

# THE OUTER LOOP

*fayetteville, north carolina*



STEWART

# ARM-P

*aesthetic roadside management program*



*A selective, holistic, and programmatic approach to managing visual quality along North Carolina roads with a focus on: "Keeping NC beautiful for today and for future generations."*



*vegetation  
management*



*litter  
management*



*aesthetic  
engineering*



*contextual  
placemaking*



*three-tiered  
classification*

# ARM-P

*aesthetic roadside management program*

STANDARD —————> ENHANCED —————> LANDMARK



*vegetation  
management*



*litter  
management*



*aesthetic  
engineering*



*contextual  
placemaking*



*three-tiered  
classification*



# AESTHETICS

*three-tiered classification system*



## STANDARD

- *minimal use of larger trees*
- *minimal use of shrubs / flowers*
- *mass sodding / supplemental seeding as budget allows*
- *planting along abutments*



## ENHANCED

- *moderate use of larger trees*
- *moderate use of shrubs / flowers*
- *year-round color*
- *public art (placemaking)*
- *mass sodding / supplemental seeding as budget allows*
- *planting along abutments*



## LANDMARK

- *hardscape / softscape combo*
- *substantial use of larger trees / ornamentals / shrubs / flowers*
- *year-round color*
- *public art (placemaking)*
- *integrated use of sodding and abutment planting*
- *authentic runway experience*

