

## Ben Fulmer

---

**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

---

**From:** Roger Smith <rogersmithone@gmail.com> on behalf of Roger Smith  
**Sent:** Friday, July 07, 2017 9:08 AM  
**To:** Cecil Bothwell  
**Cc:** Clare Hanrahan;esthermanheimer@avlcouncil.com;Douglas Hecker  
**Subject:** Re: Battery Park Residents' Committee Petition Signatures

Dear Councilman Bothwell,

I write to thank you for your thoughtful response to the issues I have presented. Thank you also for contacting the responsible person at [stlawrencegreen.org](http://stlawrencegreen.org) about the oversight I brought to your attention. (In my opinion, a significant Civic Plaza like the one we envision really needs to reflect more upon the broader secular world and not so specifically to the nonsecular entity we all have concern and pride for, the Basilica itself. That is why I enthusiastically suggest the name, **The Thomas Wolfe Civic Plaza and Basilica Gardens**).

I wonder if you will address my request with regard to a statement I have asked for from you about the binder of petition signatures you were very kind to accept from me in 2012. As a concerned citizens, and as a representative from the Battery Park Senior Apartments community and of the thousands of Ashevilleians who endorsed our petition, I feel a personal need to account for the record you received as a representative of the Asheville City Council.

As a senior citizen and resident of the city, and as a man who is educated in the visual arts with experience as an activist against world hunger and for civil liberties, I remain cognizant and concerned about matters that affect us here and around the world. I am also very sensitive to the abuses and negative mischaracterizations that some have committed against our members as a means of dismissing us for political expediency, or for apparent self-serving purposes. Such hurtfulness is not so easy to address or qualify, but it is there nonetheless. This kind of abuse serves to thwart honest participation and it impedes progress. I am actually appalled by certain "progressive" elements in the local political arena who exercise in measures that remind me more of the kind of intrigues practiced by the enemies of liberal democratic societies.

I shall make the effort to become more active with the People's Park Foundation going forward, and I am grateful for the representation you bring to our shared concerns. It is not easy to be so active as I would otherwise choose to be when I have a major book project and an immense manuscript I am working hard at revising to final form.

I hope to see you again in the near future and to work together for the good of our community.

Roger

On Fri, Jul 7, 2017 at 8:04 AM, Cecil Bothwell <[cecilbothwell@avlcouncil.com](mailto:cecilbothwell@avlcouncil.com)> wrote:  
Hi Roger,

I just took a look at the [stlawrencegreen.org](http://stlawrencegreen.org) page and see that no mention of the multiple petitions is made. Will tell the responsible person that we ought to add it.

I agree that Council should act to make this a great park - unfortunately we only have 3 votes for that at present. This year's election will determine the result of a dozen years of effort.

We have formed the People's Park Foundation to start programming 68 Haywood St. in August. It will be great to finally have some public events happening there.

Thanks for weighing in (again) and for your efforts some years ago.

-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](tel:828-713-8840)

On Jul 7, 2017, at 6:02 AM, Roger Smith <[rogersmithone@gmail.com](mailto:rogersmithone@gmail.com)> wrote:

Dear Councilman Bothwell,

You will recall our contact in 2005 when I sat in your office at Mountain Express to discuss the Battery Park Residents' Committee petition drive to advocate for a Civic Plaza at Battle Square instead of a 650-space parking deck that had been planned. You will also recall our contact in 2012 when I presented you with a copy of the 368 petition pages of signatures our committee collected to defeat that plan.

I write to request that you provide a written statement of your receipt of the Petition Signatures (more than 3,300 of them) that the Residents' Committee collected by action it initiated to defeat the City's plan for that monstrous deck, and which collective action helped to accomplish.

In review of the online site for "St. Lawrence Green," I noted that there is no acknowledgment whatsoever of the tremendous effort our Residents' Committee took to initiate the drive that brought defeat for the City's misguided plan and the opportunity it created for the vision of an appropriate civic plaza our campaign sought to bring about. In my view, that civic plaza should be named "The Thomas Wolfe Civic Plaza and Gardens." (It does not reflect well upon our City if it ignores its duty to recognize a native son and literary genius from the Start of North Carolina).

I have written to Douglas Hecker at Clemson University to acknowledge the excellent contribution he and his students have made to forward the vision our Committee initiated for such a plaza. "I write to request that you schedule some time for a meeting in the near future to share some thoughts about aspects I have concern for that include the possibility of a public/private campaign to expand your design to include an underground thoroughway for traffic so that a surface avenue can be eliminated at the site, which would make the design you have presented [with the large fountain opposite the Basilica's front doors that also aligns with the Wolfe Auditorium's entrance] a choice plan going forward. If the plan is approached boldly, it might encourage the Basilica and the Archdiocese in Charlotte to engage creatively with public and private entities so that the parking area behind Battle Park Apartments could become an integrated part of a grand plan [for multi-level parking below and above the surface], a design that could attract international appreciation and acclaim."

I believe that what the mayor and council members must consider is that the area in question must be seriously and thoughtfully reconsidered as to the appropriate use of the space since what is done now will impact the reputation of our City for decades to come. It would be a shame to advocate for an inappropriate vision for this important quadrant as there are infrastructure issues involved that must be dealt with no matter what plan is decided upon. The appearance and the reputation of Asheville as a progressive municipal entity is at stake.

Roger Smith  
1 Battle Square #1107  
Asheville, NC 28801



## Ben Fulmer

---

**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.

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

---

**From:** Roger Smith <rogersmithone@gmail.com> on behalf of Roger Smith  
**Sent:** Friday, July 07, 2017 6:12 AM  
**To:** esthermanheimer@avlcouncil.com  
**Subject:** Fwd: Battery Park Residents' Committee Petition Signatures

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

**From:** Roger Smith <[rogersmithone@gmail.com](mailto:rogersmithone@gmail.com)>  
**Date:** Fri, Jul 7, 2017 at 6:02 AM  
**Subject:** Battery Park Residents' Committee Petition Signatures  
**To:** [cecilbothwell@avlcouncil.com](mailto:cecilbothwell@avlcouncil.com)  
**Cc:** [estermanheimer@avlcouncil.com](mailto:estermanheimer@avlcouncil.com), Clare Hanrahan <[hanrahan.celticwordcraft@gmail.com](mailto:hanrahan.celticwordcraft@gmail.com)>

Dear Councilman Bothwell,

You will recall our contact in 2005 when I sat in your office at Mountain Express to discuss the Battery Park Residents' Committee petition drive to advocate for a Civic Plaza at Battle Square instead of a 650-space parking deck that had been planned. You will also recall our contact in 2012 when I presented you with a copy of the 368 petition pages of signatures our committee collected to defeat that plan.

I write to request that you provide a written statement of your receipt of the Petition Signatures (more than 3,300 of them) that the Residents' Committee collected by action it initiated to defeat the City's plan for that monstrous deck, and which collective action helped to accomplish.

In review of the online site for "St. Lawrence Green," I noted that there is no acknowledgment whatsoever of the tremendous effort our Residents' Committee took to initiate the drive that brought defeat for the City's misguided plan and the opportunity it created for the vision of an appropriate civic plaza our campaign sought to bring about. In my view, that civic plaza should be named "The Thomas Wolfe Civic Plaza and Gardens." (It does not reflect well upon our City if it ignores its duty to recognize a native son and literary genius from the Start of North Carolina).

I have written to Douglas Hecker at Clemson University to acknowledge the excellent contribution he and his students have made to forward the vision our Committee initiated for such a plaza. "I write to request that you schedule some time for a meeting in the near future to share some thoughts about aspects I have concern for that include the possibility of a public/private campaign to expand your design to include an underground thoroughway for traffic so that a surface avenue can be eliminated at the site, which would make the design you have presented [with the large fountain opposite the Basilica's front doors that also aligns with the Wolfe Auditorium's entrance] a choice plan going forward. If the plan is approached boldly, it might encourage the Basilica and the Archdiocese in Charlotte to engage creatively with public and private entities so that the parking area behind Battle Park Apartments could become an integrated part of a grand plan [for multi-level parking below and above the surface], a design that could attract international appreciation and acclaim."

I believe that what the mayor and council members must consider is that the area in question must be seriously and thoughtfully reconsidered as to the appropriate use of the space since what is done now will impact the reputation of our City for decades to come. It would be a shame to advocate for an inappropriate vision for this important quadrant as there are infrastructure issues involved that must be dealt with no matter what plan is decided upon. The appearance and the reputation of Asheville as a progressive municipal entity is at stake.

Roger Smith  
1 Battle Square #1107  
Asheville, NC 28801



## Ben Fulmer

---

**From:** Esther Manheimer <esthermanheimer@avlcouncil.com> on behalf of Esther Manheimer  
**Sent:** Thursday, July 06, 2017 2:29 PM  
**To:** Virginia Duquet  
**Subject:** Re: St. Lawrence Green Community Gardens

Virginia,

Thank you for your email. The City's Sustainability Office is preparing information on the possibility of providing water to the City's Asheville Edibles Program, this would include the Elder and Sage Community Garden. This information will be presented and discussed at the next Finance Committee meeting on July 25 at 11:00 am in the 1<sup>st</sup> Floor Conference Room at City Hall.

Esther

On Wed, Jul 5, 2017 at 6:37 PM, Virginia Duquet <[virginia\\_duquet@charter.net](mailto:virginia_duquet@charter.net)> wrote:

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**

---

**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

---

**From:** Esther Manheimer <esthermanheimer@avlouncil.com> on behalf of Esther Manheimer  
**Sent:** Wednesday, July 05, 2017 1:35 PM  
**To:** AshevilleNCCouncil@ashevillenc.gov; Jaime Matthews; Judith Bicking; gjackson@achevillenc.gov  
**Subject:** Re: St. Lawrence Green

Gary - can you get us some information about the timing of bringing water to the site?

