

ASHEVILLE AREA RIVERFRONT REDEVELOPMENT COMMISSION

Nurturing Regional Riverfront Redevelopment
2011 Annual Report

A special thanks to our Asheville Area Chamber of Commerce Partners for hosting our board meetings which take place the second Thursday of the month @ 4pm in the 2nd floor conference room @ AACoC. The public is always welcome to attend.

AARRC Highlights for 2011

- Spearheaded and help craft a **50% parking reduction ordinance** to assist current small business development in the River Arts District.
- Spearheaded and implemented the “**Between the Bridges**” small area plan for the River Arts District with financial help from Land of Sky Regional Council's Regional Brownfields Initiative and the City of Asheville.
- **Annual Retreat to Chattanooga, TN**, August 2011. Financial assistance from the City of Asheville. Toured the Chattanooga Waterfront with presentations from River City Company, Chattanooga Chamber of Commerce & the VW site selection team.
- Continued work on a riverfront redevelopment web portal. Purchased URL: **AVRiverfront.com**. Worked with Buncombe County & CoA GIS on mapping systems. Researched cost & time frame for web portal.
- Worked with the MSD & Town of Woodfin to establish the first leg of a **walking loop trail** for the River Arts District.



AARRC Partnership Work in 2011

- Recommended the acceptance of **30 Riverside Drive**, to be donated to the City of Asheville by Public Service Company with the idea of removing its fencing to allow for public access to our riverfront as well as a possible location for a “dedicated office” for the “riverfront redevelopment partnership”.
- Identified the need for **Live/Work housing** in the River Arts District. Opened discussions with CoA Community Development Director Jeff Staudinger & Cindy Weeks of MHO to host a Finance & Development Forum in 2012 as part of East of the Riverway Initiative.
- Brought **Legacy Paddle Sports**, a kayak manufacturer, currently located in Greensboro NC to the EDC. Legacy had expressed interest in relocating to our riverfront. We do not have a shovel ready site for them at this time.
- Continued to work alongside Land Design, WilburSmith & the greater riverfront community to help identify & get community support for the best route for the **RAD TIP**.
- Continued to dialog with various riverfront property owners about redevelopment possibilities.
- Worked with LOS RBI to get several properties funded for **Brownfield** work.

Resolutions & Recommendations approved in 2011:

Letter of support for Regional Brownfields Initiative Coalition EPA Grant for 2012-2015
Resolution in support of French Broad River Trail
Resolution in support of 50% parking reduction plan for the River Arts District
Resolutions in support of the RAD TIP work being done by Land Design & WilburSmith Associates
Recommendations to the RAD TIP consultants from AARRC Planning Subcommittee
Resolution in support of RDDRC recommendations for their Review Area & Project Size

Presentations @ 2011 Meetings included:

AARRC Chair Ricky Silver presented to Asheville City Council June 2011.
AARRC Vice Chair Joe Ferikes presented to City Manager's Development Forum November 2011.
Tim Alderson: EDC consultant re: financing the Riverfront Redevelopment to AARRC
Judy Ray: WNC Passenger Rail to AARRC
Cathy Ball: Lake Craig redevelopment to AARRC
Hartwell Carson: French Broad River Trail to AARRC
David Matz: Mountain Sports Festival to AARRC
Lucy Crown & Wilson Sims: Buncombe Connect to AARRC

Updates @ 2011 Meetings included:

From AVL Greenway input session September 2011 (request for presentation in 2012)
Regional Brownfields Initiative Grant Information July 2011
From City Staff regarding 30 Riverside Drive June & October 2011
From Bylaws Committee November 2011



Looking ahead to 2012:

AARRC Executive Committee: Ricky Silver: Chair Joe Ferikes: Vice Chair
Annual Report Presentation to each of our appointing bodies in 2012

PARTNERSHIP OPPORTUNITIES: The AARRC is always looking for collaborations that support riverfront redevelopment. We have identified the following as areas to pursue in the coming year, and welcome partnerships for planning, funding, and implementation of the related goals and strategies.

Development Committee: Ben Teague: Chair, Pattiy Torno, George Morosani, Jan Davis, Bill Stanley

- A potential mixed-use affordable housing development on Thompson Street
- Explore funding opportunities for AARRC work, from its appointing partners & beyond
- Work w/ CoA, MSD to bring the walking loop @ 30 Riverside in the River Arts District to fruition
- Work with EDC on any future companies wanting to relocate to our Riverfront
- Continue work on the web portal
- Hold a Finance & Planning Forum for the River Arts District working with East of the Riverway
- Draft & circulate 2011 Annual Report for AARRC
- Continue discussions with landowner to further redevelopment
- Pursue setting up a "dedicated office" in the River District for AARRC & Staff Liaison
- Work with City Staff & Corps of Engineers to remediate culvert @ 30 Riverside Drive

Planning Committee: Robert Griffin: Chair, Terry Meek, Karl Koon, Robert Camille, Pam Turner, Denise Snodgrass, Mayor Jerry Vebaun

- Review and recommend on missing links in our riverfront greenways as well as greenway connections to Downtown Asheville
- Design Competition for architectural design students and professionals
- Review ordinances and advise possible changes to foster riverfront redevelopment
- Prioritize sections of the Dykeman Plan that may need Small Area

By Laws Committee: Ricky Silver, Joe Ferikes & Pattiy Torno

- Work with all appointing bodies in the fall of each year re: commissioner's appointments
- Continue review of by-laws and operating guides as AARRC evolves

Presentations to be given @ 2012 AARRC meetings

- CoA Stormwater Administrator Presentation
- Asheville Greenways Commission Presentation
- East of the Riverway Initiative Presentation



Top Three Goals informing 2012 AARRC work plans:

REMOVING AND MITIGATING BARRIERS TO REDEVELOPMENT: The Riverfront has many unique constraints, including a high percentage of brownfield properties, flood hazard areas requiring special attention, and uncertainty regarding the development potential of potentially historic structures.

- AARRC Goal: Partner with the community to make sustainable redevelopment easier for potential investors.

GREENWAY CONNECTIVITY: Places to walk and bike, whether for recreation or transportation, are essential to making the riverfront a safe and vibrant environment that supports investment

- AARRC Goal: Existing plans and new ideas to create a network of walking and biking trails in the riverfront must be updated, coordinated and prioritized for implementation.

WILMAN DYKEMAN RIVERWAY MASTER PLAN: Supporting the implementation of the Wilman Dykeman RiverWay Master Plan is a key duty of the Commission.

- AARRC Goal: The RADTIP and East of the RiverWay projects have kickstarted the design and engineering of the first 2.2 miles of transportation elements that will support the overall plan; momentum must be maintained and strengthened to insure implementation.



In closing, a very special thanks to the City of Asheville for providing the AARRC with staff liaison Stephanie Monson.