



LEADERSHIP GREENVILLE

Developing tomorrow's leaders today

Request for Community Project Partner Proposal Summary

DUE BY Friday, July 12th, 2013 at 5:00

Mail or Fax to:

Tami Miller
Leadership Greenville
Greenville Chamber
24 Cleveland St.
Greenville, SC 29601
Fax: 282-8509

Please contact Tami Miller with questions or additional information:
864-239-3743 or tmiller@greenvillechamber.org

ORGANIZATION/AGENCY NAME: Greenville County
CONTACT NAME: Ty Houck / Sandra Yudice
CONTACT E-MAIL: ty@gcrd.org / syudice@greenvillecounty.org
CONTACT PHONE: 864-331-9631; 864-467-7409 FAX: 864-467-7151
AGENCY ADDRESS: 301 University Ridge, Suite 2400, Greenville, SC 29601

Instructions:

This summary will be presented to Leadership Greenville Class 40 members for consideration as a class project.

Answers should be brief, and please limit the proposal to **no more than three (3) pages**. Attachments about your organization, including brochures, newspaper articles, pamphlets, **MUST** be included. Please address the following areas and attach your response to this form:

1. Please give a one-paragraph summary about the mission of your agency or purpose for your proposed project. (What does your agency do, who do you serve?)
2. Please clearly summarize your idea or project and how it would benefit your clients or the community. Your summary must be clear to class members without having to call for clarification.
3. What are you asking the Leadership Greenville project team of 16-18 members to do, understanding their volunteer time commitment is an average of 2-6 hours per month for approximately 8 months? What do you see as their role?
4. Please include an estimated budgetary obligation that will be required for the project. The Leadership Greenville project team cannot become a fundraising entity for an agency/organization.
5. Brief biography (name, title, role in organization, background) of person who would work directly with the LG team and will be available if necessary for a pre-selection interview that will be scheduled to discuss the project.
6. Please enclose a copy of your IRS 501(c) 3 designation letter and a current list of your board members (if applicable).
7. As the Community Project Partner, is there anything you would like to share about your background/interest in this topic?

**Swamp Rabbit Station: Inside Railcar Restoration Project
Leadership Greenville Class 40**

- 1. Please give a one-paragraph summary about the mission of your agency or purpose for your proposed project. (What does your agency do, who do you serve?)**

The mission of the Greenville County is: To provide quality public services to all citizens of Greenville County.

The mission of the Greenville County Parks, Recreation, and Tourism Department is: To be a leader in providing diverse, dynamic, ever-improving recreational opportunities in a sustainable manner.

- 2. Please clearly summarize your idea or project and how it would benefit your clients or the community. Your summary must be clear to class members without having to call for clarification.**

Leadership Greenville Class 39 has been instrumental in creating the Swamp Rabbit Station pocket park and restoring the outside of the railcar that is sitting on the Swamp Rabbit Trail located near the intersection of Sulphur Springs Road and Pinsley Circle in the Berea Community. Up until this year, there were no amenities such as the LG 39 class project along the Swamp Rabbit Trail in the Berea area since construction of the Swamp Rabbit Station began in late June 2013. Swamp Rabbit Station will include amenities for all ages and abilities. It will also include a concrete pad for food trucks to park and offer their goods. Lastly, a local community leader and philanthropist donated a mini-locomotive that is currently being restored and will be placed in front of the railcar. The mini-locomotive will be a climbable art that will remind people about the history of the Swamp Rabbit.

Initial discussions included converting the railcar into a handicap accessible coffee shop/museum and creating a pocket park as a unique destination on this section of this very popular trail. This project will be a much needed and excellent addition to the trail because it would not only create a place of pride for the Berea community but could potentially spur further economic development opportunities. This project is considered a high impact project and will be a catalyst for further improvements in that area. The Greenville County Planning Department identified this location as a gateway into the Berea community and a possible "recreation corridor" and is identifying ways to further redevelop this area.

Attached are renderings of the Swamp Rabbit Station, construction of the pocket park, and the proposed Berea Community gateway.

- 3. What are you asking the Leadership Greenville project team of 16-18 members to do, understanding their volunteer time commitment is an average of 2-6 hours per month for approximately 8 months? What do you see as their role?**

The creativity and skills of the LG 40 group could be utilized to network and to complete the railcar restoration (inside) to include elements as chosen by LG 40 members. We are asking LG Class 40 to be a part of the Berea community renaissance by working with us and engaging community leaders to be involved in certain aspects of Phase 2 of this project as listed in the budget below or developing new plans to restore the inside of the railcar and provide ADA compliant accessibility to the restored railcar.

