

The Textile Crescent:

From Idea to Funding – An Example of
Making a Project Truly Shovel-Ready

Or:

How I Learned to Stop Worrying and
Embrace Praxis



Greenways and UGATA

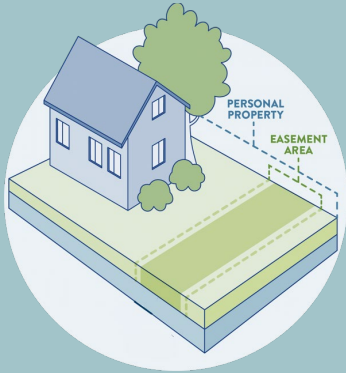
- Three Greenway Ingredients
- UGATA's role
- Example project



Three Greenway Ingredients

Access

- Purchased Railroads
- Public Road ROW
- Negotiated easements



Funding

- Access funds
- Design funds
- Construction funds



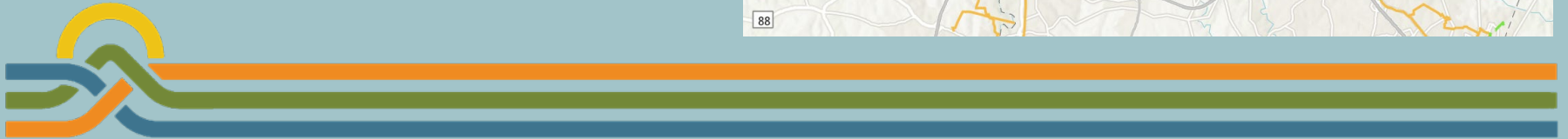
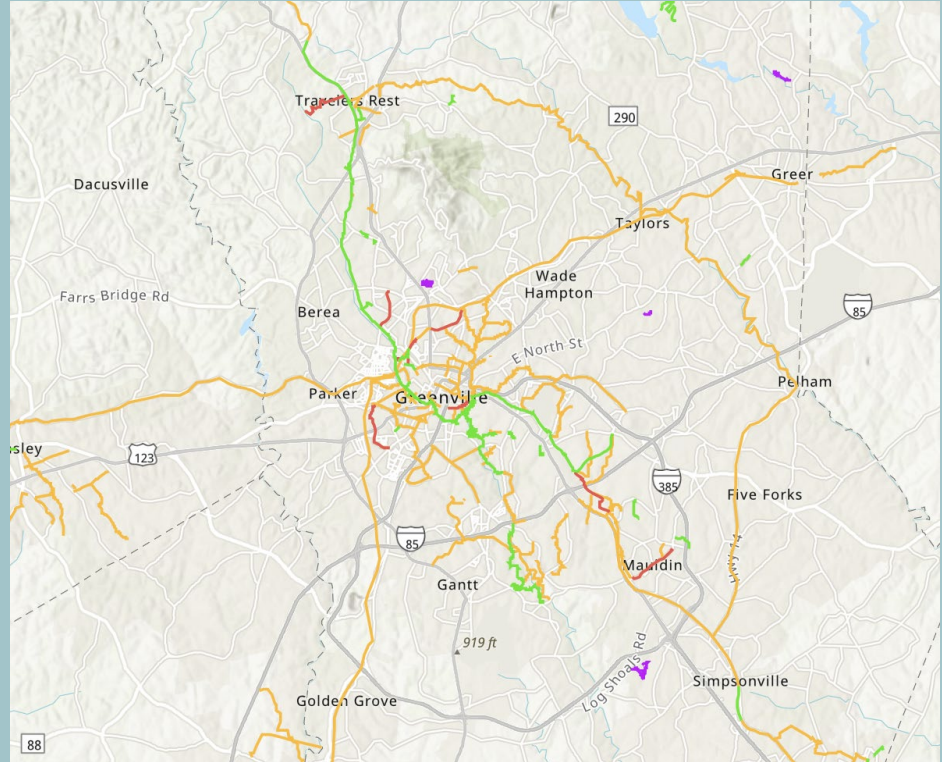
Political Will

- Interest in creating projects
- Staff capacity
- Formal Approval/Funding



UGATA's role: Access

- Project filtering
- Real estate research
- Easement negotiation
- Incidental funds



