

MEMO

To: Chairman Silver and Asheville Area Riverfront Redevelopment Commission (AARRC) Members

Date: September 6, 2011

From: Stephanie Monson, Urban Planner for Economic Development, Riverfront Redevelopment Coordinator

Subject: Review and Update: PSNC Property Transfer/Fence Removal around 14 Riverside Drive

Summary: This is a response to questions from various members of the AARRC.

Review/Update for Fence Removal Process:

What has to be done next in order for the fence to be removed?

- The City has to actually own the fence and the land in question.
Currently, the City only owns part of the land enclosed by the fence, and does not own technically own the fence itself. The City is finishing due diligence on the site which will result in a donation/conveyance of the property to the City of Asheville (from Public Service Company of North Carolina)
- The City has to make sure the land is safe and clean before anyone is allowed to use it.
As part of the due diligence (to accept this site), recent environmental testing was done in areas of the site not previously covered by the Progress Energy mid-2000's remediation. Hazardous soil samples were found that require removal. Progress Energy has agreed to have the soil remediated in accordance with NC Department of Environment and Natural Resources standards and processes.

What is the timeline for these two tasks AND the fence removal?

- Progress Energy plans on remediating the site by October 1st, 2011. Their remediation timing is contingent on DENR approvals.
- The signing of a Brownfields Agreement between the State of North Carolina and the City of Asheville will occur after the remediation is complete. The conveyance of the property will take place immediately after/while the Brownfields agreement is signed. Based on this, we project that the City will become owner of the property (and fence) in early November 2011.
- The City has secured someone to remove the fence, and a request to begin work can be issued as soon as the City officially owns the property.

How can the AARRC provide input on this process?

- Until the City is owner of 14 Riverside Drive, all input will be gathered informally by Stephanie Monson, Riverfront Coordinator. After the conveyance process is complete, the City is interested in getting formal input from various stakeholders and advisory boards, including the AARRC, about the short and long term usage of the site. Monson has a draft plan for this process and interested parties should contact her with comments and questions.