

## Ben Fulmer

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**From:** Gordon Smith <gordonsmith@avlcouncil.com> on behalf of Gordon Smith  
**Sent:** Friday, July 07, 2017 12:28 PM  
**To:** Linden  
**Cc:** councilgroup;Executive Air;Esther Manheimer;Gwen Wisler  
**Subject:** Re: Proposal for Pritchard Park and Basilica of St. Lawrence Park

Thanks, Linden. It's great that so many people are impassioned about this downtown site. You may be aware that City Council unanimously decided to appoint a Task Force to work on a vision for the site. That vision was approved by the Task Force on a 16-1 vote. We're now working on getting a design firm to help us design according to those recommendations, which include green space, other civic open space, and some built elements. You can read their report here:

<https://www.slideshare.net/gordonsmithasheville/haywood-st-visioning-project-final-report>

Be well,

Gordon Smith

On Fri, Jul 7, 2017 at 8:33 AM, Linden <[ontjesl@gmail.com](mailto:ontjesl@gmail.com)> wrote:

### **Proposal for Pritchard Park and Basilica of St. Lawrence Park**

1. Parks do not **create** homeless populations. Measures to **remove homeless** are in the interests of residents, visitors, businesses, and public safety. The experiment of park rangers and public monitors has failed. We are being held hostage by a small minority population. This failure, furthermore, weakens commitment to additional parks.

**2. Green space is not a luxury; it is a necessity.**

We should not sacrifice our green open spaces: vital in a growing downtown that depends upon its attractiveness to encourage visitors and increasingly, condo-owners. Once green space is lost to bad planning, it cannot be recovered Asheville voters passed the Parks and Rec bond to underwrite costs. Access to parks can be limited to residents without losing any of the environmental, health and public safety benefits still provided to everyone.

Asheville voters have spoken loudly and repeatedly about their frustration with downtown city planning that fails to **provide parking and protect green space**. This public opinion is growing and will not tolerate **failure to listen**.

### **Pritchard Park**

Homeless currently congregate at vacant building adjacent to S&W Cafeteria and spill over into Pritchard Park.

**Create public parking structure on the current vacant building site using eminent domain on the grounds of attractive nuisance. Reclassification of Pritchard Park as "local residential membership open space" would allow lawful exclusion of others. DARN already participates in maintaining the park.** The private park model is common in other countries and has proven success.

### **Basilica of St. Lawrence Park**

The intersection across from the Civic Center is badly overwhelmed with traffic. Any additional traffic there would shut down access to downtown. Pedestrians are already at risk

**Private residential membership dues would support a dog park in this location. The fence and landscaping are already in place. This supports the Downtown Master Plan of creating community and encouraging stakeholders.**

**The City already owns the land; local government must recognize that voters will fight any plan of short-term profit through sale to a developer.**

## Ben Fulmer

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**From:** Linden <ontjesl@gmail.com> on behalf of Linden  
**Sent:** Friday, July 07, 2017 8:34 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov;Executive  
Air;esthermanheimer@avlcouncil.com;gwenwisler@avlcouncil.com  
**Subject:** Proposal for Pritchard Park and Basilica of St. Lawrence Park

### Proposal for Pritchard Park and Basilica of St. Lawrence Park

1. Parks do not **create** homeless populations. Measures to **remove homeless** are in the interests of residents, visitors, businesses, and public safety. The experiment of park rangers and public monitors has failed. We are being held hostage by a small minority population. This failure, furthermore, weakens commitment to additional parks.

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**Ben Fulmer**

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**From:** Virginia Duquet <virginia\_duquet@charter.net> on behalf of Virginia Duquet  
**Sent:** Wednesday, July 05, 2017 6:37 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov;ashevilleparc@gmail.com  
**Subject:** St. Lawrence Green Community Gardens

Dear City Council Members,

I am writing to let you know that I am thrilled about the new ventures being started in the former “pit of despair”. I think it is great that the people of Asheville are finding ways to use this area and make it a beautiful downtown space not an eyesore. I urge you to support these local community efforts and to prioritize them over development of the site that only benefits corporations and tourists. We do more than enough of that development already! Instead, please allow city water for the Elder and Sage gardens so that these downtown residents can continue to tend and expand their garden space more easily. As a taxpayer, I am happy to see city funds used for this purpose and am not concerned about giving away water to this group and for this purpose. Rather I consider it money well spent. Thanks for your continued support and willingness to consider solutions for this area that help Asheville residents and preserve some of our unique downtown character.

Sincerely,

Virginia Duquet  
119 Estes Court  
Asheville, 28806

**Ben Fulmer**

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**From:** Judith Bicking <graphics@bicking.com> on behalf of Judith Bicking  
**Sent:** Wednesday, July 05, 2017 1:15 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St. Lawrence Green

Please supply water to the St. Lawrence Green, Elder and Sage Community Garden and please save it from development.

This garden truly represents Asheville's character – a caring community coming together to preserve a fragment of nature and to create a much needed respite in a city rapidly losing both nature and character through development.

Sincerely,  
J. Bicking

## Ben Fulmer

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**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Monday, June 05, 2017 4:45 PM  
**To:** Gary Jackson;Virginia Daffron;Burgess, Joel;ashevilleblade@gmail.com  
**Cc:** Dana Frankel;Sam Powers;councilgroup;Dawa Hitch;Polly McDaniel;Cathy Ball  
**Subject:** Re: Thanks for running the poll!

Given the overwhelming opinion of Asheville citizens, expressed in thousands of signatures on petitions for more than a decade; based on the results of the ADC polling; based on the latest online poll; there is no rational excuse for not naming the space St. Lawrence Green or St. Lawrence Park.

Continuing to refute the opinion of Asheville's citizens is simply nuts.

Staff has no power to decide what is an "adequate" name. This must be a decision by Council, in response to the will of the people who elect us.

-c

On Jun 5, 2017, at 3:55 PM, Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)> wrote:

Thanks Dana. Given the circumstances, postponing any naming seems wise.

Sent from my iPhone

On Jun 1, 2017, at 6:21 PM, Dana Frankel <[DFrankel@ashevillenc.gov](mailto:DFrankel@ashevillenc.gov)> wrote:

Gary:

The intent of the poll was to get feedback for temporary identification and wayfinding purposes when the site is made available for temporary uses.

Based on feedback from the poll, some respondents may have understood this to be an official or permanent naming of the site associated with its long term use, which it was not. Our staff communications could have been made clearer.

Since the primary goal is temporary site identification and wayfinding, the address of the property "68 Haywood Street" should serve its purpose adequately.

For publicly owned properties such as buildings, parks, squares and greenways, the City has a policy in place for naming, whereas consideration is led by Council, and adoption follows a majority vote by Council. (Attached for reference.)

Please let me know if you have any feedback, questions or concerns.

Thank you,  
Dana

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**From:** Gary Jackson  
**Sent:** Tuesday, May 30, 2017 9:16 AM  
**To:** Dana Frankel <[DFrankel@ashevillenc.gov](mailto:DFrankel@ashevillenc.gov)>  
**Cc:** Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>; Roderick Simmons <[RSimmons@ashevillenc.gov](mailto:RSimmons@ashevillenc.gov)>; Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>; councilgroup <[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>  
**Subject:** RE: Thanks for running the poll!

Dana:

What "naming" process follows the survey? Please research policy guidelines for naming a municipal park, including a search for Council adopted policy/resolutions and double checking with Roderick Simmons on recent precedents.

Gary

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**From:** Cecil Bothwell [<mailto:cecilbothwell@avlcouncil.com>]  
**Sent:** Tuesday, May 30, 2017 6:26 AM  
**To:** Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)>; Jaime Matthews <[JMatthews@ashevillenc.gov](mailto:JMatthews@ashevillenc.gov)>; Dana Frankel <[DFrankel@ashevillenc.gov](mailto:DFrankel@ashevillenc.gov)>  
**Subject:** Thanks for running the poll!

It's clear that the overwhelming choice of respondents was for St. Lawrence Green or Park. (53 of 136 who offered an idea, 29 opting Green)  
I'm confident that the Staff choice will follow the wishes of Asheville citizens. (Though I'm still not clear why "staff" was accorded the choice of a name.)

Thanks

-C

***"The whole art of government consists in the art of being honest. Only aim to do your duty and mankind will give you credit where you fail."***

- Thomas Jefferson (A Summary View of the Rights of British America, 1774)

Cecil Bothwell  
@cecilbothwell  
828-713-8840

<city facilities naming policy.pdf>



## Ben Fulmer

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**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Friday, March 31, 2017 5:23 PM  
**To:** Gary Jackson  
**Cc:** Esther Manheimer; Cathy Ball; councilgroup  
**Subject:** Re: RFP for design on Haywood

Meanwhile, as indicated by the park effort recommended by Mayor Manheimer, I think we need to immediately energize multiple efforts in St. Lawrence Green.

If Portland, Oregon could host 162 events last summer, why can't we do the same? Why are we reluctant to have exciting things happen on this property?

What, really, is the reluctance beyond some other goal of selling our City property?

-c

On Mar 31, 2017, at 8:57 AM, Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)> wrote:

We will work it in that way. Thanks for the direction!

Sent from my iPhone

On Mar 30, 2017, at 2:28 PM, Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)> wrote:

Gary, your suggested process below, first to PED and then to Council, looks like a good one.

On Mar 30, 2017, at 1:08 PM, Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)> wrote:

makes sense to me if the RFP is as described in this thread.  
thanks  
-c

On Mar 30, 2017, at 12:02 PM, Gary Jackson  
<[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)> wrote:

Absolutely. My preference too. A month for turnaround would be minimum. Given complexity and workloads, 6-8 weeks is more realistic.

**From:** Gordon Smith  
[<mailto:gordonsmith@avlcouncil.com>]  
**Sent:** Thursday, March 30, 2017 11:59 AM  
**To:** Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)>  
**Cc:** Cathy Ball <[cball@ashevillenc.gov](mailto:cball@ashevillenc.gov)>; councilgroup  
<[AshevilleNCCouncil@ashevillenc.gov](mailto:AshevilleNCCouncil@ashevillenc.gov)>  
**Subject:** Re: RFP for design on Haywood

Thanks, Gary. It would be my preference to move more rapidly.

Gordon

On Thu, Mar 30, 2017 at 11:22 AM, Gary Jackson <[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)> wrote:

Cathy - Thanks for the explanation of what we typically do with RFPs.

Esther - This answers the question about what we typically do unless otherwise directed by action of Council. The key thing to remember here is that staff would, in the next month or two, would be preparing a request for proposals from design and engineering professionals. The request will be for submittals indicating their qualifications and track record of experience to perform the work, as outlined in the documents submitted to Council by the Council appointed task force. The purpose of the RFP process would be to find the best design professionals and firm(s). As with the Comprehensive Plan consultant RFP, the ultimate decision to accept the selection and authorize the contract for services would be made by Council action. This would be months from now. I presume the staff recommendation of the selected firm(s) would make a prelim stop at PED on way to regular agenda.

We have not planned on it but if you wish to add to the typical staff driven process, I concur with Cathy's suggestion for the review to occur at PED prior to full Council presentation. This extra step of policy review, could be intended to confirm staff's plan to structure the RFP - the scope of services, including infrastructure study, design work and expected leadership with community engagement (charette for example).

Gary

Sent from my iPhone

Begin forwarded message:

**From:** Cathy Ball  
<[cball@ashevillenc.gov](mailto:cball@ashevillenc.gov)>  
**Date:** March 30, 2017 at 10:39:42 AM EDT  
**To:** Gary Jackson

<[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)>

**Subject: RE: RFP for design on Haywood**

Gary,

I would note that we typically do not take the RFP back to Council but we have in some cases taken the scope of work to Council or committee for review. We did this in the RFP for the developer of the Park Maintenance property. I am not aware that we have ever informally given it to each member for independent review. This could be a real challenge to resolve the various input on the scope.

I would recommend that if we go get Council input we go to PED and then to full Council. I think we would need clear direction on the scope. (The Mayor's option #3)

Thanks for letting me provide input.

Cathy

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**From:** Gary Jackson  
**Sent:** Wednesday, March 29, 2017 6:14 PM  
**To:** Cathy Ball <[cball@ashevillenc.gov](mailto:cball@ashevillenc.gov)>  
**Subject:** Fwd: RFP for design on Haywood

Suggest a response please.