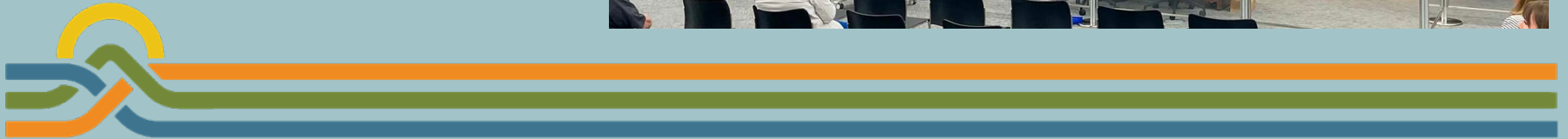
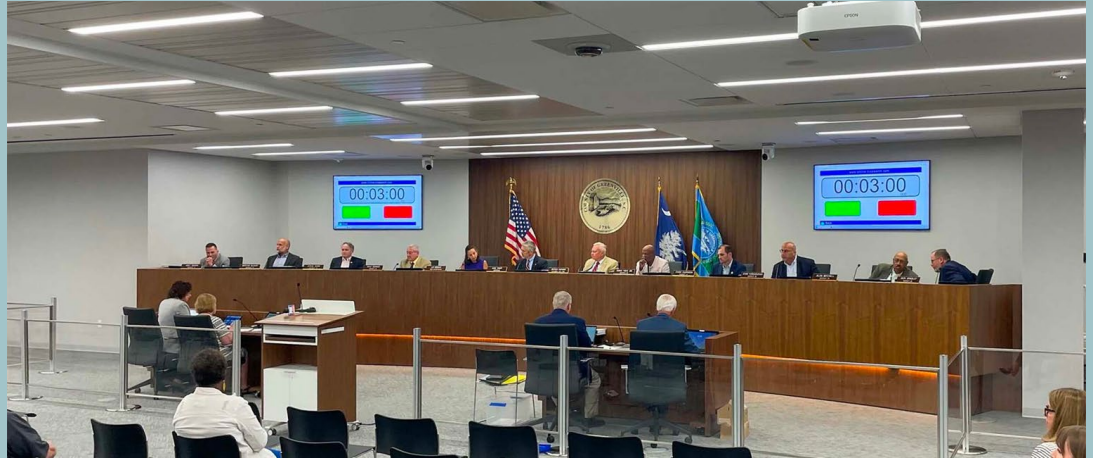
UGATA's role: Funding

- Incidental costs of access
- Design work
- Identify construction funding sources
- Write grants and work with local funders

