

# PIGEON RIVER

RECONNECTING THE COMMUNITIES OF HAYWOOD  
COUNTY TO THE LIFEBLOOD OF THE REGION

PREPARED FOR

# VISIT HAYWOOD

WESTERN NC MOUNTAINS

PREPARED BY:





# Contents

- Introduction
- Research
- Pigeon River Access Sites
- Access Management and Asset Stewardship
- Appendix
  - Next Steps
  - Case Studies
  - Future Considerations

# Introduction

# Proposed Opportunity & Vision

## Opportunity

*Reconnecting Haywood County to the Pigeon River, fostering economic growth, community engagement, and environmental stewardship.*

## Vision

***A River For All***





# Planning & Evaluation

## Plan Purpose:

Explore opportunities to increase Haywood County's access to and use of the Pigeon River.

Using input from local stakeholders (i.e., elected officials, municipality employees, and community organizations), these sites were selected to develop community assets, address flood mitigation, and protect Haywood County resources.

## Process:

Over seven months, consultants conducted research and facilitated three stakeholder meetings to:

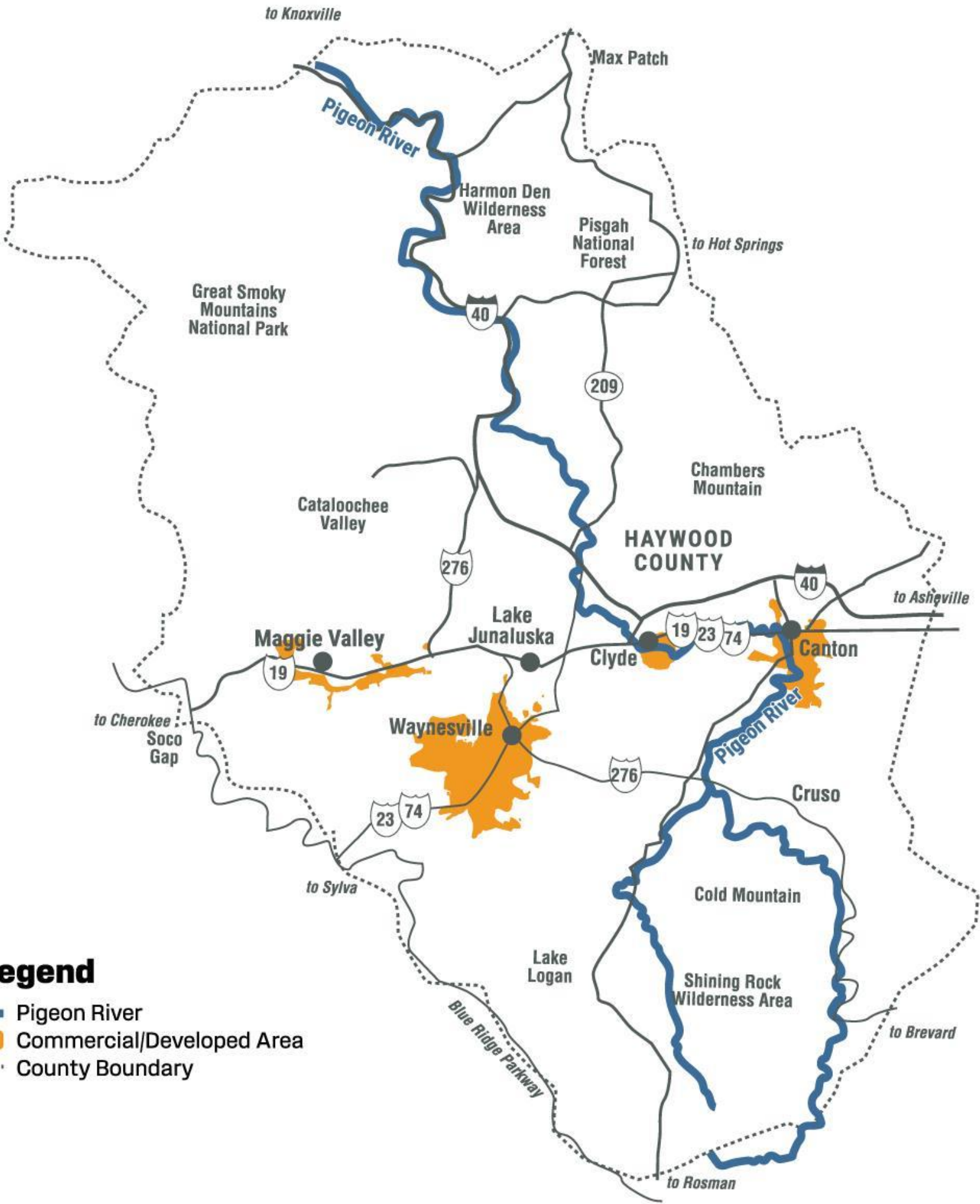
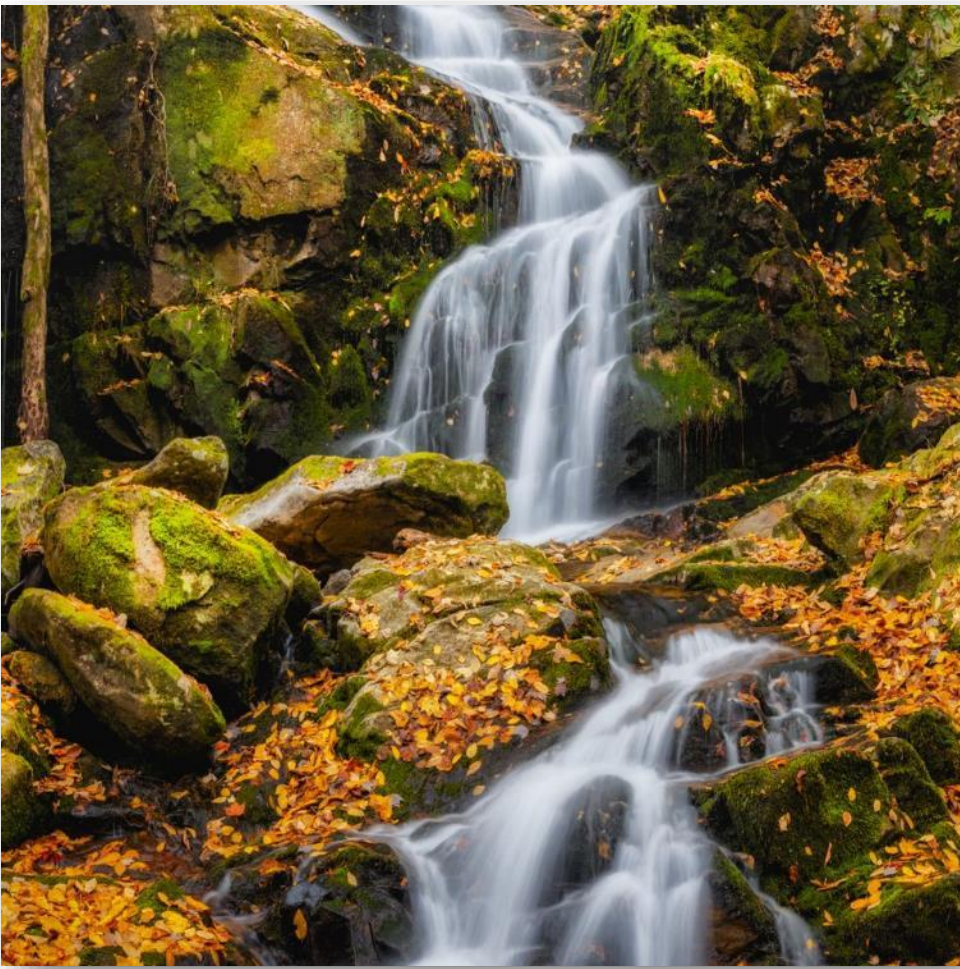
- Identify county and town-owned property for improving river access and activities
- Understand potential facilities that could be developed
- Evaluate the realities and/or constraints of site development
- Develop conceptual visualizations and applicable case studies





## Natural History of the Pigeon River

Formed by the confluence of the East and West Fork Pigeon Rivers in the Balsam Mountains, the Pigeon River Watershed is the highest source of water in the Eastern US. As a headwaters watershed, no water enters the county, it only exits. The water’s remarkable purity facilitates ecological diversity, soil formation, nutrient cycling, and downstream water quality. Revitalizing the river’s health after the closing of the Canton mill is critical to safeguarding the natural resources and amenities that enrich Haywood County.



