



# CREFT PARK/BEARSKIN CREEK GREENWAY III MASTER PLAN CITY OF MONROE

ADOPTED APRIL 11, 2023



# ACKNOWLEDGEMENTS



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Gary Anderson, Mayor Pro Tem  
Freddie Gordon, Council Member  
James Kerr, Council Member  
Lynn Keziah, Council Member  
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## PLANNING OVERVIEW

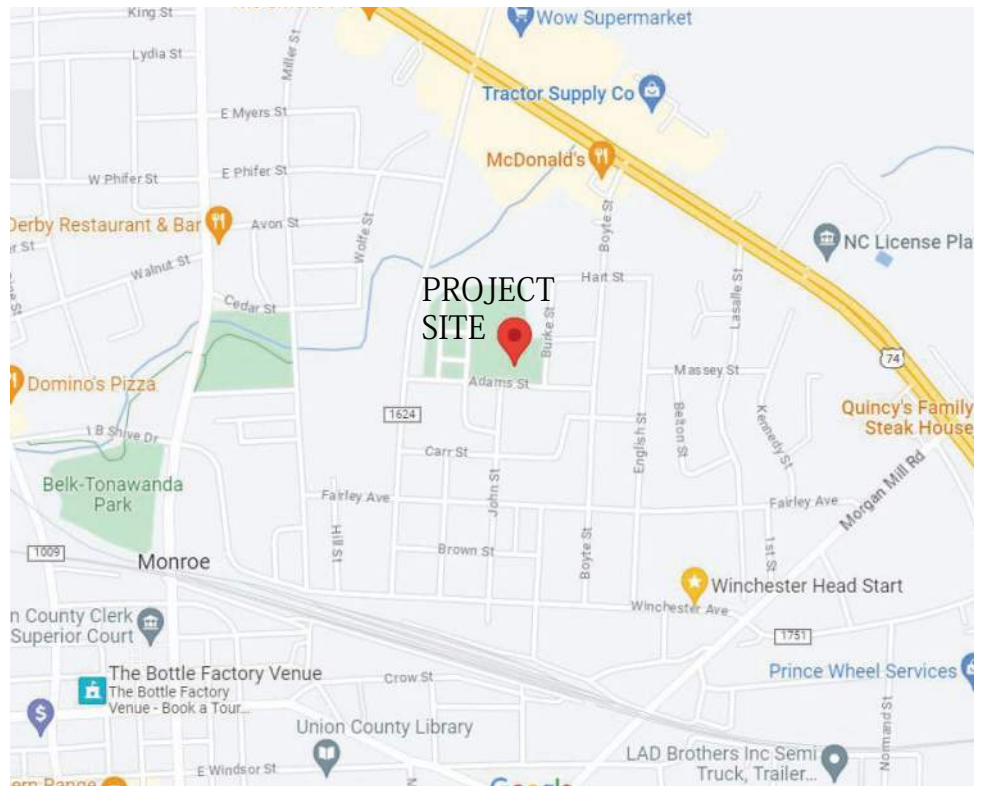
In 1974, the City of Monroe was awarded a Land Water Conservation Fund (LWCF) grant to help fund development of Creft Park just northeast of Downtown. Opened in 1978, Creft Park is a neighborhood park bounded on two sides by Adams Street and Burke Street with Hillcrest Cemetery abutting the west side of the park. Bearskin Creek flows along the northern edge of the park property.

Creft Park is an underutilized park facility within the City of Monroe's Parks System. It is apparent from the 2015 Parks, Recreation and Open Space Master Plan that Creft Park is not a heavily used park and has been somewhat ignored as all the other parks in the system have been improved or upgraded since the adoption of the 2015 plan. This could contribute to the perception of safety within the park. In addition, the 2015 Greenway Master Plan has long called for Bearskin Creek Greenway to be extended from Don Griffin Park to Creft Park and the adjacent neighborhood which would provide the potential for more park users.

Recognizing the growing need for more accessible parks and recreation facilities and expansion of offerings, the City selected a consultant to develop a Master Plan for both Creft Park and Bearskin Creek Greenway III in 2022. As per the greenway master plan, the City proceeded in 2022 to conduct a feasibility study for the alignment of Bearskin Creek Greenway III and, subsequently acquired easements along Bearskin Creek that provide for riparian buffer along the creek and, more importantly, a corridor for greenway extension to Creft Park.

The City's intent is to develop a vision for the park and greenway extension and establish a budget for phased improvements with the understanding that park and greenway construction is not anticipated immediately. Development of the new park facilities will likely not begin within the next 2 years.

The following document provides a summary of the planning process, includes a plan for park and greenway development, and provides an initial budget estimate for construction. The purpose of this master plan is to provide City staff and elected officials with a vision for park and greenway development and expansion, with the understanding that final design and construction will likely reflect changes based on future conditions.



Area Map



## SITE ANALYSIS

The following is a description of the natural and existing man-made features of Creft Park and the Bearskin Creek Greenway III corridor. These existing features are important determinants in planning the future recreation facility improvements.

### NATURAL FEATURES

There are several natural features within the park site and along the greenway corridor that impact future development. These features include:

#### Topography

##### Creft Park

There is considerable elevation change across the park rising from 574 at Bearskin Creek to 596 at Adams Street. There is a wooded knoll north of the cemetery that rises from 576 to 592. Upper areas of the site, running along the fringes, have moderate slopes (8-15%) and can be used for some recreational activities/facilities.

While the site has some elevation change and areas of relatively steeper slopes, the expansion of a Neighborhood Park (with low impact recreational facilities) is an appropriate continued use of this site. Recreational facilities such as walking trails, picnic facilities, playgrounds, activity courts, etc. can be developed on the site without significant cost or negative impact to existing site features.

##### Bearskin Creek Greenway III Corridor

Areas associated with Bearskin Creek, and along the floodplain, are the flattest areas along the corridor. Development of these flatter areas will be restricted due to Floodway and Special Flood Hazard designations but are suitable for greenways.

After crossing Miller Street at the west end, the greenway corridor exhibits somewhat steep topography to negotiate down to the top of creek within the easement then is relatively flat most of the way towards Stafford St. A short creek crossing will be needed to access the Stafford Street R/W but then fairly level again to the intersection/crossing at Adams Street.

#### Soils

##### Creft Park

The site is predominantly comprised of Cid-Urban Land Complex running north/south through the center of the park with the eastern and western edges comprised of Badin-Urban land complex.

The Cid-Urban series consists of moderately, well drained soils. The Cid soils consist of Residuum weathered from metravolcanics and/or argillite. The Urban soils consist of impervious layers over human transported material.

The other soil type found on the site is Badin-Urban land complex. This soil type is found within the upland along both the western and eastern sedges of the park. The Badin-Urban series consist of very deep, well

drained soils. The Badin soils consist of Residuum weathered from mettravolcanics and/or argillite. The Urban soils consist of impervious layers over human transported material.

#### Bearskin Creek Greenway III Corridor

Chewacla sandy loams are somewhat shallow and somewhat poorly drained soils made from Loamy alluvium, and are also exhibiting signs of poor health. There is a woodland area along the greenway corridor. These soils are derived from igneous and metamorphic rock. These soils are typically found in floodplains and for the greenway corridor follow both sides of Bearskin Creek. Areas with Chewacla sandy loam have very limited development potential for buildings and roads, with limited development potential for recreational use. The construction of low impact recreational facilities on these soils should not pose significant construction problems.

The Cid-Urban land complex soils can be found along the tributary to Bearskin Creek for which the greenway corridor will cross before connecting to Stafford Street.

The third soil type found on the site is Badin-Urban land complex. This soil type is found within the upland along Stafford Street. The Badin-Urban series consists of very deep, well drained soils. The Badin soils consist of Residuum weathered from mettravolcanics and/or argillite. The Urban soils consist of impervious layers over human transported material.

#### **Hydrology/Drainage**

The northern boundary of the park site is defined by Bearskin Creek. The floodway follows the creek. A portion of the northern end of the park and much of the greenway corridor are within the 100-year floodplain. Given the topography, the entire park site and greenway corridor drain towards the creek.

#### **Vegetation**

##### Creft Park

The park site is predominately open, some older hardwoods dot the upland area around the bowl of the park. There are mostly scattered hardwood trees within the park and along the fringe. The knoll north of the cemetery is wooded. A few of the hardwoods within the site are of significant size, but many of trees within the park are in need of maintenance.

##### Bearskin Creek Greenway III Corridor

There is a thick layer of vegetation all along both sides of the greenway corridor as it follows along the easement.

## **MAN-MADE FEATURES**

#### **Existing Facilities**

Creft Park has served the residents of Monroe for almost 50 years. It has served as a neighborhood park and provides opportunities for family activities and events including picnicking, baseball, basketball, exercise, and play. It is not a highly used park facility.

The park currently encompasses around 15 acres and provides a variety of active and passive recreation opportunities. Existing facilities in the park include:

- Picnic Shelter – (5 tables, 1 grill)
- Restroom Building - (2 units)
- Playground and swings - (plastic border, mulch surfacing)
- Lighted Ballfield – used primarily for practice
- Basketball Courts (2)
- Open/Greenspace

There are parking areas at the north end from Stafford Street (15 spaces) and the main lot off Burke Street (29 spaces). Pedestrian connectivity is difficult with lack of sidewalks in the immediate neighborhood.

The existing park facilities are functionally meeting some of the community’s recreational needs, however, they have been in place for many years and need to be upgraded. The basketball courts have been resurfaced recently and the playground equipment is slated for replacement. Otherwise, Creft Park is the last park to be upgraded and improved with expanded facilities since the adoption of the 2015 system-wide plan.

**Picnic Shelter/Restrooms**

There is one medium sized picnic shelter within the park with a restroom building in close proximity. The shelter features 5 picnic tables, 1 grill and has a trash receptacle. The structure is in relatively good shape. The restrooms (2 units) are very outdated and need to be brought up to current standards. The restrooms appear to be locked most of the time.

**Playgrounds**

The park currently has one playground area located near the Picnic Shelter and Restroom Building and features one multi-component play unit for mixed ages with one set of (2) swings. There is one additional set of (2) swings next to the shelter. Both areas are enclosed with the raised plastic edging with mulch surfacing and plastic access ramps. Playground equipment is in need of replacement and updating, especially towards more inclusivity.

**Baseball Field**

There is a 275’ ballfield at the north end of the park. It is lighted and fenced, but the field only gets limited daytime use. The field is not programmed but is used for practice. The field’s location near the floodplain causes the home plate area and base lines to pond frequently after rain events. There is no accessible





route to the ballfield from either the parking area or the rest of the park. There are no dugouts or bleacher accommodations.

### **Basketball Courts**

There are two (2) existing basketball courts, recently surfaced, with new basketball goals. There is no accessible connections to the basketball courts from the walk without having to cross muddy puddles after rain events as there are many low spots around the courts on the sidewalk side.

### **Pedestrian and Bicycle Access**

There are no sidewalks connecting directly to the park. There is a sidewalk extending through the cemetery southwest of the park, but no designated crossings at the Wiatt St/Adams St intersection and no sidewalk from that corner into the park. There are no sidewalks along any of the adjacent streets connecting to the park. There is one 4-foot wide sidewalk connecting the Burke Street parking area to the shelter, play equipment and restrooms.

### **Parking**

There are two parking areas, one at the north end from Stafford Street (15 spaces) and the main lot off Burke Street (29 spaces). There is a sidewalk extending from the accessible spaces in the Burke Street lot to the park core, but no accessible routes connecting the north lot to the ballfield.

### **Zoning**

The park site is currently zoned RMD (Residential Medium Density) which allows for development of parks and open spaces with the facilities and activities proposed for this master plan. The greenway corridor exists within the CD/RMD Zoning Districts.

### **Surrounding Land Use**

#### Creft Park

The park site is surrounded on two sides by residential neighborhood development and Hillcrest Cemetery on the western edge. Bearskin Creek forms the northern boundary of the park.

#### Bearskin Creek Greenway III Corridor

The greenway corridor as it extends from Don Griffin Park and Miller Street is bordered by Bearskin Creek to the north. Just south of the greenway corridor, the former 112-year-old Piedmont Buggy Works was recently repurposed into apartments with an easement granted to the City of Monroe for the development of the greenway extension.

### **Utilities**

The site is well served by utilities. Water, sanitary sewer, and electric are all available.

## **SITE ANALYSIS SUMMARY**

### **Opportunities**

- Flat to gently sloping site provides visual interest with some of the mature trees and some nice views both along the greenway corridor and within the park. Elevation change is enough to add interest without creating development issues or creating barriers to accessibility.
- Park site is well served by public utilities, reducing infrastructure installation costs,
- Existing open areas and cleared corridors reduce potential construction costs by reducing clearing and

- grubbing required for expansion,
- Existing facilities can remain in whole but need better accessibility and enhancement between facilities. Opportunities exist for recreation expansion throughout the park,
- Pedestrian and bicycle connectivity to the park with the extension of Bearskin Creek Greenway greatly enhances connectivity to the park.