On Wed, Jul 5, 2017 at 1:15 PM Judith Bicking <[graphics@bicking.com](mailto:graphics@bicking.com)> wrote:

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**

---

**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

---

**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

---

**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

---

**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**

---

**From:** Barbara Weatherall <barbweather65@gmail.com> on behalf of Barbara Weatherall  
**Sent:** Thursday, April 20, 2017 9:09 PM  
**To:** esthermanheimer@avlcouncil.com; gwenwisler@avl.com; brianhaynes@avl.com; juliemayfi  
eld@avl.com; gordonsmith@avl.com; keithyoung@avl.com  
**Subject:** site in front of St. Lawrence Basilica

Dear Council Members,

I am writing to voice my support for the city establishing a park in front of the St. Lawrence Basilica. Not only does this architectural landmark deserve an attractive public space to set it off, our city needs more green space badly. Asheville is growing ever more congested with buildings and traffic and park space is not keeping up with the need for people to have a place of respite from this congestion.

Pritchard Park and the green space in front of the City and County buildings are already heavily used and with both our population and the tourists increasing in number, we need to provide more park space.

I wish Asheville could benefit from the taxes the hotels bring in to help pay for amenities such parks for our city. Lovely outdoor spaces are one of the reasons people find cities attractive and desirable places to visit and reside in. Future generations will thank us for setting aside this piece of land for a green oasis in a vital location of Asheville.

Sincerely,

Barbara Weatherall  
10 Trappers Run Dr.  
Asheville NC 28805

## Ben Fulmer

---

**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**

---

**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**

---

**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

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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**

---

**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

---

**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

---

**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

---

**From:** Dean Pistor <Dean@realtyworldmarketplace.com> on behalf of Dean Pistor  
**Sent:** Friday, March 17, 2017 10:15 AM  
**To:** esthermanheimer@avlcouncil.com  
**Subject:** Fwd: RAB Members - Update

This is my update to RAB and the questions about my personal agenda vs the desires of the RAB board as a whole by Cecil. I do not have personal agenda I'm only on the committee in the capacity of a representative of RAB. Sincerely, Dean Pistor ps I sent this update prior to reading the Citizen Times segment yesterday but I wouldn't change anything even after reading the paper.

Sent from my iPhone

Begin forwarded message:

**From:** Dean Pistor <[Dean@realtyworldmarketplace.com](mailto:Dean@realtyworldmarketplace.com)>  
**Date:** March 16, 2017 at 11:26:12 AM EDT  
**To:** Bob Pierce <[bpierce366@gmail.com](mailto:bpierce366@gmail.com)>, Dean Pistor <[Dean@realtyworldmarketplace.com](mailto:Dean@realtyworldmarketplace.com)>, Helen Hyatt <[helenhyatt@charter.net](mailto:helenhyatt@charter.net)>, Keith Young <[KeithYoung@avlcouncil.com](mailto:KeithYoung@avlcouncil.com)>, Pat Dennehy <[patdennehy@aol.com](mailto:patdennehy@aol.com)>, Sheneika Smith <[queendom.enterprise@gmail.com](mailto:queendom.enterprise@gmail.com)>, Tiffany DE'Bellott <[tiffany.de'bellott@acsgmail.net](mailto:tiffany.de'bellott@acsgmail.net)>, Todd Dunnuck <[todd@kenilworthnc.com](mailto:todd@kenilworthnc.com)>, Zachary Eden <[zacharyjeden@gmail.com](mailto:zacharyjeden@gmail.com)>, ZaKiya Bell-Rogers <[zkbrogers@gmail.com](mailto:zkbrogers@gmail.com)>  
**Subject:** RAB Members - Update

The Haywood St / Page Ave Advisory Board.

The Board is coming up on its last meeting this coming Monday. There have been some vigorous attacks aimed at disrupting the focus of the group's mission over the most recent course of events. There has been one committee member that has consistently gone against the mission of consensus during our meetings and one Council member, in support of the individual member's position, that is attempting to undermine the results coming up on the final presentation. Unfortunately, with a poor choice of words, I spoke quietly in the ear of this councilman as I witnessed him comingling and perhaps unduly influencing members as a guest at our workshop.

I apologize that my question was quoted out of context and made public; it was a sincerely concerned question in a joking whisper in the ear of the councilman about the member in question that was meant to acknowledge the strong resistance and unwillingness to budge or coexist cooperatively with the group as a whole.

I forward this message below as an example and one that was already made public in the e-mail stream to make you aware of the current questions being asked of the director of Asheville Design Center.

As the RAB Board member selected to represent RAB, my position has been for green space supported by Public and Private partnership offering a mix of uses that protect a view shed and brings eyes on a park center with mix use infill development. My focus has been on the desires of the community to preserve a green space as well as the budgets and tasks ahead of the Parks and Rec and the COA as invested. I recommended Privately funded Green Space required in the conditions offered to developers that is open to the public, meets the desires of the community to the best possible design for such and is maintained by the owner or building owners in a common area maintenance agreement.

I will forward the minutes of the last 3 meetings to our RAB board for your perusal and if anyone has comments please email me individually and I will do my best to answer your questions or provide your opinion as a group in the closing meeting.

My goal has been to provide knowledgeable input and quantify the public's opinions as presented. I hope the most recent events don't take away from the successful process over the last 10 months and the hard work by this board with the mission it was tasked while weaving the community as a whole thru consensus.

Sincerely yours in service,

Dean

Dean Pistor  
Broker / Owner  
Realty World Marketplace  
One Page Ave Ste 109  
Asheville NC 28801  
Located in the Historic Grove Arcade  
Office - 828.251.2507  
Cell - 828.230.4422

**From:** Chris Joyell [<mailto:chris@ashevilledesigncenter.org>]

**Sent:** Thursday, March 16, 2017 7:13 AM

**To:** Alan Glines; Andrew Fletcher; Brendan Ross; Bud Hansbury; Corey Atkins; Cynthia Sampson; Dana Frankel; David Nutter; Dawa Hitch; Dean Pistor; Diana Davidson; Eric Perless; Geronimo Owen; Jaan Ferree; Jay Fields; Jeremy Goldstein; Joel Storrow; Jon Creighton; Julie Nelson; Marian Smith; Meghan Rogers; Michael Donohue; Michael McDonough; Rachael Bliss; Ruth Summers; Shannon Capezzali; Sue Robbins; Susan Andrew; Todd Okolichany; Tom Gallaher; William Eakins; Yvonne Cook-Riley

**Cc:** Alan McGuinn; Cindy Gray; Dave Johnson; Gardner Goodall; Guillo Rodriguez; Kendra Sarvadi; Kevin Teater; Leah Noel; Luly Abaira; Margot Ammidown Carlebach; Pierce Foster; Reb Haizlip; Roxanne Snider; Samuel Fleming; Tania McCamy; Esther Manheimer

**Subject:** Re: Questions

Thanks for your questions, Julie. Since I would assume that others on the team may be harboring the same questions, I thought it would make sense to reply to the full group. And I apologize for not responding sooner, but, because of the recent developments, my workload has unexpectedly grown, making it more and more difficult to get to my core responsibilities in a timely manner. [My responses will be in blue.](#) -- Chris

1. Can you explain to me how an AT member was allowed to add a residential bubble to the vision diagram after the meeting had adjourned and then that vision was sent out as representative of the entire group?

[This is an inaccurate account of the meeting on Mar 1. Please go to the Dropbox Folder: Haywood Visioning Process/Advisory Team/AC Mtg 17-03-01/Audio 17-03-01.m4a, where you'll find the audio recording of the meeting. I'll direct you to 1hr 15m 45s into the audio, where upon concluding the vision statement exercise, I asked the team to go up and inspect the bubble diagram Luly Abaira had just completed to](#)

ensure its accuracy. By my account, I can detect Susan, Ruth, Geronimo, Dean, Andrew, Diana, Michael D., and two other voices (Brendan, Mike McD.?) contributing to the conversation. You'll find at 1:19:15 the conversation around housing comes up. Please listen to how the conversation resolves in apparent agreement for its inclusion.

### [LINK TO THE DROPBOX FOLDER](#)

2. Could you please send me a list of which AT members attended the visioning session on 3/1/17 and which AT members attended the visioning session on 3/6/17? I found it unsettling that there were at least a couple of members at our 3/6 meeting dominating the group discussion who had already had their say at the 3/1 meeting. Because of that, our group was divided as to what to do, so at the end of our meeting on 3/6/17, we had run out of time and the bubble diagram was left untouched. Were there any members who were unable to attend either session? If so, how was their input incorporated?

For the attendees at the Mar 1 meeting, please refer to the minutes I circulated yesterday.

Since we did not have a quorum at the Mar 6 meeting, we did not record minutes (but we did record the audio from the meeting, which can be found in the Dropbox folder: [Haywood Visioning Process/Advisory Team/AC Mtg 17-03-06-alt/Audio 17-03-06.m4a](#)).

For the Mar 6 meeting, here's who we had in attendance...

**AT members:** Rachael Bliss, Diana Davidson\* (for Sue Robbins), Mike Donohue\*, Andrew Fletcher\*, Jeremy Goldstein, Julie Nelson, Dave Nutter, Ruth Summers\* (\* = repeat)

**COA rep:** Dana Frankel

**ADC reps:** Luly Abaira, Sam Fleming, Tom Gallaher, Cindy Gray, Chris Joyell, Guillo Rodriguez, Roxanne Snider

**Guests:** Cecil Bothwell, Vijay Kapoor, Rich Lee, Joe Fioccola

I'll note that your alternate, Eric Peerless, was present at the 3/1 meeting, so Friends of St. Lawrence Green also had representation at both meetings. The only member who was unable to attend either meeting was Bud Hansbury, who I conferred with separately. He was pleased with the work of the Advisory Team on 3/1, and I will be meeting with him again this morning to make sure all his concerns are being addressed.

3. When was the decision made for AT members to reference only the tabulations of the sticky notes for the final vision? Why was this decision made? And by whom?

I don't recall ever saying this, but please feel free to direct me to the minutes/audio where I said that. I think I've been consistent in saying that you are free to consider the input collected by ADC, including the 572 sticky notes collected at PPS, BBT and LEAF, along with the 37 emails that are all recorded in the H-P Feedback Database. In addition, I've added 193 comments from the Mar 8 public presentation to the database. I may sound like a broken record saying this, but I really encourage all of you to read the actual comments we've received. No summary can supplant the knowledge and insight you'll gain by reading the

verbatim comments of your fellow Ashevilleians. I have been consistent in saying that they are not prescriptive, but meant to inform your decisions.

