

GATEWAY PARK

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RiverLink's History

- Thirty-five years in the making
- Wilma Dykeman, Jean Webb + Karen Cragnolin
- Karen's vision, contributions and legacy





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RiverLink's mission

Promoting the **environmental** and **economic** vitality of the French Broad River and its watershed **for all**.



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RL Synonymous Greenways & River Parks

- Buncombe County's riverfront and the RAD reflect RL's involvement
- **French Broad River Park**, **Carrier Park** + **Jean Webb Park**
- **Karen Cragnolin Park** :: Greenway Phase
- **Woodfin, Greenway & Blueway**



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RiverLink Plays a Unique role

- RiverLink **secures & improves** these properties through donations & grants.
- Makes an organizational **priority** & **develops** them
- Either give to the community or **continues to manage**



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RiverLink Properties Lead the way

- With a conservation and public recreation focus
- Proven track record in river park creation
- Including a dedicated Land Resources Program to oversee, manage and steward our properties long term



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THE GATEWAY TEAM

- **Lisa Raleigh** :: Executive Director
- **Hannah Coats** :: Land Resources Manager
- **Martha Goss** :: Finance + Operations Manager
- **15** Experienced + Diverse Governing **Board Members**
- **Megan Foy** :: Equinox Environmental Lead Design + Oversight



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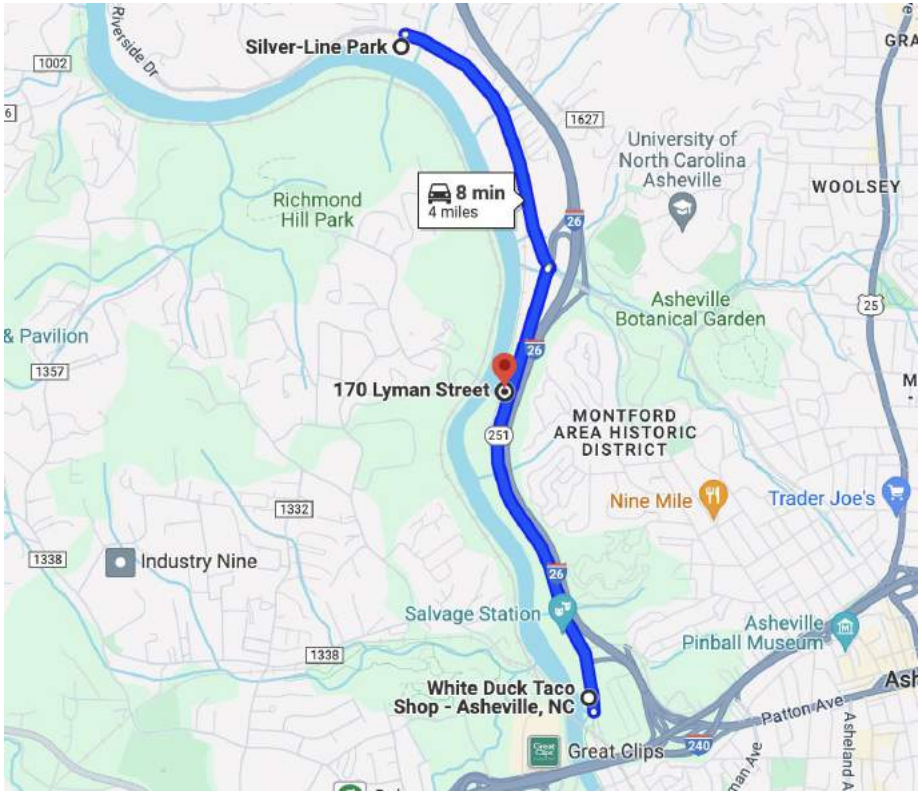
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RiverLink's Gateway Park will be the **only public green space** in the busy 2.5-mile industrial and commercial corridor between the RAD and Woodfin's Silver-Line Park.

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Total Parcel = ~2.5 acres || Proposed Developed Parcel = ~ 1 acre

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WHY NOW – CONVERGENCE OF OPPORTUNITY

Three major bike and pedestrian projects leading to the site are in development now.