# FOCUS AREAS

*classifications for corridor*



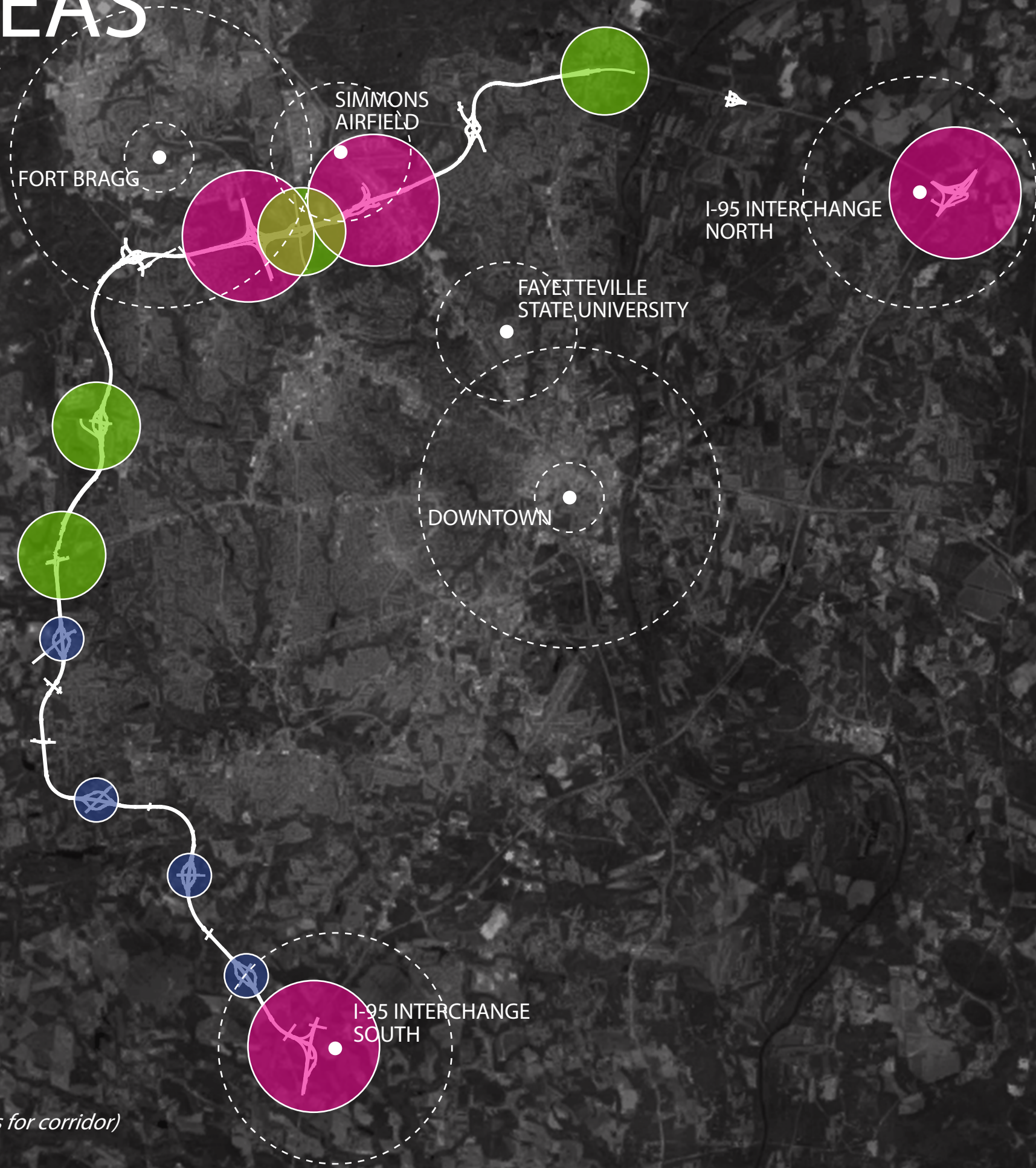
STANDARD



ENHANCED



LANDMARK



THE OUTER LOOP: *focus areas (classifications for corridor)*

# FOCUS AREAS

*murchison road*



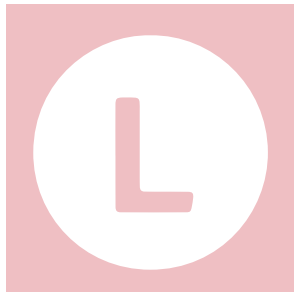
MURCHISON ROAD

FAYETTEVILLE STATE UNIVERSITY

DOWNTOWN FESTIVAL PARK

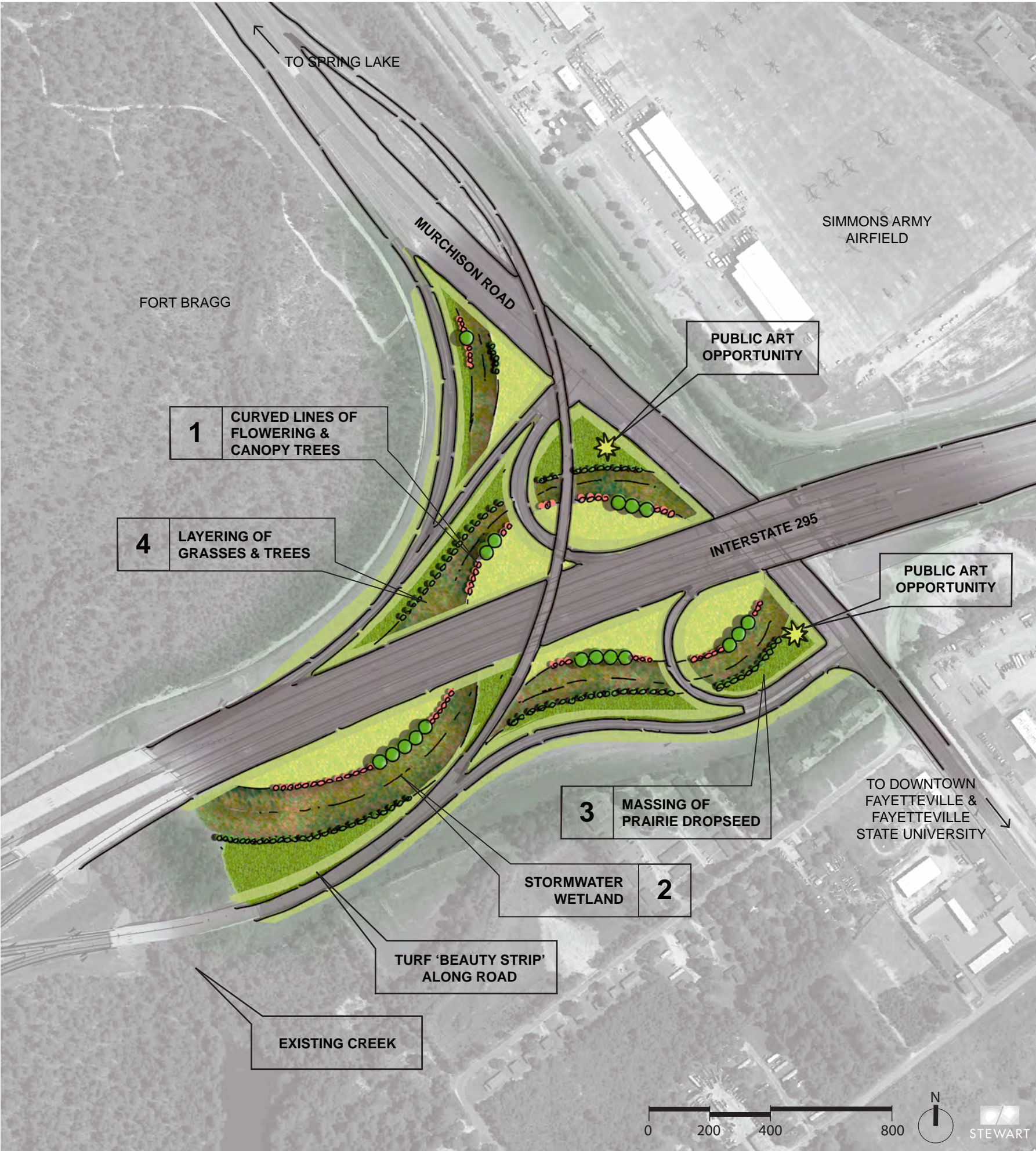
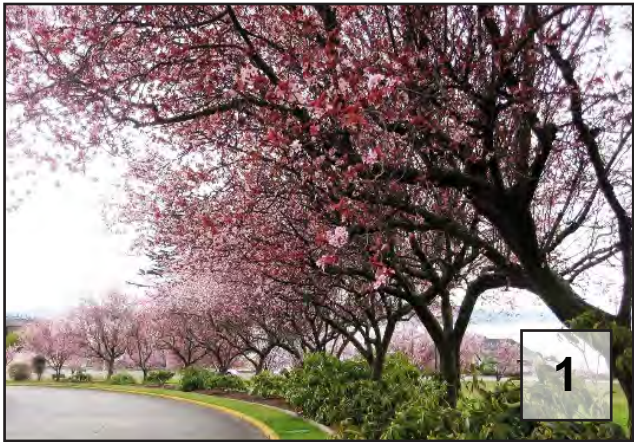
NORTH CAROLINA VETERANS PARK

THE OUTER LOOP: *focus areas*



# Murchison Road

Landmark Treatment





# Murchison Road

## Landmark Treatment

### LANDMARK

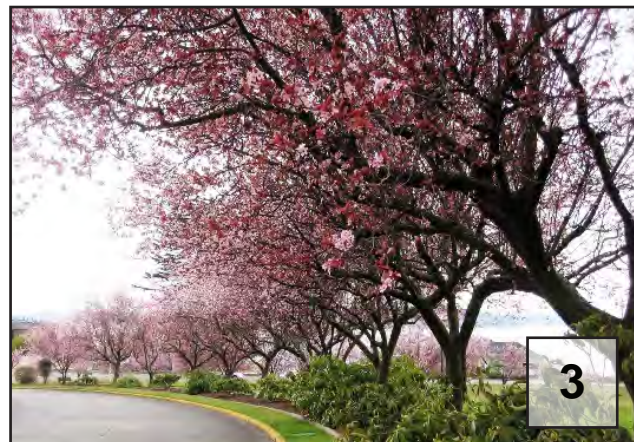
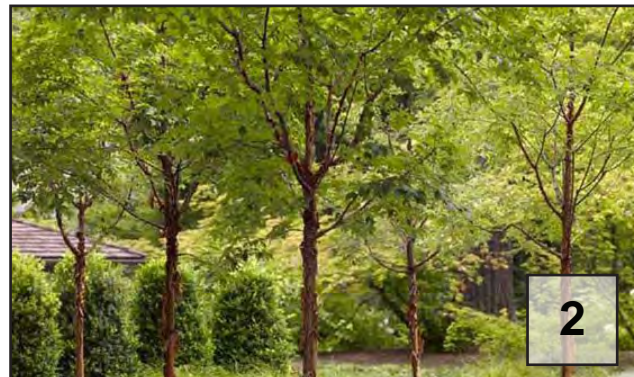
The enclosed information is an opinion of cost for planning purposes only. Competitive bids should be solicited and used for construction.

QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES								\$ 59,000.00
25	EA	Canopy Tree	3" cal	12-14' hgt	B & B	single stem	\$ 600.00	\$ 15,000.00
60	EA	Ornamental Understory Tree	2" cal	8-10' hgt	B & B	single stem	\$ 300.00	\$ 18,000.00
130	EA	Long Leaf Pine Tree			#10 cont.		\$ 200.00	\$ 26,000.00
SHRUBS								\$ 26,250.00
2,625	SF	Evergreen / Deciduous Shrub Areas		30"	5 gal		\$ 10.00	\$ 26,250.00
GRASSES, GROUNDCOVERS, AND PERENNIALS								\$ 667,333.93
235,000	SF	Ornamental Grass Areas- Tall			1 plug	18" o.c.	\$ 2.00	\$ 241,213.40
250,250	SF	Ornamental Grass Areas- Med			1 plug	18" o.c.	\$ 1.75	\$ 224,758.28
251,500	SF	Ornamental Grass Areas- Short			1 plug	18" o.c.	\$ 1.50	\$ 193,612.25
700	EA	Grouncovers and Perennials Areas		8-10" hgt	4" pots	12" o.c.	\$ 2.50	\$ 1,750.00
7.50	AC	Swale/Stormwater Seed Mix					\$ 800.00	\$ 6,000.00
MISCELLANEOUS								\$ 404,925.00
7,000	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 210,000.00
200	MG	Water for Planting	n/a	n/a	n/a	5 waterings	\$ 100.00	\$ 20,000.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 2,000.00	\$ 24,000.00
0.25	AC	Wooded Area Cleanup / Selective Vegetation Removal	n/a	n/a	n/a		\$ 2,500.00	\$ 625.00
83,500	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 83,500.00
83,500	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 66,800.00
SUBTOTAL								\$ 1,157,508.93
CONTINGENCY (3%):								\$ 34,725.27
TOTAL								\$ 1,192,234.20





# Murchison Road Enhanced Treatment





Murchison Road  
Enhanced Treatment

ENHANCED

The enclosed information is an opinion of cost for planning purposes only. Competitive bids should be solicited and used for construction.

QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES							\$	67,600.00
51	EA	Canopy Tree	3" cal	12-14' hgt	B & B	single stem	\$ 600.00	\$ 30,600.00
76	EA	Ornamental Understory Tree	2" cal	8-10' hgt	B & B	single stem	\$ 400.00	\$ 30,400.00
22	EA	Ornamental Tree	2" cal	8-10' hgt	B & B	single stem	\$ 300.00	\$ 6,600.00
8	AC	Reforestation					\$ 5,000.00	\$ 40,000.00
SHRUBS							\$	250,000.00
25,000	SF	Evergreen / Deciduous Shrub Areas		30"	5 gal		\$ 10.00	\$ 250,000.00
GRASSES, GROUNDCOVERS, AND PERENNIALS							\$	70,000.00
10,000	SF	Ornamental Grass Areas		18" hgt	1 gal		\$ 7.00	\$ 70,000.00
MISCELLANEOUS							\$	106,000.00
200	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 6,000.00
100	MG	Water for Planting	n/a	n/a	n/a	5 waterings for establishment	\$ 100.00	\$ 10,000.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 1,500.00	\$ 18,000.00
40,000	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 40,000.00
40,000	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 32,000.00
SUBTOTAL							\$	493,600.00
CONTINGENCY (3%):							\$	14,808.00
TOTAL							\$	508,408.00





Murchison Road  
Standard Treatment





Murchison Road  
Standard Treatment

STANDARD

Master List Cost Estimate: 1 Year Establishment (preliminary) STANDARD LANDSCAPE

Fayetteville Outer Loop Roadside Landscaping & Aesthetic Enhancements

LANDSCAPE DEVELOPMENT PLANS - Conceptual Design (I-295 & Murchison) 3-Nov-17  
The enclosed information is an opinion of cost for planning purposes only. Competitive bids should be solicited and used for construction.

QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES							\$	96,000.00
27	EA	Canopy Tree	3" cal	12-14' hgt	B & B	single stem	\$ 600.00	\$ 16,200.00
12	EA	Ornamental Understory Tree	2 1/2" cal	8-10' hgt	B & B	single stem	\$ 400.00	\$ 4,800.00
15	AC	Reforestation					\$ 5,000.00	\$ 75,000.00
MISCELLANEOUS							\$	166,067.00
100	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 3,000.00
200	MG	Water for Planting	n/a	n/a	n/a	5 waterings for establishment	\$ 100.00	\$ 20,000.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 1,000.00	\$ 12,000.00
72,815	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 72,815.00
72,815	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 58,252.00
SUBTOTAL							\$	262,067.00
CONTINGENCY (3%):							\$	7,862.01
TOTAL							\$	269,929.01