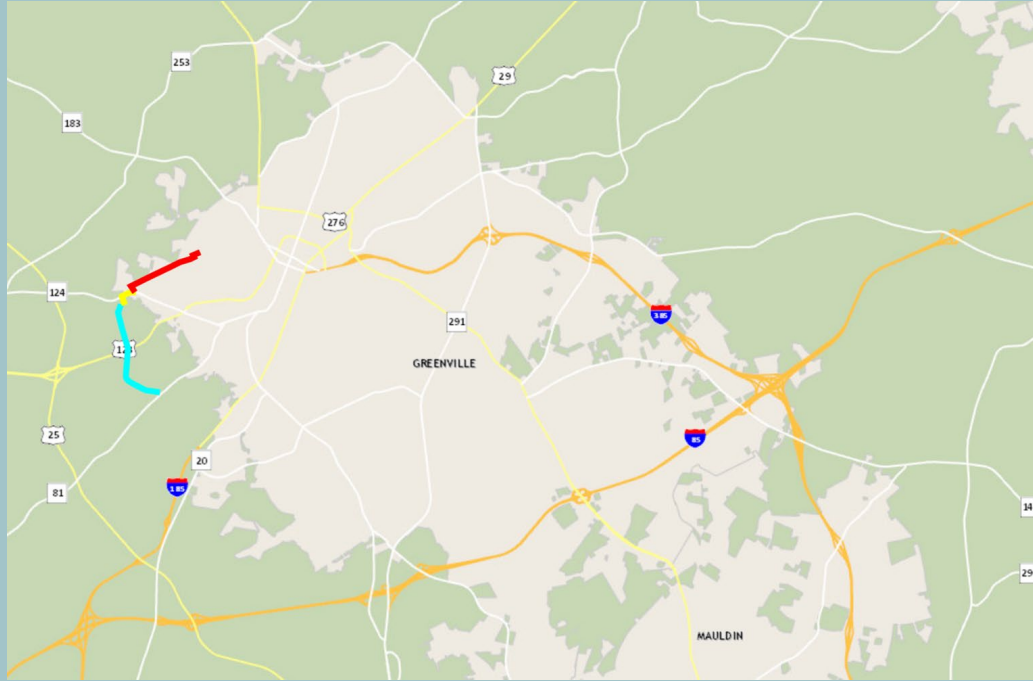


UGATA's role: Political Will

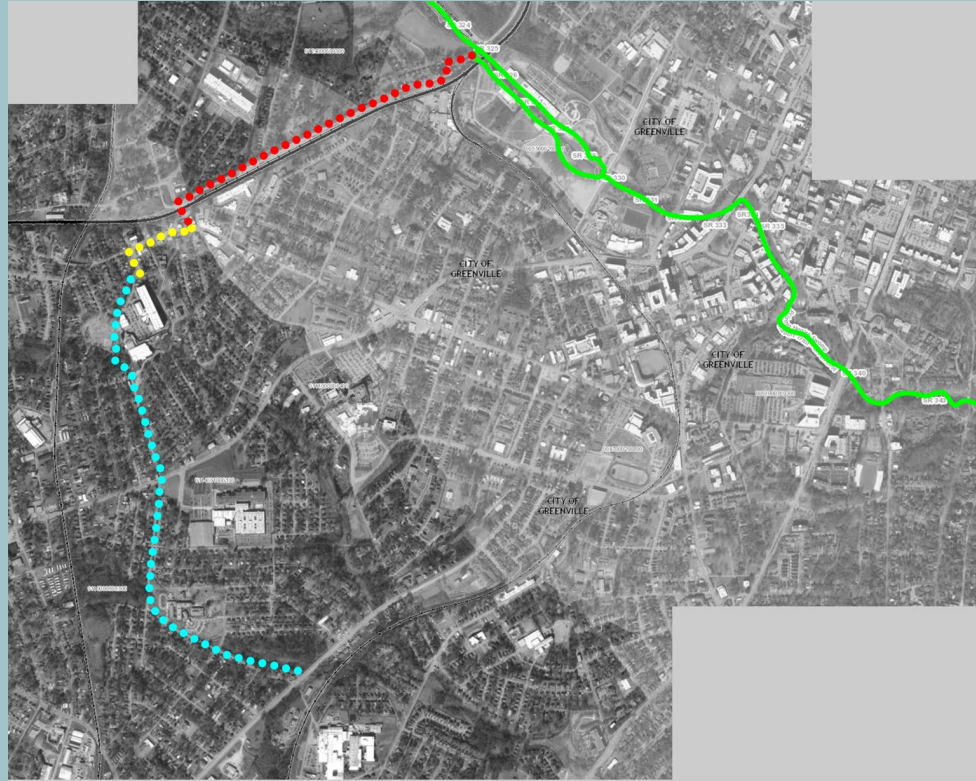
- Informing elected officials on projects
- Communicating with stakeholders
- Connecting governments



Example Project: The Textile Crescent

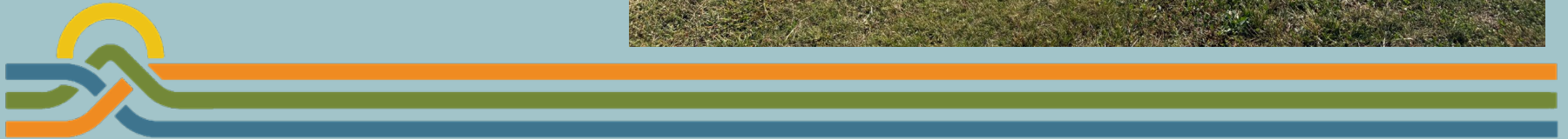


Example Project: The Textile Crescent



Access: Filtering

- Obvious path
- Quality Connections
 - Neighborhoods
 - Park
 - School
 - Commercial Center
- Question: Who owns it?



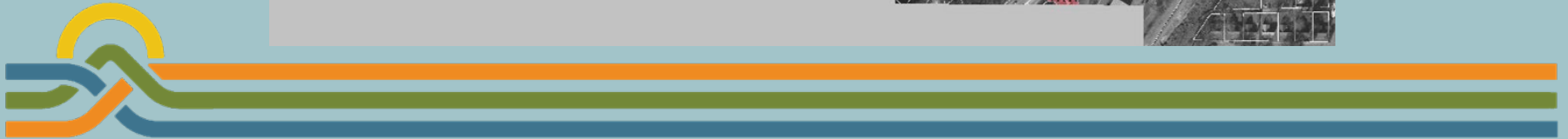
Access: Real Estate Research

Who owns the rail line?

