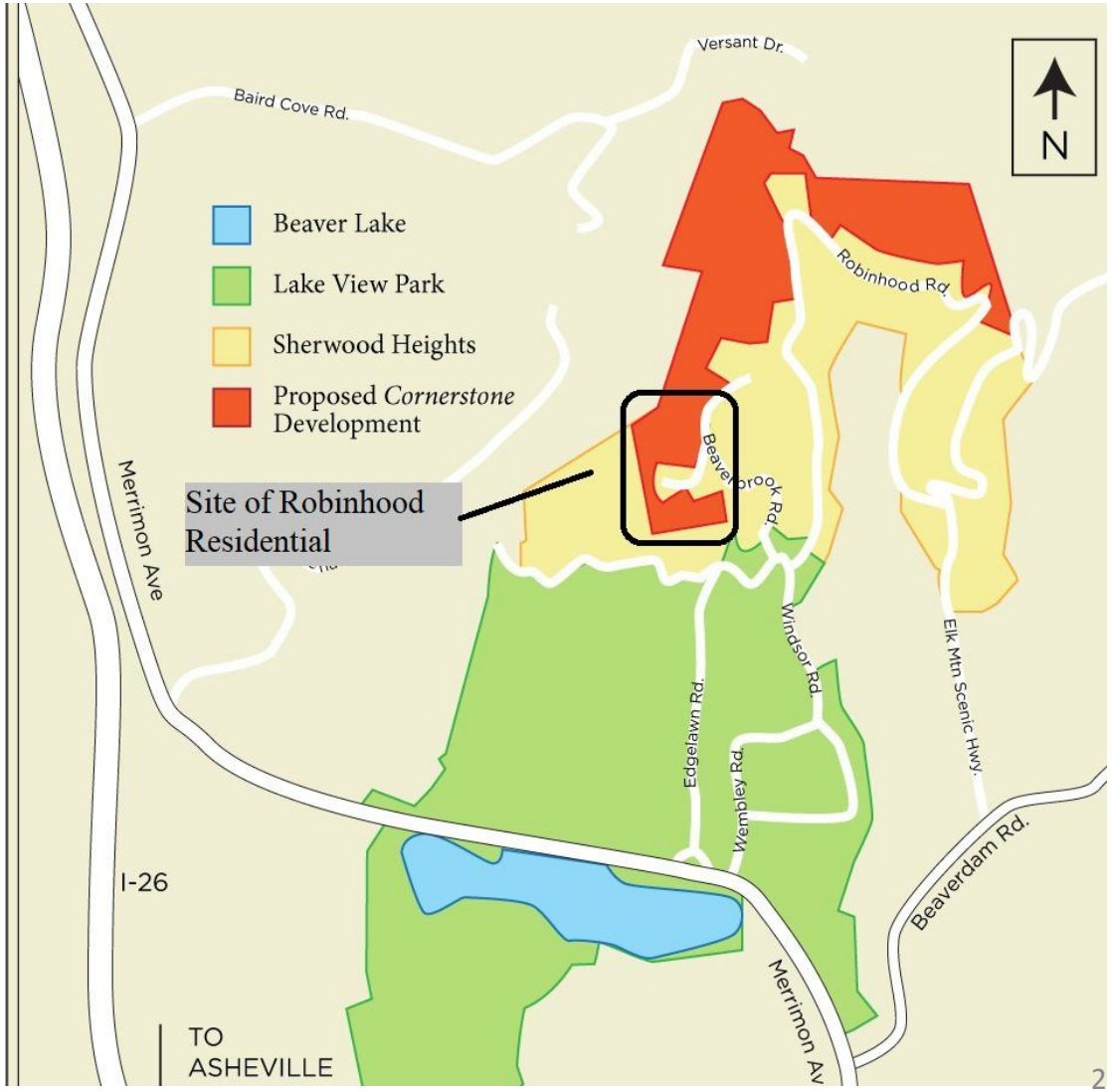
“Robinhood Residential” Development Application in Town of Woodfin

Informational Presentation to the Asheville City Council by
Citizens for Responsible Land Use (CRLU)
September 27, 2022

CRLU and Property Background

- CRLU is a non-profit organization with a Board and ~150 members
- Formed in 2016 to prevent the "Cornerstone" condominium development on steep slopes of Elk and Killian Mountains, above the north Asheville neighborhoods of Lakeview Park and Sherwood Heights
- Cornerstone proposal (184 units on 114 acres) was withdrawn by the developer June 2016
- Sherwood Heights, Inc. sold 125+ acres to a Missouri-based developer in 2018 (now Hatteras Sky)



