

1F. MIDDLE CREEK GREENWAY

FROM LUFKIN ROAD MIDDLE SCHOOL TO EXISTING MIDDLE CREEK GREENWAY

The Middle Creek Greenway will complete a key link in the developing connection between downtown Apex and Holly Springs. To the north (the center of Apex), future trail connectivity will include a sidepath along Lufkin Road to Center Street and the Apex Peakway, eventually linking to the Beaver Creek Greenway. To the south, the Middle Creek greenway will link into the Holly Springs greenway system at Sunset Lake Road.

PROJECT AT A GLANCE

- Project location: Apex, Wake County
- Project type: Shared use path, sidepath
- Length: 17,600 ft (3.3 miles)
- Total Connected Network: 3.3 miles
- Trip Generators:
 - » Lufkin Road Middle School
 - » Classic Road industrial and office park
 - » Residential developments (Pemberley, Miramonte, Camden Reunion Park Apartments, Sunset Hills, Twisted Creek Townhomes, Arbor Creek, Bridgewater)
 - » Veterans Park
 - » Holly Springs greenway system

PREVIOUS PLANNING

- *Apex Parks, Recreation, Greenways, and Open Space Master Plan (2015)*

POTENTIAL RIGHT-OF-WAY NEEDS

- 7.7 acres estimated right-of-way acquisition
- 17 impacted parcels
- 16 distinct property owners

POTENTIAL PERMITTING NEEDS

- Wake County/Apex Floodplain Development Permit
- Wake County/Apex Stormwater Management (National Pollutant Discharge Elimination System General Permit)
- Wake County/Apex Land Disturbance Permit
- FEMA Conditional Letter of Map Revision (CLOMR)
- FEMA Letter of Map Revision (LOMR)
- U.S. Army Corps of Engineers Section 401/404 Permit

POTENTIAL PARTNERSHIPS

- Town of Apex
- Town of Holly Springs
- Wake County Board of Education
- Miramonte Homeowners Association

ESTIMATED CONSTRUCTION COST

- *2016 construction estimates are in the range of \$3.4 million to \$4.0 million*
- *Cost estimates should be escalated at a rate of 5% each year.*

Cost estimate for land acquisition/ROW needs.

- *Based upon Wake County assessed property values acquisition estimates are approximately \$330,000*

POTENTIAL FUNDING MECHANISMS

- CAMPO/LAPP funding
- NCDOT/STI funding
- Wake County CIP funding
- Apex CIP
- Clean Water Management Trust Fund
- Duke Energy Water Resources Fund
- Miramonte Homeowners Association easement or land donation

OPPORTUNITIES & CONSTRAINTS

A short trail extension off of the regional network connects the project to Lufkin Road Middle School at the north end. The segment supports regional connectivity toward Apex and Cary to the north.

A new crossing is required at Classic Road.

An existing sidewalk along Burma Drive can be expanded into a sidepath.

A short section of sidepath and an on-road crossing are needed at Pristine Water Drive.

The alignment follows the east side of Middle Creek between Pristine Water Drive and the southern end.

The trail's location in the floodplain will increase permitting requirements.

Boardwalk is required where the trail traverses wetlands near the second bridge. The alignment is generally located far enough east of Middle Creek to avoid wetlands wherever possible because of the high cost of boardwalk.

A bridge crossing of Middle Creek is required.

The segment supports regional connectivity between Apex and Holly Springs.

Segment connects directly to a greenway trailhead at Sunset Lake Rd in Holly Springs.

