

# IRISH BUFFALO CREEK GREENWAY > PHASE 1

## MELROSE DRIVE TO WARREN C. COLEMAN BLVD. (HWY. 601)

The section of Irish Buffalo Creek (IBC) Greenway between Melrose Drive and Warren C. Coleman Blvd (Hwy. 601) utilizes Marvin Caldwell Park as the anchor, eventually extending north to McGill Avenue with Phases 2 and 3 and south beyond NC-49, eventually tying into Rocky River Greenway Corridor with future phases. This first phase will solidify a trail corridor upon which the City can build, with the advantage of existing parking and facilities at Caldwell Park that serve as a trailhead. Property for an additional trailhead should be acquired along Warren C. Colman Boulevard. Irish Buffalo Creek Greenway Phase 1 will tie into proposed multi-use paths along Warren C. Coleman Blvd.

### Project Snapshot

- › Project Location: Between Caldwell Park (Logan Community) and Highway 601
- › Project Type: Greenway
- › Length of Project: 1.37 Miles
- › Estimated Construction Year: 2020
- › Trail Trip generators
  - Marvin Caldwell Park
  - Logan Multi-purpose Center
  - Logan Community

### Previous Planning Efforts

- › Carolina Thread Trail Master Plan – For Cabarrus County Communities (2009)
- › Livable Community Blueprint for Cabarrus County (2001-2010)
- › Concord Comprehensive Parks and Recreation Master Plan (2016)

### Potential Right of Way Needs

- › Total estimated area needed: 6.74 AC
- › Number of impacted parcels (not City owned): 10
- › Number of impacted property owners: 8

### Potential Permitting Needs

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

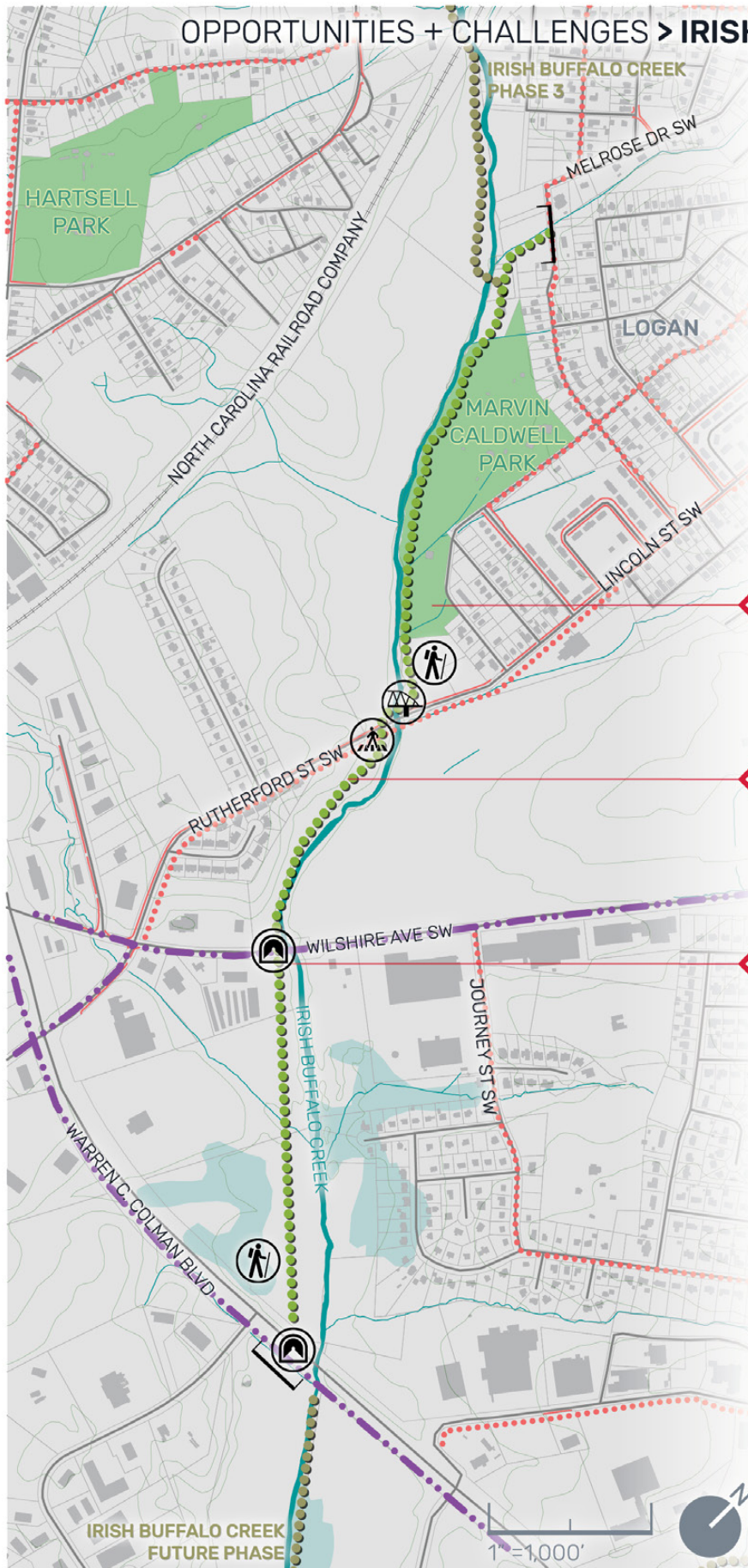
### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,960,000.00
Escalated Construction Cost Estimate (FY2020):	\$ 2,100,000.00
10% Contingency:	\$ 210,000.00
Estimated Right of Way Costs:	\$ 40,000.00
Estimated Design Services ±3% *adjust per project	\$ 216,000.00
Estimated CEI Services ±2% *adjust per project	\$ 210,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,776,000.00</b>