### Constraints

- Some northern portions of the park as well as the segment of greenway immediately south of Bearskin Creek lie within the 100-year and 500-year floodplains from Bearskin Creek. Recreation facilities must be carefully located to minimize flooding. Facilities must be designed to minimize flooding impacts,
- Majority of soils found onsite have some development restrictions requiring special care in facility placement and design. Some undercutting and structural soil replacement may be required for trails and pads. Subsurface soil investigation is highly recommended,
- Creft Park is an underused park. The support structures (restrooms, shelters) and the north parking lot are showing use and pose perceptions of “unsafe environments” to many users.
- Accessibility throughout park needs to be thoughtfully located

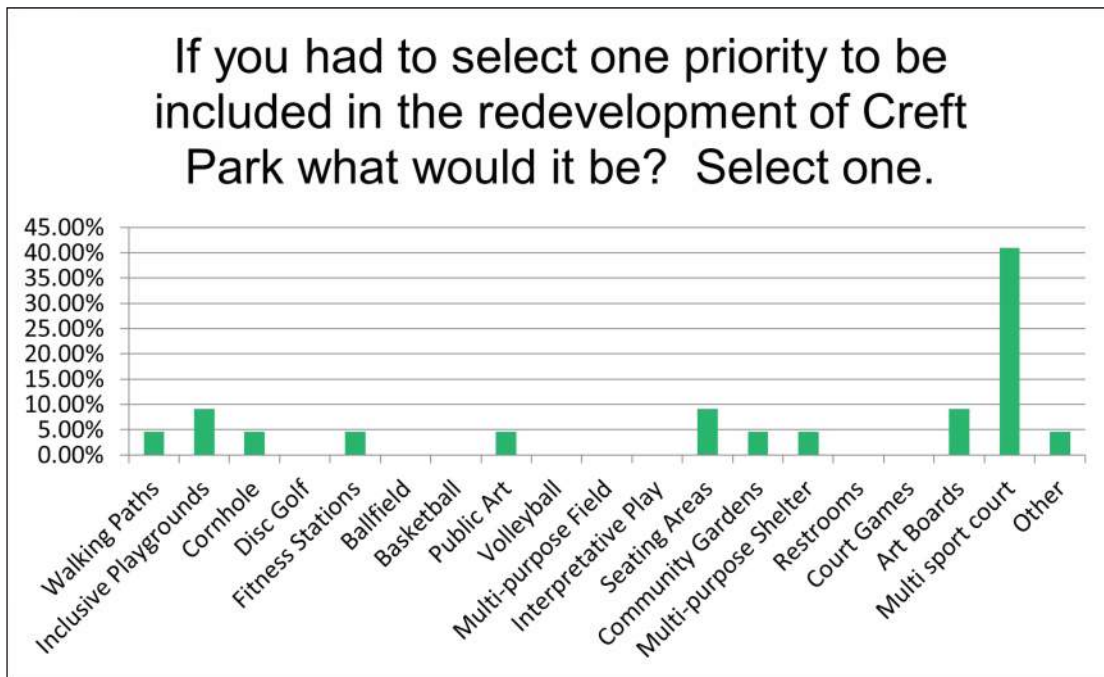
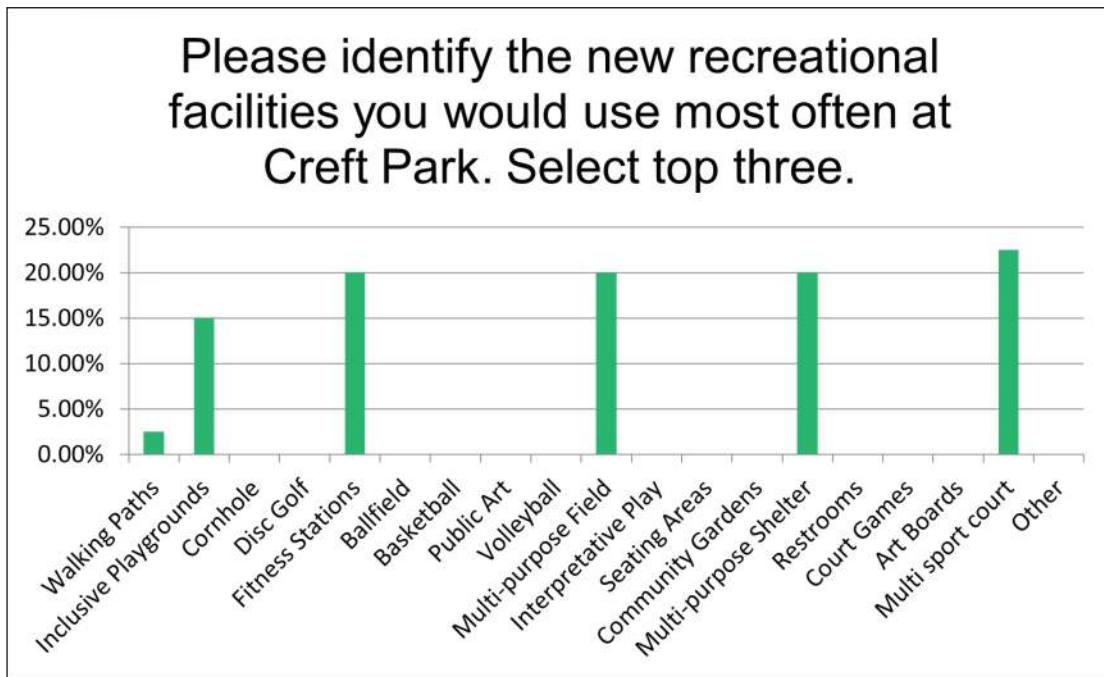
## COMMUNITY ENGAGEMENT

### Creft Park/Bearskin Creek Greenway III – Stakeholder Meetings: March 1, 2023

Historically, the City of Monroe has had great difficulty in getting residents to come out to public meetings and felt that it would be even more difficult in getting public attendance from the immediate Creft Park neighborhood. As a result, it was decided to hold three (3) stakeholder meetings to gain input into the potential elements to be included in the master plan for Creft Park and Bearskin Creek Greenway III. All three (3) meetings were held on March 1, 2023, to present the project, gain input for the plan and discuss the PARTF application process for which the City is submitting a PARTF application. The meetings were held in-person at Winchester Community Center (1/2 mile south of Creft Park), Sutton Community Center and Dickerson Community Center. We had nine (9) senior participants at Winchester, fifteen (15) elementary school students at Sutton, and fifty-six (56) elementary, middle, and high school students at Dickerson.

Ryan Jones, Monroe Parks & Recreation Director, began each session explaining that the input provided would benefit the development of the final master site plan as well as determine the PARTF Site Plan. Benesch then reviewed the existing park and current facilities and intended greenway routing before reviewing potential recreation facilities and activities that could be considered for a neighborhood park like Creft Park. Participants could A) select up to three (3) recreation facilities they would use most often at Creft Park and B) select one (1) priority to be included in the redevelopment of Creft Park. Participants could also write-in activities that were not already shown. A timeline for the PARTF process was also reviewed. Results from each stakeholder meeting were as follows:

Mtg #1: Winchester Community Center (Seniors Group) – 9 Participants



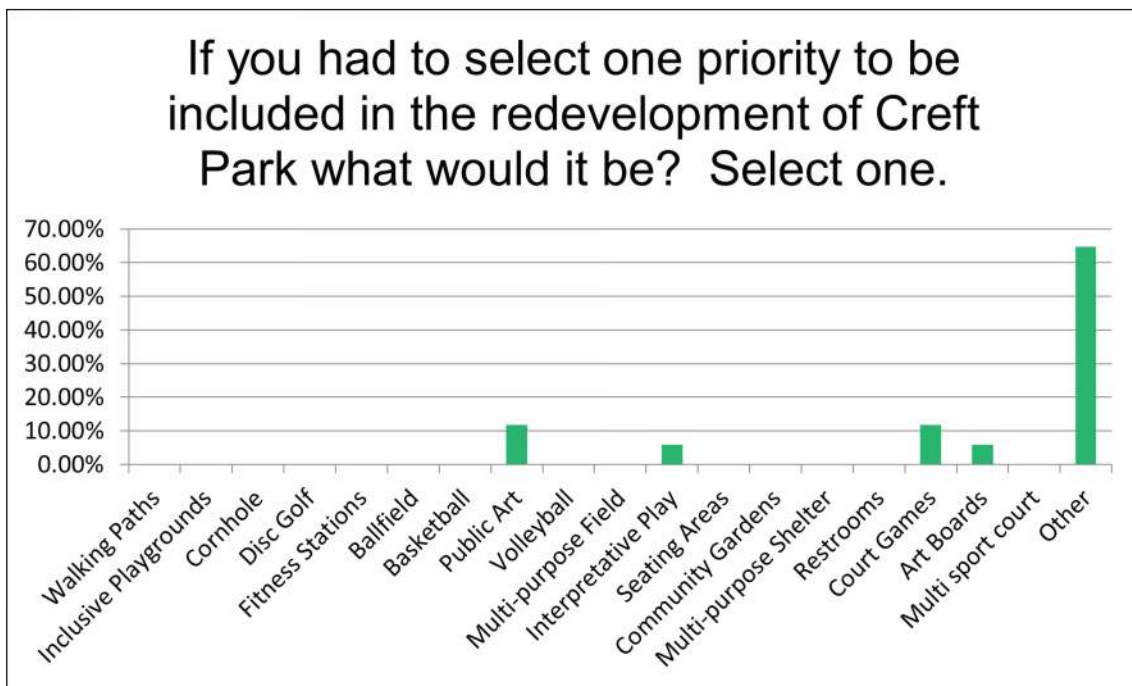
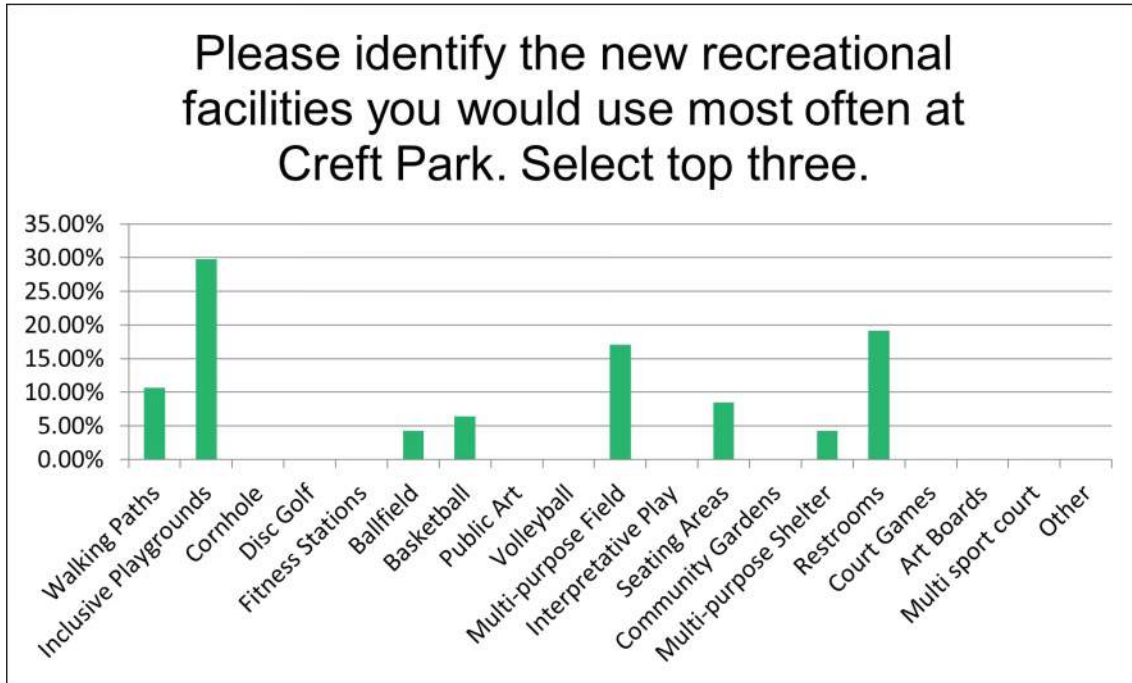
Before leaving the workshop, attendees were also invited to share any comments related to future park development for Creft Park and Bearskin Creek Greenway III. These following comments were shared:

- Need handicapped accessible swings – bucket, 2 seats



- Need wheelchair accessible sport court + fitness stations
- Please consider horseshoes instead of cornhole
- Can we have a splashpad (2 participants)
- Will there be curfew hours? Security lights? Posted sign for hours like @ Belk Tonawanda Park?
- Can there be a grill & water fountain at the shelter?

