

West End / Clingman Avenue Neighborhood Plans



Historic West End
Clingman Avenue Neighborhood

By Joe Fioccola

Plans affecting WECAN

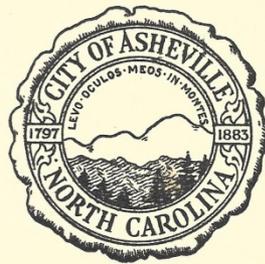
- **1. Asheville City Plan 2010 West End/Clingman Ave Neighborhood Plan, 1994-1996**
- **2. Bailey's Human Resource Design Workshop and Visioning, 1998**
- **3. WECAN Citizens Master Plan, 2000-2008**
- **4. TIP 2513 I-26 Connector, 1995-Ongoing**
- **5. Asheville City Plan 2025, 2001-2002**
- **6. Clingman Forest Greenway, 1998-Ongoing**
- **7. Open Space Retreat Plan, 2002**
- **8. Clingman Avenue Streetscape Charette 2002-12**
- **9. Owens Bell Park Charrette 2005**
- **10. Aston Park Playground, 2005-2006**
- **11. Wilma Dykeman Riverway, 2003-Ongoing**
- **13. East of the Riverway, 2014-Ongoing**
- **14. Riverside Drive Strategic Plan 2013-Ongoing**

Success from :

- Being Organized
- Having a Plan
- Putting in the effort

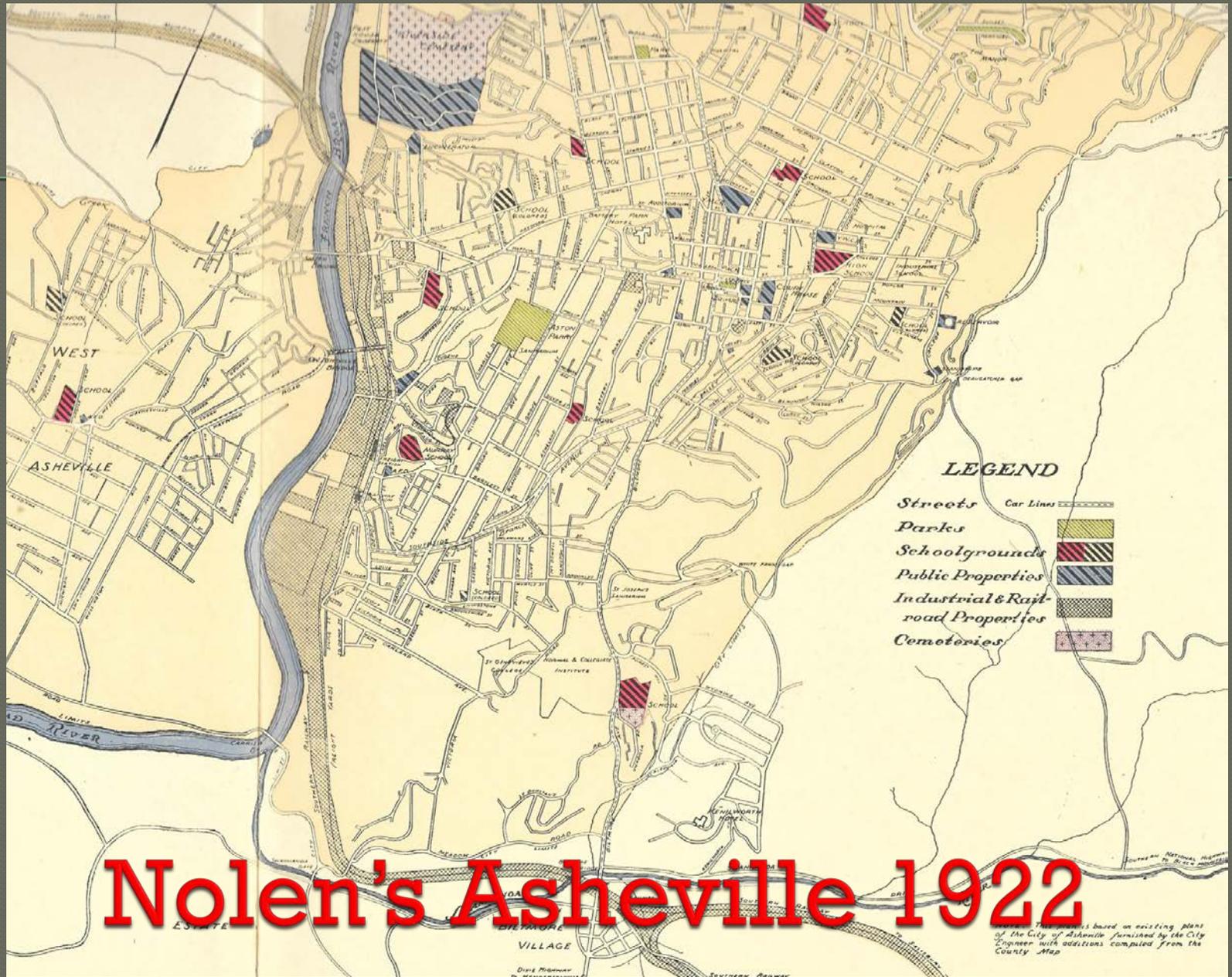
ASHEVILLE CITY PLAN

by John Nolen, Ph.B., Sc.D.



MCMXXII

ASHEVILLE, NORTH CAROLINA

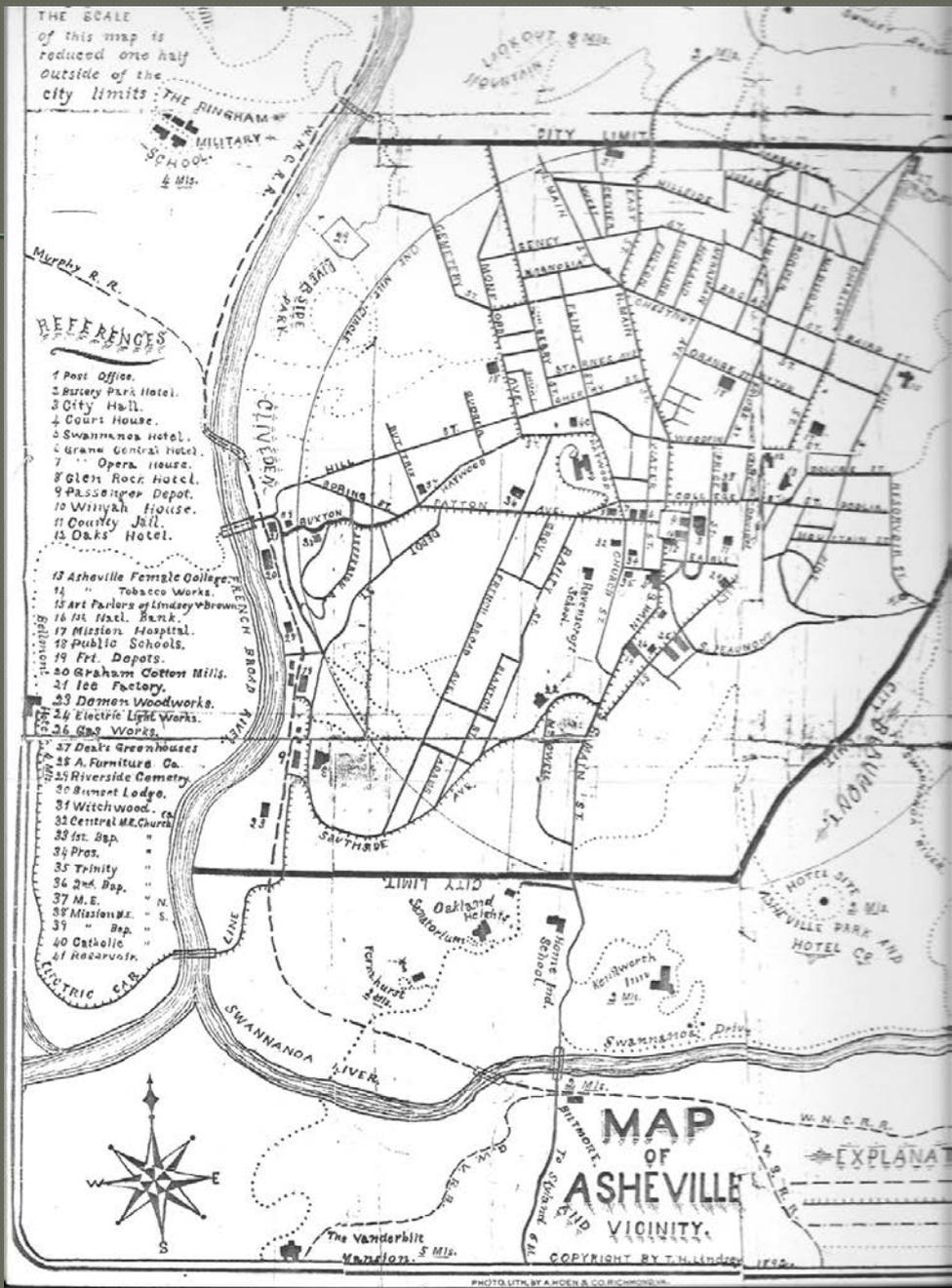


Nolen's Asheville 1922

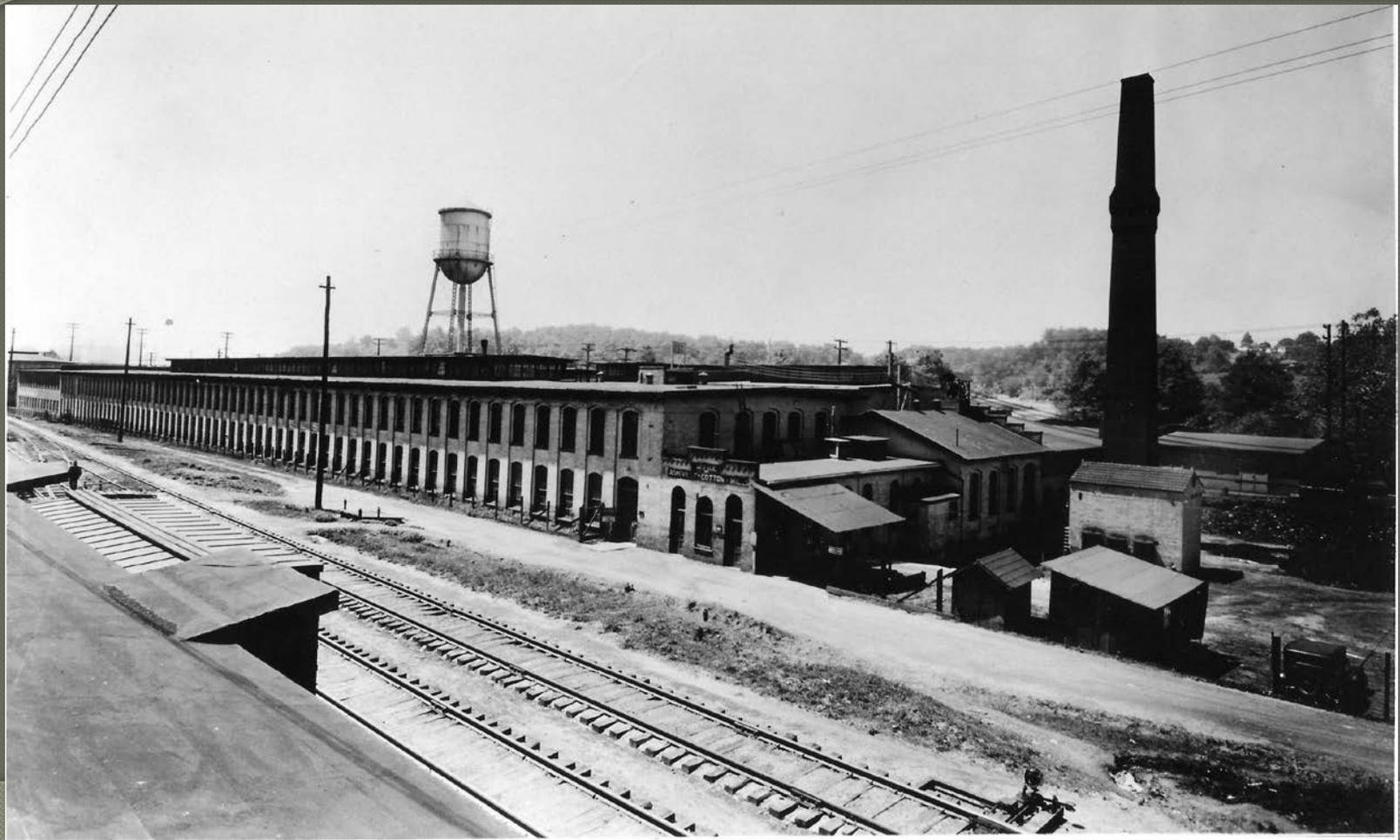
This map is based on an existing plan of the City of Asheville furnished by the City Engineer with additions compiled from the County Map.