- Title abstractor, David Sloan, with Galbreath Costner



Southern Third: Milliken and Greenville County School District



Middle Third: SCDOT/Greenville County Judson Mill



Northern Third: Abney Mills Foundation Greenville County



Access: Real Estate Research

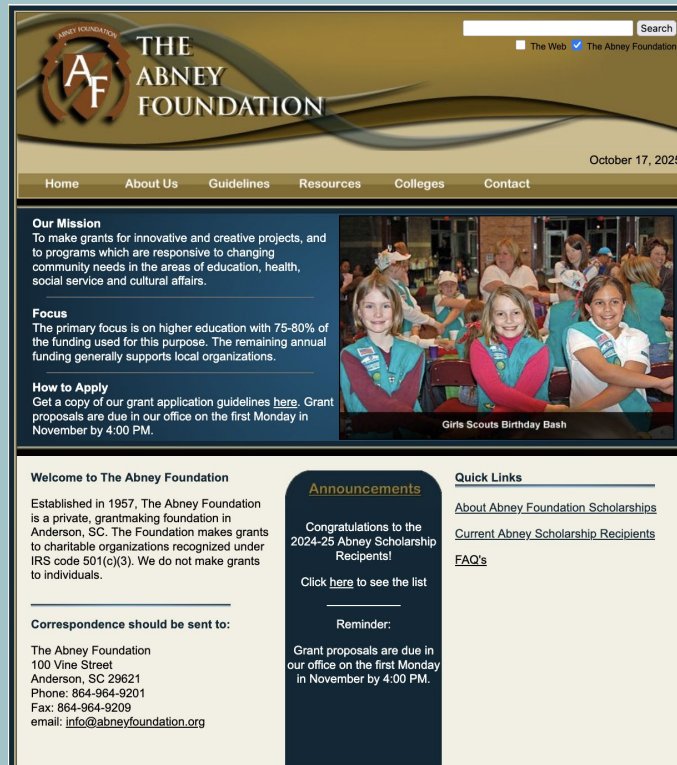
Who owns the rail line?

- There are only 3 private owners
 - Milliken
 - Judson Mill
 - Abney Mill Foundation



Access: Easement negotiation hurdle 1

- Researching The Abney Mill
- Making the charitable pitch
- Getting appraisal done
- Constantly following up



Access: Easement negotiation hurdle 2

- Reaching out to our landlords
- Making the financial pitch
- Accommodating development plans
- Allowing for a bridge but at extra cost



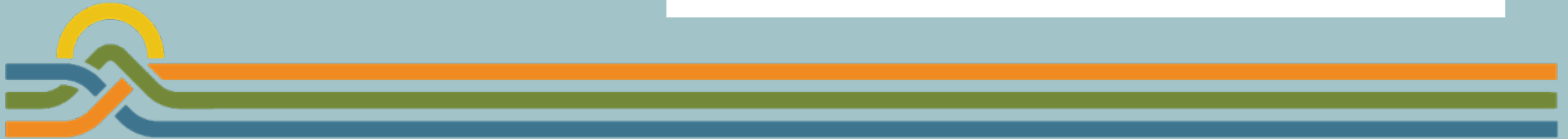
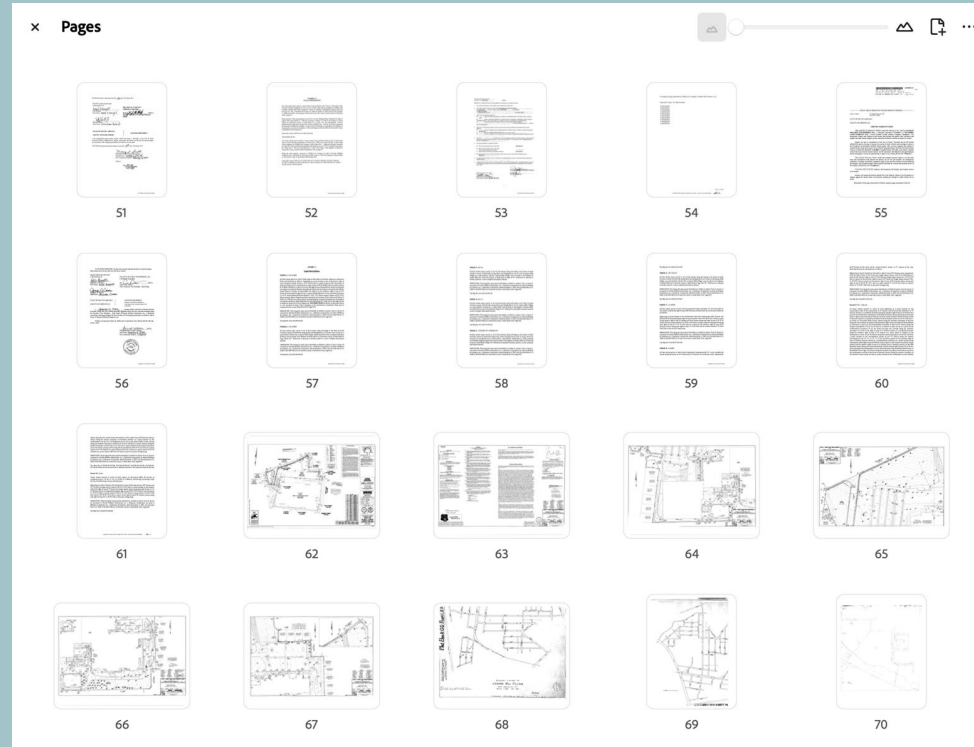
Funding: Risky Funds provided by UGATA