## Cultural History of the Pigeon River

For over 10,000 years, the Pigeon River has been central to the livelihood and development of Haywood County’s local communities, particularly Canton, where the historic paper mill was a major economic driver for 115 years. Post-mill closure, the community’s desire for local recreational activities and conservation efforts uplift the activation of the Pigeon River as an opportunity to ensure Haywood County controls its own future despite pressure from the nearby growing metro.



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# Research

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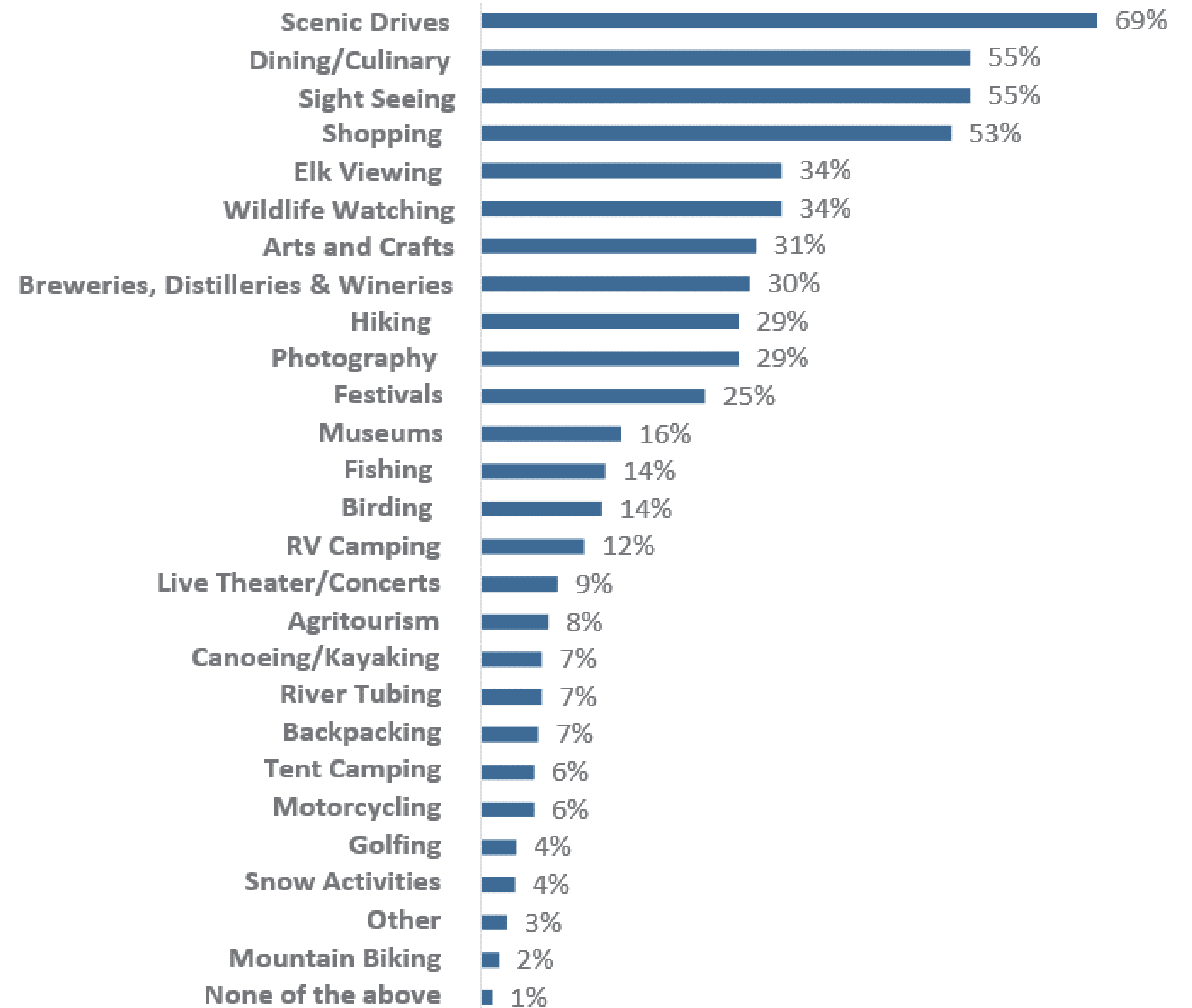


# Haywood County Tourism

While Haywood County possesses a wide array of visitor products and experiences, it's their variety of outdoor experiences and public lands that most visitors seek out.

Many visitors experience these nature-based products in passive approaches like sightseeing and elk viewing.

There are major opportunities to expand these outdoor experiences with further utilization of water-based experiences, particularly along the Pigeon River.





# Outdoor Economy in Haywood County

The outdoor economy incorporates the entire ecosystem of the outdoor recreation industry, including direct spending on recreational resources (e.g. vehicles, equipment, gear, lodging, food & beverage) as well as indirect and induced economic impacts on various sectors, such as manufacturing and transportation of goods.

Haywood County's outdoor economy currently focuses on nature-based tourism and the direct visitor spending that supports a range of outdoor recreation activities including hiking, mountain biking, road cycling, fishing, paddling, skiing, scenic drives, and golf.

According to Made x Mtns, a regional economic development initiative, the outdoor recreation economy of Haywood County includes:

**\$148 Million**

**in Economic Impact**

**1,445**

**Full Time Jobs**

# Outdoor Recreation Development – a Central Theme in Community Planning

## OUTDOOR RECREATION PLANNING

- Haywood County Comprehensive Parks and Recreation Plan
- Haywood County Greenway Master Plan
- Chestnut Mountain Nature Park Master Plan
- Haywood County Building Outdoor Communities
- Town of Clyde Pedestrian Master Plan
- River's Edge Park Master Plan

## COMPREHENSIVE PLANS

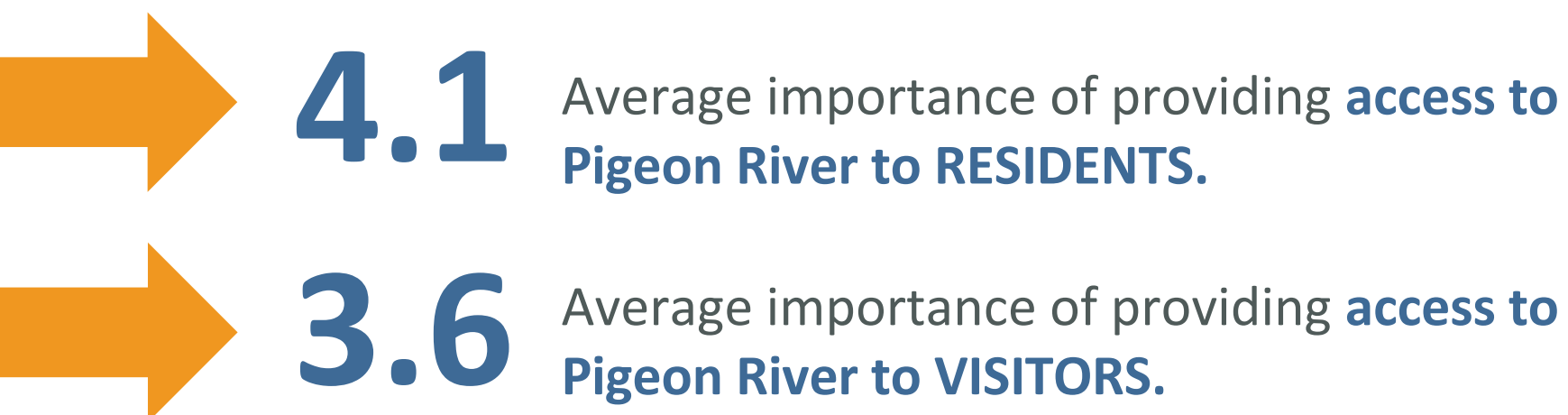
- Waynesville Comprehensive Land Use
- Town of Maggie Valley Comprehensive
- Canton Land Use Plan
- Clyde Land Use Plan