Sent from my iPhone

Begin forwarded message:

**From:** Esther Manheimer  
<[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>  
**Date:** March 29, 2017 at 4:15:13 PM EDT  
**To:** Gary Jackson  
<[GJackson@ashevillenc.gov](mailto:GJackson@ashevillenc.gov)>  
**Subject: Re: RFP**

**for design on  
Haywood**

What's our normal  
protocol for rfps?

On Mar 29, 2017, at  
3:03 PM, Gary  
Jackson

<[GJackson@asheville  
enc.gov](mailto:GJackson@asheville.nc.gov)> wrote:

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## Ben Fulmer

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**From:** Norman C Wussow <mnpopi@charter.net> on behalf of Norman C Wussow  
**Sent:** Tuesday, March 28, 2017 4:48 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence Green

GREEN SPACE ONLY, PLEASE!

There are lots of other places for commercial interests!

Norman Wussow  
4 Mayflower Drive  
Asheville 28804

**Ben Fulmer**

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**From:** Ann McMartin <AnnMcMartin@hotmail.com> on behalf of Ann McMartin  
**Sent:** Tuesday, March 28, 2017 3:08 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence Green Space

Good Afternoon City Council Members,

I am contacting you today to ask that you design the St. Lawrence vacant space into a Green Space for all of Asheville to enjoy! With so much building downtown it might be nice to have a place where people can go and relax, meet friends, and connect with nature. Downtown is becoming one big massive cement and pavement mass and we need some trees and grass to balance all the recent development. I urge you to vote to make this space a Green space.

Thank you for your consideration!

Sincerely  
Ann McMartin

**Ben Fulmer**

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**From:** Bonnie Cooper <bonniecooperphotography@yahoo.com> on behalf of Bonnie Cooper  
**Sent:** Tuesday, March 28, 2017 12:26 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Park Space

Please maintain the area around St. Lawrence Church as green space/park space for all of Asheville.

Thank you,  
Bonnie Cooper

Sent from my iPhone

## Ben Fulmer

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**From:** DrMaxFrontOffice <drmaxchiro@bellsouth.net> on behalf of DrMaxFrontOffice  
**Sent:** Monday, March 27, 2017 8:35 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Public Park Space in Asheville

To the Asheville City Council,

I wish to register my opinion as a 20-year resident of Asheville and a past resident of places dealing with rapid business/tourist development. I have also lived on Manhattan and can attest to the vital importance of parks in enhancing the quality of life for residents and attractiveness for visitors. A city like ours will not thrive long-term laid out like a shopping mall, with businesses crowding shoulder to shoulder and a lack of green space and sky. We should take a cue from the success of the Biltmore Property which is enjoyed as much for the gardens as the house.

I am in favor of the City creating a park in the area by the St Lawrence church.

Sincerely,  
Dr. Max Rouslin  
81 Sheridan Rd.  
Asheville 03



Virus-free. [www.avast.com](http://www.avast.com)



**Ben Fulmer**

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**From:** BellaSharpe <starpillows4u@yahoo.com> on behalf of BellaSharpe  
**Sent:** Monday, March 27, 2017 6:09 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** st. lawrence park

Hello City Council Member

Truly it is time to allow breathing space in downtown Asheville. The tall and empty hotels have blocked the western mountain views.

Do we really need yet another hotel with 50% combined occupancy year round.? I often visit your meetings and always ask myself "where is the vision"?

Asheville HAS the potential to become a futuristic, progressive, clean and self sufficient city, please allow some savings grace to all of the people who live and move here. Vote Green

**Ben Fulmer**

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**From:** Maggie Burleson <MBurleson@ashevillenc.gov> on behalf of Maggie Burleson  
**Sent:** Monday, March 27, 2017 4:41 PM  
**To:** Brian Haynes; Cecil Bothwell; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Cc:** Todd Okolichany; Gary Jackson; Cathy Ball; Paul Fetherston  
**Subject:** Haywood Advisory Team: Final Report (unformatted)

Mayor and Council, Mr. Joyell won't have the final report with graphics ready until after tomorrow night's meeting. The Advisory Team signed off on the report last week, and a volunteer has just begin formatting it. He asked that this be shared with Council so that you would at least have the text available.

Thanks,  
Maggie

**Ben Fulmer**

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**From:** Neil Barrett <nemacbar@att.net> on behalf of Neil Barrett  
**Sent:** Monday, March 27, 2017 3:59 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Cc:** AshevilleCAN@googlegroups.com  
**Subject:** Re: Basilica of St. Lawrence

If New York City was able to allow for a large green space, otherwise known as Central Park, in the center of Manhattan, why is it that the city of Asheville, can't commit to keeping the area in front of the Basilica "green". A park in that area would add tremendously to the character of the city and bring a certain natural beauty that would far outshine more buildings for various retail purposes.

Neil M. Barrett  
nemacbar@att.net

**Ben Fulmer**

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**From:** Judith Bicking <graphics@bicking.com> on behalf of Judith Bicking  
**Sent:** Monday, March 27, 2017 3:13 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St. Lawrence area

**I live in Asheville and think that the city-owned property in the St. Lawrence area should become green space.**

**Ben Fulmer**

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**From:** deemare@juno.com  
**Sent:** Monday, March 27, 2017 2:28 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Green Space

Hi,

I'm really concerned about what's going to happen with that little space near St. Lawrence basilica. We really need a green space there where people can sit and relax around trees and plants to get away from the hubbub of the city. If it gets turned into business space, then we'll never have the opportunity to have a green space there again. Green spaces in cities are really important, and the larger Asheville grows, the more we'll need green spaces. It would be like a little jewel showing off another of Asheville's jewels (St. Lawrence basilica). Please turn this site into a green space for the people and to add to the beauty of our special city.

Thanks,  
Ruth Stambaugh

## Ben Fulmer

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**From:** Dancewater <dancewater2@gmail.com> on behalf of Dancewater  
**Sent:** Monday, March 27, 2017 12:54 PM  
**To:** Gordon Smith; Asheville City Council  
**Subject:** Re: Green space

Gordon -

the people of this city has made their position clear on what should be done with this area, and no matter how many task forces you organize and fund, that position is not going to change.

We can try to put people in office who actually listen to us. That is what we tried in the past, and I think it will be successful again in the future.

Susan Oehler

On Mon, Mar 27, 2017 at 12:22 PM, Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)> wrote:

Thanks for writing in, Susan. The good news is that City Council unanimously approved a Task Force to identify how to move forward with the site. That Task Force is returning its findings, after a year-long intensive examination of the site and its possibilities/challenges. It's my understanding that the Task Force is recommending a combination of passive civic space, active civic space, and some commercial elements. I look forward to hearing their presentation on Tuesday.

Thanks for your input,

Gordon Smith

On Mon, Mar 27, 2017 at 12:06 PM, Dancewater <[dancewater2@gmail.com](mailto:dancewater2@gmail.com)> wrote:

Dear city council:

I would like to see a park across from St. Lawrence. And if you decide to do something else, I think you will have a hard time getting reelected.

Thank you for your time,  
Susan Oehler  
Asheville NC

**Ben Fulmer**

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**From:** Jeanine Maland <jeanine.maland@gmail.com> on behalf of Jeanine Maland  
**Sent:** Monday, March 27, 2017 10:35 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence area - your vote

I urge each of you to do the right thing for our Asheville citizens and conscious community.

Many of us view your critical city council vote as a tiny step for Life! on this fragile planet.

Vote for a fully Green Space for the St. Lawrence area. Stiffen-up your spines.

Vote for a beautiful view for the people of St. Lawrence.

Vote for Asheville residents & tourists sitting on the bench talking, discussing, reading, thinking...

Vote for the chatter of the birds; for the blooming flowers; for the variety of new life.

Thanks to each of you for your important service to Asheville - to our present and to our future.

And much gratitude to those of you who have consistently listened to and supported our passion for keeping the St. Lawrence area a FULLY GREEN SPACE.

Sincerely,  
Jeanine Maland  
Asheville, NC

**Ben Fulmer**

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**From:** Shinesign@aol.com  
**Sent:** Monday, March 27, 2017 10:34 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence area

Please do not put big business before residents. WE live here and want that space to be used for us, a green space for the population of Asheville as well as the tourist industry to enjoy.

Thank you  
Shiner Antiorio

We are Divine enough to ask and we are Important enough to Receive  
Wayne Dyer



**Ben Fulmer**

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**From:** Schmidt Family <fortunesmiled4@gmail.com> on behalf of Schmidt Family  
**Sent:** Monday, March 27, 2017 10:30 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** I believe the city-owned property in the St. Lawrence area should become green space

Dear City Council,  
That area will be hopelessly congested if a hotel is built there. A park is much more valuable in many ways.  
We have enough hotels, we want a park.

David Schmidt  
73 Evelyn place 28801

**Ben Fulmer**

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**From:** healing@billwalz.com  
**Sent:** Monday, March 27, 2017 9:21 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence Greenspace

**If NYC can allow trillions of dollars of potential commercial property and tax revenue to be devoted to Central Park, the same with San Francisco and Golden Gate Park, with Chicago and Lincoln Park, Boston and the Charles River Park - and the list goes on, city after city recognizing the value of green space, supposedly higher consciousness Asheville can give up one block to the aesthetics and refinement of a small park sitting opposite the beauty of St. Lawrence. Do the will of the people not the developers!**

**Bill Walz  
Asheville**

**Ben Fulmer**

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**From:** Keldwyn Teves <keldwyn@bellsouth.net> on behalf of Keldwyn Teves  
**Sent:** Monday, March 27, 2017 9:20 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence property

Please please please listen to the thousands of residents who have let you know over and over and over that we need and want this to be a Green space.

Our downtown is overdeveloped with hotels, stores, etc.

Last summer I tried to go downtown on a Tuesday at 1:30 to watch a film at the Fine Arts and there was not one parking space in the entire downtown area. I drove around for over 35 minutes, and finally had to come home.

Our city is no longer resident friendly during tourist season. Are we ONLY a tourist destination or do those who live here deserve some amenities we can use and enjoy? Is developer money the only thing you listen to and care about? Please listen to us. Give us this very small parcel of land for beauty and respite from the towering hotels.

With hope  
Keldwyn Teves

**Ben Fulmer**

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**From:** Bev O <theschlag@aol.com> on behalf of Bev O  
**Sent:** Monday, March 27, 2017 8:54 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** GREENSPACE

Please do not waste anymore time deciding this. The city NEEDS to provide green space downtown and the St. Lawrence property is the perfect place for it. DO THE RIGHT THING NOW!  
Truly,  
Bev Ohler

## Ben Fulmer

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**From:** Cynthia Heil <cheil17@att.net> on behalf of Cynthia Heil  
**Sent:** Monday, March 27, 2017 8:46 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Green space at St. Lawrence

Please consider making Asheville a city for its residents, not developers, chain businesses, and tourists. They all have quite a chunk of our city now. We would like to keep what little is left for the people who live here, people who have a vested interest in our city, people who VOTE here.

Please consider the downtown residents who want a green space, maybe even a place where they can have a community garden.

Please give the residents a park at the subj. location.

Cindy Heil

Asheville, NC 28806

**Ben Fulmer**

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**From:** DONALD HARLAND <dharland@bellsouth.net> on behalf of DONALD HARLAND  
**Sent:** Monday, March 27, 2017 8:41 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** St Lawrence Park

The City owned property in St. Lawrence should be green space. We do not need more buildings, hotels, or retail outlets in this area.

Donald Harland  
Candler, NC

**Ben Fulmer**

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**From:** juli Fleur <jewelfleur@hotmail.com> on behalf of juli Fleur  
**Sent:** Monday, March 27, 2017 8:38 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** RE St Lawrence Green

To whom it may concern,

I believe the green area should be reserved only for a park. We have enough building happening in Asheville - more green space is always a good thing. Spaces to sit and reflect and take a rest whether you are a tourist or local are needed - sometimes its hard to decide where to eat and you need a place to sit and think about it. Or maybe your cranky kid needs to run free for a bit. Im sure there are many good reasons to create a green space in that spot.

Juli Hoyer

Asheville Resident

Sent from [Outlook](#)

## Ben Fulmer

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**From:** Claire S <claire28803@yahoo.com> on behalf of Claire S  
**Sent:** Monday, March 27, 2017 8:20 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Green Space Attn: J. Mayfield

*Now that we have so many new hotels, surely there is enough tax revenue to create green space across from St Lawrence. Please don't let the citizens of Asheville down on this.*

*Also I understand that Julie Mayfield is the council member most involved with directing funds collected from the hotel tax. PLEASE devote some of these funds to fixing the sidewalks in Biltmore Village used everyday by visitors to our city. It is only a matter of time before the city is sued for these unsafe walkways.*

*Thank you,  
C.V. Schnedler*



## Ben Fulmer

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**From:** maryahecker@aol.com  
**Sent:** Monday, March 27, 2017 8:18 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov  
**Subject:** Please place only a park at St Lawrence Green

Please show Western North Carolina that our local governments care more about the physical and emotional well being of its people than real estate greed.

