2026 Capital Update

Recap of Q4, FY 25-26

September 8, 2026
Presented by:
Walter Ear, PE, IFMA-CFM
Director
Capital & Asset Management Department



Fiscal Year in Review FY 2025-26

Completed Projects in the Fiscal Year 2025-26

• HomeTrust Park (formerly McCormick Field)	$ 37.5M
• WNC Nature Center Gateway to the Southern Appalachians	$ 1.5M
• Parking Garage Capital Improvements (Wall St & Rankin Ph. 1)	$ 3.2M
• Burton Street Park & Community Center Improvements	$660k
• Traffic Signals at MLK Jr. Drive and Charlotte Street	$500k
• Roof Replacements at:	
○ Thomas Wolfe Auditorium (R)	$525k
○ Municipal Building Roof Replacement (R)	$667k
○ 29 Haywood Road	$ 312k
○ Grove Street, Senior Opportunities Center	$ 82k
Total Project value completed:	$ 45.7M



WNC Nature Center Gateway





McCormick Field Renovation at HomeTrust Park



Burton St Playground & Sports Court

Q4 Starts

Design for Eagle & Market Street Enhancements project

Secured Funding

$2.2M committed from City sources to support design & base scope execution:

- General Obligation (GO) Bond
- Capital Improvement Program (CIP)
- Stormwater Enterprise Fund
- Grant Funding from the Carnegie Mellon Foundation

Base Enhancement Scope

Primary infrastructure & pedestrian enhancements focused along key public rights-of-way:

- **S. Market St:** Full improvements from Pack Square to Eagle St.
- **Eagle St:** Dedicated enhancements along the **north** sidewalk.

Potential Expansion

Grant application submitted, *if funded*, will expand scope to south Eagle St sidewalk & extend S. Market toward Triangle Park.

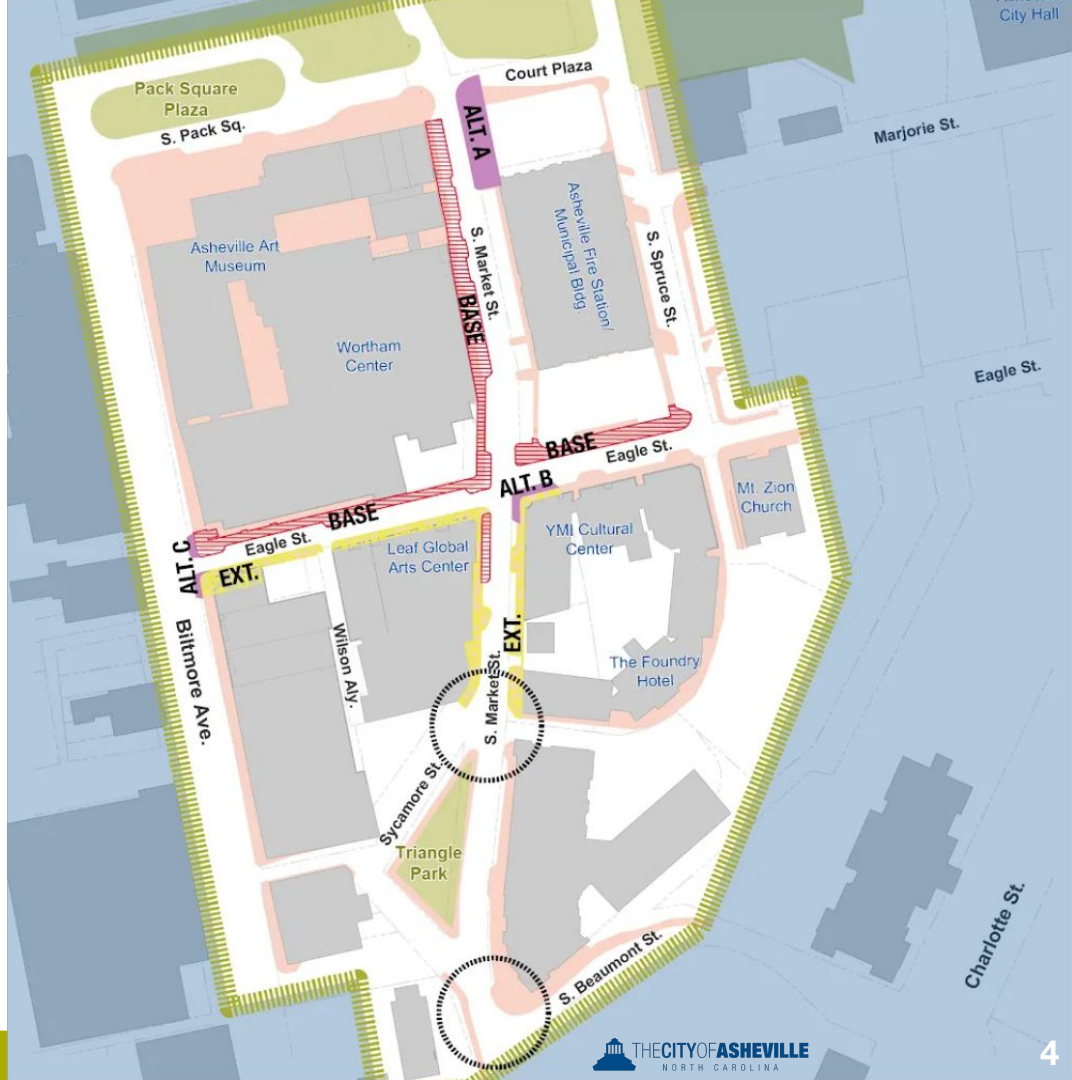
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Q4 Starts