New Development Proposal

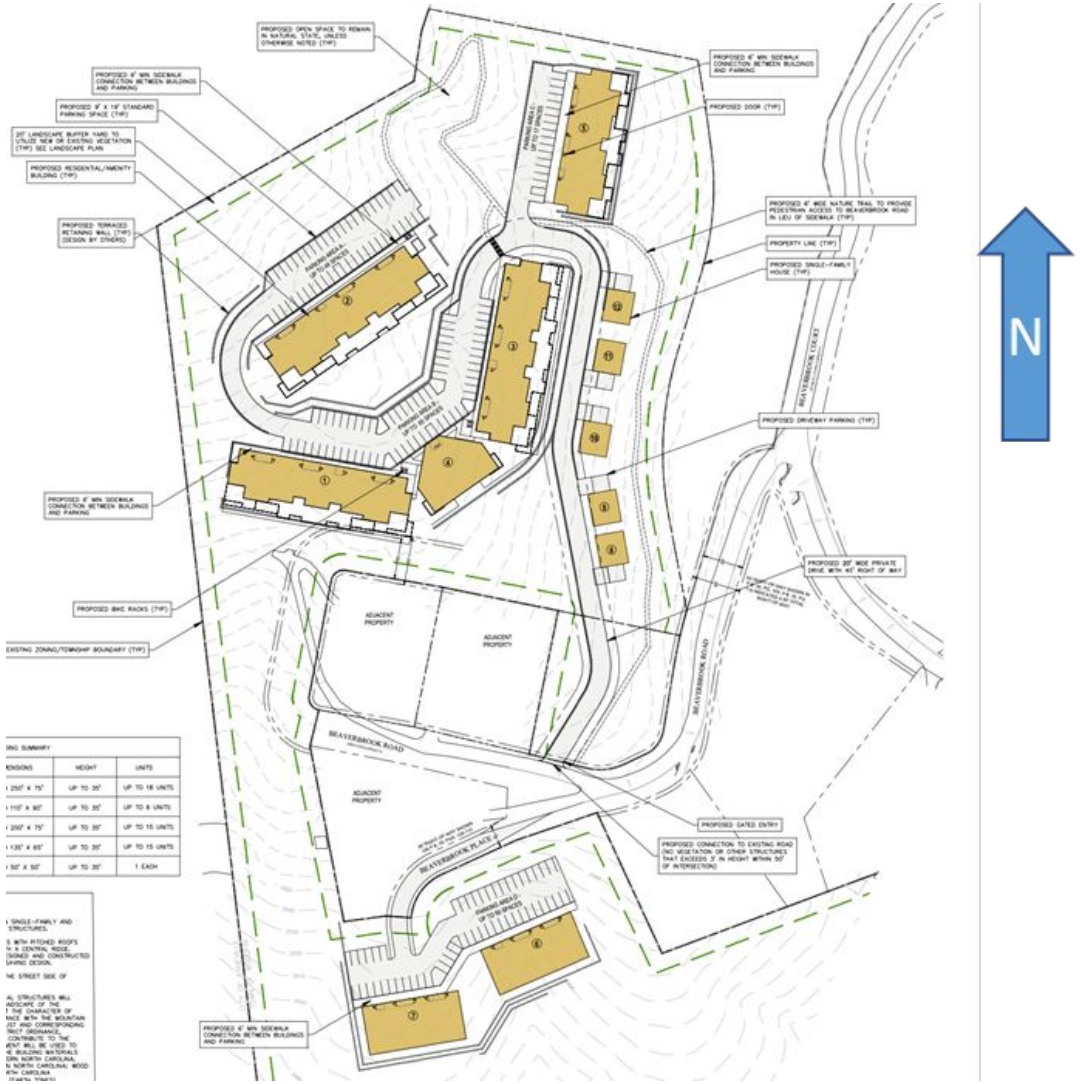
- New owner subdivided in 2019
  - Created a 95-acre parcel that was placed in conservation
  - Created two parcels for single family lots (~12 acres)
  - Remaining 16 acres for “future development”
- Submitted zoning application and site plan in May 2021 for 16-acre parcel zoned Mountain Village – still pending



Subject parcel on Beaverbrook Rd.