The results of the Activity Preference Survey have been available since November, and can be found in Dropbox: Haywood Visioning Process/Public Input/Activity Preference Survey/Haywood St survey results Open City Hall Asheville.docx. I have discarded the ADC effort to code responses to this survey for a couple reasons: 1) We were forcing comments thru a filter that was designed to capture input responding to the question: "What do you want to do here?" Since comments in the APS were provided in response to specific images, I realized that this coding effort was not helpful in understanding the results from the survey, 2) I received direct feedback from you (in person) and Councilman Bothwell, via a comment left in DropBox that read:

This compilation is clearly inaccurate. In the actual survey results the word PLAZA only comes up in question #15, and it is not a BOLDED word -hence it should be an EXTENSION here, not a PRIMARY. And where did the underground parking come from? Don't see it anywhere in the reported results. And how did pop-ups get conflated with "mixed use" in the second block here? Mixed use and multi-use are not the same thing.

I felt you both made some valid points that reinforced the futility of attempting to code these comments, so I removed the coding summary from consideration. You are encouraged to consider the results of the APS. I would never say that AT members should ignore that input (1,019 respondents, 537 registered users).

I also made mention of other sources of data, including the Friends of St. Lawrence Green 2015 survey, ADA's recent survey, DARN's internal survey, Vanderbilt's internal survey and other sources that exist, and that you were at liberty to draw from those sources as well. I made reference to those sources in the January minutes, but you asked that I remove them, and I have.

4. Why wasn't the AT emailed a copy of the bubble diagram that was shown at the public meeting on 3/8/2017 prior to that meeting? The bubble diagram that was shown was not the same one that I saw at the end of our meeting on 3/6/17. Who changed it? Who made one large bubble combining the (4) Education, Business incubator, Local Retail and Local food that used to be separate? Who added the term housing to that same bubble? Who changed the word residential to housing? Who added the word mixed use to that bubble? Soon, I we will be asked to vote on the final vision and with all of those ideas enveloped in one large "mixed use" bubble, it appears we will be forced to vote either/ or with controversial "residential"- (now named housing) clumped in.

ADC designer Luly Abaira completed the bubble diagram image at 1AM on the morning of Mar 8. I'll remind you that Luly is a volunteer with a day job, and this was the earliest she could get to it.

The ADC team and City staff, all of whom are very familiar with how bubble diagrams function, felt that the diagram we produced from the Mar 1 meeting could be interpreted too literally--mixed use bubbles encircling the civic space--to the point that it connoted design. It was suggested that to make the diagram more abstract, we should include all the mixed use functions in one bubble. In an effort to achieve clarity, I decided that the bubble should be labeled "mixed use" because that describes the functions depicted in



the bubble. From the conversation on Mar 1 and the email discussion that followed, it was clear that team members

We are now creating a table of uses and amenities for the meeting on Mon, Mar 20. That should help the team parse out the various proposed elements. Bubble diagrams are useful to designers, but our presentation on Mar 8 informed us that the public had difficulty comprehending the diagram's purpose and function. We still intend to include a bubble diagram in the final report (as designers will benefit from its inclusion), but the table will make that information much more accessible to the public.

5. Both you and Andrew announced at the public meeting that 600 sticky notes were collected and tabulated. I have never heard that number before. It was always 500 sticky notes. Is it 500 or 600? Where did the extra hundred come from?

Please see my response to Q.3. Or refer to the public input database that you've had access to for nearly six months. I believe if you go back and listen to the audio from our meetings, you'll see that I have been saying "roughly 600 stickies" since we collected the data in August.

6. Why aren't the AT members shown emails, letters, reports, bubble diagrams, graphs, or presentations to City Council or the public in advance? Why do we have to attend the council meeting or public meeting to find out what is being presented? Why was council sent a report supposedly from the AT without our knowledge or being given a copy? Just because we have a "spokesperson" for our group, does not mean we shouldn't be privy to anything (in advance) that goes out to Council or the Public on our "behalf."

Time constraints, labor constraints, and the endless process of 17 people editing anything. When the Advisory Team meets and takes part in activities that spell out these reports, diagrams, etc, we then do our best to reproduce that input in the form of reports, diagrams, etc. I would be inviting a monumental task in asking 17 members to then edit the work, and still have enough time to produce a final version for presentation.

7. We always seem to run short of time and have to scramble to complete important tasks quickly at the end of meetings. In order to avoid this, could you please tell us before hand in detail, what form the final meeting on 3/20/17 will take? Since we do not have consensus, how will we come to a final bubble diagram and vision? If we take a vote, will we vote on each bubble? On each word inside the bubble? Will the votes be written, verbal or a raise of hands? Will the votes be anonymous? When will we be given the written vision statement? Some members expressed interest in helping write the vision statement, how will input be received and incorporated? When will we see the written narrative regarding the bubble diagram?

You are correct in observing that we have had trouble sticking to our agenda. I can assure you that that will not be the case on Mar 20. We will attempt to reach consensus on every part of the final report, including the vision statement, site analysis, and program. When we begin the review of each section, we will ask for a straw poll (show of hands) to gauge consensus. If we believe we are close, we will try to identify the sticking points that are preventing the group from reaching consensus. If after a brief discussion around those sticking points (for instance, what is meant by "education"), we determine that consensus is unachievable, we will have a vote, seeking a supermajority. For our purposes, a supermajority is defined as two-thirds votes, similar to the requirement to amend the US Constitution, ratify a treaty, or override a presidential veto (I think we have some good precedents there). In our case, with Buncombe County officially removing itself from the Advisory Team, we are left with 17 voting members. A supermajority will constitute 12 votes. Those dissenting votes will be recorded (by name) and each dissenting vote will have a limited time to state their concerns, which will be recorded and included in the final report.

We're working on the narrative for the program (aka bubble diagram). I circulated a draft of the vision statement yesterday. I'll do my best to incorporate the input of the group, noting that 17 people wordsmithing a statement can become unwieldy. Again, the goal is consensus, but we can move to a vote if necessary.

On Sun, Mar 12, 2017 at 3:34 AM, Julie <[mountainsbeach@gmail.com](mailto:mountainsbeach@gmail.com)> wrote:

March 12, 2017

Hi Chris,

Hope you are doing well. A lot has happened in the last week in regard to the AT. Before we move forward to the last meeting of the AT on 3/20/17, I have a lot of questions about the process—what has occurred recently and what will take place on 3/20/17.

During our Saturday workshop on 2/18/17- we spent most of the day broken up into groups, moving from table to table and creating flip chart pages of uses and amenities. At the end of the day, we were broken up into 3 tables to create vision bubble diagrams using the flip chart information.

The table I was at was not referring to the flip chart pages to guide the vision, some members just started adding things like parking and museum. At the next meeting on 3/1/17 in which only part of the AT could attend, the 3 bubble diagrams were distilled into one. Parking, museum and residential did not make the cut.

I heard that the meeting had ended, folks had dispersed and a bubble entitled residential was added to the vision by an AT member. This diagram was then sent out in an email by you and depicted as the work of the entire group, to the remainder of AT.

In that same email, you asked the remainder of us to review the sticky note tabulation results prior to our next meeting on 3/6/17 with no mention of us reviewing the APS tabulation results.

Thinking maybe this was an oversight, I sent out an email to you and the group, reminding everyone of the top three overall public input results from sticky notes & APS.

At the onset of the meeting on 3/6/17, you announced that my email to the group produced an “elephant in the room.” I was then asked to “explain” my email. When I reiterated the importance for the AT to look at both sticky note & APS results, I was informed that the AT is not using the results of the APS in regard to our final vision, only the sticky notes. I was really surprised and confused by this.

1. Can you explain to me how an AT member was allowed to add a residential bubble to the vision diagram after the meeting had adjourned and then that vision was sent out as representative of the entire group?

2. Could you please send me a list of which AT members attended the visioning session on 3/1/17 and which AT members attended the visioning session on 3/6/17? I found it unsettling that there were at least a couple of members at our 3/6 meeting dominating the group discussion who had already had their say at the 3/1 meeting. Because of that, our group was divided as to what to do, so at the end of our meeting on 3/6/17, we had run out of time and the bubble diagram was left untouched. Were there any members who were unable to attend either session? If so, how was their input incorporated?

3. When was the decision made for AT members to reference only the tabulations of the sticky notes for the final vision? Why was this decision made? And by whom?

4. Why wasn't the AT emailed a copy of the bubble diagram that was shown at the public meeting on 3/8/2017 prior to that meeting? The bubble diagram that was shown was not the same one that I saw at the end of our meeting on 3/6/17. Who changed it? Who made one large bubble combining the (4) Education, Business incubator, Local Retail and Local food that used to be separate? Who added the term housing to that same bubble? Who changed the word residential to housing? Who added the word mixed use to that bubble? Soon, I we will be asked to vote on the final vision and with all of those ideas enveloped in one large "mixed use" bubble, it appears we will be

forced to vote either/ or with controversial "residential"- (now named housing) clumped in.

5. Both you and Andrew announced at the public meeting that 600 sticky notes were collected and tabulated. I have never heard that number before. It was always 500 sticky notes. Is it 500 or 600? Where did the extra hundred come from?

6. Why aren't the AT members shown emails, letters, reports, bubble diagrams, graphs, or presentations to City Council or the public in advance? Why do we have to attend the council meeting or public meeting to find out what is being presented? Why was council sent a report supposedly from the AT without our knowledge or being given a copy? Just because we have a "spokesperson" for our group, does not mean we shouldn't be privy to anything (in advance) that goes out to Council or the Public on our "behalf."

7. We always seem to run short of time and have to scramble to complete important tasks quickly at the end of meetings. In order to avoid this, could you please tell us before hand in detail, what form the final meeting on 3/20/17 will take? Since we do not have consensus, how will we come to a final bubble diagram and vision? If we take a vote, will we vote on each bubble? On each word inside the bubble? Will the votes be written, verbal or a raise of hands? Will the votes be anonymous? When will we be given the written vision statement? Some members expressed interest in helping write the vision statement, how will input be received and incorporated? When will we see the written narrative regarding the bubble diagram?

