

# MINUTES

## COUNCIL DOWNTOWN MASTER PLAN COMMITTEE

**August 28, 2019 – 4:00 PM**

Administrative Conference Room at City Hall

Members Present: Charlie Landreth, Chair, Council Member  
Mac Morrow, Vice Chair, Council Member  
Jim Fatland, City Manager  
Paul Ray, Interim Planning Director  
Melanie Spreen, Heart of Brevard Representative  
Dee Dee Perkins, Council Appointed Citizen Member

Members Absent: Susan Threlkel, Council Appointed At-Large Member

Staff Present: David Lutz, Public Works Director  
Denise Hodsdon, Executive Assistant

Guests: Hunter Marks & Brooke Alexander of Watermark Landscape  
Architecture

### **A. Welcome & Call to Order**

Committee Chair Charlie Landreth called the meeting to order at 4:05 PM.

### **B. Certification of Quorum**

Quorum was certified by Executive Assistant Denise Hodsdon.

### **C. Approval of Agenda**

Motion by Mr. Morrow, seconded by Ms. Spreen to approve the agenda as amended.  
The motion carried unanimously.

### **D. Approval of Minutes from March 27, 2019 Meeting**

Motion by Ms. Perkins, seconded by Ms. Spreen to approve the minutes of the March 27, 2019 meeting as presented. Motion carried unanimously.

### **E. Tree Wells & Trees**

Mr. Fatland introduced landscape architect Hunter Marks who has been retained to advise us on trees and tree wells. Mr. Marks introduced his associate Brooke Alexander and said their goal for this meeting was to get some more information from the

Committee in order to help us decide the best way to replace trees and to put together a recommendation and cost information for tree species, their location and sequence, and to help Public Works in getting started and actually implementing the plan. The idea is to have a template, something that is replicable, easy to do and low maintenance. Mr. Marks said he has met with Mr. Landreth, Mr. Lutz and Mr. Fatland and has done a fair amount of research and thinks there is only one tree in the six blocks that he would classify as a nice happy healthy tree. He noted that he has never seen a Bradford pear with that kind of form before and he thought the cherry trees are interesting in an artistic sort of way and he would not recommend taking them down first. He said the worst block is obviously this one with all the ash trees that are dead or almost dead.

Mr. Marks has looked at the Downtown Master Plan and asked realistically, what is the timeline that part or all of that will be implemented. Mr. Landreth and Mr. Fatland explained that we have applied for grant funding for the project, but in the meantime, our goal is to accomplish things we can afford to do now. Mr. Marks said if money was no object, there is a right way to do this and ideally, it would be done on a block-by-block basis.

He said a major part of the problem now is that the little 4x4 tree wells restrict a tree to that and ideally the roots need to have the same width as the canopy of the tree. He said the ideal solution is a Silva Cell, which is a structure under the street where the tree is planted in normal medium and on both sides this would run down to the 4-foot utility strips that you've got now and if you're going to tear up the sidewalk, it could go under the sidewalk as well, which creates voids for the roots to go out. He said the Silva Cell system is expensive, but it does provide for stormwater retention. Another advantage is that it is easy to install and it is easy to run utilities through it.

Mr. Marks said another option is structural soil, which is basically planting the tree in the planting medium with structural soil next to it for the roots to go into. Structural soil is basically 60-80% gravel. He said that it is not as good as the Silva Cell, but it is a lot cheaper. He advised that if you're going to replace a tree and you think there is a realistic chance in 2-3 years you're going to redo that block, this would be fine. If you're going to replace a tree in 10 years, you would be better off spending the money on something like the Silva Cell and just doing it right. The cost for Silva Cell is about \$2,000 per tree, which includes labor, materials, fabric, etc., but does not include the cost of the tree. He advised that you can figure approximately \$400 for the tree. Mr. Landreth felt that we could work with that and one opportunity related to this block is that it is not high up in the phasing order for the Downtown Master Plan implementation so if we do these trees now they would likely be there for a long time and we would not need to move them. He suggested that we should be looking at a proposal for the whole block from Caldwell Street to England Street. Mr. Hunter noted that the report talks about one tree all the way down the street, but cautioned that if a disease came along it could wipe them all out. He recommended using 2 or 3 varieties in some kind of ordered mix along the street. Ms. Alexander showed several tree varieties that they would recommend for the Silva Cell system.