### Potential Funding Sources

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

# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 1



Marvin Caldwell Park contains ball courts, trails, ball fields, an amphitheater, a playground, and plenty of shelters and flexible spaces along Irish Buffalo Creek.

Project will require FEMA floodplain modeling and permitting.

Design should investigate appropriate crossing of Wilshire Avenue.

## 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 BRIDGE
	PEDESTRIAN UNDERPASS
	PEDESTRIAN CROSSWALK
	POTENTIAL TRAILHEAD PARKING

# IRISH BUFFALO CREEK GREENWAY > PHASE 2

## TRANSPORT PLACE TO MCGILL AVENUE - PART 1 OF GIBSON MILL LOOP

The second phase of Irish Buffalo Creek (IBC) Greenway is situated between Transport Place and McGill Avenue, following Stricker Branch NW behind the Depot, making up a portion of the Gibson Mill Loop. The route known as the Gibson Mill Loop will include bicycle/pedestrian facilities on Kerr Street and McGill Avenue, connecting to IBC Phase 2 (along Stricker Branch and Irish Buffalo Creek) and Cabarrus Avenue. Bicycle/pedestrian facilities along Cabarrus will tie back into Kerr St. creating a full loop. An alternative route of the Gibson Mill Loop bypasses Stricker Branch and continues along Irish Buffalo Creek to McGill Avenue. This alternative is represented in IBC Creek Greenway Phase 2A.

### Project Snapshot

- › Project Location: Between Cabarrus Avenue and McGill Avenue on the East side of Irish Buffalo Creek and along Stricker Branch
- › Project Type: Greenway
- › Length of Project: 1.29 Miles
- › Estimated Construction Year: 2022
- › Trail Trip generators
  - The Depot at Gibson Mill +Cabarrus Brewery
  - Gibson Field
  - MLK Memorial
  - Gibson Village
  - Logan Community
  - Downtown Concord
  - Academy Center
  - Hartsell Community Center

### Previous Planning Efforts

- › Carolina Thread Trail Master Plan – For Cabarrus County Communities (2009)
- › Livable Community Blueprint for Cabarrus County (2001-2010)
- › Concord Comprehensive Parks and Recreation Master Plan (2016)