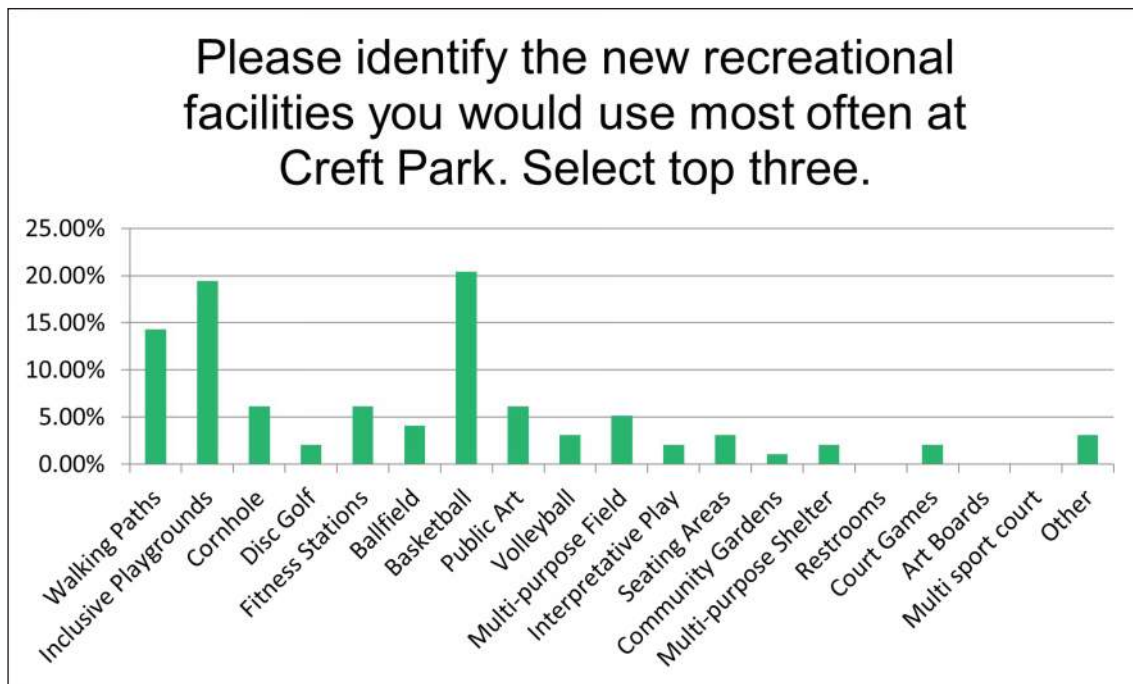
**Mtg. #2: Sutton Community Center (Afterschool Program) – 20 Participants**

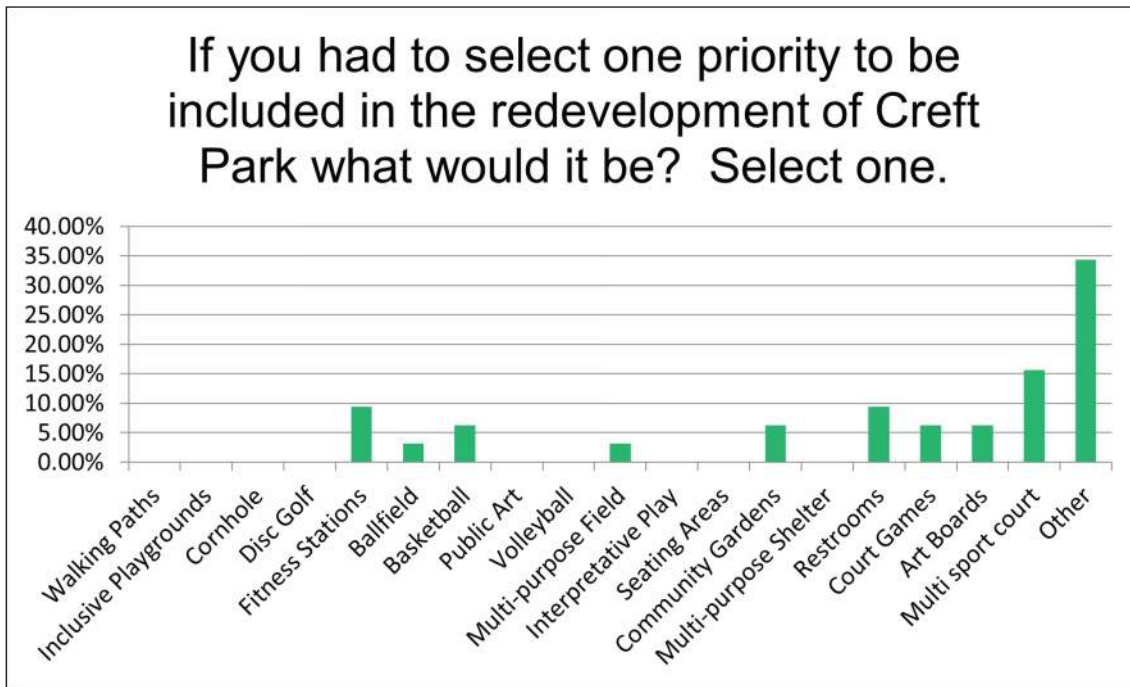


Before leaving the workshop, attendees were also invited to share any comments related to future park development for Creft Park and Bearskin Creek Greenway III. These following comments were shared:

- Can there be a tennis court?
- Can there be mini-golf?
- Can there be a swimming pool or sprinkler? (9 participants)
- Will there be a drinking fountain?
- Can we have water guns or sprinkler?

**Mtg. #3: Dickerson Community Center (Afterschool Program) – 56 Participants**





Before leaving the workshop, attendees were also invited to share any comments related to future park development for Creft Park and Bearskin Creek Greenway III. The following comments were shared:

- Can we have a zipline? (9 participants); Further conversation led to the understanding that this would be a play equipment component.
- Suggestion of trampolines (4 participants)
- Can there be mini-golf?
- Can we have a splashpad? (2 people)

Throughout the day, all participants supported the City of Monroe in the re-development of Creft Park and development of Bearskin Creek Greenway III and applying for PARTF to assist in funding these improvements. All were excited to see the City of Monroe add new and updated recreation facilities to update Creft Park and connect it to Don Griffin Park and Belk Tonawanda Park with an extension of Bearskin Creek Greenway.

## RECREATIONAL FACILITY NEEDS

As a part of the Monroe Parks, Recreation and Open Space Master Plan Update, developed in June 2015 there were some facility needs identified specifically for Creft Park and Bearskin Creek Greenway III, including:

- On Page 18,
  - Needs are high for a number of facilities
    - 54% walking and biking trails
    - 42% neighborhood parks
    - 42% indoor fitness and wellness facilities
  - Unmet needs are highest for walking and biking trails and green space and natural areas
  - Most important facilities
    - 35% walking and biking trails
    - 21% indoor fitness and wellness facilities



- 19% neighborhood parks
- On Page 19, The top five outdoor activities participated in most often as gathered through the engagement sessions are: Playing in a water park; playing with a dog in an off-leash dog park; playing on a playground; swimming in an outdoor pool, and utilizing a splash pad.
- On Page 19, Walking, cycling and running/jogging are the most frequent activities to participate in on a greenway/trail system.
- On Page 20, Participants would like to see greenways that can connect to: Sutton Park and Community Center, Belk Tonawanda Park
- On Page 58, CREFT PARK:
  - Add playground equipment for older age groups.
  - Add a volleyball area.

Several portions of the City of Monroe 2015 Greenway Master Plan support the development of Bearskin Creek Greenway III:

- On Page 7, Plan and Develop Priority Greenway Segments identifies Bearskin Creek Greenway, PH III – 0.4 miles
- On Page 28, Major survey findings include:
  - a. Fifty-four percent (54%) or 17,538 households, have a need for walking and biking trails
  - b. Based on the sum of respondent households top four choices, 35% indicated walking and biking trails was the most important recreation facility to their household
  - c. Based on the sum of respondent households top three choices, 46% indicated the improvement of physical health and fitness was the most important benefit to their household
  - d. Based on the percentage of respondents who indicated either “very important” or “somewhat important” when asked the level of importance placed on greenways to provide additional services, 86% indicated that environmental protection was important and only 7% indicated it was not important. Based on similar levels of importance, 84% of respondent’s households indicated a network of walking, biking and nature trails was important compared to only 8% who indicated that it was not important
  - e. Based on the percentage of respondent households who are either “very supportive” or “somewhat supportive” of the City of Monroe taking actions to improve the greenway system, 79% support the development of new walking/biking trails and connection of existing trails, and 76% support the use of greenways to develop trails and recreation facilities
- On Page 31, Proposed Greenway Corridors – Central Monroe... Once complete, the Bearskin Creek Greenway will connect Dickerson Park, the Union County Farmer’s Market, Belk Tonawanda Park, Don Griffin Park, Creft Park, and Sutton Park and Community Center.
- On Page 35, Greenway Route Breakdown – Central Monroe, Bearskin Creek Greenway, Phase III 0.39 Mile (Consists of proposed trail from Don Griffin Park to Creft Park)
- On Page 40, Priority Projects - Bearskin Creek Greenway, PH III – 0.4 miles - Once construction of Phase II of Bearskin Creek Greenway from Dickerson Park to Don Griffin Park begins, the city should focus on the next phase of the project, connecting Don Griffin Park over to Creft Park. Funding for this project could be sought from the Recreational Trails Program, NCDOT through the STIP, the NC Parks and Recreation Trust Fund, Clean Water Management Trust Fund for land acquisition, and/or private funding sources such as the Union County Community Foundation and American Hiking Society. It is also recommended that the city review local funding options including funding through the city’s general fund and debt financing options through loans and/or bonds.
- On Page 51, Greenway Priority Route Map showing Don Griffin Park to Creft Park (Bearskin Creek Greenway III)

- On Page 65, Phasing/Priority Project Recommendations/Immediate Needs - Complete a feasibility study for Phase III of Bearskin Creek Greenway from Don Griffin Park to Creft Park.
- On page 66, Phasing/Priority Project Recommendations/Long Term Needs - Design and construct Phase III of Bearskin Creek Greenway from Don Griffin Park to Creft Park

## **PROGRAM DESCRIPTION/CONCEPT DEVELOPMENT**

Based on the site analysis, site limitations and input received from Parks and Recreation staff and the stakeholder meetings, a master plan was developed.

The Parks and Recreation staff reviewed and discussed the programming input and worked with Benesch to develop a preliminary master plan based on the following program preferences:

- a. New updated restrooms
- b. Additional Walking Trails/Loops
- c. Picnic Shelters– Add at least one more shelter, same size as the existing shelter
- d. Fitness Station Cluster
- e. Court Games
- f. New upgraded swings w/inclusive options
- g. Better internal connectivity and accessibility within the park
- h. Relocated and upgraded play equipment (to be installed by the City in 2023)
- i. Expanded pedestrian circulation throughout the park
- j. Greenway connection from Miller Street to Creft Park

