



## **AARRC REGULAR MEETING MINUTES**

*Thursday, February 12, 2015*

*Asheville Area Chamber of Commerce, Second Floor Board Room*

**Board Members in Attendance: Chair Pattiy Torno, Vice Chair Carleton Collins, Stephanie Brown, Karl Koon, George Morosani, Brownie Newman, Peter Sprague, Pam Turner, Jerry Vehaun**

**Board Members Absent: Esther Cartwright, Jan Davis, Joe Ferikes, Ricky Silver, Cindy Weeks**

**Staff in Attendance: City Manager Gary Jackson, Caroline Long, Stephanie Monson Dahl, Sam Powers, Sasha Vrtunski**

**Guests: Paul Black, French Broad River Metropolitan Planning Organization; Chris Peterson, RAD property owner**

A quorum was established and Chair Torno called the Commission to order at 4:02 p.m.

### **1. APPROVAL OF MINUTES**

*Mr. Vehaun made a motion to approve the minutes from the January meeting, Carleton Collins seconded and the motion passed unanimously.*

### **2. UNFINISHED BUSINESS**

#### **a. Planning and Design Review Subcommittee Update**

Mr. Collins stated that the subcommittee did an informal review of a new project called Brewery River Row on the corner of Craven and Georgia Streets, which is owned by Wanda Wiggins. There will be 16 townhomes in the development. They also met Lucy Crown, the new Greenway Coordinator for the City. In addition, the Clingman Forest Greenway design is complete and construction will begin in late 2016. Finally, the Form-Based Code consultant proposals are due Monday February 16<sup>th</sup> 2015, and final selection will occur in mid-March.

#### **b. Networking Subcommittee Update**

Mr. Sprague noted that the subcommittee held their meeting on February 2<sup>nd</sup> at the Mountain Housing Opportunities office. The subcommittee members have had dialogue about RADTIP with property owners along the riverfront. The informal conversation covered the alignment of roads and a description of the AARRC and its functions. Ellen McKinnon, the City's Real Estate Coordinator, discussed the greenway acquisition process and how they will intersect in the Riverfront area. He noted that there was plenty of opportunity for more informal conversation with residents and property owners in the area.

#### **c. Project Updates**

Ms. Monson Dahl noted that the Commissioners each had a copy of the project update sheet. Azalea Road improvements are complete and she will send out photos. The City is a recipient of an US Environmental Protection Agency technical assistance grant award for equitable development. This will fund scenario planning, and capacity building regarding commercial and residential displacement.

Clean and Accessible River is a new project line which encompasses new river access points on City property, stream water restoration work for Penland Creek and stormwater best management practices, among other projects.

The City of Asheville has created a Riverfront Redevelopment Office, which will be a cross-functional team housed on the fifth floor headed by Stephanie Monson Dahl. Dan Baechtold, the RADTIP project manager, and Lucy Crown, the Greenways Coordinator will be there on Wednesdays and Thursdays. This office will be a resource for members of the public who are looking for more information on Riverfront activities.

**d. Chair's Update**

Chair Torno attended the City Council retreat on January 30<sup>th</sup> 2015. Council worked on updating the 2015 Strategic Operating Plan for next year. She noted that the Mayor was interested in implementing Form-Based Code in other areas of the city, and that the Riverfront could be an influential example of effective Form-Based Code. She also noted that Councilwoman Wisler wanted to see an inventory an analysis of City assets to determine highest and best use. Commissions can expect to see a draft form of the 2016 Strategic Operating Plan in about a month and a half.

The Executive Committee proposes that Mr. Ferikes and Mr. Silver will lead the Commission in reviewing the bylaws in March, with a discussion of the Commission's effectiveness within those parameters. In April, Mr. Collins will lead a discussion of the vision of the Commission, and in May Mr. Sprague will facilitate a discussion about how the Commission relates back to its appointing boards. Ms. Brown will compile all the information for moving forward, and the Commission will discuss at the June retreat. Chair Torno offered several options for the June retreat and the Commissioners decided to visit to Knoxville in June and spend a day looking at the proposed greenways within the City in the second half of 2015.

**e. Wilma Dykeman Riverway Master Plan**

Chair Torno stated that since 2004, when the WDRWP was adopted by City Council, the RAD TIP, Riverside Drive Development Plan & the upcoming RAD Form Based Code Initiative are adding further detail to this plan. At some point, the WDRWP will need to be updated to reflect the findings of all this good work. Chair Torno also noted that the Plan has not yet been adopted by Buncombe County. Ms. Monson Dahl discussed the plan, noting transformative project recommendations.

**3. NEW BUSINESS**

**a. Riverway Project Prioritization in the STIP: Paul Black, French Broad River MPO**

Mr. Black discussed the Statewide Transportation Improvement Plan, including the process of reviewing and drafting the document every two years; balancing competing needs for the area; and meeting with community stakeholders and communicating goals. He noted that four of the five Wilma Dykeman Riverway Corridor projects are in the draft STIP.

**4. PUBLIC COMMENT**

**a. Chris Peterson, Owner of 12 Bones Property**

Mr. Peterson expressed discontent about future building within the flood zone and stated that he believes several of the Commissioners to have a conflict of interest. He articulated concern for how the Riverfront redevelopment efforts would affect small business owners in the area, and asked for more open communication between the Commission and the public.

**5. FUTURE AGENDA ITEMS – None**

**6. ANNOUNCEMENTS**

**a.** Chair Torno added that Third Thursdays are still occurring on the 5th floor of city hall. Jason Gilliland with Site Design Studios is coming to the March meeting. His company has been working on the drawings for the east side from Amboy Road to Hill Street.

**6. ADJOURN**

**Chair Torno adjourned the meeting at 5:50 p.m. without objection.**