I thank you in advance for taking the time to answer these questions in an effort to clarify things.

Respectfully,

Julie Nelson

AT member

--

Chris Joyell, Executive Director  
Asheville Design Center  
67 Broadway Street  
Asheville 28801

Mailing Address:  
PO Box 1524  
Asheville, NC 28802

Cell: [828.782.7894](tel:828.782.7894)

[chris@ashevilledesigncenter.org](mailto:chris@ashevilledesigncenter.org)  
[www.ashevilledesigncenter.org](http://www.ashevilledesigncenter.org)

## Ben Fulmer

---

**From:** Chris Joyell <chris@ashevilledesigncenter.org> on behalf of Chris Joyell  
**Sent:** Thursday, March 16, 2017 7:13 AM  
**To:** Alan Glines;Andrew Fletcher;Brendan Ross;Bud Hansbury;Corey Atkins;Cynthia Sampson;Dana Frankel;David Nutter;Dawa Hitch;Dean Pistor;Diana Davidson;Eric Perless;Geronimo Owen;Jaan Ferree;Jay Fields;Jeremy Goldstein;Joel Storrow;Jon Creighton;Julie Nelson;Marian Smith;Meghan Rogers;Michael Donohue;Michael McDonough;Rachael Bliss;Ruth Summers;Shannon Capezzali;Sue Robbins;Susan Andrew;Todd Okolichany;Tom Gallaher;William Eakins;Yvonne Cook-Riley  
**Cc:** Alan McGuinn;Cindy Gray;Dave Johnson;Gardner Goodall;Guillo Rodriguez;Kendra Sarvadi;Kevin Teater;Leah Noel;Luly Abaira;Margot Ammidown Carlebach;Pierce Foster;Reb Haizlip;Roxanne Snider;Samuel Fleming;Tania McCamy;Esther Manheimer  
**Subject:** Re: Questions

Thanks for your questions, Julie. Since I would assume that others on the team may be harboring the same questions, I thought it would make sense to reply to the full group. And I apologize for not responding sooner, but, because of the recent developments, my workload has unexpectedly grown, making it more and more difficult to get to my core responsibilities in a timely manner. [My responses will be in blue.](#) -- Chris

1. Can you explain to me how an AT member was allowed to add a residential bubble to the vision diagram after the meeting had adjourned and then that vision was sent out as representative of the entire group?

[This is an inaccurate account of the meeting on Mar 1. Please go to the Dropbox Folder: Haywood Visioning Process/Advisory Team/AC Mtg 17-03-01/Audio 17-03-01.m4a, where you'll find the audio recording of the meeting. I'll direct you to 1hr 15m 45s into the audio, where upon concluding the vision statement exercise, I asked the team to go up and inspect the bubble diagram Luly Abaira had just completed to ensure its accuracy. By my account, I can detect Susan, Ruth, Geronimo, Dean, Andrew, Diana, Michael D., and two other voices \(Brendan, Mike McD.?\) contributing to the conversation. You'll find at 1:19:15 the conversation around housing comes up. Please listen to how the conversation resolves in apparent agreement for its inclusion.](#)

### [LINK TO THE DROPBOX FOLDER](#)

2. Could you please send me a list of which AT members attended the visioning session on 3/1/17 and which AT members attended the visioning session on 3/6/17? I found it unsettling that there were at least a couple of members at our 3/6 meeting dominating the group discussion who had already had their say at the 3/1 meeting. Because of that, our group was divided as to what to do, so at the end of our meeting on 3/6/17, we had run out of time and the bubble diagram was left untouched. Were there any members who were unable to attend either session? If so, how was their input incorporated?

[For the attendees at the Mar 1 meeting, please refer to the minutes I circulated yesterday.](#)

Since we did not have a quorum at the Mar 6 meeting, we did not record minutes (but we did record the audio from the meeting, which can be found in the Dropbox folder: Haywood Visioning Process/Advisory Team/AC Mtg 17-03-06-alt/Audio 17-03-06.m4a).

For the Mar 6 meeting, here's who we had in attendance...

**AT members:** Rachael Bliss, Diana Davidson\* (for Sue Robbins), Mike Donohue\*, Andrew Fletcher\*, Jeremy Goldstein, Julie Nelson, Dave Nutter, Ruth Summers\* (\* = repeat)

**COA rep:** Dana Frankel

**ADC reps:** Luly Abaira, Sam Fleming, Tom Gallaher, Cindy Gray, Chris Joyell, Guillo Rodriguez, Roxanne Snider

**Guests:** Cecil Bothwell, Vijay Kapoor, Rich Lee, Joe Fioccola

I'll note that your alternate, Eric Peerless, was present at the 3/1 meeting, so Friends of St. Lawrence Green also had representation at both meetings. The only member who was unable to attend either meeting was Bud Hansbury, who I conferred with separately. He was pleased with the work of the Advisory Team on 3/1, and I will be meeting with him again this morning to make sure all his concerns are being addressed.

3. When was the decision made for AT members to reference only the tabulations of the sticky notes for the final vision? Why was this decision made? And by whom?

I don't recall ever saying this, but please feel free to direct me to the minutes/audio where I said that. I think I've been consistent in saying that you are free to consider the input collected by ADC, including the 572 sticky notes collected at PPS, BBT and LEAF, along with the 37 emails that are all recorded in the H-P Feedback Database. In addition, I've added 193 comments from the Mar 8 public presentation to the database. I may sound like a broken record saying this, but I really encourage all of you to read the actual comments we've received. No summary can supplant the knowledge and insight you'll gain by reading the verbatim comments of your fellow Ashevilleians. I have been consistent in saying that they are not prescriptive, but meant to inform your decisions.

The results of the Activity Preference Survey have been available since November, and can be found in Dropbox: Haywood Visioning Process/Public Input/Activity Preference Survey/Haywood St survey results Open City Hall Asheville.docx. I have discarded the ADC effort to code responses to this survey for a couple reasons: 1) We were forcing comments thru a filter that was designed to capture input responding to the question: "What do you want to do here?" Since comments in the APS were provided in response to specific images, I realized that this coding effort was not helpful in understanding the results from the survey, 2) I received direct feedback from you (in person) and Councilman Bothwell, via a comment left in DropBox that read:

This compilation is clearly inaccurate. In the actual survey results the word PLAZA only comes up in question #15, and it is not a BOLD word -hence it should be an EXTENSION here, not a PRIMARY. And where did the underground parking come from? Don't see it anywhere in the reported results. And how did pop-ups get conflated with "mixed use" in the second block here? Mixed use and multi-use are not the same thing.

I felt you both made some valid points that reinforced the futility of attempting to code these comments, so I removed the coding summary from consideration. You are encouraged to consider the results of the APS. I would never say that AT members should ignore that input (1,019 respondents, 537 registered users).

I also made mention of other sources of data, including the Friends of St. Lawrence Green 2015 survey, ADA's recent survey, DARN's internal survey, Vanderbilt's internal survey and other sources that exist, and that you were at liberty to draw from those sources as well. I made reference to those sources in the January minutes, but you asked that I remove them, and I have.

4. Why wasn't the AT emailed a copy of the bubble diagram that was shown at the public meeting on 3/8/2017 prior to that meeting? The bubble diagram that was shown was not the same one that I saw at the end of our meeting on 3/6/17. Who changed it? Who made one large bubble combining the (4) Education, Business incubator, Local Retail and Local food that used to be separate? Who added the term housing to that same bubble? Who changed the word residential to housing? Who added the word mixed use to that bubble? Soon, I we will be asked to vote on the final vision and with all of those ideas enveloped in one large "mixed use" bubble, it appears we will be forced to vote either/ or with controversial "residential"- (now named housing) clumped in.

ADC designer Luly Abaira completed the bubble diagram image at 1AM on the morning of Mar 8. I'll remind you that Luly is a volunteer with a day job, and this was the earliest she could get to it.

The ADC team and City staff, all of whom are very familiar with how bubble diagrams function, felt that the diagram we produced from the Mar 1 meeting could be interpreted too literally--mixed use bubbles encircling the civic space--to the point that it connoted design. It was suggested that to make the diagram more abstract, we should include all the mixed use functions in one bubble. In an effort to achieve clarity, I decided that the bubble should be labeled "mixed use" because that describes the functions depicted in the bubble. From the conversation on Mar 1 and the email discussion that followed, it was clear that team members

We are now creating a table of uses and amenities for the meeting on Mon, Mar 20. That should help the team parse out the various proposed elements. Bubble diagrams are useful to designers, but our presentation on Mar 8 informed us that the public had difficulty comprehending the diagram's purpose and function. We still intend to include a bubble diagram in the final report (as designers will benefit from its inclusion), but the table will make that information much more accessible to the public.

5. Both you and Andrew announced at the public meeting that 600 sticky notes were collected and tabulated. I have never heard that number before. It was always 500 sticky notes. Is it 500 or 600? Where did the extra hundred come from?

Please see my response to Q.3. Or refer to the public input database that you've had access to for nearly six months. I believe if you go back and listen to the audio from our meetings, you'll see that I have been saying "roughly 600 stickies" since we collected the data in August.

6. Why aren't the AT members shown emails, letters, reports, bubble diagrams, graphs, or presentations to City Council or the public in advance? Why do we have to attend the council meeting or public meeting to find out what is being presented? Why was council sent a report supposedly from the AT without our knowledge or being given a copy? Just because we have a "spokesperson" for our group, does not mean we shouldn't be privy to anything (in advance) that goes out to Council or the Public on our "behalf."

Time constraints, labor constraints, and the endless process of 17 people editing anything. When the Advisory Team meets and takes part in activities that spell out these reports, diagrams, etc, we then do our best to reproduce that input in the form of reports, diagrams, etc. I would be inviting a monumental task in asking 17 members to then edit the work, and still have enough time to produce a final version for presentation.



7. We always seem to run short of time and have to scramble to complete important tasks quickly at the end of meetings. In order to avoid this, could you please tell us before hand in detail, what form the final meeting on 3/20/17 will take? Since we do not have consensus, how will we come to a final bubble diagram and vision? If we take a vote, will we vote on each bubble? On each word inside the bubble? Will the votes be written, verbal or a raise of hands? Will the votes be anonymous? When will we be given the written vision statement? Some members expressed interest in helping write the vision statement, how will input be received and incorporated? When will we see the written narrative regarding the bubble diagram?