### Potential Right of Way Needs

- › Total estimated area needed: 6.50 AC
- › Number of impacted parcels (not City or County owned): 5
- › Number of impacted property owners: 6

### Potential Permitting Needs

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

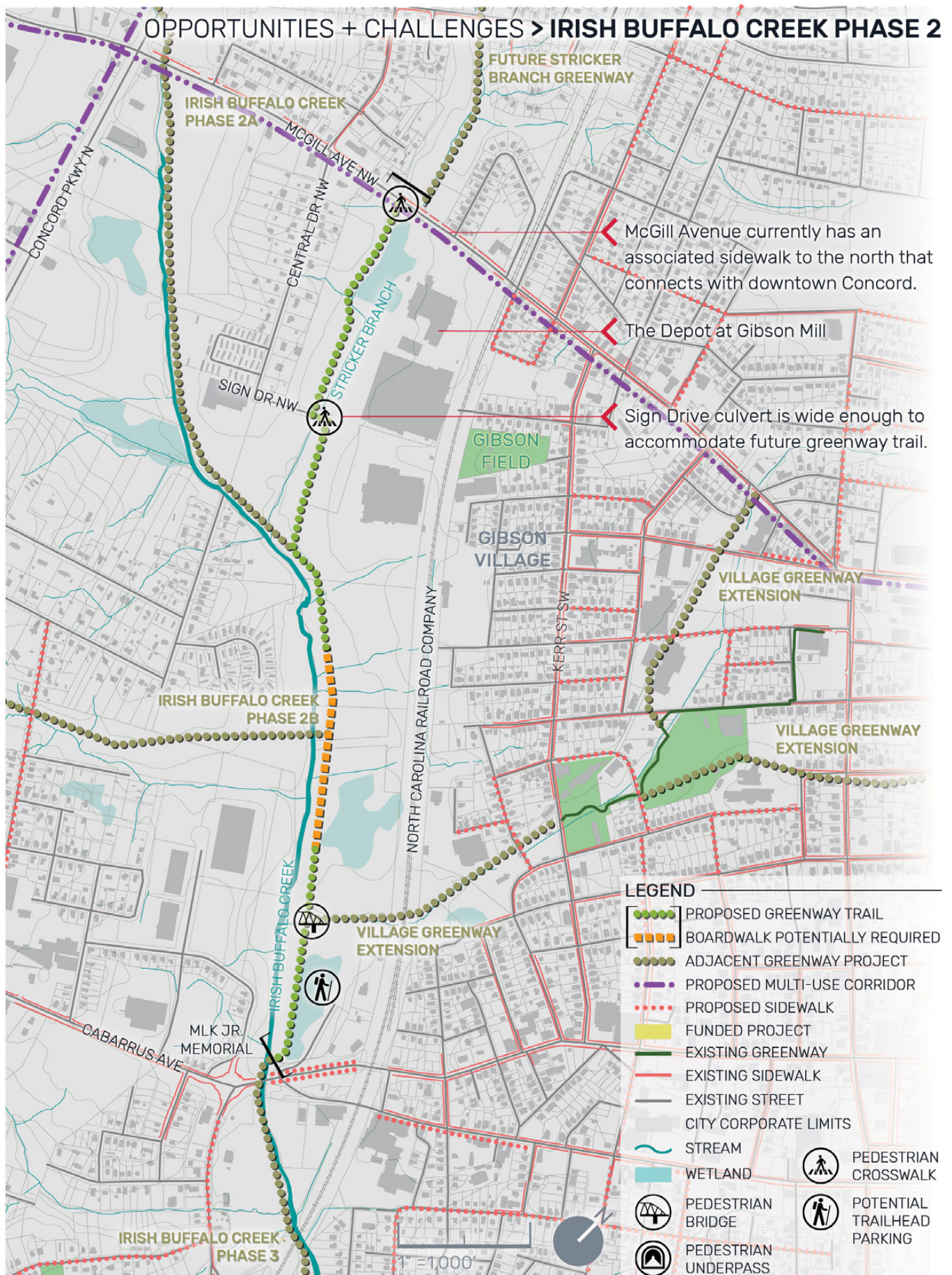
### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,748,000.00
Escalated Construction Cost Estimate (FY2022):	\$ 2,006,000.00
10% Contingency:	\$ 201,000.00
Estimated Right of Way Costs:	\$ 60,000.00
Estimated Design Services ±3% *adjust per project	\$ 193,000.00
Estimated CEI Services ±2% *adjust per project	\$ 201,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,661,000.00</b>

