



2/6/12

Last revision
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LATEST NEWS

9/20/13 [Letter](#) from City Manager confirming agreement between McKibbon Hotel Group and the City of Asheville that the extension of the Development Schedule deadlines expires on November 25, 2013.

The letter also confirms that the City may move forward with the demolition of the structures on the property.

On Jan. 10, City Council heard a presentation on a Dec. 2011 proposal made on behalf of The Office of the Bishop of the Roman Catholic Diocese of Charlotte for the purchase of the city-owned Haywood Street property. [[Minutes from the Jan. 10 meeting](#)].

At the direction of Council, City Council's Planning and Economic Development Committee considered the proposal at the Jan. 17 PED meeting. At that meeting, committee members reaffirmed Council's commitment to the Request for Proposals (RFP) process approved by Council and managed by city staff in 2007/2008.

On Jan. 30, the City of Asheville [responded](#) to the proposal from the Basilica of St. Lawrence.

Current Status

In April 2008, Council directed staff to negotiate with the McKibbon Hotel Group for purchase of the Haywood Street site for redevelopment. If Council decides to convey the property, the applicable statute contemplates that the conveyance will be subject to conditions that meet the city's objectives regarding use of the property. These conditions are typically broad in nature.

The design will be refined through the process applicable to all downtown properties including review pursuant to [downtown development design guidelines](#). Furthermore, it is anticipated that stakeholders will have an opportunity to meet with the developers.

At this time, a development agreement with McKibbon Hotel Group continues to be reviewed.

The project to remove the existing structures on the property and to create a surface parking lot has been put "on-hold" until a final decision as to the best use of the property is made. The City has reopened the "space" for public hourly parking (pay-by-space) and monthly parking opportunities.

Process Review:

- 2006/2007 City of Asheville study of property holdings completed in an effort to best manage the long-term use of city facilities and property. Council supports the sale of identified properties through a transparent, methodical process. Proposed projects must be in line with Council's strategic goals.
- 2007 [Request for Qualifications](#) released. Development teams given the opportunity to pre-qualify for upcoming opportunities on city-owned properties. The process was extended to allow downtown property owners additional time to participate.
- Oct. 2007 City Council agrees upon short list of development teams compiled from all responsive proposals. [\[Minutes\]](#)
- Dec. 2007 [RFP for Haywood Street](#) property released.

Goals and objectives for the redevelopment of the site:

- Demonstrated Asheville context and awareness
 - Consistency with the [Downtown Master Plan](#)
 - Consider opportunities for potential public space within development site
 - Create sustainable jobs – proposals must clearly identify types of jobs to be created, salary ranges and employee benefits
 - Green design and application of sustainability principles and techniques
 - Generate tax base enhancement
 - Redevelopment of subject site complete in the next 2-3 years
 - Pedestrian connectivity and activation of the street level
 - Potential public art created by local artists
 - Possible limited improvements to the city-owned civic center
 - Respect and involve local business interest in design, construction, investing and utilization.

- April 2008 Council directs staff to negotiate with the McKibbon Hotel Group for purchase of the Haywood Street site for redevelopment. ([Minutes](#)) ([McKibbon Response Part 1](#), [McKibbon Response Part 2](#)).
- Sept. 2008 McKibbon Hotel Group, Inc. at the request of the City, submits [revised proposal](#) for Haywood Street property that deleted public parking.
- Jan. 2012 McKibbon Hotel Group, Inc. sends [letter](#) reaffirming last proposal dated September 12, 2008.

- Feb. 2012 [Appraisal](#) on property completed.
- May 31, 2012 City staff, representatives of the Basilica, the Design Center and McKibbon Hotel Group met and agreed to continue the dialogue regarding the Haywood Street property. Designers for the Basilica and McKibbon will schedule a meeting in the near future to work together on site concepts to propose.
- June 14, 2012 City staff, representatives of the Basilica, the Design Center and McKibbon Hotel Group met to discuss site concepts to propose for the Haywood Street property.
- Aug. 28, 2012 Public hearing set for September 11, 2012, on the question of approving the sale of property located at Haywood Street and Page Avenue in downtown Asheville to McKibbon Hotel Group for economic development purposes.
- Sept. 4, 2012 [McKibbon letter](#) confirming revised offer to purchase received.
- Sept. 11, 2012 Public hearing on the question of approving the sale of property located at Haywood Street and Page Avenue in downtown Asheville to McKibbon Hotel Group for economic development purposes. [Staff Report](#)
- Current The McKibbon Group, Inc. development agreement continues to be reviewed.