

Woodfin Greenway Project

FY 2018 Buncombe County Community Funding

Town of Woodfin

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Application Form

Project Name*

Name of Project

Woodfin Greenway Project

Amount Requested*

Amount Requested

\$2,000,000.00

Service Area*

Which Commissioner Districts are served by this program?

Access a map of Buncombe County Commissioner districts [here](#).

District 1

District 2

Which county sustainability goal aligns best with the goals of this project?*

Based on the Buncombe County Sustainability Plan, select a Category, Goal & Objective that align with the focus of the project and the specific results that will be achieved.

Access the Buncombe County Sustainability Plan [here](#).

Community > Healthy People > Decrease rates of childhood and adult obesity

If applicable, select a second sustainability goal that aligns with project goals.

Result 2 is optional - Select if project aligns with more than one Sustainability Category, Goal & Objective.

Environment > Accessible, Multi-modal, and Efficient Transportation Network > Increase multi-modal options

If applicable, select a third sustainability goal that aligns with project goals.

Result 3 is optional - Select if project aligns with more than one Sustainability Category, Goal

& Objective.

Economy > Sustainable Localized Economy > Provide incentives to businesses for growth

Project Description

Project Description*

Description of Project

The Woodfin Greenway Project is a transformative investment in the people of Woodfin and Buncombe County. It will provide intermodal transportation systems across several miles of North Buncombe County, improve opportunities for healthy lifestyles, encourage infill commercial and residential development close to existing infrastructure, provide reliable transportation alternatives to communities underserved by mass or private transit systems, encourage tourism through the Woodfin Whitewater Wave portion of the greenway, improve pedestrian and bicyclist safety, reduce congestion along Riverside Drive and Weaverville Road, enhance opportunities for less affluent residents to access basic goods and services such as libraries and grocery stores, provide opportunities for citizens to develop healthier -more active- lifestyles, encourage the spread of commercial development outside of the city core thereby reducing demand on downtown infrastructure, encourage the development of businesses geared towards outdoor recreation and tourism, enhance taxbase for the Town of Woodfin and the County of Buncombe, provide pedestrian connectivity for 5 recreational facilities within Woodfin alone, provide an important link in making the French Broad River an accessible amenity for the citizens and visitors of the region, encourage a better understanding of and appreciation for our area's unique natural environment, foster the development of other area attractions such as the Craggy Mountain Line (an excursion rail line which terminates at the new Silver-Line Park portion of the Woodfin Greenway Project), increase property values within the Tax Increment Financing District leading to reduced costs to local governments over time, and finally improving quality of life and fitness levels for thousands of citizens.

How many people will this project serve?*

State the number of individuals or households in Buncombe County that will be served by this project. Also state the number of people that will experience the desired result. For example, if dropout prevention services are being delivered to 100 students, how many will successfully graduate from high school?

While specific user numbers are still being calculated it is expected that this facility would serve several thousand residents in North Asheville, Leicester, and Weaverville in addition to the nearly 7000 residents of Woodfin. In addition, initial estimates indicate that the project would be accessed by tens of thousands of tourists each year - from the casual walker or bicyclists, to the family looking for an ideal picnic spot to the white water enthusiast the Woodfin Greenway Project is a proposal that truly caters to almost every demographic.

Describe the people this project will serve.*

Characterize the demographics of the project's target population in terms such as age, gender,

income, race, ethnicity, geographic area, etc. Include information about method of referral/recruitment of the target population.

As noted in the previous response, the Woodfin Greenway Project is one of those relatively rare things that can truly be said to offer something for everyone. Old and young alike will find something appealing, whether its walking trails and exercise stations to stay fit in later years, playgrounds to learn and explore "active play" for children, or any of a variety of amenities proposed. This project will serve all gender, income, ethnic and racial groups drawing from a large swath of northern Buncombe County as well as thousands of out of town visitors each year. While the Town has no plans to "refer or recruit" users, it is anticipated that the size, scope and nature of the facility will be such that its use -like those of our current recreational facilities- is accessed by almost every population that Buncombe County has. In addition, to the many amenity features designed to meet the needs of several different age groups, the facility will greatly exceed ADA compliance requirements.

What key steps will you take to achieve the results of this project?*

Describe the core elements of your implementation plan, including milestones that will take place within the funding timeframe.