# Bearskin Creek Greenway /Creft Park | Greenway Master Plan

Monroe, North Carolina

City of Monroe | 04.14.20



**OVERALL GREENWAY MAP  
SCALE: 1"=150'**



**INSET MAP A  
BEARSKIN TO CREFT PARK GREENWAY CONNECTOR  
SCALE: 1"=40'**

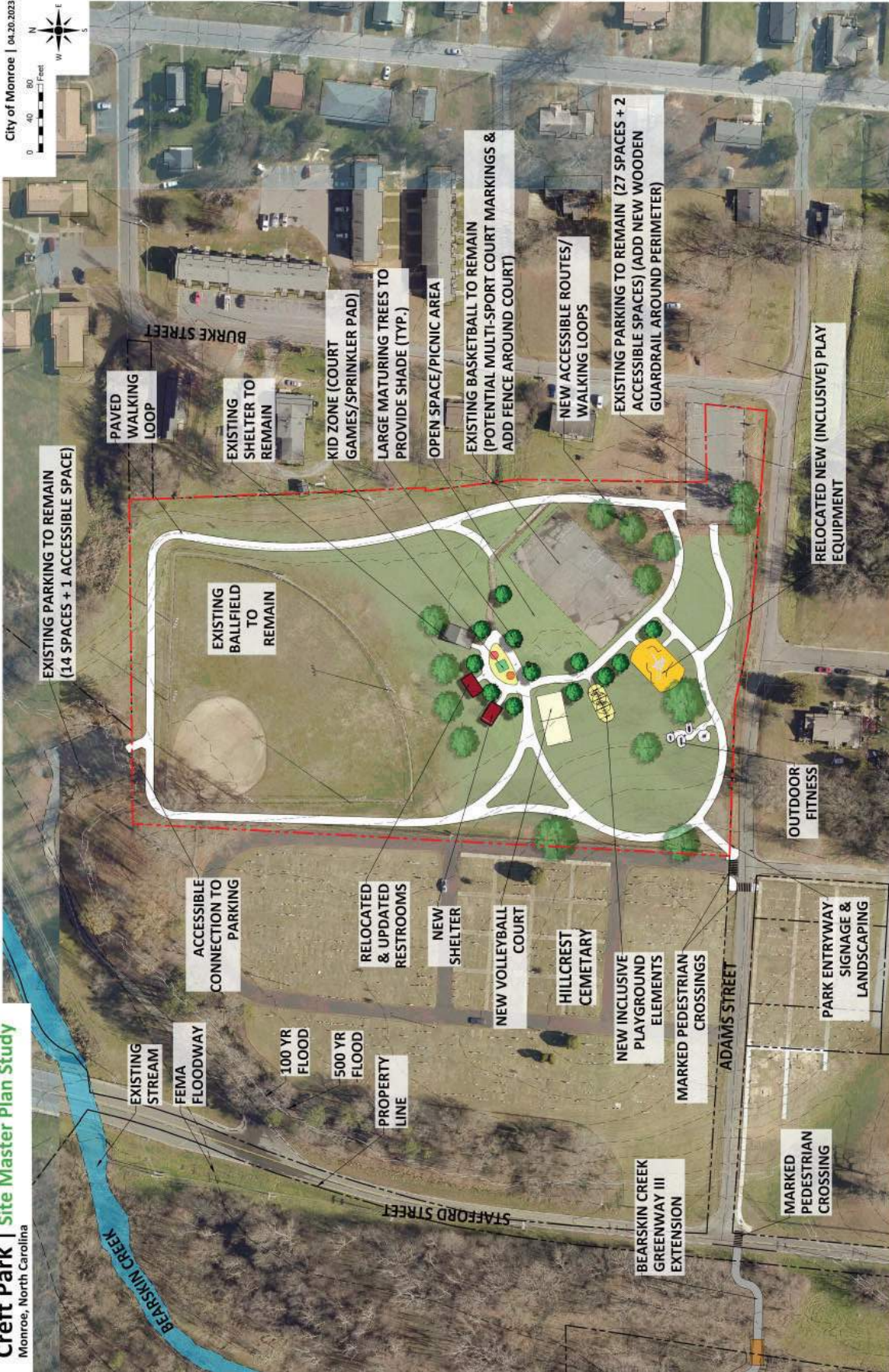
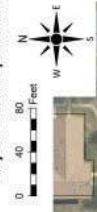


**INSET MAP B  
BEARSKIN CREEK PEDESTRIAN CROSSING  
SCALE: 1"=40'**



**Creft Park | Site Master Plan Study**  
Monroe, North Carolina

City of Monroe | 04-20-2023



Alfred Benesch & Company | 2159 Perimeter Pointe Parkway, Suite 350 | Charlotte, NC 28208  
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## FINAL MASTER PLAN/PHYSICAL NEEDS

The final master plan was developed by addressing the recreational needs expressed by the community during the system-wide master planning process, stakeholder and Park & Recreation Commission input and staff desires with the physical limitations found on the existing site and along the corridor for the park and greenway expansion. The description of park elements is broken into the different recreation areas.

### Greenway

Bearskin Creek Greenway III (10-foot wide) begins at Miller Street with a connection to the existing greenway. With an on-grade crossing (with solar pedestrian crossing signals and a crosswalk), the greenway will follow the recently acquired greenway easement along the south side of Bearskin Creek, then turn southeast towards Stafford Street. A small swale crossing will be needed to cross an intermittent tributary before the greenway enters the right-of-way. The greenway will cross Stafford Street at Adams Street where the City recently extended sidewalk with new curb ramps. The greenway will then use the new sidewalk on the south side of Adams Street and cross at Wiatt Street to enter Creft Park.

Additionally, an easement has been acquired from the Union County Chamber off the existing Bearskin Creek Greenway behind the Farmers Market. This easement provides access across Bearskin Creek with a bridge to connect to Warren Street and immediate neighborhood.

### Walking Loop/Paths

An 8'-wide paved walking loop is being introduced around the perimeter of the park with connections to the north parking area and ballfield, greenway, and the Burke Street parking area. Several other walking paths and loops have been added to ensure connectivity to all facilities.

### Picnicking

A new small group picnic shelter will be added in the middle of the park to offer additional rental opportunities. The shelter will be located in a core cluster with the existing shelter and a relocation of a new restroom facility.

### Volleyball Court

A volleyball court was listed in the system-wide plan as an element to be added in the park. Likewise, the Parks & Recreation Commission asked that a volleyball facility be added. Not in the original concept, a sand volleyball area was added in the center core.

### Basketball

The existing basketball courts (2) will remain. They have been recently resurfaced with new goals. There is a need to provide drainage improvements around the perimeter of the courts as well as fencing to keep bicycles and other vehicles off the courts. The courts could also be restriped in the future for multi-court activities, which also scored high from stakeholders.

### Play Equipment/Swings

The City has already purchased new play equipment and surfacing which will be located closer to Adams



Street. Additionally, new swings and a potential zipline component would be added near the new playground.

### Fitness Stations

A fitness station cluster (4 stations) will be introduced and located at the south end of the park on the walking loop, and in close proximity with the play equipment.

### Kid Zone

Support was high through the stakeholder for court games and other kid activities. The need for an interactive water activity was voiced during the stakeholder meetings and heavily supported. A kid zone has been introduced as part of the center core area that would feature multiple marked court games with the future addition of some interactive water elements.

### Support Facilities

#### Restrooms

A new restroom facility is proposed to be located in the core area with the two picnic shelters and Kid Zone.

#### Parking

While no additional parking is being planned, it is recommended that the City replace the perimeter bollards and chains with the timber guardrail system like at Belk Tonawanda Park.



# FINAL MASTER PLAN

## PROJECT COSTS

An order of magnitude budget estimate was developed for the improvements shown in the final park and greenway master plans. Total build out of these improvements is currently estimated to cost approximately \$1,900,000, including a projected 3-year inflation factor. This overall projected construction cost is broken into the following project element costs:

### Creft Park/Bearskin Creek Greenway III

Monroe, North Carolina

#### Order of Magnitude Budget Estimate

Prepared 4/25/23

Based on Master Plan dated April 2023

Item	Cost
Clearing/Demolition	\$13,000.00
Grading/Erosion Control	\$102,685.00
Storm Drainage	\$46,000.00
Parking Improvements	\$28,575.00
Sidewalks/Trails	\$624,145.00
Utilities	\$12,500.00
Park Structures	\$255,000.00
Park Furnishings and Amenities	\$252,900.00
Landscape	\$16,000.00
<b>Probable Sub-Contractor Budget</b>	<b>\$1,350,805.00</b>
<b>Contractor Overhead, Profit, and General Conditions (10%+/-)</b>	<b>\$135,080.50</b>
<b>Probable Total Construction Budget (Without Contingency)</b>	<b>\$1,485,885.50</b>
Design Fees, Permits, Survey, Geotechnical (12%+/-)	\$178,306.26
General Contingency (8%+/-)	\$118,870.84
Inflation Factor (4% per year for 2 years - 8%+/-)	\$118,870.84
Total additional fee items and contingency	\$416,047.94
<b>Probable Total Budget (including additional fees and contingency)</b>	<b>\$1,901,933.44</b>

*Note: This estimate has been prepared based on the elements reflected at a master planning level. General assumptions have been made on anticipated design & engineering needs that may be needed to implement the master plan elements. Upon completion of an as-built survey, subsurface investigation and final design, engineering & architecture, a refined cost estimate should be prepared reflective of a complete final design. Furthermore, the above estimate is based on 2023 construction dollars with an estimated inflation factor of 4% per year (for a two year projection) and will need to be updated to reflect the time frame in which the project will be constructed.*







# EXHIBITS

# Creft Park/Bearskin Creek Greenway III

Monroe, North Carolina

## Order of Magnitude Budget Estimate

Prepared 4/25/23

Based on Master Plan dated April 2023

Item	Cost
Clearing/Demolition	\$13,000.00
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Sidewalks/Trails	\$624,145.00
Utilities	\$12,500.00
Park Structures	\$255,000.00
Park Furnishings and Amenities	\$252,900.00
Landscape	\$16,000.00
<b>Probable Sub-Contractor Budget</b>	<b>\$1,350,805.00</b>
<b>Contractor Overhead, Profit, and General Conditions (10%+/-)</b>	<b>\$135,080.50</b>
<b>Probable Total Construction Budget (Without Contingency)</b>	<b>\$1,485,885.50</b>
Design Fees, Permits, Survey, Geotechnical (12%+/-)	\$178,306.26
General Contingency (8%+/-)	\$118,870.84
Inflation Factor (4% per year for 2 years - 8%+/-)	\$118,870.84
Total additional fee items and contingency	\$416,047.94
<b>Probable Total Budget (including additional fees and contingency)</b>	<b>\$1,901,933.44</b>

*Note: This estimate has been prepared based on the elements reflected at a master planning level. General assumptions have been made on anticipated design & engineering needs that may be needed to implement the master plan elements. Upon completion of an as-built survey, subsurface investigation and final design, engineering & architecture, a refined cost estimate should be prepared reflective of a complete final design. Furthermore, the above estimate is based on 2023 construction dollars with an estimated inflation factor of 4% per year (for a two year projection) and will need to be updated to reflect the time frame in which the project will be constructed.*







## Creft Park/Bearskin Creek Greenway III Master Plan

### Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, (6" depth)	sy	0	\$12.00	\$0.00
2	Standard Duty Asphalt, 2"	sy	0	\$11.00	\$0.00
3	Parking Lot Striping / ADA signage	ls	0	\$1,500.00	\$0.00
4	Stop Signs, Misc. Signage	ls	0	\$8,000.00	\$0.00
5	Conc. Wheelstops	ea	0	\$150.00	\$0.00
6	Timber Guardrail @ Parking Areas	lf	635	\$45.00	\$28,575.00
Probable Parking Improvements Budget					<b>\$28,575.00</b>

### Greenway/Sidewalks

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	BCG III - Greenway (1,000 LF, 10' wide, 2" depth, asph)	ton	130	\$165.00	\$21,450.00
2	BCG III - ABC stone, (8" depth)	ton	490	\$52.00	\$25,480.00
3	BCG III - Geogrid	sy	1,110	\$10.00	\$11,100.00
4	BCG III - ABC stone, (6" depth, add, depth for bad soil	ton	245	\$52.00	\$12,740.00
5	BCG III - Concrete Swale Bridge	ea	1	\$15,000.00	\$15,000.00
6	WSC - Greenway (310 LF, 10' wide, 2" depth, asph)	ton	40	\$165.00	\$6,600.00
7	WSC - ABC stone, (8" depth)	ton	150	\$52.00	\$7,800.00
8	WSC - Geogrid	sy	345	\$10.00	\$3,450.00
9	WSC - ABC stone, (6" depth, add, depth for bad soil	ton	75	\$52.00	\$3,900.00
10	WSC - Pedestrian Bridge	ls	1	\$300,000.00	\$300,000.00
11	CP - Concrete Walks (3300 LF, 8' wide, 4" depth)	sy	3,025	\$65.00	\$196,625.00
12	Crosswalks/Signage - Miller/Stafford/Adams St.	ls	1	\$20,000.00	\$20,000.00
Probable Sidewalks/Trails Budget					<b>\$624,145.00</b>

## Creft Park/Bearskin Creek Greenway III Master Plan

### Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	3/4" PVC domestic water	lf	0	\$10.00	\$0.00
2	1" Gate Valve	ea	0	\$550.00	\$0.00
3	1.5" PVC domestic water	lf	0	\$24.00	\$0.00
4	1.5" Gate Valve	ea	0	\$750.00	\$0.00
5	1.5" RPZ	ea	0	\$5,000.00	\$0.00
5	Misc. water fittings, supports, bends, connection	ls	1	\$5,000.00	\$5,000.00
6	Electrical services (primary and secondary)	ls	1	\$7,500.00	\$7,500.00
7	Drinking Fountain (Freestanding w/Spout)	ea	0	\$4,000.00	\$0.00
8	4" PVC sanitary sewer, gravity line	lf	0	\$16.00	\$0.00
9	4" PVC clean-out	ea	0	\$300.00	\$0.00
10	Tie into existing manhole	ls	0	\$2,000.00	\$0.00
			Probable Utilities Budget		<b>\$12,500.00</b>

## Creft Park/Bearskin Creek Greenway III Master Plan

### Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Restroom Bldg/Splash Pad Equipment Room	ls	1	\$200,000.00	\$200,000.00
2	25'x25' Picnic Shelter w/Concrete Pad	ls	1	\$55,000.00	\$55,000.00
			Probable Park Structures Budget		<b>\$255,000.00</b>

### Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	6	\$700.00	\$4,200.00
2	Benches	ea	6	\$800.00	\$4,800.00
3	Picnic Tables	ea	10	\$1,200.00	\$12,000.00
4	ADA Picnic Table	ea	2	\$1,300.00	\$2,600.00
5	Large Group Grills	ea	2	\$800.00	\$1,600.00
6	Bike Rack	ea	1	\$800.00	\$800.00
7	Swings Area (Allowance)	ls	1	\$25,000.00	\$25,000.00
8	Fitness Station Cluster, 4 stations w/ conc. Pad	ea	1	\$45,000.00	\$45,000.00
9	Volleyball	ea	1	\$2,500.00	\$2,500.00
10	Kid Zone Courts (Allowance)	ls	1	\$25,000.00	\$25,000.00
11	Interactive Water Elements (Allowance)	ls	1	\$100,000.00	\$100,000.00
12	Fence around Basketball Courts	lf	490	\$60.00	\$29,400.00
			Probable Park Furnishings/Amenities Budget		<b>\$252,900.00</b>

### Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees for Charlotte Ave. Parking	ea	0	\$375.00	\$0.00
2	Small Trees/Large Shrubs	ea	0	\$175.00	\$0.00
3	Medium Shrubs to Screen Parking	ea	0	\$45.00	\$0.00
4	Small Shrubs	ea	0	\$25.00	\$0.00
5	Grassing	ac	4	\$4,000.00	\$16,000.00
7	Removable Bollards	ea	0	\$500.00	\$0.00
8	Permanent Bollards	ea	0	\$300.00	\$0.00
9	Split Rail Fence (or similar)	lf	0	\$30.00	\$0.00
			Probable Landscape Budget		<b>\$16,000.00</b>



**Creft Park | Site Master Plan Study**  
 Monroe, North Carolina

City of Monroe | 04.20.2023  
 0 40 80 Feet  
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## BEARSKIN CREEK GREENWAY – PHASE III CONCEPTUAL CORRIDOR ROUTING STUDIES

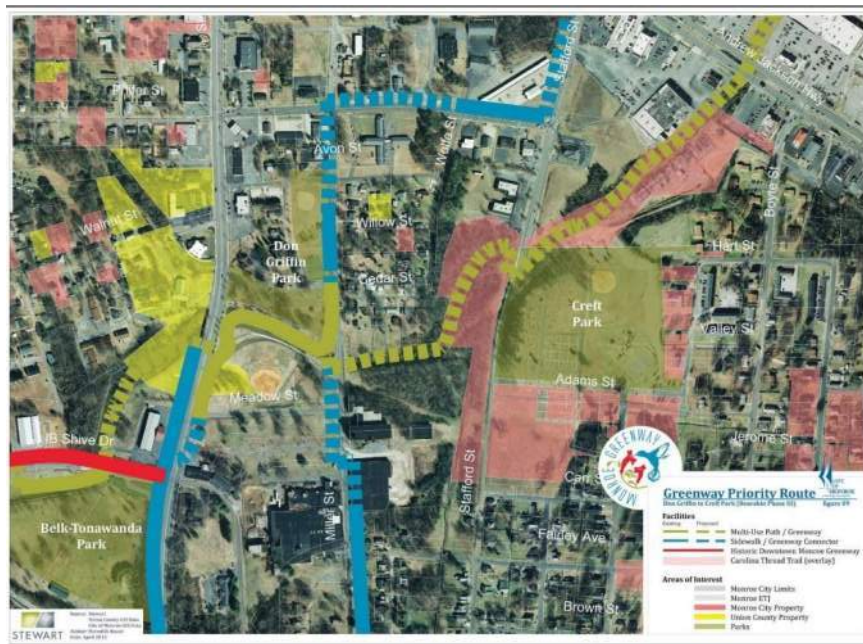
March 24, 2021

Updated May 26, 2021

### PROJECT OVERVIEW

The City of Monroe is planning to pursue available funding from the Catawba Lands Conservancy (CLC) that can be used towards land acquisition for future development of greenway. There currently remains \$139,000 in a mitigation fund balance from the construction of the Monroe Bypass for this purpose. The next phase of Bearskin Creek Greenway which is shown as a primary corridor both in the Union County Carolina Thread Trail (CTT) Master Plan and the Monroe Greenway Master Plan has been identified as the corridor the City desires to study further in consideration for requesting the above mentioned available acquisition funds.

The City of Monroe is considering the acquisition of additional land/easements for the purposes of extending the Bearskin Creek Greenway (Phase 3) along a corridor as defined in the 2015 Monroe Greenway Master Plan shown here, approximately 3500 LF, extending from Don Griffin Park to Creft Park towards US 74.

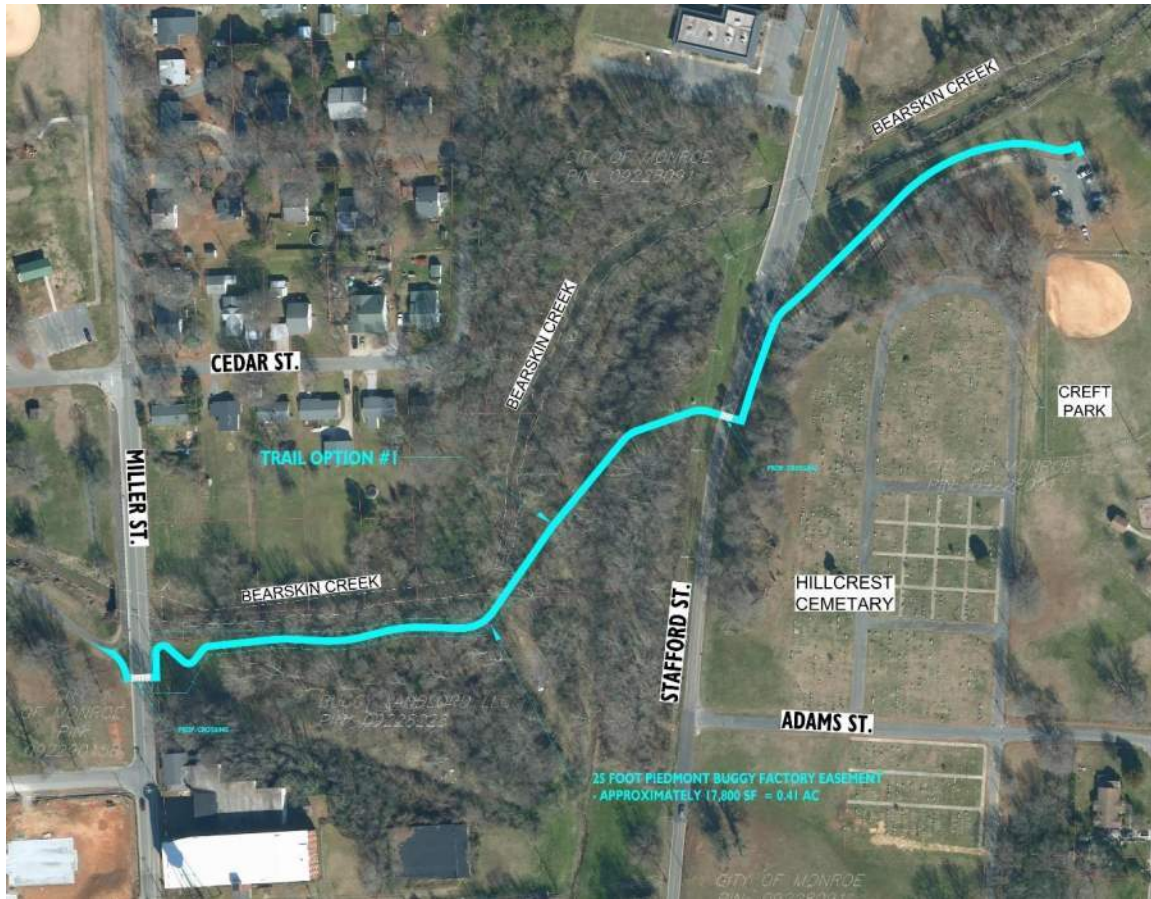


The following document provides a summary of the assessment process conducted by Alfred Benesch & Company (Benesch) in the Fall/Winter 2020/2021. The purpose of this assessment is to provide City staff with opportunities and constraints for potential land acquisition towards development for the next phase of Bearskin Creek Greenway.

### CORRIDOR ROUTING PLAN ALTERNATIVES

Based on field reconnaissance and review of available Union County GIS, Benesch prepared three alternative corridor routings to connect the end of Bearskin Creek Greenway at Don Griffin Park to Creft

Park with the potential to extend the greenway to US 74. All proposed routes assumed a 25' easement needed for construction of a 10' wide paved greenway.



*Alignment Option #1*

**Site Assessment - Corridor Option #1: 715 LF of requested easement/17,800 SF/0.41 AC**

*Opportunities*

- Follows already cleared existing utility easement along Bearskin Creek, reducing potential construction costs by reducing clearing and grubbing required for construction.
- Nice views of Bearskin Creek along 1/3 of the proposed route.
- Open area at Miller St. end for transition of grade from on-grade crossing of Miller St. to Phase III of the greenway extension.
- On-grade crossing at Stafford St. aligns with entrance to Creft Park.

*Constraints*

- Segment from tributary to Stafford St. extremely wet both in the utility easement and wooded areas on each side. Additional cost projected for greenway surfacing base and/or boardwalk construction for this segment.
- On-grade crossing at Stafford St. occurs at bend of road; limited sight distance for westbound greenway users.
- Will require a bridge crossing over the tributary.





*Alignment Option #2*

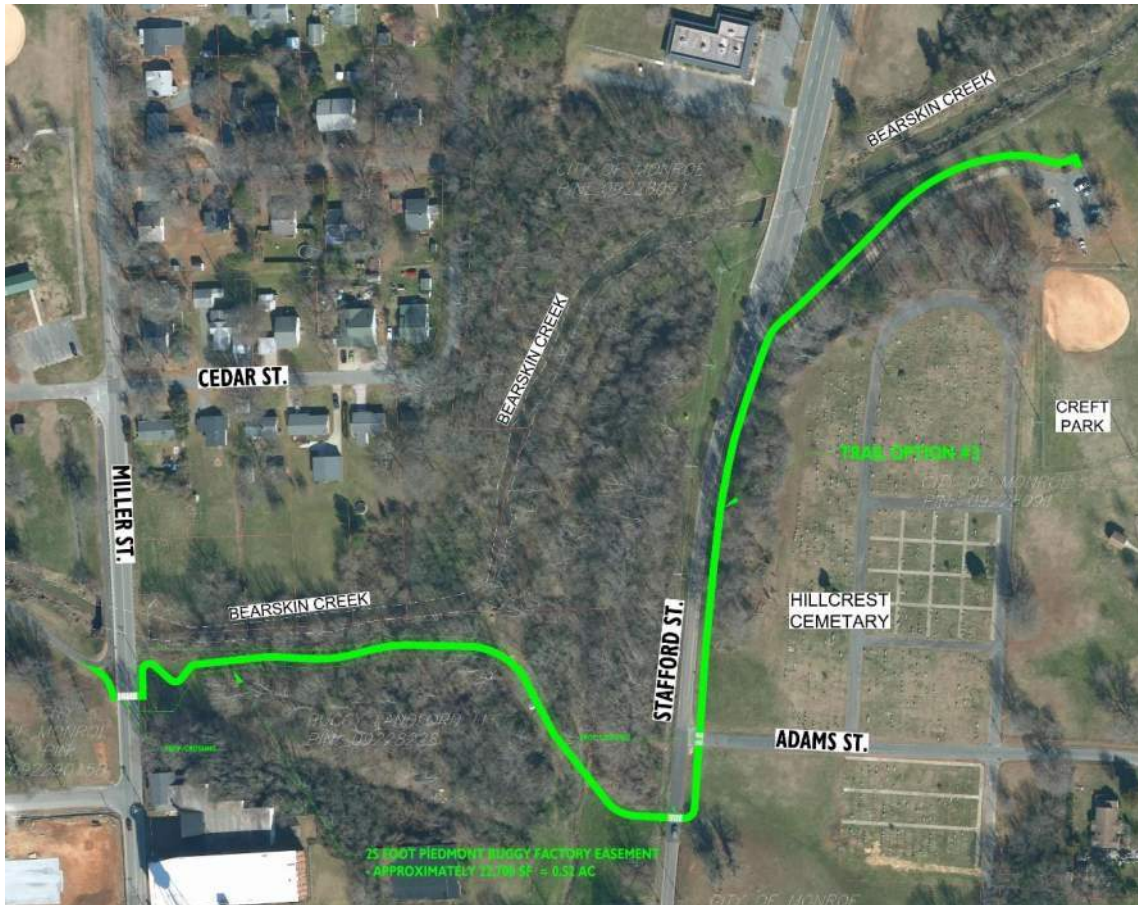
**Site Assessment - Corridor Option #2: 790 LF of requested easement/19,700 SF/0.45 AC**

*Opportunities*

- Follows already cleared existing utility easement reducing potential construction costs by reducing clearing and grubbing required for construction.
- Corridor further uphill from Bearskin Creek, moves middle of the proposed corridor out of wet areas.
- Open area at Miller St. end for transition of grade from on-grade crossing of Miller St. to Phase III of the greenway extension.
- On-grade crossing at Stafford St. aligns just south of Adams St., allowing for better sight distance, both ways.
- Provides better access for “eyes on the greenway” which in turn could eliminate current homeless encampment on the north side of the corridor behind the Buggy Factory.

