From: Megan McCreary
To: Rachael Sawyer
Subject: Re: Woodmen Update
Date: Sunday, August 18, 2024 8:43:05 PM
Attachments: Acquisition Options_Map 8.18.24.pdf
Woodmen Trailhead Costs - Revised 8.18.24.pdf

Hi Rachael,

Please see attached for the followup information the review committee requested for the Woodmen Trailhead project. Per the comments we heard, we updated the acquisition cost estimates (listed as Tier 1 in our original cost estimate) to reflect the conversations we've had with the relevant landowners.

Option 1 details a Fonta Flora alignment that would pass largely across the south side of the river. This option has been vetted and approved by landowner Mike Stewart, and the costs indicated reflect the prices he has proposed. This option could be seen as "shovel ready" for county negotiations and purchasing. Option 2 details a Fonta Flora alignment that would pass at least partially through the Woodmen parcel. Brent Campbell Architecture did indeed close on the Woodmen property in the last two weeks. Because of the timing of the closing and the status of their business plan, we were not able to finalize conversations with BCA regarding a trail alignment and costs to secure it. As such, we have provided an allowance that would cover potential costs associated with that parcel. To move forward with this option would require additional time and negotiation.

You'll note that we've proposed that a grant approval for this project be structured as an approval to spend up to a certain amount. We hope this gives the review committee confidence that the true project costs would be covered by the grant award, but that any funds that are not needed to accomplish the scope of this project could be reclaimed by the grant program.

Please let me know if you have any questions, or if there is any additional information or clarification we can provide.

Thanks so much,

Megan McCreary

82 Patton Avenue, Suite 700
Asheville NC 28801

828.225.4945 - main office
314.623.1798 - direct
siteworkstudios.com

On Thu, Aug 15, 2024 at 5:21 PM Megan McCreary <mmccreary@siteworkstudios.com> wrote:

Hi Rachael,

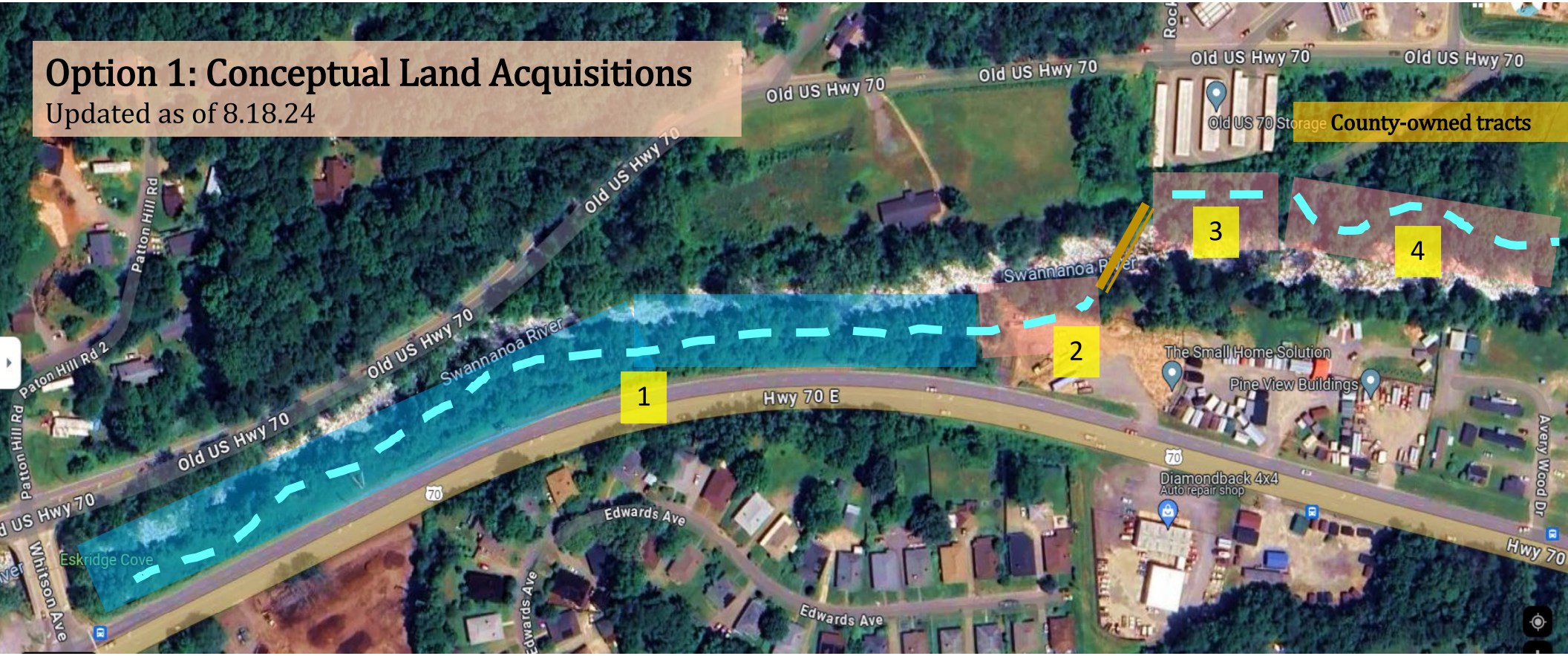
Our group listened in to the meeting this week, and wanted to let you know that we will provide additional clarification on acquisitions and acquisition costs, per the review comments we heard. We will absolutely get them to you prior to next Tuesday's meeting. I'm not sure if we'll be able to get them to you before COB tomorrow, however. I wanted you to be aware of that, in case reviewers were wondering if they'd get an additional update prior to voting.

