

Ben Fulmer

From: Esther Manheimer <esthermanheimer@avlcouncil.com> on behalf of Esther Manheimer
Sent: Friday, March 31, 2017 9:05 AM
To: gwenwisler@avlcouncil.com
Subject: Fwd: No, Council did not vote to sell that land

Begin forwarded message:

From: Esther Manheimer <esthermanheimer@avlcouncil.com>
Date: March 30, 2017 at 9:34:04 AM EDT
To: Gordon Smith <gordonsmith@avlcouncil.com>
Subject: Re: No, Council did not vote to sell that land

Wow! It's a good thing there's an actual record and video. Alternative facts?

On Mar 30, 2017, at 8:39 AM, Gordon Smith <gordonsmith@avlcouncil.com> wrote:

fyi

----- Forwarded message -----

From: **Lee,Rich** <Richard.Lee@edwardjones.com>
Date: Thu, Mar 30, 2017 at 8:36 AM
Subject: FW: No, Council did not vote to sell that land
To: "gordonsmith@avlcouncil.com" <gordonsmith@avlcouncil.com>

Rich Lee

Financial Advisor

141 Asheland Avenue #201 Asheville, NC 28801

📞 828-236-3220 | Fax: 888-556-8563 | ✉️: richard.lee@edwardjones.com

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From:
Sent: Thursday, March 30, 2017 7:30 AM
To:
Subject: No, Council did not vote to sell that land

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No, Council Did Not Vote to Sell that Land!



Three City Council members remain committed to a public park on the City-owned land across from the Basilica.

There was a 7-0 vote to move forward with re-configuring the streets around the site and putting in temporary installations like a raised-bed community garden but confusion about the meaning of the vote caused the *Citizen-Times* to report initially that all seven Council members agreed to commercial development on the site.

Brian Haynes, Keith Young, and Cecil Bothwell are clear that *the only building they support on the site is a public restroom*.

Before the 2015 election, Bothwell was the only park supporter on Council.

The election of Haynes and Young made three supporters, in 2015.

Park advocates have long said that adding one more pro-park council member this year would *finally* seal the decision to make the whole site into public green space.

After the land was taken off the market in 2015, there's been no move by Council to put any part of it up for sale -- and Tuesday's vote was no different.

Any sale of the land would take another Council vote, and with *most Asheville residents opposed to commercial development on the site*, it's unlikely that will happen in an election year.

We in PARC are still optimistic about getting a park on the entire site.

We still have yard signs. If you want one, just reply to this with your name and address, and we'll drop one in your yard.

—The Folks at PARC



PARC • PO Box 8052 • Asheville, NC 28814

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Ben Fulmer

From: Jill Scobie <jill@scobie.net> on behalf of Jill Scobie
Sent: Monday, March 27, 2017 8:36 AM
To: AshevilleNCCouncil@ashevillenc.gov
Subject: green space on Haywood

Hello City Council members,

I was a city resident from 1995 through 2004. Now I live in Buncombe County but still like to frequent downtown. My 87 year old mother lives in Asheville and I try to spend time with her 4-5 times a week.

I was not a signer of the PARC ad asking you to decide in favor of green space on Haywood across from Pack library and the Basilica, but I would like to add my voice to those who did sign.

It is not a simple task to bring my mother downtown due to her limited ability to walk great distances, uphill, on uneven surfaces, etc. so I do so infrequently and for very specific reasons. She likes the yarn shops at the Arcade and on Wall St, the bead shop on Lexington, the Diana Wortham Theatre and a few scattered restaurants. If there were a green space near the library, it would be easy to park, visit the library and enjoy sitting in the park, maybe picnicking. She loves to watch humanity stroll by.

A park, rather than more buildings, in this location will benefit the physical and mental health of Asheville residents and make our city an even more inviting place for tourists to visit and to entice businesses to locate their new office here. Everyone states quality of life when they list their reasons for wanting to live in Asheville. Let's try to keep focusing on that!

Thank you,

Jill Scobie
248 John Tate Dr
Fletcher, NC 28732

--

The ideals which have lighted my way, and time after time have given me new courage to face life cheerfully, have been Kindness, Beauty, and Truth. -Albert Einstein, physicist, Nobel laureate (14 Mar 1879-1955)

Ben Fulmer

From: Julie Mayfield <julievmayfield@gmail.com> on behalf of Julie Mayfield
Sent: Monday, March 27, 2017 8:27 AM
To: Gordon Smith;Gwen Wisler
Subject: Fwd: Green Space

FYI.

Sent from my iPhone

Begin forwarded message:

From: "PARC" <ashevilleparc+gmail.com@mnbc.com>
Date: March 27, 2017 at 8:00:10 AM EDT
To: <julievmayfield@gmail.com>
Subject: Green Space
Reply-To: "PARC" <ashevilleparc@gmail.com>

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Green Space

On March 11, 2008, residents placed a full page ad in the Citizen-Times. Over 2000 citizens signed the ad, and paid for it.