# Destination Master Plan Findings

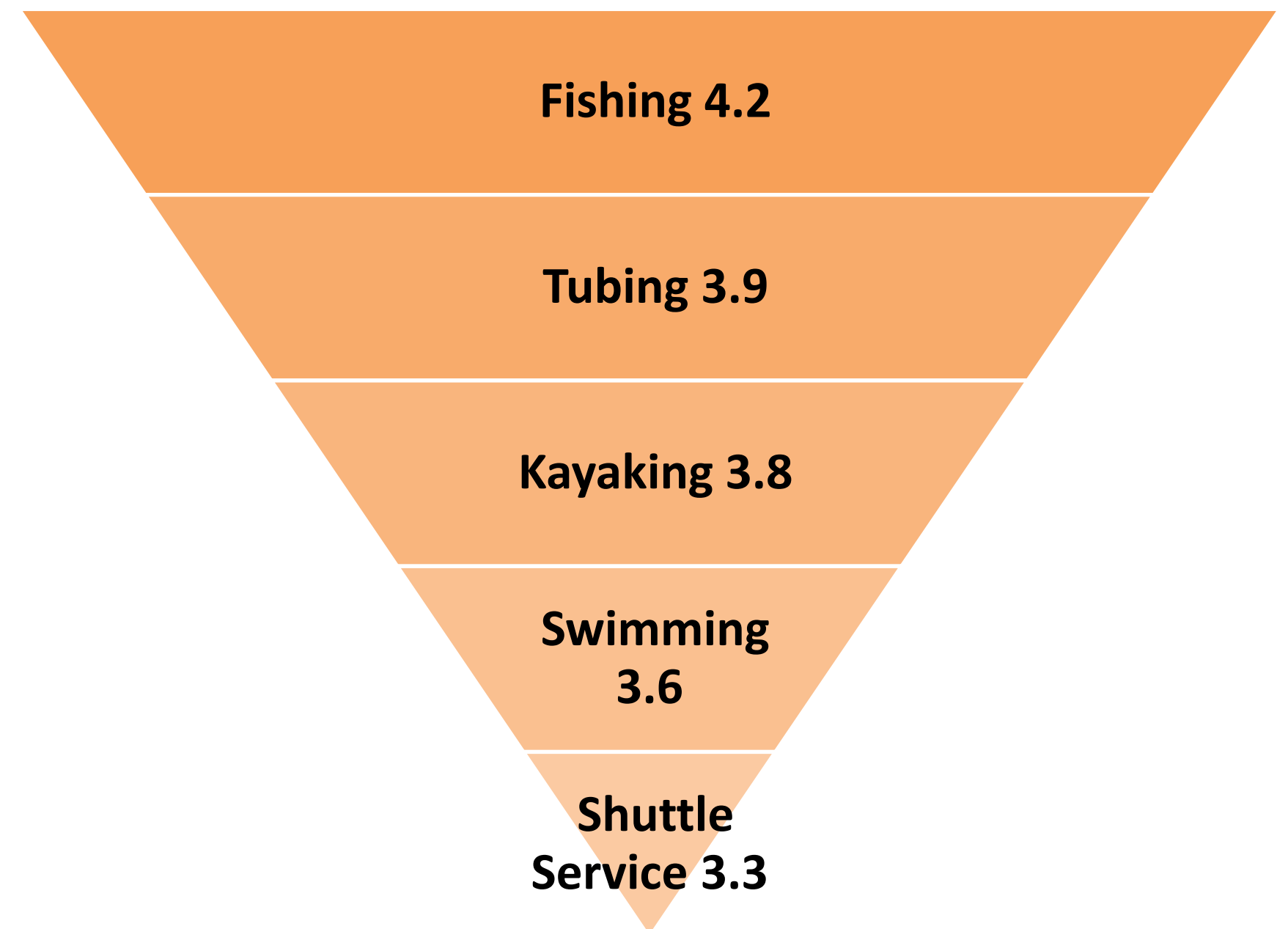
Haywood County recently completed a comprehensive planning process to develop a 10-Year Destination Tourism Master Plan. Through a survey of local stakeholders throughout the county, it was found that significant interest exists to expand water-based activities and greenway access for residents, particularly along the Pigeon River.

Stakeholders first and foremost see the Pigeon River as a **resource for local residents.**



Q: On a scale from 1 (not important) to 5 (very important), how important is it to provide greater access to the Pigeon River to residents/visitors?

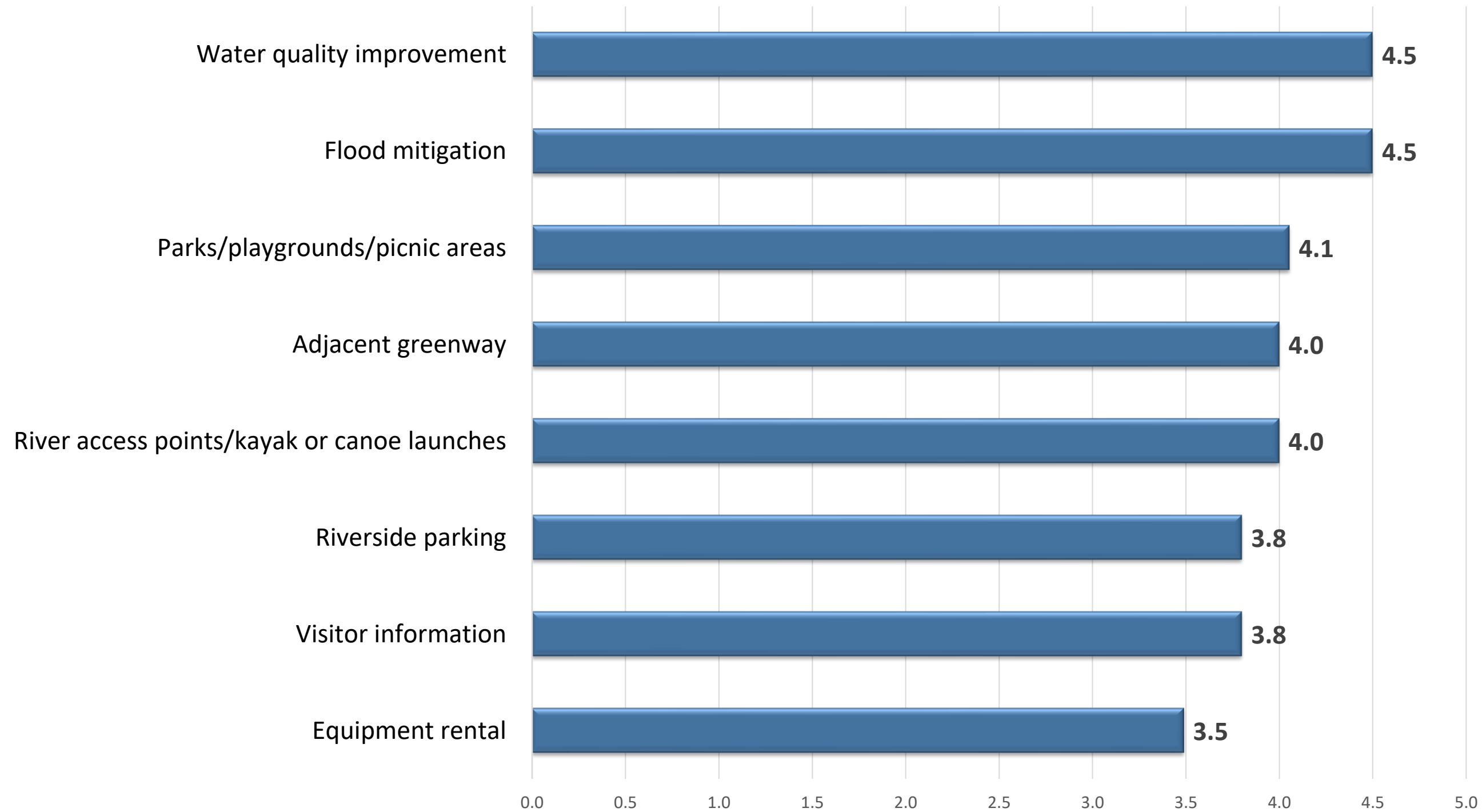
Access to **fishing** will generate the most interest in the utilization of the Pigeon River.