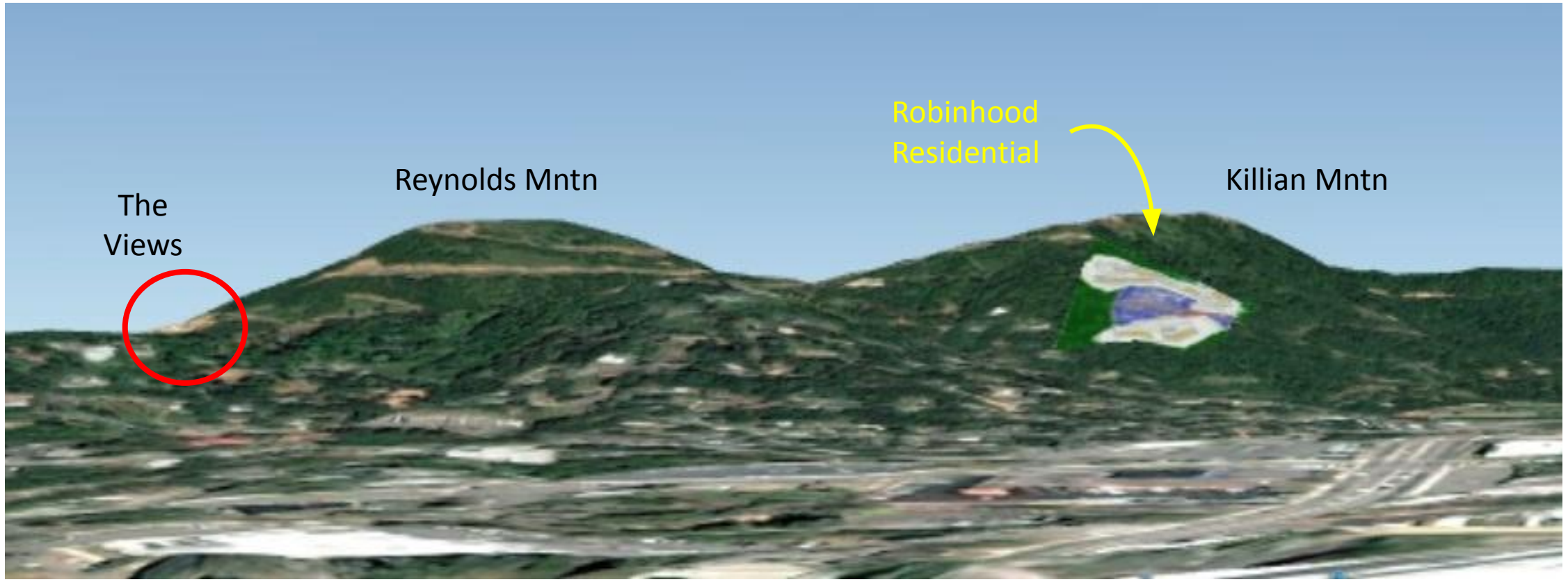
Current Plan (#4)

- Seven (7) Multi-Unit Buildings
  - Up to 105 Units
- Five (5) Single Family
- Up to 188 Parking Spaces
  - 178 Multi-Family
  - 10 Single Family
- Short-term rental option



NOTE: All original site plans created by Civil Design Concepts, PA of Asheville

View from Downtown (simulated)



Using Google Earth overlay of site plan with 2006 imagery, when Reynolds Mountain was under construction

Woodfin Enacted Steep Slope Protections After This Application Was Submitted

- Average slope of the property is 43% with elevation from 2400 to 2850 feet

Requirement	Current Regulation (Steep Slope)	Proposed ("up to")	Compared to Current Reg.
Density (max)	1-1/3 units/acre	6.8 units/acre	500%
Impervious Area (max)	Up to 10%	33% (5.6 ac)	333%
Disturbed Area (max)	15%	38% (6.5 ac)	250% (at least)

Our Specific Concerns Relevant to City

Environmental Damage from Steep Slope Development

- Runoff and erosion
  - Impact to existing stormwater system
  - All runoff flows to Beaver Lake
- Landslides and mudflows
  - Includes areas of both high and moderate landslide risk per NCDEQ
  - Much smaller projects have resulted in mudflows affecting downslope residents
  - Landslide occurred on a Beaverbrook Rd embankment (2019) disrupting water and sewer service – after just 2-1/2 inches of rain in 24 hours
- Geotechnical stability analysis not required by the county nor by "grandfathered" Woodfin ordinances – City could insist

Our Specific Concerns Relevant to City

- Roads and Traffic
  - Site has no access via Woodfin roads. Only access through Lakeview Park and Beaverbrook Road which is both COA and privately-maintained
  - Beaverbrook is narrow, steep and winding, without curb and gutter and little to no room for improvement.
  - This road currently serves only 24 residences –> 5-fold increase
  - Impact to roads, site and greater community during the construction period
- Viewshed Spoilage with a 6+-acre cleared, built-up site on a prominently visible mountain

We request your help in preventing the detrimental impacts of this steep-slope development

- Explore ways to hold the developer accountable to the City and citizens of Asheville
- Use whatever leverage you have (streets, stormwater, public welfare, etc.)
- Work with Woodfin on the issue
- Provide a point-of-contact so CRLU can share updates