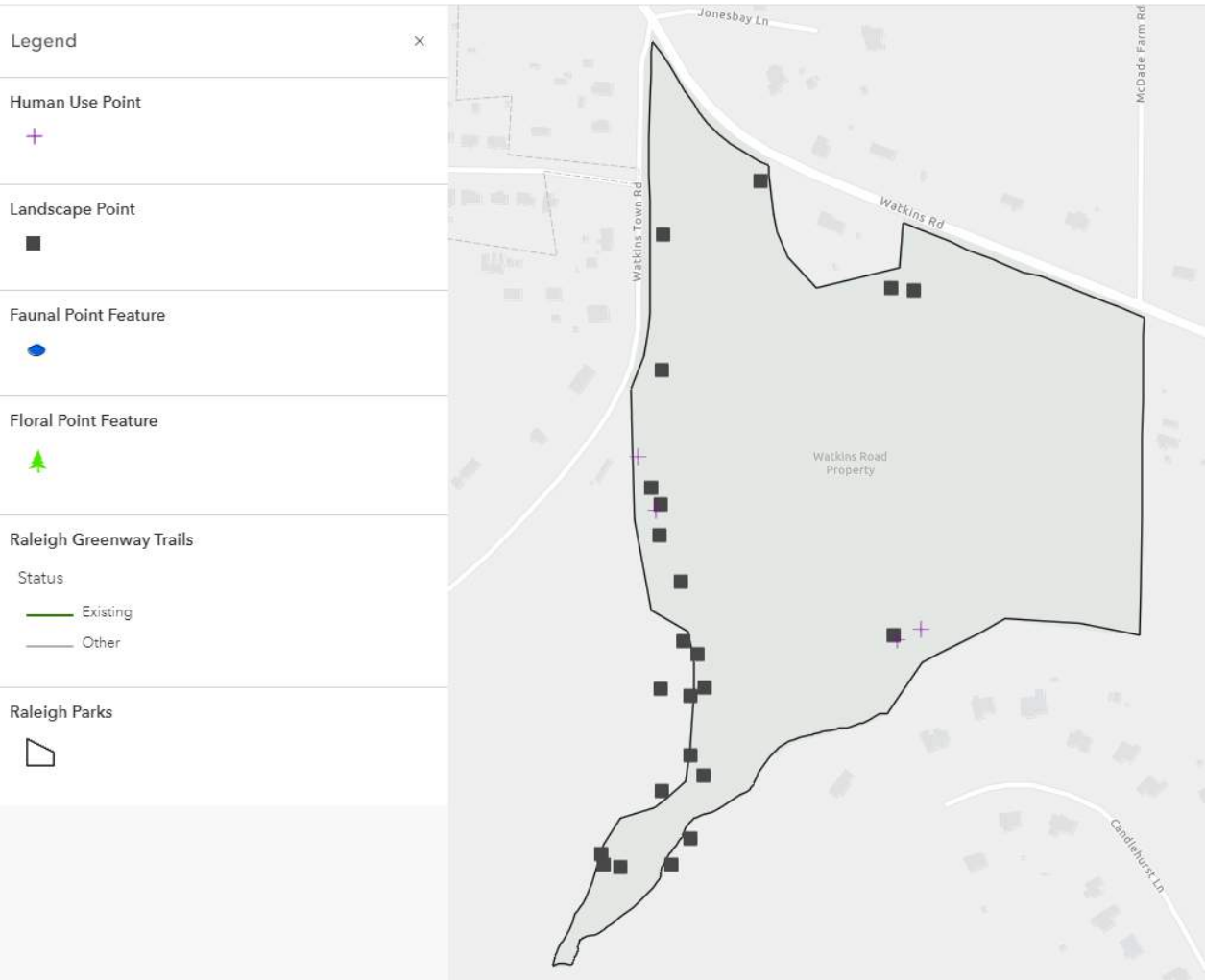
### Primary Short-term Goals And Objectives

- 1. Implementation of coordinated monitoring and mapping efforts aiding in the development of biological inventories, identifying unauthorized uses, and potentially negative impacts to natural resources
- 2. Evaluation and control of invasive plant species
- 3. Prevention of negative impacts from agricultural practices and protection of sensitive ecological resources

### Long-term Goals

- 1. Implementation of additional ecological monitoring and mapping efforts
- 2. Retention and protection of documented significant plant and animal species
- 3. Improvement of wildlife habitat and natural plant communities through ecological restoration practices

Pre-Development Assessment Plans - Data Collection



Current ArcGIS Online Database with Site Visit Data

### Site Monitoring and Mapping

Coordinated monitoring, sampling, and mapping techniques should be employed by PRCR to document the significant ecological features located on the Watkins Rd. Property. Structured monitoring strategies can be used to address a variety of natural resource and land use concerns. For example, monitoring efforts will be needed to document the presence and distribution of rare plants and animals in order to ensure their protection, to identify and map the locations of invasive plant species targeted for control, and to help gauge the extent of unauthorized access and use that may be occurring onsite.