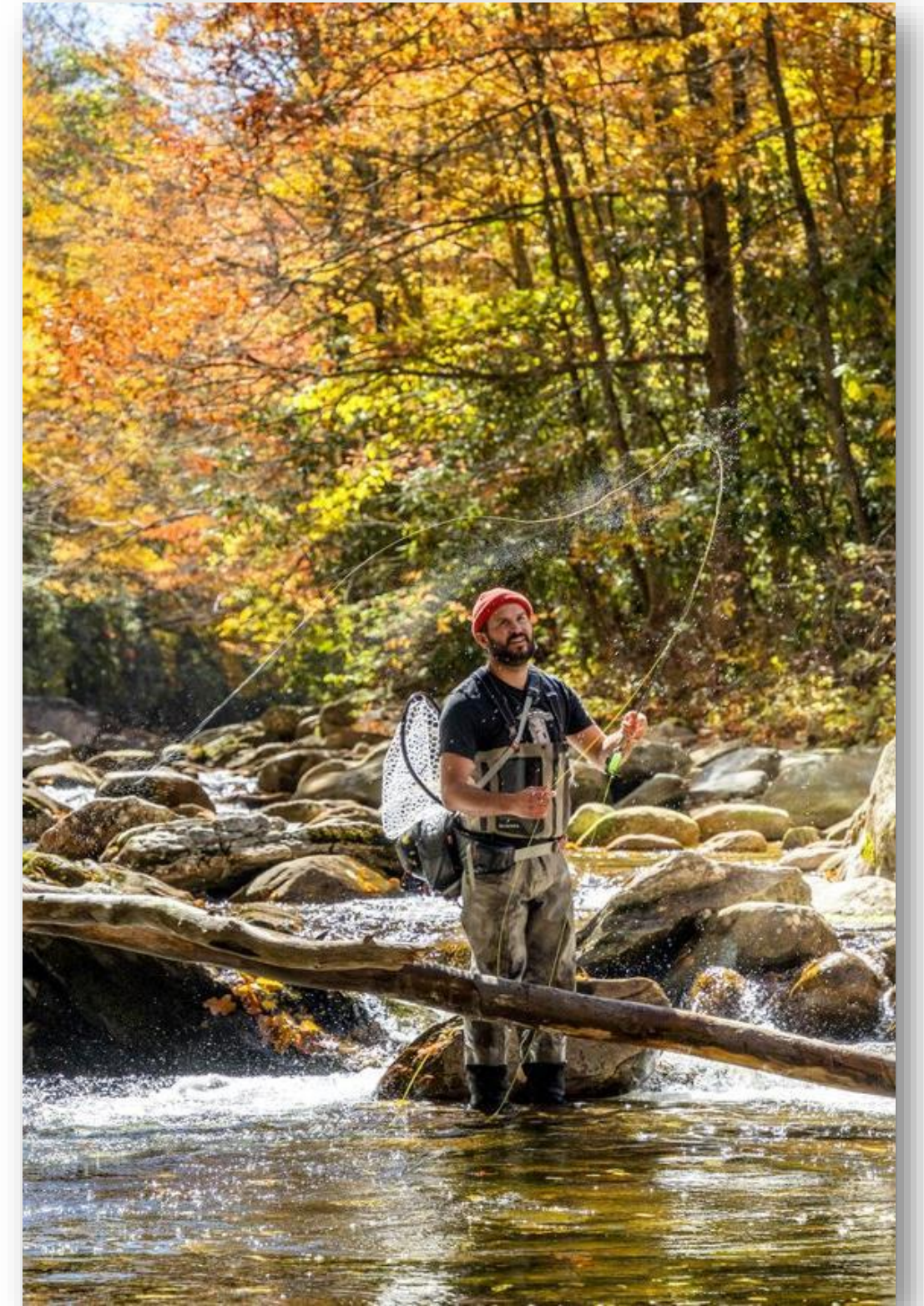
Q: On a scale from 1=low interest to 5=high interest, how would you rate the interest level in the following on-water activities/amenities?

# Destination Master Plan Findings

**Pigeon River Enhancements – Average Ratings**



*Q: Thinking about ways to improve utilization of the Pigeon River, please rate the importance of the following physical enhancements (1 least important to 5 most important):*





# —— Pigeon River Access Sites ——

# Max Thompson

## Bethel's Community Gateway to the Pigeon River



# Max Thompson: Bethel's Community Gateway to the Pigeon River

## Site Introduction

This multifunctional site's access to a swimming hole, stream, and an extensive field could add accessible outdoor recreation and sustainability assets to the Bethel community.