**Swamp Rabbit Station: Inside Railcar Restoration Project
Leadership Greenville Class 40**

- 4. Please include an estimated budgetary obligation that will be required for the project. The Leadership Greenville project team cannot become a fundraising entity for an agency/organization.**

Please see the budget below. Greenville County will seek approval to match LG 40's fundraising efforts with \$10,000. LG 40's creativity and in-kind services can contribute greatly to the remaining aspect of the Swamp Rabbit Station project initiated by LG 39 or parts of it as selected by LG 40 class members.

- 5. Brief biography (name, title, role in organization, background) of person who would work directly with the LG team and will be available if necessary for a pre-selection interview that will be scheduled to discuss the project.**

Ty Houck: Ty is the Director of Greenway, Natural and Historic Resources for the Greenville County Parks, Recreation, and Tourism Department. Ty has been working with GreenvilleRec for six years and has overseen all aspects of development of the Swamp Rabbit Trail. Prior to coming to work with GreenvilleRec, Ty was Park Manger at Paris Mountain State Park and had a 12 year career with the South Carolina State Park Service. Ty is a graduate of Opportunity Greenville and Furman University.

Sandra Yudice: Sandra is Assistant to the County Administrator and an LG Class 36 graduate. She has been with Greenville County almost 16 years. She conducts public policy research, manages special projects, and has been part of major capital project and operational improvement efforts in the county, including the construction of the Hughes Library, the Prescription for Progress: Road Improvement Program. Sandra was involved in the 1999 acquisition of the Greenville and Northern Railroad (GNR) and the Carolina Piedmont Division (CPDR) rights-of-way. She managed and worked with stakeholders, including the Surface Transportation Board and state agencies, during the salvaging process of the rail tracks and the conversion of the railroad right-of-way to what is now the Swamp Rabbit Trail. She will work hand in hand with LG40 providing hands on assistance, support, and guidance. Sandra has a master's degree in public policy (finance) from the University of Maryland and is currently pursuing her doctorate degree in Public Policy and Administration from Walden University.

Ty and Sandra have been involved with LG 39 class project also.

- 6. Please enclose a copy of your IRS 501(c) 3 designation letter and a current list of your board members (if applicable).**

Greenville County is a governmental entity. Greenville County Council members are:

Dr. Bob Taylor, Chair	Joe Baldwin	Xanthene Norris
Willis Meadows, Vice-Chair	Dr. Sid Cates	Lottie Gibson
Joe Dill	Jim Burns	Fred Payne
Herman "Butch" Kirven	Liz Seaman	Dan Rawls

GreenvilleRec Commission members are:

Scott Wigginton, Chair	Dr. John Liston	Steve Johnson
Joel Vanderwood, Vice-Chair	Jack Puckett	
John Arrowood, Secretary	David LeBlanc	

Swamp Rabbit Station: Inside Railcar Restoration Project Leadership Greenville Class 40

7. As the Community Project Partner, is there anything you would like to share about your background/interest in this topic?

It is widely known that trails and greenways benefit communities tremendously. Those benefits include, but are not limited to, making them more livable; increased tourism and economic development; increased opportunities for active recreation and physical activities such as jogging, running, walking, biking, and occupational therapy such as handcycling; preserving open space; and increased property values. On occupational therapy for disable people, the Greenville Hospital System (GHS) thru its UCAN program has held monthly handcycling events on the Swamp Rabbit Trail and has noted that "handcycling quickly is becoming one of our most popular adaptive sports." The organization Amputees in Action will make this a gathering point for their excursions on the Swamp Rabbit Trail since the park will include a turnaround feature.