I was born in NC 55 years ago and I firmly believe that real estate greed has about destroyed Asheville, Hendersonville and the natural environment of NC. If

Asheville is a GREEN city it does not need business at this site. If its officials were forward thinking they would recognize that a GREEN SPACE on this site

will make it more attractive to tourist, residents, and business. Have they heard that some of the most attractive, expensive built communities now include

a real organic garden in the middle. St Louis has several worthwhile parks and a Botanical Garden. Asheville has a minuscule Botanical Garden and small

city parks. The Green Space will also allow one of Asheville's most beautiful historic landmarks to be highlighted. People can go to other cities and states to

shop at the type of businesses or live in the condos some want to put on this site. If you will allow it to exist only in

Asheville will people be able to relax and

meditate in St. Lawrence Green.

Please Give Western NC this GREEN SPACE.

Mary A. G. Hecker

## Ben Fulmer

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**From:** Sandra Brooks <sandra@mymosaicrealty.com> on behalf of Sandra Brooks  
**Sent:** Wednesday, March 08, 2017 8:35 AM  
**To:** Gwen Wisler  
**Subject:** Pit of Despair

How long will you do studies and ask for opinions about this? It has been clear for years that most residents want a simple green park to break up the starkness of downtown concrete and provide a safe buffer for St. Lawrence. Please do what is right and vote this way.

**Sandra Brooks**  
, Asheville Voter

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## Ben Fulmer

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**From:** Gwen Wisler AVL City Council <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler AVL City Council  
**Sent:** Tuesday, March 07, 2017 3:41 PM  
**To:** Chris Joyell  
**Subject:** Fwd: Deeply flawed process

FYI

Begin forwarded message:

**From:** Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>  
**Date:** March 7, 2017 at 3:06:58 PM EST  
**To:** Julie Mayfield <[juliemayfield@avlcouncil.com](mailto:juliemayfield@avlcouncil.com)>, Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>  
**Subject:** Deeply flawed process

Fellow Council members:

I attended two meetings of the Haywood Street Visioning Task Force, as an observer. I feel I need to inform you all about what I witnessed at their workshop on Saturday, Feb. 18.

This was a full morning meeting, 9 a.m. to 1 p.m., aimed at creating their vision presentation for Council. "Ground Rules" were posted on the wall, starting with a requirement that participants respect each other (and reportedly posted at each meeting).

Twice during the morning, Dean Pistor (appointed as a representative of the Recreation Board), came to whisper in my ear. Gesturing at Julie Nelson he said, "Why did you appoint that bitch? She is f-ing everything up." Then again, with something like the same wording .... "I can't stand that bitch ...." etc. What Nelson was doing was quietly representing her view as representative of the Friends of St. Lawrence Green, and referring to the list of preferences expressed by citizens in the various surveys conducted over the past several months.

I suggested that he was telling me more about himself than about Nelson. When I spoke to Nelson about it afterward she told me that his actions over the course of the work had reflected the same attitude, with him calling her down on at least 2 other meetings to the extent that other task force members were uncomfortable. Chris Joyell never stopped him or corrected him during

the meetings. This type of behavior thwarts others on the task force from speaking their minds for fear of attack or reprisal. When she discovered that these outbursts and on many occasions other members comments were not recorded in Chris Joyell's minutes of the meetings, Joyell told her that he didn't want to throw anyone under the bus.

As I watched the process on Feb. 18, in which the Task Force was divided into three groups to create "bubble diagrams), I watched Pistor lunge across the table aggressively when Nelson was speaking, putting his fist down. In my view, completely unacceptable.

But further, and this is something that reflects a deeper problem, we appointed Pistor in his capacity as a member of the Recreation Board, which certainly suggested to me that he was there to represent the perspective of that body. However, at that meeting and at a subsequent meeting I attended on March 3, he insisted on parking, private development, sale of the property, etc. and etc. None of which, to my understanding is in the purview of the Rec Bd. (Perhaps his real estate office location at 1 Page has something to do with his perspective on the site.)

Again, I have learned that this has been his viewpoint from the first meeting and throughout the process.

Nor is this my only concern about the Task Force effort. I have combed through the data provided on Dropbox and compared it to Summary Reports and found that language has morphed, that unrelated ideas have been lumped so that multi-use becomes mixed-use, food trucks and farmers markets called "retail" as if they were the same as store fronts, and etc. As a specific example from the March 3 meeting, after the group had reached agreement on a sort of consensus "bubble diagram" and after I left the meeting (which was supposedly over) and other people including Joyell had left, Pistor and Ruth Summers apparently added "Residential" to the uses listed.

Meanwhile, the survey done via the City Web site was so ambiguous that not only could respondents imbue whatever meaning they liked to the 20 photos, but the interpretation of answers results in pretty much any set of "facts" one wishes to derive. (If for example you lump tailgate market, park benches, and plaza as requests for mixed-use you can use the data to support development. If you add them to the request for green space and shade you can derive an entirely different preference for open space and multi-use. Given the dozens of

different views expressed in the survey it would seem that a glossary defining terms would have provided a better starting point.)

To represent results as agreed upon by the entire group when they are altered helter-skelter, and clumped according to someone's biases, is fraudulent.

Finally, and very troubling to me, is that at least one e-mail to the entire Task Force, includes the apparent intent of Joyell to violate public records law. He wrote:

"THIS INFO IS FOR INTERNAL PURPOSES ONLY--PLEASE DO NOT DISTRIBUTE THIS INFO BEYOND THE TEAM. PLEASE RESPECT YOUR COLLEAGUES' WORK AND THE PROCESS WE HAVE UNDERWAY. THIS IS ONLY A DRAFT, AND I WANT THE TEAM TO REMAIN CONFIDENT THAT THEY CAN CARRY OUT THEIR WORK WITHOUT THE FACEBOOK PEANUT GALLERY MUDDYING THE WATERS."

I refer you to the law:

§ 132-1. "Public records" defined.

(a) "Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government.

Perhaps we need to see all of the e-mails related to this Task Force?

Cecil Bothwell  
[cecil@braveulysses.com](mailto:cecil@braveulysses.com)  
[cecilbothwell.com](http://cecilbothwell.com)  
828-713-8840  
POB 1877  
Asheville 28802



## Ben Fulmer

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**From:** Steve Rasmussen <stevencrasmussen@gmail.com> on behalf of Steve Rasmussen  
**Sent:** Tuesday, October 18, 2016 2:06 AM  
**To:** jennifer.pehr@som.com; Alan Glines; Shannon Tuch; Cecil Bothwell; Julie Mayfield; Gwen Wisler AVL City Council; mike kenton; Sasha Vrtunski  
**Subject:** Economic incentives for tree preservation  
**Attachments:** sw\_White\_Paper\_site\_scale\_credits\_2014\_0\_06\_draft.pdf; watershed\_scale\_credits\_2014\_03\_06\_final.pdf

Here's the best info I've found about economic incentives for urban tree preservation. Generally governments provide these in the form of rebates of stormwater fees to developers and homeowners, based on various calculations intended to reflect how much stormwater retention a tree or tree canopy provides. Asheville's stormwater fees are minimal, however, so a more effective approach for us would be to use property-tax rebates instead. Although I haven't been able to find any cities that provide property-tax incentives for tree preservation, it seems to me that the same stormwater calculations could apply -- just adjust the ratio so it's a genuine incentive. The county is about to do yet another property-tax assessment and re-evaluation, so it seems like this would be a good time to consider including a tree survey and assessment too -- maybe arborists accompanying county tax assessors? Getting a property-tax cut for saving your trees would also be a very popular idea right now.

I'll organize this in two sections, Local Mechanism and National Precedents.

### LOCAL MECHANISM:

I've talked about this recently with Gary Roberts, director of the Buncombe County Tax Dept. He says there are two ways in North Carolina to provide this kind of property-tax-reduction incentive:

A) as a property-tax "exemption", which would require going through the state legislature for enabling legislation for Asheville. Currently there is already a statewide "present use program" that gives such tax exemptions, but it's scaled to farming operations: "Horticulture", if you own at least 5 acres and grow certain items; "Agriculture", minimum 10 acres; "Forestry", minimum 20 acres and growing trees for "production". Essentially we'd be proposing to add a smaller, residential-scaled category. And, of course, we'd be hazarding Raleigh's unpredictable political winds.

B) as a property-tax "refund", which could be passed entirely on the city level without having to go through the state. Gary says the city already does this for a number of properties -- he mentioned garden areas in the Burton St. neighborhood as a good example. It's my understanding (which could be faulty) that in this case, the full tax would be collected up front, but then a percentage would be rebated somehow back to the property owner -- Gary or Keith Miller, who's in charge of exemptions at the Buncombe County Tax Dept., would be able to tell you much more than I can about how this works in practice, and he encouraged me to have folks contact him or Keith with any and all questions. He also recommended talking to Carl Silverstein, exec. director of the Southern Appalachian Highlands Conservancy, 828-253-0095, since Carl has lots of experience dealing with such issues on both state and local levels. The city would also need to consult with Wanda Greene or Jon Creighton about the mechanics of all this.

### NATIONAL PRECEDENTS:

The two attached white papers were commissioned by Vermont a couple of years ago from a consulting firm called Stone Environmental Inc. (<http://www.stone-env.com/>). They seem to be very good starting points for creating a tree-preservation and planting incentive program for Urban Tree Canopies. Below are two key excerpts from them, which point toward Washington, DC and the Chesapeake Bay urban area as examples to

follow. The following blog also has some useful links: <http://www.deeproot.com/blog/blog-entries/cities-that-are-pioneers-in-developing-stormwater-credit-systems-for-trees>. There's a lot of technical information in here that's beyond my pay grade but would be familiar to arborists.

[http://dec.vermont.gov/sites/dec/files/wsm/erp/docs/watershed\\_scale\\_credits\\_2014\\_03\\_06\\_final.pdf](http://dec.vermont.gov/sites/dec/files/wsm/erp/docs/watershed_scale_credits_2014_03_06_final.pdf)

"While many municipalities have adopted some form of stormwater credits for new and/or existing trees and many have also adopted UTC [Urban Tree Canopy] goals, few seem to have incorporated the two. One exception is Washington D.C. In 2006, D.C. established a UTC goal of 40% by 2037. Within 5 years, the city's UTC had grown by 2.1% to a total of 37.2% (DDOT 2012). The 2013 District Stormwater Management Guide contains a section on tree planting, preservation, and maintenance with run-off reduction credits (20 cubic ft per existing tree, 10 cubic ft per planted tree). Washington D.C. is also one of the first jurisdictions to include a specific annual tree planting target in its MS4 permit, as well as a percentage canopy requirement for parking lots (USDA 2012). The Green Infrastructure Portfolio Standard (GIPS) is another method being used to increase green infrastructure and tree cover. A GIPS establishes goals for communities to capture/reuse/infiltrate on-site a certain amount of rainfall. These goals are similar to renewable energy portfolio requirements in place in over 30 states today (Figure 2)."

[http://dec.vermont.gov/sites/dec/files/wsm/stormwater/docs/ManualUpdate/sw\\_White\\_Paper\\_site\\_scale\\_credits\\_2014\\_0\\_%2006\\_draft.pdf](http://dec.vermont.gov/sites/dec/files/wsm/stormwater/docs/ManualUpdate/sw_White_Paper_site_scale_credits_2014_0_%2006_draft.pdf)

"... there are only a few rebate or cost-share incentive programs that incentivize the planting or preservation of trees where there is a specific recognition of those trees' stormwater-related benefits. Most of these programs are being implemented by states and communities in urbanized areas of the Chesapeake Bay watershed, where Urban Forest Buffers and Urban Tree Planting/Urban Tree Canopy are among the practices that can be credited towards meeting the milestones of individual states' Watershed Improvement Plans under the Chesapeake Bay sediment and nutrient TMDL (Batiuk and Dubin 2013)."