Design kickoff for the Eagle & Market Street Enhancements project



Photo: Community partners lead tours of The Block and unveil artist-designed bench at 2026 Juneteenth event.



Deep Dive Projects

- Parking Garage Capital Repairs
- Biltmore Village Public Realm - Engagement Update

Asset investment for safer, lasting downtown parking infrastructure

Parking Garage Capital Improvements

Four Parking Garages
Built in 1970s, 1980s, and 2011
Capital investment needs identified in 2023

Extend asset useful life an additional 30+ years.

Scope of Work

- **Structural Concrete & Framing**: Repair/restore vital structural components.
- **Waterproofing & Surface Protection**: Prevent moisture and salt intrusion.
- **Safety & Code Upgrades**: Vehicular/pedestrian access to current safety codes.
- **Accessibility (ADA) Compliance**: Reconfiguring and improving ADA access.
- **Wayfinding & Restriping**: Replacing outdated facility signage, restriping lanes.

Goals & Success Markers

- Extend the service life of four city garages by 30 years.
- Complete critical structural, safety, and ADA accessibility repairs.
- Maximize the project scope within the $11.3M available budget.

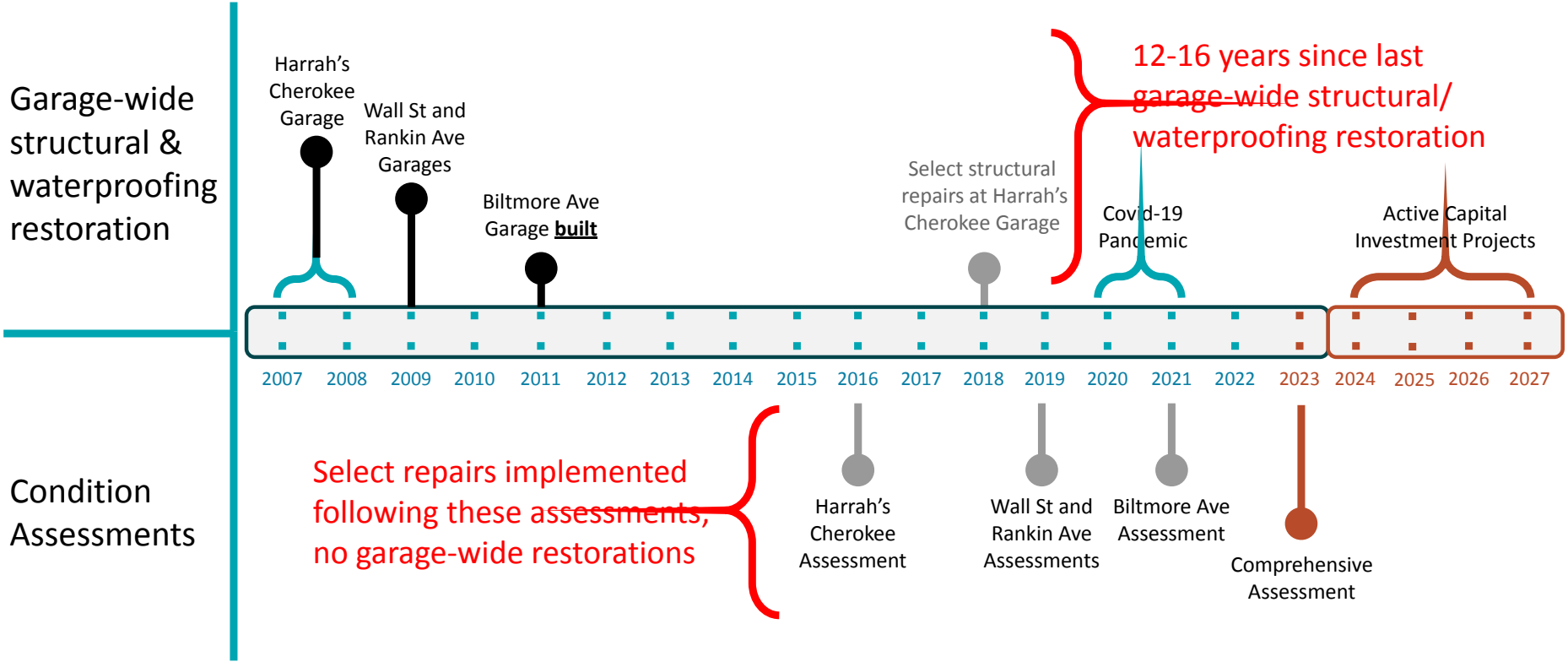
Why Now?

