

CODDLE CREEK GREENWAY > PHASE 1

DORTON PARK / AFTON VILLAGE TO POPLAR CROSSING DRIVE

This phase of Coddle Creek Greenway creates a loop within the Afton Village community, tying into Dorton Park. There are also connections to the West Cabarrus YMCA, Cannon School, Poplar Crossing Commons, Cabarrus Charter Academy, and a future connection under I-85 to Afton Ridge in Kannapolis. This phase utilizes several existing on-street and sidewalk connections within Afton Village to complete the phase, thus reducing the overall costs for construction and potential right of way acquisition needs. Off-street, multi-use paths may be incorporated but would require additional study, community input, and cost. With this project, stream restoration of Afton Run Branch is possible.

Project Snapshot

- › Project Location: Afton Village and Dorton Park
- › Project Type: Greenway
- › Length of Project: 2.2 Miles
- › Estimated Construction Year: 2022
- › Trail Trip generators
 - Dorton Park
 - Afton Village Community
 - West Cabarrus YMCA
 - Cannon School
 - Cabarrus Charter Academy
 - Poplar Crossing Commons
 - Legacy Apartments

Previous Planning Efforts

- › Livable Community Blueprint for Cabarrus County (2001-2010)

Potential Right of Way Needs

- › Total estimated area needed: 5.30 AC
- › Number of impacted parcels (Not city owned): 13
- › Number of impacted property owners: 10

Potential Permitting Needs

- › Erosion Control
- › 401/404 permitting
- › NCDOT Encroachments
- › CLOMR/LOMR flood modeling permits

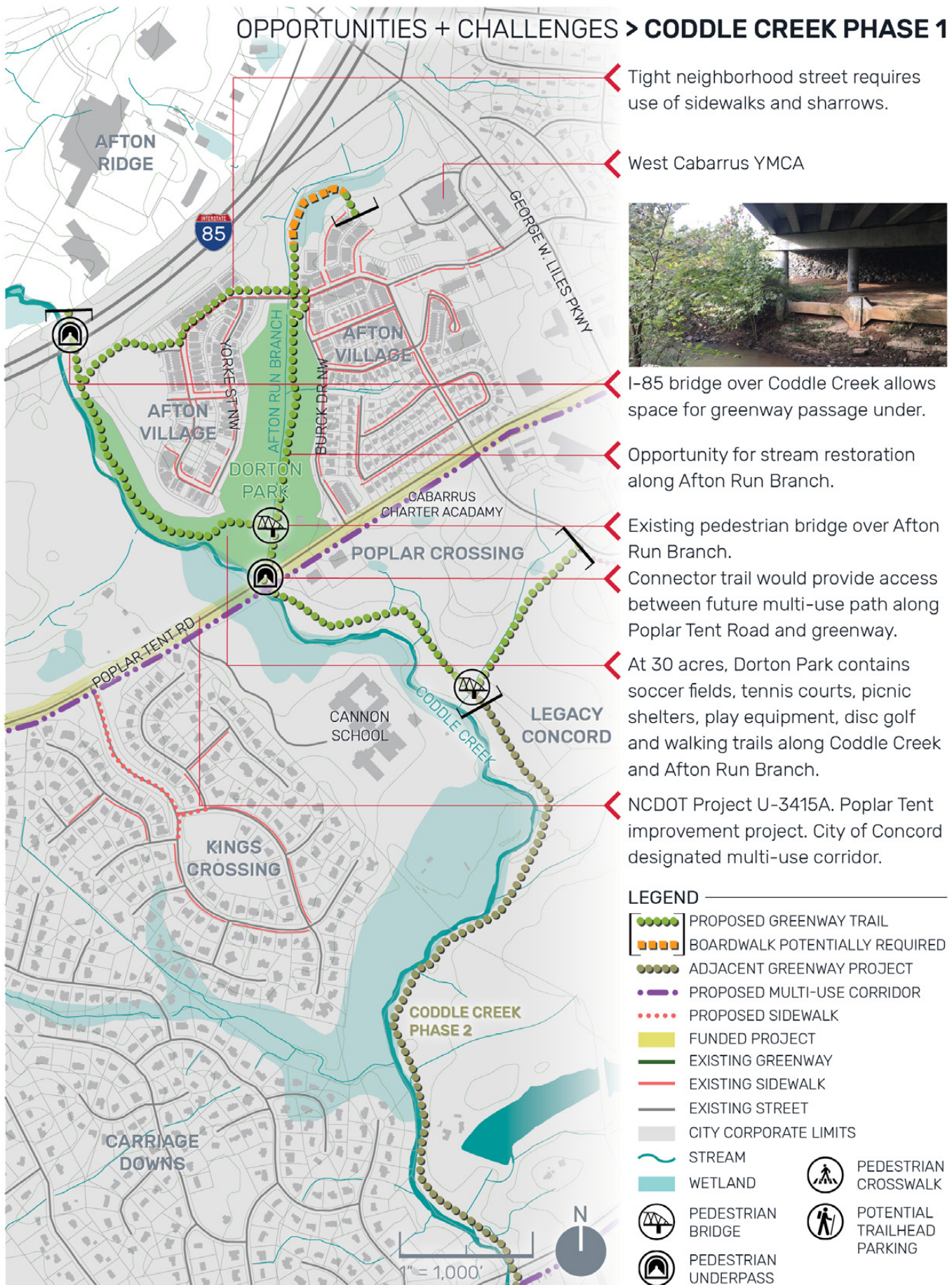
Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$	2,541,000.00
Escalated Construction Cost Estimate (FY2022):	\$	2,916,000.00
10% Contingency:	\$	292,000.00
Estimated Right of Way Costs:	\$	320,000.00
Estimated Design Services ±3% *adjust per project	\$	280,000.00
Estimated CEI Services ±2% *adjust per project	\$	292,000.00
TOTAL ESTIMATED BUDGET RECOMMENDATION:	\$	4,100,000.00