#### CONCLUDING THOUGHTS:

We focus so much (understandably) on incentivizing developers to sacrifice some of their private profit for the public good that we overlook the value and power of rewarding homeowners who voluntarily do the same thing. I would love to see the city start with rebating property taxes to save trees, but then (if this works well) seriously consider developing formulas for granting rebates to residents and property owners who provide such public benefits as pocket parks, connecting paths/stairways, species habitats, stream buffers, etc. (I can point out existing examples of all of these just in my own West Asheville neighborhood.) A counterweight to this reduction in the city's revenue stream might be raised fees on activities and uses such as those that increase stormwater runoff and streambank erosion.

Our conventional system of property-tax evaluation encourages overdevelopment and discourages social and environmental altruism by focusing solely on a so-called "highest and best use" that's defined in purely economic terms. This market reductionism helps drive people to base individual land-use decisions on financial need and greed rather than on what's best for their land and their community. And it contributes to the widespread feeling that government is an alien force that only takes and does not give, benefiting the rich while punishing the poor. Granting property-tax incentives to all private-property owners to do the right thing by their environment and neighborhood, on the other hand, would help make people feel that they have a positive personal stake in their local government -- that City Hall and the citizenry can collaborate together for the greater good.

-- Steve Rasmussen



113 Clinton Ave.  
Asheville, NC 28806  
(828) 335-2486

## Ben Fulmer

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**From:** JOHN STERLING <johnrsterling@gmail.com> on behalf of JOHN STERLING  
**Sent:** Monday, August 22, 2016 4:38 PM  
**To:** Walls, Jason A  
**Cc:** juliemayfield@avlcouncil.com; gwenwisler@avlcouncil.com  
**Subject:** Re: Asheville's Future

Thanks.  
BTW, Mike spells his last name Wasmer.

John

On Mon, Aug 22, 2016 at 4:16 PM, Walls, Jason A <[Jason.Walls@duke-energy.com](mailto:Jason.Walls@duke-energy.com)> wrote:

John,

My apologies. I forgot to attach the letter. It is now attached.

Best,

Jason

### Jason A. Walls

Local Government & Community Relations Manager – Asheville Area

*Avery, Buncombe, Haywood, Madison, Mitchell and Yancey counties*

w: [828.258.5019](tel:828.258.5019) | [Jason.Walls@duke-energy.com](mailto:Jason.Walls@duke-energy.com)



**From:** JOHN STERLING [mailto:[johnrsterling@gmail.com](mailto:johnrsterling@gmail.com)]  
**Sent:** Monday, August 22, 2016 4:08 PM

**To:** Walls, Jason A  
**Cc:** [juliemayfield@avlcouncil.com](mailto:juliemayfield@avlcouncil.com); [gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)  
**Subject:** Re: Asheville's Future

Jason,

Thank you for the cordial reply. I am sure you are doing all you can to find agreeable solutions to a challenging problem.

I can understand Duke's reluctance to change its business model by embracing newer technology. But surely Asheville cannot be the only community to object to the ugliness of traditional air-cooled substations. Keeping rates low is great, but quality of community life is also important. When I look at pictures of attractive, modern substations in cities around the country, I feel resentful that Duke refuses to consider offering that technology to Asheville. Why do we have to be denied what is available to other cities in other parts of the country, just because Duke does not want to change its ways? Assurances that GIS "will be considered" for sites in Asheville ring hollow in light of Duke's record of commitment to traditional air-cooled design.

If Duke really wants to be a good neighbor and public servant, Duke should consider making GIS part of its business plan.

I would be happy to meet with you any time at our mutual convenience.

I did not find the attached letter that you mention to the Mayor regarding Mike Wasserman's comments. Could you re-send?

Sincerely,

John Sterling

On Mon, Aug 22, 2016 at 3:24 PM, Walls, Jason A <[Jason.Walls@duke-energy.com](mailto:Jason.Walls@duke-energy.com)> wrote:

Hi John. Thanks for reaching out and for the information.

The one constant in our business is complexity and you've described some of that below. There are pros and cons with all types of infrastructure and each can be debated on their merits. I think that both Gwen and Julie would agree that I

prefer to focus on collaboration and communication to solve problems and challenges. Quite frankly, that's why we sent the attached letter to the mayor agreeing with your neighbor Mike Wasserman that more time is needed to find a constructive path forward on building electrical infrastructure to support customer growth.

I am encouraged that the mayor, and members of city council, postponed the substation ordinance and hope that they will push it out further as we keep the conversation going. As you will see, we have agreed to hold off filing for any substation permits for the downtown three until Feb. 2017. So, this gives us more time to talk. I do want to speak directly to a couple points you make below.

As I have said multiple times, we haven't designed or engineered the site and that work won't happen until next year. So, any final decision on site design and engineering is still several months away. As to the cost, this is not a technology that is in use across North Carolina. Actually, the Chapel Hill sites are the only gas-insulated substations in our 6-state service area. They are more expensive, but each site is different and until the site is engineered, it is very difficult to say how much more they would cost. You also have to factor in the ongoing operations and maintenance cost. All that said, we have the time to keep the conversation going and I feel that will result in a longer-term and sustainable solution.

The city funds being directed to Duke Energy to support the amazing RADTiP redevelopment cover Duke Energy's costs to relocate its utility infrastructure. The RADTiP has also been a wonderful example of how close coordination and with the city will help minimize and mitigate impacts to neighbors during construction.

You asked a very similar question that I asked internally – why 3? Each of these sites plays a different, although complimentary role in providing reliable electricity to customers. I am happy to explain in person, but an email explanation would be a challenge for me to do.

We all agree that Asheville is a wonderful community and a place where people want to live and visit. The reality is that we are seeing significant growth and electrical infrastructure is needed to support this growth in Asheville. I am an optimistic person and think that we can find mutually-agreeable solutions for the community, customers and the company. I certainly hope you and your neighbors desire the same.

All my best,

Jason

**Jason A. Walls**

Local Government & Community Relations Manager – Asheville Area

w: [828.258.5019](tel:828.258.5019) | [Jason.Walls@duke-energy.com](mailto:Jason.Walls@duke-energy.com)



---

**From:** JOHN STERLING [mailto:[johnrsterling@gmail.com](mailto:johnrsterling@gmail.com)]  
**Sent:** Sunday, August 21, 2016 7:36 PM  
**To:** Walls, Jason A  
**Cc:** [juliemayfield@avlcouncil.com](mailto:juliemayfield@avlcouncil.com); [gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)  
**Subject:** Asheville's Future

\*\*\* Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*

Jason,

I am reaching out to you at the suggestion of Julie Mayfield and Gwen Wisler, both of whom speak very highly of you.

Asheville needs electric power and I for one am grateful for the work that Duke has done to supply Asheville's electric power needs reliably and economically. As the City's power needs grow it is natural and appropriate for Duke to enhance the infrastructure needed to deliver that power, such as substations.

I do have some questions about the manner that Duke is choosing to design and locate substations.

I attended the meeting you had with residents of South French Broad neighborhood and heard you describe the exhaustive review of available real estate that Duke undertook to find appropriate sites. (Why there is a need for three new units within a mile of one another is not clear to me.)

One of those examined was the end of Rankin Avenue but it was disqualified due to lacking sufficient space for an air-cooled substation.

As I am sure you know, many cities across North America and around the world have been installing a newer design, Gas-Insulated Substations (GIS), for a number of years. Dramatically more compact than traditional air-cooled designs, they can reduce the space requirements by up to 90%.

Comparing the cost of installing a GIS vs. a traditional Air-Insulated (air-cooled) Substations depends, of course, on the many variables of specific design requirements. The document attached to this email is but one study. I'm sure Duke's engineers can find many more. Looking at the graphs on page 4 it is striking how close in overall lifetime cost the two are. Depending on the installation, sometimes GIS costs more, sometimes it costs less than AIS. Am I misinterpreting this study?

Yet when Mountain Xpress contacted Duke for comment on the possibility of using GIS design for the proposed substation at Asheland and Hilliard, Duke spokesperson Pettit referred to a "tenfold [increase in] installation cost." To me that sounds like an irresponsible smokescreen, attempting to divert attention away from a viable alternative that Duke does not want to consider.

I get it that Duke-Progress Energy has never installed a GIS, but we know that another unit of Duke installed 3 of them at UNC Chapel Hill in 2007. I believe in that case the University ended up paying some or all of the incremental cost over what a traditional design would have cost. That might be what needs to happen here in Asheville, minus the cost savings to Duke made possible by the dramatically smaller real estate footprint required for GIS. Maybe the City would be willing to contribute land, such as the street-level parking lot at the end of Rankin Avenue, which should be big enough for GIS. The lot on Asheland & Hilliard could be sold, offsetting higher initial construction costs for GIS.

As an Asheville resident I'm sure you know and understand how much of our city's identity is bound up in the look and feel of our neighborhoods, streets and vibrant downtown, which is now growing and expanding toward the South Slope area. We are justly proud of the River Arts district and the city has plans to spend millions of dollars there revitalizing the neighborhood. I believe as much as \$5 million of those funds will be directed toward Duke for changes in the power grid necessary to accommodate the city's plans. Would it be all that different for the city to pay Duke for the higher cost of installing a GIS?

You must know how engaged many citizens became during the last City Council election, many of them concerned and upset by the sprouting of so many hotels downtown and the prospect of more development on what became known as St. Lawrence Green. If Duke continues on its current course of placing a god-awful ugly monstrosity on the highly trafficked corner of Hilliard and Asheland, I predict there will be hell to pay in the next City Council election.

Sincerely,

John Sterling

210 Cherokee Road

Asheville, NC 28804

[815-739-6449](tel:815-739-6449)

## Ben Fulmer

---

**From:** JOHN STERLING <johnrsterling@gmail.com> on behalf of JOHN STERLING  
**Sent:** Sunday, August 21, 2016 7:36 PM  
**To:** jason.walls@duke-energy.com  
**Cc:** juliemayfield@avlcouncil.com; gwenwisler@avlcouncil.com  
**Subject:** Asheville's Future  
**Attachments:** GIS vs air cooled cost estimating model.pdf

Jason,

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Sincerely,

John Sterling  
210 Cherokee Road  
Asheville, NC 28804





## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Monday, May 09, 2016 3:17 PM  
**To:** cecil@braveulysses.com  
**Subject:** Friends of St Lawrence Green

Cecil:

In regard to the Haywood Street Advisory Team, is Geronimo Owens the Friends of St Lawrence Green representative? I was hoping that the at-large members would not be affiliated with any of the current representatives. So if we select Geronimo and then Friends has another representative, that group gets more than one rep.

What are your thoughts?

Best,

Gwen

## Ben Fulmer

---

**From:** Maggie Burleson <MBurleson@ashevillenc.gov> on behalf of Maggie Burleson  
**Sent:** Friday, April 15, 2016 8:21 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** May Vacancies for City Boards & Commissions  
**Attachments:** bdapptments1.doc

Please circulate as much as possible.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Wednesday, April 06, 2016 6:49 PM  
**To:** mary hugenschmidt; Esther Manheimer; Gordon Smith; Keith Young; Brian Haynes; Julie Mayfield; Cecil Bothwell  
**Subject:** Re: At-Large Nomination, Asheville Design Center's Committee, Haywood Street Property

Thank you, Ms Hugenschmidt. We appreciate your input.  
Best,  
Gwen Wisler

On 4/6/2016 5:41 PM, mary hugenschmidt wrote:

My husband and I have been residents of Asheville for over forty years and clearly remember the dismal, lifeless downtown area with its empty, boarded up buildings. It had few public spaces, and no places with trees or plants or spots for people to sit and enjoy the city. As urban trends turn to accessibility, healthy environments, the function of natural elements in city design, and respect for historic places, incorporating green areas has risen in importance to both a city's health and to its appeal.

I am also a volunteer with the Buncombe County Extension Master Gardeners. **Gary Anderson**, one of my fellow volunteers has applied to be an at-large member on the committee led by ADC to determine the use for the vacant property on Haywood Street across from the Civic Center and the historic St. Lawrence Basilica. As you can see from his application, Gary has a significant amount of experience working with public projects. I would like to strongly encourage you to vote for him as one of the at-large members. The bullets below describe how both the city of Asheville and the Extension Master Gardeners can benefit from Gary's contributions to the committee.

**The city of Asheville could benefit from participation of EMGVs in the following ways:**

1. The creation of a vibrant green space would not only reflect the beauty of the city but would provide residents and visitors a living interaction site maintained by trained volunteers sharing research-based gardening knowledge and information through four seasons.
2. There are over 100 Buncombe County Master Gardeners with decades of proven commitment willing to use their varied backgrounds and education to design, plant, and maintain a downtown garden site.
3. Gardens that combine horticulture with art, education, and design that would be available to residents and visitors of all ages and all backgrounds, integrating and showcasing the efforts of local entities in the arts, such as museums, libraries, the symphony, schools, etc.