- **Riverside Drive** Multi-use Protected Lanes – both bike + pedestrian (NCDOT)
- **Woodfin Greenway Blueway** (Town of Woodfin/Buncombe County)
- **Wilma Dykeman Greenway Extension** – North RADTIP (CoA/DOT)

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Plus historic relevance

- Asheville's original Riverside Park from 1902 to 1916.
- Carousel, movies and boating activities.
- The flood of 1916 devastates and destroys it all.



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Gateway Park Amenities

- Heavily treed w/Sycamores + small grassy area but currently challenges by invasives
- Lead with conservation + climate resilience
- Meandering natural pathways
- Native plantings throughout
- Arched gateways at both entrances
- Carousel-inspired pavilion
- Benches
- Artistic signage + storytelling



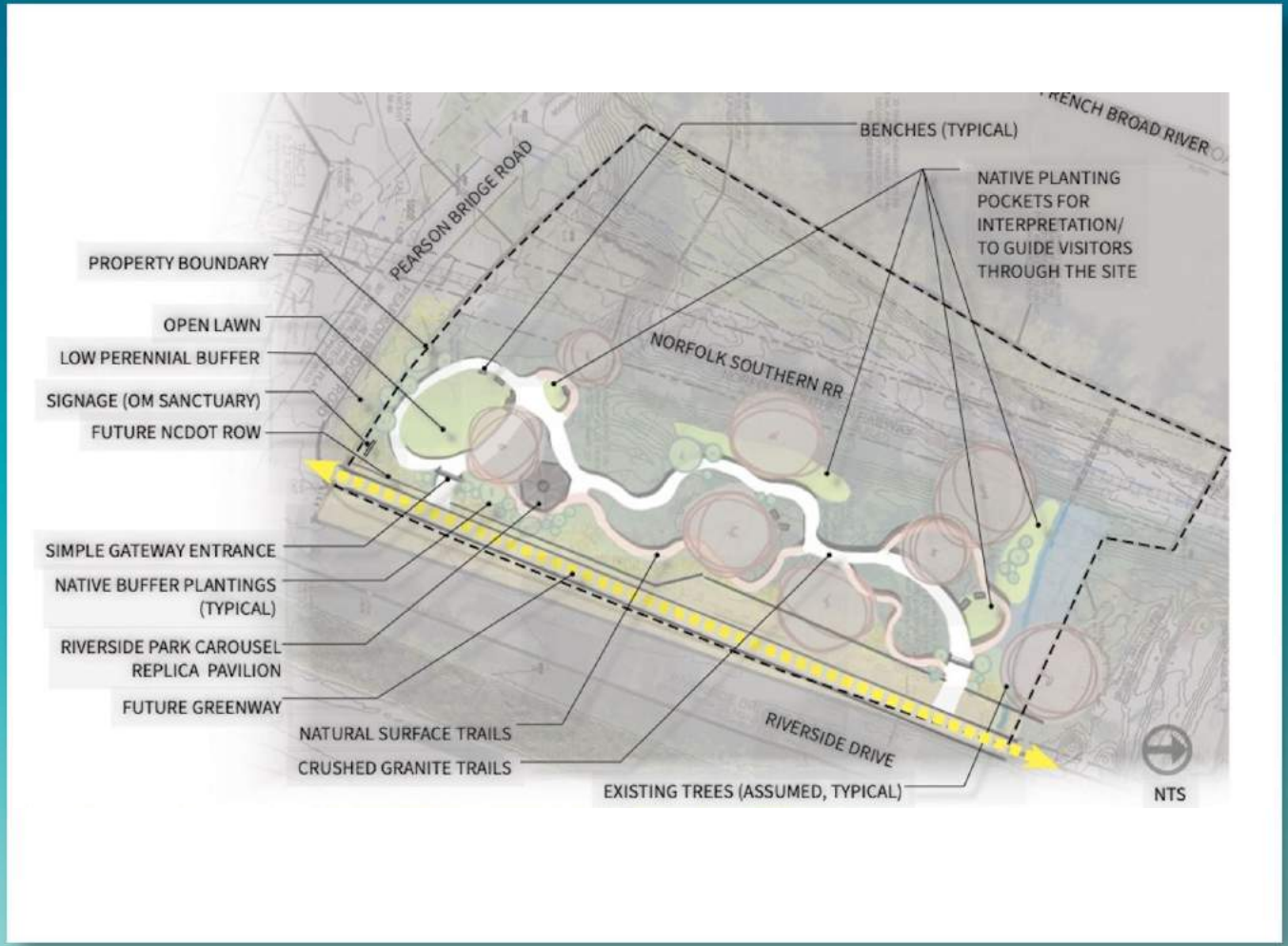
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Park Elements