You are correct in observing that we have had trouble sticking to our agenda. I can assure you that that will not be the case on Mar 20. We will attempt to reach consensus on every part of the final report, including the vision statement, site analysis, and program. When we begin the review of each section, we will ask for a straw poll (show of hands) to gauge consensus. If we believe we are close, we will try to identify the sticking points that are preventing the group from reaching consensus. If after a brief discussion around those sticking points (for instance, what is meant by "education"), we determine that consensus is unachievable, we will have a vote, seeking a supermajority. For our purposes, a supermajority is defined as two-thirds votes, similar to the requirement to amend the US Constitution, ratify a treaty, or override a presidential veto (I think we have some good precedents there). In our case, with Buncombe County officially removing itself from the Advisory Team, we are left with 17 voting members. A supermajority will constitute 12 votes. Those dissenting votes will be recorded (by name) and each dissenting vote will have a limited time to state their concerns, which will be recorded and included in the final report.

We're working on the narrative for the program (aka bubble diagram). I circulated a draft of the vision statement yesterday. I'll do my best to incorporate the input of the group, noting that 17 people wordsmithing a statement can become unwieldy. Again, the goal is consensus, but we can move to a vote if necessary.

On Sun, Mar 12, 2017 at 3:34 AM, Julie <[mountainsbeach@gmail.com](mailto:mountainsbeach@gmail.com)> wrote:

March 12, 2017

Hi Chris,

Hope you are doing well. A lot has happened in the last week in regard to the AT. Before we move forward to the last meeting of the AT on 3/20/17, I have a lot of questions about the process—what has occurred recently and what will take place on 3/20/17.

During our Saturday workshop on 2/18/17- we spent most of the day broken up into groups, moving from table to table and creating flip chart pages of uses and amenities. At the end of the day, we were broken up into 3 tables to create vision bubble diagrams using the flip chart information.

The table I was at was not referring to the flip chart pages to guide the vision, some members just started adding things like parking and museum. At the next meeting on 3/1/17 in which only part of the AT could attend, the 3 bubble diagrams were distilled into one. Parking, museum and residential did not make the cut.

I heard that the meeting had ended, folks had dispersed and a bubble entitled residential was added to the vision by an AT member. This diagram was then sent out in an email by you and depicted as the work of the entire group, to the remainder of AT.

In that same email, you asked the remainder of us to review the sticky note tabulation results prior to our next meeting on 3/6/17 with no mention of us reviewing the APS tabulation results.

Thinking maybe this was an oversight, I sent out an email to you and the group, reminding everyone of the top three overall public input results from sticky notes & APS.

At the onset of the meeting on 3/6/17, you announced that my email to the group produced an “elephant in the room.” I was then asked to “explain” my email. When I reiterated the importance for the AT to look at both sticky note & APS results, I was informed that the AT is not using the results of the APS in regard to our final vision, only the sticky notes. I was really surprised and confused by this.

1. Can you explain to me how an AT member was allowed to add a residential bubble to the vision diagram after the meeting had adjourned and then that vision was sent out as representative of the entire group?

2. Could you please send me a list of which AT members attended the visioning session on 3/1/17 and which AT members attended the visioning session on 3/6/17? I found it unsettling that there were at least a couple of members at our 3/6 meeting dominating the group discussion who had already had their say at the 3/1 meeting. Because of that, our group was divided as to what to do, so at the end of our meeting on 3/6/17, we had run out of time and the bubble diagram was left untouched. Were there any members who were unable to attend either session? If so, how was their input incorporated?

3. When was the decision made for AT members to reference only the tabulations of the sticky notes for the final vision? Why was this decision made? And by whom?

4. Why wasn't the AT emailed a copy of the bubble diagram that was shown at the public meeting on 3/8/2017 prior to that meeting? The bubble diagram that was shown was not the same one that I saw at the end of our meeting on 3/6/17. Who changed it? Who made one large bubble combining the (4) Education, Business incubator, Local Retail and Local food that used to be separate? Who added the term housing to that same bubble? Who changed the word residential to housing? Who added the word mixed use to that bubble? Soon, I we will be asked to vote on the final vision and with all of those ideas enveloped in one large "mixed use" bubble, it appears we will be forced to vote either/ or with controversial "residential"- (now named housing) clumped in.

5. Both you and Andrew announced at the public meeting that 600 sticky notes were collected and tabulated. I have never heard that number before. It was always 500 sticky notes. Is it 500 or 600? Where did the extra hundred come from?

6. Why aren't the AT members shown emails, letters, reports, bubble diagrams, graphs, or presentations to City Council or the public in advance? Why do we have to attend the council meeting or public meeting to find out what is being presented? Why was council sent a report supposedly from the AT without our knowledge or being given a copy? Just because we have a "spokesperson" for our group, does not mean we shouldn't be privy to anything (in advance) that goes out to Council or the Public on our "behalf."

7. We always seem to run short of time and have to scramble to complete important tasks quickly at the end of meetings. In order to avoid this, could you please tell us before hand in detail, what form the final meeting on 3/20/17 will take? Since we do not have consensus, how will we come to a final bubble diagram and vision? If we take a vote, will we vote on each bubble? On each word inside the bubble? Will the votes be written, verbal or a raise of hands? Will the votes be anonymous? When will we be given the written vision statement? Some members expressed interest in helping write the vision statement, how will input be received and incorporated? When will we see the written narrative regarding the bubble diagram?

I thank you in advance for taking the time to answer these questions in an effort to clarify things.

Respectfully,

Julie Nelson

AT member

--

Chris Joyell, Executive Director  
Asheville Design Center  
67 Broadway Street  
Asheville 28801

Mailing Address:  
PO Box 1524  
Asheville, NC 28802

Cell: [828.782.7894](tel:828.782.7894)

[chris@ashevilledesigncenter.org](mailto:chris@ashevilledesigncenter.org)  
[www.ashevilledesigncenter.org](http://www.ashevilledesigncenter.org)

## Ben Fulmer

---

**From:** Julie <mountainsbeach@gmail.com> on behalf of Julie  
**Sent:** Wednesday, March 15, 2017 3:25 PM  
**To:** esthermanheimer@avlcouncil.com; gwenwisler@avlcouncil.com;mailto:Cecil Bothwell;brianhaynes@avlcouncil.com;juliemayfield@avlcouncil.com;gordonsmith@avlcouncil.com;keithyoung@avlcouncil.com  
**Subject:** Julie Nelson Haywood St. Advisory Task Force  
**Attachments:** March 12 questions to Chris.docx

Dear Mayor, Vice Mayor and Council Members,

I am forwarding this email with attachment to each of you as an example of what I have personally had to do for 9 months to get to the truth of what is going on in these task force meetings (and maybe more importantly) in between the meetings. Chris Joyell has not responded to my questions as of the writing of this email.

The questions I am asking Chris are not because I have missed a meeting or failed to take notes at a meeting, it is because this task force seems to be operating on its own and I am trying to find out why.

I have not missed one task force meeting in 9 months. In addition to task force meetings, we had subcommittee meetings- in which I missed one. I attended both City Council meetings in which we presented the temporary installation ideas and the recent public presentation of the draft vision on 3/8/17. I have notes from every meeting, emails, photos, tape recordings, etc. that document my deep concerns about the processes that have led to the "draft" vision and ultimately will lead to what will be presented to you on 3/28/17 as the "final" vision.

I have nothing personal to gain financially, politically or otherwise from serving on this task force and I serve on no other boards or commissions. I am simply an Asheville resident who has given freely and generously of my time as a volunteer on behalf of the greater good of the residents of Asheville and have been burnt in the process.

Let's not let Councilman Bothell's letter detract from the real story here. I, as a volunteer on a council appointed citizen task force, during meetings, have been publicly bullied, belittled and silenced with no intervention from the paid group facilitator Chris Joyell or chairman Andrew Fletcher.

Dean Pistor calls me a bitch during a meeting and he explains it away by calling it “ a poor choice of words for a friendly exchange...” Respect for another task force member is not demonstrated in this way and it was in no way friendly.

In addition, the minutes of the meetings never reflected these outbursts of Dean or other members of the task force. When I phoned Chris to ask him why, he simply stated that he “did not want to throw anyone under the bus.”

Although I was at all times in favor of a park- (as the representative for the Friends of St. Lawrence Green and the 5,000 residents who signed petitions asking council to preserve the city owned property for future use as a public green space and opposing the sale of the property for commercial development), if the majority of citizen input reflected differently I was committed to delivering those findings. That's what a democratic process looks like, and it's NOT what happened... Findings were altered or discarded, words were added, input totals & tabulations misrepresented, the city online survey dismissed, meeting minutes left out what happened, were re-worded in a positive light or totally misquoted was actually said, etc.

Task Force members, supported by facilitator Chris Joyell, feel empowered to come to their own decision and NOT act as a representative group. The charts & bubble diagram shown in the public presentation on 3/8/17 were not created by consensus of the task force members nor did they accurately depict publicly derived input.

It saddens me to have to watch this citizen task force process being hijacked. Nine months of time and effort, in my estimation, wasted.

It is my duty to inform, only you can do something about it and it is my sincere hope that you do so.

Sincerely,

Julie Nelson

Asheville City Resident

Haywood Advisory Task Force Member

Attachments area

## Ben Fulmer

---

**From:** Andrew Fletcher <andrewjfletcher@gmail.com> on behalf of Andrew Fletcher  
**Sent:** Thursday, March 09, 2017 4:08 PM  
**To:** esthermanheimer@avlcouncil.com  
**Subject:** Fwd: Saturday's workshop

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

From: **Cecil Bothwell** <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>  
Date: Tue, Feb 21, 2017 at 5:52 AM  
Subject: Re: Saturday's workshop  
To: Andrew Fletcher <[andrewjfletcher@gmail.com](mailto:andrewjfletcher@gmail.com)>

Hi Andrew,

Dean was vile in his asides to me. Utterly.