**The Extension Master Gardener Volunteers would benefit in the following ways:**

1. A way to further the Master Garden mission which is to provide research-based urban horticulture education and gardening support to city and county residents.
2. A demonstration garden geographically convenient in a downtown location for many master gardeners to support.
3. An opportunity to interact with local gardeners and gain insights on their current gardening questions in order to adapt the EMG programs in a way that best serves the community.
4. Increasing the reach and visibility of the EMG program by working with arts councils, museums, landscape architects and local artists.

Thank you for your consideration of **Gary Anderson** as an **at-large member of the Asheville Design Center's Committee** on ways to develop the Haywood Street Property.

,

Mary Hugenschmidt  
437 Beaverdam Road  
Asheville, 28804

## Ben Fulmer

---

**From:** mary hugenschmidt <hugenmb@gmail.com> on behalf of mary hugenschmidt  
**Sent:** Wednesday, April 06, 2016 5:41 PM  
**To:** Esther Manheimer;Gwen Wisler;Gordon Smith;Keith Young;Brian Haynes;Julie Mayfield;Cecil Bothwell  
**Subject:** At-Large Nomination, Asheville Design Center's Committee, Haywood Street Property

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Thank you for your consideration of **Gary Anderson** as an **at-large member of the Asheville Design Center's Committee** on ways to develop the Haywood Street Property.

Mary Hugenschmidt  
437 Beaverdam Road  
Asheville, 28804

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Sunday, March 20, 2016 12:44 PM  
**To:** yvonne@ashevilledowntown.org  
**Subject:** Fwd: April Bd/Com Vacancies  
**Attachments:** bdapptments1.doc

Yvonne:  
You saw this, right?  
Best,  
Gwen

----- Forwarded Message -----

**Subject:** April Bd/Com Vacancies  
**Date:** Tue, 15 Mar 2016 15:23:40 +0000  
**From:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>  
**To:** Brian Haynes <[brianhaynes@avlcouncil.com](mailto:brianhaynes@avlcouncil.com)>, Cecil Bothwell - Email <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>, Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>, Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)>, Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>, Julie Mayfield <[juliemayfield@avlcouncil.com](mailto:juliemayfield@avlcouncil.com)>, Keith Young <[KeithYoung@avlcouncil.com](mailto:KeithYoung@avlcouncil.com)>

Please circulate as much as possible.

Thanks,  
Maggie

Maggie Burleson, MMC, NCCMC  
City Clerk  
City of Asheville  
Post Office Box 7148  
Asheville, N.C. 28802  
828-259-5601 (phone)  
828-259-5499 (fax)

## Ben Fulmer

---

**From:** Maggie Burleson <MBurleson@ashevillenc.gov> on behalf of Maggie Burleson  
**Sent:** Tuesday, March 15, 2016 11:24 AM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** April Bd/Com Vacancies  
**Attachments:** bdapptments1.doc

Please circulate as much as possible.

Thanks,  
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## Ben Fulmer

---

**From:** Gwen Wisler AVL City Council <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler AVL City Council  
**Sent:** Tuesday, March 15, 2016 8:35 AM  
**To:** Maggie Burleson  
**Cc:** Esther Manheimer; Brian Haynes; Cecil Bothwell - Email; Gordon Smith; Julie Mayfield; Keith Young  
**Subject:** Re: Haywood Street Advisory Team Questions for Application

Yes. That's right.  
Gwen

On Mar 15, 2016, at 8:27 AM, Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)> wrote:

If I'm understanding Gwen, I could re-word to say "What relationship, if any, do you have with any of the other **Haywood Street** Advisory Team groups?"

Okay?  
Thanks,  
Maggie

---

**From:** Esther Manheimer [<mailto:esthermanheimer@avlcouncil.com>]  
**Sent:** Monday, March 14, 2016 7:14 PM  
**To:** Gwen Wisler; Maggie Burleson; Brian Haynes; Cecil Bothwell - Email; Gordon Smith; Julie Mayfield; Keith Young  
**Subject:** RE: Haywood Street Advisory Team Questions for Application

Do you mean other advisory committees or commissioners? Like downtown commission?

---

**From:** Gwen Wisler [<mailto:gwenwisler@avlcouncil.com>]  
**Sent:** Monday, March 14, 2016 4:30 PM  
**To:** Maggie Burleson <[MBurleson@ashevillenc.gov](mailto:MBurleson@ashevillenc.gov)>; Brian Haynes <[brianhaynes@avlcouncil.com](mailto:brianhaynes@avlcouncil.com)>; Cecil Bothwell - Email <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>; Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>; Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)>; Julie Mayfield <[juliemayfield@avlcouncil.com](mailto:juliemayfield@avlcouncil.com)>; Keith Young <[KeithYoung@avlcouncil.com](mailto:KeithYoung@avlcouncil.com)>  
**Subject:** Re: Haywood Street Advisory Team Questions for Application

What relationship, if any, do you have with any of the other Advisory Team groups?  
(I would like to make sure we don't duplicate representation on the Advisory Team.)  
Thanks,  
Gwen

On 3/14/2016 3:59 PM, Maggie Burleson wrote:

Todd crafted the three questions below to be included with the applications. Please let me know ASAP if these are okay. I need to begin advertising tomorrow (March 15) – with application deadline on April 6 at 5.

Thanks,  
Maggie

- a. What do you want the Advisory Team to achieve for this project?
- b. Please describe your experience with conducting or participating in a community visioning process, master plan or other related project. What was the outcome?
- c. As a member of the Advisory Team it is expected that you will be fair and impartial during the community visioning process. Please indicate whether or not you have any conflicts with this statement.

Below will be the statement I use to solicit applications:

### **1. Scope of the Project:**

The City of Asheville will be undertaking a community visioning process for city-owned properties at 68-76 Haywood Street and 33-37 Page Avenue in downtown Asheville. The city has retained the Asheville Design Center (ADC) for this effort, who will work with city staff to facilitate the community visioning process. The outcomes will be designed to inform future actions on the subject sites and surrounding rights-of-way (the "Study Area"), which may include a future design competition and/or a Request for Qualifications/Proposals. The project's scope will include strategic planning and coordination with an Advisory Team, key stakeholders, as well as the broadest community interests who express a desire to participate in an open, democratic "town hall" process of consensus building. Engagement with local stakeholders and property owners will inform a long-term vision for the properties, while also serving to identify opportunities for temporary installations to enliven the space now and suggest appropriate permanent uses on the site over time.

The city envisions that the final deliverable of this project will include a full exploration of site constraints and opportunities and publicly-informed expectations, priorities and considerations for the Study Area. The document will be a culmination of community ideas and strategic planning for the Study Area that will help to inform future actions, rather than determine a definitive design for the Study Area.

### **2. Scope of the Advisory Team:**

ADC will work with city staff to form an Advisory Team for the public visioning process and implementation plan. The Advisory Team will have representation, at minimum, from the following organizations (in no particular order), plus three at-large members:

- City of Asheville Recreation Board;
- Asheville Downtown Commission;
- Historic Resources Commission of Asheville & Buncombe County (HRC);
- Public Art and Cultural Commission (PACC);
- Buncombe County liaison;
- Asheville Downtown Association;
- The Basilica of St. Lawrence;
- Friends of St. Lawrence Green;
- Grove Arcade;
- Battery Park Hotel/Vanderbilt Apartments representative(s);
- Downtown Asheville Residential Neighbors (DARN);
- Asheville Area Chamber of Commerce;



- U.S. Cellular Center; and,
- Asheville Buskers Collective.

The Advisory Team will be involved throughout the community visioning process. The scope of the Advisory Team includes, at a minimum, the following tasks:

- Kick-off meeting with ADC and city staff on the project
- Review of site analyses of the Study Area, as submitted by ADC
- Workshop with the Advisory Team to explore creative ideas for implementation and management of vibrant civic spaces
- A follow-up session with the Advisory Team to explore techniques and best practices for the public visioning workshops
- Input and attendance from the Advisory Team regarding two public workshops
- Follow-up presentation from ADC to Advisory Team to report on the input received from the workshops
- Review of final documentation, as submitted by ADC, that will include a full exploration of site constraints and opportunities and publicly-informed expectations, priorities and considerations for the Study Area, including presentation of the draft visioning document to the Advisory Team by ADC

Maggie Burleson, MMC, NCCMC  
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## Ben Fulmer

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**Sent:** Monday, March 14, 2016 3:59 PM  
**To:** Brian Haynes; Cecil Bothwell - Email; Esther Manheimer; Gordon Smith; Gwen Wisler; Julie Mayfield; Keith Young  
**Subject:** Haywood Street Advisory Team Questions for Application  
**Importance:** High

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- Review of site analyses of the Study Area, as submitted by ADC
- Workshop with the Advisory Team to explore creative ideas for implementation and management of vibrant civic spaces
- A follow-up session with the Advisory Team to explore techniques and best practices for the public visioning workshops
- Input and attendance from the Advisory Team regarding two public workshops
- Follow-up presentation from ADC to Advisory Team to report on the input received from the workshops
- Review of final documentation, as submitted by ADC, that will include a full exploration of site constraints and opportunities and publicly-informed expectations, priorities and considerations for the Study Area, including presentation of the draft visioning document to the Advisory Team by ADC

Maggie Burleson, MMC, NCCMC  
 City Clerk  
 City of Asheville  
 Post Office Box 7148  
 Asheville, N.C. 28802  
 828-259-5601 (phone)  
 828-259-5499 (fax)

**Ben Fulmer**

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**From:** cibonc@gmail.com on behalf of CIBO  
**Sent:** Friday, March 11, 2016 1:47 PM  
**To:** CIBO  
**Subject:** CIBO Newsletter 3.11.16  
**Attachments:** news31116.pdf

Attached is your copy of the CIBO Newsletter for March 11, 2016. If you have difficulty accessing the attachment, please contact the CIBO office at 254-2426 or by return email.

## Ben Fulmer

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**From:** Cecil Bothwell <cecil@braveulysses.com> on behalf of Cecil Bothwell  
**Sent:** Monday, February 15, 2016 2:08 PM  
**To:** Mark Sinsky  
**Cc:** Esther Manheimer; gwenwisler@avlcouncil.com  
**Subject:** Re: Piazza San Lorenzo

Thanks for the feedback.

However, thousands of people have signed petitions requesting a green public space, not a paved piazza. There will be considerable design input from citizens over the next few months, and I'm certain your suggestions will receive a fair hearing at the charettes and so forth.

Best regards,  
-c

On Feb 15, 2016, at 1:53 PM, Mark Sinsky <[mark@sinsky.net](mailto:mark@sinsky.net)> wrote:

Dear Mayor and Council Woman,

I'm an Architect working here in AVL for over 28 years (I live on Kimberly Knoll above Esther's old home). For years I've seen and heard so much about "Imagine St. Lawrence Green" but I've always thought "Imagine Piazza San Lorenzo" would be a much better idea.

That would be a Piazza built between the Church, the connecting Vanderbilt and Battle Square Streets, The Battery Park Hotel and the Civic center, over a 500 space parking structure. (No lower than the exterior courtyard in front of Pack Library). This is how they've learned to do it in Europe. ... provide parking UNDER Urban Spaces.

Valencia, Spain has two very good examples of public spaces. One is this Piazza by their Cathedral and another is a nearby Green Space, also built over a parking structure. The "Green space" is fenced off and never used because it is too difficult to maintain with people walking on the grass and is usually fenced off and DEAD. A vibrant well planted Piazza is just what Downtown needs to create a strong "Pole" to work with Pack Square.

Although I am a residential Architect, I've think about this every time I'm by St. Lawrence or even in Europe travelling (frequently) and cribbing ideas of what would make a vibrant successful Urban Addition.

"Imagine Piazza San Lorenzo" is a lot more sensible than "Imagine St. Lawrence Green". Please forward this to whoever you think my listen.

