

## MEMO

TO: Planning and Economic Development Committee  
DATE: March 13, 2015  
FROM: Stephanie Monson, Riverfront Office Director  
SUBJECT: Riverfront Update

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### Summary:

Progress report on River Arts Innovation District work plan items attached (this is the same matrix that the Asheville Area Riverfront Redevelopment Commission gets every month) . Highlights of policy considerations from that matrix detailed below.

### Detail:

- 1) *RADTIP*
  - Current: City staff has received 25% complete construction drawings; this engineering threshold kicks off tasks like sequencing the production of right of way plats and developing the public art plan.
  - Upcoming Milestones: Real estate division will solicit Letters of Intent for comprehensive RADTIP real estate services (e.g. appraisals, title work, and acquisition services) in May.
  - Future Council consideration: Approval of a contract for acquisition services on May 26, 2015.
  
- 2) *Form Based Code for the Greater River Arts District-*
  - Current: The City has received four submittals to create a form based code for the great River Arts District. Submittals reviewed; follow up questions sent to all applicants;
  - Upcoming Milestones: Work to commence in April 2015. Public engagement starts early summer 2015.
  - Future Council consideration: Approval of a contract for planning services, on April 14, 2015
  
- 3) *River Arts Innovation District Project Financing-*
  - Current: City staff's review of the 5 and 10 year CIP (all projects) is 95% complete.
  - Upcoming Milestones: FBRMPO Board vote on FY 16-17 SPT-DA grant application for Craven Street Bridge Improvements scheduled for March 26.
  - Future Council considerations: Consideration to authorize signing of grant award agreement in the amount of \$14.6 Million for the TIGER VI East of the Riverway Multimodal Transportation Network, second quarter of 2015
  
- 4) *Clean and Accessible River Strategies:*
  - Current: City staff continues to develop partnerships for stream restoration, stormwater management, and river access projects with partners like RiverLink, NC WRC, BC TDA, and others.
  - Upcoming Milestones: Potential signing of MOU with NC Wildlife Resources Commission to design and build Craven Street boat ramp and Jean Webb Park river access; Submittal of Pigeon River Fund grant by RiverLink to create river

access (steps) at Amboy Road Park fishing pier (later NC WRC boat ramp to be built 200 feet upstream to alleviate congestion).

- Future Council considerations: Advocates for (private sector led) whitewater park proposal on city- owned property have requested to speak to Council advisory boards and City Council. City staff expects to prepare report (policy analysis) for Council after a presentation has been received at regular Council meeting.

Staff Recommendation:

No action needed/update only.