#### Current Management

To date, there have been no formal biological surveys conducted at the Watkins Rd. Property, nor have any regular ecological monitoring protocols been established.

#### Recommended Management

##### Expansion of monitoring efforts and capabilities

- PRCR staff will monitor for the presence of any significant/rare/protected plant and wildlife species, ensuring at least two site visits per year to align with seasonal windows.
- PRCR staff should document the occurrence of invasive plant species found onsite, along with the approximate locations and levels of infestation whenever possible. Maintaining invasive plant species records will help simplify information sharing and future planning efforts.
- PRCR staff should engage with state and local government agencies for monitoring assistance. Agencies such as the NC Forest Service, NC Wildlife Resources Commission, NC Natural Heritage Program, NC Dept. of Agriculture and Consumer Services, NC Dept. of Environmental Quality, and others may be able to provide input and expertise that could help bolster monitoring efforts.
- PRCR staff should engage with local volunteers through community outreach and education in order to encourage Citizen Science monitoring efforts. The organization of single-day or multi-day group monitoring events designed to address specific concerns may prove helpful. Some observations gained through volunteer efforts may need to be verified by qualified PRCR staff, depending on the level of expertise demonstrated by the participants.



Evaluation and Control of Invasive Plant Species

Several varieties of non-native invasive plant species have been observed onsite at the Watkins Rd. Property, many of which are listed in the tables above. This list of invasive plant species is not comprehensive and was compiled only after limited field observations. There are undoubtedly additional invasive plants species currently occurring onsite. As previously mentioned, monitoring efforts focused on the documentation of invasive plant species will be needed to inform the most effective and appropriate management strategies. PRCR should prioritize invasive species control efforts to address those species that pose the greatest ecological threats.

Current Management

No invasive plant species control efforts are currently being conducted on the Watkins Rd. Property.



Invasive Species on Site

Recommended Management

Identification and prioritization of invasive species control

- PRCR staff should identify and prioritize invasive species control efforts based on the level of ecological threat posed by those species found on site. Resource allocation and the feasibility of control will need to be considered when developing plans for invasive species management.
- The edge of the agricultural fields and the immediately adjacent forested areas contain the highest densities of non-native invasive plants on the Tract. These areas contain mostly woody invasive shrubs (privet, nandina) and English ivy; however, the possibility exist that novel agricultural weeds could become established due to the continued use of farming practices. These areas should be prioritized for monitoring and invasive species control efforts.
- Additional invasive plant species, primarily privet, are found in the riparian areas and more wet-natured sites within the Tract. These areas should also be targeted for invasive species control efforts when practical, and all chemical applications should consider the proximity to surface waters.
- PRCR staff will use herbicides to control invasive plant species when necessary. All herbicide applications on PRCR properties should follow the City of Raleigh Pesticide Policy and be approved by appropriate PRCR staff.
- PRCR staff from the Natural Resources Section and from the Parks Division will work together closely to coordinate resources needed for invasive plant control.



**Prevention of negative impacts from agricultural practices and protection of sensitive ecological resources**

The most ecologically sensitive features on the Watkins Rd. Tract are located downslope of active agricultural practices that are occurring in the upland portions of the Property. During the site visits conducted to develop this document, there were no readily observable impacts to the forested areas or stream created by the farming activities, however, regular monitoring of these features should be employed to identify negative impacts and initiate protective measures. Potential impacts could include increased sedimentation in the forests, riparian areas, and stream due to accelerated erosion associated with farming, as well as chemical drift into the forested areas during the applications of agricultural pesticides and herbicides.

Current Management

The land is currently maintained in row crops under an existing farming lease, although the conditions of the lease as they pertain to environmental oversight are not clear.

Recommended Management

*Evaluation of agricultural practices, farming lease language, and potential damage to natural resources*

- PRCR staff should take steps to identify the terms of the farming lease, including any restrictions or oversight as they pertain to environmental protections.
- PRCR staff perform occasional site visits to evaluate potential impacts to the natural resources created by farming practices. These site visits could be timed to align

APPENDIX A: WATKINS RD. LEASE AGREEMENT

STATE OF NORTH CAROLINA GROUND LEASE AGREEMENT

COUNTY OF WAKE

THIS GROUND LEASE AGREEMENT, (which document is herein after called "Lease") is entered into on the 1st day of October 2021, by and between the City of Raleigh, North Carolina, a body politic and corporate of the State of North Carolina **herein called "City" "Lessor"**), and Johnny P. Watson an individual person (**Lessee**).

