



# WALK CASHIERS™

BRINGING US TOGETHER



 **VISION CASHIERS**  
IMPROVING TOMORROW...*Today*

PLAN DEVELOPED BY:



**EQUINOX**  
*balance through proper planning*

**2023**

**CASHIERS,  
NORTH  
CAROLINA**

# WALK CASHIERS STEERING COMMITTEE

## VISION CASHIERS

Maggie Carton

Paul Robshaw

Irv Welling

Ann Wrobleski

Susan Oglesby

Beth Preston

Turner Inscoe

Bob Markley

Sam Lupas

Nat Turner

## ABOUT THIS PLAN:

This plan was developed for Vision Cashiers to envision the future of the regional connectivity in the vicinity of Cashiers, North Carolina.

---

PLAN DEVELOPED BY:





**WALK CASHIERS™**  
BRINGING US TOGETHER

## TABLE OF CONTENTS

**INTRODUCTION ..... 1**

Background ..... 2

Vision & Mission ..... 4

What’s Included in this Plan ..... 5

Engagement Summary ..... 6

**KEY FEATURES ..... 8**

Parks ..... 8

Paths ..... 9

**PARKS ..... 10**

Village of Cashiers Park Map ..... 11

Park Types ..... 12

Northwest Village Parks Map ..... 14

Northeast Village Parks Map ..... 15

Southwest Village Parks Map ..... 16

Southeast Village Parks Map ..... 17

**PATHS ..... 18**

Village of Cashiers Paths Map .... 19

Northwest Village Paths Map ..... 20

Northeast Village Paths Map ..... 21

Southwest Village Paths Map ..... 22

Southeast Village Paths Map ..... 23

Regional Context Map ..... 25

NW Future Connections Map ..... 26

SW Future Connections Map ..... 27

Path Phasing & Notes ..... 28

**HIGH-LEVEL  
COST ESTIMATES ..... 30**

**ADDITIONAL INFO ..... 32**

Funding Resources ..... 32

Permitting Requirements ..... 34

Lighting Recommendations ..... 36



INTRODUCTION

---

WALK CASHIERS: BRINGING US TOGETHER

# INTRODUCTION

---

## THE BIG IDEA

The idea to make the Village of Cashiers a more walkable place has been in the works for many years. Multiple planning efforts in the past have highlighted the importance of trail connectivity, including the 2022 ULI Study and the Ramble Master Implementation Plan (2021).

With the increased use of outdoor recreational amenities in recent years due to the Covid-19 pandemic, the necessity for outdoor access has only gained traction. Outdoor recreational amenities, specifically trails, have proven benefits for health, safety, economic development, tourism, transportation and the environment.

This plan envisions the next steps for identifying the potential for a cohesive park and pathway system for the broader Cashiers area to capitalize on the natural assets of the region. This system will build on core commercial district plan for the Cashiers Greenway Ramble. A comprehensive system will connect businesses, local amenities and green spaces. The parks and paths proposed in this study, as well as their connection to the unique amenities in and around Cashiers, will provide more for people to experience in the area – permanent residents and visitors alike. Cashiers can become a destination trail town that can attract residents and businesses to an outdoor-lover's paradise.

## THE PROPOSED PARKS

This plan highlights the existing parks found in and around the Village of Cashiers, but also proposes the addition of up to 31 additional parks at a variety of scales. From small pocket parks that include a piece of sculpture from a local artist to large swaths of greenspace with natural surface trails for strolling, the Village of Cashiers can provide spaces for everyone to experience the outdoors.

## THE PROPOSED PATHS

Building upon the previously developed Ramble Greenway Plan, this plan proposes numerous paths to connect important spaces throughout the Village and beyond. Overall, this plan provides a guide to implement an additional 3.3 miles of pathways throughout the Cashiers area.

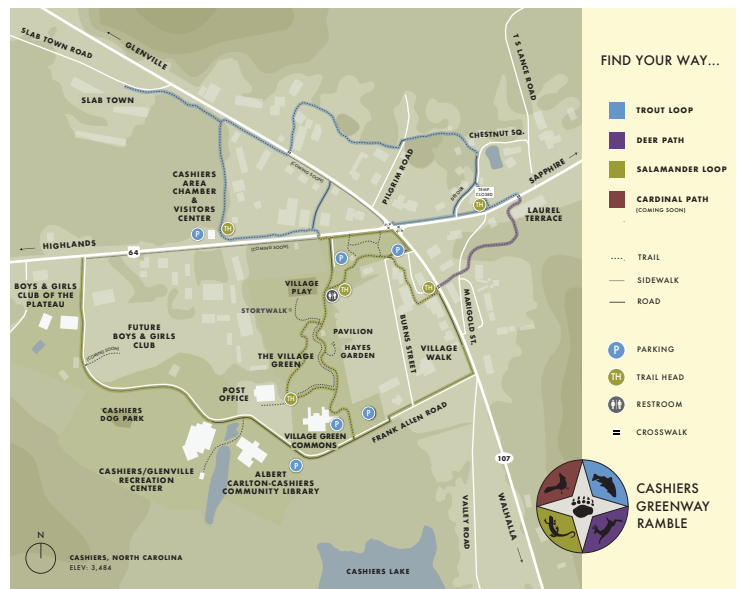
## NEXT STEPS

Many organizations will be needed to partner on design oversight and construction, permitting, easement acquisition, use agreements, fundraising and grant writing, and raising community support. This plan provides a template for moving forward towards implementation, including a list of important partners, design considerations and permitting considerations to make Walk Cashiers a reality.



## RAMBLE MASTER IMPLEMENTATION PLAN (2020)

The Ramble Master Implementation plan combines the efforts of “Preserving Cashiers Corridor” and the “Cashiers Small Area Plan” in a project known as the Cashiers Greenway Ramble, a network of trails around the core of Cashiers. Detailed design standards are laid out in typologies for wayfinding and for paths; these standards include material, dimensions, and intended uses. A detailed implementation plan notes specific problem or focus areas and goals of how to address them. Phasing with cost estimates helps to identify a potential timeline and budgets for the overall project. A series of recommendations helps to give focus and guidance for success in the implementation of these trails and greenways. Some of the topics which recommendations are provided for include accessibility, long-term strategies, partnerships, and activation. Lastly, stakeholder comments are summarized for easy reference.



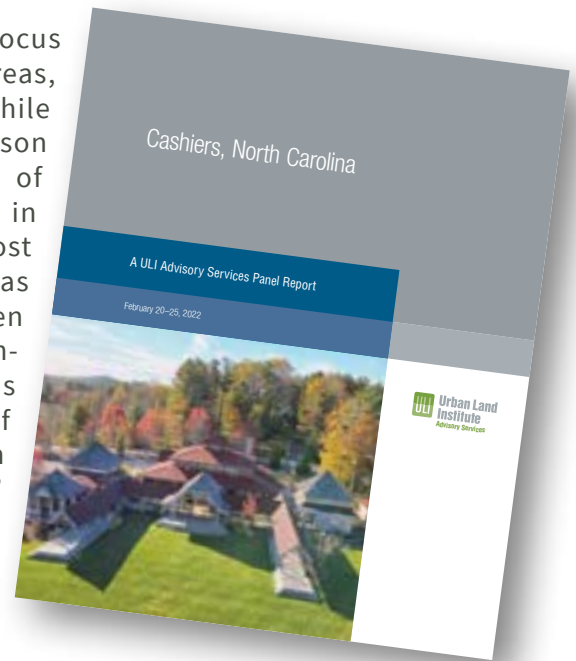
## CASHIERS, NC: A VISION FOR STAYING RURAL BY DESIGN - ULI ADVISORY SERVICES PANEL REPORT (2022)

The Urban Land Institute (ULI) Advisory Services conducted a multi-day study of Cashiers to establish a narrative of the town, to identify opportunities and challenges of the town, and to give recommendations for developing the town in a sustainable and intentional way that maintains its character while allowing for expansion and improvement. Most of all, they encourage intentional action to achieve the goals and visions established in other studies up to this point in time. The first recommendation is to establish a conservation plan, which identifies areas of development and areas of conservation to preserve natural areas while developing within designated areas. Second, the ULI panel recommends a network of trails, a desire expressed by the community during feedback sessions. Third, infrastructure improvements are not only recommended as they are in other studies, but are suggested to be accelerated since they are such vital parts of a well-functioning community. Fourth, there has been a request for workforce and other housing opportunities in past studies. To help make this a reality, ULI recommends establishing an housing organization that is solely focused on this agenda to give necessary time, attention, and resources to this need. Lastly, the panel recommends a strong proactive connection with landowners to communicate their visions and to hear their needs and wants for the community and its development.

# BACKGROUND

## ULI REPORT (CONTINUED)

ULI notes that successful resort communities maintain focus on nature and history, distinctive character, walkable areas, and a variety of outdoor activities. The panel notes that while unemployment rates are low in Jackson County, the reason people are not looking for work in Cashiers is because of workforce housing availability: despite increased wages in some Cashiers retail jobs, people are unable to afford cost of living. On the other hand, the increase in remote work has brought people to the area that otherwise might not have been able to live in Cashiers based on the availability of local high-paying jobs. Regarding demographics, younger generations are less represented in the community. As for the future of the community, attracting this younger demographic is an important focal point, particularly due to these generations' interest in outdoor recreation, a key amenity of Cashiers.



## CASHIERS SMALL AREA PLAN (2018)

The Cashiers Small Area Plan was produced to provide a direction for growth and development in Cashiers. This plan specifically looked at the existing transportation corridors in and around the Village of Cashiers. The plan identified ways to improve physical and social connectivity throughout the village as well as identifying outdoor recreation as having an important economic impact within the community. Within the plan a land-use framework was developed, dividing the greater Cashiers region into seven districts as a guide for growth. This framework identified a unique character for each district. It presented the connectivity between these districts as being of great importance. Overall, the plan recommends encouraging pedestrian oriented design.

Within the document, a map of existing pedestrian corridors including sidewalks and trails was included. This map also showed recommended locations for new sidewalks, trails and locations for improving the safety of intersections. This plan also informed the Ramble Master Implementation Plan in 2020.

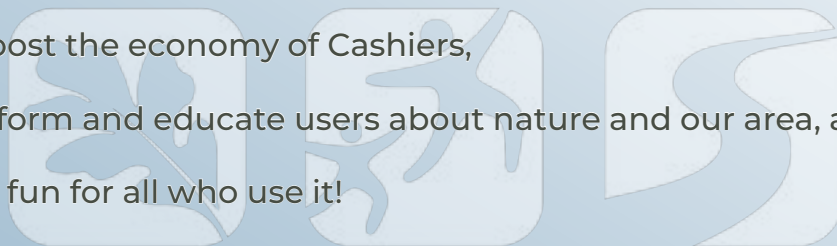
# VISION

THE VISION FOR THE WALK CASHIERS PLAN IS TO SEE THE SYSTEM BECOME A PREMIER, HIGH QUALITY PARK AND TRAIL SYSTEM IN THE SOUTHEAST. IT WILL CONTINUE TO EXPAND AND IMPROVE IN ORDER TO FULLY REALIZE OUR MISSION. SUCCESS WILL BE MARKED BY INCREASING USERSHIP, ECONOMIC IMPACT AND ACCLAIM.

# MISSION

The mission of the Walk Cashiers Plan is to create an experience that is unique and special to Cashiers. It will:

- define the unique character and fabric of our community,
- encourage healthy habits,
- promote a coming together of Cashiers residents & visitors,
- boost the economy of Cashiers,
- inform and educate users about nature and our area, and
- be fun for all who use it!



All of this can result in Cashiers being a “walkable community.”

WALK CASHIERS™

BRINGING US TOGETHER



# WHAT'S INCLUDED IN THIS PLAN

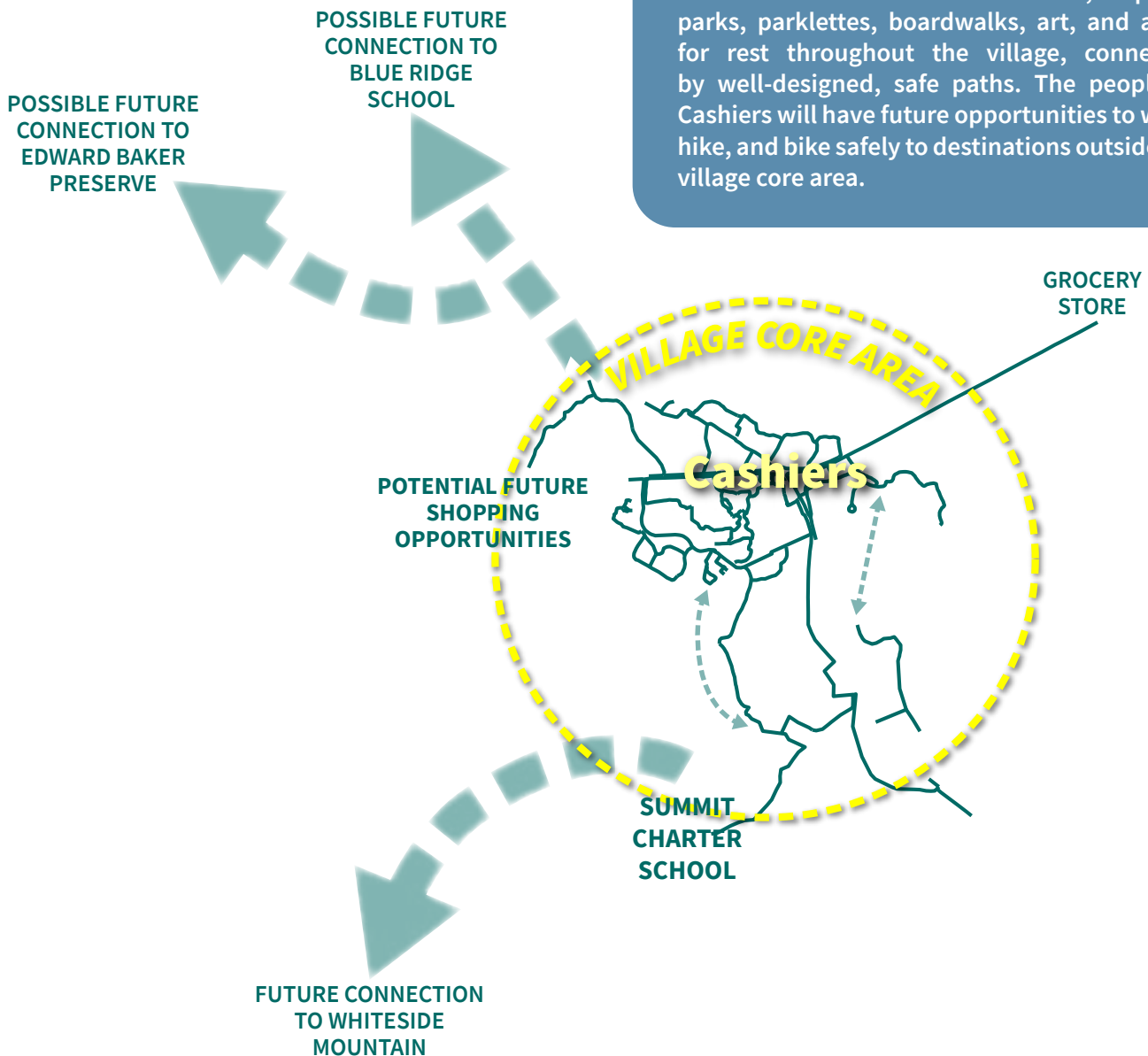
## PARKS

Small to large green spaces that have active or passive recreation. Parks can be as simple as a piece of art or a bench in a small green space adjacent to a path, or as extensive as a larger area with picnic tables, playgrounds, and bike tracks.

