The Woodmen Trailhead & Educational Park

Presented by Friends & Neighbors of Swannanoa (FANS)
June 18, 2024





Organization Details - Who We Are and What We Do



- FANS is an all-volunteer nonprofit organization working for a strong and vibrant Swannanoa.
- Founded in 2007, incorporated in 2009; became a 501c3 in 2010.
- Since its founding, FANS has worked to build community and enhance quality of life for Swannanoa residents through a wide variety of projects, including:
    - campaigns for infrastructure and safety improvements like sidewalks, greenways and bus shelters
    - annual river and roadside cleanups
    - community meetings and free events
    - a community garden that provides fresh produce to neighbors in need
    - a free community newsletter that reaches thousands of subscribers

Community Vision



GROVEMONT PARK



FUTURE PROPOSED SIDEWALK OR GREENWAY CONNECTIONS

WOODMEN TRAILHEAD & EDUCATIONAL PARK

PROPOSED BRIDGE OVER SWANNANOA RIVER



BEACON VILLAGE



Community Impact & Social Equity









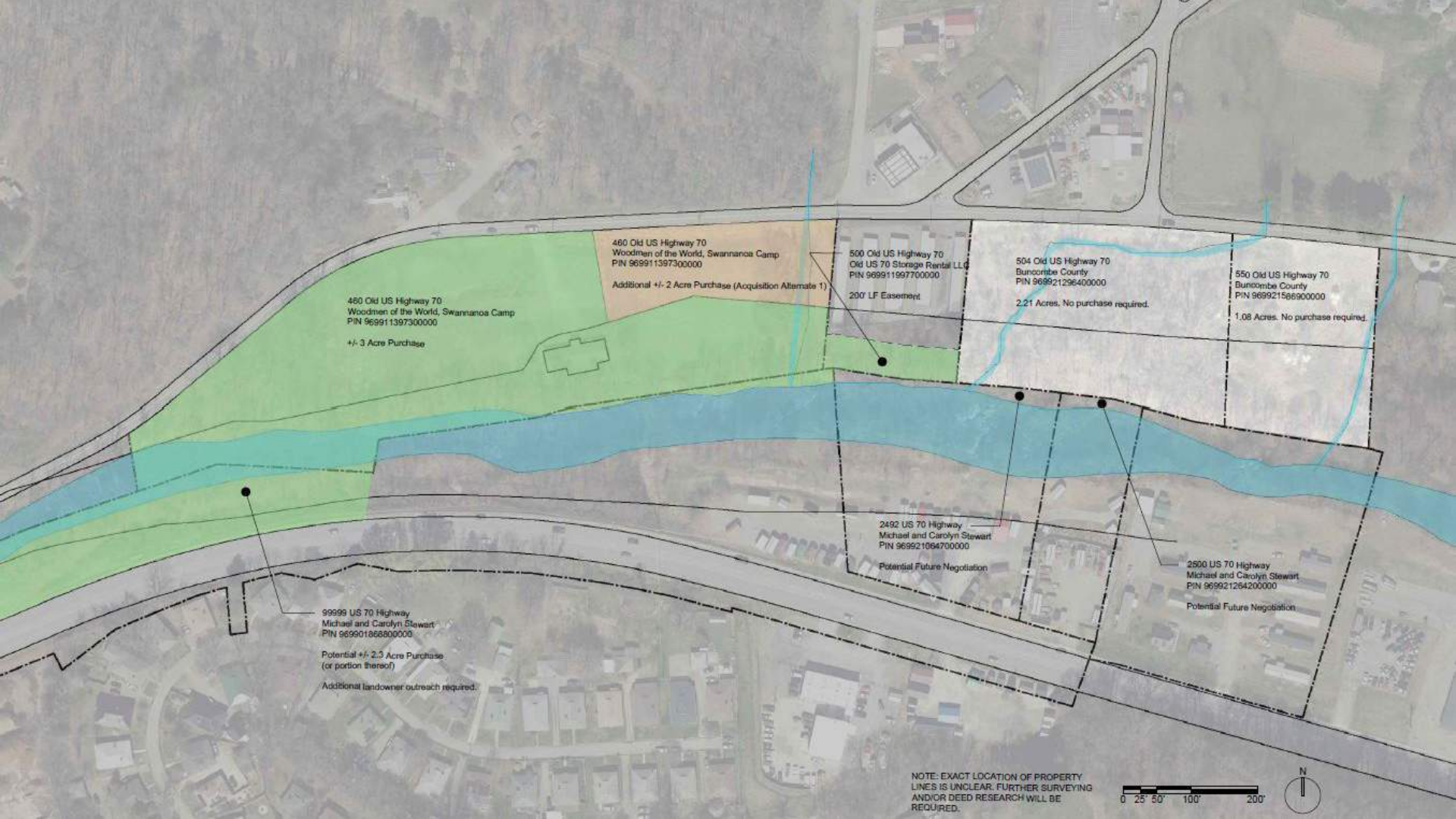
- Grovemont & Beacon Village: large working class communities
- Lack of pedestrian infrastructure; many without reliable transportation
- Seven schools; East Haven, Jasper, & Villas at Swannanoa Affordable Housing
- Greenway would provide recreational benefits and safe, equitable access to community