WITNESSETH

THAT, WHEREAS **City** is the fee simple owner of two tracts of land located at TarheelClubhouse Road, North Carolina, and O Watkins Road, North Carolina and more fully described in Exhibit A, and incorporated herein (the "Property"), and

WHEREAS the **City** and **Lessee** desire to enter into this Agreement to continue the use of the property for agricultural farming, and to combine both leases into one lease property for agricultural farming of said properties, thereby terminating the current Tarheel Clubhouse Road Lease one year early, and

WHEREAS, the **Lessee** is willing, upon the terms, provisions and conditions hereinafter set forth, to lease the Property from the **City**

NOW, THEREFORE, IT IS AGREED BETWEEN THE CITY AND **LESSEE** THAT

- I

CONSIDERATION  
In consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the Lessor hereby leases to the Lessee the Property upon the terms, provisions and conditions issued in this Lease
- II

THE PROPERTY  
The Lessor hereby leases to Lessee, and Lessee hereby leases from the Lessor the Property, together with all easements, rights-of-way, privileges, and appurtenances now and hereafter belonging to the Property
- III

TERM OF LEASE  
The term of this Lease shall be for six (6) years, beginning on the 1st day of October, 2021 and continuing thereafter on an annual basis until terminated in writing by either party or on December 31, 2027 The Lessor shall deliver possession of the Property to Lessee on the execution date of this Lease The Lessor hereby leases the Property in its existing (i.e. "as is") condition and Lessee acknowledges that Lessor is not obligated to make any improvements to the Property as a condition of this lease
- IV

RENTAL SUMS  
Lease payments in the amount of \$1,000.00 each year are due under this lease on or before February 1 of each year over the six-year term
- V

LATE CHARGES  
In the event Lessee fails to pay the lease payment within five (5) days of when due, then the Lessee shall pay to the Lessor a late charge equal to five (5) percent or \$50 as a result of such late payment
- VI

CONDITION AND USE OF LEASED PROPERTY  
The property limited use for the growing of agriculture crops and that all crops are grown under accepted farming practice and as approved by the farm plan filed with Wake Soil and

Water Conservation District. Lessor will provide to the City of Raleigh with copy of the Conservation Plan when updated. All pesticides and chemicals that are used on growing crops on this property will be used in compliance with pesticide and herbicide applications and labeling instructions and in accordance with all Federal and State regulations. All agricultural practices will comply with NC Department of Labor requirements.

- VIII

LEASE TERMINATION  
The annual lease will extend from October 1 to September 30 of that calendar year and either party may terminate the lease prior to December 31, 2027. If either party wishes to terminate the lease, a thirty (30) day written notice must be given requesting termination of the lease prior to the end of that annual term.
- VII

DISCHARGE AND INDEMNIFICATION  
**Lessee** agrees, and hereby does release, discharge, indemnify and holds harmless the **Lessor** from all liabilities, claims and actions arising out of the leasing, and use of the Property by the **Lessee**, its contractors, representatives, employees, agents, patrons, or invitees
- VIII

CLEAR TITLE AND QUIET ENJOYMENT  
The **Lessor** covenants, warrants and represents that it is seized of the Property in fee simple, that the same is free and clear of encumbrances affecting title excepting those as may be set forth herein, and that it has the full right and authority to lease the Property to the **Lessee** upon the terms and conditions herein set forth The **Lessor** fully warrantsthat, during the lease term, the **Lessee** may peaceably and quietly hold and enjoy the Property without hindrance or interruption by the **Lessor**, or anyone claiming by, through, or under the **Lessor** for the purposes herein enumerated , so long as the **Lessee** observes all terms, covenants and conditions to be performed and observed
- IX

OWNERSHIP OF IMPROVEMENTS  
The **Lessee** throughout the terms of this lease shall not construct any improvements on this Property
- X

INSPECTION AND ACCESS  
**Lessor** shall have the continuing right of entry onthe Property upon reasonable times and in a reasonable manner for purposes of inspecting and monitoring the Property **Lessor** shall also have unrestricted accessproperty on Tarheel Clubhouse Road for the purpose of maintenance access to thegreenway corridor
- XI

NOTICES  
During the Lease term, notices, and communications between the **Lessor** and the **Lessee** shall be directed as follows:

Lessor	Lessee
To City of Raleigh Thomas Sidor	To Mr. Johnny P Watson 6220 Forestville Road
PO Box 590	Raleigh, NC 27604-8618
Raleigh, NC 27602	(919) 819-5509
(919) 996-4826	<u><a href="mailto:jwbuilders@bellsouth.net">jwbuilders@bellsouth.net</a></u>
<u><a href="mailto:thomas.sidor@raleighnc.gov">thomas.sidor@raleighnc.gov</a></u>	