### Potential Funding Sources

- › CRMPO/LAPP funding
- › NCDOT/STI funding-TAP, CMAQ
- › City of Concord CIP funding
- › Bonds
- › Carolina Thread Trail Grant





# IRISH BUFFALO CREEK > PHASE 2A

This Phase of Irish Buffalo Creek is extending the IBC Greenway Phase 2 from the Depot warehouse district along the creek and under the McGill Avenue/Concord Pkwy (US-29) intersection. This section would provide a link up to and across US-29, setting up a further connection (IBC Phase 4) west under I-85 into Kannapolis at Vietnam Veterans Park. This section includes several bench modifications under McGill Avenue and US-29 roadway bridges that will require special attention but will provide a grade separated experience for trail users at a very busy and dangerous intersection.

## Project Snapshot

- > Project Location: Between main trail near the Depot and McGill Avenue at the US-29 intersection
- > Project Type: Greenway
- > Length of Project: 0.95 Miles
- > Estimated Construction Year: 2029
- > Trail Trip generators
  - The Depot
  - Gibson Field Park
  - Marvin Caldwell Park

## Previous Planning Efforts

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

## Potential Right of Way Needs

- > Total estimated area needed: 5.16 AC
- > Number of impacted parcels (not City owned): 8
- > Number of impacted property owners: 7

## Potential Permitting Needs

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

## Estimated Project Cost

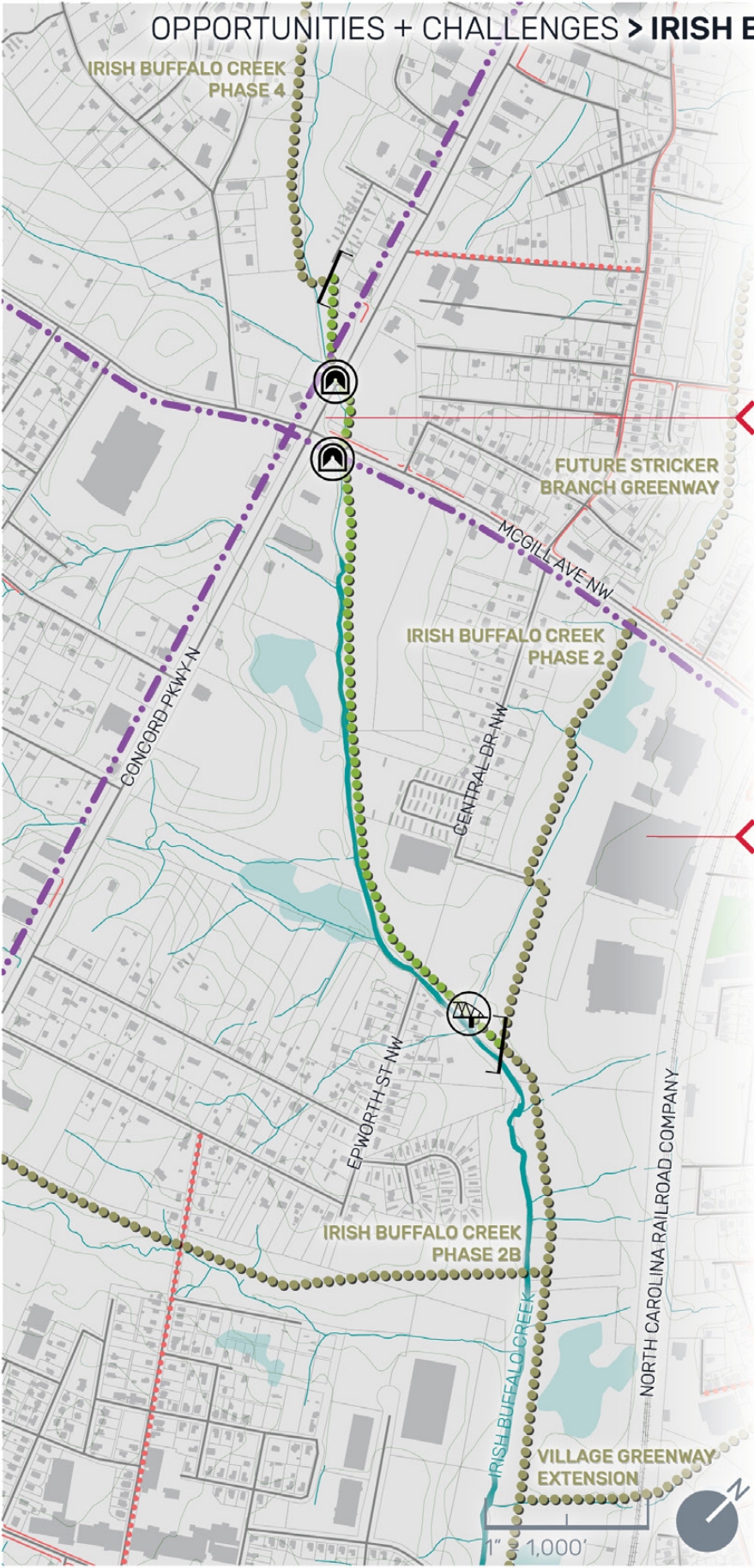
2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,511,000.00
Escalated Construction Cost Estimate (FY2029):	\$ 2,206,000.00
10% Contingency:	\$ 221,000.00
Estimated Right of Way Costs:	\$ 70,000.00
Estimated Design Services ±3% *adjust per project	\$ 167,000.00
Estimated CEI Services ±2% *adjust per project	\$ 221,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,885,000.00</b>

## Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding
- > City of Concord CIP funding



OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 2A



Modify benches beneath McGill Avenue and Concord Parkway bridges to accommodate greenway trail.



The Depot at Gibson Mill is a commercial and social destination housed in a former bedding manufacturing plant. Included within the development are the Cabarrus and High Branch Brewing Companies and The Depot.

**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 BRIDGE
- PEDESTRIAN UNDERPASS
- PEDESTRIAN CROSSWALK
- POTENTIAL TRAILHEAD PARKING

RECOMMENDATIONS

# IRISH BUFFALO CREEK > PHASE 2B

This Phase of Irish Buffalo Creek is a Y-Line off IBC Greenway Phase 2 from the Depot warehouse district across the creek and west to the Weddington Road extension. This phase will consist of greenway to Concord Pkwy. (US-601) and multi-use path along the anticipated Weddington Road extension. The multi-use path from US-601 to the Weddington extension would connect to the multi-use path along Weddington Road traveling west.

## Project Snapshot

- > Project Location: Between main trail near the Depot and Weddington Road
- > Project Type: Greenway and Multi-Use Path
- > Length of Project: 1.58 Miles
- > Estimated Construction Year: 2029
- > Trail Trip generators
  - The Depot at Gibson Mill
  - Gibson Field Park
  - Marvin Caldwell Park

## Potential Right of Way Needs

- > Total estimated area needed: 8.36 AC
- > Number of impacted parcels (not City owned): 12
- > Number of impacted property owners: 11