It read, "**We believe the the city-owned property in the St. Lawrence area should become green space.**"



Sign into your account or create a new one. Don't forget to check out our latest news and events.

Since 2005, residents have requested a park there. Council has refused, time and time again. The Haywood Street task force will report to City Council tomorrow night -- and then it's up to Council to make a final decision.

The draft report from the task force calls for **a business incubator on the site, an apartment building, and retail space**, as well as some green areas.

This is a small site. Proposing non-park uses on the site makes even less space available for the trees, paths, and benches that most of us want.

The continual insistence from business to build on this site, with parallel demands from residents that it be a park, has paralyzed City Council.

And so, this unattractive site just sits, and has sat ...*for 14 years.*

Will this be the Council that finally represents Asheville's residents, instead of the developers?

The task force will present their report to City Council this Tuesday, March 28th, at 5PM. Please attend if you can.

[You can also email City Council here.](#)



We still have yard signs. If you want one, just reply to this with your name and address, and we'll drop one in your yard.

—The Folks at PARC



PARC • PO Box 8052 • Asheville, NC 28814



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Ben Fulmer

From: Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter
Sent: Friday, July 01, 2016 7:59 AM
To: magammidown@mac.com;t2903@aol.com;dianadavidson25@gmail.com;chris@ashevilledesigncenter.org;djohnson12@icloud.com;alan.mcguinn@arca-design.com;tania.mccamy@gmail.com;ksarvadi01@gmail.com;grodland@icloud.com;stevendouglaswinter@gmail.com;rhaizlip@haizlipstudio.com;bertsandphoebe@aol.com;dnutter@aol.com;jon.creighton@buncombecounty.org;michael@mcdonougharchitect.com;budhansbury@yahoo.com;meghan@ashevilledowntown.org;geronimoowen@gmail.com;ruth@grovecarade.com;cball@ashevillenc.gov;usanandrew1965@charter.net;rsimmons@ashevillenc.gov;aglines@ashevillenc.gov;spowers@ashevillenc.gov;pwinn@pps.org;ekent@pps.org;jtferree@me.com;Dean@realtyworldmarketplace.com;slrobb53@gmail.com;jay_fields@att.net;joel.storow@mccgillengineers.com;nreid@ashevillenc.gov;mountainsbeach@gmail.com;bgravelle@yahoo.com
Cc: AshevilleNCCouncil@ashevillenc.gov;gjackson@ashevillenc.gov;tokolichany@ashevillenc.gov
Subject: Haywood visioning: 3 logical development alternatives
Attachments: Haywood Page - 3 logical development alternatives 021116.docx

Dear Haywood Visioning Team:

I wanted to share with you a summary I prepared earlier this year on logical development alternatives for the site.

In it, I attempted for the moment to put aside all passion for the site, whether positive or negative, and endeavored to use Aristotelian logic with objectivity.

I believe that logic and rationality are half the story, only half, but half counts.

I hope you find something of value in it.

Have a Happy Fourth!

Best,

Dave

David G. Nutter, AICP, Principal, Retired
Member, American Institute of Certified Planners
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

From: Steve Rasmussen <stevencrasmussen@gmail.com> on behalf of Steve Rasmussen
Sent: Friday, April 15, 2016 2:08 PM
To: Dave Nutter
Cc: cecilbothwell@gmail.com; AshevilleNCCouncil@ashevillenc.gov; mary@maryweberdesign.com; IThomas@stewartinc.com; ric.hardlee@live.com; gjackson@ashevillenc.gov; rsimmons@ashevillenc.gov; lcrown@ashevillenc.gov; emory22@charter.net; mecheverry@ashevillenc.gov; cball@ashevillenc.gov; tokolichany@asheville.nc.gov; marcusbarksdale@yahoo.com; pwall@ashevillenc.gov; MTaylor@stewartinc.com
Subject: Re: Beaucatcher Greenway in re select pervious surfacing

I didn't mean to disparage Iona's or any other landscaping consultant's expertise. But experts in any field are like doctors -- always get a second opinion, preferably from a specialist, because no one doctor knows all the latest treatments for every condition. You don't start composing your obituary just because the first doctor you consult says they can't help you.

-- Steve R.

On 4/14/16, Dave Nutter <dnutter@aol.com> wrote:

> I've always been thrilled to be able to consult with experts,
> especially really good ones like Iona Thomas of Stewart.