# COST COMPARISON

*murchison road*

L


LANDMARK



\$1,192,234

E

ENHANCED



\$508,408

S

STANDARD



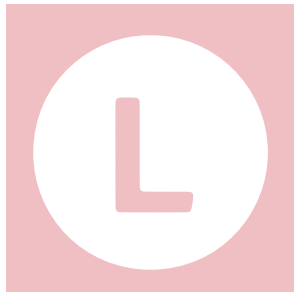
\$269,929

# FOCUS AREAS

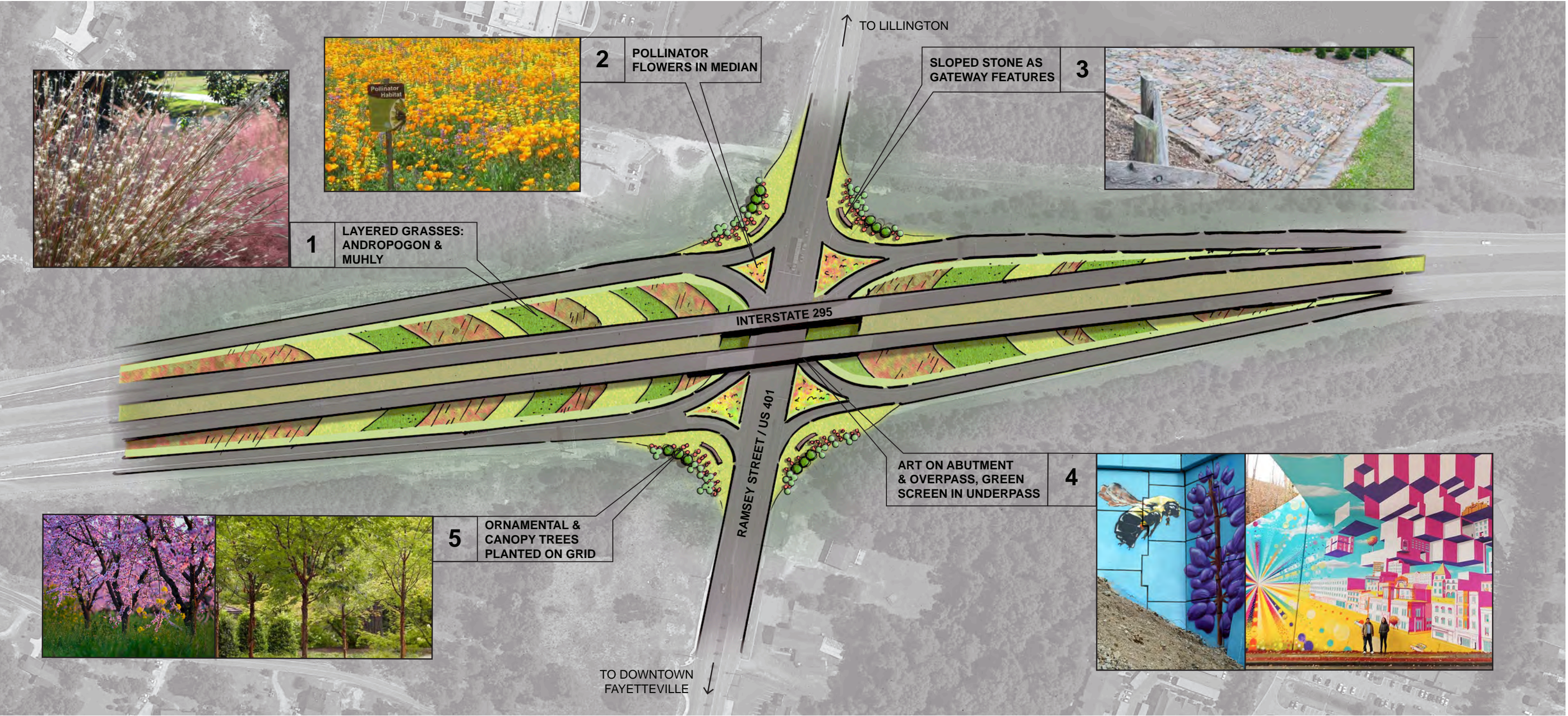
*ramsey street*

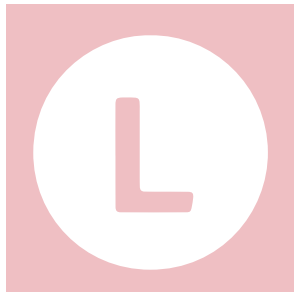


THE OUTER LOOP: *focus areas*

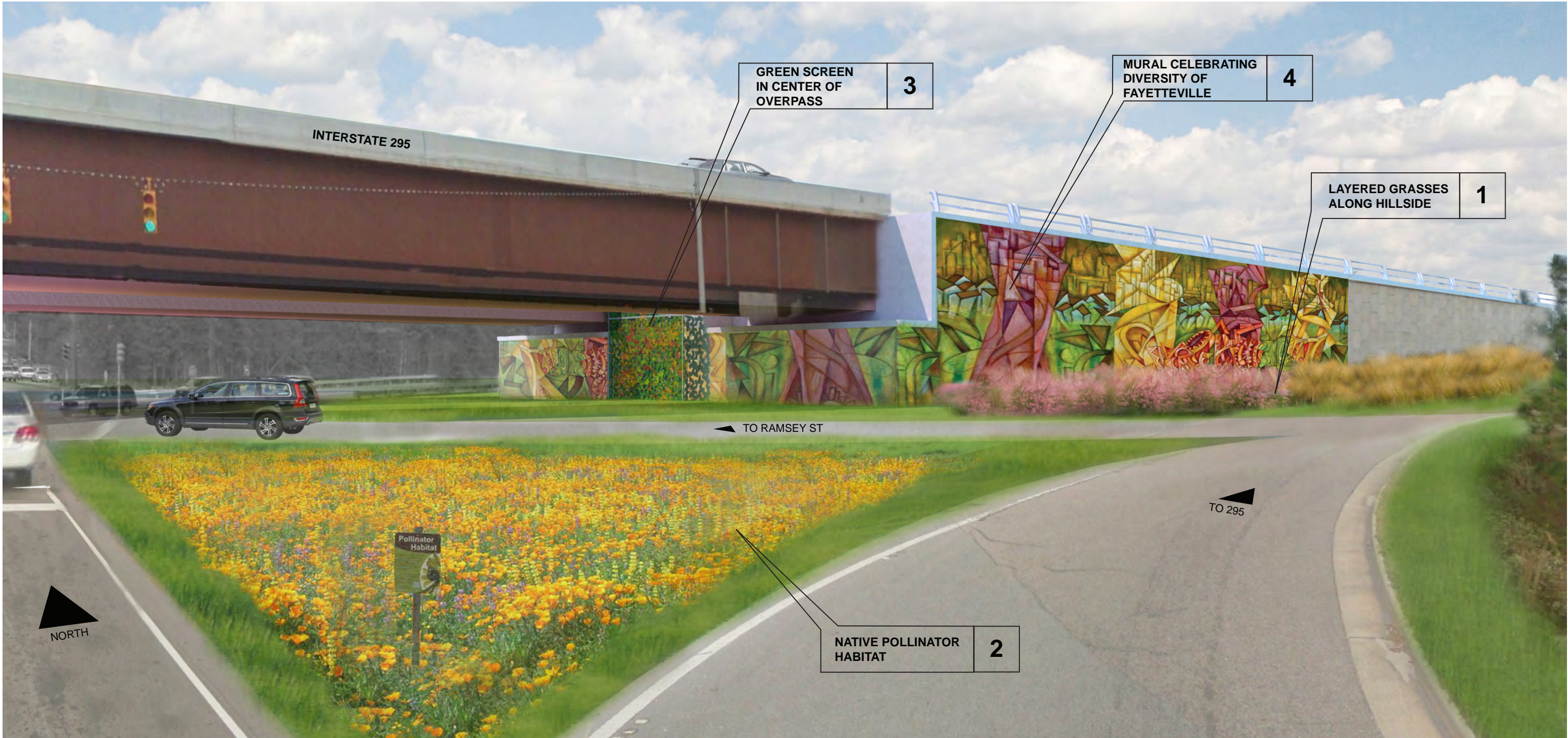


Ramsey Street  
Landmark Treatment

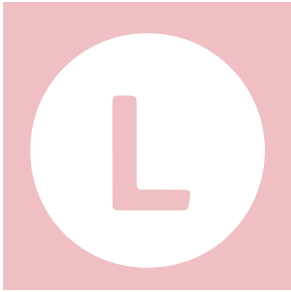




Ramsey Street  
Landmark Treatment



THE OUTER LOOP: *ramsey street*



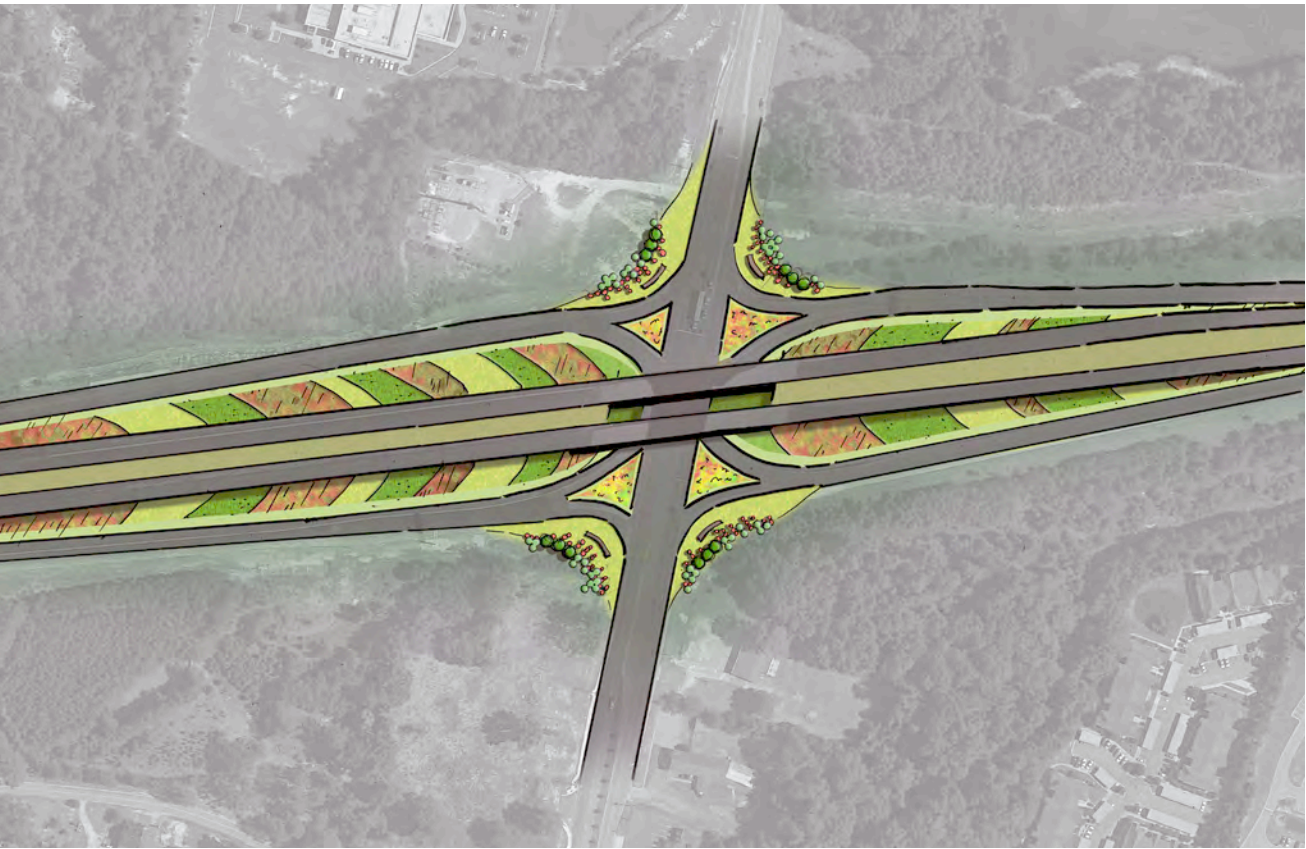
# Ramsey Street

## Landmark Treatment

# LANDMARK

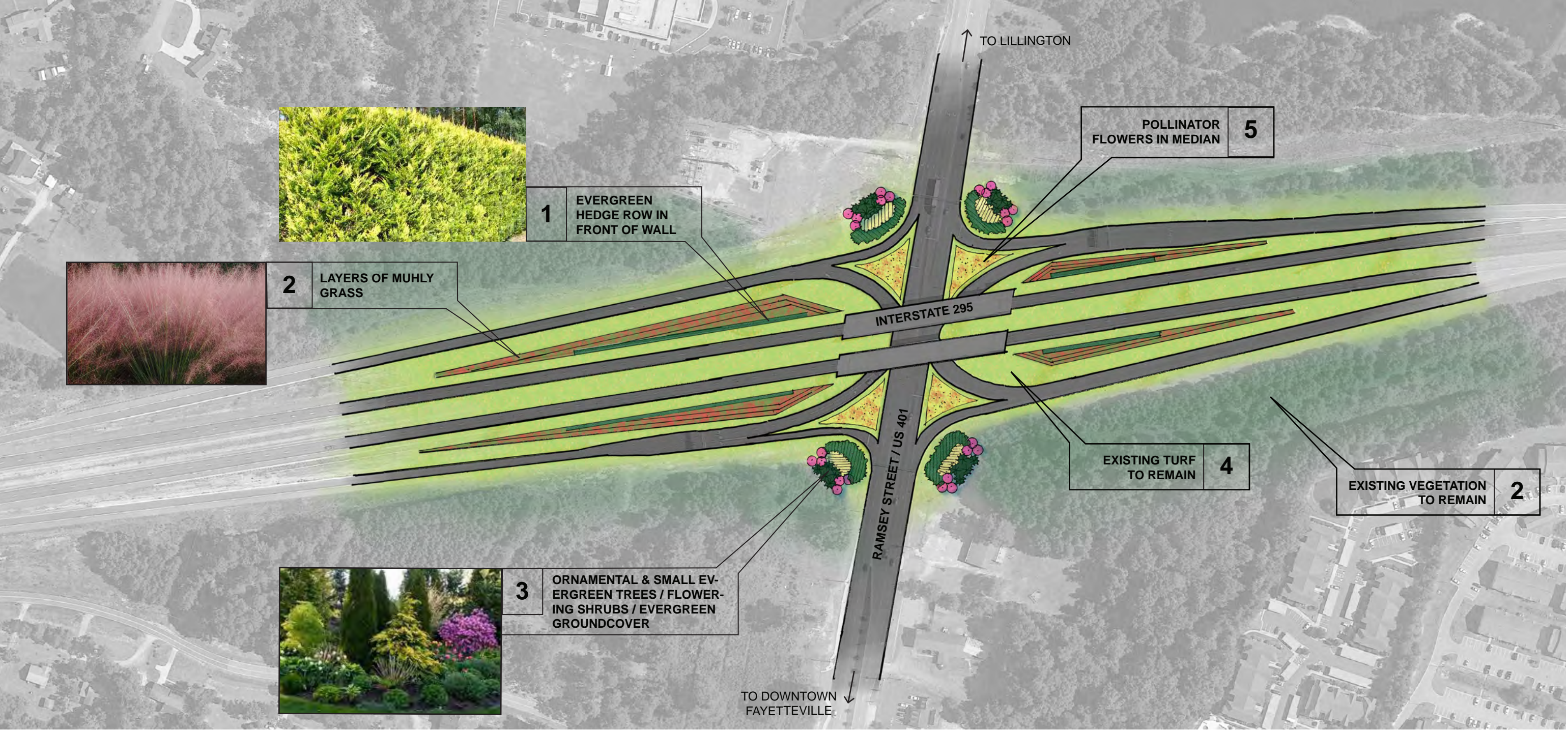
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QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES								\$ 67,700.00
12	EA	Canopy Tree	3" cal	12-14' hgt	B & B	single stem	\$ 600.00	\$ 7,200.00
175	EA	Ornamental Understory Tree	2" cal	8-10' hgt	B & B	single stem	\$ 300.00	\$ 52,500.00
40	EA	Ornamental Evergeen Tree	2" cal	8-10' hgt	B & B	single stem	\$ 200.00	\$ 8,000.00
SHRUBS								\$ 56,250.00