## Access Objective

- Community asset
- Nature enjoyment
- ADA recreation

## Site Activities

- Snorkeling
- Swimming
- Fishing





# MAX THOMPSON PARK AT PIGEON RIVER | HAYWOOD COUNTY, NC

Bethel's Community Gateway to the Pigeon River



CONCEPT PLANS

INSPIRATION IMAGES



# Max Thompson: Bethel’s Community Gateway to the Pigeon River

|                                                                                                                                                                                                                                                                           |       |              |                                                                              |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|------------------------------------------------------------------------------|----------------|
| <div><div>alta</div><div>CONCEPTUAL COST ESTIMATE - MAX THOMPSON PARK PIGEON RIVER ACCESS</div></div>                                                                                                                                                                     |       |              |                                                                              |                |
| DESCRIPTION: CONCEPTUAL COST ESTIMATE FOR MAX THOMPSON PARK SITE IMPROVEMENTS                                                                                                                                                                                             |       |              |                                                                              |                |
| ESTIMATE BY: CCW                                                                                                                                                                                                                                                          |       |              |                                                                              |                |
| DATE: 7/17/2024                                                                                                                                                                                                                                                           |       |              |                                                                              |                |
| REVISED: 8/2/2024                                                                                                                                                                                                                                                         |       |              |                                                                              |                |
| CHECKED BY: BLS                                                                                                                                                                                                                                                           |       |              |                                                                              |                |
| QUANTITY                                                                                                                                                                                                                                                                  | UNITS | PRICE        | DESCRIPTION                                                                  | AMOUNT         |
| 1                                                                                                                                                                                                                                                                         | LS    | \$207,541.80 | MOBILIZATION (10% OF CONSTRUCTION COST)                                      | \$207,541.80   |
| 1                                                                                                                                                                                                                                                                         | LS    | \$40,694.47  | CONSTRUCTION SURVEYING                                                       | \$40,694.47    |
| 1                                                                                                                                                                                                                                                                         | LS    | \$185,000.00 | CLEARING, GRUBBING, AND GRADING                                              | \$185,000.00   |
| 4803                                                                                                                                                                                                                                                                      | LF    | \$4.50       | LIMIT OF DISTURBANCE / TREE PROTECTION FENCE                                 | \$21,613.50    |
| 5875                                                                                                                                                                                                                                                                      | SF    | \$10.00      | CONCRETE SIDEWALK                                                            | \$58,750.00    |
| 23696                                                                                                                                                                                                                                                                     | SF    | \$3.75       | ASPHALT PATH                                                                 | \$88,860.00    |
| 3240                                                                                                                                                                                                                                                                      | SF    | \$25.00      | PERMEABLE PAVING FOR SOUTH PARKING LOT                                       | \$81,000.00    |
| 800                                                                                                                                                                                                                                                                       | SF    | \$125.00     | PAVILIONS                                                                    | \$100,000.00   |
| 1970                                                                                                                                                                                                                                                                      | SF    | \$20.00      | ACCESSIBLE OVERLOOK AND RIVER ACCESS                                         | \$39,400.00    |
| 565                                                                                                                                                                                                                                                                       | SF    | \$100.00     | ACCESSIBLE FISHING PIER                                                      | \$56,500.00    |
| 9154                                                                                                                                                                                                                                                                      | SF    | \$15.00      | CONCRETE ROADWAY AND PARKING LOT                                             | \$137,310.00   |
| 5510                                                                                                                                                                                                                                                                      | SF    | \$9.00       | ASPHALT ROADWAY                                                              | \$49,590.00    |
| 80                                                                                                                                                                                                                                                                        | LF    | \$3,500.00   | PEDESTRIAN BRIDGES                                                           | \$280,000.00   |
| 30                                                                                                                                                                                                                                                                        | LF    | \$14,000.00  | CONCRETE PREFAB ROADWAY BRIDGE                                               | \$420,000.00   |
| 1                                                                                                                                                                                                                                                                         | LS    | \$45,000.00  | GENERAL AMENITIES (TRASH CANS, BENCHES, BIKE RACKS, DRINKING FOUNTAINS, ETC) | \$45,000.00    |
| 3                                                                                                                                                                                                                                                                         | ACR   | \$85,000.00  | LAWN                                                                         | \$219,300.00   |
| 1                                                                                                                                                                                                                                                                         | ACR   | \$20,000.00  | MEADOW PLANTING                                                              | \$28,400.00    |
| 2                                                                                                                                                                                                                                                                         | ACR   | \$100,000.00 | FOREST PLANTING/TREES                                                        | \$224,000.00   |
| ITEMS COST:                                                                                                                                                                                                                                                               |       |              |                                                                              | \$2,282,959.77 |
| CONTINGENCIES                                                                                                                                                                                                                                                             |       | 30.0%        |                                                                              | \$684,887.93   |
| DESIGN SERVICES*                                                                                                                                                                                                                                                          |       | 15.0%        |                                                                              | \$342,443.97   |
| TOTAL ESTIMATED COST                                                                                                                                                                                                                                                      |       |              |                                                                              | \$3,310,291.66 |
| NOTES: THIS ESTIMATE DOES NOT INCLUDE THE COST OF ITEMS THAT HAVE NOT YET BEEN DEFINED AT THIS STAGE OF DESIGN, INCLUDING BUT NOT LIMITED TO: LIGHTING, RIGHT-OF-WAY ACQUISITION, UTILITY WORK, EROSION AND SEDIMENT CONTROL, TRAFFIC CONTROL, OR A SIGNAL WARRANT STUDY. |       |              |                                                                              |                |
| **DESIGN SERVICES ENCOMPASS THE DESIGN AND/OR ENGINEERING DEVELOPMENT OF PLANS NEEDED TO LAYOUT HARDSCAPE AREAS AND PLANTING AREAS AND SPECIFY SITE FURNISHING LOCATIONS, AS WELL AS DESIGN SURVEY COSTS.                                                                 |       |              |                                                                              |                |



# Park Street, Canton

## Improving Downtown Canton's River Access & Flood Resiliency



# Park Street, Canton:

## Improving Downtown Canton's River Access & Flood Resiliency

### Site Introduction

Per the local stakeholders' survey, fishing is the most sought-after water activity in the community. Repurposing this site for flood mitigation in parallel with recreational use will provide locals a safe place to enjoy fishing and other activities near the town center.

### Access Objective

- Improves flood storage
- Leverage existing infrastructure
- Catalyst for larger opportunities
- Reaffirms Canton's river heritage

### Site Activities

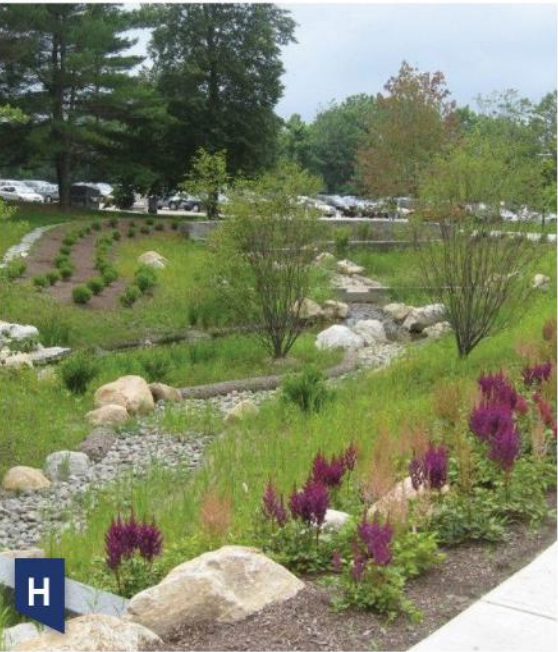
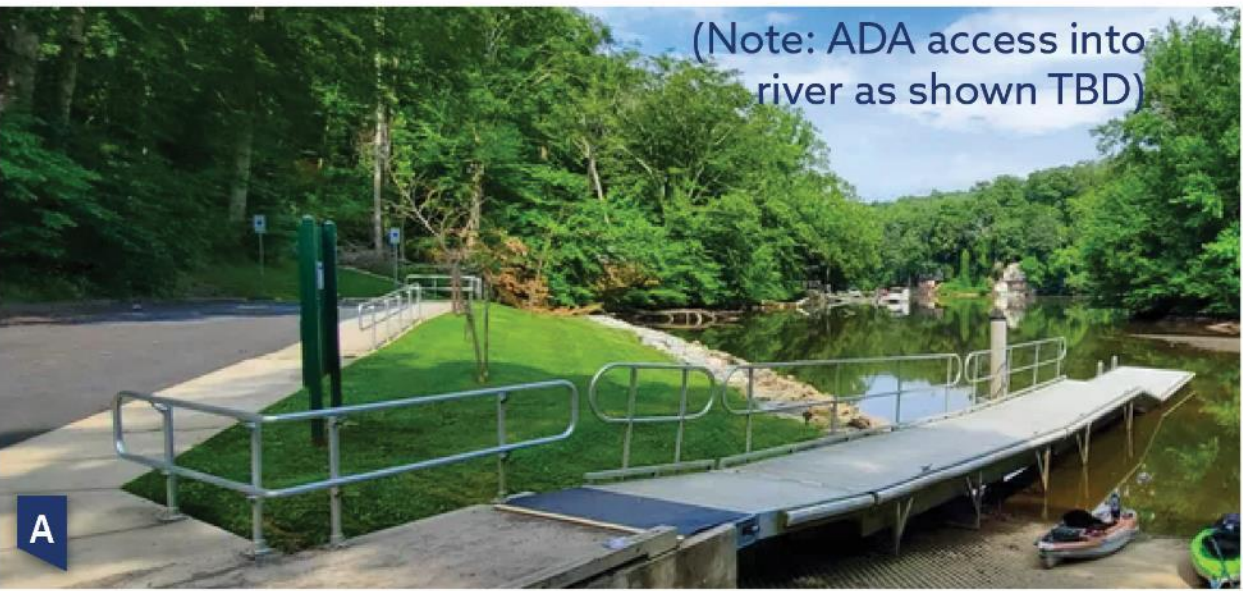
- River access
- Park events
- Fishing