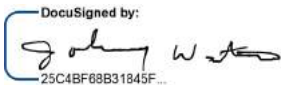
XII	LEASE RENEWAL AND AMENDMENT	requirements of E-Verify and N.C.G.S. §64-25 et seq.
	This Lease may be renewed and/oramended upon subsequent mutual agreement by the parties During renewal discussions, <b>Lessor</b> will give consideration to future planning efforts of conversion of the property for general use as a public park	
XIII	NATURE AND EXTENT OF AGREEMENT MERGER	XVIII IRAN DIVESTMENT ACT CERTIFICATION
	This instrument and its exhibits contain the complete agreement between the <b>Lessor</b> and the <b>Lessee</b> regarding the terms and conditions of the lease of the Property, and no oral or other written conditions. terms, understandings, or other agreements shall modify, amend, or affect this lease agreement	Contractor certifies that, as of the date listed below, it is not on the Final Divestment List as created by the State Treasurer pursuant to N.C.G.S. § 147-86.55, et seq. In compliance with the requirements of the Iran Divestment Act and N.C.G.S. § 147-86.59, Contractor shall not utilize in the performance of the contract any subcontractor that is identified on the Final Divestment List.
XIV	NONDISCRIMINATION	XIX COMPANIES BOYCOTTING ISRAEL DIVESTMENT ACT CERTIFIATION
	In consideration of the signing of the Agreement, the parties hereto for themselves, their agents. officials, employees, and servants agree to oppose any discrimination based on actual or perceived age, mental or physical disability, sex, religion, race, color, sexual orientation, gender identity or expression, familial or marital status, economic status, veteran status, or national origin in any aspect of modern life. The parties further agree in all respects to conform to the provisions and intent to City of Raleigh Ordinance 2014-360 amending Raleigh City Code Section 4-1004 entitled policy of Nondiscrimination. This provision is hereby incorporated into this contract for thebenefit of the City of Raleigh and its residents, and may be enforced by action forspecific performance, injunctive relief, or other remedy as by law provided This Agreement shall be binding on the successors and assigns of the parties with reference to the subject matter of this Agreement	Contractor certifies that it has not been designated by the North Carolina State Treasurer as a company engaged in the boycott of Israel pursuant to N.C.G.S. 147-86.81.
XV	LAW AND VENUE	
	All matters relating to this contract shall be governed by thelaws of the State of North Carolina, without regard to its choice of law provisions, and venue for any action relating to this agreement shall be Wake County Civil Superior Court or the United States District Court for the Eastern District of North Carolina, Western Division	
XVI	ACKNOWLEDGEMENT OF CITY BRAND AND TREE LOGO OWNERSHIP AND RESTRICTIONS	
	The City of Raleigh has developed proprietary branding (the “City Brand”) centered around the Raleigh tree mark logo (the “Tree Logo”). The City’s exclusive rights and ownership in and to the Tree Logo are protected under trademark and copyright, including U.S. Copyright Reg. No. VAu1-322-896, N.C. State Trademark Registration Reg. No. T-23070 and Federal Trademark Registration Reg. No. 5,629,347, as well as under other federal and state laws. Contractor acknowledges and understands that the City is not conferring any license to Contractor under this Agreement to use or depict the Tree Logo or other aspects of the City Brand. Contractor shall not make any use or depiction of the Tree Logo or other aspects of the City Brand without the prior express written approval of the City. In this regard, should any materials being produced by Contractor for the City under this Agreement contemplate use or depiction of the Tree Logo, including, but not limited to, printed materials, digital media, signage and/or display materials, Contractor shall proceed under the auspices and direction of the City’s Communications Department and shall comply with all guidelines and restrictions governing use or depiction of the Tree Logo.	
XVII	E – VERIFY	
	Contractor shall comply with E-Verify, the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law and as in accordance with N.C.G.S. §64-25 et seq. In addition, to the best of Contractor’s knowledge, any subcontractor employed by Contractor as a part of this contract shall be in compliance with the	

IN WITNESS WHEREOF, the parties hereto have executed this Contract by digital signature, under seal, on the respective dates below, and this Contract shall be effective upon the date of the City’s signature.

LESSEE:

Johnny P Watson, an individual person

By:


DocuSigned by:
25C4BF68B31845F...

Signature

Johnny P Watson  
Name

An individual person  
Title

October 1, 2021  
Date of Signature

LESSOR:

CITY OF RALEIGH  
a North Carolina municipal corporation

By:


DocuSigned by:
981C871536C5425...

Signature

Marchell Adams-David  
Name

City Manager  
Title

City Manager's Office  
Department

October 4, 2021  
Date of Signature


ATTEST:


DocuSigned by:
18508AE51620483...

City Clerk (or designee)



This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


DocuSigned by:
DC2EB58D6C4E4D7...