5,625	SF	Evergreen / Deciduous Shrubs		30"	5 gal		\$ 10.00	\$ 56,250.00
GRASSES, GROUNDCOVERS, AND PERENNIALS								\$ 329,812.08
70,000	SF	Ornamental Grass Areas- Tall		4" hgt	1 plug	18" o.c.	\$ 2.00	\$ 71,850.80
47,000	SF	Ornamental Grass Areas- Med		4" hgt	1 plug	18" o.c.	\$ 1.75	\$ 42,212.35
94,500	SF	Ornamental Grass Areas- Short		4" hgt	1 plug	18" o.c.	\$ 1.50	\$ 72,748.94
8,000	SF	Grouncovers and Perennials Areas			4" pots	12" o.c.	\$ 9.00	\$ 72,000.00
28,400	SF	Pollinator Seed Mix					\$ 2.50	\$ 71,000.00
MISCELLANEOUS								\$ 172,275.00
2,500	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 75,000.00
200	MG	Water for Planting	n/a	n/a	n/a	5 waterings	\$ 100.00	\$ 20,000.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 2,000.00	\$ 24,000.00
0.25	AC	Wooded Area Cleanup / Selective Vegetation Removal	n/a	n/a	n/a		\$ 2,500.00	\$ 625.00
29,250	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 29,250.00
29,250	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 23,400.00
SUBTOTAL								\$ 626,037.08
CONTINGENCY (3%):								\$ 18,781.11
TOTAL								\$ 644,818.19





