

MINUTES
CITY COUNCIL DOWNTOWN MASTER PLAN COMMITTEE
AUGUST 11, 2015

The City Council Downtown Master Plan Committee met in regular session on Tuesday, August 11, 2015 at 1 p.m. in the City Hall Administrative Conference Room.

Members Present: Council Member Ann Hollingsworth, Chair
Council Member Charlie Landreth
Daniel Cobb
Heath Seymore
Jim Fatland
Josh Freeman
Mayor Jimmy Harris

Members Absent: Richard Coadwell, Heart of Brevard

Others Present: Chris Todd, ColeJenest & Stone; David Joyce, Brevard College; Demetri Baches, Metrocology Consultant; Frank & Donna Patton; Heath Seymore, Heart of Brevard; Mark Weinstein, Brevard Music Center; Melanie Spring, Heart of Brevard, Sue Freyler, ColeJenest & Stone; and Susan Threlkel

Press Present: Derek McKissock, T-Time

Staff Present: Aaron Bland and Chiffon Hwang

Welcome & Introduction

At 1:06 p.m., Ms. Hollingsworth called the meeting to order.

New Business

Back in 2011, a request for proposal for the "West Main Streetscape Improvement Project" was reviewed by Mr. Todd and Ms. Freyler of ColeJenest & Stone. They were subsequently awarded the project in May 2011, and the scope was amended and changed to "Preparation of a Streetscape Implementation Plan" in August 2011.

A streetscape study was conducted to allow for recommendations on creating a balance between maintaining the historic charm of the downtown, while providing a design standard that meets with the needs of today's citizens and visitors. The goal is to create a streetscape that would allow for both vehicular and pedestrians to travel safely through downtown Brevard.

ColeJenest & Stone determined that there are two conditions in Brevard: "urban" (Main Street/Phase 2) and "rural/less urban" (Broad Street from Jordan to French Broad Street/Phase 1).

For the "urban: section (phase 2), ColeJenest & Stone presented two options. In option one, the streetscape would include more trees and benches, with only a loss of four on-street parking spaces. Option two allows for an additional five feet of sidewalk space. The downside is that there would not be as many trees for shade, and a loss of roughly eight on-street parking spots. During the Council Retreat back in 2014, they decided to go with option two.

The committee voiced their concerns for both options. While they agreed that option two was nice, it simply did not offer enough parking in front of stores. Option one on the other hand had too many trees. A hybrid of both were discussed, but ultimately, the committee decided to go with option one, but with the agreement that they could revisit it again at a later time.

For the "rural/less urban" (phase 1), Mr. Todd and Ms. Freyler had to keep within the North Carolina Department of Transportation (NC DOT)'s Complete Street Planning and Design Guidelines. Broad Street would be transformed into a tree-lined avenue with a median down the center of the street. The median would act as both a refuge for pedestrians crossing, and provide a more prominent entry into downtown Brevard. Because this configuration does not involve irrigation, pavers, etc., it is significantly less expensive than the "urban" section.

The committee was alerted to another project on Caldwell Street that would interfere with phase one. City Council did not want both projects to start, especially during peak seasons. Mr. Freeman said that the Caldwell project is slated to start at the beginning of 2016. Mr. Todd said that the summer of 2017 is when they will begin construction on Broad Street. ColeJenest & Stone will work with both Duke Energy and NC DOT to obtain local and state permits for site furnishings.

There will be six phases total for the streetscape improvement project, with phase one and phase two being priorities. Phases three to six will be reviewed and up for consideration at a later time.

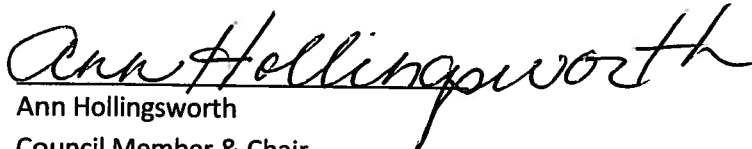
While the decision was difficult, Ms. Hollingsworth made a motion to approve both going forward with phase one, while for phase two going with option one. Mr. Landreth seconded, motion carried.

Ms. Freyler concluded by saying that there are additional improvement for consideration, and that she hopes to conduct a bike plan and parking study, and look into expanding public spaces in the near future.

Adjourn

There being no further business, Ms. Hollingsworth made a motion to adjourn, seconded by Mr. Landreth. Board voted unanimously to adjourn at 2:51 p.m.

Next regular meeting: September 24, 2015 @ 12 p.m. (Tentative)


Ann Hollingsworth
Council Member & Chair


Chiffon Hwang
Recording Secretary

Minutes Approved: 8/31/15