Chief Financial Officer (or designee)

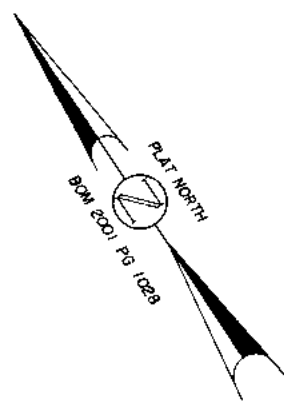
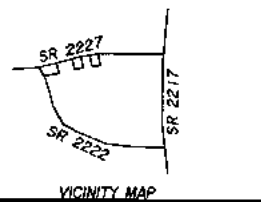
**EXHIBIT A-Description of Property Tarheel Clubhouse Road**

Entire open field areas of property. Property being Tract 2 Total Recombined as shown on map recorded in Book of Maps 2000, Page 1303, Wake County Registry, Parcel 2A as described in Book 008971, pages 00365-00369, Wake County Registry, Parcel 2A as shown on map recorded m Book of Maps 2007, Page 2689, Wake County Registry, and as described in Book 000517, Pages 00771-00774, Wake County Registry Approximately 35 farming acres

**EXHIBIT A-Description of Property O Watkins Road**

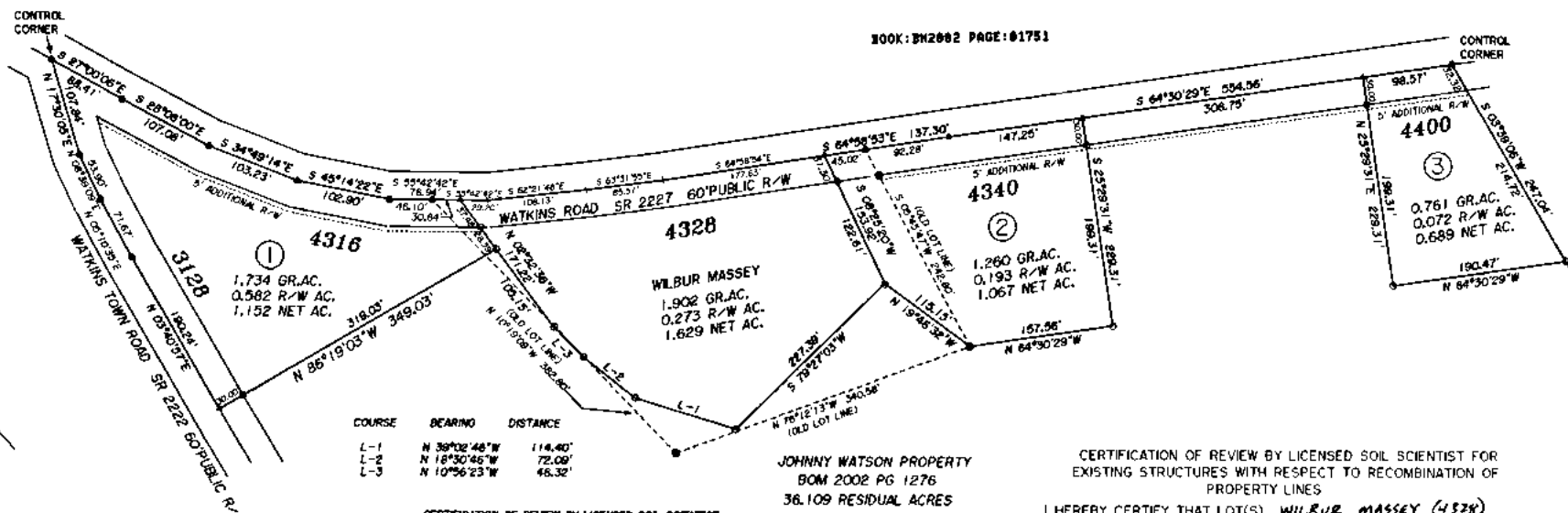
BEING all of Lots 1, 2 and 3, as shown on map recorded m Book of Maps 2002, Page 1751, Wake County Registry, and that certain 35 895 acres tract of land, as shown on map recorded in Book of Maps 2002, Page 1792, Wake County Registry





WAKE COUNTY, NC 774  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/16/2002 AT 15:05:07

BOOK: DN2002 PAGE: 01751



COURSE	BEARING	DISTANCE
L-1	N 39°02'48"W	114.40'
L-2	N 18°30'45"W	72.09'
L-3	N 10°56'23"W	48.32'

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST  
I HEREBY CERTIFY THAT LOT(S) 1, 2, 3  
SHOWN ON THIS PLAT FOR JOHNNY WATSON  
HAVE BEEN REVIEWED AS  
APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN  
SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL  
SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME, AS OF THIS DATE, AND  
BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE  
ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.  
I HEREBY CERTIFY THAT LOT(S) 1, 2, 3  
SHOWN ON THIS PLAT FOR  
HAVE BEEN REVIEWED AS  
APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN  
SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL  
SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME, AS OF THIS DATE, AND  
BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE  
ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.  
PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY  
SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY  
LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS IS BASED ON  
REGULATIONS IN FORCE AT THIS TIME OF SUBMITTING AND DEPENDENT ON  
SATISFACTORY COMPLETION OF INDIVIDUAL SITE SPECIFIC FOLLOWING  
APPLICATION FOR AN IMPROVEMENT PERMIT, REVIEWING AND USE AND SITING.  
ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR  
REVOCATION OF CERTIFICATION.

