

MONTFORD PLAN ON A PAGE

PREPARED BY THE MONTFORD NEIGHBORHOOD ASSOCIATION BOARD OF DIRECTORS

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NEIGHBORHOOD DESCRIPTION

Montford is a historic neighborhood located immediately northwest of downtown Asheville. It is primarily single-family residential, with a few small apartment structures. Its main street, Montford Avenue, is centrally located and includes several commercial establishments, including the Asheville Visitors Center/Chamber of Commerce, and several restaurants and offices.

The core of Montford comprises the Montford Historic District, with houses built primarily from the 1890's to the 1920's. New housing in the district is built to the standards of the Asheville-Buncombe Historic Resources Commission.

The neighborhood is heavily wooded and landscaped, and includes the historic Riverside Cemetery, Montford Park, and several smaller neighborhood parks.

Montford's boundaries are I-240 and downtown on the south, Broadway on the east, Hill Street and Riverside Drive on the west, and the junction of Riverside Drive and Broadway on the north.

NEIGHBORHOOD HISTORY

Montford was developed in the 1890's through the 1920's for the prosperous middle class of Asheville's boom era. When development began to surge after the Great Depression, Montford found itself no longer the neighborhood of choice for young families. By the 1970's, many larger homes had been divided into apartments and many were being demolished. The 1990's brought new appreciation of historic houses and a gradual resurgence began. Today Montford is again a neighborhood of choice, with renovated historic houses and new homes on infill lots and in the areas outside the Historic District.

NEIGHBORHOOD VISION and NEIGHBORHOOD STRENGTHS

Great place to live: friendly people, livable historic housing stock and compatible new housing, spacious landscaped lots, excellent parks and open space, location close to downtown, good highway and retail accessibility. Well-organized neighborhood organization with newsletter and listserv.

NEIGHBORHOOD CHALLENGES

- Negative effects of the I-26 Connector project on Montford, especially the large highway footprint along the western edge of the neighborhood, the obtrusive 'flyover' interchange, and further disconnection between Montford and the river and Montford and other neighborhoods.
- Negative impacts of short-term rentals in Montford's accessory units (units with kitchens), especially the impacts on affordable housing long-term housing, property values, and sustainable balance of residents to visitors.
- Hoped-for extensions of the Reed Creek Greenway south to downtown and north to the Botanical Garden.

- Needed improvements in Montford Park, including the planned gazebo.
- The University of North Carolina at Asheville has acquired extensive property along Zillicoa St. from Broadway to Montford Ave. The neighborhood would like to work with them to assure mutually compatible development of this land.
- Work with Duke Energy to assure compatible development on their newly acquired property in southwest Montford.
- Maintain the Montford/Waneta Garden as a landscaped green space. The Montford Neighborhood Association would like to work with the City and the Historic Resources Commission, its owner, to make this a reality.
- Work with Asheville City Schools on the future use of the school facility on Montford Avenue after the departure of Isaac Dickson Elementary.
- The City should work to implement the recently completed Montford Community Center plan, and work with the neighborhood to limit cutting of trees.
- Slow down traffic on neighborhood streets.
- Work on repairing broken sidewalks and leaning/crumbling stone and concrete walls adjacent to sidewalks.
- Consider refurbishing Klondyke.
- Consider limiting development on streets that are not easily accessible to emergency vehicles, including Tacoma Alley and Hibriten.
- Work to limit development on steep slopes.
- Consider expansion of the historic district to include Tacoma Circle and part of Westover.
- Consider under-grounding of electrical lines on Montford Avenue.
- Work to preserve Montford's diversity in race and income.

NEIGHBORHOOD RESPONSIBILITY

The Montford Neighborhood Association would like to work with the City to implement the above.

ALIGNMENT WITH COUNCIL GOALS and ALIGNMENT WITH ASHEVILLE CITY DEVELOPMENT PLAN 2025 GOALS

The City Planning Department has more expertise to address these issues.