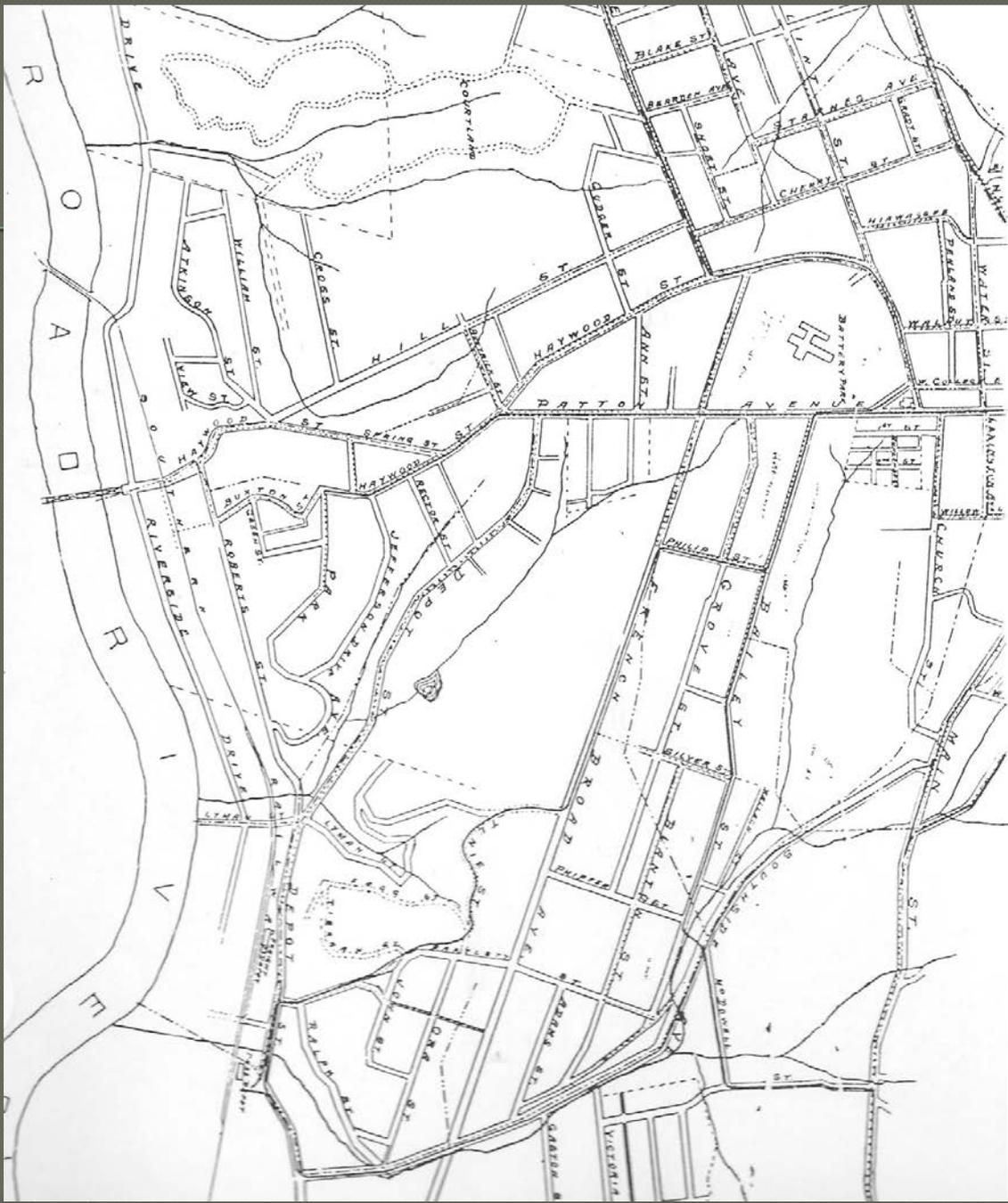
Asheville 1887



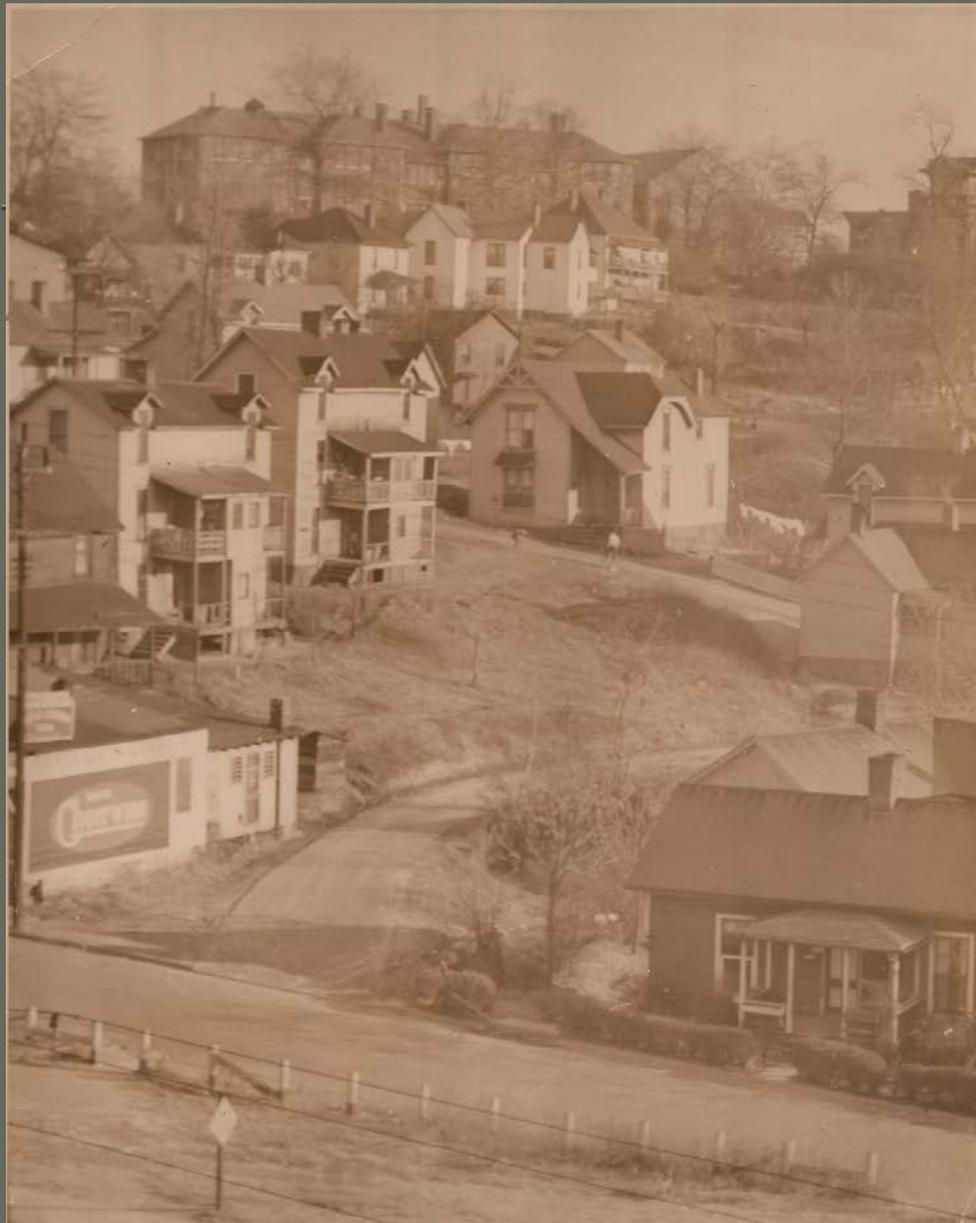
Asheville 1892



Cotton Mill



Asheville
1900



**West End
towards
Park
Avenue
School**

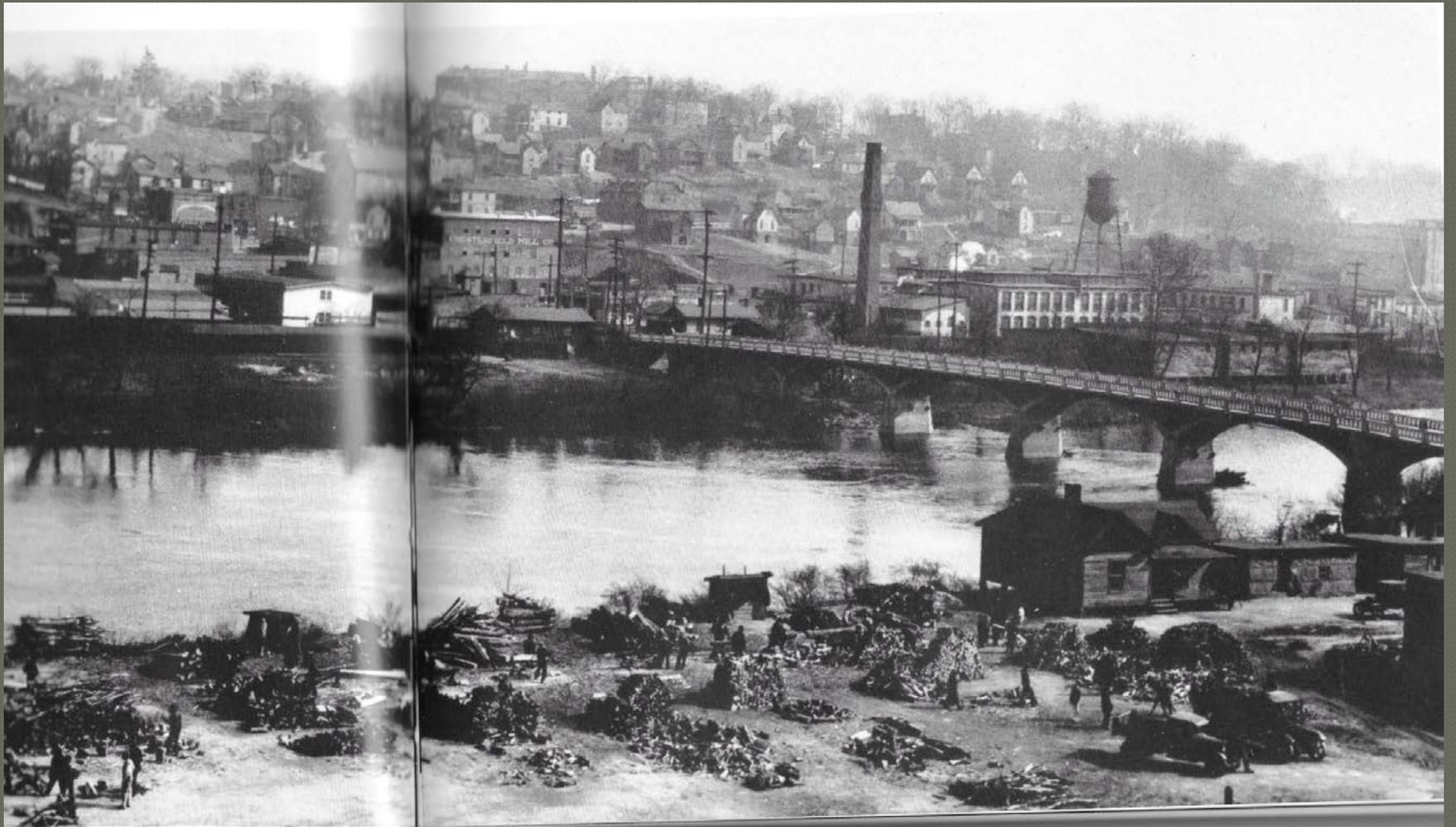


Asheville Birdseye view 1912









Smith Bridge to West End



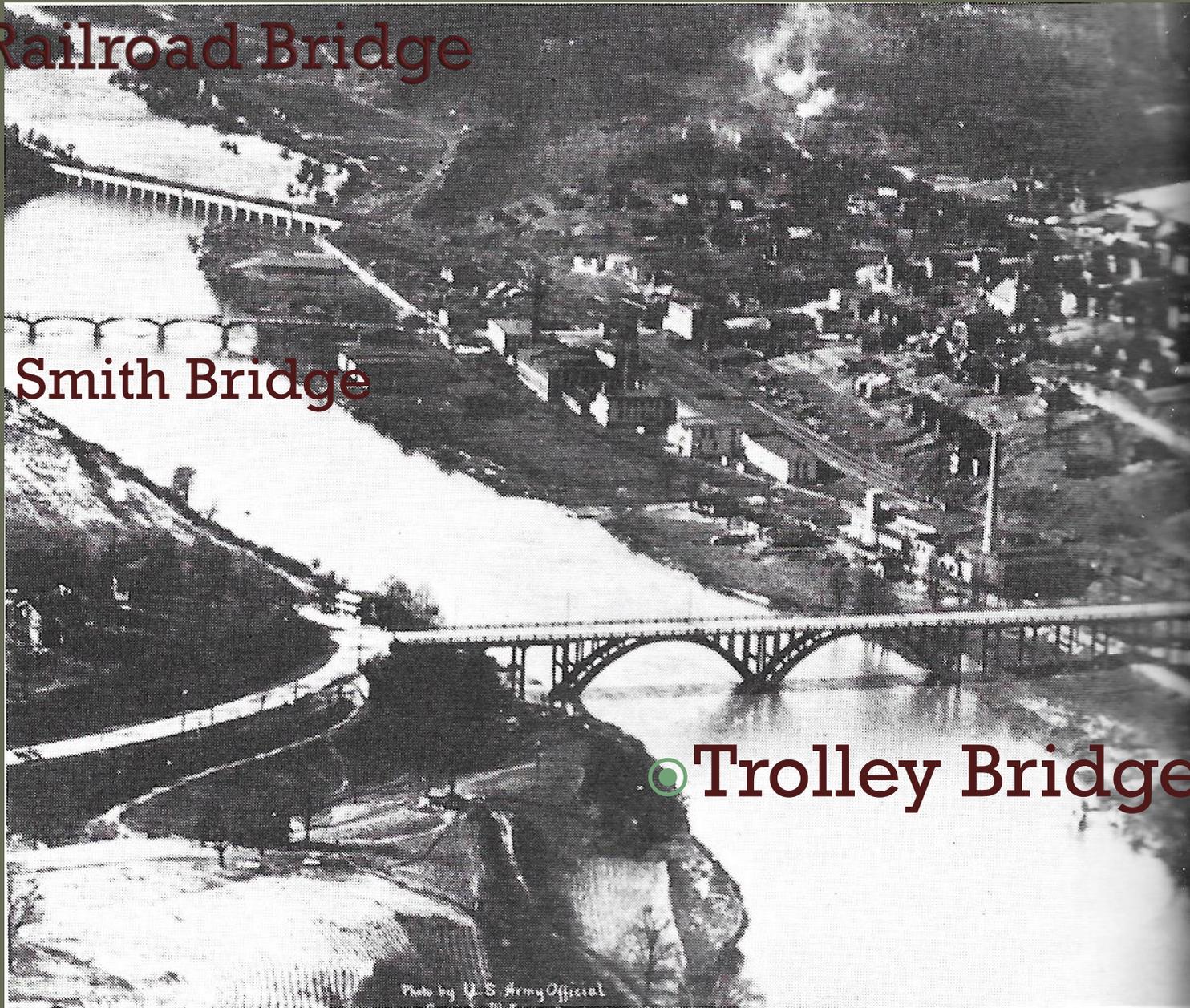


**Earle Chesterfield Mill, Asheville Cotton Mill
and West End 1940's**

Railroad Bridge

Smith Bridge

● Trolley Bridge



Asheville 1949



Description

Rating

Repository

Date Published

Image Depicted

Based on O'Farrell, D.P.