CONNECTIVITY

## PATHS

Trails, including boardwalks, extending from those existing throughout the Village core, increasing connectivity through the region for pedestrians and bikers.



The core area will feature beautiful, inspiring parks, parkettes, boardwalks, art, and areas for rest throughout the village, connected by well-designed, safe paths. The people of Cashiers will have future opportunities to walk, hike, and bike safely to destinations outside the village core area.

# ENGAGEMENT SUMMARY

Due to the rapidly changing nature of development in the Cashiers area, a public input session was not able to occur within the time constraints of this project. The engagement process involved a steering committee to direct the plan development, and key stakeholders were invited to participate in input sessions.

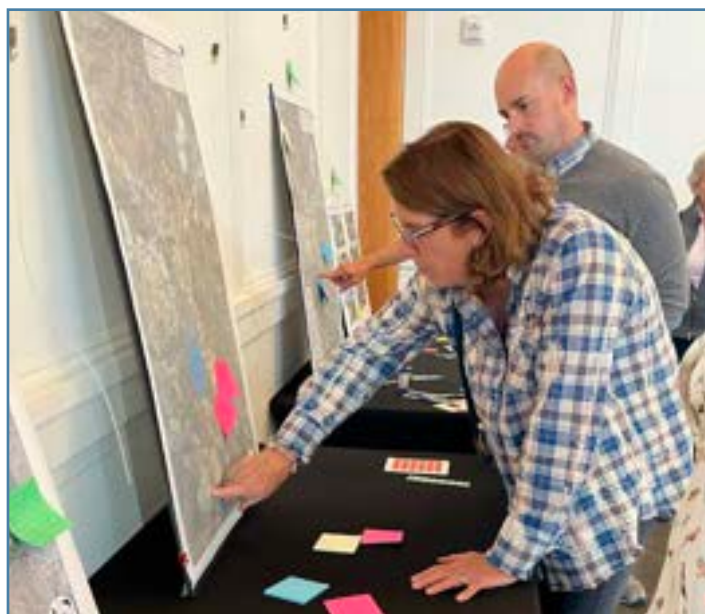
The process included meetings with the steering committee, an in-person key stakeholder meeting, and multiple online meetings. Vision Cashiers and Equinox led the stakeholder engagement.

## STEERING COMMITTEE

Equinox worked with Vision Cashiers to develop the stakeholder list from various community partners to create a steering committee. The committee members were engaged throughout the planning process and were crucial in providing input, advice, and vision for what could be.

On April 14, 2022 the first meeting with the group (the project kick-off meeting) discussed vision, project goals, and potential plan elements. The meeting was held virtually to seek input from the steering committee on the most preferred trail and park typologies for the greater Cashiers area, as well as key locations for connectivity. Jamboard, a digital interactive whiteboard with digital note cards, was used to collect feedback from the committee members.

Type here



## STAKEHOLDER ENGAGEMENT

On October 17, 2022 Equinox hosted a stakeholder meeting in Cashiers, which included a presentation and Q&A. Stakeholders and community members were brought up to speed with the background of the project and history of the project. Stakeholders were then walked through the Walk Cashiers Document that had been completed up to that point with input from the steering committee, including the alignments for potential trails and nodes for potential parks to meet the needs of a variety of user groups.

The participants in the stakeholder meeting were able to give comments and feedback during the presentation and ask questions to the presenters. The comments were addressed in the final draft of the document.

Input from stakeholders on the draft plan included suggestions for adjustments to potential trail alignments, and ideas for connectivity.

## ONGOING ENGAGEMENT

The stakeholder and community engagement process is ongoing, as new developments in the implementation of Walk Cashiers were happening as the final draft of this plan was being developed. Multiple online meetings and check-ins have provided information on necessary adjustments for alignment shifts, trail typology material changes and implementation initiatives.

# ENGAGEMENT SUMMARY



# KEY FEATURES OF THE PLAN

## PARKS



LARGER SCALE

SMALLER SCALE

### PARKS PROPOSED IN THIS PLAN



NEIGHBORHOOD PARKS



NATURE OR STORMWATER PARKS



BIKE PLAYGROUNDS



POCKET PARKS



ART NODES



PARKITECTURE & PARKLETTES

Size: 1-10 acres

Size: 1/10th of an acre to 5 acres

Size: 1/4 acre to 5 acres, can be linear

Size: 1/4 acre to an acre

Size: Nodes along trails or within parks

Size: Nodes along trails

Cost: \$500,000-\$2 Million

Cost: \$100,000-\$200,000

Cost: \$50,000-\$300,000

Cost: \$30,000-\$100,000

Cost: \$15,000-\$30,000

Cost: \$15,000-\$30,000

Description: Medium to larger sized park with multiple amenities like plazas or patios, benches, recreation play equipment, etc.

Description: Nature Park, with preserved or restored natural area. Stormwater parks turn stormwater into focal features of the park.

Description: Bike playground provide features for beginning or younger riders to learn riding skills. These can be linear, loops, or scattered throughout a larger trail system.

Description: Small parks that can serve as public gathering spaces either in publicly owned or privately owned property that is open to the public.

Description: Art similar to the Village Green. Art can be sculptures, kinetic, interpretive, or interactive art.

Description: Small nodes with seating, landscaped nodes, or places to relax and enjoy the surroundings. Could include seating or some other focal feature.

Siting the park: Flatter land, previously disturbed areas

Siting the park: For nature parks, areas that are wetlands or were historically wetlands or wooded areas. For stormwater parks, areas where impervious surface drain to, or new developments that require stormwater capture.

Siting the park: Existing parks, woodlands, can be parallel to existing trail systems.

Siting the park: Outside of commercial, along trail systems, and contain seating, picnic tables, etc.

Siting the nodes: Locate in highly visible areas to minimize vandalism.

Siting the nodes: Locate where there are great views, near businesses, at stops along trails, and to observe nature.

# KEY FEATURES OF THE PLAN

## PATHS



### PATHS/TRAILS PROPOSED IN THIS PLAN

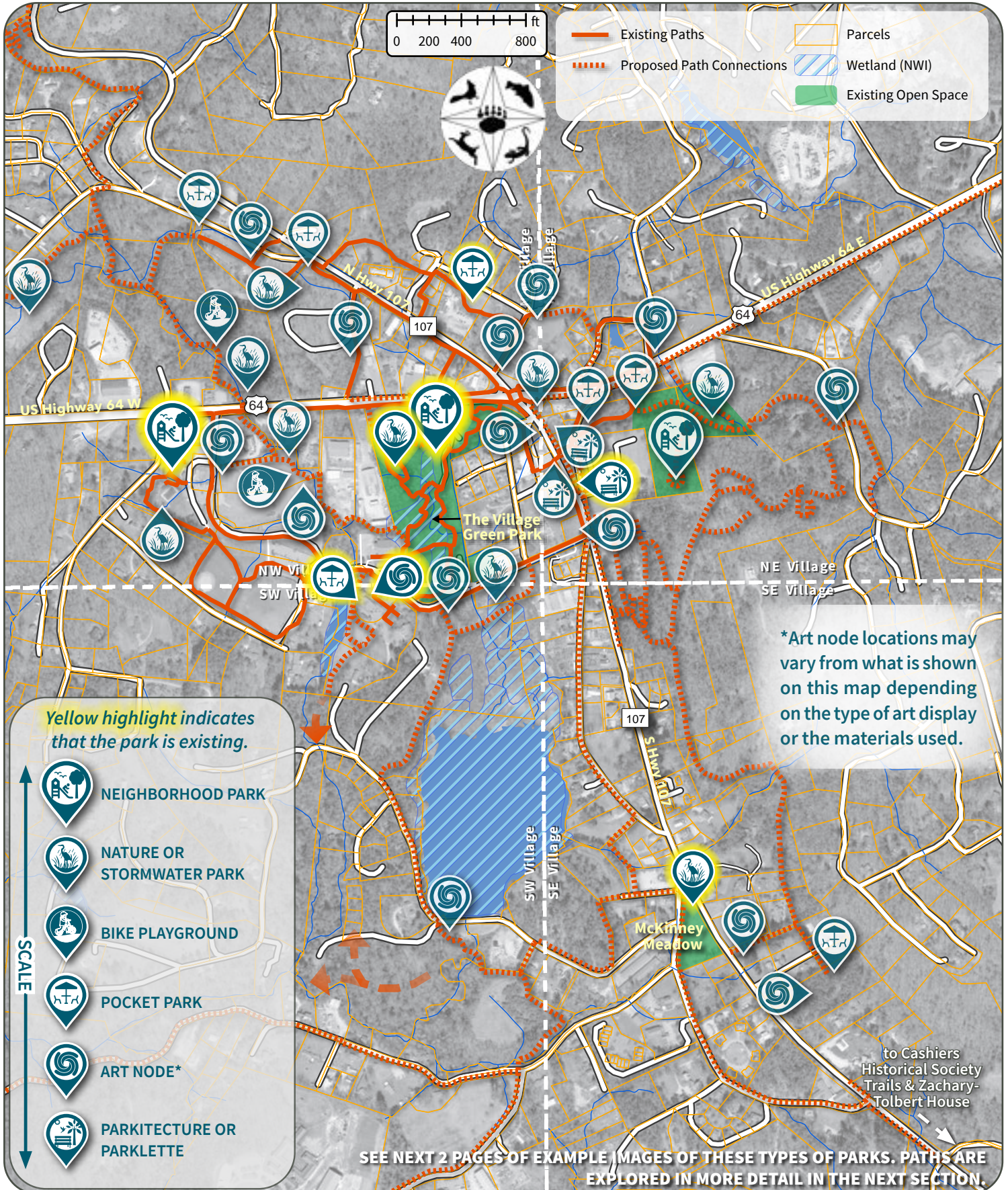
					
					
<b>NATURAL SURFACE TRAILS (3-5')</b>	<b>ON-ROAD GREENWAY/SURFACE TREATMENT</b>	<b>GREENWAY: PERVIOUS PAVEMENT (8')</b>	<b>GREENWAY: CRUSHED STONE (8')</b>	<b>BOARDWALK (8')</b>	<b>SIDEWALKS (5-6')</b>
Cost: \$10 / linear foot	Cost: \$3 / square foot	Cost: \$90 / linear foot	Cost: \$70 / linear foot	Cost: \$1240/ linear foot	Cost: \$35 / square foot
Design to sustainable trail guidelines using a Professional Trail Builder.	Markings can also function as a traffic calming measure.	Quick, low impact installation by certified installers. Heavy duty, flexible, and highly porous.	Crushed stone paths can be built to meet ADA guidelines.	Permatrak Precast Boardwalk System - Top down construction *	Sidewalk recommendations based on priorities given by Vision Cashiers.
Longer distances connectors, like to Blue Ridge Community School. Not to be used in low-lying or wet areas.	Area where space for a trail or sidewalk is unavailable, but a connection is desired.	Areas where impervious surfaces could impact water resources. Better on flatter surfaces.	Recommended as the main typology of the system, to be used on routes with flatter grades.	Environmentally or otherwise sensitive areas.	Along highways, where more heavy flooding occurs, in front of businesses.

