Right-of-Way Closure for “Connection to Pearl St.” - Avery Project

July 26, 2022

Jessica Morriss
AICP, Transportation
Department Assistant Director

THE CITY OF ASHEVILLE



Closure Request for Unopened Right-of-way West of Pearl Street, between Patton Avenue and Hilliard Avenue

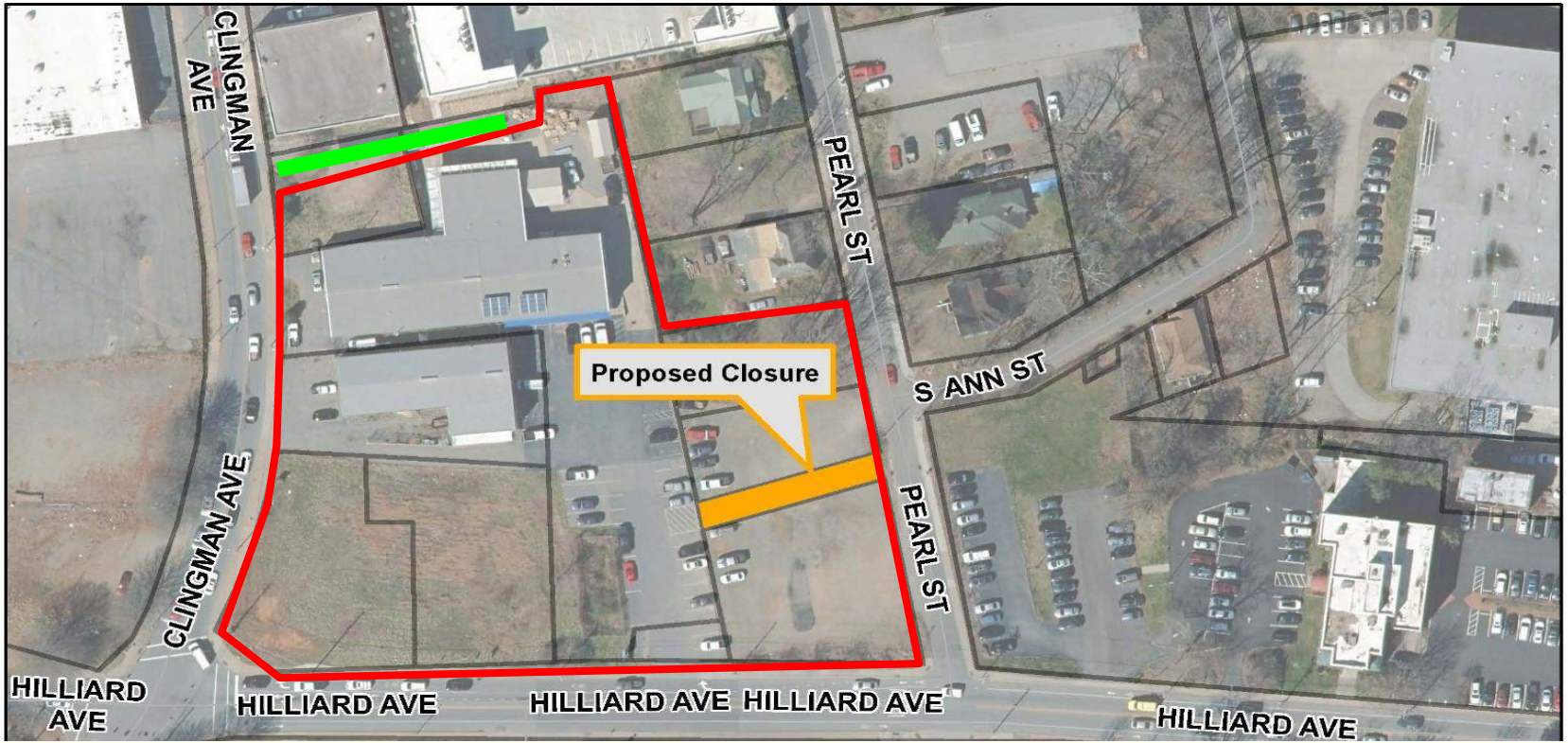
- Delray Ventures has petitioned for this closure, associated with the Avery Project.
- The Avery project was approved by Council on March 8, 2022.
- Another unopened right-of-way known as Rear Clingman Avenue was previously closed by the City Council on April 26, 2022.
- The right-of-way connecting to Pearl St. was not closed previously because both staff and the applicant did not believe it was necessary, however the applicant's title company, as well as the NCDEQ, which is providing Brownfield remediation funding, have indicated that it does in fact need to be closed.

THE CITY OF ASHEVILLE

THE CITY OF ASHEVILLE

Right Of Way Closure
AVERY PROJECT ALLEY

N




CONNECTION TO PHASE I STAIRS
PROPOSED HC RAMP
PROPOSED PROPERTY LINE
PROPERTY LINE (TYP)
PROPOSED PAVED PARKING LOT (WITH 18" CURB AND GUTTER)(TYP)
PROPOSED DUMPSTER PAD WITH SCREENING
BUILDING #1
5 Story - 159 UNITS
FFE: 2133/2122
Area of existing unopened alley to be closed
FFE: 2122
AMENITY
FFE: 2117
LEASING
FFE: 2135
COMMERCIAL
BUILDING #2
3/4 Story Split - 28 UNITS
FFE: 2126/2120
Clingman Avenue
Pearl Street
Page 1 / 1

City Staff Recommendation

- The Technical Review Committee (TRC) did not review this specific closure request; however, the overall project has been reviewed by TRC multiple times and the right-of-way was discussed as part of that process.
- An MSD sewer line exists within the right-of-way, therefore an easement will remain in place and no structures will be built within it.
- DSD and Transportation Staff see no issues with the requested closure and recommend approval.

MMTC Recommendation

- The Multimodal Transportation Commission (MMTC) unanimously recommended approval of the right-of-way closure request at their June 22, 2022 meeting.

THE CITY OF ASHEVILLE

Proposed Motion

Motion to adopt a resolution to permanently close an unopened right-of-way west of Pearl Street, between Patton Avenue and Hilliard Avenue, associated with the Avery Project.

THE CITY OF ASHEVILLE