Sincerely,

Mark Sinsky, AIA

<plaza-de-la-virgen.jpg>

<20150929\_164717.jpg>

--

Mark Sinsky, AIA

[828.258.2288](tel:828.258.2288)

80 Kimberly Knoll, Asheville, NC 28804

Architect Site: [www.MarkSinskyArchitect.com](http://www.MarkSinskyArchitect.com)

## Ben Fulmer

---

**From:** Mark Sinsky <mark@sinsky.net> on behalf of Mark Sinsky  
**Sent:** Monday, February 15, 2016 1:53 PM  
**To:** Esther Manheimer; gwenwisler@avlcouncil.com; Cecil Bothwell  
**Subject:** Piazza San Lorenzo

Dear Mayor and Council Woman,

I'm an Architect working here in AVL for over 28 years (I live on Kimberly Knoll above Esther's old home). For years I've seen and heard so much about "Imagine St. Lawrence Green" but I've always thought "Imagine Piazza San Lorenzo" would be a much better idea.

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Sincerely,

Mark Sinsky, AIA



--  
Mark Sinsky, AIA

[828.258.2288](tel:828.258.2288)  
80 Kimberly Knoll, Asheville, NC 28804  
Architect Site: [www.MarkSinskyArchitect.com](http://www.MarkSinskyArchitect.com)



## Ben Fulmer

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**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Wednesday, January 27, 2016 2:38 PM  
**To:** Michael Lewis  
**Cc:** councilgroup  
**Subject:** Re: "The Park"

Hi Mike,

I figure different folks might have different facts. Seems to happen a lot these days, at least on the national and state levels.

A while back the City Economic Development Department estimated that a potential big structure there would generate \$60,000 a year in property taxes.

An alternative view is that parks always increase property values in surrounding parcels. So it is arguable that the tax benefits even out, though in hard to quantify ways.

(A further alternative is that the immediate neighbors of the Haywood property include significant nonprofit/tax exempt properties. But taxing churches is not on the City's immediate agenda.)

The best way other cities prevent what you call "a mess" is to activate the spaces. (The national solution is, obviously, to raise the minimum wage and enact a national infrastructure strategy to put people back to work.) Pritchard is deemed a problem due to several interlocking issues. There isn't anything to "do" there, other than to hang out ... except when there are activities like the drum circle, when pretty much no one out of earshot views as a problem.

It is the closest park to the homeless service providers downtown, and when those facilities are closed during the day their clientele congregate in Pritchard and present a visual "mess" whether or not the people present are actually a "problem."

St. Lawrence Green (or whatever name) would be similarly positioned in terms of geography.

One solution to the "mess" issue is to have the space "activated" with installations and activities that draw more "regular" citizens into the mix.

Another is to relocate homeless services out of downtown. (I note that the reason our homeless services are where they are is because Downtown was depressed and cheap. Now it is upscale and rising. I would guess that the service providers will move out of downtown as the real estate market offers fiscal incentives to relocate.) The big picture, as mentioned above, is to disrupt the greed economy, raise the minimum wage, fund infrastructure repairs/improvements ... but I'm sure you're voting for Sanders (with me) so that will solve that.

Many of us have worked toward a public space in front of the Civic Center and Basilica for more than a decade. The DTMP appendices suggest that this location is ideal for a public park.

I think we can make something great happen.

Cheers,

-C

> On Jan 27, 2016, at 10:48 AM, Michael Lewis <mlewis6956@charter.net> wrote:

>

> Looks like the debate over what to do with the property across from the basilica is coming to an end. I probably should have brought this up a long time ago, since I have been thinking about it for a while. Like most issues these days, both sides have their arguments regarding what should be done with the property, but neither side seems to have given a well-rounded presentation to support its position.

>

> Some folks want to sell the property to a developer and see the City reap the tax revenue from whatever structure goes up there. The other side wants to see a greenspace put there. However, nobody seems to have offered an estimate of the tax revenue a structure would generate. Likewise, nobody on the other side has offered a plan to keep the proposed greenspace from becoming a mess like Pritchard Park has become.

>

> Without betraying your hand before the vote, can you tell me the facts? Briefly?

>

> Mike

>

> --

> Michael N Lewis

> 48 Gracelyn Rd.

> Asheville, NC 28804

> 828-252-3684

> mlewis6956@charter.net

>

**Ben Fulmer**

---

**From:** Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter  
**Sent:** Saturday, January 23, 2016 8:45 AM  
**To:** gwenwisler@avlcouncil.com  
**Subject:** Haywood/Park Sam Powers process report of 2014  
**Attachments:** 021814 ED Staff Report PED\_Update on 68-76 Haywood Street.pdf

Gwen:

I've attached the February 18, 2014 process report given by Sam Powers for the 68-76 Haywood Street development parcels.

Best,

Dave

David G. Nutter, AICP, Principal, Retired  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street,  
Asheville, North Carolina 28801 USA  
Tel 828-505-8242 Cell: 828-279-1820  
For large files: google drop-box

## Ben Fulmer

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**From:** Cecil Bothwell <cecil@braveulysses.com> on behalf of Cecil Bothwell  
**Sent:** Wednesday, January 20, 2016 5:44 AM  
**To:** Gwen Wisler AVL City Council  
**Subject:** Re: For PED: people's park planning

will send  
will have a bit more info too - been trying to get feedback from a City Manager in Minnesota  
-c

On Jan 19, 2016, at 9:22 PM, Gwen Wisler AVL City Council <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)> wrote:

1:00 in the first floor conference room. Do you want me to put your documents on the agenda?  
Or you could just send them to the PED committee as background?  
Gwen

On Jan 19, 2016, at 9:12 PM, Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)> wrote:

What time?  
Lots of stuff that afternoon.  
-c

On Jan 19, 2016, at 9:04 PM, Gwen Wisler  
<[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)> wrote:

No, it's this coming Tuesday. We had to change it because Brian is  
on vacation.  
Gwen

On 1/19/2016 8:53 PM, Cecil Bothwell wrote:

I think this was today?  
So I guess I missed the chance to present.  
-c

On Jan 19, 2016, at 8:49 PM, Gwen  
Wisler  
<[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>  
wrote:

Cecil:  
Do you want to present this at PED?  
The staff planned to give us a  
presentation on the proposed process  
for the Haywood St property on  
Tuesday.  
Gwen

----- Forwarded Message -----

**Subject:**For PED: people's park planning

**Date:**Tue, 19 Jan 2016 07:39:52 -0500

**From:**Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)>

**To:**Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>

Sorry I didn't get these to you earlier, but the PED meeting snuck up on me.

I hope we can discuss process for St. Lawrence Green at the Council Retreat. My belief is that we need to make macro decisions early: Where will the streets be in 20 years? What do the people want to see there in 20 years? Do we sell 33 and 35 Page or demolish them and include them in the public green space? Do we encourage interim uses (for example for the gravel pit, after the hotel staging is over)? Do we authorize the ADC to hold design charettes? Etc.

The attachments are sample documents from the planning process for a People's Park in Wilmington, Del. They used both online questionnaires and physical displays during several months of planning.

<People's Park  
Wilmington.doc><People'sParkposter.jpg><People'sParkquestionnaire.jpg>

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Tuesday, January 19, 2016 8:49 PM  
**To:** Cathy Ball;cecil@braveulysses.com  
**Subject:** Fwd: For PED: people's park planning  
**Attachments:** People's Park Wilmington.doc; People'sParkposter.jpg; People'sParkquestionnaire.jpg

Cecil:

Do you want to present this at PED? The staff planned to give us a presentation on the proposed process for the Haywood St property on Tuesday.

Gwen

----- Forwarded Message -----

**Subject:**For PED: people's park planning  
**Date:**Tue, 19 Jan 2016 07:39:52 -0500  
**From:**Cecil Bothwell <[cecilbothwell@gmail.com](mailto:cecilbothwell@gmail.com)>  
**To:**Gwen Wisler <[gwenwisler@avlcouncil.com](mailto:gwenwisler@avlcouncil.com)>

Sorry I didn't get these to you earlier, but the PED meeting snuck up on me.

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The attachments are sample documents from the planning process for a People's Park in Wilmington, Del. They used both online questionnaires and physical displays during several months of planning.

## Ben Fulmer

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**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Tuesday, January 19, 2016 7:40 AM  
**To:** Gwen Wisler  
**Subject:** For PED: people's park planning  
**Attachments:** People's Park Wilmington.doc; People'sParkposter.jpg; People'sParkquestionnaire.jpg

Sorry I didn't get these to you earlier, but the PED meeting snuck up on me.

I hope we can discuss process for St. Lawrence Green at the Council Retreat. My belief is that we need to make macro decisions early: Where will the streets be in 20 years? What do the people want to see there in 20 years? Do we sell 33 and 35 Page or demolish them and include them in the public green space? Do we encourage interim uses (for example for the gravel pit, after the hotel staging is over)? Do we authorize the ADC to hold design charettes? Etc.

The attachments are sample documents from the planning process for a People's Park in Wilmington, Del. They used both online questionnaires and physical displays during several months of planning.

## Ben Fulmer

---

**From:** Julie Mayfield <julie@mountaintrue.org> on behalf of Julie Mayfield  
**Sent:** Wednesday, January 06, 2016 12:37 PM  
**To:** Inge Durre;matt@tributeproperties.com;Cecil Bothwell  
**Cc:** Imke Durre  
**Subject:** RE: Draft of new Proposal enclosed

Hi all – I’ve made some calls around this morning to Gwen and Gordon, and I spoke with the Mayor last night. Here’s how I propose we proceed at this point, and those three are in agreement with this.

First, they all agree this new scenario of the Page property merits some investigation and some more time (maybe 2-4 weeks?) and that it would be helpful to have some real numbers for everyone to look at. In the same way the staff investigated the Asheland Avenue property, we want to ask the staff to do a similar investigation of Page – estimate value, see if there are any deed restrictions or issues that would inhibit it from being part of a swap. I learned yesterday that the funds used to purchase it came from the parking fund, and I don’t know if that poses any problems or changes the circumstances.

Giving staff this time to investigate the property will also give the Durrees and Cecil/Friends of St. Lawrence Green a chance to discuss what a joint fundraising strategy would look like. We should all be aware that the numbers are really big – especially combining what would need to be raised for the Collier woods property and to build the park. There should be a serious effort to see how/whether it can be achieved, but it may end up being too big a lift in a reasonable time.

Matt, one piece of information that will be necessary for both of the above inquiries to move forward is for you to provide a value for the Collier Woods property. The Page Ave. property is likely worth more, and the amount of that difference could make a difference in whether the deal makes sense for the city and for the fundraising effort. Can you provide that number to the Durrees for them to pass on to the City? It doesn’t have to be a formal appraisal, but it should have some basis in reality.

In 2-4 weeks, when these two levels of inquiry have happened, then everyone can make a more informed decision about whether a deal can be had and whether it makes sense to move forward. At that point, it may make sense to come to council with a formal proposal, or it might be clear that it just won’t work.

Given all of the discussions yesterday and today, no one I spoke to feels the need for a formal report or request to council on Tuesday for any of this to move forward. I will say that there remains strong concern about completing a swap before the money is raised, but until we have some firmer numbers, any discussion about that is theoretical. Plus, the Page property may not work out for other reasons, so there doesn’t seem to be a need to press the issue just now.

How is everyone with this proposal to move forward? In summary:

- No report/request to council next week
- City staff investigates the Page Ave. property as to value and legal issues
- Maynards provide a value for the Collier woods property
- The Durrees and Cecil/FSLG discuss a joint fundraising strategy and try to map out a strategy that will raise the money for both the swap and the park construction, including a timeframe.
- We all talk again in a couple of weeks to see where we are.

Although I think we are all excited about the possibility for this to work out, we should all realize it still may not. The numbers are big, the city may not agree to swap before the money is raised, the Maynards may decide we’re too much trouble, etc. So let’s try, but let’s not get too comfortable yet.



Thanks and let me know –  
Julie

---

**From:** Inge Durre [mailto:[ingedurre@gmail.com](mailto:ingedurre@gmail.com)]

**Sent:** Wednesday, January 6, 2016 9:42 AM

**To:** [matt@tributeproperties.com](mailto:matt@tributeproperties.com); Julie Mayfield <[julie@mountaintrue.org](mailto:julie@mountaintrue.org)>; Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>

**Cc:** Imke Durre <[imke.durre@gmail.com](mailto:imke.durre@gmail.com)>; Inge Durre <[ingedurre@gmail.com](mailto:ingedurre@gmail.com)>

**Subject:** Draft of new Proposal enclosed

Hi all,

Here is our draft for a joint proposal based on yesterday's discussions that incorporates the Maynards' proposal sent to us late last night.

Slight changes to what we sent you, Matt and Mark last night, are reflected in this morning's draft.

A printable version is attached.

Given our other commitments, please review and send us your comments no later than 4:00 PM. this afternoon, in time for the proposal to be submitted first thing tomorrow morning.