\*Alternate Boardwalk Material Option - Pressure Treated Pine- Cost: \$310/ linear foot



# PARKS

# PARKS - VILLAGE OF CASHIERS



# PARKS



NEIGHBORHOOD  
PARKS



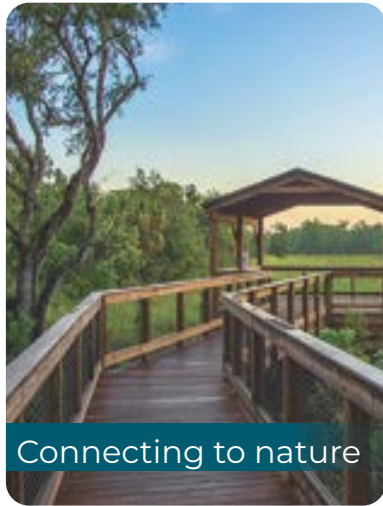
Grand spaces



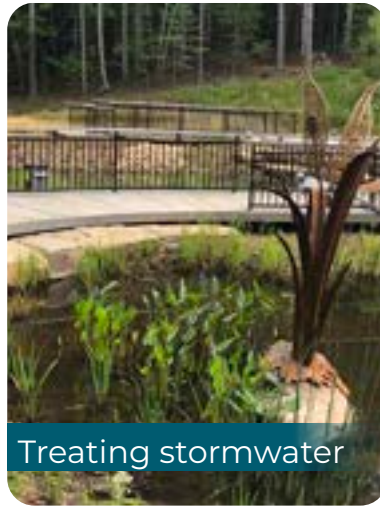
Places to play



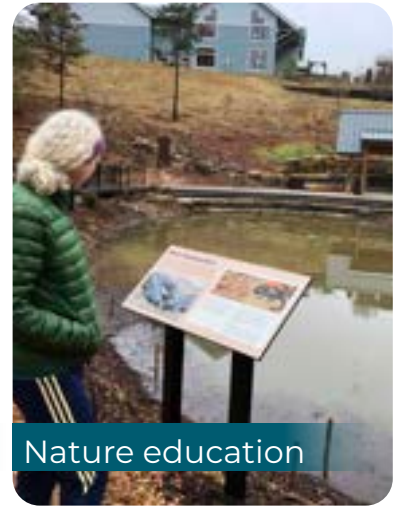
NATURE OR  
STORMWATER  
PARKS



Connecting to nature



Treating stormwater



Nature education



BIKE  
PLAYGROUNDS



Bike skills courses



Equipment parallel to paths



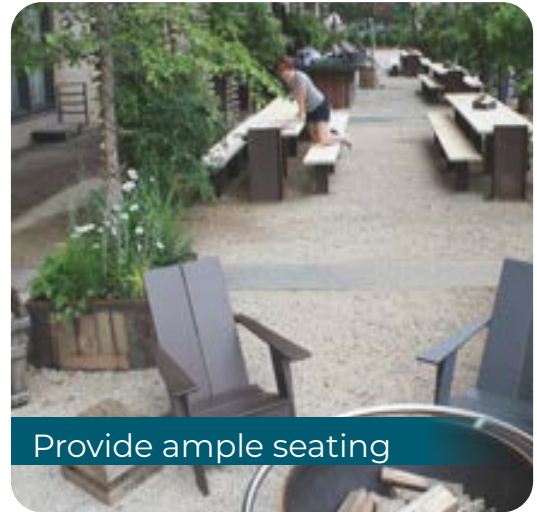
# PARKS



POCKET PARKS



Utilizing small spaces



Provide ample seating



ART NODES



Art to engage people



Art on display



PARKITECTURE & PARKLETTES

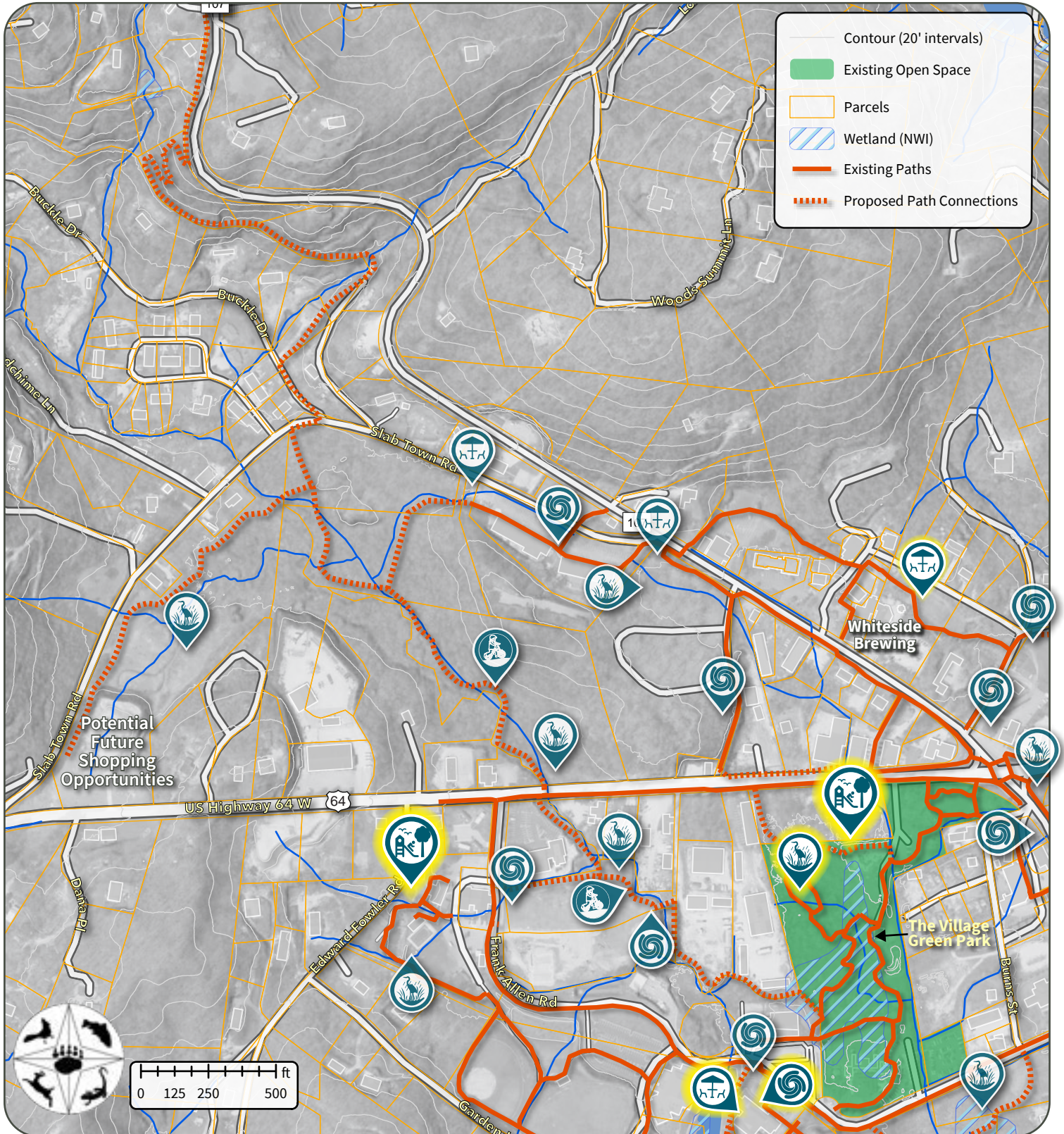