Potential Funding Sources

- › CRMPO/LAPP funding
- › NCDOT/STI funding – TAP, CMAQ
- › City of Concord CIP funding
- › Bonds

OPPORTUNITIES + CHALLENGES > CODDLE CREEK PHASE 1



CODDLE CREEK GREENWAY > PHASE 2

POPLAR CROSSING TO WEDDINGTON ROAD

The second phase of the Coddle Creek Greenway extends Coddle Creek Greenway Phase 1 from Poplar Crossing to Weddington Road where a new trailhead will be built as part of the project. This beautiful section of creek connects several schools and communities. A multi-use path on the south side of Weddington will eventually tie the Coddle Creek Greenway to the new West Cabarrus High School.

Project Snapshot

- Project Location: Between Weddington Road and Poplar Crossing
- Project Type: Greenway
- Length of Project: 1.09 Miles
- Estimated Construction Year: 2022
- Trail Trip generators
 - West Cabarrus High School
 - Harold Winkler Middle School
 - Weddington Hills Elementary
 - Willow Oaks Crossing (Publix)
 - Cannon School
 - Cabarrus Charter Academy

Previous Planning Efforts

- Concord Comprehensive Parks and Recreation Master Plan (2016)

Potential Right of Way Needs

- Total estimated area needed: 5.65 AC
- Number of impacted parcels (Not City owned): 3
- Number of impacted property owners: 2

Potential Permitting Needs

- Erosion Control
- 401/404 permitting
- NCDOT Encroachments
- CLOMR/LOMR flood modeling permits