It is impressive the economic development that the Swamp Rabbit Trail has brought along its length from Travelers Rest to Downtown Greenville and other parts of the county. For example, bicycle shops have been established as well as coffee and outdoor shops and grocery stores. New housing developments with connecting trails to the Swamp Rabbit Trail are being considered and/or underway. The City of Travelers Rest has capitalized on the portion of the trail that runs thru its rehabilitated and modern downtown as it has become a well-used community asset and a tourist destination point. On weekends, Café@William's Hardware in Travelers Rest has indicated that 70% of their business comes from the trail. Bike shops have seen a three-fold increase in bike sales and "trail-centered" businesses like Swamp Rabbit Café and Grocery have occupied long abandoned derelict warehouse space. Bottlecap Creative House is another success entrepreneurial story and it is adjacent to the trail in Travelers Rest. Bottlecap's partner noted, "If you're on the trail, you're set up to grow."¹

The Swamp Rabbit Trail is a high impact success story that is improving the communities it traverses from north to south. Furman University's three year economic impact study that began in the summer of 2010 and it has shown that nearly 1,000 people a day use the section of trail where the railcar resides during Year 1. The Year 1 results also showed that 6% of those users were using the trail for commuting purposes, which is a significantly high number. Year 2 results are even better! They revealed that trail usage has increased to an estimated 403,000 users per year, up from 359,000 users recorded in Year 1, and the resulting economic impact was the catalyst for new business development and retail revenue increases. Just imagine what the proposed completely restored railcar would do as a welcoming gateway for this area of the Berea community.

Swamp Rabbit Station and the completely restored railcar will contribute to the human capital by building a stronger community both in terms of health and the economy. It is expected that more people from the area would use the trail and visit the new Swamp Rabbit Station, which would assist with mobility and adopting healthy habits. Used as a catalyst, it is also expected that additional economic opportunities, such as this one, would ensue in other parts of the trail as a result of the new amenity in the Berea area.

¹ Source: The Greenville News, January 22, 2012. Section E: Business, p. 2E.

**Swamp Rabbit Station: Inside Railcar Restoration Project
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Detailed Budget

Item Description	Cost per Unit	Quantity SF / LF/ Set/Each/ Gal	Phase 1	Phase 2	Total
Asbestos removal ²	\$ 3,000.00	1	\$ 3,000.00		\$ 3,000.00
Lead paint removal ²	\$ 3,000.00	1	\$ 3,000.00		\$ 3,000.00
Treated wood - handicap ramp	\$ 27.00	280	\$ 7,560.00		\$ 7,560.00
Sliding board	\$ 975.00	1	\$ 975.00		\$ 975.00
Paint for railcar	\$ 4,500.00	1	\$ 4,500.00		\$ 4,500.00
Sign	\$ 1,285.00	1	\$ 1,285.00		\$ 1,285.00
Exterior repairs	\$ 6,500.00	1	\$ 6,500.00		\$ 6,500.00
Interior repairs	\$ 3.65	1,000	\$ 3,650.00		\$ 3,650.00
Information kiosk	\$ 2,450.00	1	\$ 2,450.00		\$ 2,450.00
Bicycle racks	\$ 287.00	2	\$ 574.00		\$ 574.00
Paint for wall mural	\$ 38.00	10	\$ 380.00		\$ 380.00
Landings (including stairs)	\$ 197.00	24	\$ 4,728.00		\$ 4,728.00
Landscaping	\$ 7.60	650	\$ 4,940.00		\$ 4,940.00
Water Fountain	\$ 4,202.00	1	\$ 4,202.00		\$ 4,202.00
Tables and Chairs	\$ 895.00	8	\$ 7,160.00		\$ 7,160.00
Greenhouse shading fabric	\$ 0.78	1,200	\$ 936.00		\$ 936.00
Doors	\$ 1,475.00	2		\$ 2,950.00	\$ 2,950.00
Windows	\$ 950.00	6		\$ 5,700.00	\$ 5,700.00
Hand rails	\$ 30.50	170		\$ 5,185.00	\$ 5,185.00
Composite wood deck	\$ 32.50	880		\$ 28,600.00	\$ 28,600.00
HVAC (wall mounted unit)	\$ 3,000.00	2		\$ 6,000.00	\$ 6,000.00
Electricity	\$ 18.00	850		\$ 15,300.00	\$ 15,300.00
Plumbing, sewer, restroom, water heater	\$ 12.00	850		\$ 10,200.00	\$ 10,200.00
Safe crossing at Sulphur Springs	\$ 8,000.00	1		\$ 8,000.00	\$ 8,000.00
Stainless Steel cable rail guard	\$ 110.00	225		\$ 24,750.00	\$ 24,750.00
Booth seats	\$ 690.00	4		\$ 2,760.00	\$ 2,760.00
Greenwall Lattice (cable trellis)	\$ 4.18	700		\$ 2,926.00	\$ 2,926.00
		Project Total	\$55,840.00	\$112,371.00	\$168,211.00

² Greenville County and GCRD will fund the removal of the lead paint and asbestos this year.

