

Alan Glines

From: Sail6448@aol.com
Sent: Monday, October 15, 2007 12:24 PM
To: Alan Glines; Sail6448@aol.com; MBEMall@aol.com; Tomfsbcoleman@aol.com;
tomi@sbcolemanconstruction.com
Subject: Re: Pack Square materials

Dear Allen:

The letter that follows is a letter sent to the County Commissioners and Pack Square Conservancy on September 20, 2007, addressing the delays that the Conservancy has caused us for their refusal to review:

S.B. Coleman Construction would like to ask for your cooperation with our attempts to present to you the ParkSide project in downtown Asheville. In our best effort to meet with the Pack Square Conservancy to share our plans we continue to meet resistance and delays. The following is the background of our attempts to provide the Conservancy with a detailed presentation by S.B. Coleman Construction and their architectural team of the ParkSide project. We hope that by sharing this information that the Conservancy may expedite the design review of ParkSide.

On March 6, 2007 S.B. Coleman Construction (SBCC), developer of ParkSide Condominiums, and the ParkSide project's architectural team met with members of the Pack Square Conservancy and Downtown Commission to review the ParkSide project plan. SBCC received very favorable support of the project by both the Conservancy and DTC and their few requests were accommodated in the ParkSide design.

Consequently SBCC requested an informal review with Asheville's Technical Review Committee (TRC) and were placed on the June 4th agenda. On June 1st, just prior to the TRC informal review, Carol King, Chair of the Pack Square Conservancy Board of Trustees requested that SBCC cancel the TRC review, and accordingly SBCC withdrew from the meeting agenda. On June 5th Carol King and the Conservancy Board requested that SBCC and the ParkSide architectural team meet with members of the Conservancy. At the meeting, although SBCC and their architects were prepared to present the project, the conservancy refused to view the presentation. On June 6th at the monthly Conservancy meeting SBCC requested to schedule a presentation of the project to them at their July 11th meeting and they again refused.

On June 25th Patsy Brison, an attorney representing SBCC made another request to present the ParkSide project to the Conservancy at the July 11th meeting. Carol King replied with a letter on June 27th that "our July 11 Board meeting agenda has already exceeded the time allotted for this volunteer group". The letter continued "no later than July 20th please provide 15 half-size sets of plans for the proposed project including elevations, renderings, site plans showing land parcels to be used in the project, and any other materials that would be useful to our Board members in previewing the proposal.

Upon receipt, we will place the review on the Board's August 1st agenda as a priority matter". SBCC provided the information that was requested and the Conservancy confirmed and scheduled the presentation on the August 1st meeting agenda. But on July 12th SBCC received a letter from Carol King indicating that SBCC had been removed from the agenda and would not be able to present the project to the Conservancy Board. She explained in the letter that the Board voted to have their attorneys review the sale of a portion of land conveyed to SBCC by the County. She explained "we do not feel it is

appropriate to consider a design review application that involves this parcel at this time". SBCC believes, and the Pack Square Design Guidelines indicate, that the Pack Square Conservancy is an entity created to review designs for compliance, not to review the legality of a sale from Buncombe County to a private party. The Pack Square Conservancy clearly has no authority over City, County, or private land within or adjacent to the Pack Square Park.

On August 20th Stewart Coleman, President of SBCC received an email from Marilyn Geiselman. The email stated that if SBCC will submit the ParkSide information at least 21 days prior to the October 3rd Conservancy Board meeting then they "will be glad to see your presentation at that time". SBCC provided the information prior to the 21-day deadline and made arrangements for the architects to make the presentation.

On September 18th Tom Israel of SBCC contacted the Conservancy to discuss the October 3rd presentation. Marilyn Geiselman explained to Tom that SBCC may not be allowed to present the ParkSide project on October 3rd. On September 19th Stewart Coleman contacted Marilyn to discuss the reasons why SBCC may not be allowed to present the project to the Board. She explained that the Conservancy Board did not feel they were versed in the Pack Square Design Guidelines enough to adequately review the project. She said they were trying to contact Paul Ostergaard, the architect responsible for the guidelines. Marilyn said Mr. Ostergaard was very busy and difficult to contact, but the board wants him to come to Asheville and explain the guidelines to the Conservancy Board before they review the ParkSide design. The Pack Square Design Guidelines were created and adopted in 2003. Marilyn also explained that they may not allow the presentation because their attorney is still reviewing the sale of the land between the County and SBCC. Her third reason for delaying the ParkSide presentation was that the October 3rd meeting agenda was already full and may not accommodate another topic.

Consequently we ask you to support our efforts to share with you the plans for ParkSide. We believe our project provides wonderful benefits to Pack Square Park and the downtown community. Please allow us the opportunity to present ParkSide at your next board meeting on October 3rd. Thank you very much for your consideration.

Sincerely,

Stewart B Coleman
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