Architectural planting & seating

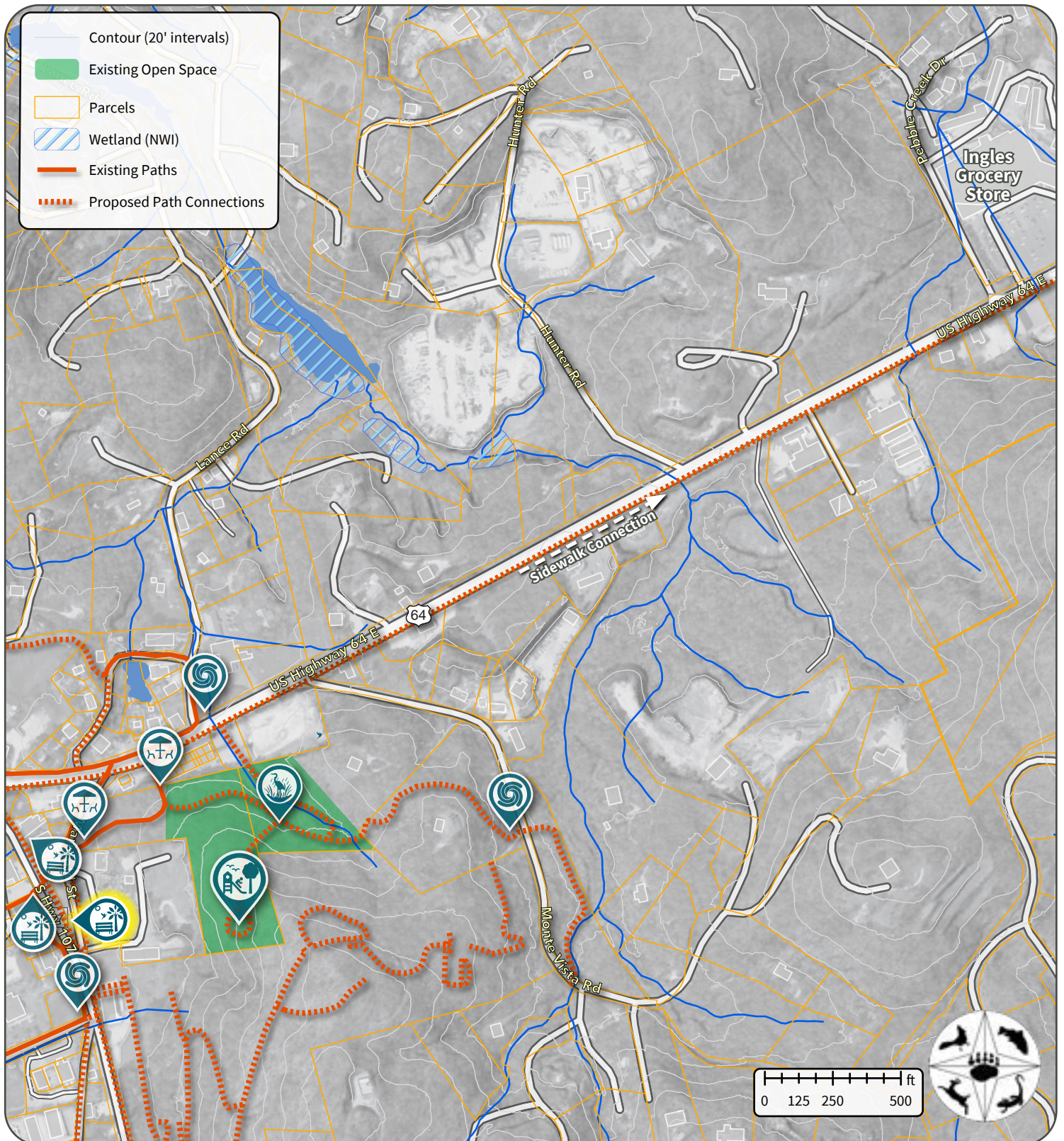


Simple & useful spaces

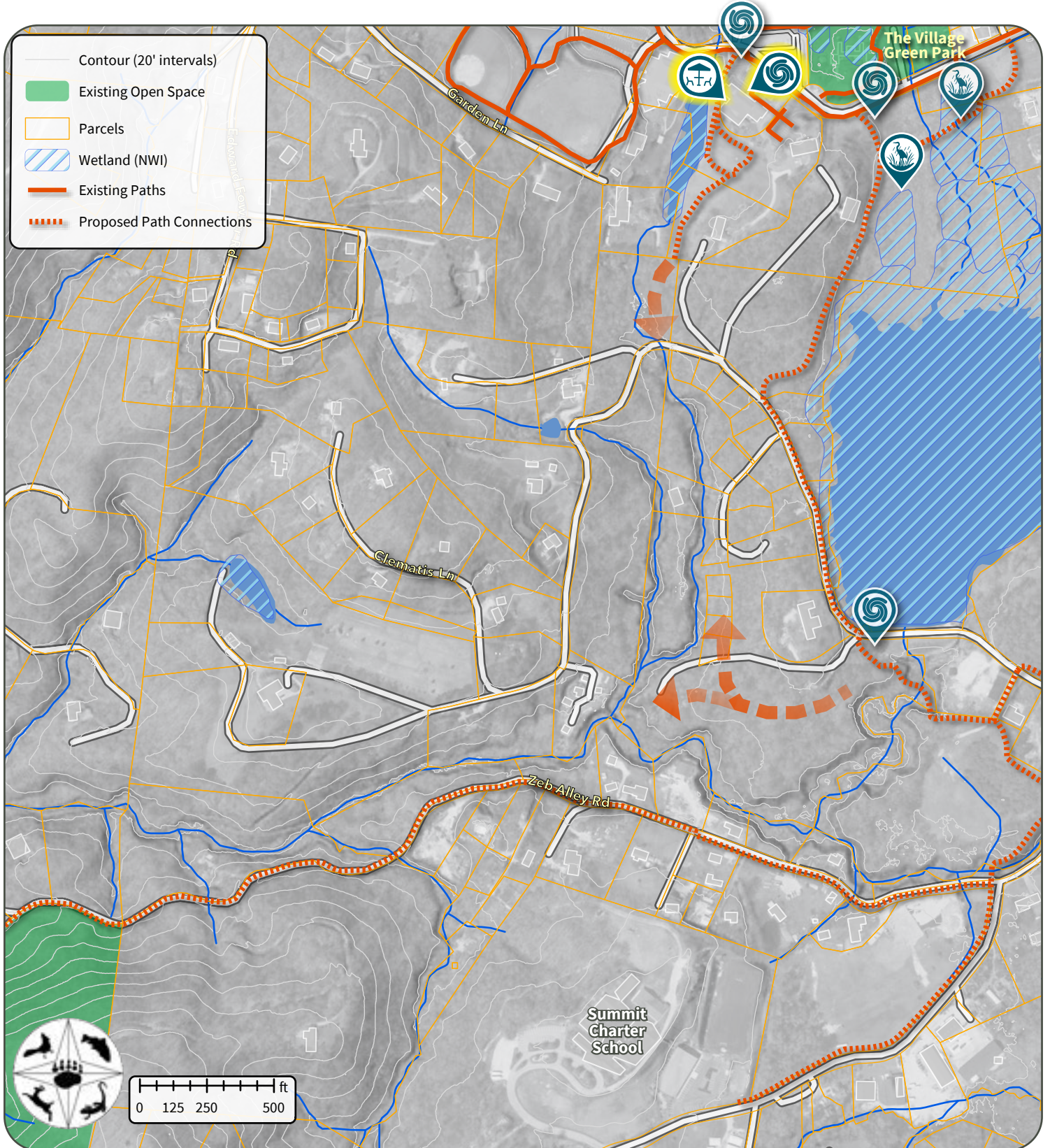
# PARKS - NORTHWEST VILLAGE



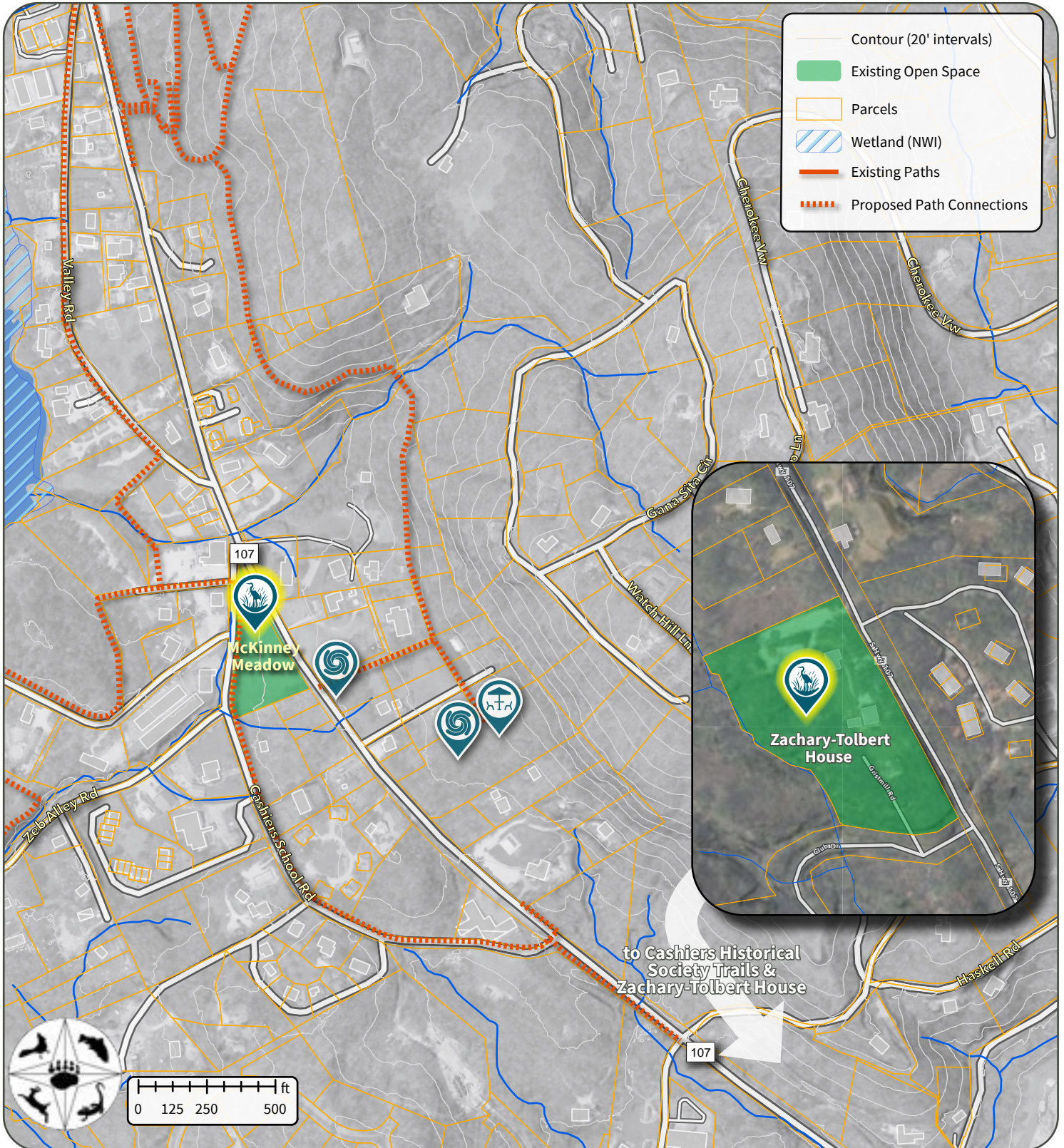
# PARKS - NORTHEAST VILLAGE



# PARKS - SOUTHWEST VILLAGE



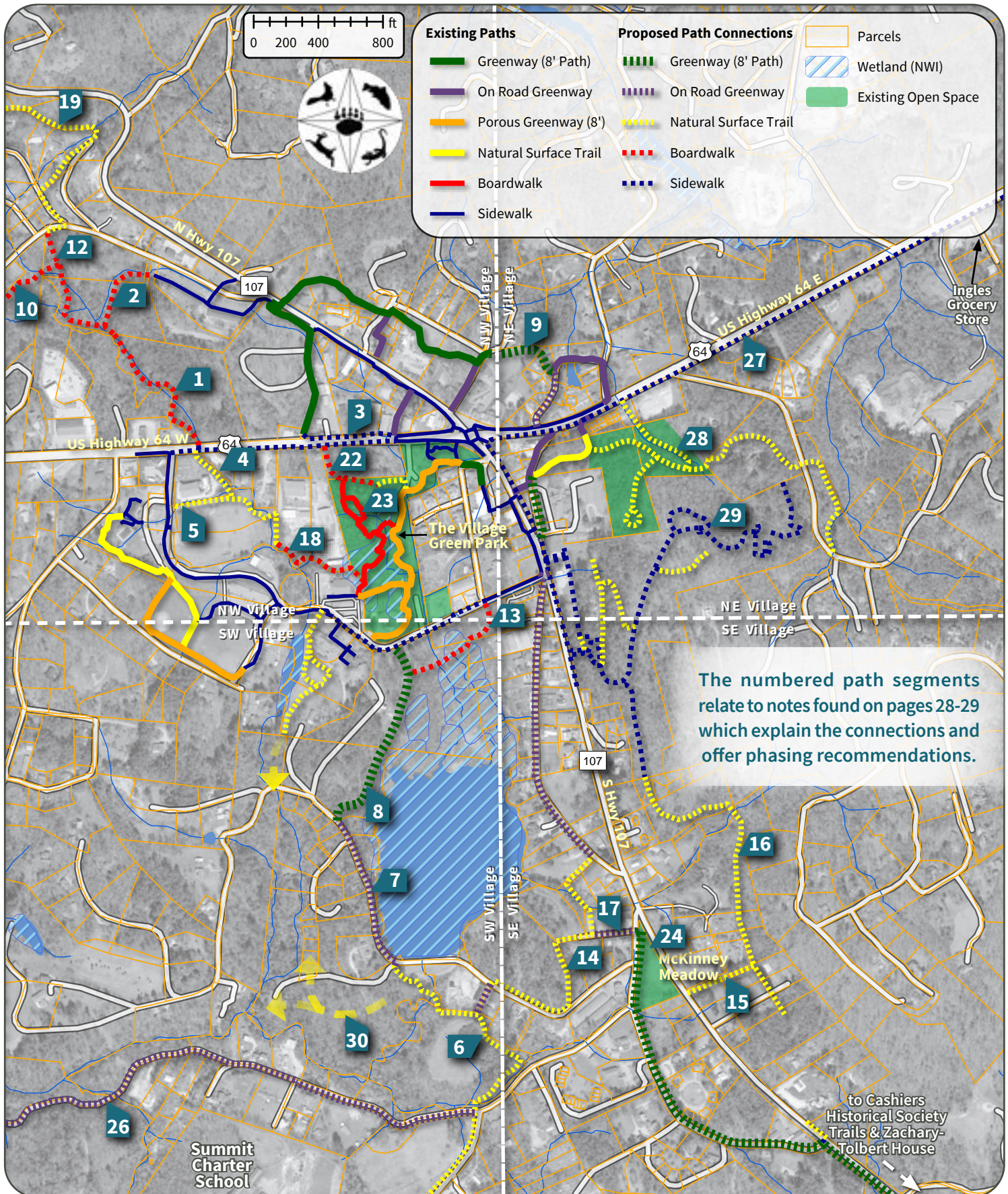
# PARKS - SOUTHEAST VILLAGE





# PATHS

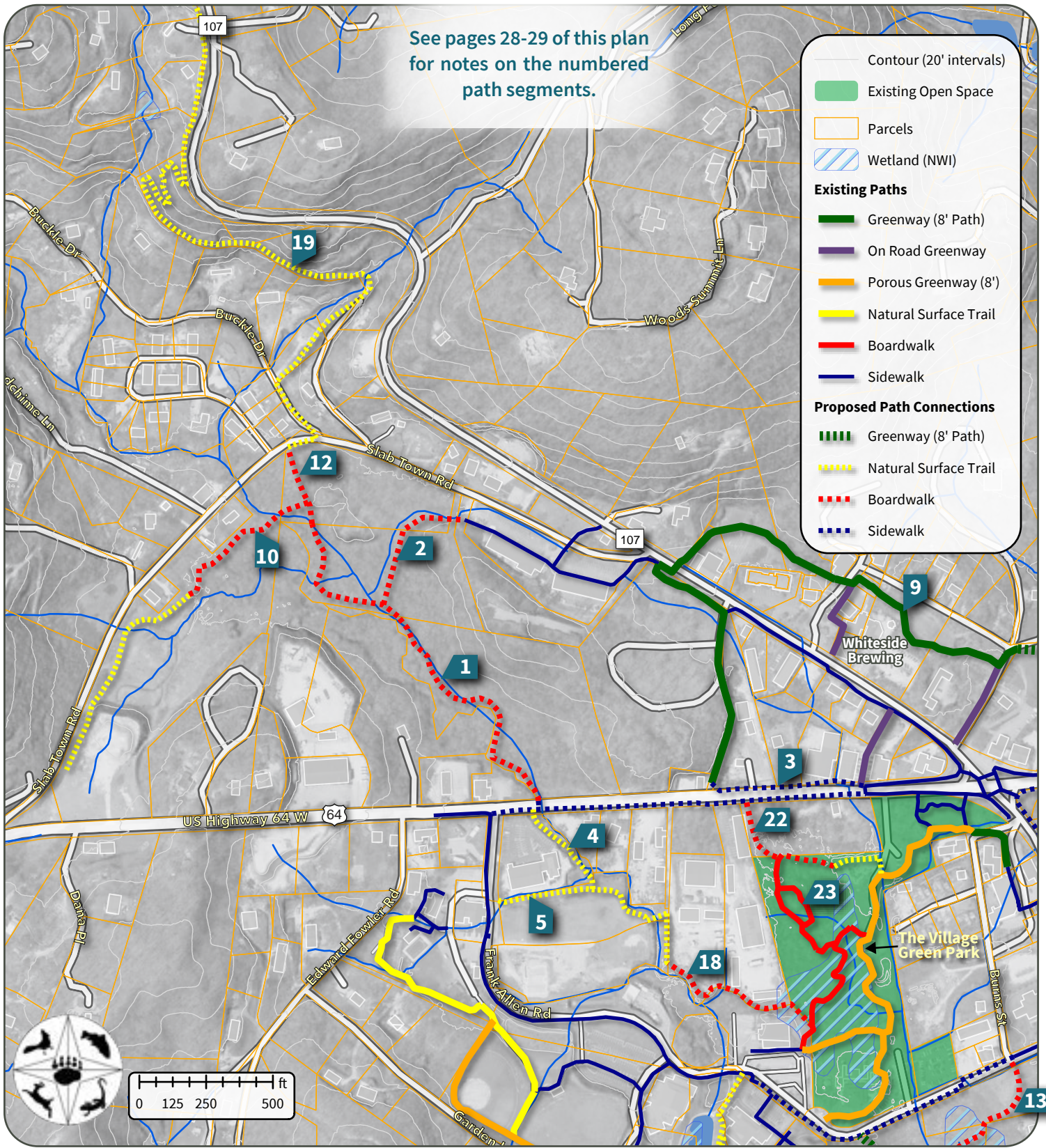
# PATHS - VILLAGE OF CASHIERS



The numbered path segments relate to notes found on pages 28-29 which explain the connections and offer phasing recommendations.

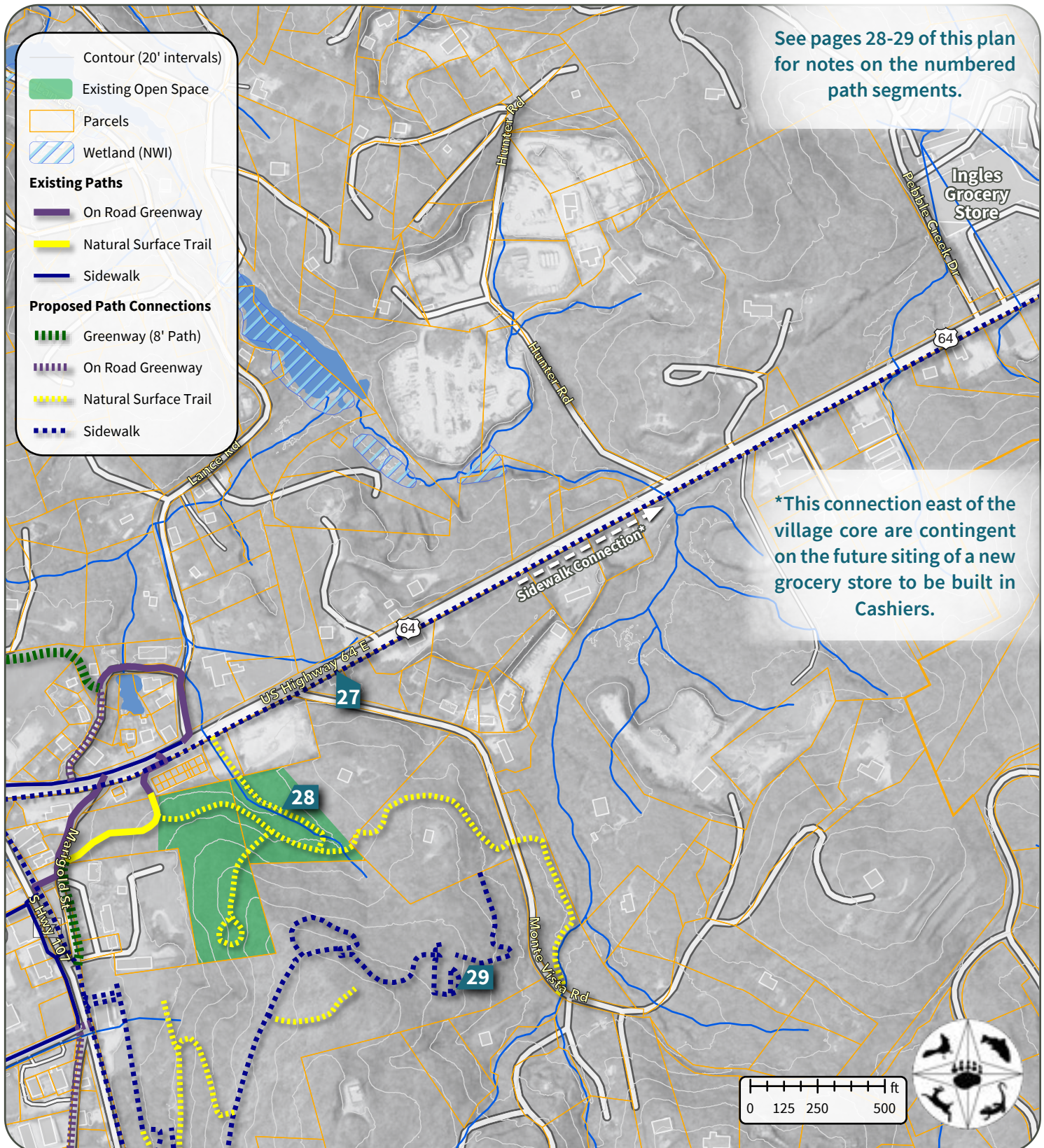
# PATHS - NORTHWEST VILLAGE

See pages 28-29 of this plan for notes on the numbered path segments.