Swamp Rabbit Station: Inside Railcar Restoration Project Leadership Greenville Class 40



Figure 1. Swamp Rabbit Station at Berea

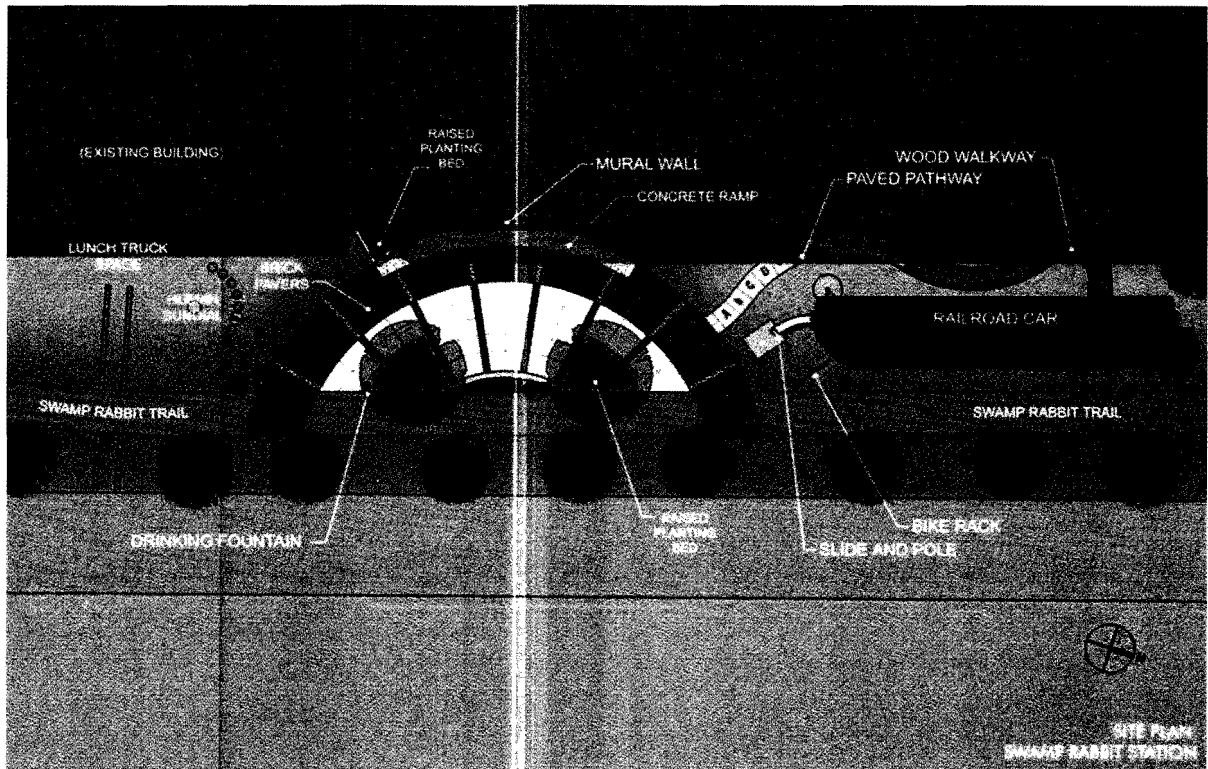


Figure 2. Aerial View of Swamp Rabbit Station

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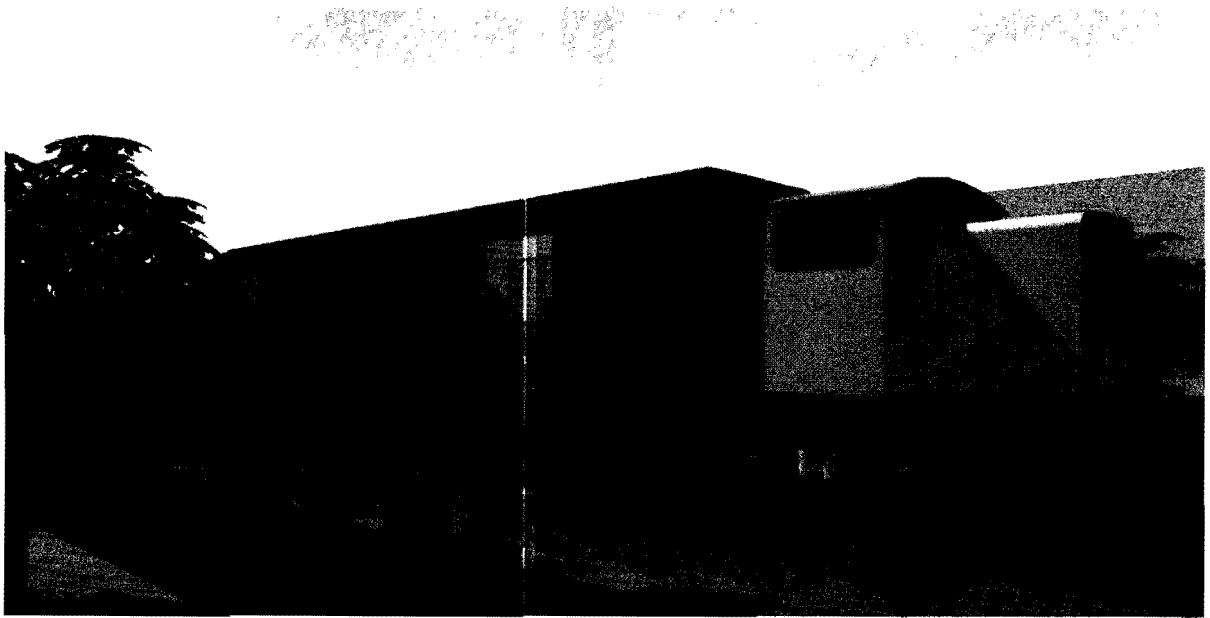


