



**PED COMMITTEE
DRAFT MINUTES**

**REGULAR MEETING
March 17, 2016**

Board Members in Attendance: Vice-Mayor Gwen Wisler, Councilman Gordon Smith, Councilman Brian Haynes

Staff in Attendance: Cathy Ball, Sasha Vrtunski, Alan Glines, Stephanie Monson-Dahl, Vaidila Satvika, Todd Okolichany, Melissa VanSickle

1. APPROVAL OF MINUTES

Councilman Smith moved to approve the minutes. Councilman Haynes seconded. Minutes were approved unanimously.

2. UPDATES

a. Riverfront Office (written)

Ms. Monson-Dahl noted that the TIGER VI program has an important deadline on June 30th to have all land acquisition completed. Property owners have been receiving letters as a part of a long process where the City has been engaged for over a year about land acquisition.

b. Comprehensive Plan (written)

Vice-Mayor Wisler inquired about the budget for the project. Mr. Todd Okolichany informed members that staff is working to negotiate and bring forward a final contract within the next three weeks.

3. UNFINISHED BUSINESS

a. Consideration of Design Review Guidelines; Alan Glines

Continuing from the January PED meeting, Mr. Alan Glines provided a background of the design review guidelines. Staff suggested that an update to the Downtown Master Plan will inform changes to the guidelines and therefore should be tied into the process. Since the adoption of the Downtown Master Plan in 2009, there are evolving sides of Downtown which may have the need for different design guidelines. Staff also suggested that there may need to be a study on a neighborhood by neighborhood basis to assess the different regulations for various parts of downtown. For example, South Slope may need different regulations and design standards to fit that landscape. Members asked about the timeline and Mr. Glines indicated that staff would need about 13 months from the time of start date. Members discussed the need and want for design guidelines from the public and the diversity of taste for design. Councilman Smith noted that it is a dynamic process that involves a balance of innovation and preserving character. Mr. Glines explained that the design guidelines are recommendations and there are other regulations in which developers need to comply. Vice-Mayor Wisler indicated that she would like to see the different neighborhoods be addressed but would also like to know about what the Downtown Commission and Historic Resources Commission want to review and change before completely

redoing the Master Plan. Mr. Glines informed members that there will be a meeting with the community about Downtown Review Thresholds and that staff can possibly have a table for general comments about Downtown Review. Members discussed when the Downtown Master Plan was adopted and the Council conversations about previous design thresholds.

Members asked that staff take the design review guidelines to the Downtown Commission and to the Historic Resources Commission, then come back to PED in about 3 months.

4. NEW BUSINESS

a. Consideration of a Process for Major Works Request from TPDF; Cathy Ball

The TDA has developed a separate process for local government to apply for funding that is for “major works projects.” Ms. Cathy Ball informed members about conversations that staff has had and with the TDA concerning possible projects and the timeline for requesting funding. Discussions have included the need for maintenance of infrastructure downtown, components of the Asheville in Motion Plan, public parking in the South Slope, Thomas Wolfe renovations, and gateways. Staff will bring more information to the PED and Finance committees once the percentage of the match is worked out. Vice-Mayor Wisler asked that staff consider the current CIP to see what the city needs so that new projects do not need to be created and to reduce the burden on the taxpayers. Staff is looking at options and abilities to negotiate the match amount. Councilman Smith noted that it is good to have the ability to get money for maintenance and use it to help out the City taxpayers. Members discussed the use of the money for a parking garage, explaining that it would only be supported if necessary and if it would relieve the taxpayers. Ms. Ball explained the funding and the willingness of staff to move forward as partners with the TDA, making sure that the community is also getting needs met rather than just tourism. Members noted that TDA is responding to the public asking to be a partner in investing in the community and discussed the desire to identify community needs and have community input.

b. Consideration of River Arts District Form Based Code; Sasha Vrtunski

A draft of the Form Based Code was recently released and open for public comment. Ms. Sasha Vrtunski walked members through the code to provide an overview. Ms. Vrtunski also explained common concerns of residents about height and development restrictions, permitted uses and parking requirements. There will be a drop in session, public meeting, and a work session in the near future to review the draft. Staff will then revise the code and do another work session. Councilman Smith suggested a tour that would help people to understand the code. Ms. Vrtunski described the process that will follow the revisions of the drafts. Members discussed height restrictions and the limits of options and goals for the district. Staff expressed that they understand the current issues and will continue to work to negotiate solutions. Ms. Monson-Dahl added a background for the process of the code and petitions concerning it. She noted that the Riverfront Commission and P&Z Commission will consider proposals and provide advice to Council as the process continues.

5. PUBLIC COMMENT

None.

6. ADJOURN

Chair Wisler adjourned the meeting at 10:05 a.m. without objection.

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