Step one in this process was the development of a Greenway Master Plan which was accomplished in 2010. Subsequently, the Town worked to establish the framework to achieve a majority of the project funds through a General Obligation Bond. Since passage of the Bond, staff has stepped up work internally on designing specific phases of the project along with Equinox Environmental, S2O Design, and former Asheville Vice Mayor Mark Hunt. The Town anticipates placing its bond for purchase in Spring and beginning construction in early Summer 2017 on the Silver-Line Park aspect of the project and later that summer beginning work on the Old Beaverdam Creek portion of the Greenway. The park is anticipated to be open April 2018. The White Water Wave portion will require extensive time due to permitting with a shorter time frame for actual construction. The Old Beaverdam Creek portion is expected to be complete by Winter 2018.

Describe the evidence of success that backs this project's approach.*

What evidence of success (i.e. evidence-based research, practice model, accreditation, industry standards, and/or other framework) are you using as a basis for your project design?

The evidence showing enhanced property values (and thereby taxbase) in properties surrounding greenways is vast and generally accepted as a point of fact. Likewise, the Whitewater Wave portion of the project has a demonstrated level of success across the globe. While still relatively rare (less than 40 exist in the United States, these facilities are powerful magnets for both locals and visitors who are enthusiasts of kayaking, paddle boarding, surfing and tubing. While the Town has not conducted a formal effort to establish an evidence based case for the success of the Woodfin Greenway Project in meeting its goals, there is an extensive body of literature that buttresses the argument that the project can achieve its ends. Many studies have demonstrated, for example, how the built environment can either encourage or discourage healthier communities or how financial status doesn't truly impact use of greenways even though users are accessing them for distinct and separate reasons.

Describe your data collection, tracking, and reporting procedures.*

Explain your methods for documenting project, service and client information. Include a description of any software or other tools utilized.

The Town will use its existing financial management software and procedures to catalog income and expenses. In addition, off the shelf products like Microsoft Excel will be used to manage the specific costs and timelines associated with different aspects of the project. It is also possible, that as some point during the project, the Town will elect to use project management software designed specifically for the management of large scale construction projects.

Explain your technological resources and capacity.*

Explain your current technological strengths and barriers and how this impacts your ability to track data and report outcomes. Who is responsible for adaptation and use of technology within your organization?

A municipal corporation of the State of North Carolina, Woodfin has the necessary staff, resources and training to meet the data and reporting needs for a project of this scale. The Town has retained the services of outside consults and auditors to assist in the oversight of the project. The Town's Administrative staff is responsible for the adaptation and use of technology on a project of this nature. Final authority on what technology should be employed for specific purposes rests with the Town Administrator.

Organizational Profile

How does the proposed project support your mission and strategic plan?*

State your mission and the date of your most recent strategic plan, and explain how the proposed project helps advance your organizational goals.

The mission of the Town of Woodfin is to provide a safe, clean and healthy community for our citizens. While our police department and environmental services department do an excellent job of making Woodfin safe and clean; making a healthy community means a great deal more than this. Improving opportunities for preferred health outcomes requires many elements such as access to and understanding of proper nutrition, eliminating or reducing unhealthy habits and ensuring access to quality health care. As a small town, Woodfin is not in a position to provide significant assistance to all of our citizens in areas such as health care and nutrition. One area, however, that we have identified as a place where Woodfi can make a healthier community is through the built environment. While our town is presently underserved in intermodal transportation corridors, this is an area where we know improving access to greenways and sidewalks tends to encourage their use improving overall health.

What expertise/accomplishments do you have that are relevant to the proposed project?*

List your organization's strengths as well as accomplishments from the past 3 years that position the organization to be successful with the proposed project.

The Town of Woodfin has demonstrated capability for managing large scale projects. Besides maintaining one of Buncombe County's last affordable communities while maintaining strong city services, Woodfin has emerged as a major destination for development. In addition to this, Woodfin has been able to maintain and even grow its manufacturing base despite an uncertain global economic environment. While the relatively small size of Woodfin reduces opportunities to showcase items from just the last 3 years, during my time with the Town: Woodfin has installed a popular (and nationally recognized) play facility in Avery's Little Corner, Renovated South Woodfin Park, provided a steady stream of park improvements for existing parks, built sidewalks, taken over operations of the Woodfin Community Center and entered into a partnership with the YMCA to renovate the field into a youth soccer complex, established a Tax Increment Financing District , as well as establishing a successful ABC store.

Describe partners that are critical to the success of your organization.*

List any external partners, intermediaries or advisors important to your success, and describe their role and evidence of their commitment. Describe successful collaborations with these people or groups.

