



**AARRC REGULAR MEETING MINUTES**  
*Thursday, August, 13<sup>th</sup> 2015*  
*Asheville Area Chamber of Commerce, Second Floor Board Room*

**Board Members in Attendance:** Chair Pattiy Torno, Vice Chair Carleton Collins, Stephanie Brown, Esther Cartwright, Joe Ferikes, Karl Koon, George Morosani, Commissioner Brownie Newman, Ricky Silver, Pam Turner, Mayor Jerry Vehaun

**Board Members Absent:** Councilman Jan Davis, Cindy Weeks, Peter Sprague

**Staff in Attendance:** Lucy Crown, Councilman Marc Hunt, Stephanie Monson-Dahl, Sam Powers, Melissa VanSickle

**Guests:** Chuck Pickering, Biltmore Company; Mary Weber, Asheville Greenway Commission; Jason Young, Town of Woodfin

A quorum was established and Chair Torno called the commission to order at 4:03 p.m.

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

Mr. Vehaun made a motion to approve the minutes from the July meeting, Mrs. Brown seconded and the motion passed unanimously.

### **2. SUBCOMMITTEE UPDATES**

#### **a. Planning and Design Review Committee**

Vice Chair Collins gave an update of the Planning and Design Review Subcommittee meeting. The meeting included a review of the form-based code process and a preparation for today's AARRC meeting.

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

Mr. Koon gave an update about the Networking Subcommittee meeting, which included a discussion of the form-based code charrette and the process to follow.

### **3. STAFF UPDATES**

#### **a. Project Sheet**

Ms. Monson-Dahl provided a draft timeline of the construction of projects taking place within the city. Ms. Monson-Dahl included an update on Craven Street, which is now open to through traffic and one final paving will happen once construction is finished. An update on construction and the timeline for completion of the Greenway was also included, as well as an explanation of access to New Belgium from the Greenway and trailhead. Information concerning a public meeting for a complete streets project on Livingston Street was also provided.

#### **b. TPDF Application.**

Ms. Monson-Dahl gave an update of the TPDF application and mentioned that it is going well for the City and is asking for \$2.2 million to go towards several projects. Chair Torno referenced the AARRC letter in support of the grant application. In addition, Ms. Brown provided an update of the application cycle and outlined TDA's desire to work more collaboratively with City and County staff and make a strategic

priority list for future funding to help work with municipal partners for CIP planning. Members also discussed increasing rates and changes in legislation.

#### **c. City of Asheville Staffing Updates**

Ms. Monson-Dahl announced that the new Planning Director for the City of Asheville will start on September 8<sup>th</sup> 2015. The City has also recently hired a new Water Services Director and continues to do a national search for a new Development Services Director. Mr. Morosani also mentioned that the City Manager Gary Jackson will be doing a presentation of new staff members at CIBO.

### **4. UNFINISHED BUSINESS**

#### **a. Form-based code/rezoning the Greater RAD**

Ms. Monson-Dahl presented draft concept maps that were developed for the form-based code charrette. The City is looking to rezone all of the River Arts District to form-based code. An explanation of the differences between zoning and form-based code followed. Ms. Monson-Dahl also outlined concerns that came out of the charrette, including preserving the district as a working artist district and preserving industrial use in the area.

Members then discussed different types and allowed uses. Chair Torno discussed the economic impact of development and the ability to maintain artist studios. Monson-Dahl also mentioned the market analysis for development in the area and its findings. Moving forward, the City is working to collect feedback from groups to share with consultants so an updated map of code can be created. Version 1 of the code comes out in late October. Vice Chair Collins discussed the process of the charrette and Chair Torno commented and discussed the pros and cons of form-based codes and what the consultants said and envisioned. Members discussed public input and the consultant's ideas and vision.

#### **b. RADTIP/the Riverway**

Ms. Monson-Dahl gave an update of the drawings for RAPTIP and the process to follow. There will be a public meeting about right-of-way for the transportation component associated with the project, public art and streetscape opportunities and Craven Street bridge improvement. Staff is trying to get a funding package together and by November will be installing traffic improvements in preparation for New Belgium opening. Members also briefly discussed an update of the I-26 corridor.

### **5. NEW BUSINESS**

#### **a. Greenway Northbound**

Staff member Lucy Crown introduced Mary Weber from the Asheville Greenway Commission and Jason Young from the Town of Woodfin. Ms. Crown provided a map of the end of RADTIP, moving northward on I-26 and introduced guest Jason Young.

Mr. Young gave a presentation informing members of the Woodfin greenways, which are part of a larger pedestrian plan that includes a new park site and train stop. Mr. Young discussed the Woodfin Greenway Plan and various opportunities and benefits for Woodfin. An update on commercial projects in Woodfin was also provided, followed by a discussion of rising home prices and affordable housing. Mr. Young answered questions in reference to timeframes, funding options and the French Broad River Academy opening.

### **6. PUBLIC COMMENT**

None.

**7. ANNOUNCEMENTS**

None.

**8. ADJOURN**

Chair Torno adjourned the meeting at 5:21 p.m. without objection.