Thanks for all your help,

Inge and Imke

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1/6/2016

Proposal to Preserve the Collier Avenue Wood

We, Imke and Inge Durre, ask for City Council's approval of this framework for preserving the Collier Avenue Wood in its natural state.

This approval will give all parties involved the necessary time to work out additional details within the next 6 weeks. A final proposal will be presented to Council for a vote on February 23.

The current owners of the wood, Matt and Mark Maynard, propose a land swap of the Collier Avenue tract (Collier) for 33/35 Page Avenue (Page), subject to the following conditions:

1. The Maynards will receive fee simple title to Page in exchange for relinquishing ownership of Collier to the city. This transfer will happen no later than April 1, 2016, subject to appraisals of both parcels to each party's satisfaction.
2. The adjoining city parking lot will be restricted to a public park without vertical structures other than vegetation.
3. Maynards will donate \$100,000 towards the creation of the adjoining park.
4. Maynards will allow the city to explore plans for development of the park for a period of 9 months from the transfer of title. These plans can include ideas that may move our property boundary and change our use. These ideas must be mutually agreed to by City and owner of 33/35 Page (Maynards). It is expressly agreed upon that should City and Maynards not agree to a plan, Maynards have the right to build on 33/35 Page Ave based upon zoning and all other restrictions in force 12/31/15. These rights will not be unreasonably withheld and will be consistent with previous approvals of similarly zoned properties.
5. Maynards agree to restrict Page to NOT be used as a hotel.
6. Maynards agree that 20% of residential units will be classified as affordable housing.

This proposal provides a unifying solution to preserve the Collier Avenue Wood while also assisting with the creation of open space in front of the St. Lawrence Basilica. With this outcome in mind, we are willing to raise funds to help facilitate the property swap subject to the following terms:

- A. We commit to raising a mutually agreed upon amount of funds that is proportionate to the appraised value of the land of 33/35 Page Avenue (excluding any residual value of the condemned building) within a time frame that is commensurate with the total amount to be raised and with the funding time lines of any suitable grants.
  - B. The exact amount to be raised from non-City sources and the fundraising time frame are to be finalized with City representatives in time for the submission of our final proposal, currently anticipated for February 18, 2016.
  - C. In support of the financing of the property swap, we suggest that the City agree to apply for a matching grant from the NC Parks and Recreation Trust Fund by the next application deadline, May 2, 2016, and for other suitable grants. Any funds received through such grants will be counted towards the remuneration the City requires.
  - D. Members of the Ravenscroft Reserve Initiative offer their assistance with such grant applications.
  - E. Fundraising will be performed in cooperation with that for the Haywood Street property south of the Basilica. Terms of the cooperation between the two efforts will be worked out by the leaders of the two initiatives by the above stated submission date.
  - F. For maintenance of the Collier Avenue Wood, the City will place 50% of the funds raised into a Trust Fund.
  - G. No later than the completion of the fundraising, a permanent deed restriction will be placed onto the 11 Collier property that guarantees that the parcel will be preserved in its natural state in perpetuity.
- 



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[www.avast.com](http://www.avast.com)

**Ben Fulmer**

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**From:** cibonc@gmail.com on behalf of CIBO  
**Sent:** Friday, December 18, 2015 3:06 PM  
**To:** CIBO  
**Subject:** CIBO NEWSLETTER 12/18/15  
**Attachments:** news121815.pdf

Attached is your copy of the CIBO Newsletter for December 18, 2015. If you have difficulty accessing the attachment, please contact the CIBO office at 254-2426 or by return email.

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Wednesday, December 09, 2015 11:59 AM  
**To:** Cecil Bothwell  
**Subject:** Re: per St. Lawrence Green

Cecil:

Thank you.

What I'm thinking is that PED develops some sort of public engagement process that gathers a bunch of ideas then somehow that process culls through some choices. I like your idea about "exploring options" before we land on one final solution. If you have info on "people's parks,"

please send it to me.

I didn't mean to be dictatorial last night but I really do feel that PED needs some direction rather than starting the whole "what should we do with this property" process again. Arrgghhh.

Best,  
Gwen

On 12/9/2015 11:23 AM, Cecil Bothwell wrote:

> Hi Gwen,

>

> I realize I somewhat misspoke last night. (I tend not to be an "on my feet" thinker - more a muller.)

>

> What I meant to say was "a green, public space" which is different from a "green" - for example the green in front of City Hall.

>

> I really hope we can step back and let ideas percolate - not to stretch it out too long (I know you want to see things move after years in the doldrums).

>

> But I deeply oppose an RFP for designs, selection of some specific plan, and so on, without some creative exploration of what could happen there.

>

> Other cities are encouraging "people's parks" that elicit creativity and imagination first, then implementation.

>

> Thanks,

> -c

>

**Ben Fulmer**

---

**From:** Cecil Bothwell <cecil@braveulysses.com> on behalf of Cecil Bothwell  
**Sent:** Wednesday, December 09, 2015 11:23 AM  
**To:** Gwen Wisler  
**Subject:** per St. Lawrence Green

Hi Gwen,

I realize I somewhat misspoke last night. (I tend not to be an “on my feet” thinker -more a muller.)

What I meant to say was “a green, public space” which is different from a “green” - for example the green in front of City Hall.

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But I deeply oppose an RFP for designs, selection of some specific plan, and so on, without some creative exploration of what could happen there.

Other cities are encouraging “people’s parks” that elicit creativity and imagination first, then implementation.

Thanks,  
-C

## Ben Fulmer

---

**From:** Cecil Bothwell <cecil@braveulysses.com> on behalf of Cecil Bothwell  
**Sent:** Wednesday, December 09, 2015 10:53 AM  
**To:** Jillian Wolf  
**Cc:** Randal Pfleger (via Google Docs); Mary Lou Kempf; councilgroup  
**Subject:** Re: St. Lawrence Green letter to the City

Hi Jillian,

I'm copying this to all members of City Council.

The process for decision making about St. Lawrence Green has been handed to the Planning and Economic Development Committee (Councilwoman Gwen Wisler - chair).

Since that just occurred last night, no schedule for consideration will be available immediately.

Thanks for the input. The ABFPC is a clear stakeholder in this discussion.

-C

On Dec 9, 2015, at 10:48 AM, \jillian \wolf <[bisoncrow@gmail.com](mailto:bisoncrow@gmail.com)> wrote:

Cecil, below is a brief letter we would like to offer up in support of edibles on the St Lawrence land plot. Where do we send it, and what is the deadline?

Jillian Wolf  
ABFPC Land Use Cluster

Land Use Cluster of the Asheville Buncombe Food Policy Council

The Land Use Cluster, and the Asheville Buncombe Food Policy Council, is committed to advocating, supporting, and implementing policy to support food systems infrastructure in Asheville and Buncombe County. We foresee vibrant food system infrastructure (production, processing, and distribution facilities) throughout the city and county **on both private and public land**. We recognize that there are many competing possible land uses for the current parking and storage lot across from the Basilica and US Cellular Center. We urge decision-makers and stakeholders to consider the feasibility of including demonstration and production gardens, as well as small fruit plantings on the site, to be designed, installed, and maintained through collaborative community, volunteer, business, and COA efforts.

## Ben Fulmer

---

**From:** Gwen Wisler AVL City Council <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler AVL City Council  
**Sent:** Monday, November 16, 2015 3:48 PM  
**To:** Janet McAfee  
**Subject:** Re: Short Term Rentals

Ms McAfee:

Please encourage others like you to tell both the new and the old Council members of your feelings.

I'm not clear where the new Council members stand on this issue.

Best,

Gwen Wisler

> On Nov 16, 2015, at 3:16 PM, Janet McAfee <jmacnorris@gmail.com> wrote:

>

> Dear Councilwoman Wisler,

>

> I have been disappointed to hear comments suggesting that the recent elections were a mandate for STR's. I believe that is a mistaken view and that the election more likely reflected the haranguing that went on demonizing anyone who supported the possibility of something other than just a park at the vacant lot which came to be known as St Lawrence Green.

>

> I believe you will find that there are many voters who oppose unrestricted STR's. I live in a neighborhood, 5 Points, where most streets are exceedingly narrow, and many sidewalks are lacking or in significant disrepair. Many existing housing structures are also unkempt or in a state of disrepair. We are one of the last semi-affordable areas close to the center of town and allowing conversion of existing housing stock to STR's will only reduce the number of affordable homes in this neighborhood.

>

> If STR's are allowed in any form in our neighborhood, I believe they should be closely regulated with regard to numbers, proximity, and condition standards, with off-street parking required.

>

> Our neighborhood, as other neighborhoods, have some vocal supporters of STR's, but please understand that our neighborhood is deeply divided on the subject of STR's. This should not be about the volume attained by either group but about what is best for the neighborhood.

>

> Thanks for your consideration.

>

> Janet McAfee

> 16 Spears Avenue

**Ben Fulmer**

---

**From:** Janet McAfee <jmacnorris@gmail.com> on behalf of Janet McAfee  
**Sent:** Monday, November 16, 2015 3:17 PM  
**To:** gwenwisler@avlcouncil.com  
**Subject:** Short Term Rentals

Dear Councilwoman Wisler,

I have been disappointed to hear comments suggesting that the recent elections were a mandate for STR's. I believe that is a mistaken view and that the election more likely reflected the haranguing that went on demonizing anyone who supported the possibility of something other than just a park at the vacant lot which came to be known as St Lawrence Green.

I believe you will find that there are many voters who oppose unrestricted STR's. I live in a neighborhood, 5 Points, where most streets are exceedingly narrow, and many sidewalks are lacking or in significant disrepair. Many existing housing structures are also unkempt or in a state of disrepair. We are one of the last semi-affordable areas close to the center of town and allowing conversion of existing housing stock to STR's will only reduce the number of affordable homes in this neighborhood.

If STR's are allowed in any form in our neighborhood, I believe they should be closely regulated with regard to numbers, proximity, and condition standards, with off-street parking required.

Our neighborhood, as other neighborhoods, have some vocal supporters of STR's, but please understand that our neighborhood is deeply divided on the subject of STR's. This should not be about the volume attained by either group but about what is best for the neighborhood.

Thanks for your consideration.

Janet McAfee  
16 Spears Avenue



## Ben Fulmer

---

**From:** Cecil Bothwell <cecil@braveulysses.com> on behalf of Cecil Bothwell  
**Sent:** Thursday, November 05, 2015 7:02 AM  
**To:** Gwen Wisler  
**Subject:** consideration of vice mayoralty

Hey Gwen,

It struck me on later reflection that your move to vice-mayor jumps the seniority scheme that has generally been in effect over the years. Gordon and I are “in line” for the job, in that sense, with our full term experience beyond yours.

Still, I’m not particularly averse to your getting the job.

But there’s something I’d like to run by you - because it would definitely increase my support for your candidacy.

We will now have three Council members in favor of preservation of St. Lawrence Green and one (Mayfield) who has voiced support if donations support any plan.

One of my first proposals when the new Council is seated is to suspend efforts to sell the property - because no one is going to donate to a civic space if it is simultaneously for sale, and because it will take time to get the donation plan up and running.

Second to move ahead with the Asheville Design Center which already has some initial plans (encouraged by Sam Poweres) to activate the edge of the property, and which has many ideas about ways to best use the land. They can provide cost estimates for the process, and then for pieces of the civic space going forward. (Development which doesn’t have to be done all at once.) Then there would be fund raising targets - perhaps \$30,000 for the studies, \$100,000 for the first installations, etc. The Public Art committee has some great ideas about temporary art installations, for example.

I believe the election indicated some strong support for this effort.

Thoughts?

-C

## Ben Fulmer

---

**From:** David Nutter <dnutter@aol.com> on behalf of David Nutter  
**Sent:** Wednesday, September 09, 2015 10:47 AM  
**To:** Marc Hunt;Gwen Wisler;Jan Davis  
**Subject:** Fwd: City approval of Historic Preservation Master Plan- GANTT

Marc, Gwen & Jan:

Re: coordination with county planning, keeping PED informed.

Thank you!

Dave

David G. Nutter, AICP, Retired  
Principal,  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street  
Asheville, NC. 28801  
Tel. 828-505-8242  
Cell 828-279-1820  
Email [dnutter@aol.com](mailto:dnutter@aol.com)  
For large attachments: Google Drop Box

Begin forwarded message:

**From:** David Gantt <[david@davidgantt.com](mailto:david@davidgantt.com)>  
**Date:** September 9, 2015 at 9:35:40 AM EDT  
**To:** David Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)>, "[jagerhng@gmail.com](mailto:jagerhng@gmail.com)" <[jagerhng@gmail.com](mailto:jagerhng@gmail.com)>  
**Cc:** "[n3carolina@gmail.com](mailto:n3carolina@gmail.com)" <[n3carolina@gmail.com](mailto:n3carolina@gmail.com)>, "[nswking@charter.net](mailto:nswking@charter.net)" <[nswking@charter.net](mailto:nswking@charter.net)>, "[Brian.Turner@ncleg.net](mailto:Brian.Turner@ncleg.net)" <[Brian.Turner@ncleg.net](mailto:Brian.Turner@ncleg.net)>, "[terry.vanduynd@ncleg.net](mailto:terry.vanduynd@ncleg.net)" <[terry.vanduynd@ncleg.net](mailto:terry.vanduynd@ncleg.net)>, "[Susan.Fisher@ncleg.net](mailto:Susan.Fisher@ncleg.net)" <[Susan.Fisher@ncleg.net](mailto:Susan.Fisher@ncleg.net)>, "[smerten@ashevillenc.gov](mailto:smerten@ashevillenc.gov)" <[smerten@ashevillenc.gov](mailto:smerten@ashevillenc.gov)>, "[bertsandphoebe@aol.com](mailto:bertsandphoebe@aol.com)" <[bertsandphoebe@aol.com](mailto:bertsandphoebe@aol.com)>, "[emanheimer@vwlawfirm.com](mailto:emanheimer@vwlawfirm.com)" <[emanheimer@vwlawfirm.com](mailto:emanheimer@vwlawfirm.com)>, Brownie Newman <[brownie.newman@buncombecounty.org](mailto:brownie.newman@buncombecounty.org)>, Holly Jones <[dhjwnc@gmail.com](mailto:dhjwnc@gmail.com)>, "Ellen Frost" <[ellen.frost@buncombecounty.org](mailto:ellen.frost@buncombecounty.org)>, Jon Creighton <[jon.creighton@buncombecounty.org](mailto:jon.creighton@buncombecounty.org)>, "Wanda Greene ([wanda.greene@buncombecounty.org](mailto:wanda.greene@buncombecounty.org))" <[wanda.greene@buncombecounty.org](mailto:wanda.greene@buncombecounty.org)>, "Kathy Hughes" <[Kathy.Hughes@buncombecounty.org](mailto:Kathy.Hughes@buncombecounty.org)>  
**Subject: RE: City approval of Historic Preservation Master Plan- GANTT**

Dave- I have asked that County staff meet with Stacey and HRC and that we place this item on upcoming agenda. Thank you and HRC for great leadership in this important area of government.



David Gantt  
Chairman - Buncombe County Commission  
82 Church Street  
Asheville, NC 28801  
(828-252-2852)  
(800-273-4002)

*PS, think green. Do not print this email unless absolutely necessary.*

---

**From:** David Nutter [<mailto:dnutter@aol.com>]  
**Sent:** Wednesday, September 09, 2015 8:52 AM  
**To:** [jagerhng@gmail.com](mailto:jagerhng@gmail.com)  
**Cc:** [n3carolina@gmail.com](mailto:n3carolina@gmail.com); [nswking@charter.net](mailto:nswking@charter.net); David Gantt <[david@davidgantt.com](mailto:david@davidgantt.com)>;  
[Brian.Turner@ncleg.net](mailto:Brian.Turner@ncleg.net); [terry.vanduyn@ncleg.net](mailto:terry.vanduyn@ncleg.net); [Susan.Fisher@ncleg.net](mailto:Susan.Fisher@ncleg.net); [smerten@ashevillenc.gov](mailto:smerten@ashevillenc.gov);  
[bertsandphoebe@aol.com](mailto:bertsandphoebe@aol.com); [emanheimer@vwlawfirm.com](mailto:emanheimer@vwlawfirm.com); Brownie Newman  
<[brownie.newman@buncombecounty.org](mailto:brownie.newman@buncombecounty.org)>; Holly Jones <[dhjwnc@gmail.com](mailto:dhjwnc@gmail.com)>; Ellen Frost  
<[ellen.frost@buncombecounty.org](mailto:ellen.frost@buncombecounty.org)>; Jon Creighton <[jon.creighton@buncombecounty.org](mailto:jon.creighton@buncombecounty.org)>  
**Subject:** Re: City approval of Historic Preservation Master Plan

All:

I would only add that the Historic Preservation Master Plan has not yet been approved by the county planning board or the county commission.

I've never known what to do about the plain fact that the press almost always gets something wrong.

We are looking forward to the opportunity discussed at our retreat to meet with county planners to get this ball rolling.

I think it can succeed but we will need all the help we can muster!

Best,

Dave

David G. Nutter, AICP, Retired  
Principal,  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street  
Asheville, NC. 28801  
Tel. 828-505-8242  
Cell 828-279-1820

Email [dnutter@aol.com](mailto:dnutter@aol.com)

For large attachments: Google Drop Box

On Sep 9, 2015, at 7:19 AM, Dave Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)> wrote:

Dear John:

I've attached the good PowerPoint that Stacy presented to the City Council last night as well as my testimony and a link to this morning's AC-T article.

<http://www.citizen-times.com/story/news/local/2015/09/08/asheville-passes-plan-save-historic-buildings/71910004/>

Best to you in the feverish homestretch of the state budget.

I have a meeting of the St. Lawrence Basilica Preservation Fund tomorrow and will say a prayer for Historic Preservation Tax Credits!

Best,

Dave

David G. Nutter, AICP, Principal, Retired  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street,  
Asheville, North Carolina 28801 USA  
Tel 828-505-8242 Cell: 828-279-1820  
For large files: google drop-box

-----Original Message-----

From: John Ager <[jagerhng@gmail.com](mailto:jagerhng@gmail.com)>

To: Nancy Nehls Nelson <[n3carolina@gmail.com](mailto:n3carolina@gmail.com)>; Dave Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)>

Sent: Wed, Sep 9, 2015 6:40 am

Subject: Re: City approval of Historic Preservation Master Plan

Dave or Nancy, I would love to have a copy of the comments made at this meeting.  
JOHN

On Tue, Sep 8, 2015 at 9:55 PM, Nancy Nehls Nelson <[n3carolina@gmail.com](mailto:n3carolina@gmail.com)> wrote:

As a member of the county Land Conservation Advisory Board and a private citizen in the rural, historically significant Reems Creek Valley, I applaud your success of having this measure passed. We look forward to the impact being felt all over the county, in many positive ways.

Thank you for your testimony which echos the sentiments of so many people and thank you for your time and effort to preserve our land for future generations.

Nancy Nehls Nelson  
Weaverville, NC

On Tue, Sep 8, 2015 at 8:10 PM, Dave Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)> wrote:

Dave:

Following up on our HRC Retreat last week, and its lively discussion with you and the Mayor, the City Council unanimously approved the Historic Preservation Plan for the City of Asheville and Buncombe County, North Carolina this evening.

We hope we can have the meeting with you and county planning staff we spoke about.

I've attached the testimony I made tonight.

Best to you,

Dave Nutter

David G. Nutter, AICP, Principal, Retired  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street,  
Asheville, North Carolina 28801 USA  
Tel [828-505-8242](tel:828-505-8242) Cell: [828-279-1820](tel:828-279-1820)  
For large files: google drop-box

--

Nancy Nehls Nelson  
99 Parker Cove Road  
Weaverville, NC 28787  
[828-658-9945](tel:828-658-9945)

*"The truth is incontrovertible, malice may attack it,  
ignorance may deride it, but in the end, there it is."*  
~ Winston Churchill

<Council SS.pptx>

<HP MP testimony 090815 s.docx>

**Ben Fulmer**

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**From:** Marc Hunt <marchunt@avlcouncil.com> on behalf of Marc Hunt  
**Sent:** Monday, February 17, 2014 3:18 PM  
**To:** t2903@aol.com;Chris Joyell  
**Cc:** Gwen Wisler  
**Subject:** PED Tomorrow  
**Attachments:** Staff Report PED\_Update on 68-76 Haywood Street.docx

Guys

I am 50-50 on whether I can make your chat with Gwen tomorrow at Green sage at 11:00; will do my best.  
Attached is the staff report regarding the project and process.

Thanks  
marc

## Ben Fulmer

---

**From:** Marc Hunt <marchunt@avlcouncil.com> on behalf of Marc Hunt  
**Sent:** Monday, February 17, 2014 9:08 AM  
**To:** Gwen Wisler  
**Subject:** attachments  
**Attachments:** PED\_February18\_2014\_Agenda (2).pdf; CBD Approved MSD.pdf; Large Scale MSD.pdf; Staff Report PED\_Update on 68-76 Haywood Street.pdf; Staff Report PED\_Short Term Rentals.pdf; Staff Report PED\_ MSDs.pdf

## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Thursday, February 13, 2014 11:16 AM  
**To:** Guillermo Rodriguez  
**Subject:** Re: Guastavino Plaza and the Asheville Design Center

I did not receive that -- even checked spam.  
Hmmm...  
Gwen

On 2/13/2014 11:06 AM, Guillermo Rodriguez wrote:  
Equality NC and it went out yesterday about 7

Guillermo Rodriguez  
Landscape Architect  
Leisure by Design

On Feb 13, 2014, at 10:54 AM, Gwen Wisler wrote:

I have another commitment next Thursday night. I'm sorry. From whom did the invitation come? I can't seem to find it.  
Gwen

On 2/13/2014 10:34 AM, Guillermo Rodriguez wrote:

One last thing. Please check out an invitation sent to you yesterday by Equality NC. It will be held at my home next Thursday. Hope to see you there.

Guillermo Rodriguez  
Landscape Architect  
Leisure by Design

On Feb 13, 2014, at 10:05 AM, Gwen Wisler wrote:



How about Green Sage downtown?  
I have 11 on Tuesday the 19th on my calendar.  
Best,  
Gwen

On 2/13/2014 10:00 AM, Guillermo Rodriguez wrote:

11:00 would be fine. Tom Gallaher and I will be there plus one other committee member who has been involved in this project since its inception. We can meet you wherever it's convenient. Please suggest a location.

Thank you.

Guillermo Rodriguez  
Landscape Architect  
Leisure by Design

On Feb 13, 2014, at 9:32 AM, Gwen Wisler wrote:

Guillo:  
I'm sorry. Did I miss a message from you?  
I'm hoping to go out of town tomorrow (the 14th) through Monday. I could meet on the 18th (Tuesday) between 11 and 3.  
Would that work?  
Gwen

On 2/13/2014 9:06 AM, Guillermo Rodriguez wrote:

Good  
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It's  
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Trail", one of the PAAC's responsibilities. The Monument to the Basilica's famous architect is currently under renovation. Plans are to replace the memorial to Guastavino as part of the proposed urban park.

Additionally, the ADC was brought in to assist the McKibben Group in planning the

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As a new member of the PED, we would like to bring you up to speed on our efforts prior to the PED's next meeting on Tuesday the 18th. At that meeting, ADC will be making a presentation regarding what we call "Guastavino Plaza". Most of the members of the PED are aware of the ADC's

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## Ben Fulmer

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## Ben Fulmer

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Gwen

On 2/13/2014 9:06 AM, Guillermo Rodriguez wrote:

Good morning,  
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It's been a busy week for you and then came the snow! I didn't hear back from you from a previous message regarding the Guastavino Plaza so forgive me if I'm repeating myself with this second email.

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Regards

Guillo Rodriguez

Guillermo  
Rodriguez  
Landscape  
Architect  
Leisure by Design



## Ben Fulmer

---

**From:** Gwen Wisler <gwenwisler@avlcouncil.com> on behalf of Gwen Wisler  
**Sent:** Thursday, February 13, 2014 10:55 AM  
**To:** Guillermo Rodriguez  
**Subject:** Re: Guastavino Plaza and the Asheville Design Center

I have another commitment next Thursday night. I'm sorry. From whom did the invitation come? I can't seem to find it.

Gwen

On 2/13/2014 10:34 AM, Guillermo Rodriguez wrote:

One last thing. Please check out an invitation sent to you yesterday by Equality NC. It will be held at my home next Thursday. Hope to see you there.

Guillermo Rodriguez  
Landscape Architect  
Leisure by Design

On Feb 13, 2014, at 10:05 AM, Gwen Wisler wrote:

How about Green Sage downtown?  
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