# PARK STREET PIGEON RIVER ACCESS | HAYWOOD COUNTY, NC

Improving Downtown Canton's River Access & Flood Resiliency





# Park Street, Canton:

## Improving Downtown Canton’s River Access & Flood Resiliency

|                                                                                                                                                                                                                                                                           |       |              |                                                                             |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------------------------------------------------------------------------|--------------------|
| <div><div>alta</div><div>CONCEPTUAL COST ESTIMATE - PARK STREET PIGEON RIVER ACCESS</div></div>                                                                                                                                                                           |       |              |                                                                             |                    |
| DESCRIPTION: CONCEPTUAL COST ESTIMATE FOR PARK STREET RIVER ACCESS SITE IMPROVEMENTS                                                                                                                                                                                      |       |              |                                                                             |                    |
| NOTE: THE HELLBENDER TRAIL AND CROSSWALK ACROSS PARK STREET ARE NOT INCLUDED AS PART OF THIS ESTIMATE                                                                                                                                                                     |       |              |                                                                             |                    |
| ESTIMATE BY: CCW                                                                                                                                                                                                                                                          |       |              |                                                                             |                    |
| DATE: 7/17/2024                                                                                                                                                                                                                                                           |       |              |                                                                             |                    |
| REVISED: 8/2/2024                                                                                                                                                                                                                                                         |       |              |                                                                             |                    |
| CHECKED BY: BLS                                                                                                                                                                                                                                                           |       |              |                                                                             |                    |
| QUANTITY                                                                                                                                                                                                                                                                  | UNITS | PRICE        | DESCRIPTION                                                                 | AMOUNT             |
| 1                                                                                                                                                                                                                                                                         | LS    | \$116,555.91 | MOBILIZATION (10% OF CONSTRUCTION COST)                                     | \$116,555.91       |
| 1                                                                                                                                                                                                                                                                         | LS    | \$22,854.10  | CONSTRUCTION SURVEYING                                                      | \$22,854.10        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$473,000.00 | CLEARING, GRUBBING, AND GRADING                                             | \$473,000.00       |
| 1140                                                                                                                                                                                                                                                                      | LF    | \$4.50       | LIMIT OF DISTURBANCE / TREE PROTECTION FENCE                                | \$5,130.00         |
| 1940                                                                                                                                                                                                                                                                      | SF    | \$25.00      | PERMEABLE PAVING AROUND PAVILION                                            | \$48,500.00        |
| 7535                                                                                                                                                                                                                                                                      | SF    | \$10.00      | CONCRETE SIDEWALK                                                           | \$75,350.00        |
| 900                                                                                                                                                                                                                                                                       | SF    | \$125.00     | PAVILION                                                                    | \$112,500.00       |
| 2730                                                                                                                                                                                                                                                                      | SF    | \$20.00      | ACCESSIBLE RIVER ACCESS                                                     | \$54,600.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$25,000.00  | RIVER OVERLOOK                                                              | \$25,000.00        |
| 13609                                                                                                                                                                                                                                                                     | SF    | \$9.00       | ASPHALT PARKING LOT                                                         | \$122,481.00       |
| 968                                                                                                                                                                                                                                                                       | LF    | \$43.00      | CURB AND GUTTER                                                             | \$41,624.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$22,000.00  | GENERAL AMENITIES (TRASH CANS, BENCHES, BIKE RACKS, DRINKING FOUNTAIN, ETC) | \$22,000.00        |
| 9380                                                                                                                                                                                                                                                                      | SF    | \$4.00       | BIORETENTION                                                                | \$37,520.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$125,000.00 | GENERAL LANDSCAPING (LAWN, TREES, ETC)                                      | \$125,000.00       |
| ITEMS COST:                                                                                                                                                                                                                                                               |       |              |                                                                             | \$1,282,115.01     |
| CONTINGENCIES                                                                                                                                                                                                                                                             |       |              |                                                                             | 30.0% \$384,634.50 |
| DESIGN SERVICES*                                                                                                                                                                                                                                                          |       |              |                                                                             | 15.0% \$192,317.25 |
| TOTAL ESTIMATED COST                                                                                                                                                                                                                                                      |       |              |                                                                             | \$1,859,066.76     |
| NOTES: THIS ESTIMATE DOES NOT INCLUDE THE COST OF ITEMS THAT HAVE NOT YET BEEN DEFINED AT THIS STAGE OF DESIGN, INCLUDING BUT NOT LIMITED TO: LIGHTING, RIGHT-OF-WAY ACQUISITION, UTILITY WORK, EROSION AND SEDIMENT CONTROL, TRAFFIC CONTROL, OR A SIGNAL WARRANT STUDY. |       |              |                                                                             |                    |
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# Spruce Street, Clyde

## Clyde's Opportunity to Foster Community & Outdoor Connections



# Spruce Street, Clyde:

## Clyde's Opportunity to Foster Community and Outdoor Connections

### Site Introduction

Continuing the development of downtown Clyde which began in 2018, revitalizing this site would expand outdoor recreation opportunities from Rivers Edge Park to Spruce Street.

### Access Objective

- Economic and destination development
- Expanded river access
- Community hub

### Site Activities

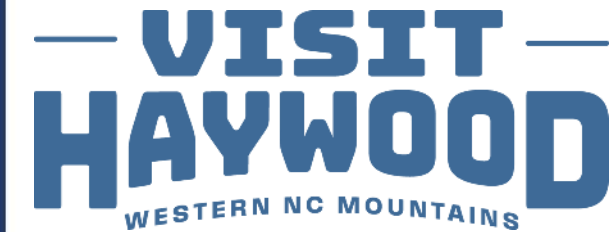
- Tubing
- Greenway
- Vendors (food trucks, outfitters)





