ERIC SCHEFFER & JIM DIAZ

Sponsoring Developers
River Arts District – 144 Riverside Drive
Proposed New Food & Beverage Concession
Jettie Rae's Fish & Such

April 8, 2019

RE: Invitation to a Neighborhood Meeting
Wedge Foundation – Cloud Room
Jettie Rae's Fish & Such

Dear Neighbor:
Please join Eric Scheffer and Jim Diaz, in collaboration with Riverlink, as sponsoring developers of the Proposed New Restaurant Concession in the RAD, along with their local design team for an informational gathering on **Monday April 22, 2019 at 5:30 PM at the Wedge Foundation's Cloud Room, located at 5 Foundy Street – Asheville, NC 28801** in the River Arts District. The purpose of this meeting is provide an opportunity for information sharing and community input regarding the proposed project. This project is a collaboration between the sponsors and Riverlink as land owner, proposing the following as a Public/Private Partnership:

- Exceptional Design & Development Practices - energy efficient & environmentally sound
- Enhanced Greenway with activated greenspace including bicycle & pedestrian access
- A Family Oriented Amenity fully accessible & welcoming to all
- Delivery & maintenance of public restrooms for all greenway patrons

Specifically, the Property for this future development, located at 144 Riverside Drive within the River Arts District, includes the following PIN number: 9638-88-8040-00000.

This meeting is being held in accordance with the City of Asheville's Unified Development Ordinance.

If you should have any questions or need any additional information,
please do not hesitate to contact me at 828-215-9669.

Sincerely,

Jim Diaz
Co-Developer

owner	address	cityname	state	zipcode	pinnum
CITY OF ASHEVILLE	PO BOX 7148	ASHEVILLE	NC	28802	9.63889E+14
RIVERLINK INC	170 LYMAN ST	ASHEVILLE	NC	28801	9.63889E+14
RIVERLINK INC	170 LYMAN ST	ASHEVILLE	NC	28801	9.63889E+14
CITY OF ASHEVILLE	PO BOX 7148	ASHEVILLE	NC	28802	9.63897E+14
99 RIVERSIDE LLC	99 RIVERSIDE DR	ASHEVILLE	NC	28801	9.63897E+14
RAD COTTON MILL STUDIOS LLC	5005 E 8TH AVE	HIALEAH	FL	33013	9.63898E+14

Jason Gilliland

From: James H. Diaz, CCIM <jim@covestar.com>
Sent: Monday, May 06, 2019 9:08 PM
To: Jason Gilliland
Subject: Fwd: FW: Neighborhood Meeting Notice

Notice to WECAN neighborhood with a copy to Brenda Mills.

---------- Forwarded message ---------
From: **Brenda Mills** <bmills@ashevillenc.gov>
Date: Tue, Apr 9, 2019 at 6:57 PM
Subject: Re: FW: Neighborhood Meeting Notice
To: James H. Diaz, CCIM <Jim@covestar.com>

Thanks Mr. Diaz,

I hope all is well with you and it was great to meet your team.

Brenda Mills
Neighborhood & Community Engagement Manager | City of Asheville
Communications & Public Engagement Dept.
5th Floor (Room 523), Asheville City Hall

828.259.5506 - Office | 828.712.2324 - Cell
Email: bmills@ashevillenc.gov
Website: www.ashevillenc.gov
Information on Neighborhood Services

On Sun, Apr 7, 2019 at 3:01 PM James H. Diaz, CCIM <Jim@covestar.com> wrote:

> Hi Brenda – I am resending this to you. I keyed in your email with a typo earlier.
>
> Hope you are well!
>
> Jim

From: James H. Diaz, CCIM <Jim@covestar.com>
Sent: Sunday, April 7, 2019 3:00 PM
To: 'wecannews@gmail.com' <wecannews@gmail.com>
Cc: 'brmills@ashevillenc.gov' <brmills@ashevillenc.gov>; 'Sasha Vrtunski' <svrtunski@ashevillenc.gov>
Subject: Neighborhood Meeting Notice

Greetings Lynn –

My name is Jim Diaz.

I am reaching out to you as the President of the West/End Clingman Avenue Neighborhood (WECAN).