*Constraints*

- Corridor eliminates the relationship to Bearskin Creek, no views of the creek.
- Current homeless encampment will provide an uncomfortable environment for greenway users.
- Will require a bridge crossing over the tributary, but shorter than in option #1.



*Alignment Option #3*

**Site Assessment - Corridor Option #3: 910 LF of requested easement/22,700 SF/0.52 AC**

*Opportunities*

- Existing utility easement along Bearskin Creek already cleared, reducing potential construction costs by reducing clearing and grubbing required for construction.
- Nice views of Bearskin Creek along 1/3 of the proposed route.
- Open area at Miller Street end for transition of grade from on-grade crossing of Miller St. to Phase III of the greenway extension.
- On-grade crossing at Stafford St. aligns just south of Adams St., allowing for better sight distance, both ways.

*Constraints*

- Will require a bridge crossing over the tributary, but shorter than in option #1.

**FINAL RECOMMENDATIONS**

After review of the three corridor options with City Staff and a review of current land values as determined through Union County GIS, Benesch proposes the following two corridor routes and easement requests with Route A being the preferred greenway corridor routing:



**GREENWAY CORRIDOR – ROUTE A: TOTAL LENGTH OF GREENWAY = 2,292 LF (PREFERRED ROUTING)**

The proposed greenway corridor location of Route A leaves additional undevelopable floodplain area between the proposed greenway route and Bearskin Creek to the north (Area B), and City of Monroe owned property (Area C). This route presents an opportunity for the City to acquire one or both parcels to provide further environmental protection and buffer along Bearskin Creek.

**LENGTH OF GREENWAY WITHIN REQUESTED EASEMENT = 783 LF**

AREA A (GREENWAY EASEMENT) = 0.49 AC = 21,485 SF  
AREA B (BUFFER PARCEL) = 0.30 AC = 13,133 SF  
AREA C (BUFFER PARCEL) = 0.44 AC = 19,209 SF  
TOTAL = 1.23 AC = 53,827 SF

**CURRENT TAX VALUE (PIN 09228228)**

LAND ONLY: \$93,300.00  
AREA: 6.217 AC = 270,812.52 SF  
UNIT PRICE: \$0.34 PER SF

AREA A (GREENWAY EASEMENT): 0.49 AC = 21,485 SF @ \$0.34 = \$7,353.55  
AREA B (BUFFER PARCEL): 0.30 AC = 13,133 SF @ \$0.34 = \$4,502.17  
AREA C (BUFFER PARCEL): 0.44 AC = 19,209 SF @ \$0.34 = \$6,603.18  
**TOTAL = \$18,458.90**

**GREENWAY CORRIDOR – ROUTE B: TOTAL LENGTH OF GREENWAY = 2,224 LF**

**LENGTH OF GREENWAY WITHIN REQUESTED EASEMENT = 726 LF**

**CURRENT TAX VALUE (PIN 09228228)**

LAND ONLY: \$93,300.00  
AREA: 6.217 AC = 270,812.52 SF  
UNIT PRICE: \$0.34 PER SF

GREENWAY EASEMENT: 0.43 AC = 18,652 SF @ \$0.34 = **\$6,341.68**



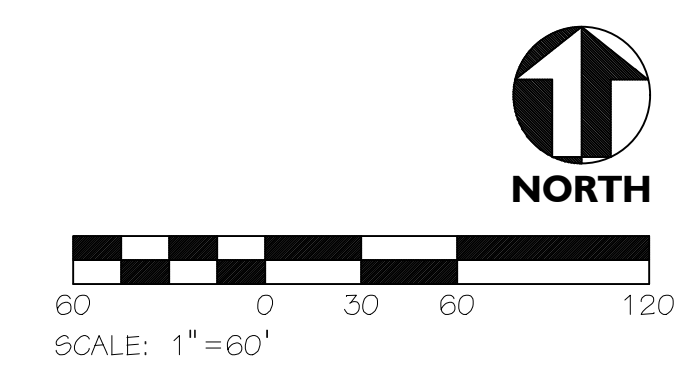


LENGTH OF TRAIL WITHIN EASEMENT	= 783 LF
TOTAL LENGTH OF TRAIL	= 2,292 LF
AREA-A (EASEMENT)	= 0.49 AC = 21,485 SF
AREA-B (PARCEL)	= 0.30 AC = 13,133 SF
AREA-C (PARCEL)	= 0.44 AC = 19,209 SF
TOTAL	= 1.23 AC = 53,827 SF

**CURRENT TAX VALUE (PIN 09228228)**

LAND ONLY:	\$93,300.00
AREA:	6.217 AC = 270,812.52 SF
UNIT PRICE:	\$0.34 PER SF
AREA A:	0.49 AC = 21,485 SF @ \$0.34 = \$7,353.55
AREA B:	0.30 AC = 13,133 SF @ \$0.34 = \$4,502.17
AREA C:	0.44 AC = 19,209 SF @ \$0.34 = \$6,603.18
TOTAL	= \$18,458.90

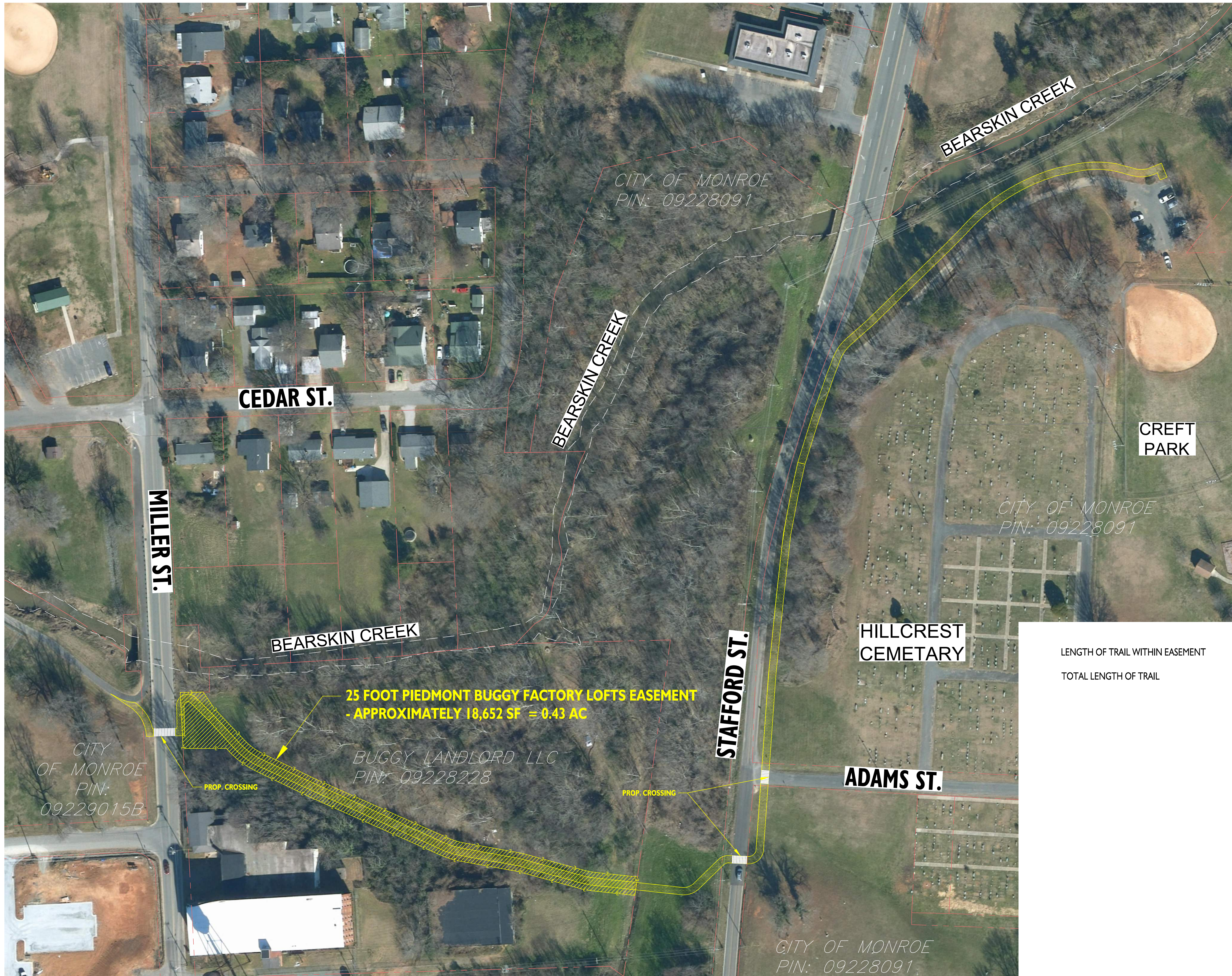
NOTE: The proposed greenway corridor location of Route A leaves additional undevelopable floodplain area between the proposed greenway route and Bearskin Creek to the north (Area B), and City of Monroe owned property (Area C). This route presents an opportunity for the City to acquire one or both of these parcels to provide further environmental protection and buffer along Bearskin Creek.



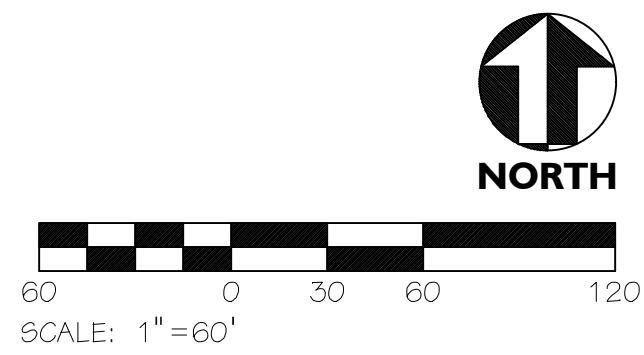
**BEARSKIN CREEK GREENWAY  
 MILLER STREET TO CREFT PARK**  
 Monroe, North Carolina

**GREENWAY  
 CORRIDOR  
 ROUTE A**





LENGTH OF TRAIL WITHIN EASEMENT = 726 LF  
 TOTAL LENGTH OF TRAIL = 2,234 LF



Seals:  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**  
 Corp. NC license: F-1320

**BEARSKIN CREEK GREENWAY**  
**MILLER STREET TO CREFT PARK**  
 Monroe, North Carolina

Project no: 17.000401  
 Date: 2.18.20  
 Revisions:

**GREENWAY  
 CORRIDOR**  
 Sheet Title:  
**ROUTE B**



## **ADDITIONAL CORRIDOR EASEMENT/LAND ACQUISITION ALTERNATIVES**

Based on field reconnaissance and review of available Union County GIS, Benesch also studied alternative corridor easements to connect the Benton Heights neighborhood (between N. Charlotte Ave. and Skyway Dr.) northwest of Bearskin Creek to the existing Bearskin Creek via a pedestrian bridge. A connection of these neighborhoods would also connect the greenway to Benton Heights Elementary School.

Two connection points were considered: Cherry Street and Warren Street. Both easements assume a 30' easement based on existing topography in those areas.

### **Cherry Street - Site Assessment - 378 LF of requested easement/11,308 SF/0.26 AC (Areas A, B & C)**

This route would potentially connect Bearskin Creek Greenway directly to Benton Heights Elementary School. There is currently no sidewalk along Cherry Street, but there appears (based on GIS) to be room to construct sidewalk within the ROW. This route would have four (4) on-grade street crossings (Walnut, Tucker, Riggins, and W. Phifer Streets. if the sidewalk were located on the west side of Cherry Street. If the sidewalk were located on the east side of Cherry St. there would only be crossings at Walnut St. and W. Phifer St. at which there would need to be a crossing of Cherry St. to access the school.

#### *Opportunities*

- Cherry Street dead-ends at the proposed connection location.
- Connection/easement aligns with the Union County Farmer's Market drive connection at the existing Bearskin Creek Greenway.

#### *Constraints*

- City would need to construct sidewalk along Cherry Street from the north end of the proposed easement to Benton Heights Elementary School.
- Involves two property owners for the easements for the greenway connection.