North Carolina State Archives

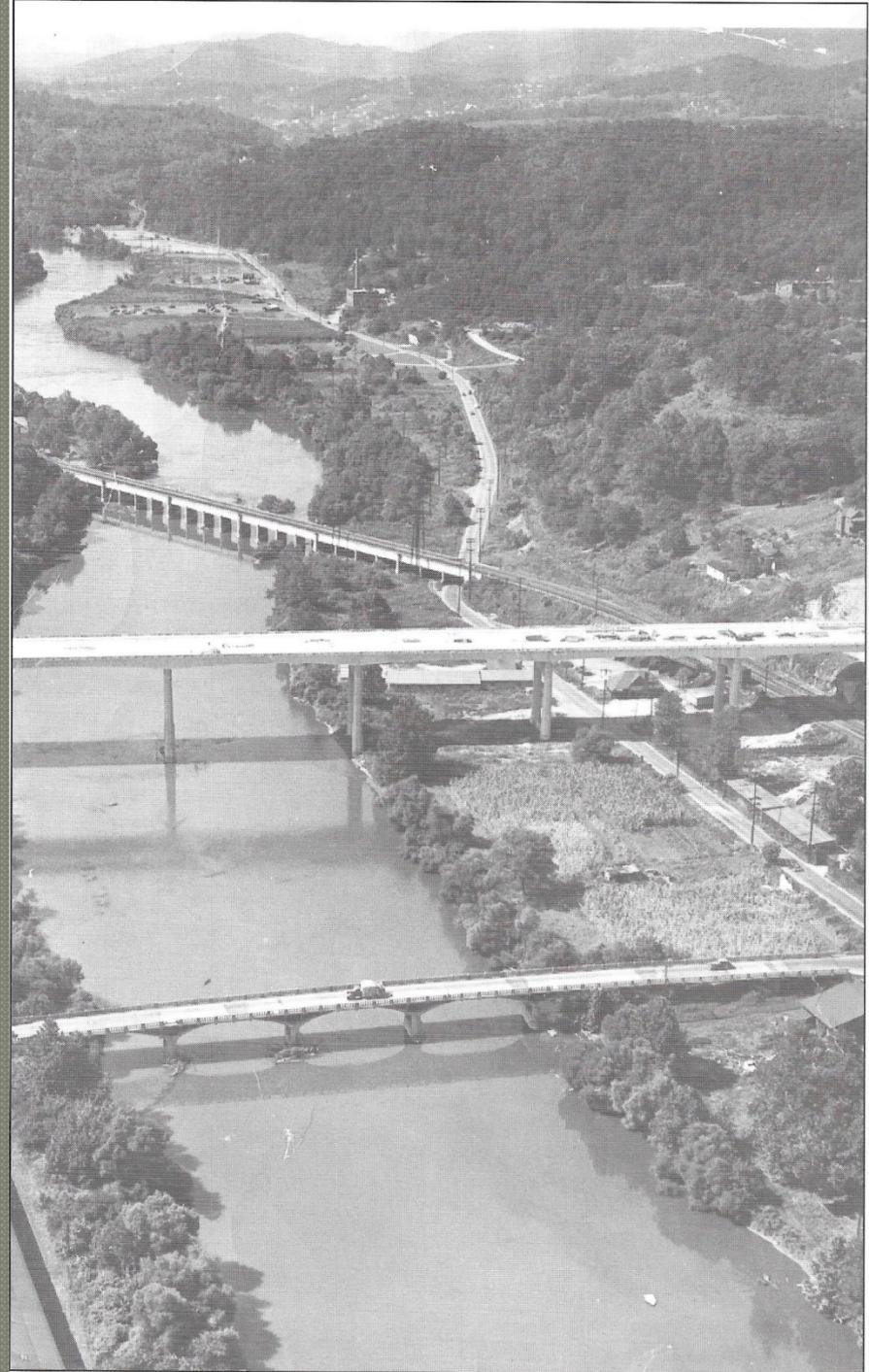
Asheville, North Carolina

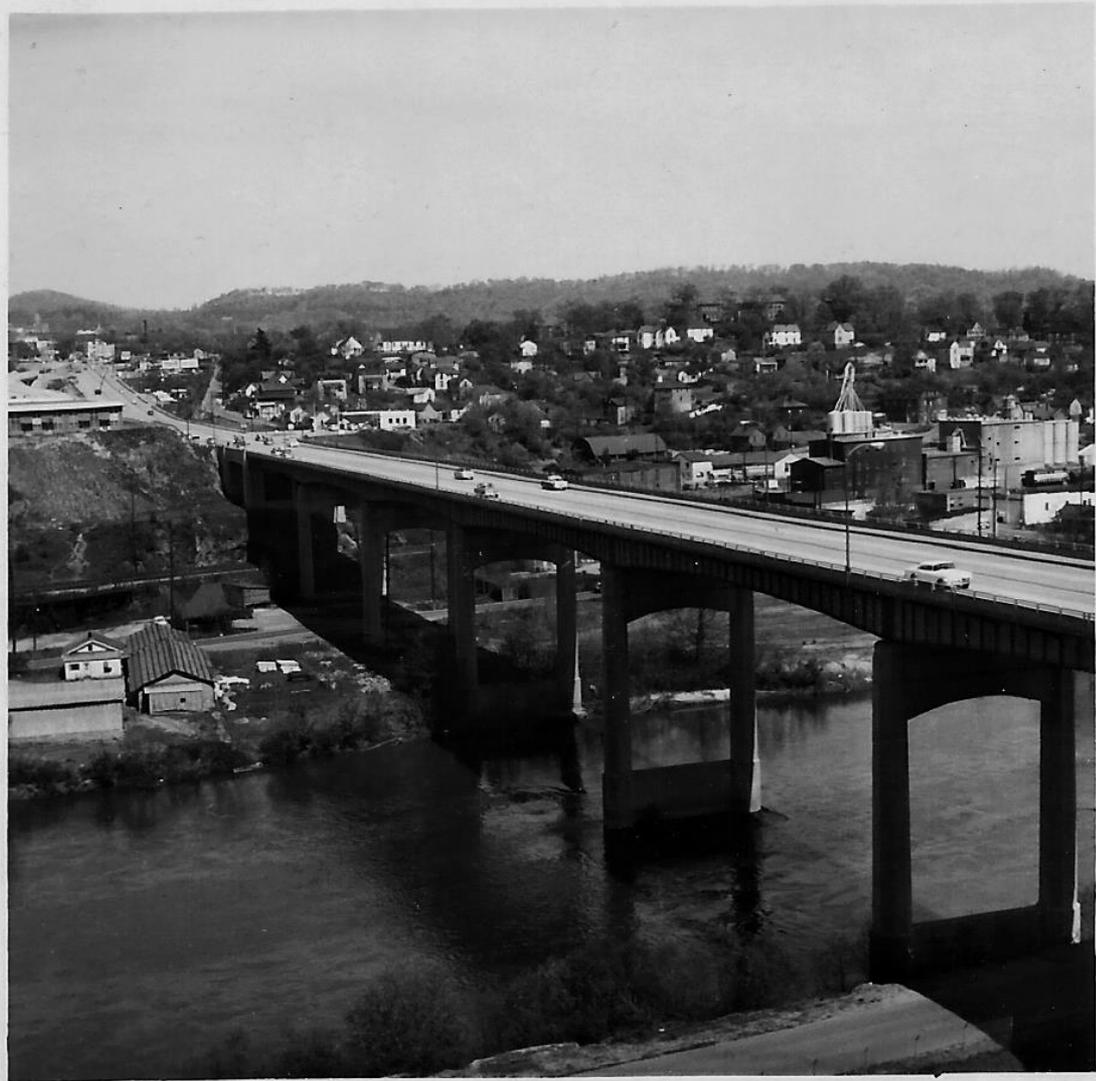
circa 1949

circa 1949

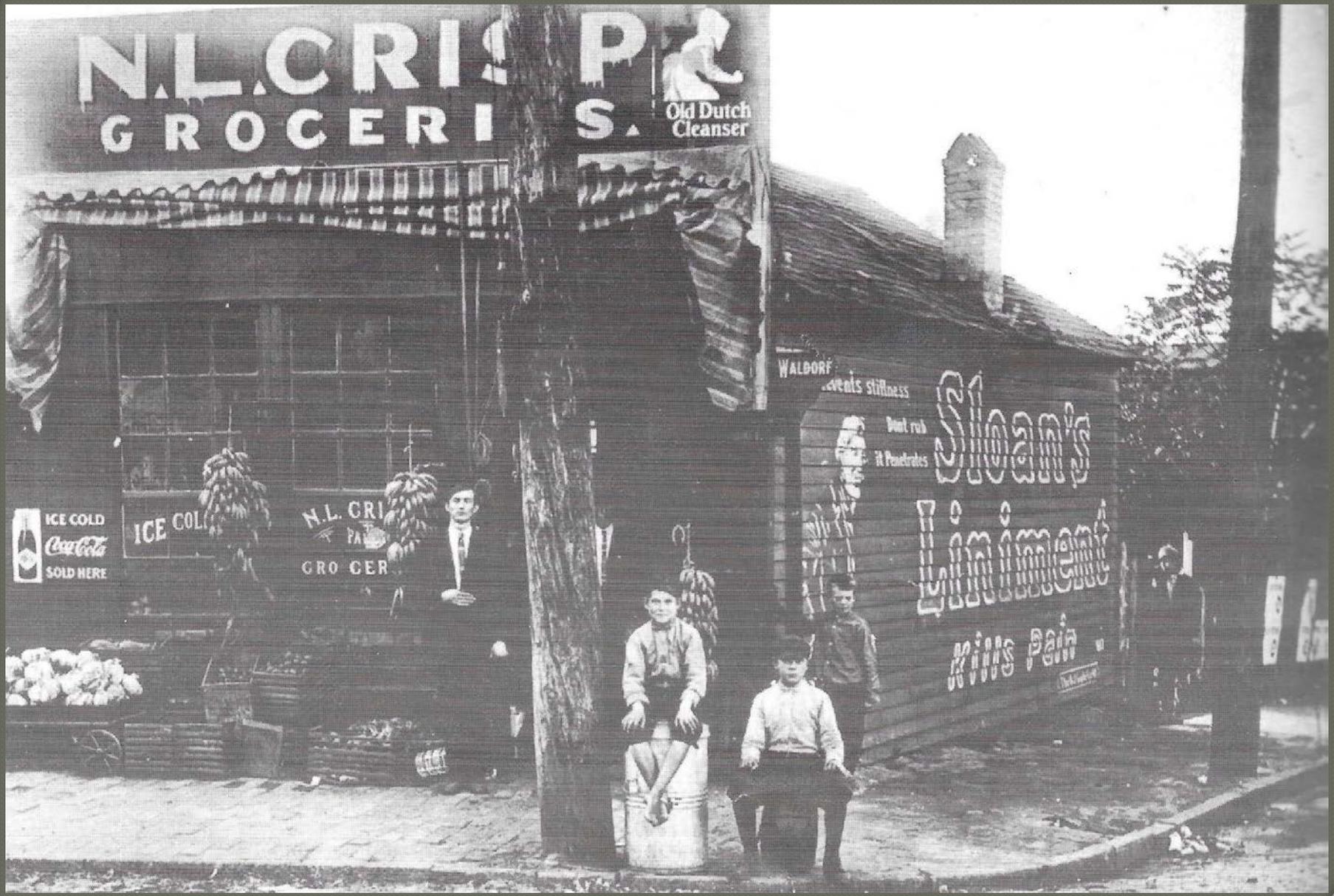
Smoky Park Bridge

Began construction
1948





JULY 1960



N.L. CRISP
GROCERIES

Old Dutch
Cleanser

ICE COLD
Coca-Cola
SOLD HERE

ICE COLD

N.L. CRISP
& PA...
GRO CER

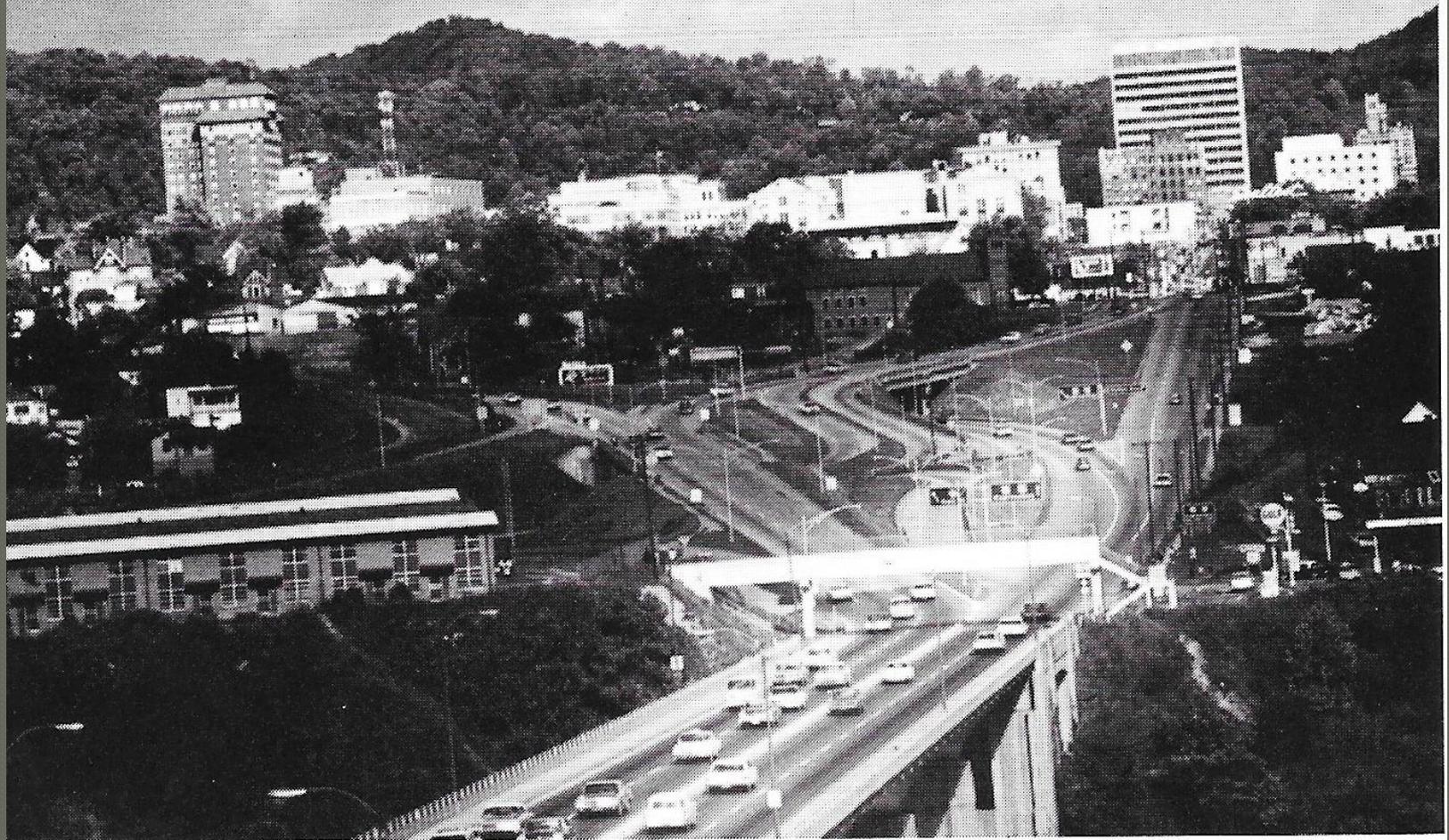
WALDORF
Prevents stiffness

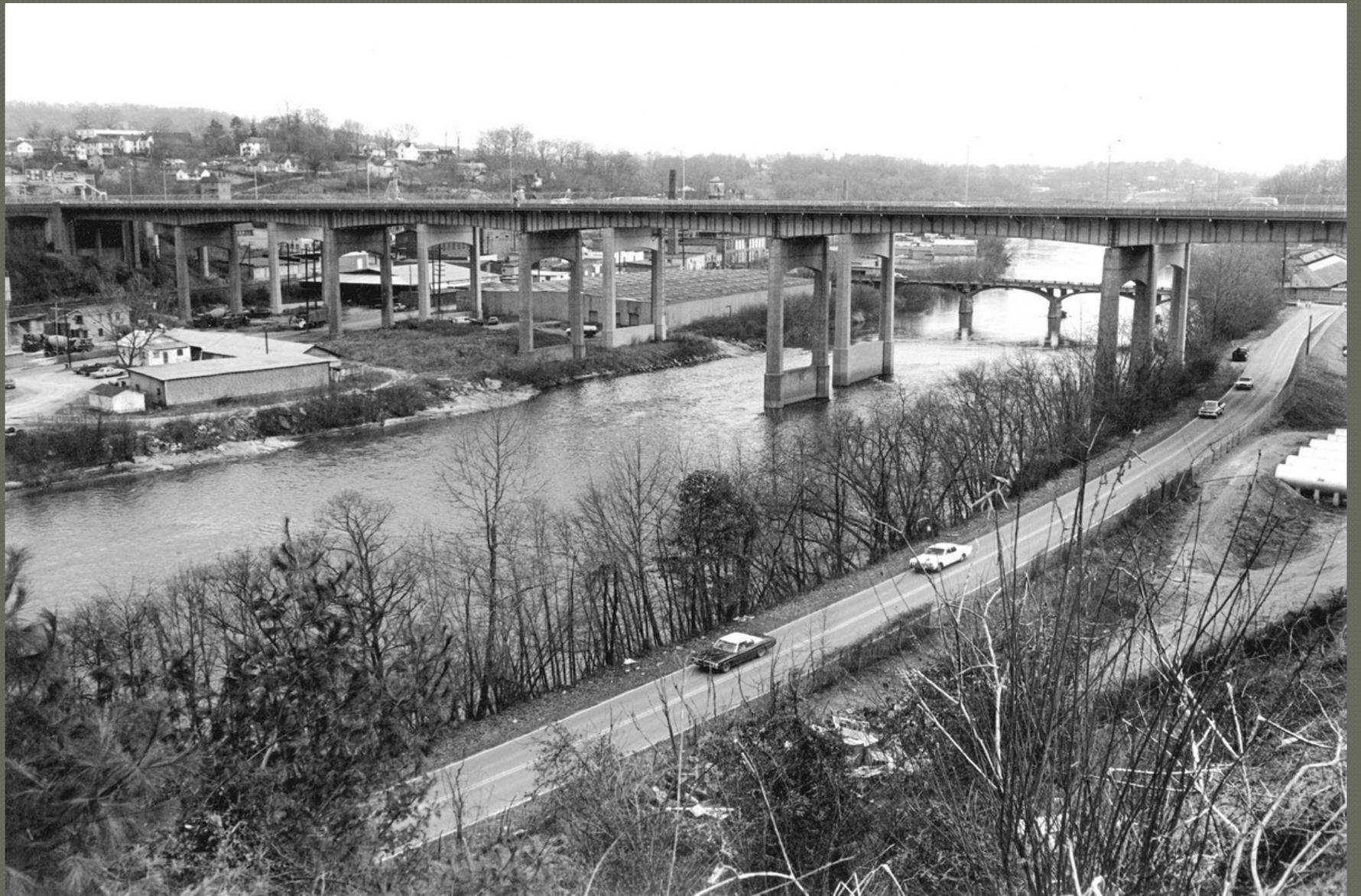
Don't rub
It Penetrates

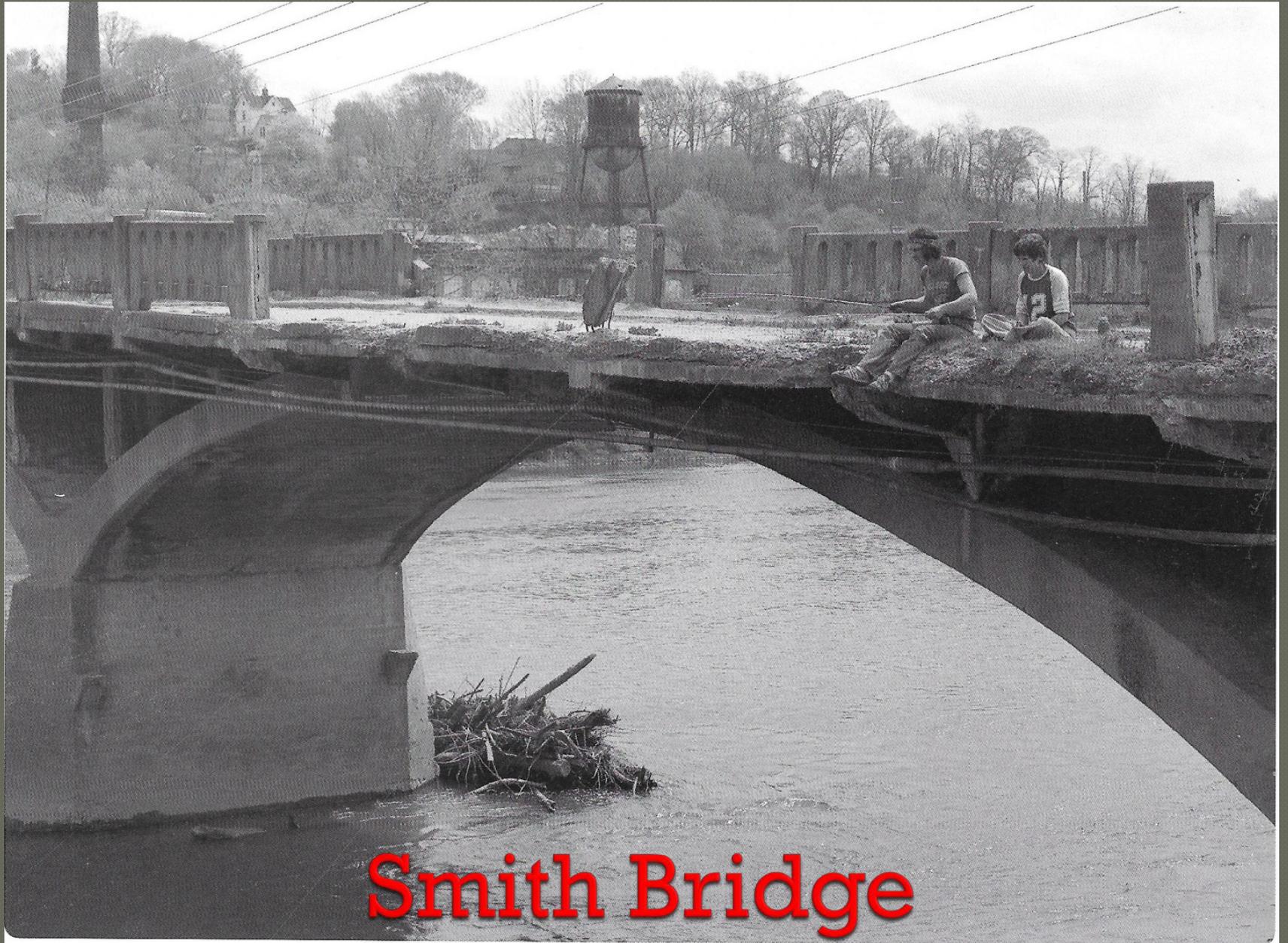
Stein's
Liniment
Kills Pain



Second Span of the Smoky Park Bridge







Smith Bridge







1) It will become an important connection between downtown and the developing French Broad Riverfront.

2) HUD identified a significant number of households with low to moderate income and anticipated higher density residential development pressure will impact them.

3) A land use plan was needed to deal with commercial development pressures intruding on residential areas.

And

4) Several homes were in need of rehabilitation and utility improvement such as water and sewer.





Chicken Hill residents asked for input

City Plan 2010 revitalization project targets historic West End neighborhood

By Tula Andonaras

STAFF WRITER

The City of Asheville Planning Department is developing plans for the revitalization of the historic West

End/Clingman Avenue area neighborhood known as Chicken Hill. And they're asking for input from the area's residents to come up with a plan.

Twenty-five residents of Chicken Hill met with city planner Tony Nicholson on

March 15 to focus on specific issues in the neighborhood such as improving the appearance, an updated zoning ordinance, more adequate city services and a better understanding of the impact on the neighborhood from riverfront revitalization efforts.