Ramsey Street  
Enhanced Treatment



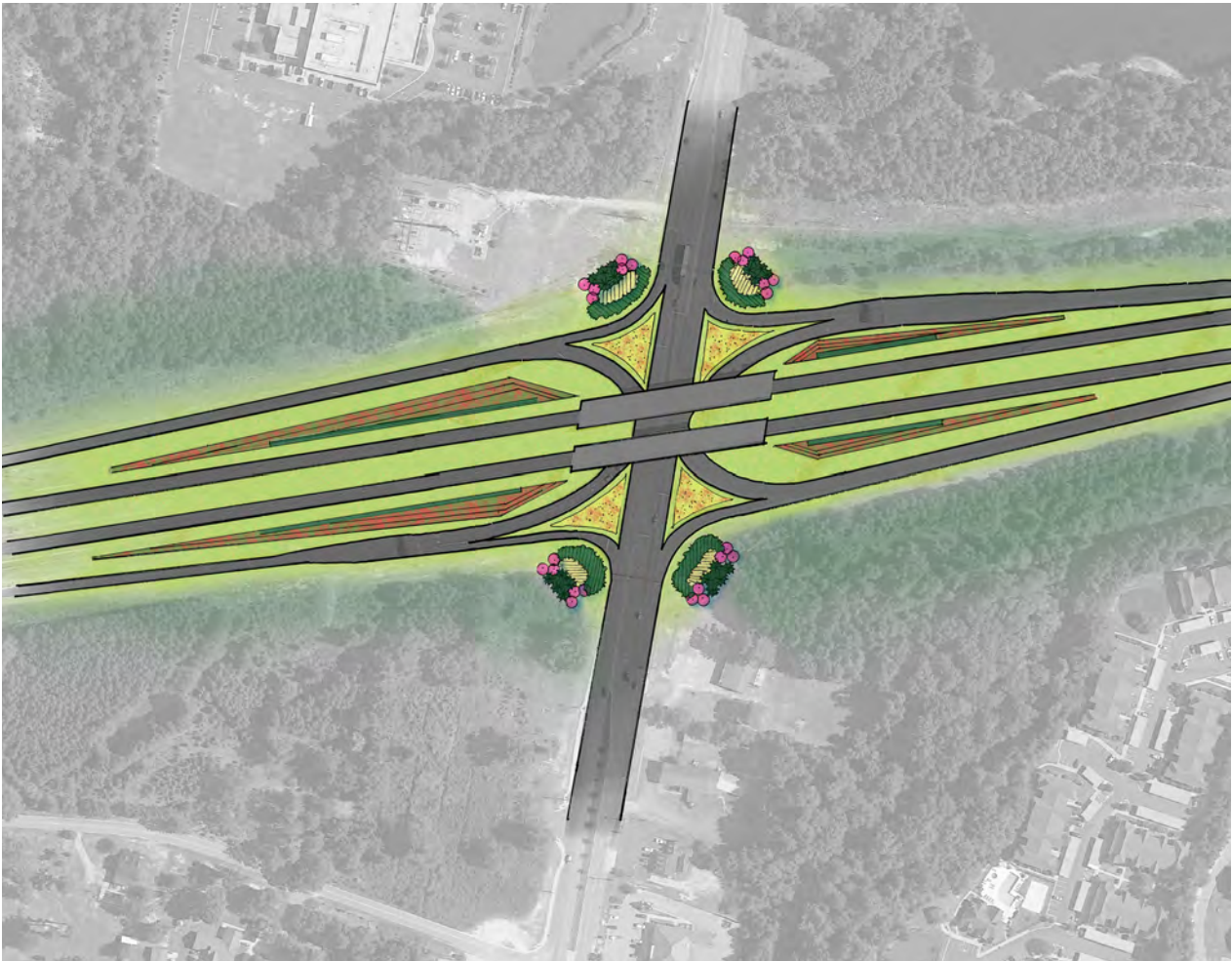


Ramsey Street  
Enhanced Treatment

ENHANCED

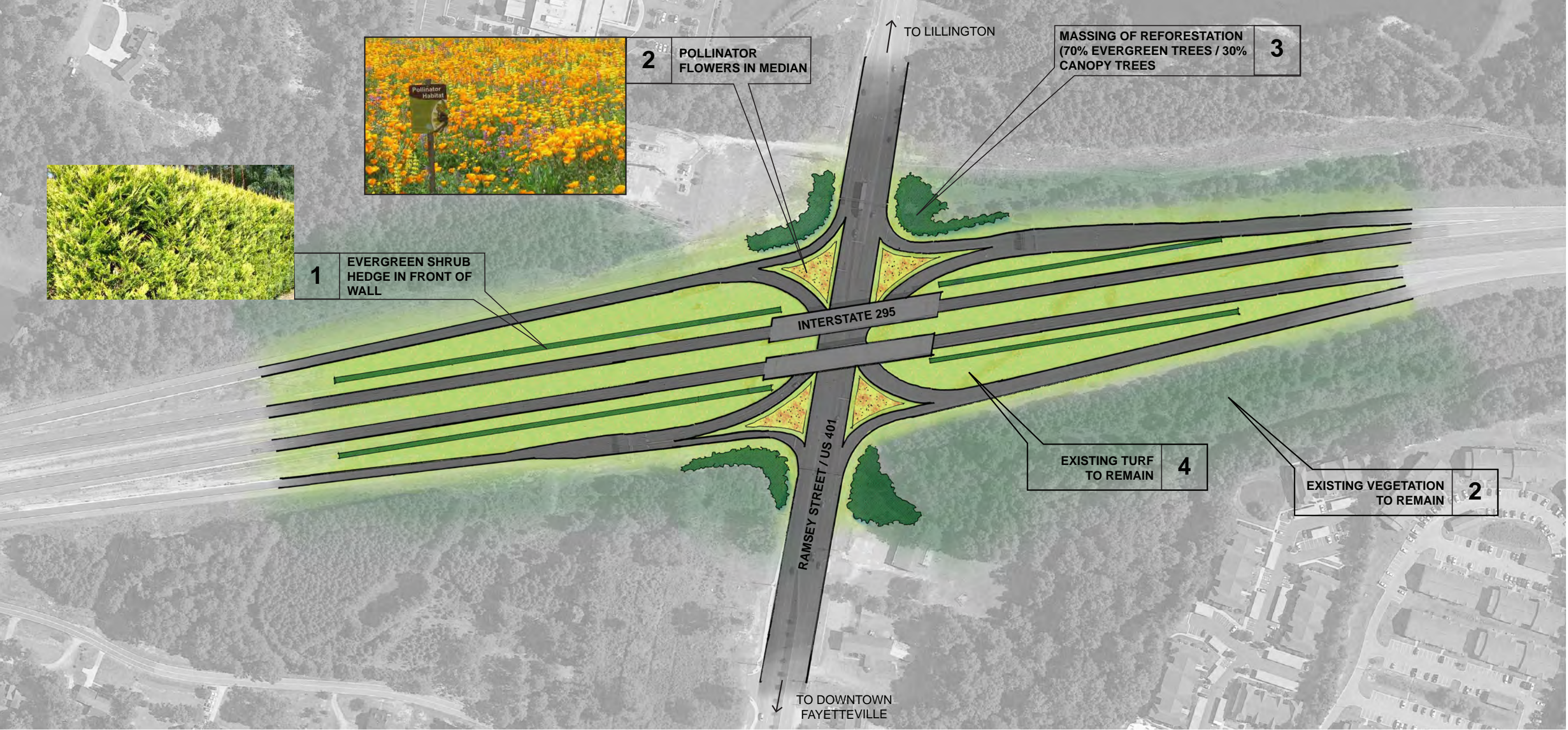
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QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES								\$ 15,200.00
24	EA	Ornamental Understory Tree	2" cal	8-10' hgt	B & B	single stem	\$ 300.00	\$ 7,200.00
20	EA	Ornamental Evergeen Tree	2 1/2" cal	8-10' hgt	B & B	single stem	\$ 400.00	\$ 8,000.00
SHRUBS								\$ 186,800.00
18,680	SF	Evergreen / Deciduous Shrub Areas		30"	5 gal		\$ 10.00	\$ 186,800.00
GRASSES, GROUNDCOVERS, AND PERENNIALS								\$ 171,000.00
50,000	SF	Ornamental Grass Areas		4" hgt	plug		\$ 2.00	\$ 100,000.00
28,400	SF	Pollinator Seed Mix					\$ 2.50	\$ 71,000.00
MISCELLANEOUS								\$ 43,871.00
20	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 600.00
35	MG	Water for Planting	n/a	n/a	n/a	5 waterings for establishment	\$ 100.00	\$ 3,500.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 1,500.00	\$ 18,000.00
12,095	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 12,095.00
12,095	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 9,676.00
SUBTOTAL								\$ 416,871.00
CONTINGENCY (3%):								\$ 12,506.13
TOTAL								\$ 429,377.13





