ASHEVILLE

DRAFT Minutes from the regular meeting of the
Asheville Downtown Commission
August 10, at 8:30 am
Office of Economic Development
29 Haywood Street in downtown Asheville

Members present: Pat Whalen, Peter Alberice, Dwight Butner, Brad Galbraith, Guadalupe Chavarria, Pam Myers, Kitty Love, John Rogers, Julie Brandt,

Members absent: Jesse Plaster, Jan Davis

Staff attending: Janet Dack, Alan Glines, Jessica Levengood, Bob Oast, Nathaniel Wingfield, Jason Mann, Nikki Gunter

Guests: Scott Shuford, Greg Sills

Welcome:
Chairman Whalen opened the meeting at 8:30 am.

Minutes: Dwight Butner moved for the approval of the minutes from the July 2007 minutes; John Rogers amended they be approved to reflect that Rogers did not second the motion to approve design of the Indigo Hotel; Brad Galbraith seconds the motion as amended and it passed unanimously

3D Modeling Update:
Planning department intern Nathaniel Wingfield provided an overview of the 3D modeling project of Downtown Asheville. Commission told staff that this project could be very useful for the Design Review process and asked staff to keep them informed about further development and maintenance needs for the project.

Update of Downtown Development Maps and Urban Progress Zones:
Economic Development division intern Laura Turner provided an overview of the City of Asheville's new Urban Progress Zone designations. Turner also showed a draft of the latest development projects map. The commission asked staff to include information on the types of businesses eligible for development zones tax credit and to include more definition between the CBD boundaries and design review area on the development map.

Update on City Owned Land Initiative RFQ:
Stephanie Monson provided a handout (from Economic Development Director Sam Powers) that described action to date and provided a timeline for future action regarding

the City owned land initiative RFQ. The Commission also received a list of qualified firms that had submitted. City Council would have a work session specifically on specifying goals and desired outcomes for each site on Tuesday, August 21. Staff encouraged the Commission to send any comments or recommendations to Monson by Thursday, August 16; staff would then assemble them and submit to the City Manager (who would share with Council at work session).

Design Review

Materials Review for Pack Square Pavilion

There was no staff report presentation as the design for the project had already been approved, with the condition that the development team come back for a final review of materials before construction**.** The Development team representing was Fisher Architects and Overland Partners. Handouts (prints) that detail the material choices are on file at the Office of Economic Development.

John Rogers moved to approve the materials as presented, Brad Galbraith seconded And it passed unanimously.

History and future of Design Review process:

Whalen gave an overview on the current design guidelines and UDO requirements for Downtown Design Review. He noted that entering into the Phase II of guidelines revisions would require much thought and work, and asked the Commission to discuss this alone, and how it relates to the Master Plan and other related initiatives.

Alberice:

- Should not wait for the Master Plan to be done in order to develop the Phase II guidelines; start Phase II and let them inform each other.
- Design Review subcommittee will shoulder the development of new guidelines, and will approve the project for advancement to the Commission. Would like the subcommittee recommendation, both for Phase II and for Design Reviews, to hold a lot of weight with the Commission.
- Format Commission's procedure to inform developers and to avoid meandering conversation.

At the Commission's request,Bob Oast clarified that regarding Design Review of a project, adding a requirement that the design review subcommittee approve/disapprove the project before it advances to Commission woud need to be laid out in an ordinance.

Whalen:

- Due to increased volume, Commission needs to more efficiently handle the workload; subcommittee would be the place for exploratory conversation. The regular meetings will be held to a more rigid schedule and content.

Love:

- Need to make it clear where in the process can the committee and the public make recommendations for height and mass changes to the UDO.

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Stephanie Monson will provide the following to the Commission via email:

- Link to RFQ site
- Deadline for recommendation to council re: RFQ
- Attachment of spreadsheet created by Peter Alberice. Compares mandatory items versus guidelines.

Adjournment: Whalen adjourned the meeting at 9:45 am