The plan for Chicken Hill is part of the Asheville City Plan 2010, a comprehensive guide for the growth of the city that was adopted in 1989.

Chicken Hill is included not only because of its historic nature, but also because it is an important connection be-



Nicholson

"... No one really knows the needs of the neighborhood better than its residents. That's why we need their input."

TONY NICHOLSON

CITY PLANNER

tween downtown and the revitalization of the French Broad Riverfront. It sits on about 130 acres bordered by Patton Avenue and Interstate 240 to the north, Lyman Street to the south, Clingman Avenue to the east and the French Broad River to the west. It's one of the oldest riverfront neighborhoods in Asheville.

The area has had different names since it became a neighborhood in 1881 such as West End, Factory Hill, Prospect Park, Clingman Avenue and Chicken Hill. The neighborhood grew when the railroad came to Asheville and expanded when the cloth and fabric factory known as the Asheville Cotton Mill opened.

Chicken Hill thrived as a neighborhood for all social classes until the 1930s when it became sandwiched between downtown businesses from the east and

the growing industry on the riverfront to the west. Construction of the Smoky Park Bridge in 1948 extended Patton Avenue across the French Broad River and many houses in the neighborhood were demolished.

In 1949 when the cotton mill closed, many residents were forced to relocate as they found new jobs. Transportation improvements in the city such as new road and bridge projects also affected the neighborhood.

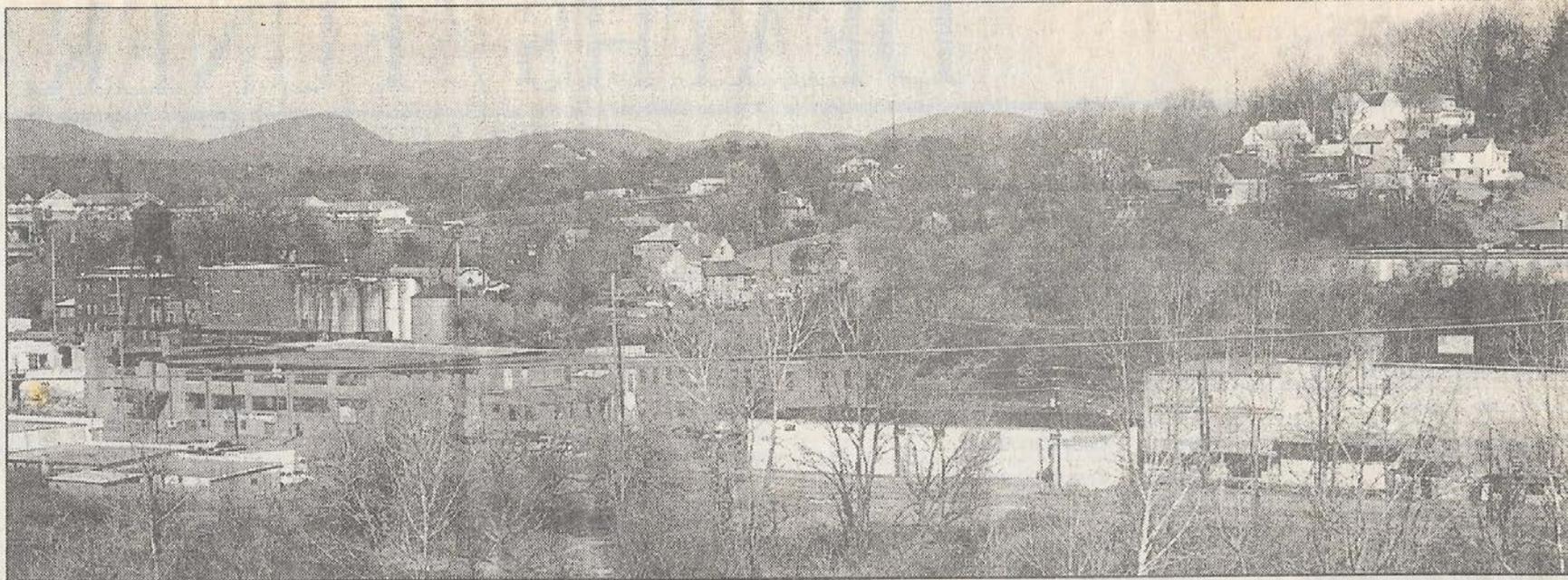
Today, about 200 people live in Chicken Hill. Eighty-one of the 109 housing units in the neighborhood are occupied. The rest are vacant.