# SPRUCE STREET AT PIGEON RIVER | HAYWOOD COUNTY, NC

Clyde River Hub: Fostering Community and Outdoor Connections



CONCEPT PLANS

INSPIRATION IMAGES



# Spruce Street, Clyde:

## Clyde’s Opportunity to Foster Community and Outdoor Connections

|                                                                                                                                                                                                                                                                           |       |              |                                                                                |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|--------------------------------------------------------------------------------|--------------------|
| <div><div>alta</div><div>CONCEPTUAL COST ESTIMATE - SPRUCE STREET PIGEON RIVER ACCESS</div></div>                                                                                                                                                                         |       |              |                                                                                |                    |
| DESCRIPTION: CONCEPTUAL COST ESTIMATE FOR SPRUCE STREET RIVER ACCESS SITE IMPROVEMENTS                                                                                                                                                                                    |       |              |                                                                                |                    |
| ESTIMATE BY: CCW                                                                                                                                                                                                                                                          |       |              |                                                                                |                    |
| DATE: 7/17/2024                                                                                                                                                                                                                                                           |       |              |                                                                                |                    |
| REVISED: 8/2/2024                                                                                                                                                                                                                                                         |       |              |                                                                                |                    |
| CHECKED BY: BLS                                                                                                                                                                                                                                                           |       |              |                                                                                |                    |
| QUANTITY                                                                                                                                                                                                                                                                  | UNITS | PRICE        | DESCRIPTION                                                                    | AMOUNT             |
| 1                                                                                                                                                                                                                                                                         | LS    | \$225,811.22 | MOBILIZATION (10% OF CONSTRUCTION COST)                                        | \$225,811.22       |
| 1                                                                                                                                                                                                                                                                         | LS    | \$44,276.71  | CONSTRUCTION SURVEYING                                                         | \$44,276.71        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$241,000.00 | CLEARING, GRUBBING, AND GRADING                                                | \$241,000.00       |
| 4000                                                                                                                                                                                                                                                                      | LF    | \$4.50       | LIMIT OF DISTURBANCE / TREE PROTECTION FENCE                                   | \$18,000.00        |
| 10958                                                                                                                                                                                                                                                                     | SF    | \$3.75       | GRAVEL PAVING IN GARDENS AND ALONG SHARED STREET                               | \$41,092.50        |
| 29461                                                                                                                                                                                                                                                                     | SF    | \$25.00      | PERMEABLE PAVING FOR SHARED STREET                                             | \$736,525.00       |
| 27406                                                                                                                                                                                                                                                                     | SF    | \$10.00      | CONCRETE PATH / PAVING                                                         | \$274,060.00       |
| 325                                                                                                                                                                                                                                                                       | SF    | \$100.00     | RIVER ACCESS                                                                   | \$32,500.00        |
| 5049                                                                                                                                                                                                                                                                      | SF    | \$9.00       | ASPHALT PARKING LOT                                                            | \$45,441.00        |
| 2319                                                                                                                                                                                                                                                                      | LF    | \$43.00      | CURB AND GUTTER                                                                | \$99,717.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$160,000.00 | GENERAL AMENITIES (TRASH CANS, BENCHES, CAFÉ SEATING, DRINKING FOUNTAINS, ETC) | \$160,000.00       |
| 3                                                                                                                                                                                                                                                                         | EA    | \$50,000.00  | SHIPPING CONTAINER BUILDINGS (FOR EDUCATIONAL SPACE AND OUTFITTER)             | \$150,000.00       |
| 700                                                                                                                                                                                                                                                                       | SF    | \$15.00      | RAISED CROSSING                                                                | \$10,500.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$70,000.00  | DOG PARK                                                                       | \$70,000.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$50,000.00  | COMMUNITY GARDEN IMPROVEMENTS                                                  | \$50,000.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$25,000.00  | CROSSWALK IMPROVEMENTS                                                         | \$25,000.00        |
| 1                                                                                                                                                                                                                                                                         | EA    | \$10,000.00  | GATEWAY WAYFINDING                                                             | \$10,000.00        |
| 1                                                                                                                                                                                                                                                                         | LS    | \$250,000.00 | GENERAL LANDSCAPING (LAWN, TREES, ETC)                                         | \$250,000.00       |
| ITEMS COST:                                                                                                                                                                                                                                                               |       |              |                                                                                | \$2,483,923.43     |
| CONTINGENCIES                                                                                                                                                                                                                                                             |       |              |                                                                                | 30.0% \$745,177.03 |
| DESIGN SERVICES*                                                                                                                                                                                                                                                          |       |              |                                                                                | 15.0% \$372,588.51 |
| TOTAL ESTIMATED COST                                                                                                                                                                                                                                                      |       |              |                                                                                | \$3,601,688.97     |
| NOTES: THIS ESTIMATE DOES NOT INCLUDE THE COST OF ITEMS THAT HAVE NOT YET BEEN DEFINED AT THIS STAGE OF DESIGN, INCLUDING BUT NOT LIMITED TO: LIGHTING, RIGHT-OF-WAY ACQUISITION, UTILITY WORK, EROSION AND SEDIMENT CONTROL, TRAFFIC CONTROL, OR A SIGNAL WARRANT STUDY. |       |              |                                                                                |                    |
| *DESIGN SERVICES ENCOMPASS THE DESIGN AND/OR ENGINEERING DEVELOPMENT OF PLANS NEEDED TO LAYOUT HARDSCAPE AREAS AND PLANTING AREAS AND SPECIFY SITE FURNISHING LOCATIONS, AS WELL AS DESIGN SURVEY COSTS.                                                                  |       |              |                                                                                |                    |



# Access Management & Asset Stewardship



# Access Management & Asset Stewardship

Access management and asset stewardship are crucial for preserving natural landscapes while enabling responsible recreation.

Strategies include implementing controlled access points, developing visitor education programs, maintaining trails and facilities, and evenly distributing visitor pressure to prevent overuse.

Effective management enhances visitor experiences, supports long-term ecological health, promotes sustainable economic prosperity, and preserves natural assets for future generations.



# Access and Resource Management

- Flood Management
- Public Safety and Security
- Environmental Impacts
- Recreational Conflict Management
- Maintenance and Upkeep
- Funding and Budget Management
- Monitoring and Evaluation



# Asset Stewardship

- River Clean Up Events
- Collaborative Management
- River User Education
- Outfitter Oversight
- Wayfinding Signage, Resources
- Safety and Education Signage
- Interpretative Signage
- *Friends of Organization*



# Appendix



# Appendix

## Next Steps



# Recommended Next Steps

## Public Engagement Campaign

- Speak with landowners closest to river access sites to hear any concerns and provide useful insights

## Public Awareness Strategies

- Validate evaluation findings with local specialist and development experts
- Gain broader community support by widely sharing the value proposition
  - Develop a website to easily share information with local community (<https://runofriver.org/>)
- Host open house events to gain inputs and advance planning process

## Project Prioritization

- Work with stakeholders to define priorities and identify funding
- Develop a strategic master plan



# Appendix

## Case Studies



# Case Studies: Nature Parks for Community Benefit

## Rexburg Nature Park, Idaho

Rexburg Nature Park in Idaho is an example of a nature park developed with a strong emphasis on accessibility, family- friendly activities, and environmental education. This park is now an important community asset that is attracting residents to live, work, and play.

- **ADA Access**
- **Family and Kid Friendly Activities**
- **Flood Mitigation and Environmental Impact**