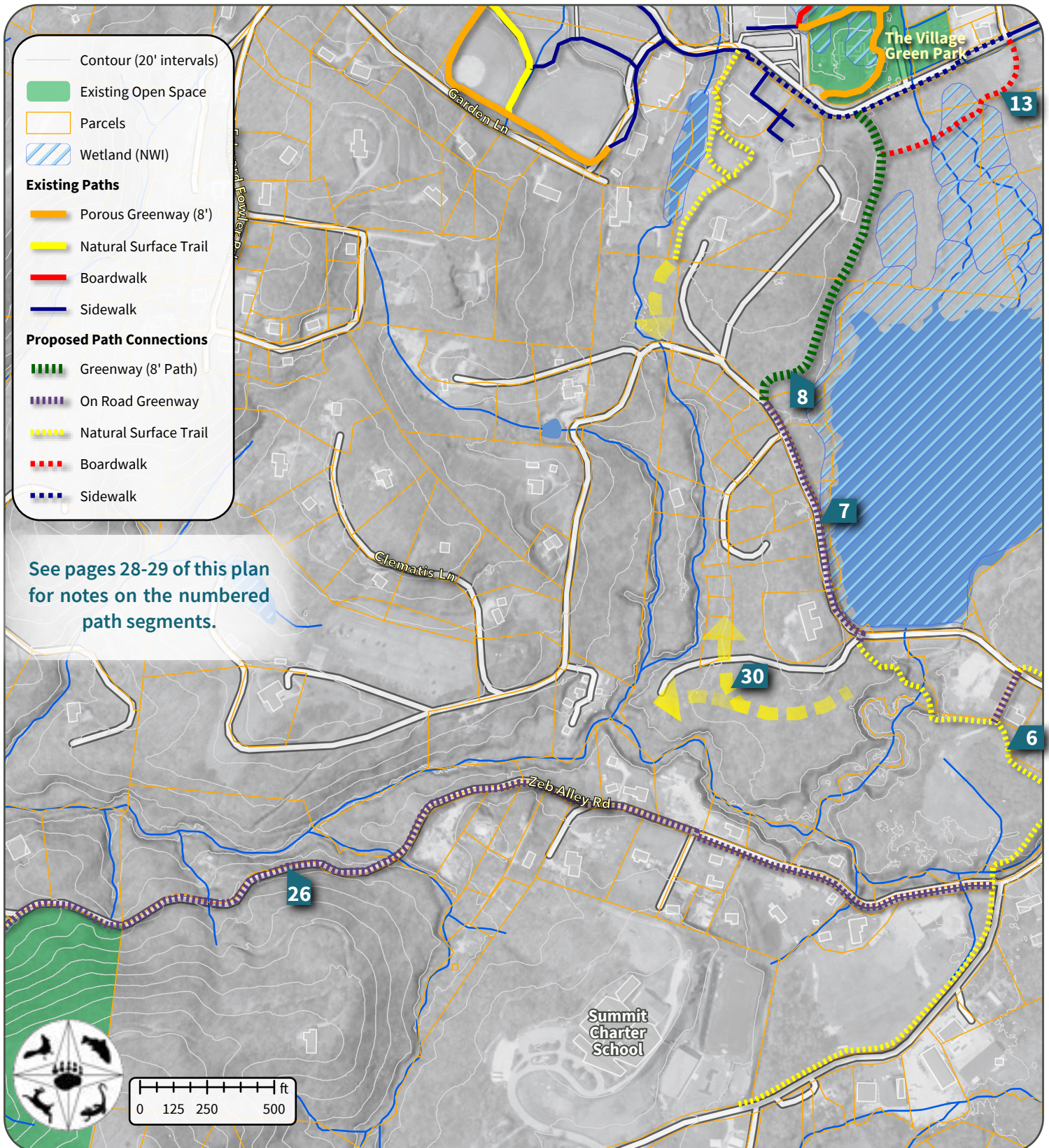




# PATHS - NORTHEAST VILLAGE



# PATHS - SOUTHWEST VILLAGE



See pages 28-29 of this plan for notes on the numbered path segments.

# PATHS - SOUTHEAST VILLAGE

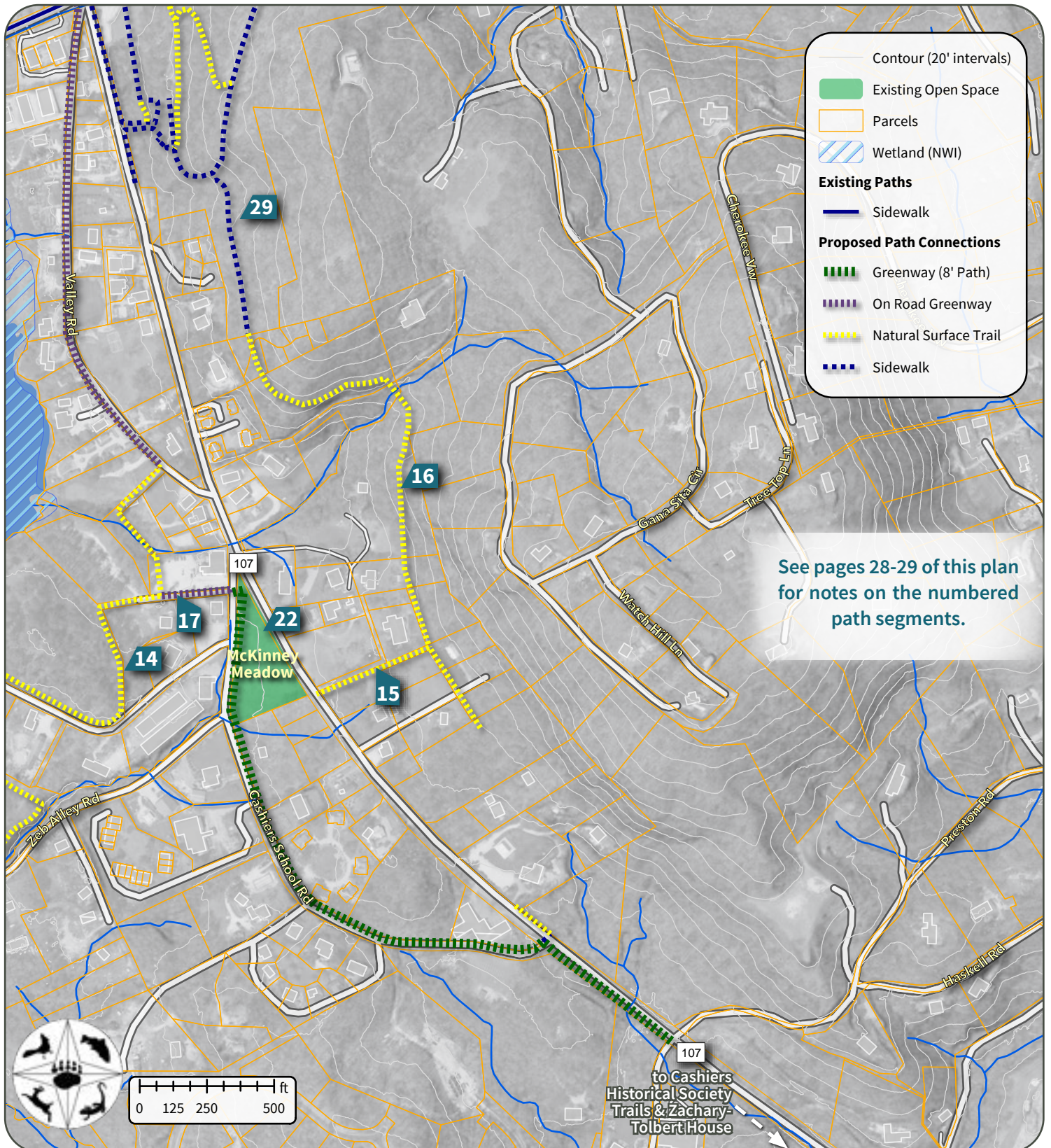
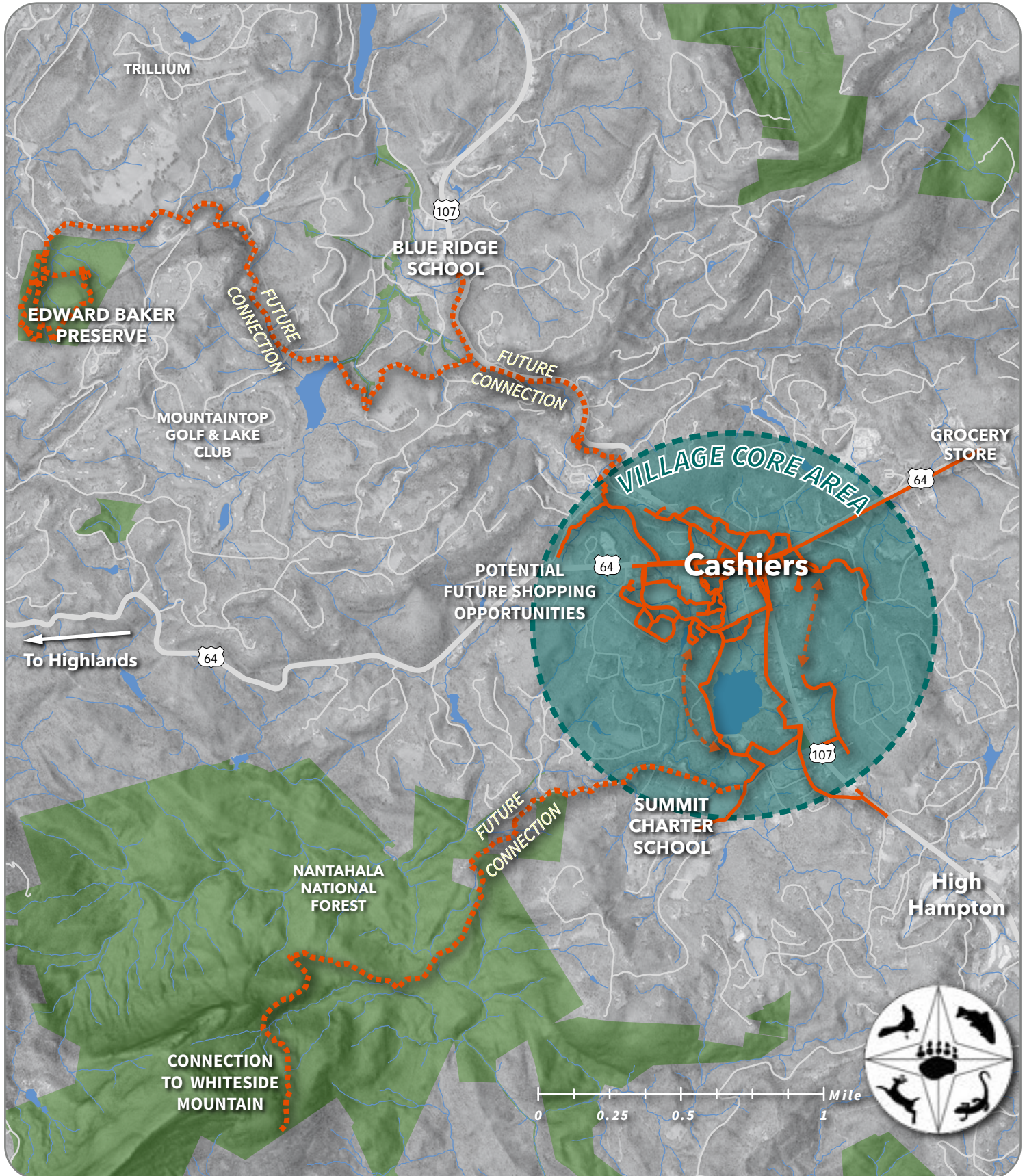