Residents in the neighborhood want the city to contact the heirs of the vacant houses and demolish those buildings that are condemned.

"City planning has done a lot of research and data collection on Chicken Hill," Nicholson said. "But no one really knows the needs of the neighborhood better than its residents. That's why we need their input."

Nicholson said he plans to hold subsequent meetings with residents of Chicken Hill and hopes to finish the plan by the summer so the actual revitalization can begin.

November 27, 1994



EWART BALL/CITIZEN-TIMES

The closely spaced mill houses on Chicken Hill's Park Square are indicative of the neighborhood's old and declining homes.

CHICKEN HILL IN TRANSITION



PAUL CLARK/CITIZEN-TIMES

Situated between a vibrant downtown and an up-and-coming riverfront, Asheville's Chicken Hill is poised for change.

Asheville planning to protect residents from gentrification

By Paul Clark
STAFF WRITER

It has the city's last out-house. Many of its homes are falling down. And it could become Asheville's hottest residential section.

Chicken Hill, perched precariously above the French Broad River near downtown, could explode in value if efforts succeed in bringing shops, restaurants and residences to the riverfront, Tony Nicholson believes.

The city planner, on City Council's instructions, is devising a strategy to protect its 100-some residents, many of them

low income, and those on Clingman Avenue from "gentrification" — the squeezing out of longtime residents by young urban professionals looking for cheap real estate.

"Once it starts, it goes pretty fast," Nicholson said. And it's already begun, as it has in Montford, another central Asheville community that is going from largely poor to decidedly professional.

Once the city's premier address, Montford over the decades has gone from white and wealthy to poor and black. Now, lot by lot, it's going upscale. Rising property taxes are forcing

some families out, said Preservation Society Director Harry Weiss.

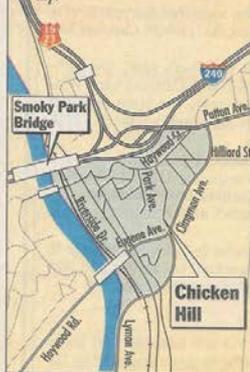
He said it could happen on Chicken Hill, which roosts just above aggressive redevelopment of the French Broad riverfront beneath the Smoky Park Bridge.

RiverLink, a public-private partnership leading the way with the city's blessing and financial support, is marketing the area as an (as yet) undervalued place to do business and live. Artists and craftsmen, who often pioneer space that others disdain, have set up shop in empty warehouses.

♦ See **Chicken Hill** on page 23A

HOT PROPERTY

Is Chicken Hill really going to be the next hot development spot in the city?



CITIZEN-TIMES MAP

April 5, 1995





FILE PHOTO/CITIZEN-TIMES

On April 2, fire destroyed the century-old Chesterfield Mill along the French Broad River in Asheville. A week later, a fire gutted an addition to the Richmond Hill Inn, also along the river. The destructive conflagrations were just two of many fires that hit the area in 1995.

Firestorm ravages riverfront



2 landmark
gutted; dam
at least \$1 m

By Jason Sandford
STAFF WRITER

A ravenous fire fed by a gusting afternoon wind devoured two historic buildings along the French Broad River near downtown Asheville Sunday night. The fire also touched off several other smaller fires.

The fire destroyed the four-story French Broad Cotton Mill and severely damaged the Asheville Cotton Mill, which contained several small businesses. The cotton mill is easily identified below the Smoky Park Bridge by its water tower.

Sparks flying from the warehouse fires also ignited smaller fires at an ice storage warehouse, Lee's Transmission and Asheville Waste Paper Inc. on Riverside Drive. About 150 firefighters from about 20 fire departments battled the fire.

Asheville Fire Department Chief Rukavina said Sunday night that no one was injured. Rukavina said the fire caused about \$1 million in damages. The fire started about 10 p.m. in a field building, he said.

Rukavina declared the fire a major disaster. Firefighters won't be allowed to enter the area until sometime Monday.

"This is the nightmare fire with," he said, as huge clouds of black smoke billowed from the buildings.

None of the warehouse buildings had working sprinkler systems, Rukavina said.

ROADS

Commute
Monday
aware the
Drive nee
blocked
Sunday
Asheville
Rukavina
leading
also be
area.

FIERY SPECTACLE

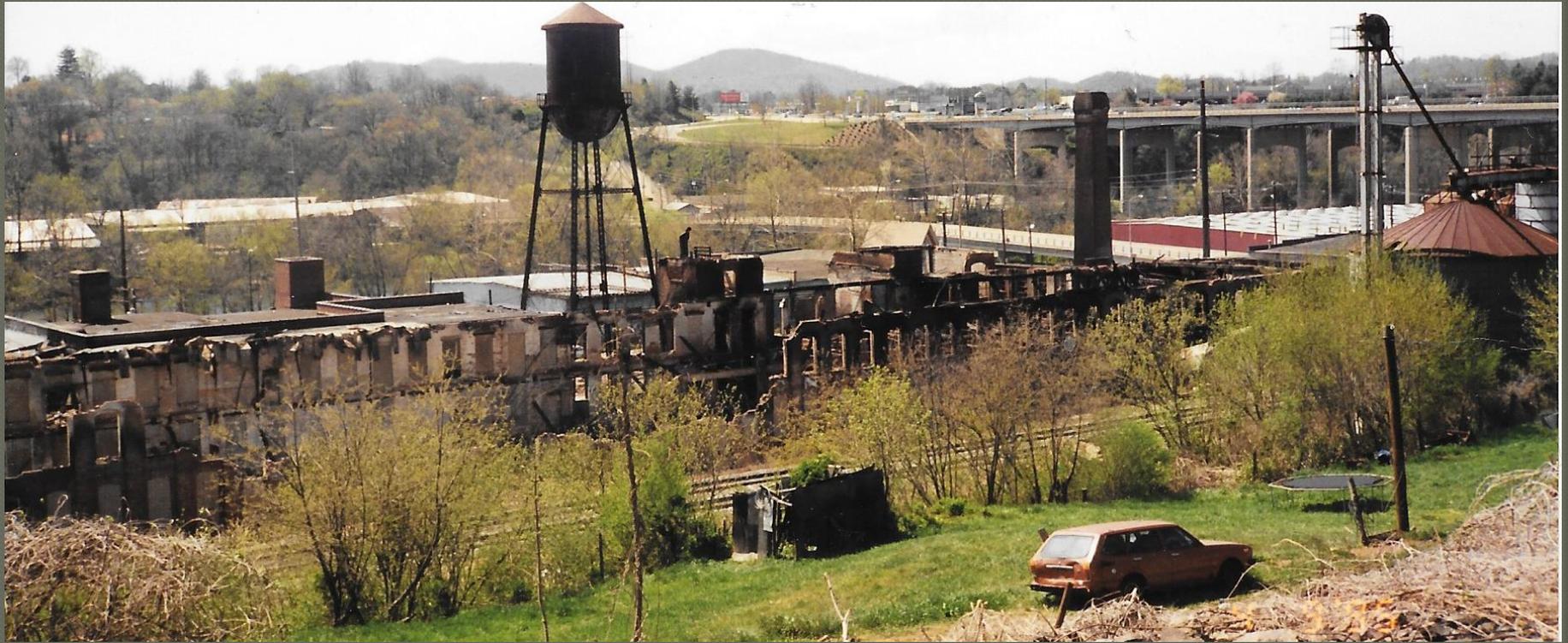


DEBBIE CHASE-JENNINGS/CITIZEN-TIME

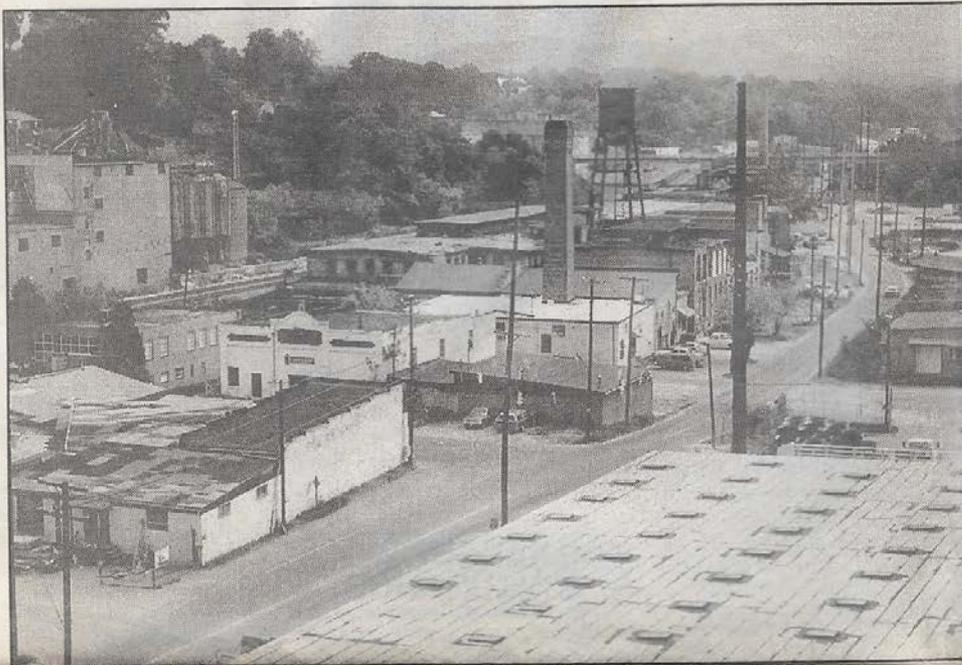
Front row to disaster, a group of youngsters watch flames claim the old Earl Chesterfield Mill on the French Broad River Sunday afternoon.







FIRE DESTROYS SLICE OF HISTORY



FILE PHOTO/CITIZEN-TIMES

This is what the buildings along Riverside Drive looked like before a Sunday afternoon fire. The fire destroyed the Earle Chesterfield Mill and the former Asheville Cotton Mill, marked here by its water tower.

Riverfront area was vital to Asheville's development

Was city's first industrial area, hub of social activity

By Paul Clark
STAFF WRITER

More than just buildings went up in Sunday's fire along the French Broad.

A part of Asheville's history went as well.

The riverfront was the city's

passed through a number of hands and declined steadily, according to the Preservation Society of Asheville and Buncombe County.

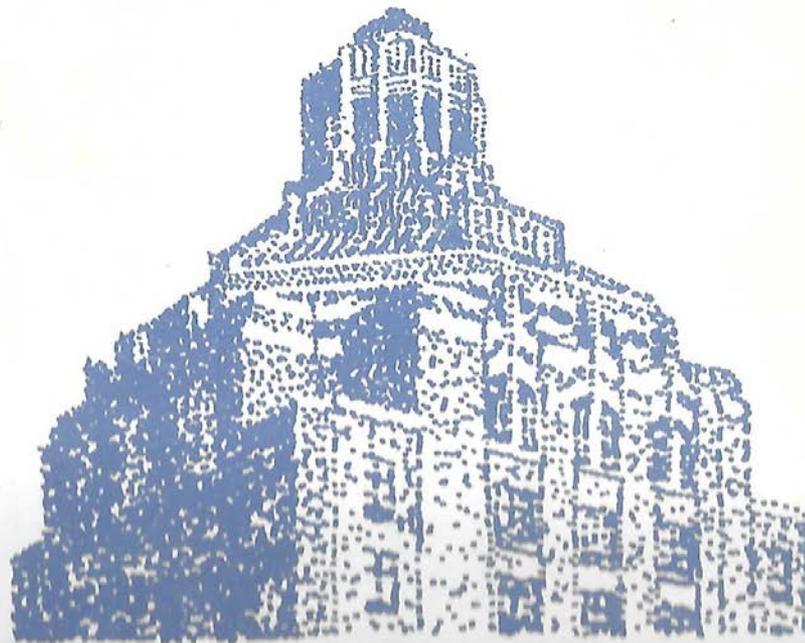
The riverfront suffered significant damage in the flood of 1916.

auto graveyards and little business.