The proposed greenway easement location of Area A and Area B leaves additional undevelopable floodplain area between the proposed easement (Area B) and Bearskin Creek to the west (Area C), and City of Monroe owned property along Bearskin Creek. This route presents an opportunity for the City to acquire additional acreage (0.66 AC) to provide further environmental protection and buffer along Bearskin Creek.

### **Warren Street - Site Assessment - 229 LF of requested easement/5,919 SF/0.14 AC (Area D)**

This route would also potentially connect Bearskin Creek Greenway to Benton Heights Elementary School via Walnut Street. There is currently no sidewalk along Warren Street or Walnut Street, but there appears (based on GIS) to be room to construct sidewalk within both ROWs. This route would have four (4) on-grade street crossings (Walnut, Tucker, Riggins, and W. Phifer Streets. if the sidewalk were located on the west side of Cherry Street. If the sidewalk were located on the east side of Cherry St. there would only be crossings at Walnut St. and W. Phifer St. at which there would need to be a crossing of Cherry St. to access the school.

#### *Opportunities*

- Warren Street dead-ends at the proposed connection location.



- Connection/easement aligns with the mid-block crossing of the existing Bearskin Creek Greenway across Skyway Drive.

*Constraints*

- City would need to construct sidewalk along Warren, Walnut and Cherry Streets from the north end of the proposed easement to Benton Heights Elementary School.
- Involves one property owner for the easement for the greenway.

**AREA-A (MURATORE EASEMENT) = 0.09 AC = 3,996 SF (134 LF OF TRAIL)**

**AREA-B (MCCRAY EASEMENT) = 0.17 AC = 7,312 SF (244 LF OF TRAIL)**

**AREA-C (MCCRAY BUFFER AREA) = 0.66 AC = 28,676 SF**

**AREA-D (CHAMBER EASEMENT) = 0.14 AC = 5,919 SF (229 LF OF TRAIL)**

**TOTAL = 1.06 AC = 45,903 SF**

**CURRENT TAX VALUE (PIN 09229090) - MCCRAY**

LAND ONLY: \$39,800.00

AREA: 2.65 AC = 115,434 SF

UNIT PRICE: \$0.34 PER SF

**CURRENT TAX VALUE (PIN 09229092) - MURATORE**

LAND ONLY: \$17,200.00

AREA: 1.15 AC = 50,094 SF

UNIT PRICE: \$0.34 PER SF

**CURRENT TAX VALUE (PIN 09229098) - MONROE-UNION CHAMBER OF COMMERCE**

LAND ONLY: \$270,600.00

AREA: 2.25 AC = 98,010 SF

UNIT PRICE: \$2.76 PER SF

**AREA A: 0.09 AC = 3,996 SF @ \$0.34 = \$1,358.64**

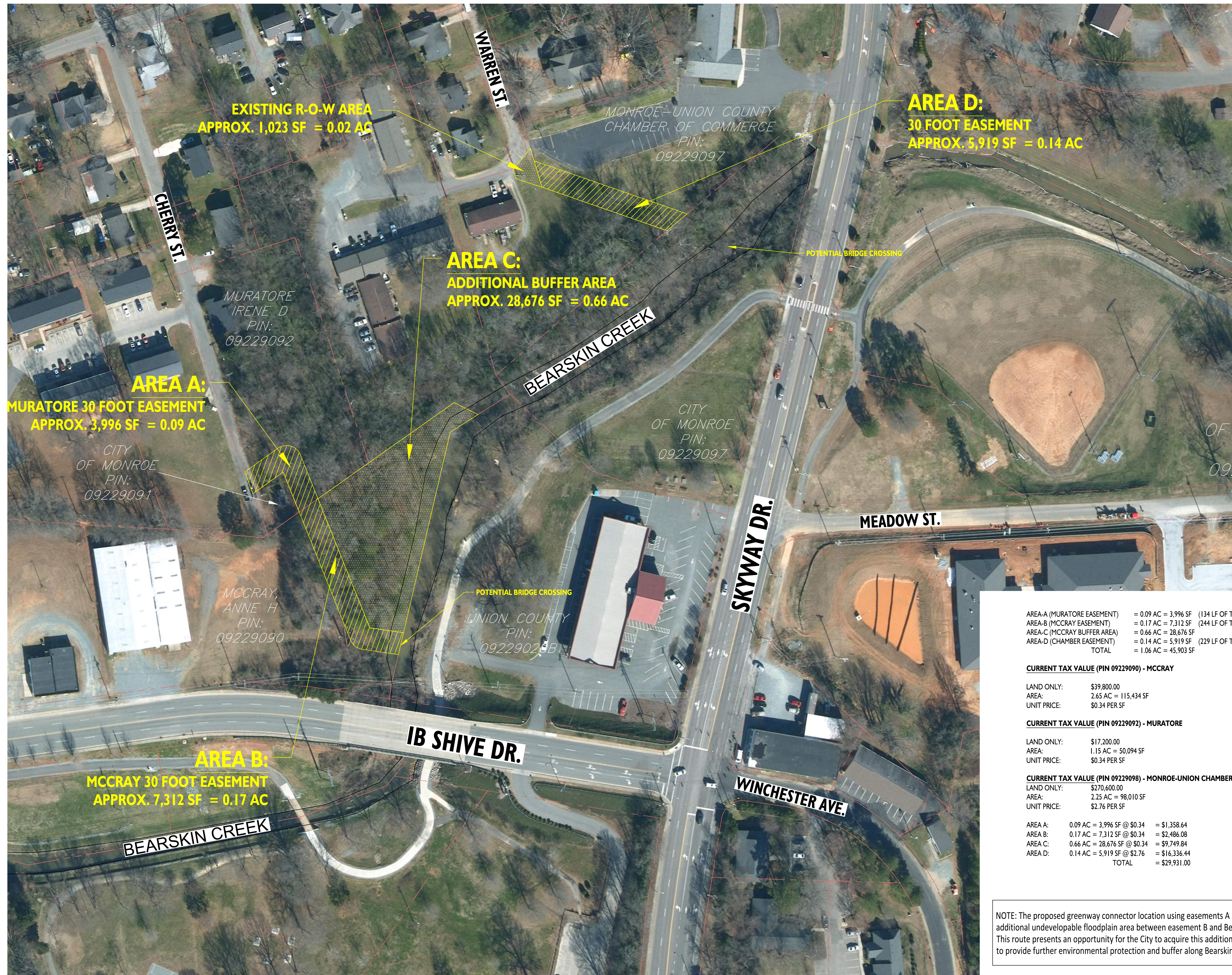
**AREA B: 0.17 AC = 7,312 SF @ \$0.34 = \$2,486.08**

**AREA C: 0.66 AC = 28,676 SF @ \$0.34 = \$9,749.84**

**AREA D: 0.14 AC = 5,919 SF @ \$2.76= \$16,336.44**

**TOTAL = \$29,931.00**





AREA-A (MURATORE EASEMENT)	= 0.09 AC = 3,996 SF	(134 LF OF TRAIL)
AREA-B (MCCRAY EASEMENT)	= 0.17 AC = 7,312 SF	(244 LF OF TRAIL)
AREA-C (MCCRAY BUFFER AREA)	= 0.66 AC = 28,676 SF	
AREA-D (CHAMBER EASEMENT)	= 0.14 AC = 5,919 SF	(229 LF OF TRAIL)
<b>TOTAL</b>	<b>= 1.06 AC = 45,903 SF</b>	

**CURRENT TAX VALUE (PIN 09229090) - MCCRAY**

LAND ONLY:	\$39,800.00
AREA:	2.65 AC = 115,434 SF
UNIT PRICE:	\$0.34 PER SF

**CURRENT TAX VALUE (PIN 09229092) - MURATORE**

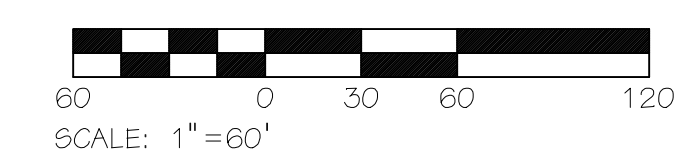
LAND ONLY:	\$17,200.00
AREA:	1.15 AC = 50,094 SF
UNIT PRICE:	\$0.34 PER SF

**CURRENT TAX VALUE (PIN 09229098) - MONROE-UNION CHAMBER OF COMMERCE**

LAND ONLY:	\$270,600.00
AREA:	2.25 AC = 98,010 SF
UNIT PRICE:	\$2.76 PER SF

AREA A:	0.09 AC = 3,996 SF @ \$0.34	= \$1,358.64
AREA B:	0.17 AC = 7,312 SF @ \$0.34	= \$2,486.08
AREA C:	0.66 AC = 28,676 SF @ \$0.34	= \$9,749.84
AREA D:	0.14 AC = 5,919 SF @ \$2.76	= \$16,336.44
<b>TOTAL</b>		<b>= \$29,931.00</b>

NOTE: The proposed greenway connector location using easements A and B leaves additional undevelopable floodplain area between easement B and Bearskin Creek. This route presents an opportunity for the City to acquire this additional acreage (C) to provide further environmental protection and buffer along Bearskin Creek.



Seals:  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**  
 Corp. NC license: F-1320

**BEARSKIN CREEK GREENWAY  
 IB SHIVE DRIVE TO SKYWAY DRIVE**  
 Monroe, North Carolina

Project no: 17.000401  
 Date: 5.13.21  
 Revisions:

Sheet Title:  
**GREENWAY  
 CONNECTION  
 OPTIONS**

Sheet No:  
**C100**



**CITY COUNCIL STRATEGIC PLANNING MEETING**  
**300 WEST CROWELL STREET**  
**MONROE, NORTH CAROLINA 28112**  
**APRIL 11, 2023– 4:00 P.M.**  
**AGENDA**

[www.monroenc.org](http://www.monroenc.org)

1. Creft Park and Bearskin Creek Greenway Phase III Master Plan and Parks and Recreation Trust Fund (PARTF) Grant
2. Fiscal Year 2024 Budget Departmental Discussions
  - A. Water Resources
  - B. Energy Services

- 
- **Agenda** is tentative and is subject to change up to and including the time of the meeting.
  - At the discretion of City Council, **Agenda Items** listed above that are not discussed at the Strategic Planning Meeting or moved at the request of Council, may be carried forward to the City Council Regular Meeting at 6:00 p.m. to be considered.
  - **Cell Phones/Pagers:** As a courtesy, please turn off cell phones and pagers while Meeting is in progress.



**CITY OF MONROE**  
**CITY COUNCIL STRATEGIC PLANNING MEETING**  
**APRIL 11, 2023**  
**MINUTES**

The City Council of the City of Monroe, North Carolina, met in a Strategic Planning Meeting in the City Hall Council Chambers located at 300 West Crowell Street in Monroe, North Carolina at 4:00 p.m. on April 11, 2023 with Mayor Marion L. Holloway, Jr. presiding.

**Present:** Mayor Marion L. Holloway, Jr., Mayor Pro Tem Gary Anderson, Council Member Freddie Gordon, Council Member James Kerr, Council Member Lynn Keziah, Council Member Julie Thompson, Interim City Manager Lisa Strickland Assistant City Attorney Ashley Britt and City Clerk Bridgette H. Robinson.

**Absent:** None.

**Visitors:** Lisa Strickland, Angela Duncan, Rob Miller, Scott Clark, Lisa Kerner, Pete Hovanec, Bradley Lucore, Gabe Broome, Ashley Britt, Ryan Jones, John Wood, and others.

Mayor Holloway called the City Council Strategic Planning Meeting of April 11, 2023 to order at 4:00 p.m. A quorum was present.

**Item No. 1. Creft Park and Bearskin Creek Greenway Phase III Master Plan and Parks and Recreation Trust Fund (PARTF) Grant.** Parks and Recreation Director Ryan Jones advised that Staff requested Council's consideration for the City of Monroe to apply for the Parks and Recreation Trust Fund Grant (PARTF) for the development of the Phase III of the Bearskin Greenway and the Creft Park Renovation project, as well as the approval and adoption of the Bearskin Creek Greenway Phase III Master Plan. Mr. Jones advised that a presentation by Alfred Benesch and Company has been prepared to detail these projects.

Mr. John Wood with Alfred Benesch and Company advised that his company was contracted a few months ago to look at Creft Park and Bearskin Creek Greenway Phase III projects that have been talked about for a while. Mr. Wood advised that Creft Park was located next to Hillcrest Cemetery between Stafford Street and Highway 74; however, in the system, it was one of the parks with the least attention paid to over the last several years particularly since the 2015 system wide plan was put together; however, all of the other parks have had many improvements and Creft Park was the last one on the list.

Mr. Wood advised that in 2015, he brought to Council several of the items that came out of that plan and as a result of the pandemic as people needed to get out of their homes and walk, needs continued to be high to provide connectivity, provide places to walk, bike, neighborhood parks to go to, more adult fitness, wellness, being outside. He advised that particularly with Creft Park, the perception in that particular location of a high crime area, as parks become more used that crime

level tends to go down a little bit. Mr. Wood advised that there were two items in the 2015 plan that were specific to Creft Park at the time to add a volleyball court and increase the playground equipment for some older age groups.