## Potential Permitting Needs

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

## Estimated Project Cost

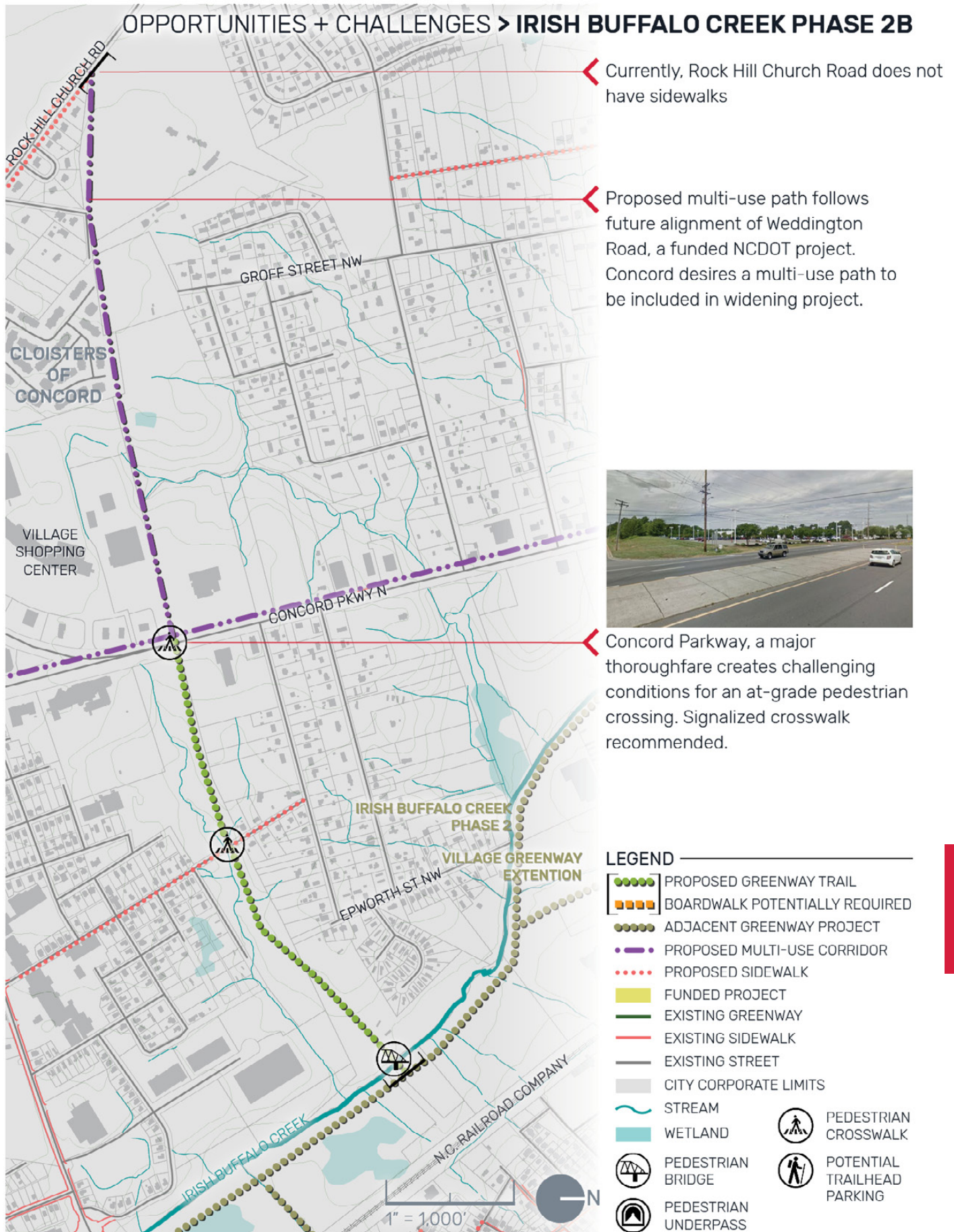
2019 Construction Cost Estimate (Basis for Calculations):	\$ 2,266,000.00
Escalated Construction Cost Estimate (FY2029):	\$ 3,308,000.00
10% Contingency:	\$ 331,000.00
Estimated Right of Way Costs:	\$ 250,000.00
Estimated Design Services ±3% *adjust per project	\$ 250,000.00
Estimated CEI Services ±2% *adjust per project	\$ 331,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 4,470,000.00</b>

## Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding
- > City of Concord CIP funding



# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 2B





# IRISH BUFFALO CREEK > PHASE 3

## TRANSPORT PLACE TO MELROSE DRIVE

The third phase of Irish Buffalo Creek Greenway links Phase 1 and 2 trails. This section will provide a final connection from the Depot down to Marvin Caldwell Park and will create a main corridor between many urban neighborhoods and great destinations; like the shopping and breweries at the Depot at Gibson Mill and recreation amenities. Coordination with NC Railroad (NCRR) and other operators on the rail line will be crucial for a successful project. The trail alignment crosses the creek at the western tip of Caldwell Park to avoid multiple property impacts and setting up a bench modification under the existing railroad bridge.