I'd heard about his behavior second-hand but I'm really disgusted now. He ought to have been dismissed for violation of the ground rule about showing respect. I'm certain Julie has spoken out strongly, representing the St. Lawrence Green viewpoint, but I have no doubt that she has not been cursing and name-calling.

Otherwise, I thought it went pretty well. There are a couple of serious problems with the whole process though, IMHO. I see now that it was a mistake to hire the ADC because they have too much local knowledge and too many local contacts. They would be excellent for DESIGN, which is after all in the name. But we'd have been way ahead with a disinterested third party, probably from out of state. Chris and company face too many local influences because they know all the players. I'm not blaming them, it just goes with their territory.

In a broader sense it was my hope that the group would listen to the people of Asheville and I'm not at all clear that that's what's happening. Some of you, yes. But when I hear that Chris told the group they didn't need to pay attention to the survey results, and when I watched the process Saturday, it seems to keep coming back to the opinion of the group members. The survey, the stickies, all the data show overwhelming support for a park, an open space, a public space, shade, multiple uses, outdoor concerts, a farmer's market, etc. and etc. But the task force is heavily loaded with purported "stake holders" whose allegiance is to commercial development. So they keep ignoring the public and pressing for their own views.

I conducted a phone poll in Sept. 2015 that showed 86 percent support for a park and 14 for sale of the property. The accuracy of the poll was confirmed because I included a question about retaining the Asheville water system which was on the Nov. 2015 ballot and my results lined up with the balloting within a couple of points. (It was an automated poll of every City voter who had voted in the previous two City elections, about 5,000, which is a very substantial sample.) Jan Davis and Gordon Smith dissed me publicly, saying it wasn't "scientific" - but they and the rest of that Council refused to conduct a "scientific" poll on the issue. That's part of the reason Marc Hunt was dumped in that election, in which the park was very much a central issue. (His war on STRs was another hot button.)

So, my view is that anything that achieves "consensus" from your task force is very likely to include recommendations for development of some part of the property, exactly contradicting the wishes of the majority of Ashevilleans, which means the park will be a hot button issue again this November. Fortunately Smith has

stepped aside and at least three of the announced candidates are in favor of a park, so we're likely to have a majority on Council next December and finally settle the question that has been debated for more than ten years.

Thanks for your service. And I hope I'm wrong about my expectations.  
Good luck.

-C

> On Feb 20, 2017, at 3:11 PM, Andrew Fletcher <[andrewjfletcher@gmail.com](mailto:andrewjfletcher@gmail.com)> wrote:

>

> Hi Cecil,

>

> Thanks for coming on Saturday to the workshop. I think you saw some of our best moments of working together, and one of our worst toward the end. But I've had several conversations with other members of the team since the meeting ended and it seems to me that the main source of that particular dysfunctional conversation is due to an ongoing clash of two personalities. I don't think it is reflective of our greater work as a group, and I don't think that it endangers the integrity of our community driven outcome. It's my understanding that the other two tables generated work that points to a consensus.

>

> I think that Saturday was the pinnacle of our work, and I'm interested in your takeaway. I'd be happy to answer any questions you may have.

>

> Cheers,

>

> Andrew Fletcher



## Ben Fulmer

---

**From:** Dean Pistor <Dean@realtyworldmarketplace.com> on behalf of Dean Pistor  
**Sent:** Wednesday, March 08, 2017 5:03 PM  
**To:** esthermanheimer@avlcouncil.com  
**Cc:** gordonsmith@avlcouncil.com  
**Subject:** Haywood Street Visioning Task Force

Mayor Manheimer, et al

It has been brought to my attention that Cecil has emailed a complaint about the process of the Haywood St Visioning Committee including my concerns expressed to him in confidence within a question.

I first want to say I have enjoyed the process and think it has tremendous value in representing many different views and understandings. With that being said there has been one committee member that consistently worked against the grain, obstructing the meetings and overwhelmingly taking control of timetables spelled out in the agendas. During the workshop on Sat. Feb 18<sup>th</sup> while in groups working on bubble diagrams Cecil sat directly in eye sight of Julie Nelson the member of concern and watched her every action in such a way as to be backing a stance she was to be standing on. While providing this stability to Julie it was clear that she was being obstructive in our group, derailing the process to the point students from Clemson University giggled at the grid lock only our table was experiencing. While the others groups had nearly completed, our table had yet be able to agree on one bubble.

On two other occasions during regular meetings I had asked Julie to please allow the meeting to move on and stop stalling the process. In this instance she was not stalling the whole meeting, just our group. At one point I stepped away from the table and whispered in Cecil's ear, asking him "where did you find that bitch"? This was only heard by Cecil and was a question, he ignored me. Receiving no comment I whispered back in Cecil's ear "You know she has been F...ng up this process at every possible moment, are you witnessing this? He said something to the effect that I was telling him more about me than Julie was.

I assure you there was no lunging across a table, in fact we stood above a large piece of paper in order to point and describe the location of bubbles. I leaned on my left hand in order to point with my right hand across the table, pointing out the effect of connectivity and location of bubbles I wished to be shown, describing uses within uses.

My appointment as a member of the Recreation Board, is to represent the perspective of that body, however a vote by the recreation board was not taken for my representation position, there had been several discussions about initial costs, maintenance, security, and the experiences we have had with Pritchard Park that indicated additional expansion of the park system was not something that could be accomplished easily with the current status of the budget and the current back log of maintenance. Conversations about public private partnerships including private sector investments into greenspace and the maintenance thereof had popular approval. Further allowing full private sector development with requirements of greenspace in my opinion had the most favorable comments.

I apologize that my in confidence whispered question to Cecil has been made public and furthermore want to be sure Julie's feeling are not hurt by Cecil's attempt to derail the focus of the committee. I will personally apologize to her, Julie has worked very hard for her constituents and she is a very good advocate no matter what it takes. I however feel that if someone has stepped out of the line of an agenda or is wasting other volunteer's time to further a certain agenda, I am likely to call that out and ask to move forward and stay focused on the task.

Sorry to feel the need to respond to this attack but it was imperative you understand my question to Cecil was exactly that, a question, it seemed obvious Julie was affected by his presence and was acting in an even more than normally strong stance to derail the process.

Yours in service,

Dean Pistor  
Broker / Owner  
Realty World Marketplace  
One Page Ave Ste 109  
Asheville NC 28801  
Located in the Historic Grove Arcade  
Office - 828.251.2507  
Cell - 828.230.4422

From: **Cecil Bothwell** <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)>

Date: Tue, Mar 7, 2017 at 3:08 PM

Subject: Deeply flawed process

To: Esther Manheimer <[esthermanheimer@avlcouncil.com](mailto:esthermanheimer@avlcouncil.com)>, Gordon Smith <[gordonsmith@avlcouncil.com](mailto:gordonsmith@avlcouncil.com)>

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](tel:828-713-8840)  
POB 1877  
Asheville 28802

**Ben Fulmer**

---

**From:** Sandra Brooks <sandra@mymosaicrealty.com> on behalf of Sandra Brooks  
**Sent:** Wednesday, March 08, 2017 8:33 AM  
**To:** Esther Manheimer  
**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, Broker**

-----  
----

## 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

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:** Caroline Long <CLong@ashevillenc.gov> on behalf of Caroline Long  
**Sent:** Wednesday, March 16, 2016 11:23 AM  
**Subject:** City of Asheville Board Appointments  
**Attachments:** bdapptments1.doc

Good morning,

Please see the attached document for current openings on City of Asheville boards and commissions. Please contact [mburleson@ashevillenc.gov](mailto:mburleson@ashevillenc.gov) with any questions.

Thank you,

Caroline Long  
Administrative Assistant  
Community & Economic Development  
Phone (828) 232 - 4505  
Fax (828) 350 - 0012

Caroline Long  
Administrative Assistant  
Community & Economic Development  
Phone (828) 232 - 4505  
Fax (828) 350 - 0012

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

## Ben Fulmer

---

**From:** Esther Manheimer <esthermanheimer@avlcouncil.com> on behalf of Esther Manheimer  
**Sent:** Wednesday, February 17, 2016 2:34 PM  
**To:** Mark Sinsky  
**Subject:** Re: Piazza San Lorenzo

Mark - I wanted you to know that I think you raise good points and I love the idea of a plaza or piazza. Right now, council is working on designing a process for making a decision about what to put on the site. It looks like it'll be a citizen committee that makes that decision after extensive input from the public, so, when the time comes, please present your ideas.

Thank you,  
Esther

Sent from my iPhone

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.

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





--  
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:** 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:** Eloise Brinson <[brinsonell@gmail.com](mailto:brinsonell@gmail.com)> on behalf of Eloise Brinson  
**Sent:** Thursday, January 07, 2016 10:34 AM  
**To:** Cecil  
Bothwell;esthermanheimer@avlcouncil.com;keithyoung@avlcouncil.com;gordonsmith@avlcouncil.com;juliemayfield@avlcouncil.com;brianhaynes@avlcouncil.com;gwenwisler@avlcouncil.com  
**Subject:** Re: Park at Basilica

You're Welcome.

On Thu, Jan 7, 2016 at 9:43 AM, Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)> wrote:

My mistake. I see that it is a Presbyterian undertaking.

And thanks for letting me know about your concerns.

-c

On Jan 6, 2016, at 6:17 PM, Eloise Brinson <[brinsonell@gmail.com](mailto:brinsonell@gmail.com)> wrote:

Oh I didn't know it was a Catholic Charity Group. I was under the impression that it was National Church Residences out of Ohio. At least that's who I worked for as a Volunteer downstairs in the central office. I'm not Catholic. I'm not going to get into an argument with you Mr. Bothwell. I live here. I know what goes on. It has to do with Citizen Rights and the people that live in this building are not only Citizens of the Great City of Asheville, NC but also of the Great State of North Carolina and the The Greater United States of America. We have have rights. Even people with Mental Illness. I have that as well (Mental Illness). We get that no one regulates absolutely anything that happens at Battery Park. It is an unfortunate testament to the misunderstood discrepancies of the people of this area. One I thought after all my years of work and service I would not be subject there with.