The river by the 1960s continued to deteriorate and was considered virtually dead. During the 1970s some residents began efforts to bring the riverfront back. Hundreds of junked cars were

ASHEVILLE CITY PLAN 2010

*West End/Clingman Avenue
Neighborhood Plan*



2010 ASHEVILLE CITY PLAN

WEST END/CLINGMAN AVENUE NEIGHBORHOOD PLAN

Asheville, North Carolina

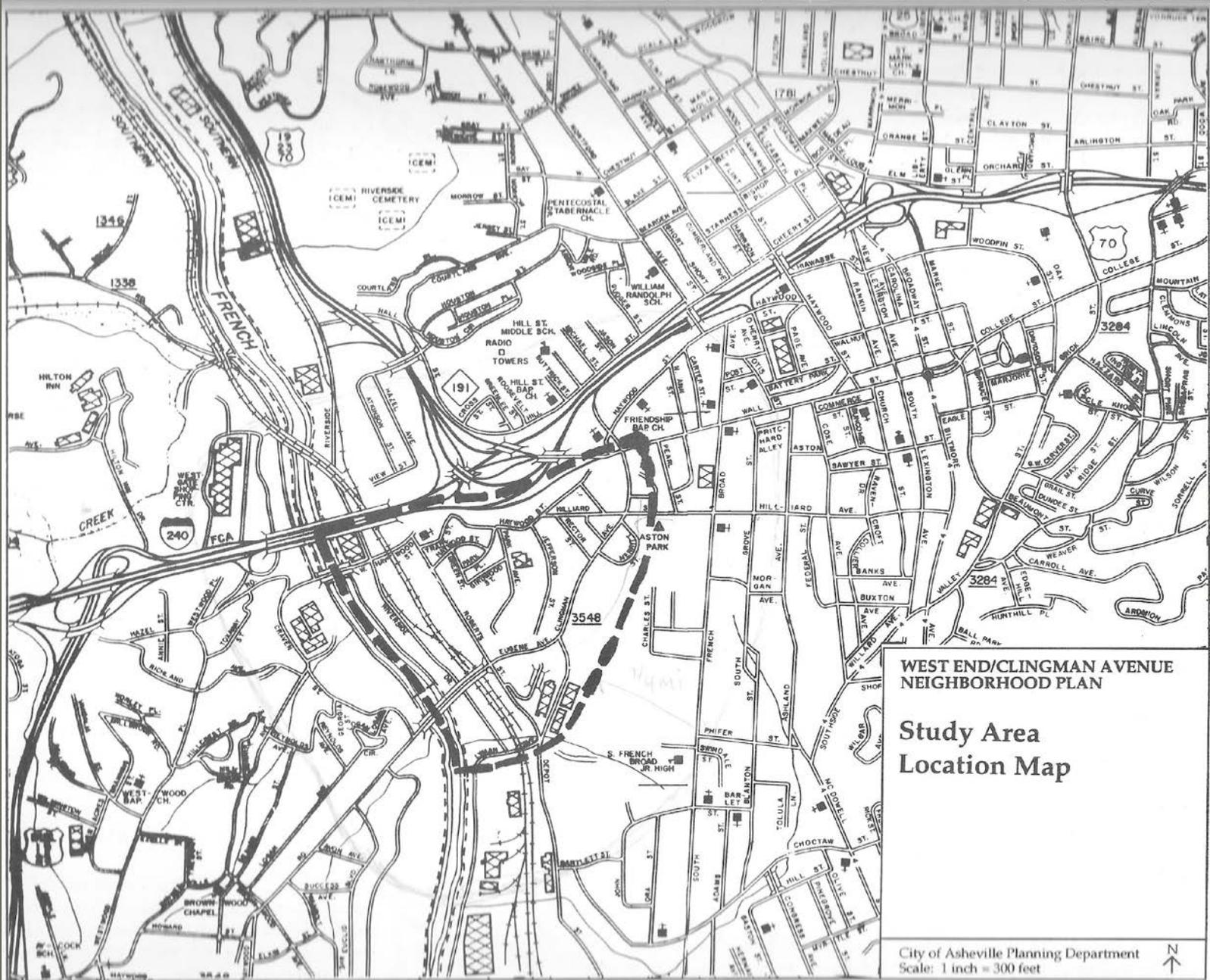
January 23, 1996

*Proposed by the Citizens of Asheville
Prepared by the Asheville City Planning Department*

1 Physical characteristics

(130 acres and 273 separate tax lots)

**Bounded by the River, I-240, and the
east side of Clingman Ave to Depot St.**



2 Historical Development

**(Since the railroad came in 1881 and
major impact of road projects)**

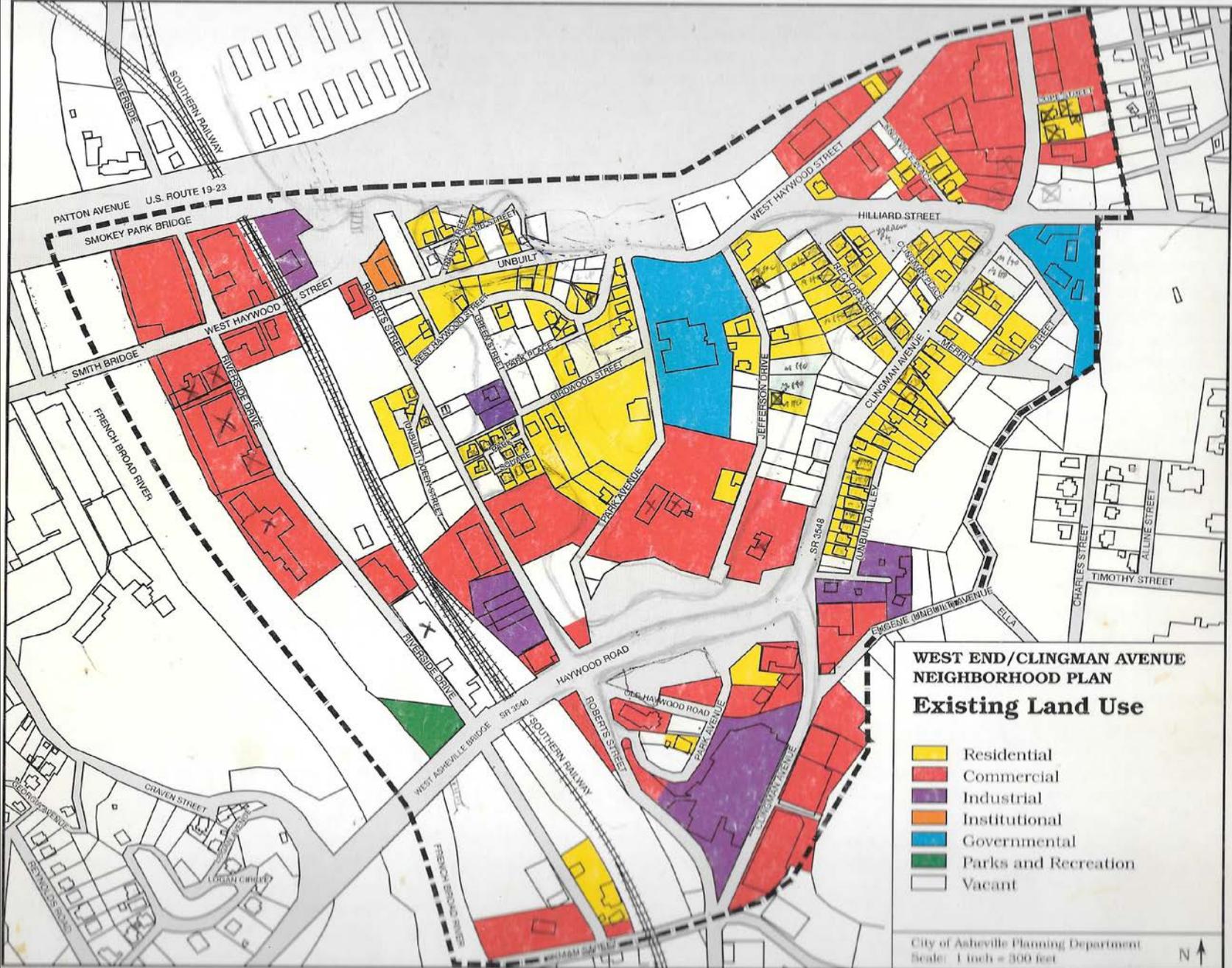
3 Population and Income

(199 and 88% below median income.)

4 Review of Existing Plans

(The Asheville City Plan (1922)

**The Asheville City Plan 2010 (1989),
and the Riverfront Plan. 1989)**



**WEST END/CLINGMAN AVENUE
NEIGHBORHOOD PLAN
Existing Land Use**

- Residential
- Commercial
- Industrial
- Institutional
- Governmental
- Parks and Recreation
- Vacant

City of Asheville Planning Department
Scale: 1 inch = 300 feet



1) Housing

2) Land Use (zoning)

3) Utilities

4) Traffic and Pedestrian Circulation

5) Parks and Recreation

6) Neighborhood Enhancement

And

7) Plan Management and

Implementation *

*(*which called for periodic review in five year increments.)*

“Promote the involvement of residents and property owners in decisions regarding the future of the neighborhood”

***Create a formal
neighborhood
organization.***







Planted by
West End ~
Clingman Ave.
friends & neighbors





The purpose of WECAN is to:

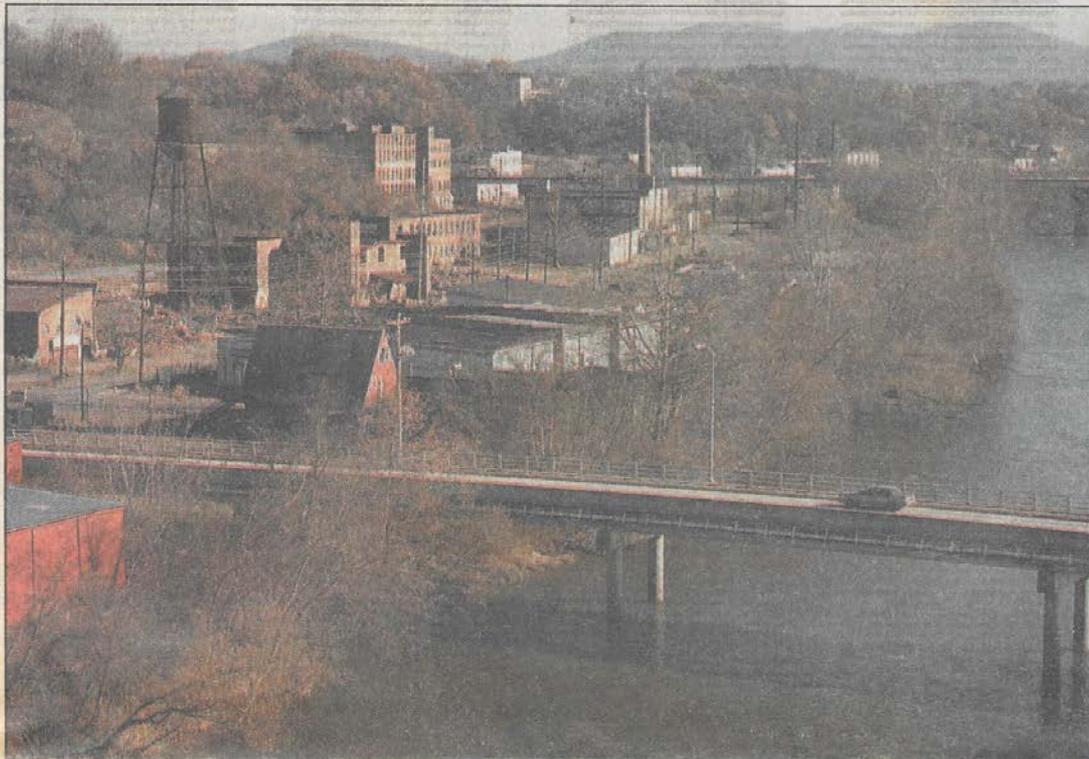
***Promote community
revitalization and
to provide a vehicle
to guide area improvements.***

Bill and Marianna Bailey

Vision Workshop action goals

- 1) Develop a Neighborhood Plan**
- 2) Visually unite and Identify the neighborhood**
- 3) Develop a Living History and**
- 4) Hold a Carnival fundraiser**

Revitalizing the riverfront



DEBBIE CLASE-JENNINGS/CITIZEN-TIMES

Asheville's urban riverfront may not look like a prime tourist attraction in this view south from the Smoky Park Bridge, but supporters of riverfront revitalization hope it will be one day. Plans for commercial development are centered on the area at left.

Plans for attracting more people face an uphill battle

By Mark Barrett
STAFF WRITER

On a recent October Friday afternoon, three mallard ducks milled around on the French Broad River, poking around for food while a few yellow leaves dropped onto the water around them.

STEP-BY-STEP ON THE RIVER

Redeveloping the area along the French Broad River near downtown Asheville has been a community focus since at least the early 1980s. The map shows the locations of the different projects that have either been completed, begun or just envisioned.

1. **JEAN WEBB PARK** - The small park opened in 1988.
2. **FRENCH BROAD RIVER PARK** - This 14-acre park opened in September 1994. It contains a 1/5th of a mile walking/biking path, an observation deck on the



Riverboat center planned for city

Edgerton, others studying feasibility

By Paul Clark
STAFF WRITER

They laughed at Robert Fulton, but a paddle boat proposed for the French Broad River is no laughing matter, its promoter said.

H.K. Edgerton is spearheading what he says is a \$100 million effort to build a paddle boat — a stationary one, unlike “Fulton’s Folly,” which in 1807 was the first riverboat powered by steam — and motel-conference center on a privately owned former landfill by the French Broad River.

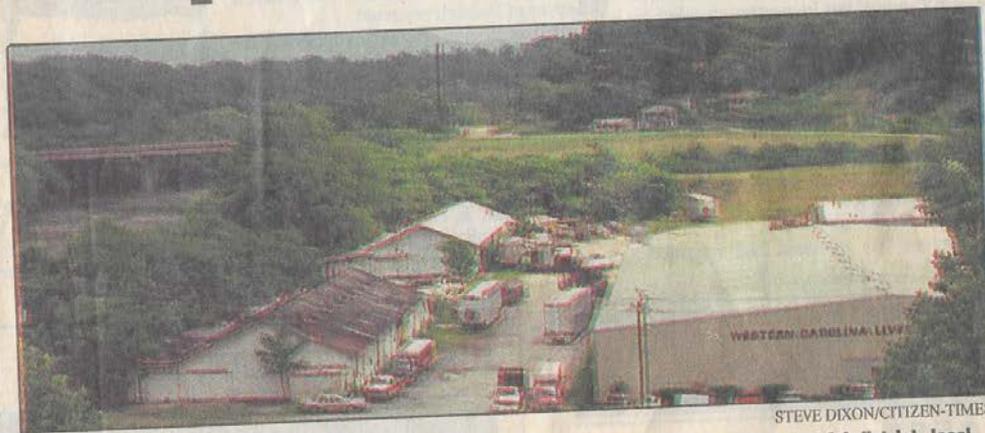
“The beauty of the project is

“a player with the group” putting the project together.