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Scope of Work + Milestones

- Environmental Assessment + Sampling (now)
- Complete Design + Permitting (October/November 2024)
- Contractor Mobilization (winter 2024)
- Site Preparation and invasive removal (into spring 2025)
- Hard surfaces + trails (spring 2025)
- Structures including: carousel-inspired pavilion (~500 square feet); two gateway entrances, benches and signage throughout (spring 2025)
- Plantings including: trees, shrubs, plugs and seed (summer 2025)
- Complete construction: **summer 2025**

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PROJECT BUDGET

Mobilization	**$20,000.00**
Mobilization (includes mobilization for all work)	$20,000
Site Preparation	**$143,287.00**
Phase One Site Assessment/Brownfield	$2,500
Clearing and grubbing	$18,000
Rough and Fine grading	$58,500
Invasive removal	$24,287
Storm drainage/SCMs	$25,000
Erosion control	$15,000
Hard Surface and Trails	**$25,248**
Natural surface trail	$7,200
Crushed granite path	$18,048
Structures	**$110,000**
Carousel Pavilion	$110,000
Planting	**$18,500**
Trees	$2,400
Shrubs	$3,600
Plugs	$12,000
Seed	$500
General Site Amenities	**$50,600**
Wayfinding signage (on site, off site not included)	$7,000
Interpretive signage	$10,000
Simple Gateway	$14,000
OM sign	$10,000
Benches	$9,600

Sub-Total Cost	**$367,635**
20% Project Contingency	$73,527
Brownfield Related Mitigation	$10,000
Design	$73,875
Permitting	$15,000
RiverLink Project Management, Oversight & Admin.	$25,000
Public Park Stewardship, Management, & Maintenance	$50,000
Total Projected Cost	**$615,037**

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Other funders

Total Project Cost: $615,037
BC Passive Rec Eligible Component $466,000
RiverLink BC Passive Rec Ask: **$200,00**

Other Funders:
Private Donation: $300,000*** (in hand)
BC TDA LIFT: up to $270,000 ***(confirmed)
Connect Buncombe: $5,000 (confirmed)
BC Strategic Partnerships: $12,287 (confirmed)



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*Our Funding request

- When we learned of the BC Passive Rec Fund opportunity, we imagined **$200,000** each from **3 key** funders – private donor, bond + TDA/TPDF
- Since TDA/LIFT opened in late 2023 and required at least a **50% match**, we asked our donor to increase their giving from $200,000 to $300,000 to be competitive w/LIFT.
- We are now asking BC Passive Recreation fund for a minimum of $27,731 but with a preferred grant request of **$200,000**.
- The remaining private donor money could be invested in other projects throughout the watershed.

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Conservation impact

- Currently an industrial & commercial corridor.
- Former CoA landfill was to the south
- Currently overrun with invasives
- Norfolk Southern Railroad berm provides a flood barrier
- Gateway improvements to enhance climate resilience
- Protect and enhance existing sycamore forest
- Introduce native species and pollinators
- Lead with conservation throughout and create a nice shady respite for wildlife and people, alike.





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Community Impact

- River parks offer unique value
- Both community members and visitors, alike.
- Designed exclusively for passive recreation for bikers and pedestrians.
- Emerging northern multimodal corridor
- Strategic location between growing RAD and Woodfin
- A destination that is welcoming for all.





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Direct alignment w/evaluation pillars

- Conservation & Environmental Impact*****
- Feasibility*****
- Accessibility****
- Equity****
- Long-Term Mgt*****
- Costs + Leveraged Funding****
- County Plans & Priorities*****
- Safety****





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WHY INVEST IN THIS PROJECT

- RiverLink is a reliable + proven partner
- We have a long history in this space
- We balance conservation + public access
- We are capable stewards of these public amenities
- We will manage the property
- The timing is perfect
- The northern corridor needs attention
- CoA + BC Parks & Rec both strongly support the project
- The ROI is significant

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Lastly – We are Shovel Ready!

- BC Passive Rec completes the funding
- Final design docs ready to be created
- Construction ready to be initiated late 2024
- Project management in place
- Opening in mid-2025
- Stewarded + maintained forever!



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QUESTIONS?



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