- State Legislative Earmark
- Local Grants




Funding: Incidental Access Costs

- Real estate abstracting
- Appraisal
- Attorney fees for easement negotiation
- Employee time



Funding: Initial Project Development Work

- 30% designs and cost estimates
 - Phasing
 - Dialing in the route

Update Greenways & Trails Alliance Textile Crescent Trail - Greenville County, SC Abney St to Easley Bridge Rd February 14, 2025 30% Conceptual Opinion of Probable Construction Cost					
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
GENERAL CONDITIONS					
Mobilization	1	LS	\$ 27,500.00	\$	27,500.00
			Subtotal:	\$	27,500.00
EARTHWORK / STORMWATER / EROSION CONTROL					
Selective Clearing & Grubbing	1	AC	\$ 25,000.00	\$	25,000.00
Retaining Wall (Segmental Block)	1,750	SF	\$ 40.00	\$	70,000.00
Earthwork	5,000	CY	\$ 25.00	\$	125,000.00
Silt Fence	3,250	LF	\$ 7.00	\$	22,750.00
Drainage Structures	8	EA	\$ 7,500.00	\$	60,000.00
18" RCP	0	LF	\$ 90.00	\$	-
24" RCP	625	LF	\$ 120.00	\$	75,000.00
			Subtotal:	\$	377,750.00
HARDSCAPE & PAVING					
Standard Duty Concrete Trail on Grade	3,800	SY	\$ 60.00	\$	228,000.00
Easley Bridge Road / Hwy 123 Crossing	1	LS	\$ 27,500.00	\$	27,500.00
Detectable Warning Surface	250	SF	\$ 22.00	\$	5,500.00
Concrete Pedestrian Ramps	45	SF	\$ 165.00	\$	7,425.00
Roadway Striping / Signage	1	LS	\$ 8,000.00	\$	8,000.00
			Subtotal:	\$	276,425.00
FURNISHINGS & FIXTURES					
Fall Protection Railing	435	LF	\$ 85.00	\$	36,975.00
Signage / Wayfinding	1	LS	\$ 4,000.00	\$	4,000.00
			Subtotal:	\$	40,975.00
TOTAL				\$	722,650.00
Contingency (20% of Total)				\$	144,530.00
Construction Administration (5% of Total)				\$	36,132.50
Materials Testing (3% of Total)				\$	21,679.50
GRAND TOTAL				\$	924,992.00
DISCLAIMER					
The Engineer's opinions of probable construction costs are made on the basis of the Engineer's experience and qualifications and represent the Engineer's best judgment as a professional generally familiar with the construction industry. Since the Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices; or over competitive bidding or marketing conditions, the Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction costs prepared by the Engineer.					