Ramsey Street  
Standard Treatment





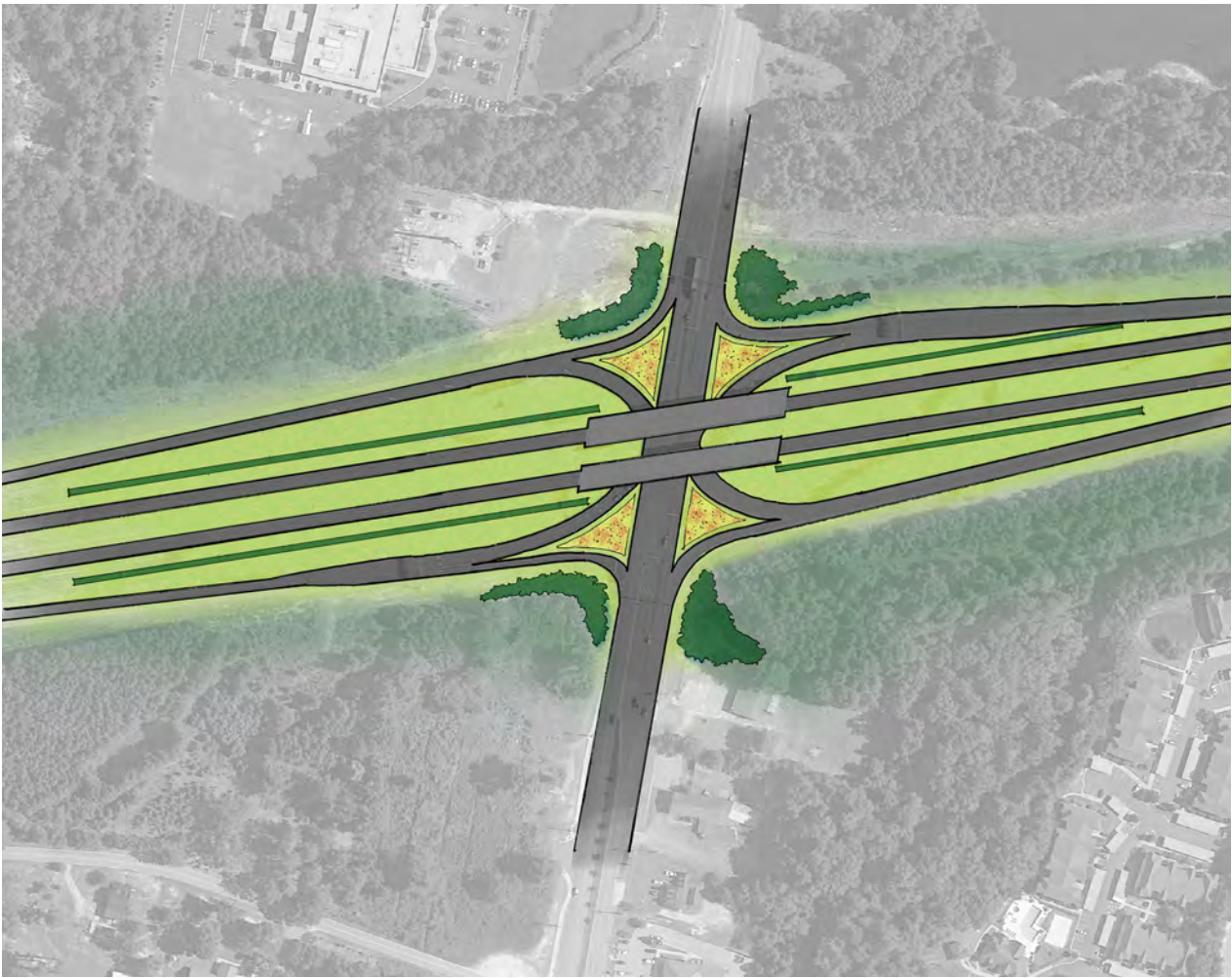
# Ramsey Street

## Standard Treatment

# STANDARD

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QTY	UNIT	DESCRIPTION	CAL	HGT/SPRD	FURNISH	REMARKS	UNIT COST	SUBTOTAL
TREES								\$ 5,000.00
1	AC	Reforestation					\$ 5,000.00	\$ 5,000.00
SHRUBS								\$ 245,600.00
24,560	SF	Evergreen / Deciduous Shrub Areas		30"	5 gal		\$ 10.00	\$ 245,600.00
GRASSES, GROUNDCOVERS, AND PERENNIALS								\$ 71,000.00
28,400	SF	Pollinator Seed Mix					\$ 2.50	\$ 71,000.00
MISCELLANEOUS								\$ 32,746.00
10	CY	Mulch for Planting	n/a	n/a	n/a		\$ 30.00	\$ 300.00
25	MG	Water for Planting	n/a	n/a	n/a	5 waterings for establishment	\$ 100.00	\$ 2,500.00
12	MOS	Maintenance	n/a	n/a	n/a		\$ 1,000.00	\$ 12,000.00
0	AC	Wooded Area Cleanup / Selective Vegetation Removal	n/a	n/a	n/a		\$ 2,500.00	\$ -
9,970	SY	Pre-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 1.00	\$ 9,970.00
9,970	SY	Post-emergent Herbicidal Treatment	n/a	n/a	n/a		\$ 0.80	\$ 7,976.00
SUBTOTAL								\$ 354,346.00
CONTINGENCY (3%):								\$ 10,630.38
TOTAL								\$ 364,976.38