Aside from municipal staff the Board of Aldermen intend to lean heavily on both paid and unpaid advisors. Professional services will play a critical role in the implementation of the Greenway Plan. In addition to paid staff the Town has developed excellent relationships with private volunteers. The Town intends to network closely with other local governments and businesses to ensure the success of the project both in implementation and programing. The Town intends to solicit financial collaboration with area businesses in ways that will ensure that the Greenway project meets its goal of becoming an economic engine for the area's riverfront. In addition, the Town will seek close working relationships with local governments like Buncombe County, City of Asheville, the State of North Carolina and the Metropolitan Sewerage District of Buncombe County to create a cohesive intermodal transportation network over a large part of Woodfin and North and Central Asheville.

Financial Information

Nonprofit financial assurance requirements:

Financial statements, prepared using a recognizable basis of accounting (i.e., modified accrual) and IRS Form 990s must be submitted to Buncombe County annually.

- Organizations with annual revenues of \$300,000 or greater must submit financial statements audited in accordance with generally accepted auditing standards.
- Those with revenues between \$100,000 and \$300,000 must submit financial statements reviewed in accordance with SSARS 19.
- Those with revenues of less than \$100,000 must submit non-disclosure financial statements compiled in accordance with SSARS 19.

All financial statements must be reported on by a certified public accountant and include a full balance sheet, income statement, and cash flow statement.

These requirements are considered minimum requirements. Organizations may submit a higher level of assurance than is required.

IRS Form 990 - Upload Here

Click Choose File to upload a copy of the 990 form you most recently completed.

If your organization does not have a 990, briefly state the reason.

Include a statement of intent to comply with nonprofit financial assurance requirements as listed above.

The Town of Woodfin does not file taxes as it is a municipal government. We can supply our last several years of audits for your review.

Financial Statements - Upload here

Click Choose File to upload a copy of the most recently completed financial statements (audit, compilation or review).

If your organization does not have financial statements, briefly state the reason.

Include a statement of intent to comply with nonprofit financial assurance requirements as listed above.

Our file is 27 MiB. Is there an alternate way to submit this document? Drop box, USPS? Thanks for your assistance.

Jason Young 828.253.4887 ext.1007

Complete Budget Worksheet - Upload Here*

Download the budget form [Here](#).

Complete the budget form for this project/program and the overall agency. Save it to your computer, then upload it by clicking Choose File.

community-funding-budget-form (6).xlsx

Budget Narrative*

Describe all differences between current year and proposed year. List all pending funding sources with expected date of notification. Please detail any other information that may help clarify the budget.

The project budget remains a work in progress as we are moving forward relatively quickly. The Town has secured a majority of the project funding through anticipated bond proceeds. In addition to municipal funds the Town anticipates significant funding is likely to be received from Buncombe County, the Tourism

Development Authority, the Parks and Recreation Trust Fund, private citizens, corporate sponsorships and other grant sources. The Town will continue to evaluate opportunities for project collaboration and funding throughout the development, planning and implementation process.

What (if any) portion of requested funds will be used to support capital expenses?*

Capital projects are defined as those used to acquire or upgrade physical assets such as property, buildings, or equipment. Please detail.

100% of proceeds will be used to support capital expenses primarily the purchase and installation of equipment.

Employee Wages

Please provide information about the wage breakdowns of your employees. Living wage for Buncombe County has been identified as \$11.00 per hour for employees with employer-provided health insurance and \$12.50 per hour for employees without.

Employees with employer-provided health insurance*

List the number of employees in your organization with employer-provided health insurance in each wage category. For salaried employees, use hourly wage equivalents.

\$7.25 - \$10.99 per hour

\$11.00 - \$14.99 per hour

\$15.00 - \$19.99 per hour

\$20.00 - \$24.99 per hour

\$25.00 - \$29.99 per hour

\$30.00 - \$34.99 per hour

\$35.00 - \$39.99 per hour

\$40.00+ per hour

Pay Range	Number of Employees
\$7.25 - \$10.99 per hour	1
\$11.00 - \$14.99 per hour	4

\$15.00 - \$19.99 per hour	7
\$20.00 - \$24.99 per hour	9
\$25.00 - \$29.99 per hour	4
\$30.00 - \$34.99 per hour	0
\$35.00 - \$39.99 per hour	1
\$40.00+ per hour	1

Employees without employer-provided health insurance*

List the number of employees in your organization without employer-provided health insurance in each wage category. For salaried employees, use hourly wage equivalents.

- \$7.25 - \$12.49 per hour
- \$12.50 - \$14.99 per hour
- \$15.00 - \$19.99 per hour
- \$20.00 - \$24.99 per hour
- \$25.00 - \$29.99 per hour
- \$30.00 - \$34.99 per hour
- \$35.00 - \$39.99 per hour
- \$40.00+ per hour

All employees of the Town of Woodfin receive employer-provided health insurance. The Town pays the entire premium for all workers.