MINUTES
CITY COUNCIL DOWNTOWN MASTER PLAN COMMITTEE
AUGUST 31, 2015

The City Council Downtown Master Plan Committee met in regular session on Tuesday, August 31, 2015 at 10 a.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:	Alex Gotherman, Destination by Design; Dee Dee Perkins; Eric Woolridge, Destination by Design; Frank & Donna Patton; Mark Weinstein, Brevard Music Center; Susan Threlkel; and Teresa Buckwalter, Destination by Design
Press Present:	Kevin Fuller, T-Time
Staff Present:	Chiffon Hwang

Welcome & Introduction

At 10:05 a.m., Ms. Hollingsworth called the meeting to order.

Approval of Minutes

Motion was made by Mr. Landreth to approve minutes from August 11, 2015, seconded by Mr. Freeman. Motion carried.

New Business

A brief history on this project: the Patton Family gave a generous donation, which allowed the City to view various master plans for the stretch of Caldwell Street (from Jordan to Probart), with the focus on Clemson Park and the redevelopment of the Williams property.

In December 2014, Destination by Design and The City of Brevard held a two-day public design workshop, where more than 80 Brevard residents attended. During the workshop, Council members and residents looked at "Ideas in the Making" boards, enlarged site analysis maps, and participated in a visual preference survey. They shared their concerns and opinions on how to revitalize three specific projects: Clemson Plaza & Extension, Williams Tract, and the Alleyway (connecting E. Probart to Main Street). Destination by Design gathered all the input from the workshop, and came up with a second draft proposal to present to the committee.

Mr. Woolridge started the meeting by going over the design concepts for each of the projects. Starting with Clemson Park, the proposal included making the area into a park-like area with vendors, an area for musicians and citizens to hang out, year-round activities, public restrooms, and bringing in a water feature, such as a granite sculpture. For the extension portion, Mr. Weinstein suggested making the center design look more like a musical cleft note. The committee also discussed various concerns and opinions that they had over the design such as the safety of the park area for children and maintenance issues dealing with seasonal changes.

William's Tract is privately owned, so the City would have to purchase the vacant lot. The idea would be to transform it into a bustling lot with retail, parking, and possibly residential spaces. The current design is for a two story building, but the Committee discussed making it three stories so that it lined up with the parking structure.

The third project has the lowest priority as it is owned by the City. The design proposed for the alleyway involves creating a more inviting entry well, as well as changing the walkway from pavement to either cobblestone or pavers. Also, benches and decorative features such as fountains and potted plants would line the streets.

Mr. Freeman said that of the three projects, the William's Tract would be the most time consuming as it is privately owned. Also, North Carolina Department of Transportation (NCDOT) has agreed to work with the City to come up with a schedule so that the projects proposed can be done concurrently with the downtown master plan of Caldwell Street. He stressed that although it will be challenging, the City will try to minimize the impact that it has on the public.

Mr. Weinstein said that the Brevard Music Center will be celebrating its 80th anniversary next June. As the renovation for the extension portion will most likely not be completed by then, he suggested that the City hire a crew to clean up the corner of Probart Street for the anticipated event.

Adjourn

There being no further business, Ms. Hollingsworth made a motion to adjourn, seconded by Mr. Landreth. Board voted unanimously to adjourn at 11:27 a.m.

Next regular meeting: TBD

S/

Ann Hollingsworth	Chiffon Hwang
Council Member & Chair	Recording Secretary

Minutes Approved: 11/30/15