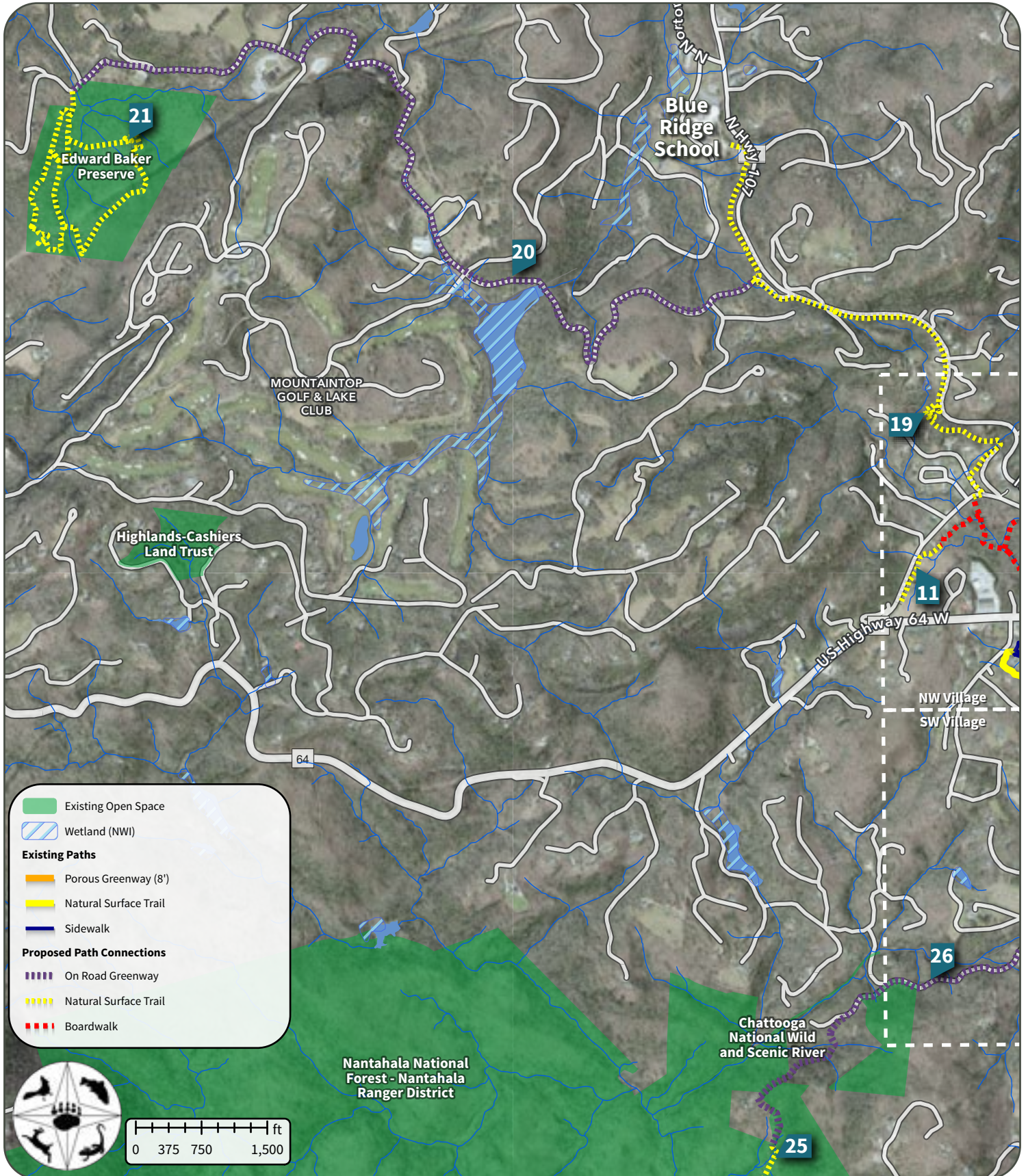
photo by Frances Gunn via Unsplash

# PATHS: FUTURE CONNECTIONS

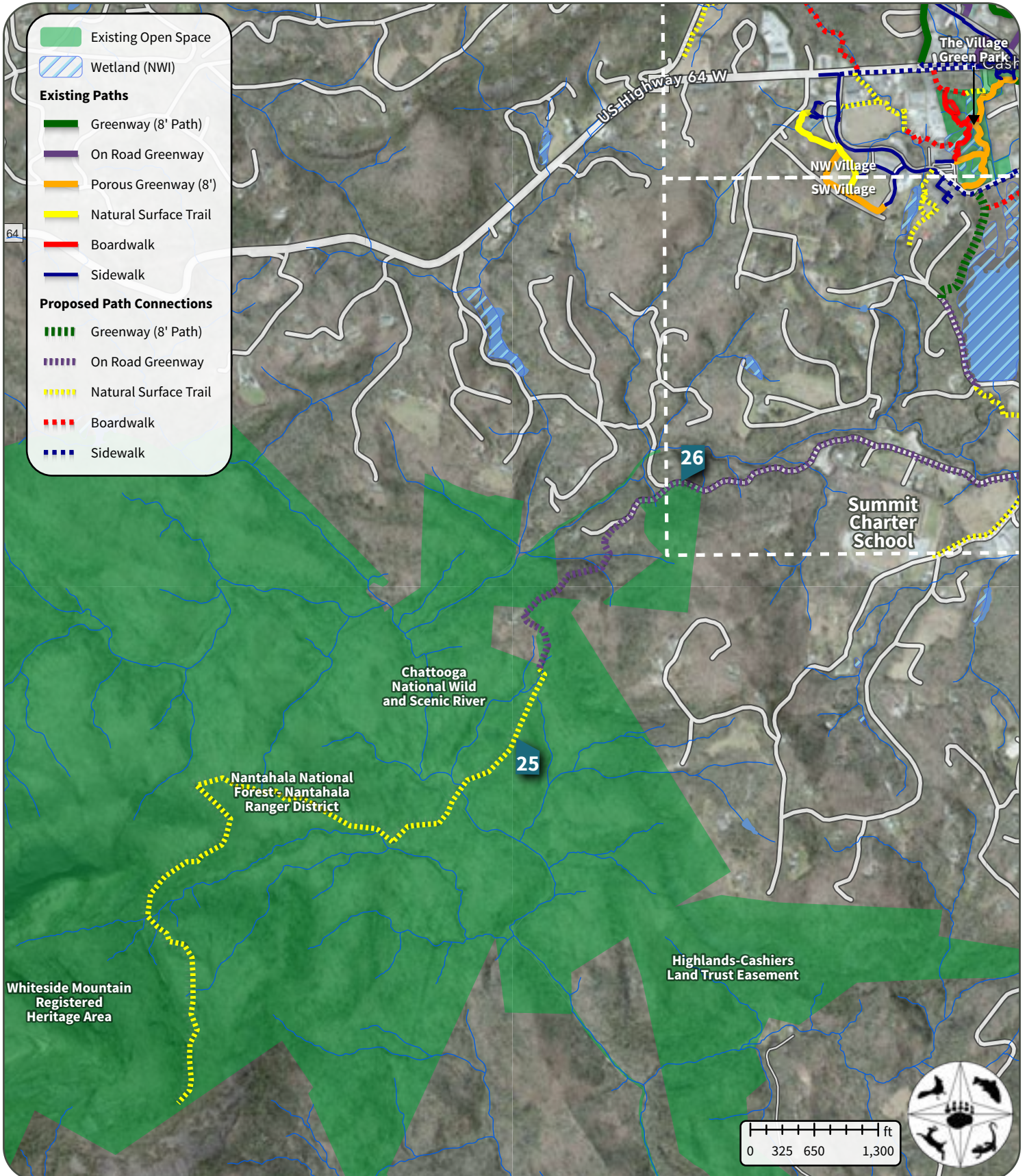
# PATHS - REGIONAL CONTEXT



# FUTURE CONNECTIONS - NORTHWEST



# FUTURE CONNECTIONS - SOUTHWEST



# PATH PHASING & NOTES

## PHASE 1

**1 BOARDWALK ON CANOE CLUB PROPERTY (PIN 7572-21-3905)**

**2 BOARDWALK ON SECU PROPERTY (PIN 7572-12-7493)**

These alignments would provide connectivity to the most northwestern sections of the Village—giving residents off Slabtown Road pedestrian access to the Village Core. Creating a new boardwalk through this area will require permitting and wetland delineations, but would be a valuable asset for nature lovers.

Note that a boardwalk typology may not be necessary for the entire length of the corridor, but as these are private properties, the alignment and typology are not field verified.

**3 CONCRETE SIDEWALK ALONG HWY 64**

This sidewalk will connect the intersection 64 and 107 to the newly installed section of Ramble Trail on the Highlands-Cashiers Health Foundation Property. It follows the NCDOT right-of-way.

## PHASE 2

**4 NATURAL SURFACE TRAIL FROM BOYS AND GIRLS CLUB TO HWY 64 (PIN 7572-21-3328)**

This connection can provide an off-road route to access a crossing on Hwy 64. Note that the trail will be located within the trout buffer and within the 30' stream buffer so coordination will have to occur with permitting agencies prior to any construction activities.

**5 NATURAL SURFACE TRAIL FROM BOYS AND GIRLS CLUB TO FRANK ALLEN ROAD (PIN 7572-20-5999, 7572-21-5270)**

This is a needed connection from proposed sidewalks on Hwy 64 and existing sidewalks on Frank Allen directly to the heart of the Village Green. Creating a new path through this area will be a valuable asset to Ramble Trail users.

**6 SUMMIT CHARTER SCHOOL CONNECTION - NATURAL SURFACE TRAIL ALONG HIGH HAMPTON, CANOE CLUB AND ROGERS PROPERTIES (PIN 7571-37-6088, 7571-47-0439, 7571-38-3047)**

**7 ON ROAD CONNECTION ALONG CASHIERS LAKE ROAD**

**8 8' CRUSHED GRANITE TRAIL FROM CASHIERS LAKE TO FRANK ALLEN ROAD**

These connections are close to the Village Core, have landowner support, and would have a great deal of impact by allowing students to have a safe route to walk to Cashiers and access local parks and businesses. The natural surface trail should be a trail that is 3-5 feet wide, compacted, relatively flat, and should follow sustainable trail guidelines. This alignment avoids having children walk along vehicular roadways as much as possible. Connectivity of this trail to the greater trail system will be contingent on adjacent development plans around Cashiers Lake.

**9 8' CRUSHED GRANITE TRAIL ON RLR PROPERTY (RESURFACING) (PIN 7572-41-2999)**

Currently the existing trail surface is gravel. To match the rest of the trails system, this trail should be resurfaced with crushed granite fines.

## PHASE 3

**10 BOARDWALK CONNECTION ON BRYSON LAND (PIN 7572-02-9163)**

**11 NATURAL SURFACE TRAIL ON BRYSON LAND (PIN 7572-02-9163)**

This property is a large tract that runs alongside Slabtown Road and would provide safe connectivity along this corridor. Access to this location may be important, depending on what the future development of property entails. Creating a new boardwalk through this area will require design, wetland delineations, and permitting. This section will be contingent on future development plans on this property.

**12 BOARDWALK ON ROBINSON PROPERTY (PIN 7572-12-6794)**

If agreements are reached to access the Bryson Lands, a connection to Slabtown Road through this property may be advantageous. Note that a boardwalk typology may not be necessary for the entire corridor, but as this is private property, the alignment and typology are not field verified.

**13 BOARDWALK AT CASHIERS LAKE (PIN 7572-40-0458)**

The creation of a boardwalk at Cashiers Lake would be an exciting amenity for Cashiers. Educational opportunities to teach visitors about the unique wetland ecosystems of the Cashiers Plateau would fit in well along a boardwalk system here. There is also an opportunity for a small parkitecture feature on the boardwalk for viewing the lake. Creating a new boardwalk through this area will



# PATH PHASING & NOTES

require design, wetland delineations, and permitting. The design and implementation of this will be contingent on overall development plans for Cashiers Lake.

## 14 NATURAL SURFACE TRAIL FROM VALLEY ROAD TO CASHIERS LAKE ROAD

## 15 NATURAL SURFACE TRAIL FROM MCKINNEY MEADOW TO PROPOSED MEDICAL CENTER (PIN 7571-58-5148, 7571-58-9311, 7571-58-9264, 7571-68-0126)

## 16 NATURAL SURFACE FROM CASHIERS MARKETPLACE TO MEDICAL CENTER (PIN 7571-59-1560, 7571-59-2416, 7571-59-3355, 7571-58-4896, 7571-58-6684, 7571-58-8521)

It is desirable to have trail connection to businesses and resources along Hwy 107 without being directly along the roadways. A trail connection, even if with a simple natural surface, would be beneficial between these entities south of Cashiers. It is recommended that the natural surface trail should be 3-5 feet wide, compacted, relatively flat, and should follow sustainable trail guidelines.

## 17 ON ROAD CONNECTION TO CASHIERS LAKE FROM MCKINNEY MEADOW

Connecting McKinney Meadow to Cashiers Lake and Summit Charter School creates a loop around the Village of Cashiers. On road connectivity will require input from NCDOT and owners of Cashiers Lake Road.

## 18 BOARDWALK TO CONNECT VILLAGE GREEN TO BOYS AND GIRLS CLUB (PIN 7572-31-1221, 7572-21-9144)

This connection would offer the Boys and Girls Club safe off-road access directly to the Village Green. Creating a new boardwalk through this area will require design, stream and wetland delineations and permitting. Traversing along the headwaters of the Chattooga River may prove challenging as it is listed as a Trout waters (Tr) and Outstanding Resource Waters (ORW) by the North Carolina Department of Environmental Quality (NC DEQ) and will require special permitting. Construction of this section is contingent on acquiring the appropriate permits. Note that a boardwalk typology may not be necessary for the entire corridor, but as this is private property, the alignment and typology are not field verified.

## PHASE 4

## 19 NATURAL SURFACE TRAIL BLUE RIDGE SCHOOL CONNECTION

## 20 ON ROAD CONNECTION TO EDWARD BAKER PRESERVE FROM BLUE RIDGE SCHOOL

This connection would be extremely challenging as it traverses complex terrain, elevation changes, and multiple private properties. However, the overall importance and benefit of this connection would be immense. It is recommended that the natural surface trail is 3-5 feet wide, compacted, relatively flat, and should follow sustainable trail guidelines. Future investigations are recommended with property owner input.