Without major restorations, structural degradation accelerates over time, raising repair costs and risking unplanned closures. Acting now addresses urgent safety issues, and extends facility lifespans by 30 years. Taking a proactive approach to asset investment allows the city to mitigate the impacts of closures due to repairs.

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PREVIOUS RESTORATION & ASSESSMENTS

From November 14, 2023, Capital Budget: Facilities Work Session



Note: Timeline is not to scale

ENGINEER'S OPINION OF COST

From November 14, 2023, Capital Budget: Facilities Work Session



Harrah's Cherokee
550 spaces / Built 1976



Wall Street
221 spaces / Built 1988



Rankin Avenue
262 spaces / Built 1988



Biltmore Avenue
409 spaces / Built 2011

Parking Structure	Current Need repair cost opinion
Wall Street	$1.84M
Rankin Avenue	$1.53M
Harrah's Cherokee	$5.33M
Biltmore Avenue	$2.56M
Total	$11.26M

- Immediate repairs: 3% ($ 0.34 M)
- Base repairs: 91% ($ 10.20 M)
- Enhancements: 6% ($ 0.70 M)

COST EFFECTIVENESS

From November 14, 2023, Capital Budget: Facilities Work Session

Key Takeaway = 2x the cost

to demolish, build, & maintain a new structure of the same size
VS the cost to restore & maintain our existing structures
over a 30 year time horizon

$$\text{Ratio} = \frac{\text{Demolition + New Construction + Maintenance Cost}}{\text{Restore Existing Structure + Maintenance Cost}}$$

Parking Structure	Lower bound	Upper bound
Wall Street	2.0	2.6
Rankin Avenue	2.2	2.8
Harrah's Cherokee	1.9	2.3
Biltmore Avenue	N/A	N/A

Garage Repairs Completed since 2023

Rankin and Wall Street, Phase 1 = $3.2M | 2024 through 2026

Immediate Priority

Critical structural & safety fixes identified by engineers:

- Concrete corbels reinforced
- Steel framing & supports repaired
- Spalling & delaminated concrete fixed
- Overhead beams restored
- Concrete façade panels secured

Preventative Maintenance

Proactive measures to extend deck service lifespan:

- **Traffic Coating:** Protective deck surface membranes
- **Penetrating Sealers:** Barrier against water & de-icing salts
- **Waterproofing:** Replaced expansion joints & failed sealants

ADA Improvements

Compliance and usability enhancements for all patrons:

- Resized and reconfigured ADA parking spaces
- Relocated spaces for safer access
- Fresh high-visibility striping

Before and After Structural



Before/After: Repair of section loss from corrosion at stair framing members



Before/After: Repaired corrosion of main reinforcement of corbels



Before/After: Repair to detached structural connections from corrosion

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Before and After Waterproofing



Before: Damaged expansion joints



After: Repaired expansion joints

After: Newly installed Waterproofing and Striping



Wall Street



Rankin Ave

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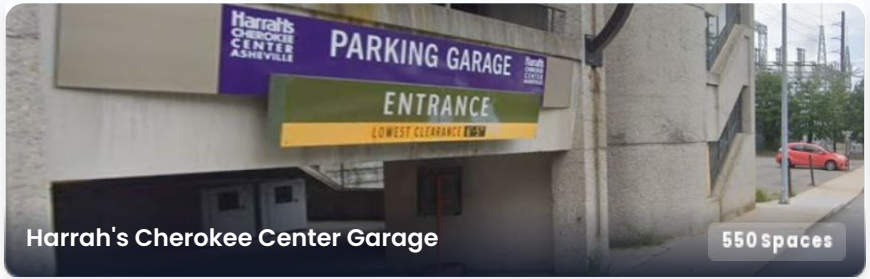
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Upcoming Capital Improvements (2027)