>

>

> 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

>

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>

>

> -----Original Message-----

> From: Cecil Bothwell <cecilbothwell@gmail.com>

> To: Steve Rasmussen <stevencrasmussen@gmail.com>

> Cc: Mary Weber <mary@maryweberdesign.com>; Iona Thomas

> <IThomas@stewartinc.com>; Richard Lee <ric.hardlee@live.com>; Dave

> Nutter <dnutter@aol.com>; AshevilleNCCouncil

> <AshevilleNCCouncil@ashevillenc.gov>;

> Gary Jackson <gjackson@ashevillenc.gov>; rsimmons

> <rsimmons@ashevillenc.gov>; lcrown <lcrown@ashevillenc.gov>; emory22
 > <emory22@charter.net>; mecheverry <mecheverry@ashevillenc.gov>; Cathy
 > Ball <cball@ashevillenc.gov>; tokolichany
 > <tokolichany@ashevillenc.gov>; marcusbarksdale
 > <marcusbarksdale@yahoo.com>; pwall <pwall@ashevillenc.gov>; Michael
 > Taylor <MTaylor@stewartinc.com>
 > Sent: Thu, Apr 14, 2016 5:22 pm
 > Subject: Re: Beaucatcher Greenway in re select pervious surfacing
 >
 >
 > Yeah. Actually consult experts.
 > -c
 >
 >
 > On Apr 14, 2016, at 4:23 PM, Steve Rasmussen
 > <stevenrasmussen@gmail.com>
 > wrote:
 >
 >
 > I would point out that the cost of maintaining a few stretches of
 > pervious pavement needs to be compared to the cost of repairing slides
 > and collapses due to stormwater runoff from an inappropriately sited impervious pavement.
 > Also, this is an evolving technology and there are numerous kinds of
 > pervious pavement nowadays, surely with varying maintenance requirements.
 >
 >
 > This is a larger city problem, and it would be prudent to use this
 > opportunity to explore these options. Our entire region is very
 > vulnerable to erosion in these days of climate change and its fierce
 > downpours -- yet we are continuing to increase the problem by
 > approving acres of new asphalt roads and parking lots that require
 > elaborate runoff catchment and filtering (when we even require that).
 > We are prevented by current state politics from reducing our erosion
 > risk by expanding our steep-slope ordinance, and if the legislature
 > has its way with a bill it's currently considering, we won't even be
 > able to keep the wimpy stream buffers that Council barely managed to pass a few years ago over stiff opposition from
 > "property-rights"
 > lobbyists.
 >
 >
 > We shouldn't decide whether customized pervious pavement is viable
 > based on what we've heard or what one single landscaping designer says
 > -- certainly not on what Parks & Rec considers too much extra work,
 > considering how much time I see them keeping city-maintained lawns
 > mowed to a nub when it's a far better stormwater practice to mow less often and let them grow to about 4"
 > long.
 >
 >
 > We have a Stormwater department, and we have a nationally respected
 > hub of stormwater research and expertise practically next door at NC
 > State. Why not commission our stormwater staff to collaborate with NC
 > State researchers (they'll work with us for free) in exploring and

> testing various pervious options? At the very least, publicizing such
 > an effort would help draw attention to this problem and help generate
 > public, developer, and landscaper support for better regulations and practices.
 >
 >
 > -- Steve Rasmussen
 > City-owned Parking Lot Runoff Recipient
 >
 >
 >
 > On Thu, Apr 14, 2016 at 8:12 AM, Mary Weber <mary@maryweberdesign.com>
 > wrote:
 >
 > Another option people often mention is crushed granite fines but they
 > are also high maintenance and wash off easily on sloped sites. I've
 > also heard they're not really all that pervious..
 >
 >
 >
 > MARY WEBER, PLA, ASLA
 >
 > Mary Weber Landscape Architecture
 >
 > Tel: 828-281-3153
 > maryweberdesign.com
 >
 >
 >
 >
 >
 > On Thu, Apr 14, 2016 at 8:06 AM, Iona Thomas <IThomas@stewartinc.com>
 > wrote:
 >
 >
 > Hi all – The City would need to allocate additional maintenance
 > attention if a paver solution is desired. Cecil is correct that the
 > interstices will fill and cease to drain properly if not regularly
 > maintained. I would also be concerned with a wide scale application
 > due to freeze and thaw behavior of pavers. The pavers would likely
 > become very uneven over time even if properly installed. We have
 > proposed the pervious pavers at the handicap area because it is small
 > and can easily be maintained. Please let me know if I can provide
 > further information. -Iona
 >
 >
 > Iona L. Thomas, AICP | Bicycle & Pedestrian Practice Manager Direct
 > 919.866.4762 STEWART STRONGER BY DESIGN Visit us at www.stewartinc.com
 >
 >
 >
 > From: Cecil Bothwell [mailto:cecilbothwell@gmail.com]
 > Sent: Thursday, April 14, 2016 8:01 AM