## TRAILS FUNDED BY OTHER COMMUNITY ORGANIZATIONS

## 21 EDWARD BAKER PRESERVE - NATURE PARK AND TRAIL SYSTEM (HCLT)

## 22 BOARDWALK EXTENSION AT VILLAGE GREEN THROUGH UPLAND BOG (FUNDED BY VILLAGE GREEN)

## 23 BOARDWALK REPLACEMENT OF EXISTING STRUCTURE IN VILLAGE GREEN (FUNDED BY VILLAGE GREEN)

## 24 MCKINNEY MEADOW TRAIL (HCLT)

## 25 TRAIL CONNECTION FROM CASHIERS TO WHITESIDE MOUNTAIN (HCLT)

## 26 ON ROAD CONNECTION ALONG ZEB ALLEY ROAD TOWARDS WHITESIDE MTN.

## 27 SIDEWALKS & PEDESTRIAN CROSSING IMPROVEMENTS ON HWY 64 (NCDOT COORDINATION PROJECT)

## 28 NATURAL SURFACE TRAILS ON KESSLER PROPERTY (PIN 7572-41-9317)

## 29 NATURAL SURFACE TRAILS ON CASHIERS MARKETPLACE PROPERTY (PIN 7572-40-9584)

## 30 NATURAL SURFACE TRAILS ON CANOE CLUB PROPERTY

## CONNECTIONS THAT WERE INVESTIGATED BUT NOT YET DETERMINED:

### TRAIL CONNECTION FROM SILVER RUN RESERVE TO SAPPHIRE

Although this would be a useful connection to make, the feasibility of traversing steep terrain for this great of a distance through multiple private properties was determined to be too challenging. Future investigations are recommended with property owner input.

# HIGH-LEVEL COST ESTIMATES

New Parks	Quantity	Unit	Cost	Total
Stormwater Park	3	EA	\$150,000	\$450,000
Pocket Park	5	EA	\$70,000	\$350,000
Art Node	14	EA	\$30,000	\$420,000
Parkitecture/Parklette	2	EA	\$30,000	\$60,000
Bike Park	2	EA	\$125,000	\$250,000
Nature Park	5	EA	\$110,000	\$550,000
			<b>TOTAL</b>	<b>\$2,080,000</b>

	New Paths	Quantity	Unit	Cost	Installation of Conduit	Bridge Crossings	Total
1	Boardwalk on Canoe Club Property (PIN 7572-21-3905) *	1001	LF	\$1,240			\$1,241,240
2	Boardwalk on Secu Property (PIN 7572-12-7493) *	1113	LF	\$1,240			\$1,380,120
3	5' Concrete Sidewalk Along Hwy 64	599	LF	\$110			\$65,890
4	Natural Surface Trail from Boys and Girls Club to Hwy 64 (PIN 7572-21-3328)	391	LF	\$10			\$3,910
5	Natural Surface Trail from Boys and Girls Club to Frank Allen Road (PIN 7572-20-5999, 7572-21-5270)	897	LF	\$10	\$4,485		\$13,455
6	Summit Charter School Connection - Natural Surface Trail on High Hampton, Canoe Club, and Rogers Properties (PIN 7571-37-6088, 7571-47-0439, 7571-38-3047)	2219	LF	\$10	\$11,095	\$20,000	\$53,285
7	On Road Connection along Cashiers Lake Road	999	LF	\$10			\$9,990
8	8' Crushed Granite Trail on RLR property (resurfacing)	473	LF	\$70			\$33,110
9	8' Crushed Granite Trail from Cashiers Lake to Frank Allen Rd	1261	LF	\$70	\$6,305		\$94,575
10	Boardwalk on Robinson Property (PIN 7572-12-6794)*	297	LF	\$1,240			\$368,280
11	Boardwalk at Cashiers Lake (PIN 7572-40-0458)	747	LF	\$1,240			\$926,280
12	Boardwalk Connection on Bryson Land (PIN 7572-02-9163)*	616	LF	\$1,240			\$763,840
13	Natural Surface Trail on Bryson Land (PIN 7572-02-9163)	860	LF	\$10			\$8,600
14	Natural Surface Trail from Valley Road to Cashiers Lake Road	1794	LF	\$10		\$10,000	\$27,940
15	On Road Connection to McKinney Meadow	310	LF	\$10			\$3,100
16	Natural Surface Trail from McKinney Meadow to Proposed Medical Center (PIN 7571-58-5148, 7571-58-9311, 7571-58-9264, 7571-68-0126)	809	LF	\$10	\$4,045		\$12,135
17	Natural Surface from Cashiers Marketplace to Medical Center (PIN 7571-59-1560, 7571-59-2416, 7571-59-3355, 7571-58-4896, 7571-58-6684, 7571-58-8521)	1736	LF	\$10	\$8,680		\$26,040
18	Boardwalk to Connect Village Green to Boys and Girls Club (PIN 7572-31-1221, 7572-21-9144)*	654	LF	\$1,240	\$3,270		\$814,230
19	Natural Surface Trail Blue Ridge School Connection	7508	LF				Future
20	On Road Connection to Edward Baker Preserve From Blue Ridge School	12102	LF				Future
						<b>TOTAL</b>	<b>\$5,846,020</b>

\*Note that some areas along alignment may not require boardwalk

Sub-Total Cost	<b>\$7,926,020</b>
25% Contingency	<b>\$1,981,505</b>
12% Design/Engineering/Permitting	<b>\$1,188,903</b>
<b>Total Cost</b>	<b>\$11,096,428</b>

Phase 1	Units: EA= each LF= linear foot
Phase 2	
Phase 3	
Phase 4*	

# HIGH-LEVEL COST ESTIMATES

---





## **Parks and Paths By Others**

- 21 Edward Baker Preserve - Nature Park and Trail System (HCLT)
- 22 Boardwalk Extension at Village Green through Upland Bog (Village Green)
- 23 Boardwalk Replacement of Existing Structure in Village Green (Village Green)
- 24 McKinney Meadow Trail (HCLT)
- 25 Trail Connection from Cashiers to Whiteside Mountain (HCLT)
- 26 On Road Connection Along Zeb Alley Road Towards Whiteside Mtn.
- 27 Sidewalks and Pedestrian Crossing Improvements on Hwy 64 (NCDOT coordination project)
- 28 Natural Surface Trail on Kessler Property (PIN 7572-41-9317)
- 29 Natural Surface Trail on Cashiers Marketplace Property (PIN 7572-40-9584)
- 30 Natural Surface Trails on Canoe Club Property

## **Notes on the High Level Cost Estimate**

- These are planning level cost estimates and should not be used to estimate for construction.
- Costs are based on recent bid or cost estimates. Inflation of 3-4% should be applied annually to estimates beyond the year 2023. Costs should be refined and updated as future design and engineering plans are provided.
- Estimated bridge cost (\$10,000 EA) assumes up to 20' span, pedestrian only with pressure treated wood. Does not include design fees.
- Estimated conduit costs (\$5 / LF), includes cost of PVC conduit pipe and trenching labor.
- Lighting costs are not included in this estimate as more detailed trail design is needed for accurate estimation. Factors that influence lighting are proximity to adjacent land uses, power options, local ordinance requirements, and curvature of trail alignment. See section on lighting later in document.
- Costs not included in this estimate: Utilities (unless otherwise noted), geotechnical/ soils investigation, rock removal, surveying, permitting, bonding requirements, archaeological investigations, septic investigations, demolition, environmental surveys, and stream and wetland determinations.

# FUNDING RESOURCES

STATE/FEDERAL	Can Fund	Max. Request	Required Match	Notes	Link
Appalachian Regional Commission (ARC)		Contact ARC	Up to 50%	Trail and art projects fall into the “Arts-Culture-Tourism” project type. Collaborative partnerships make for a stronger application.	<a href="https://www.arc.gov/about-arc-grants/">https://www.arc.gov/about-arc-grants/</a>
NC Parks and Recreation Trust Fund (PARTF)		\$500,000	50% (dollar-for-dollar)	Competitive reimbursement grant. Only local governments can apply, therefore it must be a County project. Funds can be used for site acquisition, renovation, and construction of trails or nearly any type of park facility or amenity.	<a href="https://www.ncparks.gov/about-us/grants/parks-and-recreation-trust-fund/partf-applicants">https://www.ncparks.gov/about-us/grants/parks-and-recreation-trust-fund/partf-applicants</a>
NC Recreational Trails Program (RTP)		\$100,000 maximum, \$10,000 minimum	25%	Competitive reimbursement grant. Development & enhancement of public trails & trail facilities. VC can apply but requires partnership with a local gov. Projects must be on lands owned or leased by a government agency or non-profit.	<a href="https://trails.nc.gov/trail-grants/apply-grant">https://trails.nc.gov/trail-grants/apply-grant</a>
USDOT RAISE (formerly BUILD) Grants		\$25 mill. max., \$1 mill. min.	20% urban projects, 0% rural projects	Would be best for funding larger scale road improvements/On Road Greenways/sidewalks, based on its emphasis on transportation. A public agency will need to be the applicant.	<a href="https://www.transportation.gov/RAISEgrants">https://www.transportation.gov/RAISEgrants</a>
LOCAL GOV.	Can Fund	Max. Request	Match %	Notes	Link
Jackson County Tourism Development Authority (JCTDA)		Most requests are in the ~\$2,000 range, but higher amounts may be considered	No requirement - the more the better	Competitive grant geared towards generating increased tourism. Applications accepted on an ongoing basis. Strong consideration is given to collaboration between public/private organizations. Village-wide wayfinding/signage could be a good fit.	<a href="https://www.discoverjacksonnc.com/tda-docs/funding/">https://www.discoverjacksonnc.com/tda-docs/funding/</a>

## FUNDING STRATEGY TIPS:

### SECURING MATCHES:

- Fundraise your grant match locally when you can, it is a great opportunity to ask businesses and others to invest in the project. Naming opportunities for business is a standard practice in parks and recreation.
- Use donated easements and land acquisition as a match. Many of these grants will allow for donated easements to be used as a match.

### APPLY FOR GRANTS

- Work with other local groups who have a mission to bring economic activity to the area or to make Cashiers more liveable, consultants, or others who have expertise in grant applications.
- If you have cost estimates older than two years, you will want to adjust your cost estimates as construction costs can vary wildly based on market fluctuations.

# FUNDING RESOURCES

PRIVATE	Can Fund	Max. Request	Required Match	Notes	Link
Cashiers Community Fund		\$12,500 max., \$2,500 min.	No requirement - the more the better	Affiliate of CFWNC, local to Cashiers. Requests that exhibit the greatest community benefit will be given the highest consideration.	<a href="https://cfwnc.org/grantseekers/about-grants">https://cfwnc.org/grantseekers/about-grants</a>
The Community Foundation of Western North Carolina (CFWNC)		N/A	No requirement - the more the better	Competitive grant local to WNC. Requests that exhibit the greatest community benefit will be given the highest consideration.	<a href="https://cfwnc.org/grants/cashiers-community-fund">https://cfwnc.org/grants/cashiers-community-fund</a>
Dogwood Health Trust (DHT)		Contact DHT	Capital requests require other sources of support, but no set amount	Grant opportunities change per cycle but include “Thrive: Health & Wellness” funding applicable to trails. DHT can also provide support for non-profit capacity building.	<a href="https://www.dogwoodhealthtrust.org/grantmaking/">https://www.dogwoodhealthtrust.org/grantmaking/</a>
Duke Energy Foundation		\$20,000	No requirement - the more the better	Grants must fall within one of 3 focus areas. “Climate Resilience” or “Justice, Equity and Inclusion” focus areas may be best - educational signage or land conservation for parks.	<a href="https://www.duke-energy.com/community/duke-energy-foundation/north-carolina">https://www.duke-energy.com/community/duke-energy-foundation/north-carolina</a>
Jackson County Community Foundation		N/A	\$1,500-3,000 average (not to exceed \$8,000)	Variety of Funds and Endowments; Ideal focus should give priority to Jackson County’s <b>health</b> , food, education, and youth.	<a href="https://www.nccommunityfoundation.org/communities/western/jackson-county/applying-for-grants">https://www.nccommunityfoundation.org/communities/western/jackson-county/applying-for-grants</a>
PeopleForBikes Community Grant Program		\$10,000	> 50%	For bike infrastructure or advocacy initiatives. Emphasizes funding partnerships & leverage. Easy to apply, but competitive.	<a href="https://www.peopleforbikes.org/grants">https://www.peopleforbikes.org/grants</a>
(Other) Private Foundations		varies	varies	Visit North Carolina Network of Grantmakers website	<a href="http://www.ncgrantmakers.org">http://www.ncgrantmakers.org</a>
(Other) Corporate Gifts and Sponsorships		varies	varies		
(Other) Family and/or Individual Gifts		varies	varies		

## FUNDING ICON KEY

	Trail Construction		Land/Easement/ROW Acquisition
	Trailheads, Art-Nodes, Wayfinding & other Site Amenities		ADA Accessibility Upgrade
	Wayfinding/Interpretation		
	Indicates a preference in applications for projects that are ADA accessible		

# PERMITTING REQUIREMENTS

## FEDERAL AND STATE PERMITTING REQUIREMENTS

### FLOODPLAINS AND TRAIL SYSTEMS

Floodplains provide advantages and disadvantages for trails. Development is regulated within the floodplain, allowing for continuous undisturbed natural areas great for greenways. However, because of reoccurring flooding, regulations of the floodplain, and alterations of natural hydrology, any future trail design should consider the following guidelines:

- Avoid placement of structures or disturbance within the floodway. Floodways are regulated locally and by the Federal Emergency Management Agency (FEMA). Fill, structures (walls, kiosks, etc.), and impervious surfaces are discouraged. Any structures located within the floodway require a no-impact/no-rise certification through FEMA. These studies can vary on cost but can range from \$2,500-\$15,000 depending on complexity.
- A no-rise study uses stream modeling to reflect changes to the 100-year flood event water levels that would result from the proposed construction in the floodplain. If there is no increase in elevation, a permit can be approved. If the disturbance causes a rise, then a FEMA CLOMR (Conditional Letter of Map Revision) is required prior to construction and a LOMR (Letter of Map Revision) is required post construction. Both steps significantly increase cost and add time to the project. When possible, all proposed changes should be considered within one study to increase project efficiency.