Thanks so much,

Megan McCreary

82 Patton Avenue, Suite 700
Asheville NC 28801

828.225.4945 - main office
314.623.1798 - direct
siteworkstudios.com



Key: Potential Fonta Flora Trail Alignment (more alignment on the south side of the river)

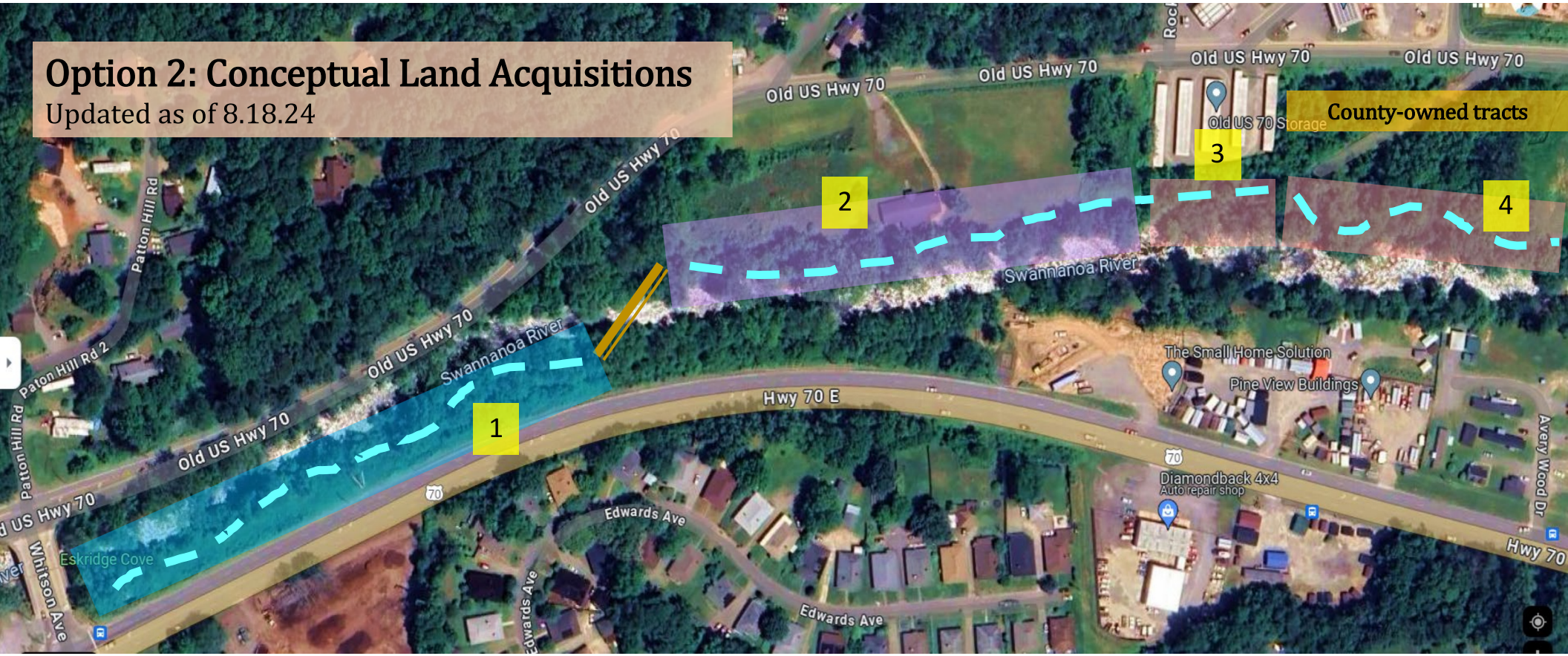
Segment 1: 4 acre fee-simple purchase from Mike Stewart on south side of river.