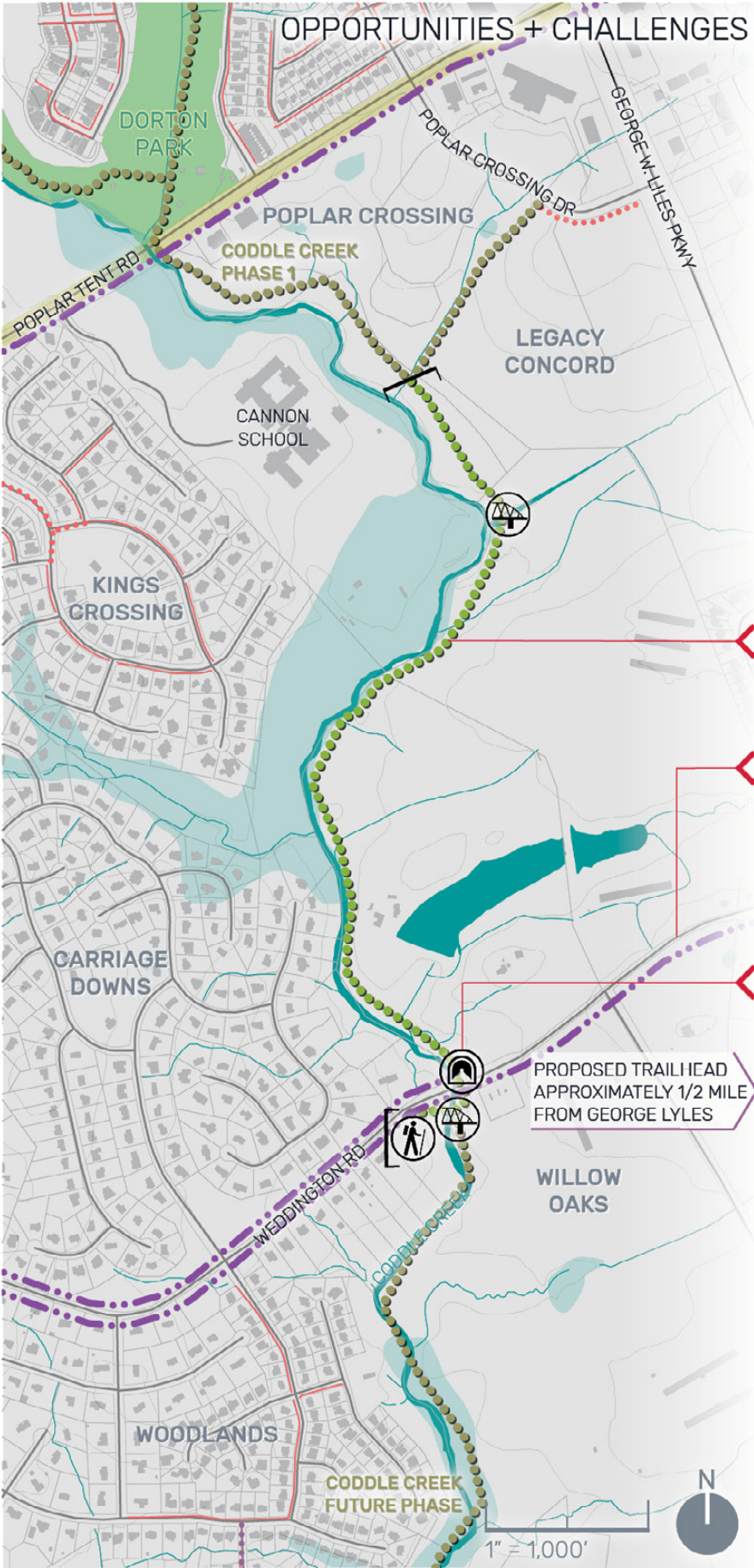
Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 3,392,000.00
Escalated Construction Cost Estimate (FY2022):	\$ 3,892,000.00
10% Contingency:	\$ 390,000.00
Estimated Right of Way Costs:	\$ 80,000.00
Estimated Design Services ±3% *adjust per project	\$ 374,000.00
Estimated CEI Services ±2% *adjust per project	\$ 390,000.00
Total Estimated Budget Recommendation:	\$ 5,126,000.00

Potential Funding Sources

- CRMPO/LAPP funding
- NCDOT/STI funding – TAP, CMAQ
- City of Concord CIP funding
- Bonds

OPPORTUNITIES + CHALLENGES > CODDLE CREEK PHASE 2



Easement acquisition from property owners required to implement project.

Multi-use path connection along Weddington Road to cross George W. Liles Parkway to connect with the new high school and adjacent schools.

Vehicular bridge carries Weddington Road over Coddle Creek. Grade separation is possible

LEGEND

- PROPOSED GREENWAY TRAIL
- BOARDWALK POTENTIALLY REQUIRED
- ADJACENT GREENWAY PROJECT
- PROPOSED MULTI-USE CORRIDOR
- PROPOSED SIDEWALK
- FUNDED PROJECT
- EXISTING GREENWAY
- EXISTING SIDEWALK
- EXISTING STREET
- CITY CORPORATE LIMITS
- STREAM
- WETLAND
- PEDESTRIAN CROSSWALK
- PEDESTRIAN BRIDGE
- PEDESTRIAN UNDERPASS
- POTENTIAL TRAILHEAD PARKING

RECOMMENDATIONS