### Project Snapshot

- > Project Location: Between Cabarrus Avenue and Melrose Drive on the west side of Irish Buffalo Creek, including a railroad underpass
- > Project Type: Greenway
- > Length of Project: 0.60 Miles
- > Estimated Construction Year: 2023
- > Trail Trip generators
  - The Depot at Gibson Mill
  - Gibson Field
  - Marvin Caldwell Park
  - Hartsell Park
  - Logan Multi-purpose Center
  - Logan Community
  - Silver Hill Community
  - Gibson Village

### Previous Planning Efforts

- > Carolina Thread Trail Master Plan – For Cabarrus County Communities (2009)
- > Livable Community Blueprint for Cabarrus County (2001-2010)
- > Concord Comprehensive Parks and Recreation Master Plan (2016)

### Potential Right of Way Needs

- > Total estimated area needed: 2.80 AC
- > Number of impacted parcels (not owned by City or County): 6
- > Number of impacted property owners: 7

### Potential Permitting Needs

- > Erosion Control
- > NCDOT Encroachments
- > CLOMR/LOMR flood modeling permits
- > 401/404 permitting
- > Railroad inspection and flagging. Coordination with NCRR should begin as early as possible. The Railroad will require time and additional fees for review.

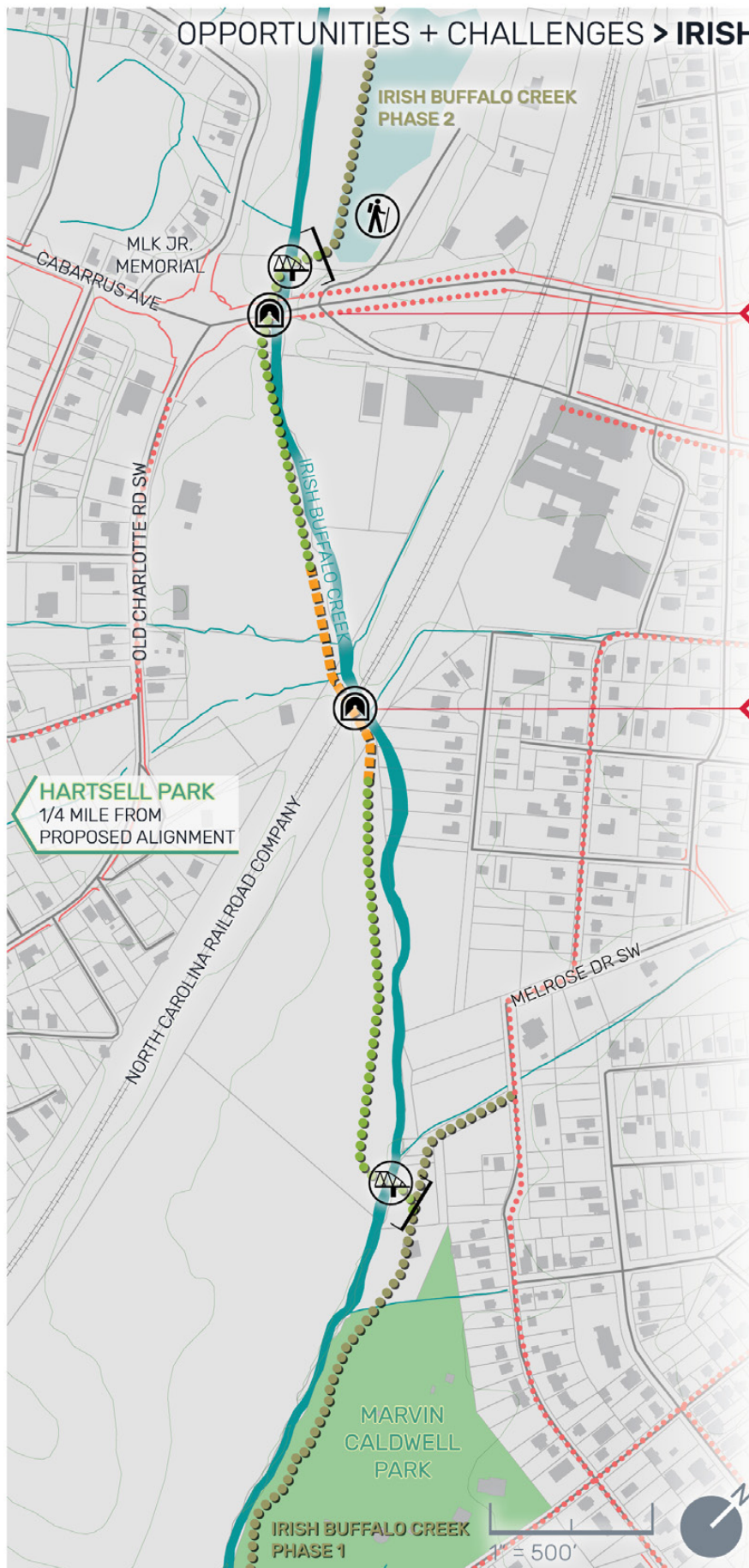
### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,779,000.00
Escalated Construction Cost Estimate (FY2023):	\$ 2,113,000.00
10% Contingency:	\$ 212,000.00
Estimated Right of Way Costs:	\$ 30,000.00
Estimated Design Services ±3% *adjust per project	\$ 196,000.00
Estimated CEI Services ±2% *adjust per project	\$ 212,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,763,000.00</b>

### Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding-TAP, CMAQ
- > City of Concord CIP funding
- > Bonds
- > Carolina Thread Trail Grant

# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 3



Cabarrus Avenue has associated sidewalks west of Irish Buffalo Creek.



Existing railroad bridge creates opportunity to connect greenway on both sides of the tracks. Approaches to bench modification are complicated by grades and tributary crossings.

## 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 BRIDGE
- PEDESTRIAN UNDERPASS
- PEDESTRIAN CROSSWALK
- POTENTIAL TRAILHEAD PARKING



# IRISH BUFFALO CREEK > PHASE 4

## CONCORD PARKWAY (US-29) TO VIETNAM VETERANS PARK, KANNAPOLIS

This phase of Irish Buffalo Creek travels along the west side of the creek from US-29, under Davidson Highway (US-73), under I-85, and terminating at Vietnam Veterans Park in Kannapolis. Connections to the proposed multi-use paths along Davidson Highway will provide additional connectivity to neighborhoods both east and west of the creek.

### Project Snapshot

- > Project Location: North of McGill Ave. across Hwy. 73 and under I-85 to Vietnam Veterans’ Park in Kannapolis
- > Project Type: Greenway
- > Length of Project: 2.25 Miles
- > Estimated Construction Year: 2024
- > Trail Trip generators
  - Vietnam Veterans’ Park (Kannapolis)

### Previous Planning Efforts

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

### Potential Right of Way Needs

- > Total estimated area needed: 11.8 AC
- > Number of impacted parcels (not owned by City or County): 24
- > Number of impacted property owners: 17

### Potential Permitting Needs

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

### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 3,928,000.00
Escalated Construction Cost Estimate (FY2023):	\$ 4,828,000.00
10% Contingency:	\$ 483,000.00
Estimated Right of Way Costs:	\$ 110,000 .00
Estimated Design Services ±3% *adjust per project	\$ 432,000.00
Estimated CEI Services ±2% *adjust per project	\$ 483,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 6,336,000.00</b>

### Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding
- > City of Concord CIP funding

# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 4

