

Minutes
PED Committee
Tuesday, January 20, 2015
Asheville City Hall, First Floor Conference Room

In Attendance: Vice Mayor Marc Hunt, Council Member Jan Davis, Council Member Gwen Wisler

Staff: Cathy Ball, Kerby Smithson, Stephanie Monson Dahl, Alan Glines, Nikki Reid, Shannon Tuch, Joey Robison

1. Wisler moved approval of October 21 minutes with the correction that Council Member Jan Davis was present. Minutes approved as corrected.
2. Updates
 - a. Carbon Report Update

Kerby Smithson updated the committee on the results of the 2014 Carbon Report. The City achieved a 4.5% reduction in 2014, and a 27% total reduction from the baseline. Spending shows reduction in last two years despite increase fees. Davis asked if the increased cost of fuel impacted savings. Smithson said that while we are seeing savings in lighting, increased fuel prices and electric rate escalation have impacted our total savings. Davis asked if we have looked at cost difference between biodiesel and regular diesel. Smithson said that biodiesel is usually nominally more – 0-5% average. Wisler asked if we capture the increase based on increased fleet/police vehicles. Smithson said the impact of an increased fleet is reduced due to more efficient vehicles – so we see a reduction of fuel despite increase in fleet size. Cathy Ball stated that the model doesn't account for a reduction of daily use. This means we won't have as big of a change next year. Councilors want this presentation taken to full council. Hunt also encouraged a press release.

- b. Briefing on Change of Organizational Structure: River Redevelopment Office

In order to be successful, the Riverfront Office is restructuring into an interdepartmental team which will be led by Riverfront Office Director Stephanie Monson Dahl. Several members from staff will remain in their departments but serve on this team under Monson. All questions from the public at this point can be directed to Monson. The Riverfront Office will be located on 5th floor in an open-concept space.

- c. Food Policy Update

Joey Robison has identified the City's progress on its Food Policy Action Plan and shared highlights with the committee. We have been successful in reducing barriers to farmers markets and urban food production in areas zoned residential. We have also made select City-owned land available for leases supporting food production and accessibility. Staff continues to work on various ongoing action items, including making local foods available at the US Cellular Center and a curbside composting feasibility study that is in process. Planting edibles in parks has been challenging because the City does not have the resources to run a landscaping program at this time. This update will be given to full Council in February. Vice Chair Hunt said that concerns had been raised and staff should be prepared to answer questions at the February Council meeting about more frequent fire inspections at the Oakley Farmers Market and the slow process to update the recommended species list. Mary Lou Kempf, representative of the Asheville-Buncombe Food Policy Council, asked when and who to contact about the uses of the riverside land. Monson said she would work with Robison to come to a future Food Policy Council meeting to discuss.

3. Unfinished Business

- a. None

4. New Business

- a. Form Based Code for greater River Arts District

Monson explained that the process will be similar to that followed for the Haywood Road form based code. RFQ should go out in mid-March, contract will likely come to Council end of March, and public engagement is expected to begin late spring/summer. Hunt stated that Haywood had existing context and wondered how we do form based code within vacancy/brownfield. Monson said that the plan is to divide the area into districts with individual forms. Form based code was originally developed for greenfields, so lack of existing form should not be a problem. However, we do have context to work with through existing plans and previous public engagement. The form based code area includes the RADTIP study area plus a couple of properties north and a couple in the East of the Riverway neighborhoods. Hunt asked if we could extend this project geographically, and Alan Glines said it could be a phase II. Hunt also encouraged deeper organization with DOT. Monson stated that the comprehensive plan update will play into it. Davis said if we have plans, we need to be sure everyone understands them and that we aren't working in silos. Monson said staff will be looking into graphic design and promotional assistance to help with communication. Hunt suggested that the county has some general fund money to partner with municipalities on

projects like this, and that Davis's efforts on MPO will help coordination efforts.

b. Land Acquisition and land management for the RADTIP/Riverside Drive Plan

Monson shared that the real estate office has begun acquisitions for TIGER VI project greenways. March is kick off of pre construction process. We are forbidden to talk to property owners until Nikki gets the OK. Council will be considering this in March 2015. Erin Marie has been leading the management of funding and cashflow timelines. Council will consider signing grant agreements in February (TAP) and March (\$14.6 mil with USDOT). Craven Street Bridge solution budget amendment will happen soon. Monson requested that PED consider dedicating 10 – 15 minutes each month for a comprehensive update on Riverfront, which committee members agreed would be helpful. An artist wants to use city property exclusively to assemble a sculpture, and the intention is to try to lease that space to the artist in the next 2 weeks. Committee members were supportive of the lease agreement. Nikki Reid said we would be following the uniform act (takings) for acquisitions, which we will outsource to a firm.

c. Discussion regarding changing the PED meeting time

Ball asked if the committee would like to change their recurring meeting date/time. Committee prefers to keep existing time.

d. Cathy Ball introduced Walter Ear, Asheville native and City's new capital projects manager.

5. Public Comment

a. None.

6. Meeting adjourned at 4:30 pm. Next meeting scheduled for 2 pm February 24.