On Thursday, Edgerton will meet with the Tennessee Valley Authority, the Army Corps of Engineers, city planners and inspectors and others to determine how feasible the project is.

“This can be done,” said Edgerton, who last year ran in Asheville’s mayoral race.

For the past several weeks Edgerton has been talking up the project. He’s been telling prospective investors the complex would tie in perfectly with other efforts to revitalize what a century ago was the



STEVE DIXON/CITIZEN-TIMES

In the shadow of the West Asheville-RiverLink bridge, in the heart of Asheville’s first industrial district, local entrepreneur H.K. Edgerton wants to vault Asheville tourism into the future with an 1800’s-style paddle boat,

'New urbanism' on community's horizon

Groups aim to bring new development to West End-Clingman neighborhood

By **Melissa Williams**
STAFF WRITER

ASHEVILLE - "Cultural Urbanism" is the new buzz phrase in the West End-Clingman Avenue area of the city, where the neighborhood's rich history has inspired an upcoming charrette, an intensive planning session, to guide it into the future.

In a week-long community design forum next month, representatives from the WECAN Association, Mountain Housing Opportunities, nationwide urban planners and city staff will meet to discuss revitalizing the area as a walkable community with new infill development, neighborhood commercial businesses, parks and mixed-income housing.

Cultural Urbanism is a planning trend that tries to marry the architectural and cultural history of an area with new development. And it's imperative to that process to avoid gentrification and displacing current

WANT TO GO?

The West End-Clingman Avenue Neighborhood Charrette Community Design Workshop, or "charrette," will be Nov. 10-16 at Haywood Street United Methodist Church. For information, call Mountain Housing Opportunities at 254-4030, Ext. 22.

residents.

"One of my biggest concerns is the separation of people," said Tamara Calabria, community design coordinator at MHO. "We're looking for a real vibrant mix of people. It's a new urbanism."

Calabria said successful planning for the area can't be done without residents' input. "We want them to have a voice as well," she said. "There's a lot of opportunity for new, affordable housing for the city - and that's something we really need."

Please see **URBANISM** on B3



John Fletcher/STAFF PHOTOGRAPH

The West End-Clingman Avenue neighborhood is an economically and culturally diverse section of the city, for which an upcoming community design forum will aim to make the area more pedestrian-friendly with a mix of economic classes.

November 2000 Charette





Charette community report





WECAN COMMUNITY CHARRETTE

MOUNTAIN HOUSING OPPORTUNITIES INC.

THE CITY OF ASHEVILLE

THE WEST END / CLINGMAN AVENUE NEIGHBORHOOD AND PARTNERS



WECAN CITIZENS MASTER PLAN

CORREA VALLE VALLE, INC.
194 Minorca Avenue, Coral Gables, Florida 33134



Photo: © 2001, Mountain View Realty, Inc.

First Annual Smart Growth Award

May 9, 2001

"WECAN Neighborhood Plan/Charrette"
West End Clingman Avenue Neighborhood Association

Sponsored by **Smart Growth Partners of Western North Carolina**, a non-profit organization dedicated to achieving livable, healthy, and economically robust communities through compact, orderly development and redevelopment.

Tanya Davis, Managing Director

Tim Bayliss, President



Environmental
Excellence Award



FIRST SUPPLEMENTAL AWARD
FOR ENVIRONMENTAL EXCELLENCE
2008





Debris from homeless campers



Picnic and Neighborhood sign

Housing progress:

- 1) 11 demolitions**

- 2) 76 new units in 20 new buildings:
17 new constructions plus
Merritt Park Condos(21units),
Prospect Terrace(17 units)
or Clingman Lofts (21 units).**

- 3) at least 23 rehabs**



Neighborhood Sign





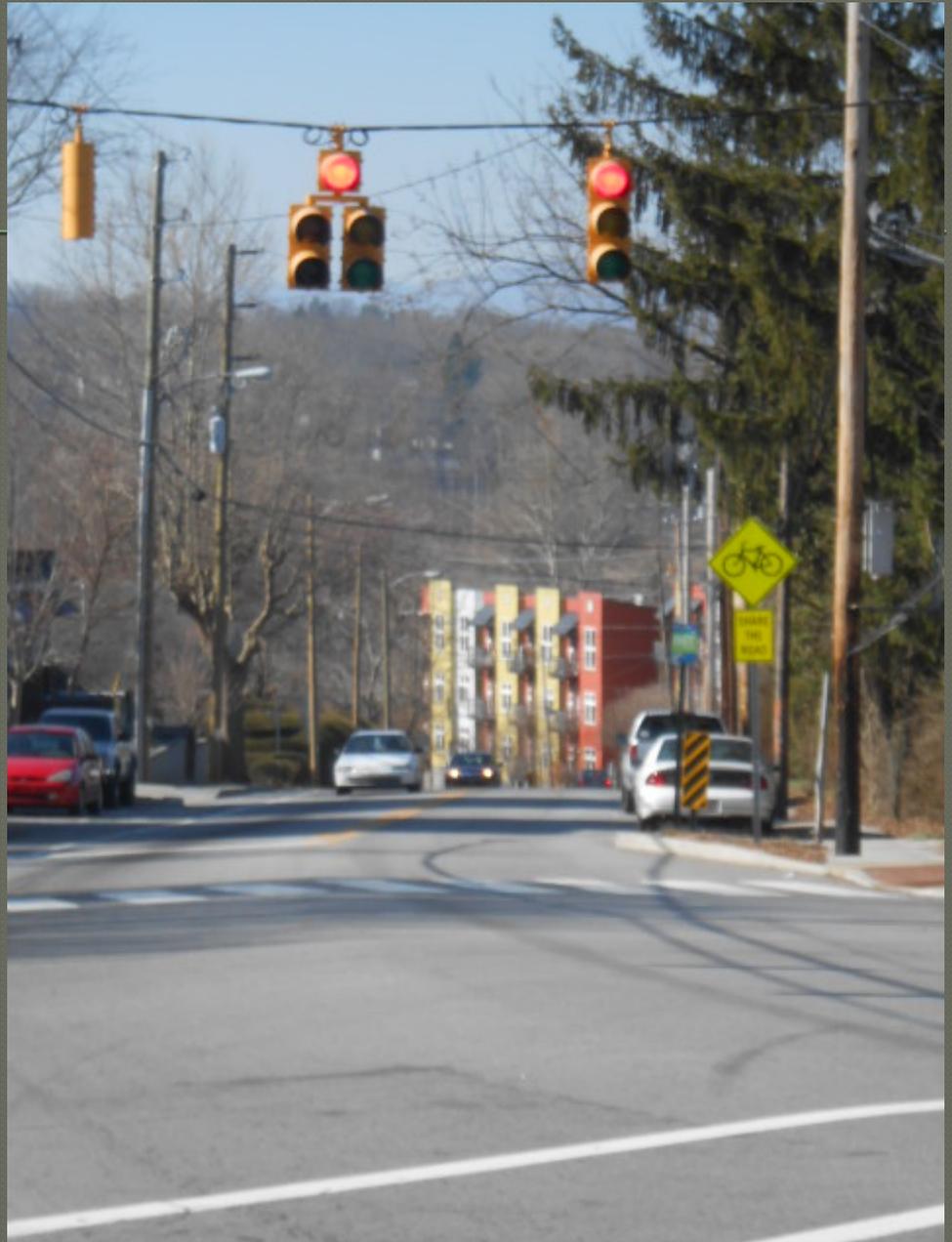
New sidewalk on Hilliard Ave



Merritt Park Condos



Clingman Lofts



Historic West End / Clingman Avenue Neighborhood



WECAN



ADOPT



A

HIGHWAY

M10-8A



Work day on Jefferson Drive

Celebration and Dedication of Owens-Bell Park

John H. Owens 1883-1954 & Joseph D. Bell 1887-1963

September 4, 2006 3 PM

Welcome

The History & Development of the Park

The Science and Beauty of Water Treatment

The Sign Unveiled to Public View

John Lennon's "Imagine"

Naming a Park

Family and Friends of Mr. Owens and Mr. Bell

A Centenarian's View of Changes in Asheville

Let There Be Peace on Earth

Convergence of the Waters: a Symbolic Libation

Mayor of Asheville

Ribbon Cutting and Grand Opening

Invitation to Moveable Feast

Byron Ballard

Scott Dedman & Becky Anderson

Jon Calabria

George Inge IV, music by Steve Davidowski

WECAN Friends

Gloria Howard Free (presentation of tiles)

Dr. Wilhelmena Grant, Duckett Bell, David Williams

Mr. Levie Wilson

Mary Howard Dawkins

Byron Ballard

The Honorable Terry Bellamy

music by Steve Davidowski

We gratefully acknowledge the contributions of the following organizations:

The Ford Foundation, Mountain Housing Opportunities, Asheville Parks and Recreation, Buncombe County Soil & Water district, Carolina Comfort Heating, Carolina Cornerstone Construction, EPA 319, HandMade in America, NC Dept of Natural Resources Water Resources Division, NC Dept of Natural Resources Urban Forestry, the Park Naming Committee, Progress Energy, the Pigeon River Fund, Third Saturday at 9 Clingman Avenue Cafe Social Club, The WECAN Garden Club, WECAN Moveable Feasts, West End Clingman Avenue Neighborhood

Thanks to the following individuals for their efforts in the creation of our park:

Becky Anderson, Byron Ballard, Duckett Bell, Terry Bellamy, Jon Calabria, Tamara Calabria, Andre Coleman and family, Jessie Coleman, Perri Crutcher, Steve Davidowski, Mary Howard Dawkins, Scott Dedman, Joe Fioccola, Gloria Howard Free, Brett Frk, Wilhelmena Grant, David Heetderks, Betty Hurst, George Inge IV, Jesse May Jones, Evelyn Littlejohn, Floree Lowery, Jenny Pickens, Jesse Ray Jr., Julia G. Ray in memory of W.C. and Bertha Ray, D Smith, Pattiy Torno, Mike Vance, David Williams, Louise Williams, Levie Wilson, Hazel and James Wright



Clingman Streetscape Celebration



Neighborhood Achievements

Formed a Neighborhood Association 1997

Published a Newsletter 1997

Neighborhood cleanups 1997

History Exhibit 1998

Adopt a Highway 1998

Community Gardens 2000

Decorated Street Signs 2000

Community Design Workshop 2000

Designed a Logo 2001

Neighborhood sign 2001

Nat'l Register Historic District Nomination 2001

Sidewalk on Hilliard Avenue 2001

WWC Service Day 2001

Merritt Park: 2001-2002

Access to Community Meeting Room 2002

Decorative Ceramic Tiles 2002

Clingman Forest Greenway 2002-2003

Commissioned Public Art 2003

Non-profit Tax exemption 2001-2003

Oral Histories 2004

Neighborhood Watch 2004

Prospect Terrace 2004

Owens-Bell Park 2005

Documentary Video 2006

Bus Shelters 2006

Clingman Avenue Improvements 2006-2012

Bike Lane; Bulb Outs; Designated Parking

Sunny Cultural Garden 2007

National Night Out 2007

Aston Park rehab 2008

Additional Playground Equipment
at Aston Park 2010

LED Street Lights 2011

Clingman Traffic Circle 2010

Bike Repair Station 2012

Clingman Circle Celebration 2012

Neighborhood Kiosk 2012

Thirteen Bones Pedestrian Bridge 2013



Bus shelter Kiosk



Queen Carson
Community Garden

Blaze damages buildings

Cause of fire on Riverside still unknown

By Paul Clark
STAFF WRITER

ASHEVILLE — A thick column of brown smoke rose over the West Asheville-RiverLink Bridge Thursday as two old buildings connected to the city's railroad days went up in flames.

Two buildings attached to the old Asheville Ice and Storage Co., a huge brick structure built about 1900, were destroyed in the Thursday afternoon blaze. There were no injuries.

The cause of the blaze had not been determined late Thursday. None of the four buildings that make up the Asheville Ice and Storage Co. were insured, according to Wesley "Buck" Talman, the company's chief executive officer.

One of the buildings was full of office and restaurant equipment, Talman said. The other had been cleaned out to be rented Friday as a warehouse, he said.

An Asheville police officer driving on the West Asheville bridge noticed the fire about 2:35 p.m. and called emergency dispatchers, Fire Department spokeswoman Kelly Webb said. A fire commander arrived within two minutes, and the first of nine fire trucks and their crews were on the scene within four, Fire Chief Gregory Grayson said.

"Incredible response time," Steve Skufca of nearby Lignum Vitae Custom Furniture and Woodworking said. He noticed the fire when he went outside to water his plants.

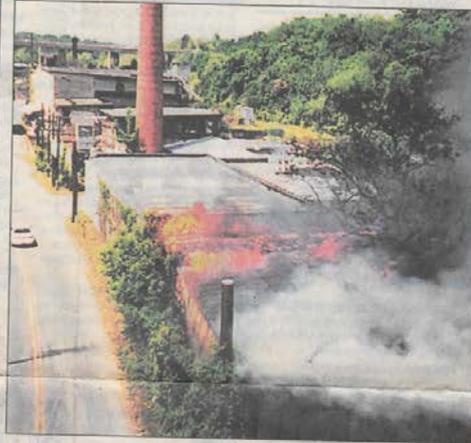
"By the time I called 911, they were already here," he said. "It really makes me feel safe to know they have that kind of response time."



John Coutlakis/STAFF PHOTOGRAPHER
Powerful blasts of water from several sides helped Asheville firefighters prevent flames from moving into the older and more historic buildings at the ice plant on Riverside Drive Thursday.



John Coutlakis/STAFF PHOTOGRAPHER



Brendan Lafferty/SPECIAL TO THE CITIZEN-TIMES
Above, flames spread at the Asheville Ice and Storage Co. on Riverside Drive Thursday. The two southernmost buildings were heavily damaged by the blaze, Fire Department spokeswoman Kelly Webb said. Left, Asheville firefighters climb to the roof of a building at the old ice plant on Riverside Drive to attempt to put out the flames from the top.

