

**Asheville Area Riverfront Redevelopment Commission**  
**Record of the Meeting**  
Mobile (Van) tour of the Swannanoa River Corridor

July 10, 2014

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**Member attendees:** Chair Patti Torno; Vice Chair Stephanie Brown; Buncombe County Commissioner David King; Asheville City Councilman Jan Davis; Carleton Collins; Peter Sprague; Karl Koon; George Morosani; Cindy Weeks

**Absent from meeting:** Woodfin Mayor Jerry Vehaun; Ricky Silver; Joe Ferikes; Dan Hitchcock; Pam Turner

**Staff:** Stephanie Monson; Mariate Echeverry; McCray Coates

**Other attendees:** Planning and Design Review Committee members Matt Sprouse and Mark Alison

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The Commission's tour had the following itinerary:

- Meet at Biltmore Station Parking Lot, near (former) Rita's Cantina
- View dilapidated buildings on Garfield Street
- Transportation Planning Manager Echeverry: 91 Thompson Street future use; transit concerns in the area, master plans for area
- Board Van
- Member George Morosani: Quiet Zones; private real estate in Stoner Road area
- View and discuss businesses along Thompson Street and Swannanoa River Road
- View and discuss LoopNet listings for commercial property for sale and lease in Swannanoa Corridor
- View and discuss logjam in river downstream (west, and visible from) Tunnel Road
- View Koon Industrial area, Three Mountaineers property from behind Target (i.e., from above)
- Member Cindy Weeks: Glendale resurgence, Brother Wolf Village
- View development projects east of Tunnel Road: U Haul, Manna, WNC Tile
- View length of Rec Park
- Member Karl Koon: Anchor Steam Business site
- Project Manager and Stormwater Services Manager McCray Coates: the Azalea Road Project; flood mitigation; infrastructure coordination.
- Return by van to Biltmore Station and convene on Katuah market porch
- Katuah Market founder John Swann: story of the market; grocery retail in Asheville; site constraints, development concerns, vision for the future of the area.

The Networking Subcommittee created the following list of highlights and take-aways from the tour:

- A Quorum of the AARRC membership and the Planning and Design Review Subcommittee traveled the corridor for the purpose of familiarizing themselves with the things that are happening, what needs to happen, and what key opportunities lie within the corridor, as a group
- The Azalea Road Flood Mitigation and Infrastructure Improvements project is substantial in scope and in impact. It was helpful to see the project being implemented

on the ground and hear about the impacts from the project manager. Staying informed will be important to the AARRC.

- There are many dilapidated buildings in the corridor
- There are considerable pedestrian issues and a lack of sidewalks in the corridor
- A potential future planning issue is to update the Wilma Dykman Riverway Master Plan to address the Swannanoa Corridor route and scope in better detail
- There is an opportunity to look at how the Wilma Dykman Riverway could either wind through Azalea park to connect to the Blue Ridge Parkway through trails, or travel past Rec park straight to 70 for automotive access to the BRP, or both
- NC DOT plans for widening Swannanoa River Road may/may not align with WDRWMP or current AARRC vision for area, would like to explore
- There is good potential to reroute some buses and improve (especially east-west) transit service long term, using 91 Thompson Street's redevelopment as a multimodal station as a tool
- There will need to be more bridges between Biltmore Avenue and Glendale Road to support sustainable redevelopment in the area. Stoner Road? Caledonia?
- It seems that a Quiet Zone at Stoner Road may be required to incent private redevelopment of surrounding large parcels.
- The existing debris/log jam in river is still a conundrum, posing a significant safety hazard yet not having any clear route towards resolution.
- The current pattern in development interest is for small additions and construction by existing business in the area east of tunnel road, and for design and concept plans for the larger, vacant parcels like Silverman and the Stoner Road area.

Meeting ended at 5:45 pm.