What I do want to emphasize is that my Opinion on the Public Park has shifted. My votes in the Fall election were based on that opinion. We are in desperate need of affordable parking in Downtown Asheville. We have two Parks currently. From my Understanding the Police Department is having a difficult time maintaining one of them and that costs Tax Payer dollars. I was and still am one of them, A Taxpayer. I like the idea of green space but in reality we are surrounded with it and when I really want to be a part of it I go to the Forest. With the current situation between Battery Park and Vanderbilt I realize that opening a park in this area would open the door for these dejected Smokers to facilitate and fellowship however Non Smokers would probably be a offended. Not to mention maintenance. There is more. I was totally in favor of it but as time goes by I see a side of it that no longer appeals to me. I am from Raleigh and have watched the growth that occurred there over the past 30 years. 10 of which I lived and worked in. I was raised in the country (Wilson County, NC ). I came to Asheville like so many others to start over. Find and make my dreams here. For a while that looked like a very real possibility however after the divorce and death of my Late Husband I have been forced into a very bitter reality. This city is not kind to some people. Just like other cities some of us get lost between the cracks. Yet many of these people continue to vote and support Environmental efforts the best way they can. All deserved to be heard.

I understand and appreciate your stance. We are both Peacemakers and have those Wonderful Peace T Shirts from On a Roll. At least that is where mine was purchased. However this is a matter that I feel is shifting into the wrong direction.

I just want to state my opinion. That's your job from the way I understand it. I help elect you with my vote and then possibly you listen to my concerns. Is that a problem Councilman Bothwell ? By the way. You are one of the people I have voted in the past.

I have contacted Dr. Mumpower and N.A.M.I. concerning this situation because it is in my belief that the person concerned in this matter does not have the ability to advocate for her own rights. If it would have been myself I would be doing the same thing that I am doing now . The Bible I read, though not Catholic teaches me that the number one Golden Rule of all time is to "LOVE THY NEIGHBOR AS THYSELF". Just attempting to express a little of that.

Thank you so much for your concern and that of the remaining Council Members. I would love to hear some of their feedback as well.

Sincerely,

Lori  
Eloise L. Brinson

On Wed, Jan 6, 2016 at 3:25 PM, Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)> wrote:

Ms. Brinson,

The allocation of apartments in the Battery Park Apartment building is not in any way controlled by the City of Asheville.

If decisions about those apartments are unfair, I am sad to hear it. But that is a matter for the Catholic charity group that owns the building, not the City.

-C

On Jan 6, 2016, at 2:18 PM, Eloise Brinson <[brinsonell@gmail.com](mailto:brinsonell@gmail.com)> wrote:

The Woman that resided in the Roof Garden Apt. Still resides at Battery Park however she was forced to give up her Apt. so and move to the third floor. The Apt. was repaired and then instead of moving the former tenant back in Ms. Hanrahan. When I spoke to the Resident that previously had the apartment today she told me she had not choice in the matter. That's not fair. If the park is a private matter then perhaps it is time to remove it from Public Debate. I for one and sick and tired of listening to it. Especially in light of current Political Shifts.

Thank you,

Lori  
Eloise L. Brinson

On Wed, Jan 6, 2016 at 2:10 PM, Cecil Bothwell <[cecil@braveulysses.com](mailto:cecil@braveulysses.com)> wrote:

Ms. Brinson,

My information is that apartment assignments in the Battery Park building are based on tenure and a waiting list. While I am not familiar with details of any particular apartment assignment, I would have to guess that Clare Hanrahan

had put in a request at some point and gradually moved up the list.

As for the City spending millions, it is our hope that development of St. Lawrence Green will be principally funded through private donations.

Best regards,

-c

> On Jan 6, 2016, at 2:02 PM, Eloise Brinson <[brinsonell@gmail.com](mailto:brinsonell@gmail.com)> wrote:

>

> Hello Mayor Manheimer and Respective Council Members,

>

> As I write I am very angry and frustrated. I live at Battery Park. As of today Clare Hanrahan, the Activist fueling much of the Park decision in this area, is being moved to the Roof Garden Apartment at Battery Park. The person that had her new apartment was possibly Mentally Ill and FORCED to give her apartment up. That is not fair.

> I am no longer in favor of the Park Development movement across from Basilica. What I see happening is the City spending Millions of dollars to develop an City Public Ashtray or a space of Hippies, Environmentalists and or Potheads. Not something that would be environmentally sound. It is unfortunate. I did not feel this way at first but base on what I am seeing occur I simply do not agree.

>

> I voted of you currently seated. I know that doesn't really mean anything but at 300 plus lbs. I wanted to weigh in.

>

>

Thank you so much,

>

>

>

Lori

>

Eloise L. Brinson

## Ben Fulmer

---

**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Monday, January 04, 2016 9:53 AM  
**To:** Esther Manheimer  
**Subject:** Re: Agenda item

thanks  
will check with staff  
-c

> On Jan 4, 2016, at 9:52 AM, Esther Manheimer <esthermanheimer@avlcouncil.com> wrote:

>

> Cecil - this is fine with me, no problem. I wonder if we really need to put it in the agenda. The city already receives donations for things like greenways, nature center, etc. You might want to check with staff to see if we already have a mechanism for receiving funds. But, if we need to handle it at a council level, then that's fine too.

>

> Sent from my iPhone

>

>> On Jan 2, 2016, at 11:48 PM, Cecil Bothwell <cecilbothwell@gmail.com> wrote:

>>

>> HI Esther,

>>

>> I don't recall if you are using the forms that Terry used to require to get things on an agenda.

>>

>> Brian, Keith and I would like to put an item under New Business as soon as it fits. We'd like to discuss creation of a fund to accept public donations for St. Lawrence Green. There are people eager to donate and we'd like to either have the City accept the donations to be held in a separate fund - or, if that's not possible, tell supporters to go ahead and create a non-profit fund.

>>

>> I don't think this needs to be discussed by a committee first - the core question is whether such a City fund is possible and whether four of us support acceptance of donations.

>>

>> Thanks and Happy New Year!

>> -c

>>

## Ben Fulmer

---

**From:** Cecil Bothwell <cecilbothwell@gmail.com> on behalf of Cecil Bothwell  
**Sent:** Saturday, January 02, 2016 11:48 PM  
**To:** Esther Manheimer  
**Subject:** Agenda item

Hi Esther,

I don't recall if you are using the forms that Terry used to require to get things on an agenda.

Brian, Keith and I would like to put an item under New Business as soon as it fits. We'd like to discuss creation of a fund to accept public donations for St. Lawrence Green. There are people eager to donate and we'd like to either have the City accept the donations to be held in a separate fund - or, if that's not possible, tell supporters to go ahead and create a non-profit fund.

I don't think this needs to be discussed by a committee first - the core question is whether such a City fund is possible and whether four of us support acceptance of donations.

Thanks and Happy New Year!

-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:** Janet McAfee <jmacnorris@gmail.com> on behalf of Janet McAfee  
**Sent:** Monday, November 16, 2015 3:06 PM  
**To:** esthermanheimer@avlcouncil.com  
**Subject:** Short-Term Rentals

Dear Mayor Manheimer,

I was disappointed to hear your comments of a few days ago in which you appeared to consider the recent elections to be 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:** David Rodgers <rodgersdl@gmail.com> on behalf of David Rodgers  
**Sent:** Monday, November 16, 2015 9:21 AM  
**To:** councilgroup  
**Cc:** Gary Jackson;Tuch, Shannon  
**Subject:** Fwd: Won, Winning, Wondering

Mayor, Council Members and Staff,

Do you think I should buy two homes currently sheltering two families and move my mom and aunt into them to operate mini-hotels? If you change the Homestay ordinance investors like me will start cannibalizing our housing stock. Net to the city will be 8 or 10 people looking for a place to live and I'll import two folks not currently living in Asheville.

With all of the time and money spent trying to create more housing for citizens how can we seriously be considering sheltering tourists in homes? It only benefits the hotel proprietor and maybe the smart real estate investor finding tenants to pay higher rents with the agreement they can sublet. Tourists obviously can and do pay a lot more per night.

**We have had a 500' separation requirement for years to limit the impact on neighborhoods. The house size in the Homestay Ordinance is 2500 sq ft as most homes of this size are on larger lots. Allowing an unlimited number of smaller homes where folks live literally just a few feet from their neighbors will have a lot of negative impacts.**

I am adamantly opposed to changing the Homestay rules for many reasons and even I can see the appeal of the above scenario for my own personal benefit and that of my relatives. The net to the city though is we lose housing options for those who live and work here and in turn this drives prices up.

**This is not a weird crazy scenario I am making up. As a real estate broker I am hearing more and more of people looking to do similar things. I can point out real examples where this has already happened.**

Google "ski towns short term rentals affordable housing" and see what is happening to workforce housing in high demand tourist towns. It is a crisis. We have 27,000+ tourists EACH DAY in Asheville / Buncombe on average according to the convention and visitors bureau. If we open up our residential housing stock to tourists prime residential neighborhoods will become largely tourist occupied. Citizens of Asheville will be pushed out.

**Please, at the very least keep the 500' separation rule in the ordinance that currently puts at least a small limitation on the number. Ideally I urge you to not make any changes to the ordinance and table this issue for a year or more.**

Below is an email Council Member Bothwell sent outlining his desires for Homestays and looking ahead to legalizing STRs. None of this makes sense in an environment where we don't have enough housing.

**Maybe the best action is none. I am sure whatever you decide to do Tuesday night will be changed soon by Raleigh and or the courts.**

I appreciate your consideration of this.

All the best,

David L. Rodgers

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

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

Date: Sat, Nov 14, 2015 at 6:29 AM

Subject: Won, Winning, Wondering

To: [rodgersdl@gmail.com](mailto:rodgersdl@gmail.com)



We the people just won a round

Won: Voters go for St. Lawrence Green

In Asheville's Nov. 3 election, 70 percent of voters supported candidates who support a green civic space opposite the Basilica St. Lawrence and the Civic Center in downtown Asheville.

**The next step, slated for a January vote by City Council, will be to suspend efforts to sell the Haywood Street Property and engage the Asheville Design Center to begin planning.**

The Buncombe County Board of Elections (and NCSBE) report multi-candidate race results in a somewhat uninformative way - in that the percentage of votes reported for each candidate is not the percentage of voters who voted for the candidate, but the portion of votes cast.