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST FOR  
EXISTING STRUCTURES WITH RESPECT TO RECOMBINATION OF  
PROPERTY LINES

I HEREBY CERTIFY THAT LOT(S) WILBUR MASSEY (4328)  
SHOWN ON THIS PLAT FOR JOHNNY WATSON  
HAS BEEN  
REVIEWED WITH RESPECT TO MINIMUM AVAILABLE SPACE TO PROVIDE  
FOR REPAIR OF AN EXISTING WASTEWATER DISPOSAL SYSTEM IN  
ACCORDANCE WITH REGULATIONS GOVERNING SEWAGE TREATMENT  
AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO  
TIME. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE  
EXISTING WASTEWATER SYSTEM IS LOCATED WITHIN THE BOUNDARIES  
OF THE SUBJECT LOT(S) AND MEETS MINIMUM SETBACK REQUIREMENTS  
AS SPECIFIED IN THE AFOREMENTIONED REGULATIONS.

THIS CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR  
ANY SITE WORK OR WASTEWATER SYSTEM REPAIRS/REPAIRS.  
ADDITIONALLY, ANY CHANGE IN USE, SITE ALTERATION OR  
MISREPRESENTATION OF EXISTING CONDITIONS MAY RESULT IN  
SUSPENSION OR REVOCATION OF CERTIFICATION.

10/16/02  
DATE  
NC LICENSED SOIL SCIENTIST (SEAL)  
CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am ( we are ) the owner(s) of  
the property shown and described hereon, which is in the  
subdivision jurisdiction of the County of Wake and that I ( we )  
hereby adopt this plat with my ( our ) free consent.

Johnny Watson  
owner  
10-16-02  
date

FILED FOR  
REGISTRATION

LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY

BY: ASST/DEPUTY

RECORDED IN BOM 2002 PG 1751

PIN: 1747,04-90-4733  
ZONED: R-30

LEGEND  
• EXISTING IRON PIPE  
• NEW IRON PIPE  
• EXISTING PK NAIL  
• NEW PK NAIL

FILE: CTP2490 CTP2535  
SCALE: 1" = 100'  
DATE: 09-19-2002

NOTE: LOT 1 WILL ACCESS FROM WATKINS TOWN ROAD ONLY.

NOTE: NO CGCS MONUMENT WITHIN 2000'.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

I, Adam C. Blalock, Subdivision Administrator and Review  
Officer of Wake County, certify that this plat creates a  
subdivision subject to and approved in accord with the Wake  
County Subdivision Ordinance, and that it meets all statutory  
requirements for recording.

10/15/02  
Date  
Adam C. Blalock  
Subdivision Administrator/Review Officer

Approval expires if not recorded on or before 10/30/02

I, CLYDE T. PEARCE, PROFESSIONAL LAND SURVEYOR NO. 1232, CERTIFY  
THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE  
RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER  
EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I, CLYDE T. PEARCE, certify that this plat was drawn under  
my supervision from an actual survey made under my supervision.  
Used description recorded in Book \_\_\_\_\_, page \_\_\_\_\_, and that the  
boundaries not surveyed are clearly indicated as drawn  
from information found in Book \_\_\_\_\_, page \_\_\_\_\_, that the ratio  
of precision as calculated is 1:10000. This plat was pre-  
pared in accordance with G.S. 42-30 as amended. I have my  
original signature, license number, and seal on  
this plat.  
SEPTEMBER 1, A.D. 2002

Seal or Stamp



WILLIAMS - PEARCE & ASSOC., P.A.

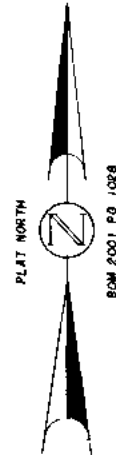
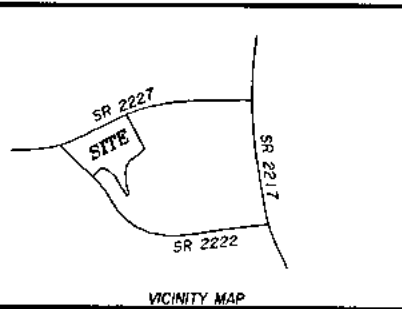
Professional Land Surveyors

P.O. Box 892, Zebulon, N.C.

Phone (919)269-9605

PROPERTY SURVEY  
AND RECOMBINATION FOR  
JOHNNY WATSON BUILDERS  
WAKE FOREST TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA





PROPERTY SURVEY FOR  
**JOHNNY WATSON BUILDERS**  
 WAKE FOREST TOWNSHIP  
 WAKE COUNTY  
 NORTH CAROLINA

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS  
 AND RESTRICTIONS OF RECORD.

NOTE: NO NCGS MONUMENT WITHIN 2000'.