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RIVER ARTS DISTRICT IMPLEMENTATION (INCL. CONT. PLANNING)			
City of Asheville Projects		DATED MARCH 2015	
PROJECT NAME	PROJECT DESCRIPTION	PROJECT COMPONENTS	STATUS/PROGRESS MILESTONES
<b>Construction Activities</b>			
RADTIP	<i>The River Arts District Transportation Improvement Project (RADTIP) is the first piece of an urban, multimodal riverfront parkway in Asheville. This project serves as the spine for all of the City's RAD innovation district improvements; it improves the way people move through and around the district and provides an environment for private development in the RAD to thrive.</i>	The addition of the following components along a 2.2 existing roadway corridor: stormwater management system; bicycle facilities; pedestrian facilities; on street parking; streetscape; new Riverside Drive alignment that eliminates congestion at Lyman Street; additional clearance under railroad trestle bridge; and public art and historic interpretation of the region to create a better sense of place.	25% final engineering drawings delivered! These drawings allow City and consultant team to lock in the lines on the ground and start work on things like the right of way process, utility relocation, public art master planning. Real Estate planning process (pre appraisal) started. Public meeting in May on RAD Innovation District to highlight the drawings, amongst other things. Appraisals for RADTIP parcels commence in December.
Clean + Accessible River	<i>The Clean and Accessible River Strategy aims to maintain and improve water quality in the French Broad River and help get people next to, into, and around the river itself.</i>	The addition of the following components along the French Broad River between Carrier Park and Pearson Bridge: 3 acres of new riverfront park in RAD; new boat ramps and parking at Amboy Road and at Craven Street; improvement to existing Jean Webb Park river access facilities; improvement to Pearson Bridge river access facilities; stream restoration and constructed wetlands in two riverfront areas of the RAD; stream restoration of Penland Creek through the New Belgium Brewing site, stormwater bmps on Craven Street and along the RADTIP.	Concept plans for riverfront park space created. Stream restoration at Craven currently underway. NC WRC partnership moving forward for Jean Webb rebuild and Craven Street Boat Ramp. Partnering with RiverLink on an application to build step access near existing ADA fishing pier on Amboy Road. Amboy Boat Ramp will be 1/4 mile upstream at later date.
Craven Street Improvements	<i>The Craven Street Improvement Project provides critical infrastructure improvements that insure economic viability for the former Stockyards area and implement the community's vision for a safer, greener riverfront.</i>	The addition of the following along or near Craven Street: .5 mile of new industrial water line, .5 mile of street rerouting and reconstruction to include bicycle lanes, on street parking and a sidewalk; transit stop; greenway trailhead; public parking (surface) lot for 85 vehicles.	Construction activities underway and on time. projected completion December 2015. SPTDA grant request in to help with phase II of project: Craven Street Bridge improvements (widening for turning radius, and addition of bicycle and pedestrian facilities).
Greenway Network	<i>The French Broad River Greenway Network provides a foundation for an urban bicycle and pedestrian system that connects people to jobs, activities, schools, and residences.</i>	The addition of the following sections of greenway: Town Branch Greenway, a 1.2 mile relatively flat paved trail with historic interpretation of key people and places in the Southside neighborhood in the 1960's; Clingman Forest Greenway, a .5 mile boardwalk and paved trail through a hilly ravine featuring environmental interpretation of the regions flora and fauna; French Broad River Greenway west bank section, almost 2 miles of paved trail from an area north of New Belgium Brewing to the existing 3 miles of greenway, parks and outdoor recreation facilities along Amboy Road and beyond; French Broad River Greenway east bank connection- 1 mile of art infused greenway in the heart of the River Arts District between the Captain Bowen Bridge and the Arts and Culture Dispensary at 14 Riverside Drive.	Engineered drawings for Town Branch and Clingman Forest complete. New grant request to FBR MPO for TAP funds could help with on street connectors (for greenway system) on Depot Street, Southside Avenue
Arts and Culture Dispensary	<i>The Arts and Culture Dispensary renovates a historic building into a place where visitors to the district can find out what's happening, how to get around, and get a taste of Asheville's arts and culture scene</i>	The renovation of an 1800 square foot building and surrounding site to include: public restrooms; reserved area for future bicycle rental or bike share station; building signage/visitor information display; flex space for gallery and/or performance space; deck area parking lot for 35 vehicles; streetside trolley dropoff ; bicycle racks to support 10 bicycles	Construction begins spring 2015, completed by spring 2016
Transportation Connections	<i>The Transportation Connections Project addresses gaps in transportation needs and builds important facilities that make the River Arts District an attractive place to live, work and play.</i>	The addition of the following components in and around the River Arts District: Creation of 25 on street parking spaces on Depot Street; creation of bicycle lanes and sidewalk on Haywood Road to Craven Street; creation of wayfinding and building of on street connections between off road greenway pieces; building of a roundabout at the 5 points intersection to improve traffic flow, safety, wayfinding; complete streets re-build of Livingston Street (River Arts District to Hospital District).	City needs to implement plan B for project as initial plan dependant on NS ROW. Design for Livingston Street slated to begin in summer 2015; community outreach first. Grant request in to FBR MPO for help with on street connectors for greenways. Roundabout design needs to be refined for better bike ped safety: hiring of national expert imminent.
<b>Non- Construction Activities</b>			
Redevelopment of City owned Property on Riverside Drive		Releasing an RFQ for perspective developers to create 300,000 to 1,000,00 square feet of new mixed use construction on property located between 6 and 99 Riverside Drive.	Future project. Continued private sector interest (weekly calls)
New Form Based Development Code		creation of new development code for greater River Arts District	4 submittals received. Reviewed and ranked. Follow up questions sent to each applicant. Still on time for contract in April 2015
Equitable Development Strategies		creation of strategies that follow up on Neighborhood Scenario Planning and Alternatives to Gentrification in the East of the Riverway neighborhoods.	US EPA technical assistance award will fund 2 community workshops in spring 2015