# COST COMPARISON

ramsey street

L

LANDMARK



\$644,818

(+ \$330,000 optional)

E


ENHANCED



\$429,377

S

STANDARD



\$364,976

# CLEAN EDGES IN NATURALIZED LANDSCAPES

*'messy ecosystems, orderly frames'*

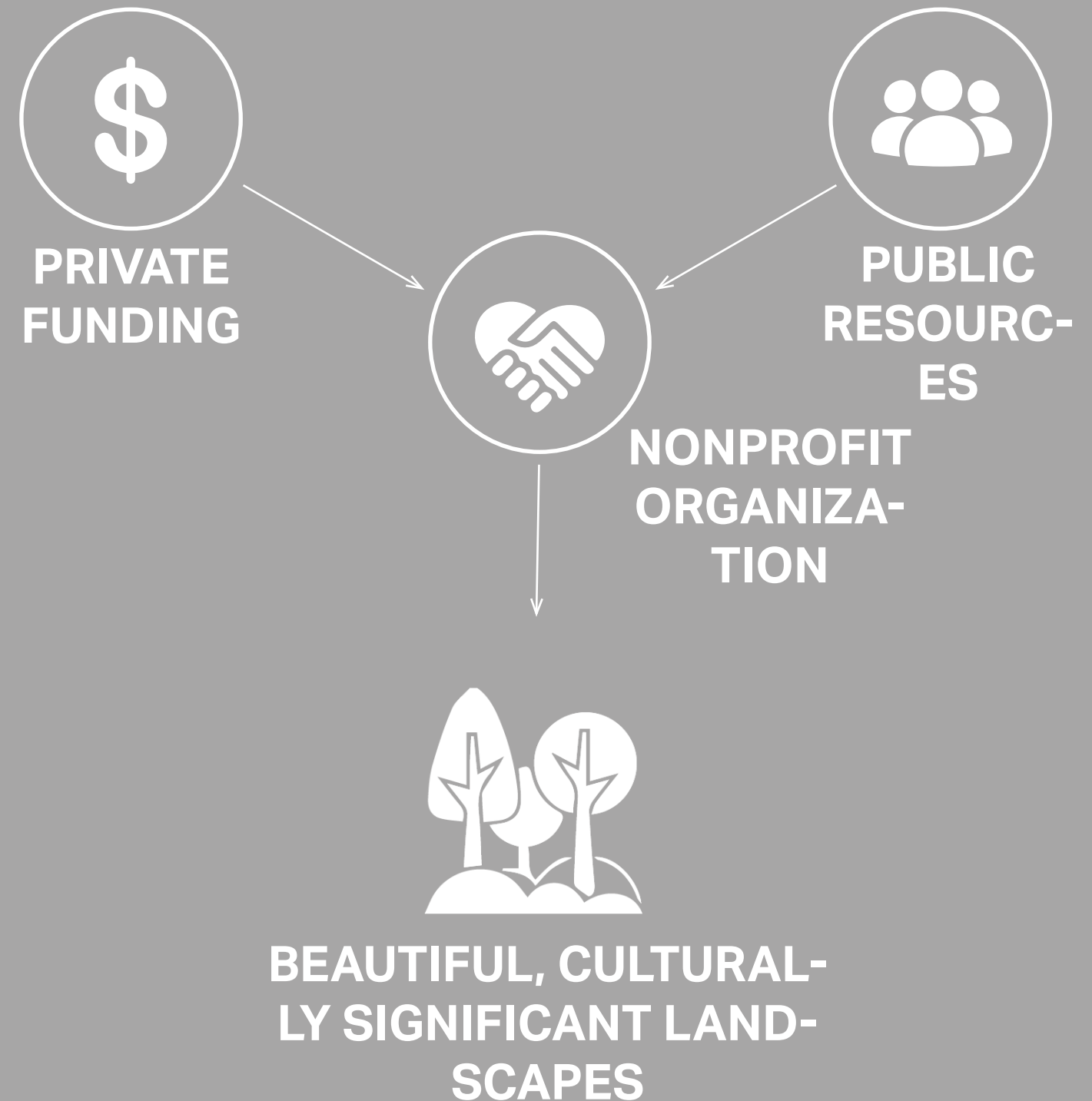


# PARTNERSHIPS

*assistance with maintenance and funding*

*nonprofit links private funding with  
public resources in order to lever-  
age public dollars and identify  
high-  
impact projects*

*results in shared maintenance  
costs, community stewardship  
for improvements*



# COST COMPARISON

MURCHISON RD.

RAMSEY ST.



LANDMARK



ENHANCED



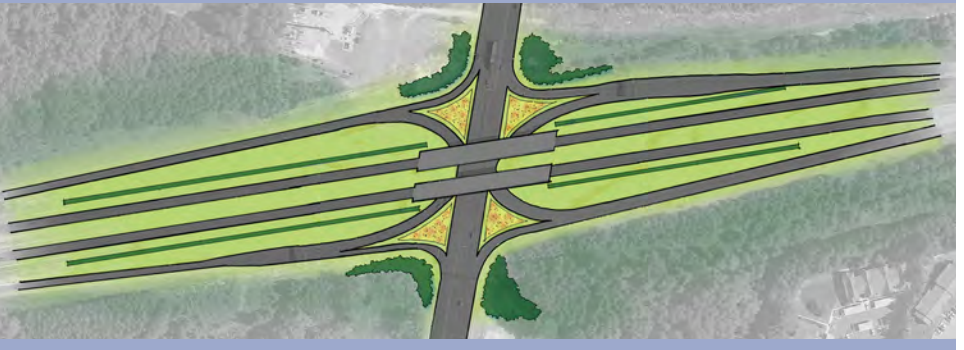
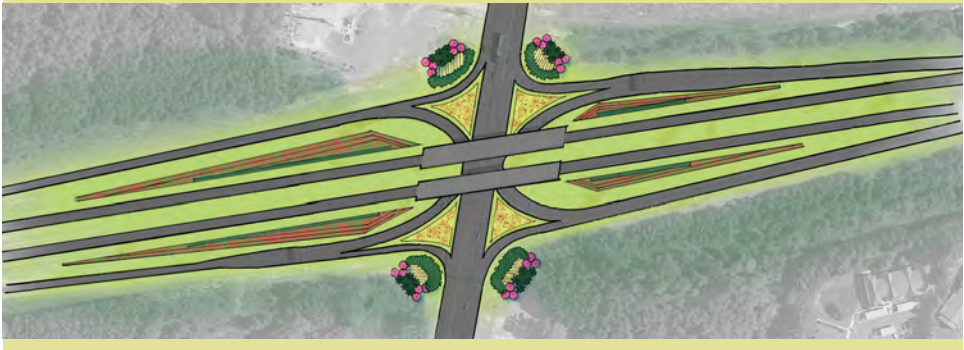
STANDARD



\$1,192,234

\$508,408

\$269,929



\$644,818  
(+ \$330,000 optional)

\$429,377

\$364,976

TOTAL NCDOT FUNDING AVAILABLE: \$1,300,000

THE OUTER LOOP: *murchison road / ramsey street*

# THE OUTER LOOP

*fayetteville, north carolina*



STEWART