SITE DESIGN STUDIO

Landscape Architecture
Planning
Project Management
Construction Observation

October 1, 2018

Stephanie Monson Dahl
Strategic Development Office Director
City of Asheville, NC
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RE: JETTIE RAE'S - 144 RIVERSIDE DRIVE
AARRC P&DRC COMMENT RESPONSES

Dear Ms. Monson Dahl,

Per the AARRC P&DRC Comment Review Letter dated 9/17/18, this memorandum will serve to provide specific responses to the comments received:

- Has the team approached City regarding encroachment agreement/to connect proposed sidewalk from parking lot to greenway (build on city ROW).
  Our Team has been closely coordinating this project with Capital Improvement Staff Member Dustin Clemens regarding improvements related to the New Riverside Drive ROW (including access drive aprons, sidewalks, street trees, grading and utilities as well as improvements and connections within the Greenway Easement related to access and site furnishings. Our Team has provided digital drawings to the City during this coordination effort and will provide any information necessary to execute encroachment agreement(s) to that end.

- How does a person in a wheelchair/differently abled person get to the restaurant from the greenway (ADA route not shown).
  All ADA access routes have been shown on the plan including access to the public way, parking and handicap accessible spaces as well as the greenway.

- What about ADA accessibility for the 2nd floor restaurant? No elevator.
  An elevator is not required for a second floor of this sf. Also, the concept of like accommodation of similar activities occur on the upper floor as the lower floor.

- Dumpster location is troubling. Maybe too far in the floodway. Access looks like it will require removal of parking spaces. Location is adjacent to greenway, making public realm unpleasant. Move it. Show us what screening looks like.
  The trash / recycling location has been relocated outside of the Floodway in the northeast corner of the parcel. It has been determined to utilize Danny's Dumpster rather than a traditional large dumpster. Trash and recycling containers shall be screened with a wood slat screen to match elements of the restaurant architecture.

- Just developed a riparian plan with River Link. Why no landscaping on western/riparian edge? Looks like the required plantings were just clumped at the entrance to the parking lot- also don't understand how you walk through those plantings, looks like its blocking entrance.
  Proposed landscape improvement plans meet and exceed requirements set forth in the City UDO for Building Impact, Vehicular Use and **required Street Buffer**. Additional landscaping has been added to the west side of the parking lot / river side outside of the Greenway easement. The existing riparian tree canopy to remain has been highlighted and shaded within the City's Greenway Easement. Our client would be happy to work with RiverLink and Capital Improvement Staff to develop a riparian plan and execute an agreement to do so within the City's Greenway Easement.

- Have you started a flood impact study? Concerns about the siting of all of these elements, what happens when a flood comes?
  Robert met with Nancy Watford, the city flood administrator and discussed strategies for meeting FEMA compliance using both wet & dry flood-proofing methods. A no rise letter will be required for items in the floodway and will likely include a flood impact study.

- Some concerns with parking. You are relying on city public parking - will your employees be told not to use the public parking? You say you have an agreement with RiverLink to use the lot across the street- where is the agreement? For how long, what happens when that parcel is redeveloped?
  Parking calculations have been updated to reflect the requirements of the Form Based Code. Restaurants require 1 space per 250 sf. Our calculations include parking for all project square footage including restaurant, pavilion, restrooms, airstreams and storage. There is also a River Parking Reduction, but this project will not be requesting one as we are providing 7 more spaces than required.

- What will the temporary storage and restrooms look like? This is big omission from design.
  See updated elevations.

- Lighting is not shown (nor signage).
  Site lighting associated with the New Riverside Drive Streetscape as well as the Greenway are currently planned for, designed, funded and contracted as part of the RADTIP Capital Improvement Project. Ceiling fans and full cut off light fixtures are planned for in covered areas of the restaurant and in pavilion. Any additional site lighting beyond requirements for architecture will be approved string lights.

- Outdoor cooking area needs a lot of rethinking. That could be good or likely, bad design. Why is it not incorporated more towards the park like setting, near pavilion? Right now it is probably in the city ROW (encroachment).
  The designated outdoor cooking area has been eliminated. Outdoor Cooking will only be associated with Special Use / Event Permits.

- Can you better explain the flood proofing elements and what they will look like or function like- e.g. (break-away) glass- how does that work?
  Wet flood proofed buildings are designed for water to safely enter & exit through proposed flood vents. Materials must be water resistant below 2' above BFE. Building elements must be secured during a flood event. A flood emergency action plan will be developed with the city flood administrator to address preparation for a flood event. There are no break away elements. The boarding up of glass prior to a flood event may be a part of the flood action plan.

- Dry flood proofing the inside and vents (where are they shown) on outside?
  Flood vents will be 16" x 8" or 16" x 16" (similar to Smart Vent engineered flood vents) for wet flood proofed buildings only. Each vent covers 200 sf and 400 sf respectively.

- Please show the hood/any mechanicals and screen them.
  Hood screen shown on elevations.

- Seems like you are trying to do a lot of programming in a constrained site (outdoor cooking, concerts, airstreams, parking, and the restaurant).
  As previously mentioned, the designated outdoor cooking area as well as the stage for events has been eliminated. These activities will only be associated with Special Use / Event Permits. The layout and design of the project is efficient given the site constraints and has still allowed our client to fulfill programming needs within the requirements of the form based code. Other than confirmation of a no rise certification (due to pavilion posts) the project has been designed without any variances requests. When compared to the greater context of this section of the River Arts District, the compact footprint is surrounded by a vast corridor of open space, greenway and river frontage.

Sincerely,

Julie N. Gilliland, President
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