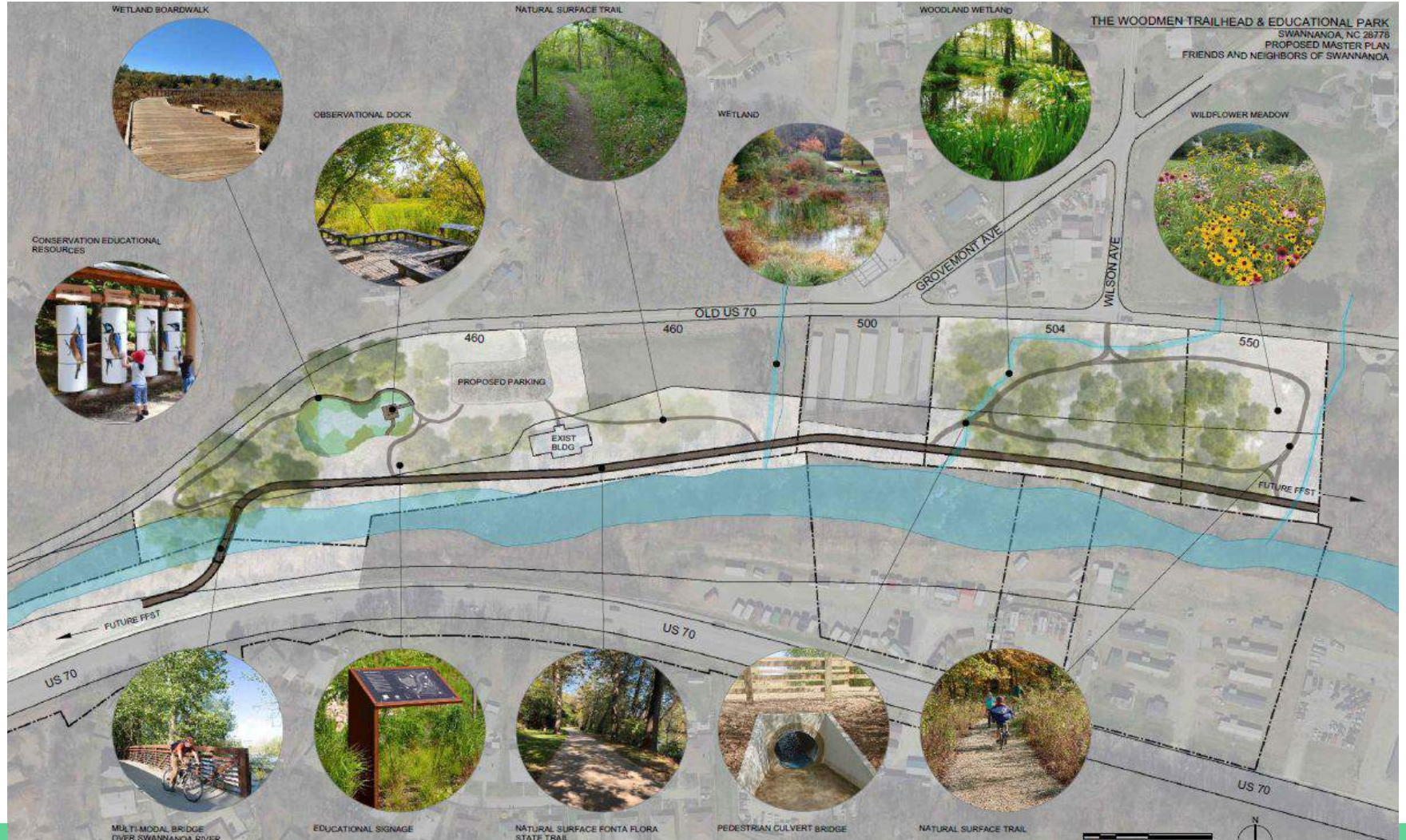
Project Details

Scope of Work






460 Old US Highway 70
Woodmen of the World, Swannanoa Camp
PIN 969911397300000
+/- 3 Acre Purchase
460 Old US Highway 70
Woodmen of the World, Swannanoa Camp
PIN 969911397300000
Additional +/- 2 Acre Purchase (Acquisition Alternate 1)
500 Old US Highway 70
Old US 70 Storage Rental LLC
PIN 969911997700000
200' LF Easement
504 Old US Highway 70
Buncombe County
PIN 969921296400000
2.21 Acres. No purchase required.
550 Old US Highway 70
Buncombe County
PIN 969921586900000
1.08 Acres. No purchase required.
2492 US 70 Highway
Michael and Carolyn Stewart
PIN 969921064700000
Potential Future Negotiation
2500 US 70 Highway
Michael and Carolyn Stewart
PIN 969921264200000
Potential Future Negotiation
99999 US 70 Highway
Michael and Carolyn Stewart
PIN 969901868800000
Potential +/- 2.3 Acre Purchase
(or portion thereof)
Additional landowner outreach required.