NOTE: AREA COMPUTED BY COORDINATE METHOD.

I, Clyde T. Pearce, PROFESSIONAL LAND SURVEYOR NO. L-2481, certify  
 that this plat is of a survey of an existing parcel or parcels of  
 land and does not create a new street or change an existing street.

Clyde T. Pearce L-2481

I, CLYDE T. PEARCE, certify that this plat was drawn under  
 my supervision from an actual survey made under my supervision  
 (said description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, etc. X other),  
 that the boundaries not surveyed are clearly indicated as shown  
 from information found in Book \_\_\_\_\_, Page \_\_\_\_\_, that the calls  
 of previous surveys are indicated in this plat as shown, and that this  
 plat was prepared in accordance with G.S. 47-50 as amended. Witness my  
 original signature, license number, and seal this  
 day of \_\_\_\_\_, A.D. 2002.

Seal of State

Surveyor  
 L-2481  
 License Number

WAKE COUNTY, NC 593  
 LAURA M RIDDICK  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 10/23/2002 AT 15:03:50

BOOK: EN2002 PAGE: 01792

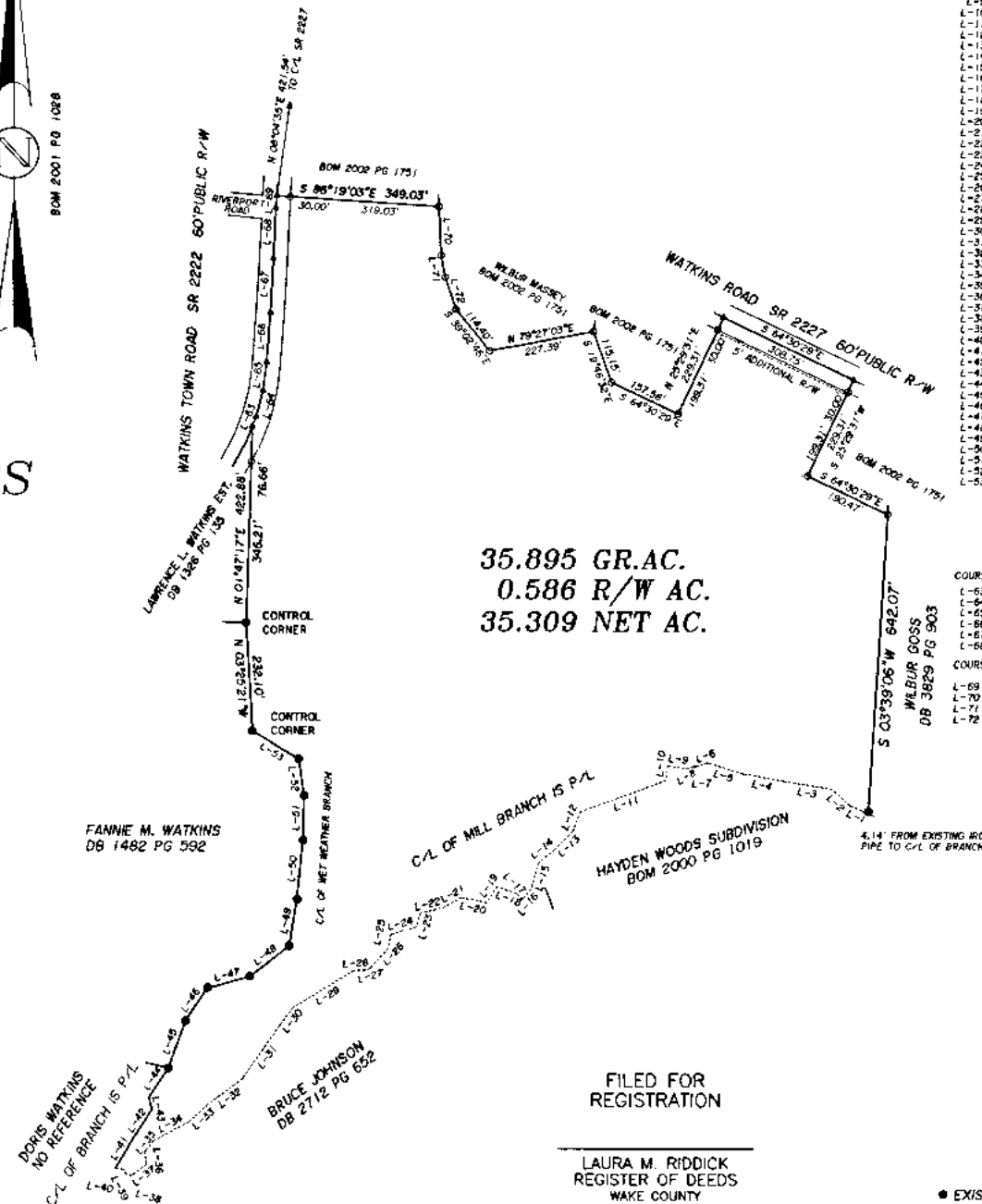


**WILLIAMS - PEARCE & ASSOC., P.A.**

Professional Land Surveyors

P.O. Box 892, Zebulon, N.C.