Ms. Perkins suggested that since we are a festival city, it would make sense to add underground conduit for water or power access at the same time we are tearing up the sidewalk. Mr. Landreth added that it might make sense to look at a whole block construction project with the idea that we can drop in conduit or actually put in utilities. Mr. Marks noted that if we were to put Silva Cell system the whole length of the block, the cost will be more than putting in the individual wells and you may be looking at \$7,000 to \$8,000 a tree. Mr. Landreth said he does not want to have the utility issue complicate the project installation and that the priority is to get trees in the ground.

#### **F. Cost Estimates for Main & Broad Streets Streetscape Improvements**

Mr. Fatland reported that Brown Consultants has worked with NCDOT and they have come back with estimates for three options for us to look at. The Committee had wanted to see bump outs at that intersection but the estimated cost for that option is \$515,000. Option B is to mill the entire intersection and put in stamped crosswalks without bump outs at a cost of \$85,000. Option C is for just stamping the existing asphalt with brick pattern and painting at a cost of \$40,000. Mr. Fatland said Public Works Director David Lutz recommends Option B and we could come back later with the bump outs. Following discussion, Mr. Morrow moved, seconded by Ms. Perkins to authorize Staff to proceed with Option B. Motion carried unanimously.

#### **G. Review Project Status**

Mr. Fatland reported that Staff has ordered 33 black metal benches. They are due to be here September 26<sup>th</sup> and we will start to get those installed. All of the wooden benches will be pulled out of inventory.

Mr. Fatland asked for input from the Committee before ordering the trash/recycling receptacles. After discussion, there was consensus to order 8 black and blue sets to be placed at mid-block.

Mr. Ray reported that there had been a delay in getting the survey work for the Clemson Plaza project, but Destination by Design has it now and they are moving ahead with their design plans. He said they are waiting for firm guidance on what design we want to go with, specifically with the water feature. Is that to be simply ornamental or is it to be for children to play in? Is there to be wrought iron fencing along Caldwell Street to contain children if there is a water feature? Would it be set to music? Ms. Perkins said that when this was proposed, those elements were not part of that discussion. There was not going to be a fence as we felt that the greenway provided enough of a natural buffer to the street that we really didn't need wrought iron. She said these questions relative to the water feature stem from recommendations by the Mayor. She had a sidebar discussion with him prior to the meeting in terms of how he would like to see it and his recommended changes/additions. Those would be the wrought iron fence and that the water feature would be a water fountain somewhere along the walkway that

kids could play in. She said she was bringing that up because the Mayor asked her to and not as an endorsement of that. Ms. Spreen felt we are not at the point that we want anybody to redesign this. She feels that, safety wise and design wise, having a fountain that close to the opening of the street and having kids running and playing in it is a safety issue. Mr. Fatland said City Council has approved this design and if it gets modified, it has to go back to City Council. He added that he would like to see the Parks Committee look at a splash pad for Franklin Park and Silversteen Park for the kids to play in, which is would be of a safer environment. Mr. Fatland also noted that since the apartment over the theater is not going to happen, the design will not include the stairwell. No changes were made to the design plan that was presented and approved by City Council.

#### **H. Objectives for Tourism Off-Season**

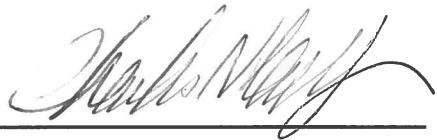
Ms. Perkins suggested that we find a point person from the City, Heart of Brevard, or this Committee who would do a monthly walkabout to point out any areas that need attention and/or maintenance.

#### **I. Adjourn**

There being no further business, the meeting was adjourned at 5:06 PM. The motion carried unanimously.

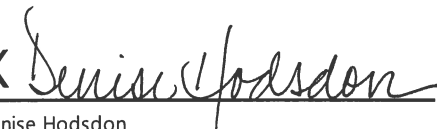
#### **Next Meeting**

The next meeting of the Council Downtown Master Plan Committee will be on Wednesday, September 25, 2019 at 4:00 PM.

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Charlie Landreth  
Chair, Council Member

Minutes Approved - September 25, 2019

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Denise Hodsdon  
Executive Assistant