Figure 3. Railcar with Mini-Locomotive

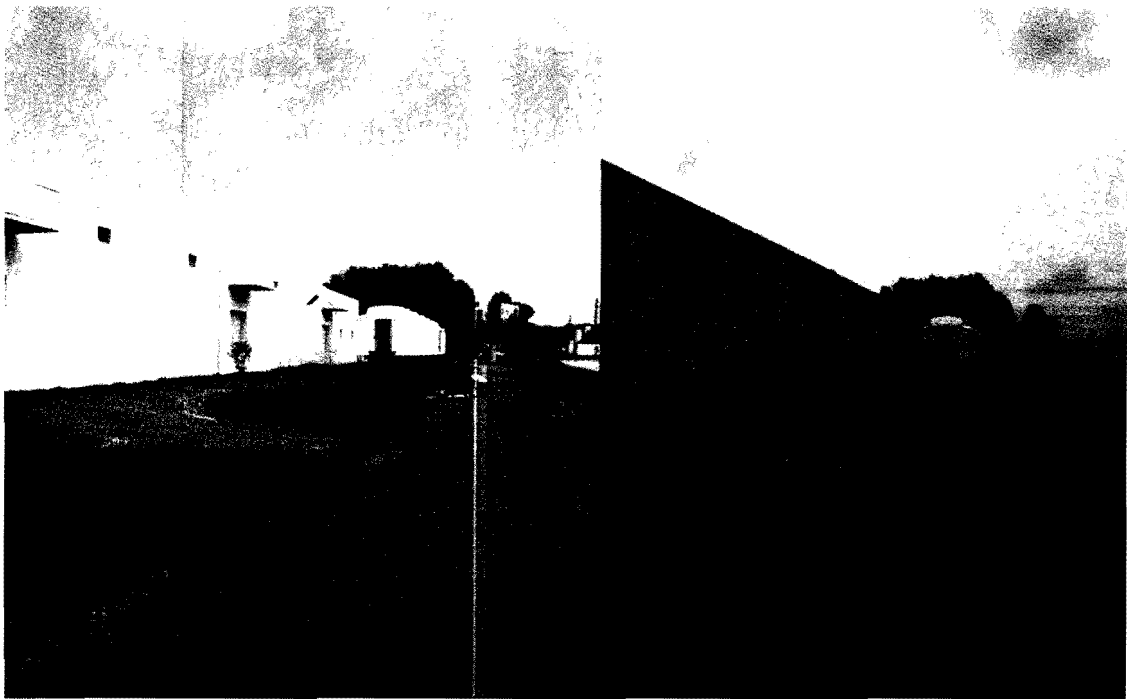


Figure 4. Swamp Rabbit Station: Construction, June 27, 2013 and July 11, 2013

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Figure 5. Renderings of the Proposed Berea Community Gateway