> To: Richard Lee <ric.hardlee@live.com>
> Cc: Dave Nutter <dnutter@aol.com>; AshevilleNCCouncil@ashevillenc.gov;
> Gary Jackson <gjackson@ashevillenc.gov>; rsimmons@ashevillenc.gov;
> lcrown@ashevillenc.gov; emory22@charter.net;
> mecheverry@ashevillenc.gov; Cathy Ball <cball@ashevillenc.gov>;
> tokolichany@ashevillenc.gov; mary@maryweberdesign.com;
> marcusbarksdale@yahoo.com; pwall@ashevillenc.gov; Iona Thomas
> <IThomas@stewartinc.com>; Steve Rasmussen <stevenrasmussen@gmail.com>
> Subject: Re: Beaucatcher Greenway in re select pervious surfacing
>
>
>
> I've been told that pervious pavers, porous asphalt, pervious concrete
> are all high maintenance in areas where there is considerable leaf
> litter. Even if you sweep regularly the ground up bits gradually fill
> the pores/interstices, etc.
>
> -c
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>
> On Apr 13, 2016, at 9:10 PM, Richard Lee <ric.hardlee@live.com> wrote:
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>
> I imagine the designer would say pervious pavers don't reduce runoff
> very much more than asphalt. Or so I've heard.
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> Rich
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>
> Sent from my Verizon, Samsung Galaxy smartphone
>
>
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>
> ----- Original message -----
>

> From: Dave Nutter <dnutter@aol.com>
>
> Date: 4/13/16 10:49 AM (GMT-05:00)
>
> To: AshevilleNCCouncil@ashevillenc.gov,gjackson@ashevillenc.gov,
> rsimmons@ashevillenc.gov, lcrown@ashevillenc.gov,emory22@charter.net,
> mecheverry@ashevillenc.gov,
> cball@ashevillenc.gov,tokolichany@ashevillenc.gov,
> mary@maryweberdesign.com, ric.hardlee@live.com
>
> Cc: marcusbarksdale@yahoo.com,pwall@ashevillenc.gov,
> ithomas@stewartinc.com, stevenocrasmussen@gmail.com
>
> Subject: Beaucatcher Greenway in re select pervious surfacing
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>
> 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.
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> Steve mentioned a customized rather than a one size fits all approach.
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> 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.
>
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>
> I make this as a suggestion, subject to engineering feasibility,
> possibly worth exploring.
>
>
>
> Best,
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>
>
> 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
> Tel 828-505-8242 Cell: 828-279-1820
> For large files: google drop-box

[illegible]

Ben Fulmer

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; stevenrasmussen@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
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Ben Fulmer

From: Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter
Sent: Wednesday, January 20, 2016 8:41 PM
To: emanheimer@vwlawfirm.com; gwenwisler@avlcouncil.com
Subject: Haywood/Page city-owned parcels, development alternatives
Attachments: Haywood - Page - 3 logical development alternatives 012016.pdf

Mayor and Vice Mayor:

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.

I plan 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 can only help.

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
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Ben Fulmer

From: Dave Nutter <dnutter@aol.com> on behalf of Dave Nutter
Sent: Tuesday, January 05, 2016 9:57 AM
To: gwenwisler@avlcouncil.com
Subject: 68-76 Haywood Street redevelopment parcels - 3 logical development alternatives

Gwen:

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.

Best,

Dave

David G. Nutter, AICP, Principal, Retired
Nutter Associates, Community Planners & Development Professionals
169 Flint Street,
Asheville, North Carolina 28801 USA
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Ben Fulmer

From: NewSouth Network <newsouthnetwork@gmail.com> on behalf of NewSouth Network
Sent: Sunday, June 08, 2014 5:07 PM
To: esthermanheimer@avlcouncil.com; Cecil Bothwell; Gordon Smith; jandavis@avlcouncil.com; marchunt@avlcouncil.com; gwenwisler@avlcouncil.com; rsimmons@ashevillenc.gov
Subject: Make Space for Life!

Please have a look at some of the Asheville downtown residents, workers and visitors who haven't taken a visual stand for a park at the crest of our city.

You can roll the asphalt over, but we'll keep on coming back. God bless the grass.

This is part of our efforts, in concert with ongoing efforts of residents of Battery Park & Vanderbilt Apts. and PARC to reignite the conversation on "highest and best use." of the remaining open space in this neighborhood. Slide show compiled by 5th generation Asheville resident Jim Brown.

Enjoy. More to come.

Clare Hanrahan
1 Battle Square
Asheville, NC 28801

<https://plus.google.com/photos/110589004450939931931/albums/6019062293884376161?banner=pwa>



New South Network of War Resisters

Action, Collaboration & Training In Organized Nonviolence

P.O. Box 2551

Asheville, NC 28802

828-301-6683

[ACTION South](#)

Stories and photos of Southeast activists at work building a regionally sustained and locally informed movement from the ground up.

[War on Earth: Atomic Appalachia & the Militarized Southeast--Environmental Impact](#)