Mr. Wood advised that a Greenway Master Plan was done at the same time and Council adopted two plans at that time. He advised that there were four priority Greenway segments that came out of that plan and the first two were done; however, the second phase of Bearskin Creek Greenway that connects from Don Griffin around the Farmers Market through Belk Tonawanda, there was still a gap there, but it picked up again at Dickerson Park. Mr. Wood advised that the Monroe and Aquatics Fitness Center (MAFC), the Parks Williams complex which was just completed and opened in early 2022, and so the third item on that list was Phase III at the Bearskin Creek to connect Don Griffin and go east over to Creft Park.

Mr. Wood advised that the next phase was to connect Winchester Center either Creft Park or Bearskin Creek Greenway. He advised that the 2015 plan that chose that connection, Middle Street at Don Griffin Park and then going east following the creek all the way over to Highway 74, crossing Stafford Street and coming in the north end of Creft Park and eventually would connect to other pedestrian connectivity going north and south and eventually take that through Belk Tonawanda which has since been finished.

Mr. Wood advised that in 2021 his company was contracted to look at some potential easements. He advised that Catawba Lands Conservancy (CLC) reached out to the City with funding that was available through the Bypass project along with some litigation funding available and they reached out to see if the City could perhaps take advantage of some of that funding. He advised that CLC oversaw Carolina Thread Trail which part of this was on the Thread Trail map.

Mr. Wood advised that he was charged with looking at Phase III of which there were two property owners: the Buggy Factory and the City of Monroe. He advised that three parcels have been picked up since then consisting of one for the Greenway and two that act as buffer between the Greenway and the Creek. Mr. Wood advised that there were two pieces on the back side of the Farmers Market that connect into the existing Greenway. He advised that one has since been picked up by the Chamber of Commerce with a bridge crossing that would connect the Greenway back into the neighborhoods and back up into the elementary school. Mr. Wood advised that there was another one being looked at near I.B. Shive and connected into Cherry Street; however, that one has not been completed.

Mr. Wood advised that with regard to Creft Park, the main elements consisted of the following: recently resurfaced basketball courts, lower swing area, a young picnic shelter, a playground that was getting ready to be replaced and upgraded to be more inclusive, a ballfield, and a few little walk areas. He advised that from the parking lot back to the restrooms and to the shelters, there was not much paved walking. Mr. Wood advised that would be the corridor that was being looked at for Phase III of the Greenway on the Don Griffin side of Miller Street connecting off of the existing Greenway, crossing at Miller Street to come down on the back side where it was now Greenway easement. He advised that there was sewer easement along there as well. Mr. Wood advised that then carrying on through one of the other easements through the woods coming back out the east side of the Piedmont Lofts and then tie into Stafford Street and since then had

conducted the easement study, and the City has extended the sidewalk down Adams Street with a crossing already sitting there or at least the wraps. Mr. Wood advised that the intent was to tie in at that point instead of taking it all the way up Stafford Street because now Creft Park was part of the scope instead of just the Greenway.

Mr. Wood advised that as part of the Master Planning process and the PARTF process, everybody wanted to see the stakeholder and public driven plans. He provided a series of images that were already at the park or would be typical of a neighborhood park consisting of the following: walking paths, fitness stations, volleyball, multi-purpose field, ballfield, playground that would be going in at some point during this summer and was under a different contract so that was already going to happen, basketball, disc golf often goes into smaller neighborhood parks, place for public art, seating and community gardens, additional multi-purpose shelters, upgraded restrooms, perhaps court games and then another place for art work so individuals could put graffiti and creative design on something instead of the side of the restrooms. Mr. Wood advised that these were unique in a lot of parks around North Carolina and the design changed weekly and what they were intended for.

Mr. Wood advised that in looking at part of the basketball court being more of a multi-sport facility. He advised that they met with three focus groups during the course of the project including elementary, teens, and even high schoolers participated. He advised that they asked what they would use most often if it were in Creft Park. Mr. Wood advised that the six bullet points were: inclusive play, basketball, multi-purpose field, walking paths, multi-sport courts and fitness stations. He advised that after meeting with some seniors that were asked for the number one priority in this park, they had two items that had been thought about but it was some type of water play element, not a pool but something that had some interactive jets like a mini splash area or something of that nature. Mr. Wood advised that the second item was a zip line and while they thought it was up in the trees with a platform, it was really some of the zip line components that could be added to the playground equipment and actually on a rail with a bucketed seat and the kids could go back and forth and that would be an easy add.

Mr. Wood advised that Mr. Jones and his Staff distributed surveys at some of the different recreation centers to some of the parents that did not participate in their focus groups. He advised that Creft Park was obviously not a highly visited park and some of that certainly has to do with the fact that it was needed for an upgrade and not a lot of folks were using certain parts of Bearskin Creek Greenway, but it was also not extended length yet. Mr. Wood advised that once the length was there, more people would jump on it from more neighborhoods because of connecting more people.

Mr. Wood advised that the priorities and the desired facilities were about the same as what they took from the focus groups. He advised that with that in mind, they created two plans and this was the Greenway plan for Bearskin Creek and the Loft was Miller Street and then tie into the existing Greenway to the east of the ballfield and come across Meadow Street and then switch back down the slope and come into that Greenway easement that the City has already acquired. Mr. Wood advised that it would then come around the back side and come out into the right-of-way on Stafford Street and onto the street and bring it up to Adams Street where it would connect into the



existing walkway that came up Adams at which point it could be brought into more of a front door to Creft Park instead of a back door.

Mr. Wood advised that for the park itself, after leaving the ballfield and now adding a lower paved walking loop much like Belk Tonawanda and it was about a quarter mile around and the Greenway connection was about a quarter mile coming from Miller Street all the way over to the park. He advised that some additional walking loops for longer or shorter distance in the park, but wrapping around the basketball courts that obviously would stay and perhaps some striping to convert one of the two basketball courts to multi-sport courts.

Mr. Wood advised that the proposed location for the new inclusive playground that was going in and two other areas just above the playground would be relocating and upgrading swings and an outdoor fitness cluster in the same complex. He advised that there was a lot of little active areas in and around each other.

Mr. Wood advised that in the center was the existing shelter and they opted to leave that, but perhaps adorn it a little bit and put in a new shelter to flank it so there would be two shelters and maybe relocate and update the current restrooms bringing those up to code. He advised that in the center of that was a kid zone and that would be an opportunity to put in some of the little water jets and have that all as the front door to that in and around the shelters.

Mr. Wood advised that they provided this presentation to the Parks and Recreation Commission and it was suggested to revisit the volleyball that came out of the system wide plan and could potentially add that in between the swings and the new shelter on this plan.

Mr. Wood advised that all of this leads up to the PARTF site plan. He advised that Staff would be requesting PARTF funding and going back through and updating their costs a little bit to see if all of this could go in, but the intent was that the cap was roughly about \$1 million so that was \$500,000 through PARTF and \$500,000 match coming from the City. Mr. Wood advised that PARTF grants were used for Belk Tonawanda and Parks Williams and were a 50/50 match up to \$500,000.

Mr. Wood advised that the next steps moving forward were Mr. Jones was requesting adoption of the plan today and the City's willingness to pursue a PARTF grant. He advised that those grants were due May 1, 2023 and would be mailed on the Thursday before. Mr. Wood advised that grants were usually awarded in late August or early September and if Monroe received a grant, it would come back before City Council to accept the grant and then late fall, the City would be signing a contract with PARTF folks and once that contract was signed, by both parties, there was a three-year time clock that starts to build that park.

Mayor Pro Tem Anderson advised that he had a chance to tour four of the City's parks and he was so impressed with the amenities and all that the City was doing to upgrade the parks. He inquired if Mr. Jones could provide examples of what inclusive play meant because he had a chance to see it and he would like for the viewers to know what that meant.

Mr. Wood advised that inclusive allowed all of the equipment to allow people of all ages and all abilities to be on the equipment such as what was recently added at Belk Tonawanda and the transfer stations so that folks in wheelchairs, particularly the kids, could get on or off those pieces of equipment. He advised that there were some new bucket swings that someone could roll their wheelchair right on and do. Mr. Wood advised that a lot of it has to do with making sure that the surfacing was at the same level as surrounding sidewalks so there were no tripping hazards and could walk in/walk out. He advised that it was not just for children or young adults with physical disabilities, it was also for individuals on the spectrum. Mr. Wood advised that in the last five years, veterans coming back from wars that might have a disability and have perfectly healthy kids, but they have to be able to be out there with them. He advised that it was trying to make sure that everybody was invited and everybody could get in there.

Mr. Jones advised that he would like to add that what inclusivity meant to Staff was that it was not just giving opportunities for everybody to play together on the same structure, it was the success ability but also togetherness. He advised that they wanted them to play together and to feel like they were a part of the normal play experience.

Mr. Jones advised that Staff recommended Council adopt the Creft Park Master Plan, authorize the submittal of the NC PARTF grant application in the amount of \$500,000. He advised that also to adopt a Resolution for the required match of \$500,000 to be allocated to the FY2023 Budget from Greenway Reserve Funds and authorize the City Manager to execute any and all necessary documents.

Mayor Pro Tem Anderson inquired when would the City know if they got the grant.

Mr. Jones advised that it would be August or early fall.

Council Member Gordon inquired if he had any knowledge of the number of communities applying.

Mr. Wood advised that typically, there was about 75 communities across the state. He noted that there were three parts of the grant funding: (1) a piece that went to NC State parks and how they did a lot of their purchasing; (2) a piece went to the coast for dunes, etc.; and, (3) the remainder was divided up between the communities that applied for funding. He advised that there were 55 submittals last year and it was a down year for some reason; however, but they awarded about 38 of those communities and quite a few were at the \$500,000 level. Mr. Wood advised that when it first started, the funding came out of a 2% Real Estate Transfer tax and it increased and decreased every year depending upon the economy; however, it was now part of a main stream of the State Budget and has been on average \$14 to \$17 million to spend every year.

Mr. Wood advised that he did send a draft into the reviewers and he just heard back from them today and he thought it was an excellent project; however, that did not guarantee the City would get something, but just the cursory review indicated there was nothing that needed to change. He advised that this was a park in an underserved community portion of Monroe and a perception of crime and the City was doing everything to try and bring this back up to the forefront so that was encouraging.

Council Member Kerr advised that he realized that this was about getting this grant underway; however, he inquired if there has been any progress on the Wi-Fi accessibility that was the issue with monitoring cameras as there were some vandalism issues.

Mr. Jones advised that was correct. He advised that Staff was currently working on a contract with a company at Belk Tonawanda to add those cameras in that could also go to these shelters and bathrooms and the potential of adding different cameras in certain areas that needed extra monitoring.

Mayor Pro Tem Anderson moved to adopt the Creft Park Master Plan and authorize the submittal of the North Carolina Parks and Recreation Trust Fund (PARTF) Grant application in the amount of \$500,000 and adopt a Resolution for the required match of \$500,000 and authorize the City Manager to execute any and all necessary documents. Council Member Kerr seconded the motion, which passed unanimously with the following votes:

AYES: Council Members Gordon, Kerr, Keziah, Thompson,  
Mayor Pro Tem Anderson and Mayor Holloway  
NAYS: None

Mayor Pro Tem Anderson moved to adopt Resolution R-2023-20:

**RESOLUTION APPROVING GRANT COMMITMENT  
FOR PARKS AND RECREATION TRUST FUND GRANT  
FOR DEVELOPMENT OF BEARSKIN GREENWAY PHASE III AND  
CREFT PARK IMPROVEMENT MASTER PLAN  
R-2023-20**

**WHEREAS**, the Monroe City Council authorizes Staff to apply for a Parks and Recreation Trust Fund (PARTF) Grant in the estimated project amount of \$1,000,000; and

**WHEREAS**, an amount equal to or greater than 50 percent (City match) of the total estimated project cost of \$500,000 will be appropriated by the City in the Fiscal Year 2023 Budget; and

**WHEREAS**, the City Manager is authorized to execute the necessary documents.

**NOW, THEREFORE, BE AND IT IS RESOLVED THAT THE** City of Monroe is hereby authorized to apply for a Grant with the North Carolina Parks and Recreation Trust Fund hereby binding the City to the fulfillment of its obligation incurred under the Grant Agreement or any mutually agreed upon modification thereof.

Adopted this 11<sup>th</sup> day of April, 2023.

Council Member Kerr seconded the motion, which passed unanimously with the following votes:

AYES: Council Members Gordon, Kerr, Keziah, Thompson,  
Mayor Pro Tem Anderson and Mayor Holloway  
NAYS: None