NOTE: EXACT LOCATION OF PROPERTY LINES IS UNCLEAR. FURTHER SURVEYING AND/OR DEED RESEARCH WILL BE REQUIRED.
0 25' 50' 100' 200'
N


THE WOODMEN TRAILHEAD & EDUCATIONAL PARK
SWANNANOA, NC 28778
PROPOSED MASTER PLAN
FRIENDS AND NEIGHBORS OF SWANNANOA
WETLAND BOARDWALK
NATURAL SURFACE TRAIL
WOODLAND WETLAND
OBSERVATIONAL DOCK
WETLAND
WILDFLOWER MEADOW
CONSERVATION EDUCATIONAL RESOURCES
GROVEMONT AVE
WILSON AVE
OLD US 70
460
460
500
504
550
PROPOSED PARKING
EXIST BLDG
FUTURE FFST
FUTURE FFST
US 70
US 70
US 70
MULTI-MODAL BRIDGE OVER SWANNANOA RIVER
EDUCATIONAL SIGNAGE
NATURAL SURFACE FONTA FLORA STATE TRAIL
PEDESTRIAN CULVERT BRIDGE
NATURAL SURFACE TRAIL
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Conservation Impact & Land Stewardship

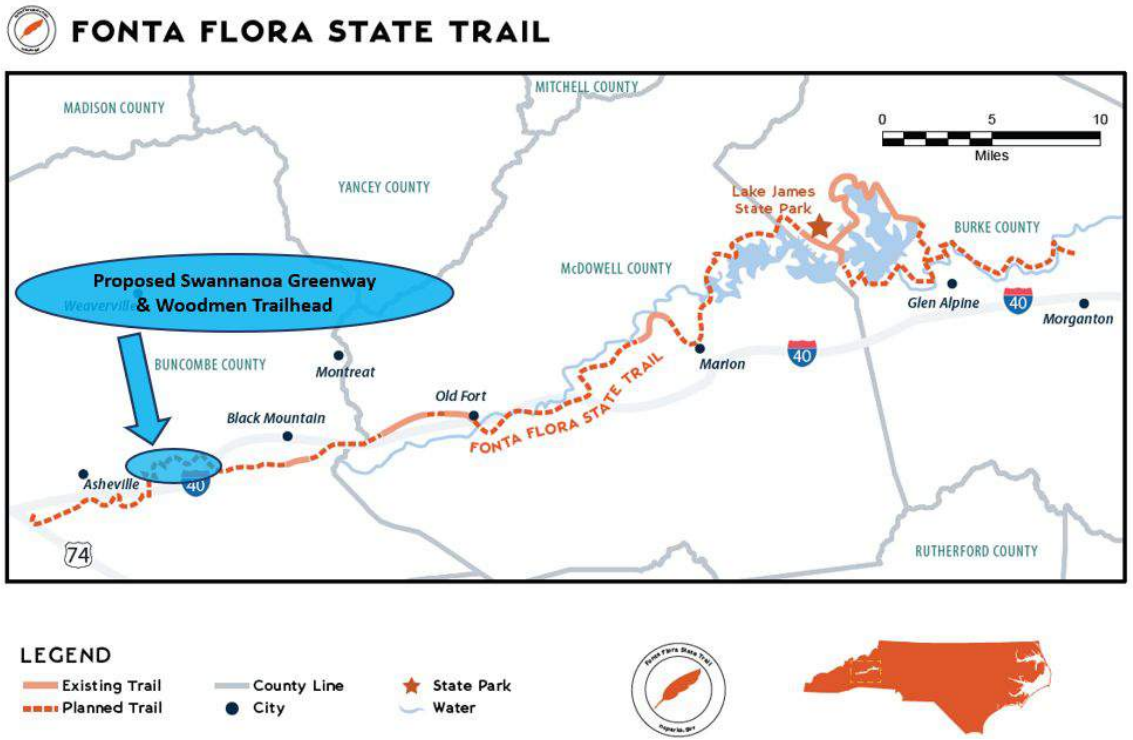





- 1,800 linear feet of riparian corridor protected
- Up to 8 acres of open space made available to the public
- Stormwater management and treatment
- Removal of invasive species and introduction of natives
- Environmental education