Asheville Ice and Storage building fire

Please see BLAZE on B2



Asheville
Ice and
Storage
Building
2013





photo by Bo Post

The makeover that didn't make it. Supporters had hoped to revitalize riverfront structures like this one with funds obtained through the American Heritage Rivers program.



Clubhouse

Locals peeved over curb removal

By Adam Behsudi
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ASHEVILLE — The removal of curbstones by the city from a West End/Clingman neighborhood street has become a source of frustration for residents there.

"They were yanking out these big beautiful granite curbstones," said Tina Wolfe. "They've taken out probably about a hundred feet of them."

Wolfe said the curb removal started when the city came to repair and replace the sidewalks in front of her Jefferson Drive home.

But Richard Grant, assistant director of public works, said removing the old stone curbs is a common policy of the city when streets and sidewalks are built or repaired.

"Our normal procedure or practice is to remove those granite curbstones," he said.

Grant said work has been halted pending a meeting with neighbors on the issue.

Costs and extra labor prevent crews from replacing the stone curbs

in their original places. Pouring a concrete curb is much more cost-effective, Grant said.

He said setting a granite curbstone so that it does not eventually sink into the ground is a labor-intensive task.

When the granite curbstones are removed, they go into storage to be used as replacements in the city's historic districts like Montford and Biltmore Village.

"What we attempt to do in the local historic district is to get it back in the shape it was," Grant said.

Public Works Director Mark Combs said granite curbs were used in street construction between 1890 and the 1930s.

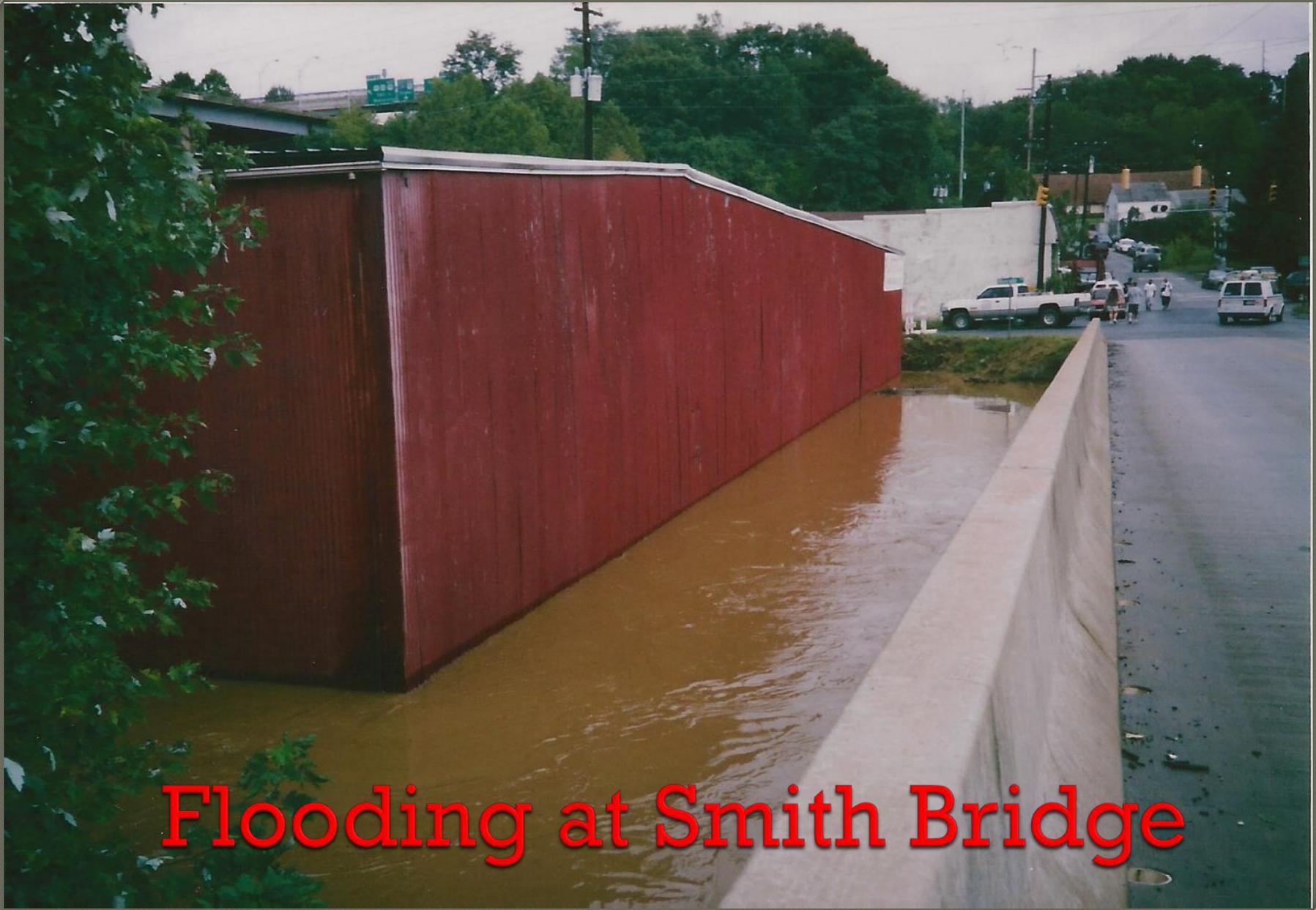
Wolfe said the curbs are just one historic aspect of her neighborhood. The West End/Clingman neighborhood is not designated as a historic district but is one of the city's older residential areas.

"Those sort of elements make a neighborhood unique," she said about the curbs. "I just hate to see them being yanked up."



JOHN FLETCHER/JFLETCHER@CITIZEN-TIMES.COM

Tina Wolfe looks at sidewalk construction along Jefferson Street near where she lives on Thursday.



Flooding at Smith Bridge

Current and Future Development Challenges and Opportunities :

Asheville Transit Site

DOT Properties (across from the transit)

The Old McKinney Welding Site

Properties on Clingman North of Hilliard

The Old Dave Steel Site

The Old Cotton Mill Site

The Old Ice Storage Site on Riverside

Public Service Building on Riverside

Burco Building on Roberts Street

Floodplain

Gentrification

Limitations to development and access:

Interstate Highway

Railroad Crossings

Bridges across the river

Clingman Forest

Patton Place Apartments





1) Be as organized as you need to be.

2) Have a vision and make a plan

**3) Be patient but persistent.
Put in the time and effort.**

1- We never charged admission or dues which could be seen as a barrier to participation. It doesn't require a lot of money to get things done.

2- Having a regular meeting place and time has been important and helpful.

3- Maintaining common areas gives a sense of ownership and responsibility with volunteers.

4- Keeping records of all meetings, including issues, updates, agreements, requests and promises keeps track of progress and participation.

5- Openness, inclusiveness, fairness is the best way to represent a group and encourage participation.

6- Like family you don't choose your neighbors. It's best to be kind and treat everyone (from neighbors and city staff) with respect.

1) Be as organized as you need to be.

2) Have a vision and make a plan

**3) Be patient but persistent.
Put in the time and effort.**

WECAN
WEST END /
CLINGMAN
AVENUE
NEIGHBORHOOD

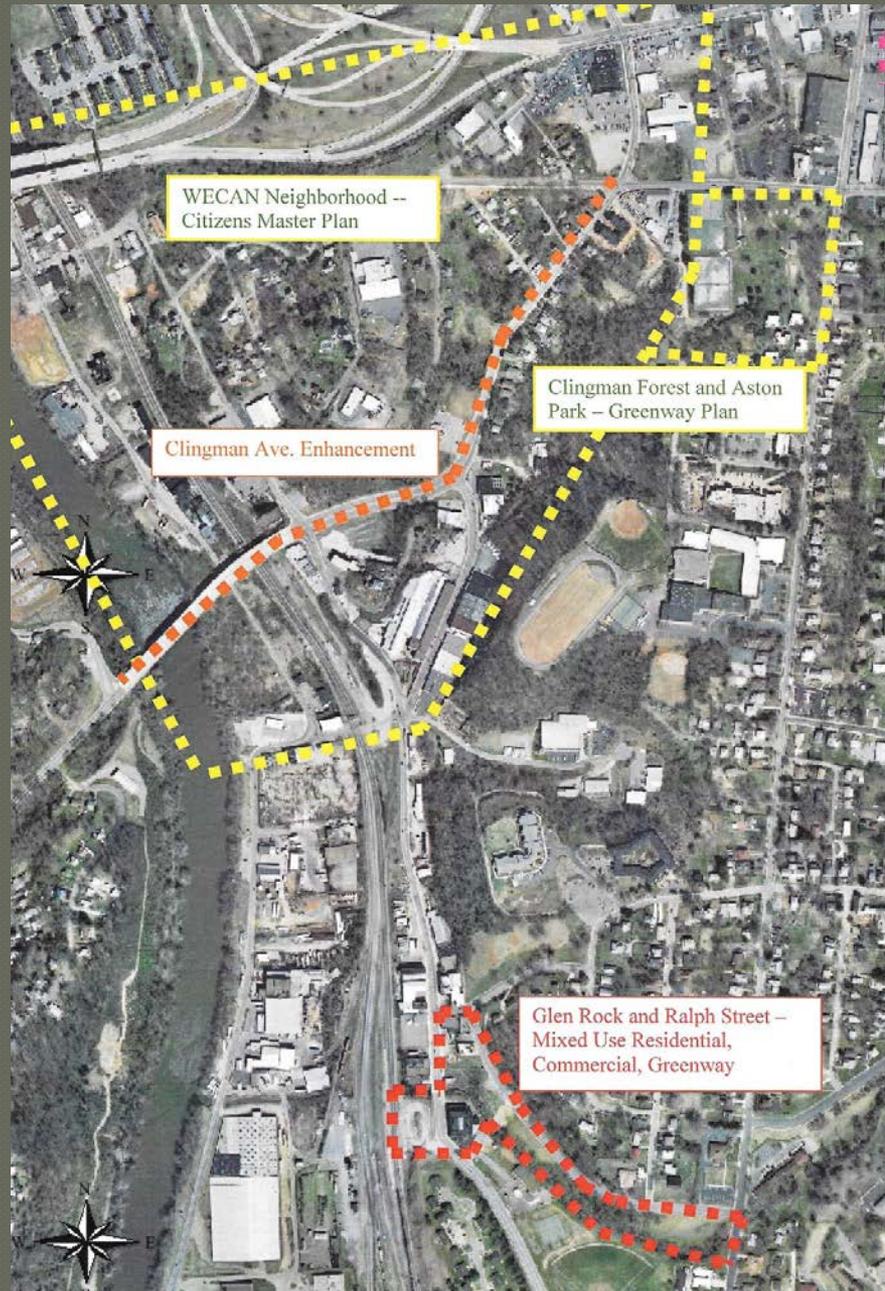


IF WE CAN,
YOU CAN, TOO!

The display board is a black board with orange and white accents. It features a central photograph of a group of people, several text documents, and a map. The board is decorated with orange circles and a vertical orange line.

West End ~ Clingman Ave
NEIGHBORHOOD





WECAN Neighborhood --
Citizens Master Plan

Clingman Ave. Enhancement

Clingman Forest and Aston
Park -- Greenway Plan

Glen Rock and Ralph Street --
Mixed Use Residential,
Commercial, Greenway

1) Be as organized as you need to be.

2) Have a vision and make a plan

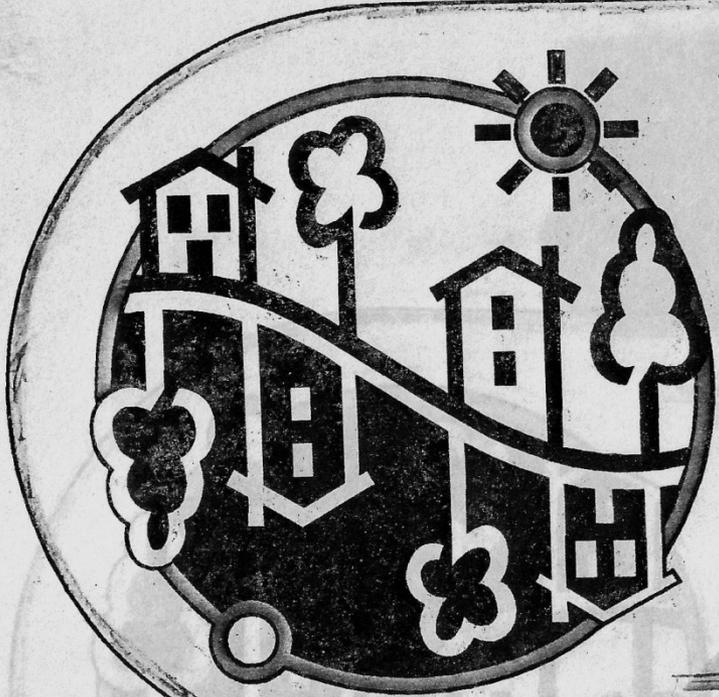
**3) Be patient but persistent.
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<u>Plan</u>	<u>Begun</u>	<u>End</u>	<u>Length</u>
WECAN 2010 Plan	Oct 1994	Jan 1996	15 months
Citizens Master Plan	Oct 1998	May 2001	2.5 yrs
“ “ :	Adopted	Jan 2008	9yrs 9mos
I-26 Connector	1985	Ongoing	20 yrs+?
Clingman Forest Greenway	Mar 1998	Est. 2025?	27 yrs+?
Clingman Streetscape	July 2002	Jun2012	10 years
2025 Comprehensive Plan	Nov 2001	Spring 2003	2 years
Riverside Dr Strategic Plan	July 2013	Est.2018	4 years+?
Aston Park Playground	Aug 2005	Apr 2006	2 years
Community Garden	May 2013	Apr 2015	2 years
Asheville City Plan 2040	Jan 2016	Jul 2018	18 months

**What you get out
of your neighborhood
depends on
what you put into it.**

The Future...





**WEST END/
CLINGMAN
AVENUE
NEIGHBORHOOD**