PRIMARY SCOPE

HCCA & Biltmore Garages

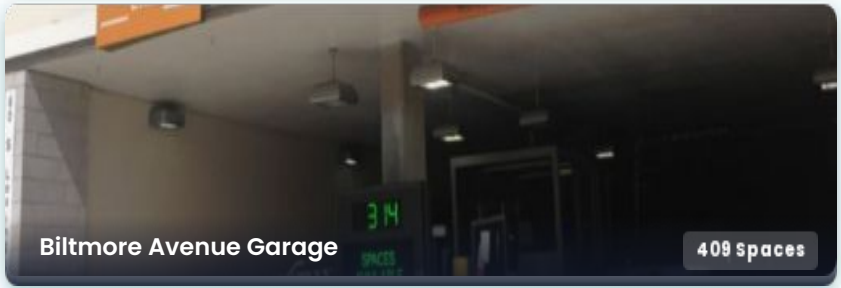
- **Structural & Concrete Restoration:** High-priority floor slab & tee stem repairs
- **Stairwell Replacement:** Complete reconstruction of HCCA stairwells
- **Traffic Coating Membranes:** Full surface stripping & protective sealers
- **Code & Safety Compliance:** Guard rail replacements



NEXT PHASE SCOPE

Rankin & Wall St Garages

- **Guard Rail Upgrades:** Vehicular impact & fall protection compliance
- **Wayfinding & Signage:** Modernized directional graphics & restriping
- **Aesthetic Refinements:** Paint coatings and general facility touch-ups



Downtown Parking Priorities

IMPACTS, TIMELINE & BUSINESS MITIGATION STRATEGIES

Upcoming Garage Impacts

- **HCCA & Biltmore Decks:** Phased partial closures for heavy concrete repairs, waterproofing & stairwells.
- **Rankin & Wall Street:** Remain fully open with minor, localized disruptions near elevator landings and stairwells.

Project Timeline

- **Winter 2026:** Bidding opens; warm-weather structural & waterproofing work begins.
- **Through 2027:** Final completion of medium-priority updates, code compliance & wayfinding across all 4 garages.

Business Mitigation

- **Sequenced Work:** Strictly one garage at a time to preserve downtown parking capacity.
- **Peak Season Breaks:** Work paused during peak fall tourist & holiday trading seasons.
- **Passholder Flexibility:** All-access pass privileges across city decks + grace periods.
- **Active Support:** App updates, dynamic message boards, ambassador support & monthly permit freeze closer to construction.

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Biltmore Village Public Realm

ENGAGEMENT UPDATE

Biltmore Village Infrastructure Project

Streetscape Historic Preservation & Safety

This project seeks to restore the "Gateway to the Biltmore Estate", one of the most highly trafficked commercial nodes in the city.

Key Priorities Include:

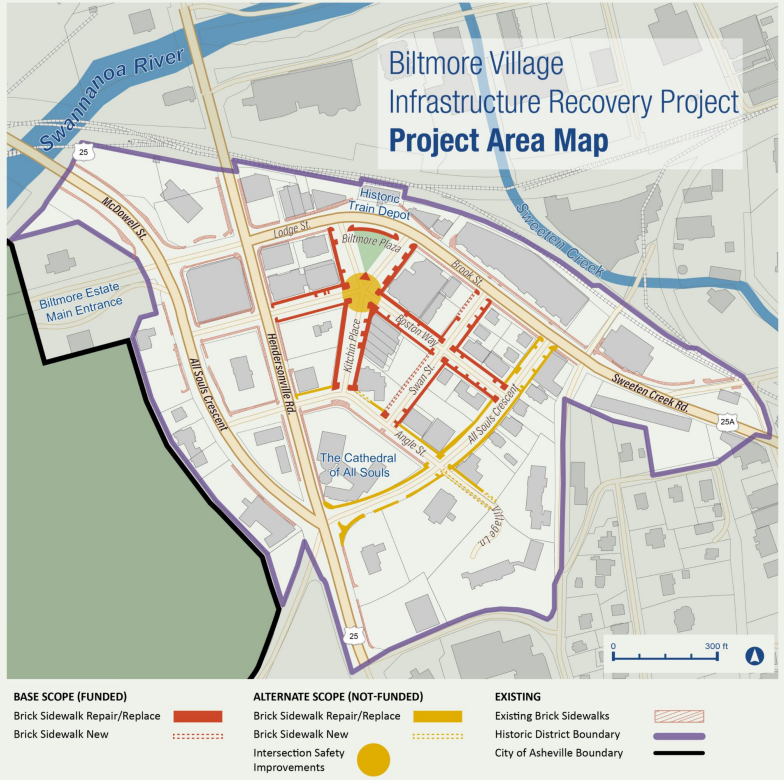
→ **Historic Preservation**
→ **Infrastructure Replacement**
→ **Accessibility**
→ **Strategic Impact for local businesses & economic support**