For example **Keith Young** won the recent City Council race with 6,315 votes, which the BOE reports as 18.1%. This suggests that only 1/5 of voters supported Keith. **But in fact he was the choice of 52% of the 12,113 voters** (who each cast up to 3 votes). This number is not precise, because some voters may have cast less than the three they were accorded.

**But setting aside the slight variability due to non-three-vote voters, it is clear that supporters of St. Lawrence Green garnered 70 percent of the ballots cast.** (Young, Haynes and Lee were flat out supporters, Mayfield a supporter if private funds could be garnered to create a civic space. So the top four finishers were pro-park.)

This is not far off from the results of the phone poll I conducted in September in which 86 percent of respondents supported a green space on the property - and I would suggest that the difference can easily be accounted for due to the Sierra Club mailers which sought to paint all three of their endorsees as supporters of the St. Lawrence Green idea, despite some candidates' clear statements to the contrary.

## Winning: Short Term Rental rules getting better

Thanks to the recent election it appears that sanity will soon raise its head in Council consideration of HomeStay and Short Term Rental regulations. **Election winners Keith Young and Brian Haynes have expressed support for permitting City residents to rent out their properties short term, and Mayor Esther Manheimer has indicated she is ready to include Accessory Dwelling Units as legal short term rentals.**

**But we may not get there this week. (Young and Haynes will be sworn into office on Dec. 1).**

On Tuesday, Nov. 17, modification of HomeStay rules is on the agenda. What I expect to see that night is a spirited discussion of proposed changes to HomeStay rules, but at present the votes will probably go toward tightening restrictions. The proposal being brought forward is to reduce the number of bedrooms, impose more parking restrictions, and so forth.

I will be arguing that reduction in the number of bedrooms available is pointless. If a family of three all want private bedrooms, why should the City impose an artificial restriction on an otherwise legal rental?

I will argue against the strange restriction on the location of parking places. The proposed rules prohibit parking within the required set-back on lots - but many homes on narrow lots already have driveways within the setback. Cars already park there. Why are short term tenant's cars somehow more objectionable than home-owner's cars?



The use of Accessory Dwelling Units as STRs will have to be addressed in separate legislation, and won't be considered until after the new Council members are seated. I have every expectation that we will find a way to make this a use by right, but there are some legal hurdles along the way.

## Wondering: Should Asheville suspend Economic Development efforts?

My experience on Council and wide ranging reading have led me to question whether it is a proper function of a city to offer development incentives to businesses. **Is it really of value to current residents to underwrite relocation of employers to Asheville, or expansion of businesses already here? It seems to me the evidence is lacking.**

Over recent decades big businesses have worked states and cities into a bidding war for their attention. This is not a traditional role for municipalities, and the only way we are going to stop the game is to stop the game.

There is no way to judge whether the incentive plans "work" because there is no baseline for comparison. Since most Ashevilleans seem to be of the opinion that growth is outpacing our ability to cope, perhaps the best way forward would be to suspend all economic development efforts (currently about \$2 million per year) for a period of time to see what happens. We could build a lot of sidewalks and greenways, pave a lot of roads, and so forth with that money. Are we really gaining?

**Think about this:** we see a shortage of affordable housing. The economic incentive argument is that we bring in businesses that pay better than the hotels and restaurants that are such a big part of the local economy. Fair enough. But those hotels and restaurants will still need employees. If we bring in 500 jobs that pay a median wage twice that of the tourist businesses, it may provide "better" jobs for some of the current low-paid workers, but it also brings in 500 people competing for housing with more money to spend. So the new workers continue to bid up rental rates, leaving the necessary hotel/restaurant staffers even further behind in the affordability race. (Not to mention that most incoming businesses seem to bring their own higher-paid execs - so that the REALLY good jobs are not going to locals.)

It simply isn't clear to me that spending tax payer money that way is good for our current citizens.

Bothwell for Buncombe | POB 1877 | Asheville, NC 28802 | <http://cecilbothwell.com>

[Subscribe](#) • [Unsubscribe](#) • [Preferences](#) • [Send to a Friend](#) • [Report Spam](#)



## Ben Fulmer

---

**From:** Evelyne White <efw991@gmail.com> on behalf of Evelyne White  
**Sent:** Sunday, April 12, 2015 7:05 PM  
**To:** esthermanheimer@avlcouncil.com  
**Subject:** RE: Downtown Asheville And The Vacant Land Across From The Basilica

April 12, 2015

Mayor Manheimer:

I am writing to you today regarding the continuing story and debate about what is best to do with the land in downtown Asheville across from the Basilica.

I am not currently an official resident of Asheville but read the Asheville Citizen-Times daily, have friends throughout the city and have enjoyed extended visits over recent years. I know enough about the city to give driving directions to locals or suggest restaurants to those debating where to go for dinner. I am also aware of happenings at the city, county and state government levels. The intent is to one day become an official resident of Asheville, NC. Till then I will live in an Asheville state of mind, so to speak. My roots are from the other side of the Appalachian Mountain range in Pittsburgh, PA (though currently living in Delray Beach, FL). I consider both Pittsburgh and Asheville “home”. Both cities share similarities: good hard working people, a strong sense of community and pride for where they live, wonderful restaurants and neighborhoods, charming architecture and a hilly topography, to name a few. Pittsburgh has gone through three economic renaissances over several decades just as Asheville has rebuilt itself at its city core. Both cities have a very compact downtown city center. Which brings me to why I am writing to you today.

During extended stays in Asheville (and having several friends who live in Montford) I have visited the Basilica many times and walked the downtown streets on a near daily basis. I love downtown Asheville and its vibrancy. The article in the Asheville Citizen-Times on April 9, 2015: <http://www.citizen-times.com/story/news/local/2015/04/08/asheville-downtown-us-cellular-center-basilica-st-lawrence-pit-despair-city-council-hotels-aloft-mckibbon/25473203/> came through my Facebook stream. I then wrote the following comment on the newspaper’s Facebook page:

**Evelyne White** In the center of downtown Pittsburgh is Mellon Square. It is a city park. Many people enjoy taking a brown bag lunch and sitting outside. Or sitting on a park bench and reading a book or just watching the downtown activity. There are trees, shrubs and waterfalls. All well maintained by the city. Underneath of Mellon Square is a parking lot which is obviously a revenue source. Could something like this be an option to consider for such a space in Asheville? It would be respectful of the historic Basilica, provide a park so many residents would like to have and bring in needed parking and revenue. On the back side of the park/streetside there is a limited row of retail for such things as a bank, bakery, jeweler. Other sides provide access to parking lot with another side permitting pedestrian access to the park. It is a very open, yet compact concept and well designed. Would answer many concerns. And just like Asheville has a park and other green space only a few blocks away, the same is true in Pittsburgh with Market Square, a city park with

shops and an office building surrounding the public green space. Also, Point State Park where the three rivers come together. Pittsburgh is a very compact city similar to Asheville in many ways, including hilly streets, just on the opposite end of the Appalachian Mountain range. It may be worth checking out for ideas and inspiration so that this ground is honored and utilized properly in the spirit of what Asheville represents and wants to attract.

[Like](#) · [Reply](#) · 3 · April 9 at 5:57pm · Edited

As you can see my comment received 3 Likes (all with a local or North Carolina connection). In these days of fast moving, real time social media streams I considered this encouragement enough that perhaps my idea should be shared directly with you so that the concept may potentially be considered further for its feasibility. I am certain the mayor of Pittsburgh, Bill Peduto, (who represented my Pittsburgh neighborhood of Shadyside – somewhat similar to Montford – as city councilman for many years) would be happy to talk with you. I am sure you can Google “Mellon Square Pittsburgh” and see photos of what I am referring to. As mentioned in the Facebook post, the parking garage is under the park. So rather than building up, build street level and down with a park sitting on top of it all.

My spouse, Howard Lewinter, would like to add this: The parking lot would not really cost the city any money. The parking fees over future years will pay for the construction and maintenance of the parking garage and city park plus the parking tax that would be added onto the parking fee. It would also improve downtown shopping/dining and event attendance because it would make it more convenient to find a place to park. Thus bringing in more revenue.

It would be an honor to one day meet you, Mayor Manheimer. Upon living in Asheville, it is my hope to become a participating citizen within the community. If I can be of any additional assistance to you with what is written in this letter today, please do not hesitate to contact me.

Thank you for taking the time to read this letter and for your consideration of what is presented here.

A confirmation of receipt would be appreciated.

Respectfully,

Evelyne White

[efw991@gmail.com](mailto:efw991@gmail.com) (personal email)

561-865-2472 (home/office phone number)



## Ben Fulmer

---

**From:** Esther Manheimer <esthermanheimer@avlcouncil.com> on behalf of Esther Manheimer  
**Sent:** Thursday, January 09, 2014 2:07 PM  
**To:** 'Gary Jackson'; Judy Daniel  
**Subject:** FW: Document for next Tuesday, January 7, 12:00 noon at City Hall with Asheville Design Center  
**Attachments:** 12.31.13\_Analysis.doc; Meeting\_Records\_12.31.13.doc

I gave this to you Gary, but here's another copy (and for Judy too).

---

**From:** t2903@aol.com [mailto:t2903@aol.com]  
**Sent:** Thursday, January 02, 2014 2:46 PM  
**To:** esthermanheimer@avlcouncil.com; marchunt@avlcouncil.com  
**Cc:** alan.mcguinn@arca-design.com; chris@ashevilledesigncenter.org; djohnson12@me.com  
**Subject:** Document for next Tuesday, January 7, 12:00 noon at City Hall with Asheville Design Center

Mayor and Vice-Mayor: Here are two briefings that you may have time to review prior to our meeting next week.

David Johnson, Chris Joyell, Alan McGuinn and I look forward to seeing you.  
Tom Gallaher, jr. AICP MCIP  
Heritage Directions LLC  
30 Norwood Avenue  
Asheville NC 28804-3616  
828-250-9899/828-275-8659 cell  
[tomg@heritagedirections.com](mailto:tomg@heritagedirections.com)