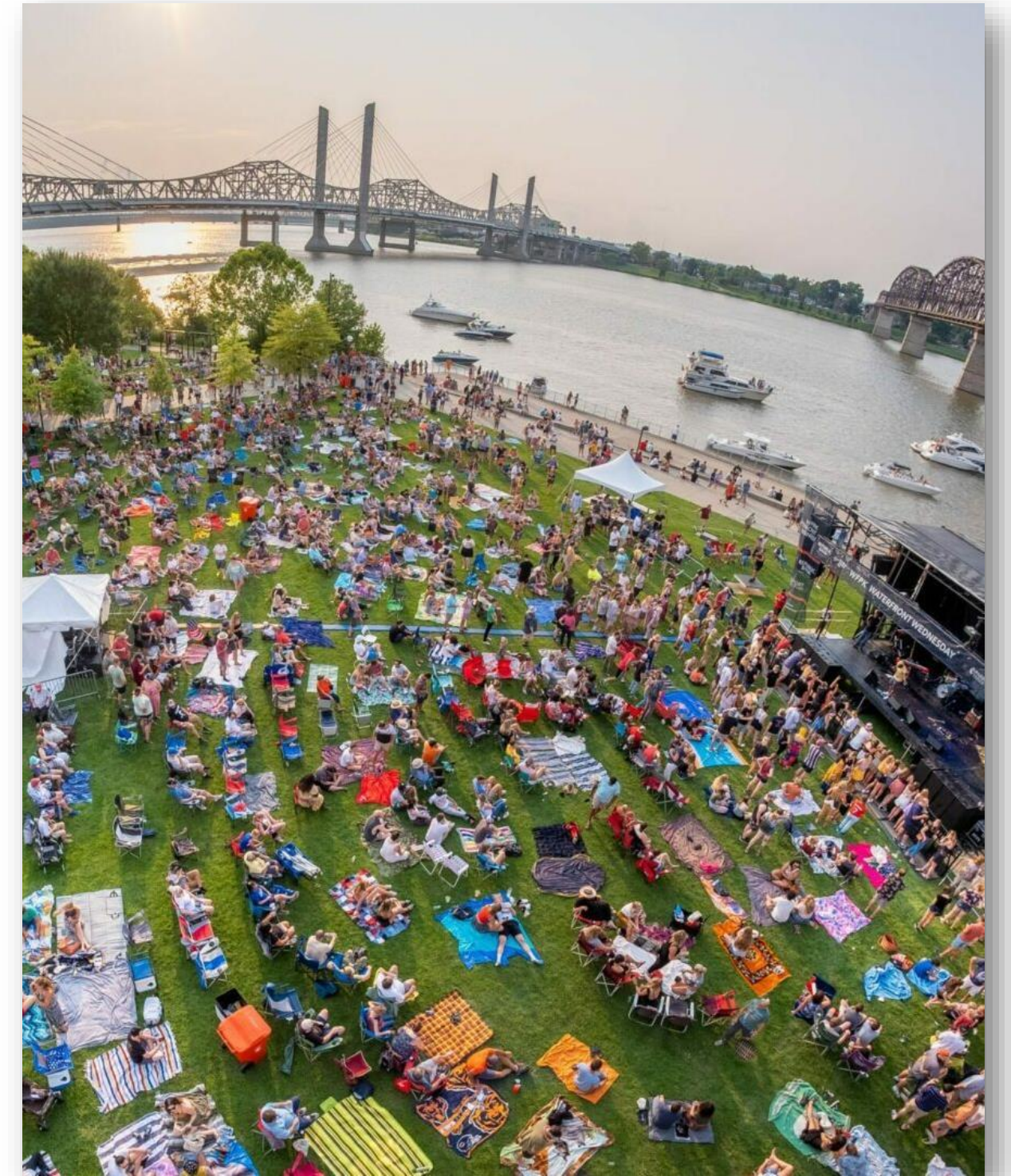


# Case Studies: In-Town Riverpark Development

## Waterfront Park, Louisville, KY

Waterfront Park in Louisville is an iconic 85-acre development along the Ohio River. It was designed to reconnect the city with its waterfront by revitalizing a previously industrial and underutilized area into a vibrant public space.

- **Community Activities & Events**
- **Flood Mitigation**
- **Economic Impact**



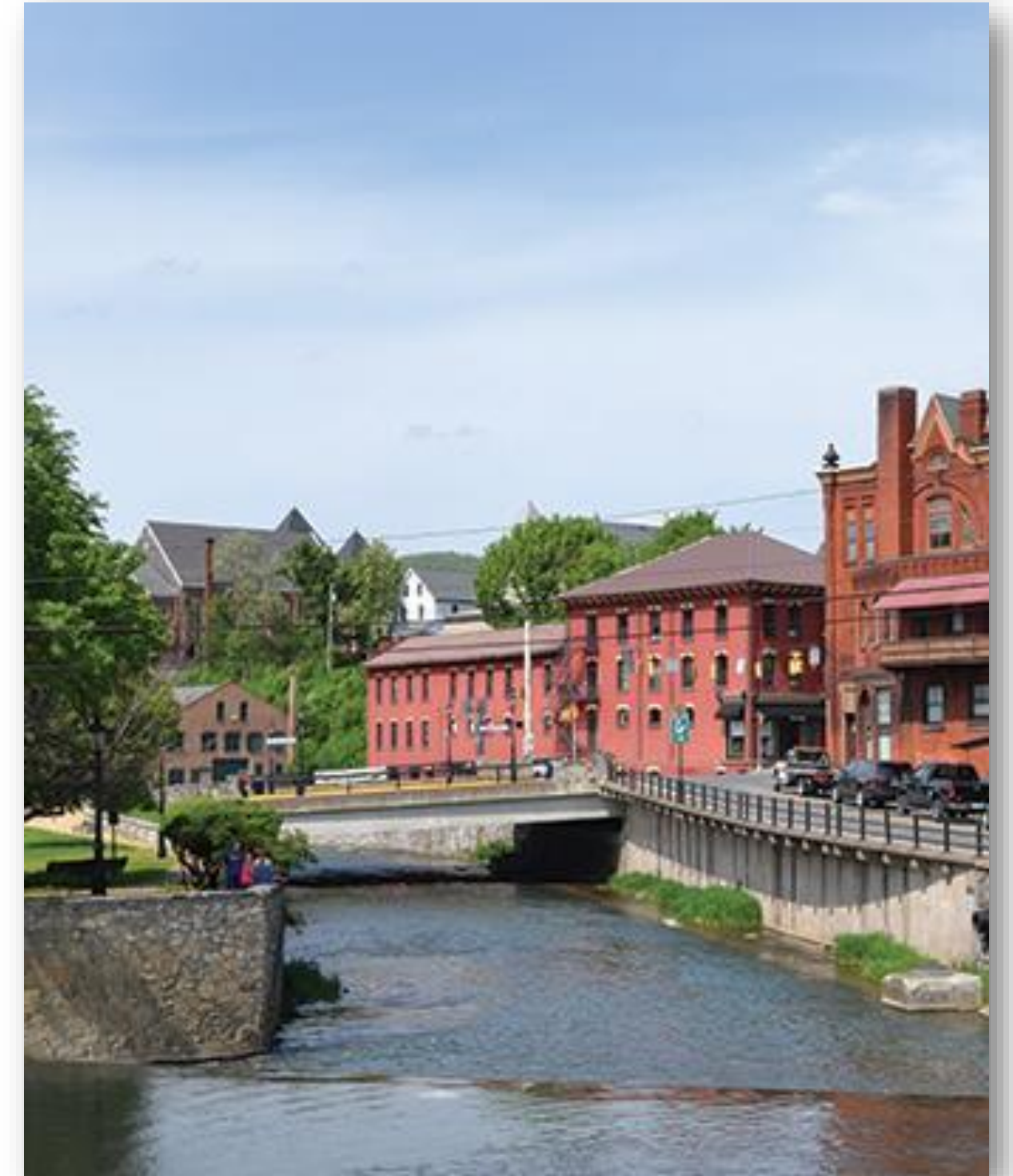


# Case Studies: Foster Community and Outdoor Connections

## **Bellefonte Waterfront Park, Pennsylvania**

The Bellefonte Waterfront Project has been a cornerstone of the town's revitalization efforts, centered around the historic Spring Creek. Initially launched to redevelop a fire-damaged hotel site, this project has evolved into a mixed-use space designed to reconnect the town with its waterfront, boosting local business, tourism, and quality of life.

- **Riverside Activities**
- **Historic Preservation**
- **Economic and Social Impact**
- **Flood Mitigation**





# Transformation Case Study: Swamp Rabbit Trail

## Greenville and Travelers Rest, South Carolina

The Swamp Rabbit Trail transformed a defunct railroad into and vibrant multi-use trail enhancing both environmental sustainability and community connectivity. It fostered the development multiple parks and established county-wide connections from Conestee Park in south Greenville County, through Cleveland, Falls and Unity Parks in downtown, north to Trailblazer Park in Travelers Rest. Along the trail route, economic development has spurred new businesses and created new jobs initiating broad community value.

- Massive economic returns
- New Parks and Community Assets
- Broad Community Impact





# Appendix

## Future Considerations



# Future considerations

- Enhance river activation at Canton Ball Fields
- Investigate river access sites further downstream for longer paddles with possible commercial operations
- Fund and develop concepts provided in the Haywood County Greenway Master Plan through Canton and Clyde (see next slides)
- Evaluate potential river access on other waterways in Haywood County







# Spruce Street (alternative location)