My partners and I are collaborating with Riverlink on an exciting new project in the RAD along Riverside Drive.

As neighbors we wish to include you and any interested folks to come join us at our neighborhood meeting on April 22, 2019 at 5:30pm at the Wedge Foundation's Cloud Room to discuss our plans and share information with the community.

Please call me anytime with questions. Please spread the word. We hope to have a good turnout.

Sincerely,

Jim

James H. Diaz, CCIM / Principal

jim@covestar.com / 828-215-9669

CoveStar Investment Realty Advisors

Office: 828-274-4009 / Fax: 828-274-8831

NEIGHBORHOOD
MEETING
Monday, April 22, 2019
at 5:30pm
Wedge Foundation
Cloud Room

"NEIGHBORHOOD MEETING"

JETTIE RAE'S SIGN-IN SHEET | 4/22/19

	NAME	PHONE	EMAIL
1	ERIC SCHEFFER	828.231.4319	EFSCHEFFER@GMAIL
2	JIM BAR	828-215-9669	Jim@COVESTAR.COM
3	JASON GILLILAND	828.545.5989	jason@sds-lz.com
4	ERIC PIEPER	828-412-7500	eric@homestead-avl.com
5	Garrett Artz	(828) 785-2054	garrett@riverlink.org
6	ROBERT TODD	231 2851	RTODD@REDHOUSE.COM
7	Buck Bragg		buck.bragg@gmail.com
8	RJ Taylor	828) 252-8494	rj@riverlink.org
9	DREA STEVENSON	828-712-7888	DREA@BYREDHOUSE.COM
10	Lucious Wilson	828.545 3849	luciouswilson7@gmail.com
11	Jannette Montenegro	305.868.1300	cottonmillstudios@gmail.com
12	Richard Patino	305.710.2777	RPHEAT@gmail.com
13	PATTIY TORNO	828.388.3526	PATTIYTORNO@gmail.com
14	MEK Collins	828 391 4244	MKCFUNDQUY@yahoo.com
15			
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ERIC SCHEFFER & JIM DIAZ

Sponsoring Developers
River Arts District — 144 Riverside Drive
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Jettie Rae's Fish & Such

MINUTES FROM NEIGHBORHOOD MEETING:
April 22, 2019 / 5:30pm / Wedge Cloud Room

JIM DIAZ:
- connection to river (moved here and built a life here because of it)
- first visit to Asheville was a long multi-day float from Rosman to Marshall
- very excited about this project and giving back to the river he loves

ERIC SCHEFFER:
- 26+ years in the city
- been on multiple boards throughout the year (very involved in city)
- excited to bring casual comfort seafood to Asheville...no one is doing it yet
- Vinnie's was based on the comfort Italian food of Eric's childhood
- Jettie Rae's embraces another side of Eric's (and everyone's) childhoods
- Talks through deck and focuses on the Commitment slide

FLOOR IS OPEN FOR QUESTIONS AN COMMENTS:
- Buck Bragg said he loves the 'open and welcome' feel to the land and the project

RIVERLINK REP (NAME??? - YOUNGER GUY):
- talked about RiverLink's hard work over the years, and what parts of RAD looked like before they got involved.
- RiverLink was not marketing this land. Jim and Eric found him - and gave him a very creative proposal which interested RiverLink
- one of their missions embraces way for people to 'experience' the river, and they are excited about privately funded businesses allowing people these experiences
- this project is low impact...Jettie Rae's only uses 1/3 of the land

PATTIY TORNO:
- asked "where are we at in the overall process"
- conversation about order of events, TRC, AARC, etc...
- Pattiy said she wants certain city approvals before her committee is approached again. Aka - they want to know that certain boxes are checked before they spend their time again.

- Conversation moved to 'when are we breaking ground'...laughs and Fall 2020 came up.

ROBERT TODD:
- brings up the topic of "conditional zoning". This special zoning has been made specifically for Jettie Rae's and the scope of this project. Should the building change hands...it must remain a similar scope restaurant. If anything changes (aside from actual restaurant concept) - the zoning is opened back up for conversation and re-approval.

THE END - THANKS FOR COMING