Funding: Initial Project Development Work

- Northern section selected



Funding: Grant Identification and Writing

- TAP funds identified
- Application written with Greenville County



Political Will: Staff

- Staff buy-in
 - County
 - GPATS
- Working with staff for local match



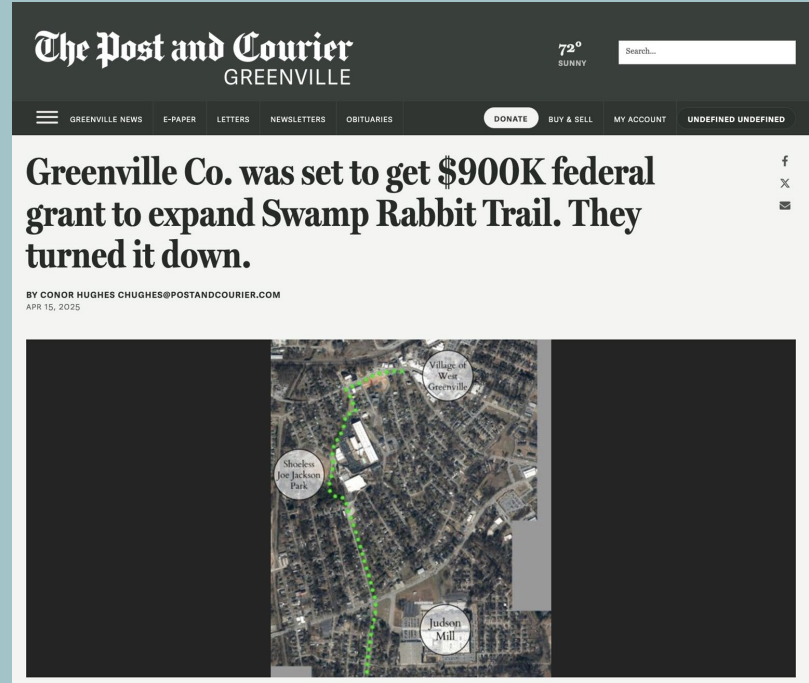
Political Will: Elected Officials

- GPATS Policy Committee
- Recommendation from GPATS

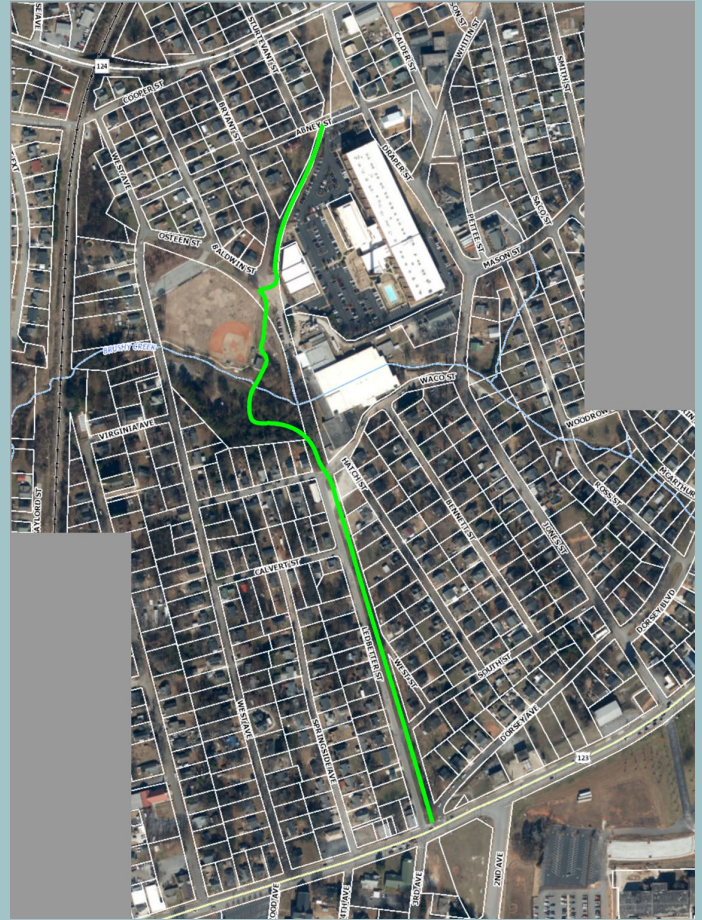


Political Will: Elected Officials

- County Council Local Match
- First vote failed
- Discussion with local press
- Talking to neutral Council Members
- Second vote passed unanimously



- Project to be managed by SCDOT and Greenville County Staff
- SCDOT is designing the project now



Q&A