Project Funding:

$4.8M Total estimated need to complete the entire district

$2.5M Awarded through NC SmBIZ Infrastructure Grant

\+ Additional funds pursued through other grants



Timelines

Key Milestones

Grant Awarded:	Oct 31, 2025
Design Kickoff:	May 2026
Public Engagement:	July 2026
Recovery Board:	August 2026

Grant Notification:	Fall 2026
HRC*:	Fall 2026
Design Completion:	Late 2026
Construction:	Late 2026 - Early 2028 (Expedited schedule)



*HRC: Historic Resources Commission

Public Engagement & Key Next Steps

Community Feedback

- **Top Priority:** Rapid infrastructure recovery identified as crucial for business **economic vitality**.
- **Historic Vision:** Strong desire to honor Olmsted's historic design legacy while restoring assets.
- **Tree Canopy:** Careful balance between tree preservation and replacement during construction.

Parameters & Design

- FLEXIBLE Tree species selection, canopy placement, and replacement approach.
- HIGH PRIORITY Grant guidelines, budget, timeline, boundaries, & ADA compliance.
- Exploring long-term flood resilience solutions.

Next Steps

- Integrate public feedback into final design submitted to HRC
- Design to HRC for certificate of appropriateness, then construction bidding
- Maintain continuous communication via monthly updates and Biltmore Village Association meetings.

Quick Capital Project Updates

Upcoming Milestones





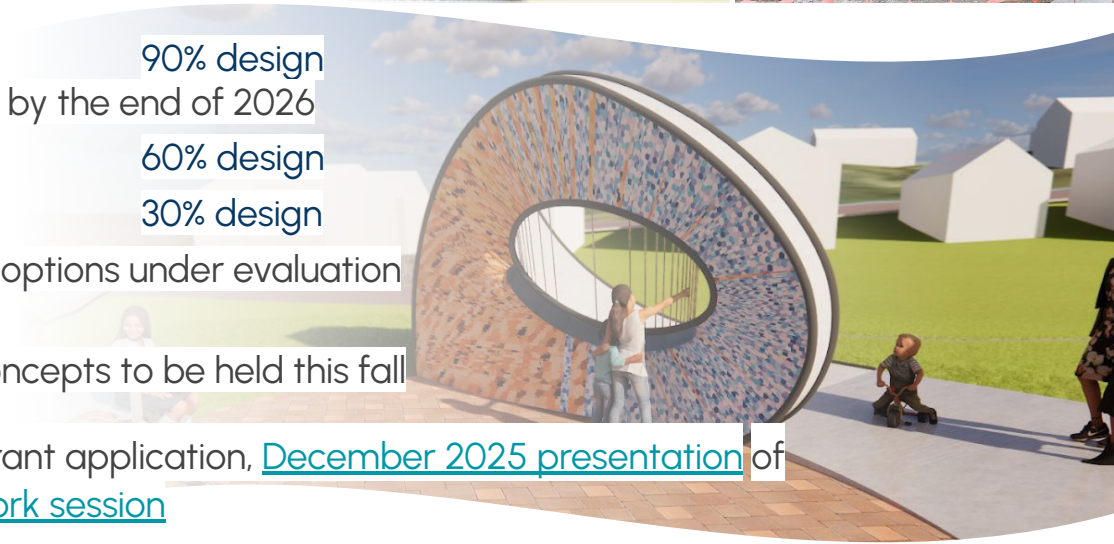
Construction

Current status:

- **Public Art** (harp from BPSS) — End of Summer 2026
  - Installation on Reed Creek Greenway
- **Greenway Connector** near completion — September 2026

Design

- **Malvern Hill Park Improvements** — 90% design
  - Construction anticipated to start by the end of 2026
- **Lexington Avenue Sidewalk** — 60% design
- **Oakley Fire Station #9** — 30% design
  - "Value Engineering" cost savings options under evaluation
- **Riverfront Recovery projects**
  - Follow up meetings for unified concepts to be held this fall



Other: Transit Maintenance Garage FTA grant application, December 2025 presentation of the Policy, Finance and Infrastructure (PFI) work session



For more project updates and information visit:

ashevillenc.gov/projects

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