Regional Trail Network In Development





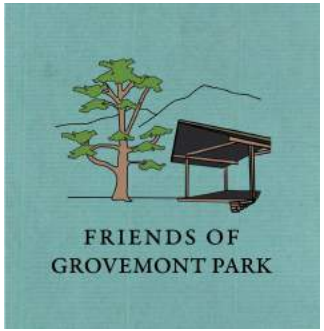
Key Partners & Capacity to Manage Project







Swannanoa Community Council





BEACON VILLAGE









Swannanoa Watershed Action Network (SWAN)

Key Partners & Capacity to Manage Project

Friends of Fonta Flora State Trail (F3ST)

Receives annual capacity funding from the state

Is tasked with working with local governments and nonprofits along the route (Morganton to Asheville) to:

- Plan
- Submit Grants
- Provide Grant Matching
- Help with Property Acquisition
- Oversee Trail Building and Trailhead Projects
- Help organize maintenance

Friends of Fonta Flora has access to special State Trail funding

- NC Complete the Trails Program (CTP) funds
- Connecting Communities to State Trails Grants

Property Information & Listing Update

Woodmen of the World

- 460 Old US 70 Highway, Swannanoa
- Listed with GreyBeard Realty for $425,000
- 5 acres, 1000+ feet of river frontage and road frontage

- Currently under contract.
  - Due diligence period expires July 5th.
  - Expected closing July 22.



Budget, Bond-funded costs, and Contingencies

Phase One
Acquisitions

$504k



Potential Path No. 1

Purchase 5 acre Woodmen property, storage easement, and portion of Stewart property

Potential Path No. 2

Purchase Woodmen easement, storage easement, and portion of Stewart property

Potential Path No. 3

Purchase storage easement, and larger portion of Stewart property

Budget, Bond-funded costs, and Contingencies

	Potential Path No. 1	Potential Path No. 2	Potential Path No. 3
Phase Two Park Improvements	Install site improvements on Woodmen and county-owned properties **$784k**	Install site improvements on Woodmen easement and county-owned properties **$528k**	Install site improvements on Stewart and county-owned properties **$784k**

Phase Three
River Bridges

Install multi-modal bridge over the Swannanoa River and a second bridge over a tributary
$350k

Design documents needed for fully defined budget

Project Details

Project Timeline

- **August 2024**
  - Award announcement of Passive Recreation bond funds
- **Fall-Winter 2024**
  - Purchase of designated parcels of land and easements
- **2025**
  - Design of proposed trails and site improvements on subject tracts (funded separately)
- **By Winter 2025/2026**
  - Completion of Swannanoa Greenway Feasibility Study
- **By Fall 2026**
  - Natural surface trail building and site improvements
- **2026**
  - Related project: Apply for greenway funding under Buncombe County Open Space Bond
- **After 2026**
  - Build bridge for Fonta Flora Trail greenway across Swannanoa River from Woodmen Tract to southern tracts
  - Build Fonta Flora Trail greenway

The Woodmen Trailhead & Educational Park

[redacted]



Thank you!

Questions and Answers

Alignment with Evaluation Criteria

- **Conservation and Environmental Impact**
  Opportunities for environmental education, riparian corridor and wetlands for stormwater polishing
- **Feasibility**
  Woodman & Stewart tracts are on the market; other tracts are owned by the county. Alignment referenced in feasibility study.
- **Accessibility**
  All tracts are easily accessed from Old US-70 and along the proposed Fonta Flora Trail and from trail spurs to Grovemont and Beacon Village
- **Equity**
  Pocket park will provide recreation access and safe walkways to an underserved community
- **Long Term Management and Maintenance**
  Coordination between Buncombe County departments and volunteer initiatives
- **Costs and Leveraged Funding**
  Opportunities to acquire additional funding for trail and site restoration through relationships to Fonta Flora Trail and other grants. Initial grant funding received from Beacon Village developer (Symmetry)
- **Alignment with County Plans/Needs/Other Priorities**
  Project is within 2 areas proposed as Small Area Plans by Buncombe County
- **Safety**
  Trails on the project will help provide much needed safe corridors for pedestrians and recreational users in this area that lacks sidewalks