### 401-404 PERMITTING

All streams and waterbodies are regulated by County, State, and Federal government. A consideration that should be given in future planning and design is a Plan for Aquatic Resource Alteration Permits (ARAP). ARAPs and Federal 401/404 Certifications will likely be required in cases where any stream or waterway alterations occur. These alterations would be most likely in conjunction with bridge improvements or addition of structures near waterways. Triggers for the permit include: disturbance to the stream bed, banks, damming of the waterway, or placement of material within the waterway (e.g. culverts/pipes). If disturbance exceeds the threshold allowed by a Section 404 Nationwide Permit, an Individual Permit may be required.

## PERMITTING REQUIREMENTS BASED ON FUNDING SOURCE:

Note that additional permitting and approval requirements may be different based on the funding source for the construction of a project. If a project is federally funded, approvals will need to be sought by the following agencies as well:

- State Historic Preservation Office (SHPO)
- Tribal Historic Preservation Office (THPO)
- U.S. Fish and Wildlife Service (USFWS)

### AVOID IMPACTS TO WETLANDS

Wetlands are regulated by the U.S. Army Corps of Engineers (USACE) under the Clean Water Act. If wetland impacts occur (especially over any impacts exceeding a tenth of an acre), a Section 404 Permit through the USACE is required. The State is involved in Section 401 certification (see “Streams, Ponds, Lakes” below) in partner with USACE.

### TROUT BUFFER WAIVER

Trout waters in North Carolina are protected by the NC Department of Land Resources (DLR). As surface waters from the Cashiers vicinity are tributaries of the Horsepasture River (classified as C, Tr+) or the Chattooga River (classified as B; Tr; ORW) they take on trout water designations. By law, buffers are required on trout waters. This means a zone, defined by 25 feet from top of bank on each side of the stream channel, must remain undisturbed for all streams. Any proposed disturbance, including trail construction, within the buffer will require a trout buffer waiver from DLR.

## JACKSON COUNTY PERMITTING REQUIREMENTS

### EROSION AND SEDIMENT CONTROL

An Erosion and Sediment Control Permit is required through Jackson County for any land disturbing activity that disturbs one-half acre or greater. Land disturbance would include the construction of a trail or park.

Proper erosion and sediment control measures should be installed and maintained in accordance with the Jackson County Unified Development Ordinance and North

# PERMITTING REQUIREMENTS

Carolina State Standards. To acquire a permit, an erosion and sediment control plan must be submitted to Jackson County Permitting & Code Enforcement for approval.

## CASHIERS COMMERCIAL DISTRICT PERMITTING REQUIREMENTS

### STORMWATER PERMIT

For projects located in the Cashiers Commercial District, where additional impervious surfaces are being created, a stormwater permit may be needed. Impervious surfaces include many trail surfaces such as paved, gravel, or boardwalk surfaces.

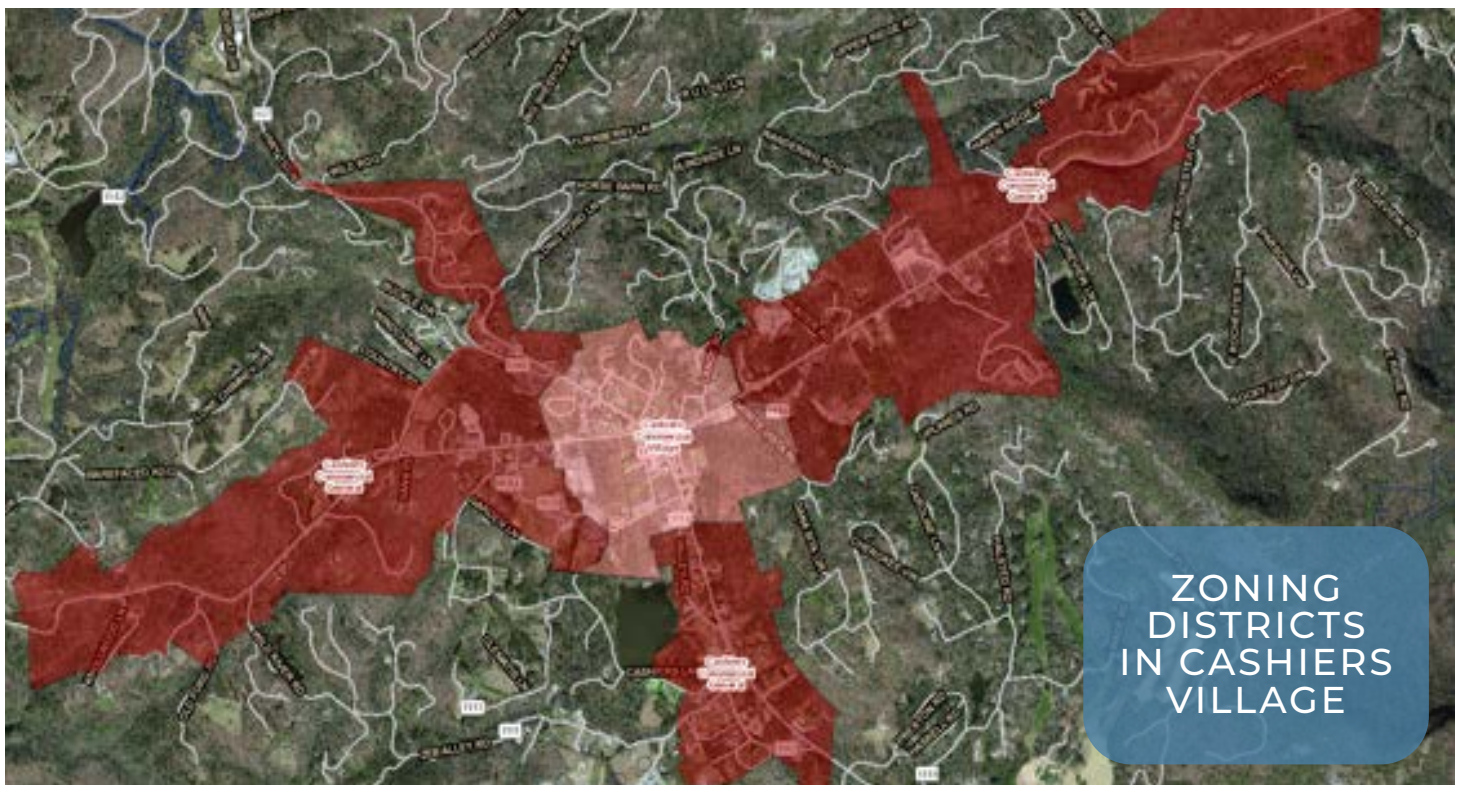
A stormwater management system concept plan is needed for new development where the impervious surface is between 1,000-5,000 square feet, or where impervious surfaces are expanded by 25% or more in existing development.

A stormwater management plan is required for new development that includes 5,000 square feet or more of impervious surface or when impervious surfaces are expanded by 5,000 square feet or more in an existing development.

A stormwater management plan will show a design that accommodates stormwater run-off generated by a 10-year, 24-hour rain event or, if the property is located within a designated Outstanding Water Resource Area, a 25-year storm. Stormwater measures shall be designed to remove 85% or more of the total suspended solids (TSS) from the first inch of rainfall of any rain event. Stormwater measures shall have a drawdown of at least 48 hours, but not more than 120 hours.

### OUTDOOR LIGHTING PERMIT

In the Cashiers Commercial District, outdoor lighting must be permitted. Lighting plans should be submitted to include a description of the illuminating devices, fixtures, lamps, poles, and other devices, and a point-by-point foot-candle array in a printout format indicating the location and aiming of illuminating devices. The printout must indicate compliance with the maximum maintained foot-candles required by this code and shall identify both initial and future lighting levels.



# LIGHTING RECOMMENDATIONS

## WHY CONSIDER LIGHTING PARKS AND PATHS

Lighting that is appropriately located, properly installed and regularly maintained can improve visibility, increase overall access and convenience and give users a sense of security while utilizing outdoor amenities. There are many things that should be considered when planning for lighting in outdoor spaces.

The American Association of State Highway and Transportation Officials (AASHTO) recommends lighting in the following locations along pathways:

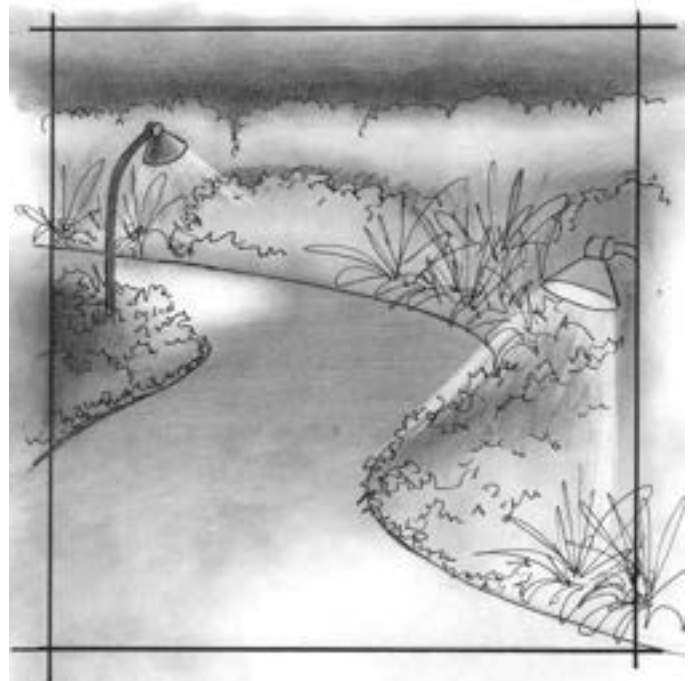
- Always in a tunnel or at overpasses
- Trailheads
- Bridge entrances and exits
- Public gathering places
- Along streets
- Crosswalks
- Where the path crosses another path or sidewalk
- On signage

According to the International Dark Sky Association, to avoid environmental impacts from lighting, it is important to have lighting to be:

- only be on when needed
- only light the area that needs it
- be no brighter than necessary
- minimize blue light emissions
- eliminate upward-directed light

Lighting a trail that runs in or near wildlife areas may cause issues, particularly with nocturnal creatures. In most cases, low, minimally used lighting will leave wildlife undisturbed. In very delicate areas, lighting should not be installed.

*Note: If a trail is in a rural or undeveloped area, or sees infrequent use, lighting may not be necessary or ideal.*



## OPTIONS FOR POWERING LIGHT FIXTURES

### WIRED:

This would be the most costly option, but easiest to maintain in the long run. This option involves forethought in design and implementation of pathways. Installing a conduit along trail prior to the completion of construction will provide the future opportunity to install wired lighting. (Note: Wiring is not an option for riparian corridors)

### BATTERY:

This option is cheapest to install and repair, but are very difficult to maintain. Battery operated lighting would be most appropriate for high traffic trails where people would notice light outages quickly.

### SOLAR:

Solar powered lights incur a high cost upfront for photovoltaic cells, but these are the most environmentally conscious option. This system would eliminate the need for wires and installation of conduit.





# LIGHTING RECOMMENDATIONS

## RECOMMENDATIONS

### DEVELOP A PLAN:

Develop a lighting plan and create night-time use standards for the path and park system that are displayed on a kiosk or information board for users.

Determine what kind of power will be utilized for lighting trails based on cost and manageability.

Install conduit along trails during construction where wired lighting may be installed in the future.

*Note: When implementing outdoor lighting, a permit will be required within the Cashiers Commercial District. This would include the submission of a lighting plan for approval by the Community Planning Council.*

### SUGGESTED LIGHTING:

All lighting should be designed to direct light downwards and outwards, rather than to the sky.

Where lighting is needed, fixtures should be placed 50 to 100 feet apart, depending on tree placement and the curve of the path.

Light parks per community standards.

Paths within the commercial district, where higher use may occur, should be lit at minimum for safety.

Light bulbs along paths should be:

- Narrow Band amber LED – “warm” colors
- Avoiding any Blue light as blue light brightens the night sky more than any other color of light
- Installed with sensor controls that may help with light trespass issues.

### MAINTENANCE CONSIDERATIONS:

A plan for maintaining park and path lighting will be necessary to ensure proper function of the lighting plan. For example, bulbs need to be kept clean to maintain desired luminescence. To prevent bulb breakages or theft, bulbs may be installed in wire cages. Consider posting signage on fixtures and trailheads requesting that trail users report any outages along the trail.

## CASHIERS COMMERCIAL DISTRICT LIGHTING REQUIREMENTS:

In the Cashiers Commercial Zoning District in Jackson County, NC there are lighting standards required for outdoor areas. These standards are set to protect public health, safety, and welfare, as well as to prevent light trespass.

Ordinance requirements that pertain to outdoor lighting:

- The maximum light level shall be 2.0 maintained foot-candles at any public right-of-way and 0.5 maintained foot-candles at the property line of any residential property unless otherwise specified.
- All wall pack fixtures shall be full cutoff fixtures according to industry standards.
- Other than flood lights and flood lamps, all outdoor area and parking lot lighting fixtures of more than 2,000 lumens shall be cutoff fixtures.
- The fixture mounting height of all outdoor lighting, except outdoor sports field and outdoor performance area lighting, shall not exceed 25 feet above finished grade unless approved by the Community Planning Council as having no adverse impact.

To acquire an outdoor lighting permit, a description of the illuminating devices, fixtures, lamps, poles, and other devices, and a point-by-point foot-candle array in a printout format must be submitted. The printout should indicate the location and aiming of illuminating devices, indicate compliance with the maximum maintained foot-candles required by this code, and identify both initial and future lighting levels.



 **VISION CASHIERS**  
IMPROVING TOMORROW...*Today*

PLAN DEVELOPED BY:

