

## Ben Fulmer

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**From:** juliemayfield@avlcouncil.com  
**Sent:** Wednesday, July 05, 2017 6:51 PM  
**To:** Gordon Smith  
**Subject:** Re: Newsletter

I assume the same thing but I didn't get anything like I usually do. It could also have been an informal suggestion, but clearly someone has asked that emails be sent.

Sent from my iPad

> On Jul 5, 2017, at 3:11 PM, Gordon Smith <gordonsmith@avlcouncil.com> wrote:

>

> Julie,

>

> Good afternoon. I hope all is well in your world. Am I correct in assuming that PARC and/or Cecil sent a newsletter encouraging people to write in re: water at the temporary planting area at Haywood St.?

>

> Send it along?

>

> Thank you,

>

> G

**Ben Fulmer**

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**From:** Gordon Smith <gordonsmith@avlcouncil.com> on behalf of Gordon Smith  
**Sent:** Wednesday, July 05, 2017 3:12 PM  
**To:** Julie Mayfield  
**Subject:** Newsletter

Julie,

Good afternoon. I hope all is well in your world. Am I correct in assuming that PARC and/or Cecil sent a newsletter encouraging people to write in re: water at the temporary planting area at Haywood St.?

Send it along?

Thank you,

G

**Ben Fulmer**

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**From:** Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter  
**Sent:** Wednesday, April 13, 2016 10:48 AM  
**To:** AshevilleNCCouncil@ashevillenc.gov;gjackson@ashevillenc.gov;rsimmons@ashevillenc.gov;lcrown@ashevillenc.gov;emory22@charter.net;mecheverry@ashevillenc.gov;cball@ashevillenc.gov;tokolichany@asheville.nc.gov;mary@maryweberdesign.com;ric.hardlee@live.com  
**Cc:** marcusbarksdale@yahoo.com;pwall@ashevillenc.gov;ithomas@stewartinc.com;stevencrasmussen@gmail.com  
**Subject:** Beaucatcher Greenway in re select pervious surfacing

At last night's dynamic nod, most welcome, to the Beaucatcher Greenway, I spoke with Steve Rasmussen of PARC on the topic of pervious surfacing.

Steve mentioned a customized rather than a one size fits all approach.

We came away wondering whether it might be possible to turn to pervious surfacing for those limited number of points on the greenway most vulnerable to the greatest runoff that could be hazardous.

I make this as a suggestion, subject to engineering feasibility, possibly worth exploring.

Best,

Dave

David G. Nutter, AICP, Principal, Retired  
Member, American Planning Association  
Nutter Associates, Community Planners & Development Professionals  
169 Flint Street,  
Asheville, North Carolina 28801 USA  
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For large files: google drop-box

**Ben Fulmer**

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**From:** Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter  
**Sent:** Thursday, January 21, 2016 7:33 AM  
**To:** juliemayfield@avlcouncil.com  
**Subject:** Haywood/Page development  
**Attachments:** Haywood - Page - 3 logical development alternatives 012016.pdf

Julie:

I am continuing to try to make an objective analysis of the situation, and the potentials, involving the development of the controversial city-owned parcels at Haywood and Page in an effort to involve reason. My update is attached.

I would like to keep moving on this as the public engagement process takes place.

No need to respond unless you wish to, but I thought you should know what I am doing.

I believe there can be a very good outcome to this but that a little Aristotle along the way might help.

Best,

Dave

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## Ben Fulmer

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**From:** David Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)> on behalf of David Nutter  
**Sent:** Thursday, January 07, 2016 9:26 AM  
**To:** Gordon Smith;Gwen Wisler;Cecil Bothwell;Brian Haynes;Keith Young;Esther Manheimer;Julie Mayfield  
**Cc:** Gary Jackson  
**Subject:** Fwd: 68-76 Haywood Street redevelopment parcels - 3 logical development alternatives

Gordon:

Yes, that's fine. See below.

Best,

Dave

David G. Nutter, AICP, Retired  
Principal,  
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Email [dnutter@aol.com](mailto:dnutter@aol.com)  
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Begin forwarded message:

**From:** Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)>  
**Date:** January 7, 2016 at 9:19:52 AM EST  
**To:** Dave Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)>  
**Subject: Re: 68-76 Haywood Street redevelopment parcels - 3 logical development alternatives**

Thank you, Dave. Would you be willing to share this with Councilman Bothwell, Councilman Haynes, Councilman Young, and Vice Mayor Wisler?

Gordon

On Wed, Jan 6, 2016 at 11:00 AM, Dave Nutter <[dnutter@aol.com](mailto:dnutter@aol.com)> wrote:  
Gordon:

It seems to me that there are 3 logical alternatives for deciding on the destiny of the 68-76 Haywood Street city-owned redevelopment parcels.

These generally match the typical or classical pattern of alternatives laid out for environmental impact statements in the United States:

(1) a "Null" or "No Build" alternative in which activity is ceased and nothing is done. This would mean discontinuing effort to develop the site. The analysis of this alternative is an opportunity cost analysis of the costs of doing nothing. Essentially this alternative would continue the treatment of the site for the past 12 years for an undetermined period of years. This is a default alternative.

(2) a "Full Development" alternative to maximize the redevelopment of the site. In this case, I think this means public-private partnership redevelopment with a mixture of public and private uses along the lines of the earlier Asheville Design Center thinking. It includes the disposition of the parcels to a public-private partnership organization through a contract for sale or lease, at a price consistent with the "Surplus Government Property Auction to the Highest Bidder" policy in use, required public design guidelines, community participation and a private developer selection process which is transparent. This alternative has the greatest development complexity.

and

(3) a "Moderate Development" alternative in between (1) and (2). I think this matches the public open space approach which has been variously described in the "Guastavino Place" idea proposed by the Asheville Design Center and the "Saint Lawrence Green" campaign by PARC and several of the City Council candidates. This alternative has the greatest cost.

Best,

Dave

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