Phone (919)269-9605



COURSE	BEARING	DISTANCE
L-1	N 86°49'06"W	43.86'
L-2	N 46°52'00"W	52.19'
L-3	N 81°04'34"W	105.23'
L-4	N 80°01'37"W	86.97'
L-5	N 72°48'18"W	79.77'
L-6	S 69°22'52"W	22.37'
L-7	S 89°57'51"W	9.53'
L-8	S 61°00'32"W	10.59'
L-9	N 82°37'21"W	46.17'
L-10	S 05°51'35"W	30.90'
L-11	S 69°42'03"W	195.19'
L-12	S 21°46'36"W	46.29'
L-13	S 43°17'41"W	56.39'
L-14	S 50°09'11"W	41.34'
L-15	S 17°22'16"W	61.53'
L-16	S 39°52'41"W	27.30'
L-17	N 47°29'40"W	18.45'
L-18	N 70°44'39"W	43.56'
L-19	S 32°07'16"W	40.63'
L-20	N 79°10'44"W	55.90'
L-21	S 60°39'20"W	40.63'
L-22	S 75°43'41"W	53.65'
L-23	S 17°54'05"W	31.03'
L-24	S 73°54'03"W	56.12'
L-25	S 12°00'25"W	31.06'
L-26	S 41°00'57"W	57.55'
L-27	S 17°23'27"W	11.97'
L-28	S 86°24'23"W	23.61'
L-29	S 58°42'50"W	152.85'
L-30	S 36°24'30"W	48.03'
L-31	S 34°48'07"W	138.70'
L-32	S 33°06'09"W	92.99'
L-33	S 47°24'51"W	55.25'
L-34	S 61°00'14"W	86.53'
L-35	S 37°29'07"W	29.22'
L-36	S 06°30'25"E	27.49'
L-37	S 52°26'27"W	38.28'
L-38	N 74°02'56"W	13.46'
L-39	N 28°01'10"W	11.74'
L-40	N 81°27'20"W	15.47'
L-41	N 30°23'18"E	79.73'
L-42	N 32°12'39"E	68.27'
L-43	N 13°43'52"W	25.84'
L-44	N 33°56'07"E	76.77'
L-45	N 19°09'21"E	107.42'
L-46	N 34°16'48"E	84.19'
L-47	N 74°54'32"E	24.45'
L-48	N 51°40'17"E	107.83'
L-49	N 09°31'27"E	98.94'
L-50	N 05°20'09"E	128.40'
L-51	N 02°09'46"E	95.78'
L-52	N 05°56'24"W	80.00'
L-53	N 58°55'46"W	110.01'

COURSE	BEARING	DISTANCE
L-63	N 21°53'16"E	21.48'
L-64	N 14°11'37"E	58.14'
L-65	N 07°31'11"E	80.65'
L-66	N 04°11'17"E	107.23'
L-67	N 03°10'27"E	115.97'
L-68	N 02°46'43"E	108.13'

COURSE	BEARING	DISTANCE
L-69	N 03°40'57"E	25.00'
L-70	S 04°52'58"E	106.15'
L-71	S 05°56'33"E	46.32'
L-72	S 18°30'46"E	72.09'

FILED FOR  
 REGISTRATION

LAURA M. RIDDICK  
 REGISTER OF DEEDS  
 WAKE COUNTY

BY: \_\_\_\_\_  
 ASST./DEPUTY

RECORDED IN BOM 2002 PG 1792

LEGEND  
 \* EXISTING IRON PIPE  
 ○ NEW IRON PIPE  
 \* EXISTING PK NAIL  
 △ NEW PK NAIL

FILE: CTP2490 CTP2560  
 SCALE: 1" = 200'  
 DATE: 10-21-2002



# ACKNOWLEDGMENTS

## Parks, Recreation and Cultural Resources Department

Oscar Carmona, Director  
Stephen Bentley, Assistant Director  
Scott Payne, Assistant Director  
Sally Thigpen, Assistant Director  
Ken Hisler, Assistant Director  
Brian Johnson, Parks Division Superintendent  
Leigh Bragassa, Invasive Program Coordinator  
Brian England, Preserve Manager, Annie Louise Wilkerson, MD Nature Preserve Park  
Shawsheen Baker, Capital Projects Superintendent

## Project Team Members

Emma Liles, Park Planner, Project Manager  
Sean Gough, Land Stewardship Program Manager  
Douglas Porter, Program Director, Historic Sites  
TJ McCourt, Park Planning Supervisor  
Brian Smith, Natural Resources Superintendent  
Troy Burton, Administrator, Historic Resources and Museum Program