Segment 2: 1 acre +/- recreation easement on Mike Stewart's property on south side of river.

Segment 3: .2 acre +/- recreation easement on storage unit property

Segment 4 .5 acre +/- recreation easement on Mike Stewart's property on north side of river.

Note: Refer to parcel map for exact property boundaries



Key: Potential Fonta Flora Trail Alignment (more alignment on the north side of the river)

Segment 1: Up to 4 acre fee-simple purchase from Mike Stewart on south side of river.

Segment 2: Fee simple purchase or recreation easement on Woodmen tract. Exact boundaries and terms to be determined.

Segment 3: .2 +/- acre recreation easement on storage unit property.

Segment 4: .5 +/- acre recreation easement on Mike Stewart's property on north side of river.

Note: Refer to parcel map for exact property boundaries

Woodmen Trailhead & Educational Park						
Preliminary Cost Estimate, Acquisition Costs Revised 8.18.24						
Friends and Neighbors of Swannanoa						
	Item	Quantity	Unit	Unit Cost	Total Cost	Note
Acquisitions Costs (Option 1)						
	Purchase of Storage Building Easement	1	each	$20,000.00	$20,000	.2 acre +/-
	Purchase of Stewart Property	4	acre	$100,000.00	$400,000	4 acres max
	Purchase of Stewart Easement (South Side of river)	1	each	$60,000.00	$60,000	1 acre +/-
	Purchase of Stewart Easement (North Side of river)	1	each	$0.00	$0	.5 acres +/- (donated by Stewarts)
	Closing Costs for all properties	1	each	$9,500.00	$9,500	
	Survey of all properties	1	each	$15,000.00	$15,000	
					$504,500	
Acquisitions Costs (Option 2)						
	Purchase of Woodmen Property (Easement or Fee Simple- Details to be negotiated)	1	each	$275,000.00	$275,000	Cost provided is an allowance.
	Purchase of Storage Building Easement	1	each	$20,000.00	$20,000	.2 acres +/-
	Purchase of Stewart Property	2.25	acre	$100,000.00	$225,000	4 acres max
	Purchase of Stewart Easement (North Side of river)	1	each	$0.00	$0	.5 acres +/- (donated by Stewarts)
	Closing Costs for all properties	1	each	$9,500.00	$9,500	
	Survey of all properties	1	each	$15,000.00	$15,000	
					$544,500	
Acquisition Grant Request					**$544,500**	
Explanation of Costs:						
	Our team has confidence in the accuracy of the costs provided in Option 1. They are based on real costs provided by land-owners, and additional closing costs were estimated by a realtor. The costs provided in Option 2 have several items in common with Option 1. However, the line item provided for acquisition of the Woodmen property is an allowance. This number is a placeholder, and is set high enough to give the County ample room to negotiate. Every acquisition in this project will be negotiated by the County. As such, all numbers should be considered estimates not to exceed. If the review committee sees fit, we propose that any grant award be structured as an approval for up to a certain amount to be spent, based on the outcome of County negotiations with landowners.					
	The final selection of one option over the other will be determined by which negotiations lead to the most favorable purchasing terms and future greenway alignment. Either option will provide over a half mile of future Fonta Flora alignment in the Woodmen project area. The flexibility in how negotiations could proceed is a testament to the feasibility of this project; we not only have one option for success, but two.					