Deaverview Master Plan Contract

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Buncombe County Parks And Recreation

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Background and Request

Background

- Deaverview Mountain (342+ acres) acquisition completed on March 19, 2026
  - Acquired by 100% grant funds
- Staff conducted a procurement process to secure vendor to develop master plan

Request for Board Action

- Approve resolution for the contract of Deaverview Mountain

Acquisition – March 2026

- ***Buncombe County*** - *Outdoor Recreation Legacy Partnership (ORLP) Program- $4,009,647 Million*

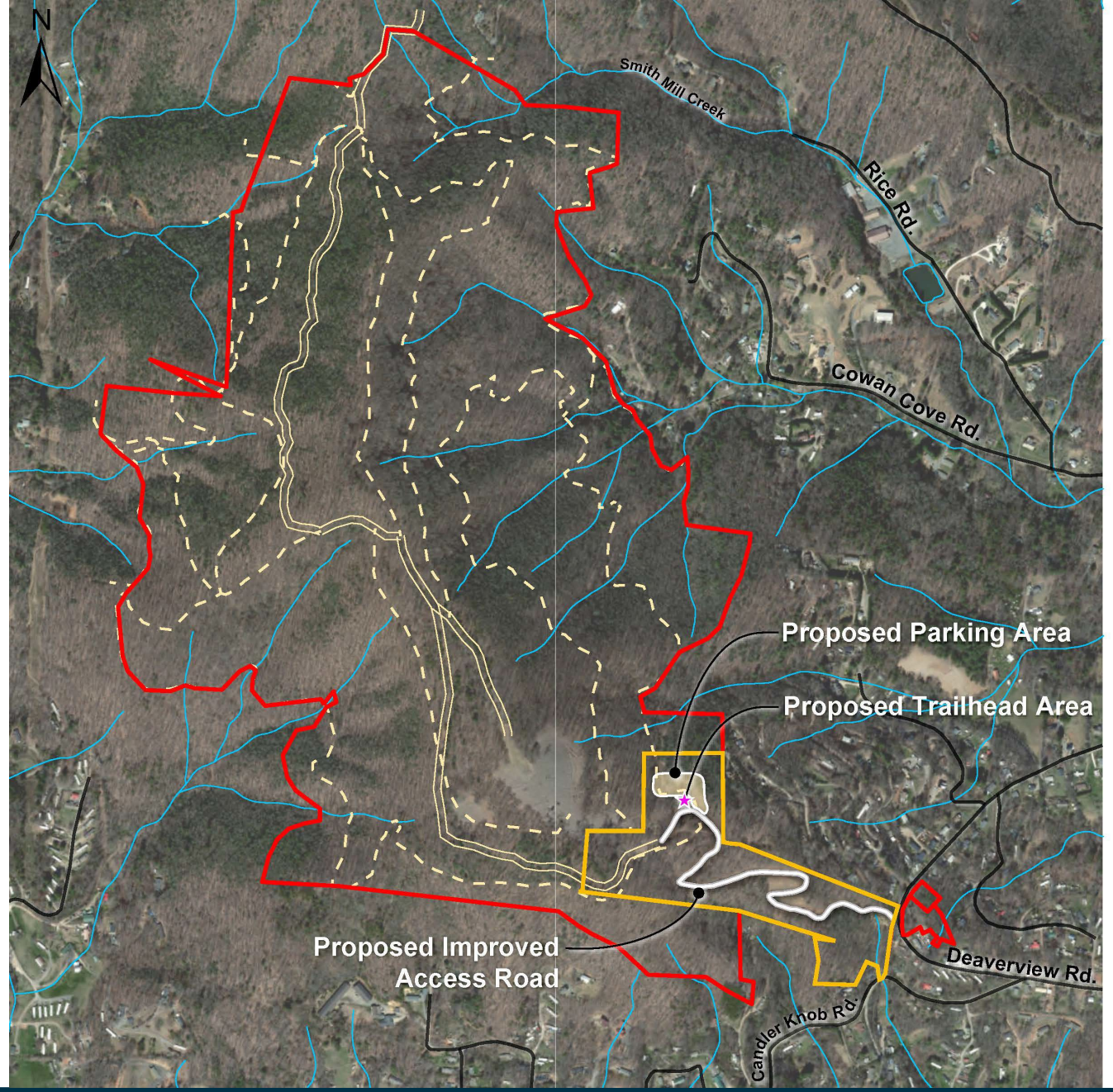
- **Southern Appalachian Highlands Conservancy -** North Carolina Land and Water Fund (LWF) -*$4,009,647* Million

Grant Requirements

ORLP and LWF Grants

- *Property must be open to the public in perpetuity*
  - *3 years to open to the public*
    - *Acquired property in 2026, must be open to the public by 2029*
- *319 acres preserved through a required conservation easement in perpetuity*
- *Protection of primary viewshed*
  - *Removal of invasive species*
- *Maintain trails and access points*
- *Passive recreation permitted*
  - *Includes hiking, wildlife viewing, and mountain biking*





Deaverview Mountain
342.14 acres (+/-)
Existing Double-track soil
Existing Gravel driveway
Existing Single-track soil trail
Existing Roads
DCR Area

0 400 800 1,200 1,600
Feet

Base Map by SHAC, 2025.

Master Planning Scope of Work

Components of the Master Plan

- Survey of 342+ acres
- Assessment of current trails
- Recommendations for restroom location and style, viewsheds, and other possible amenities
- Primary Engineering for Ingress/Egress
- 100% CDs for Driveway
- Completed Trail design for the property
- Community Outreach
- A study of current environmental considerations and documents
- Identify future possible funding sources

Master Plan Contract

Landscape Architecture Firm -
Equinox Environmental

- Two Phase approach for Master Planning
  - Phases will occur concurrently
- Future Phase Three includes development and construction of ingress/egress, trails and viewshed platforms/pavilions
- GO Bond funds allocated to development of Deaverview

Project Service	Fee
Phase One: Master Plan	$487,469.50
Phase Two: Engineering (Driveway Access, Parking & Trails	$852,045.90
Total Contract	$1,392,19040

Timelines

Phase I: Master Plan

Summer 2026 – Design Contract Approved

Fall 2026 (Phase I) - Project Kickoff & Community Engagement

Winter 2026 – Research Analysis & Assessments

Spring 2027 – Mast Plan Draft & Final Community Engagement

Summer 2027 – Master Plan Complete

Phase II: Engineering (Access & Trails)

Late Fall 2026 – Project kickoff and Survey

Winter 2026 – Stormwater Analysis

Spring 2027 – Geotech Analysis & Retain Walls

Summer 2027 – Parking Analysis & Trails

Fall 2027 – 100% Design and Engineering

Request for Action

- Approve the resolution for the contract of Deaverview Mountain