



5  
Points  
neighborhood

Vision Plan

2018

*Special thanks to the members of the 5 Points Neighborhood Association and everyone who contributed to the making of this document. We love our neighborhood and our neighbors, and are proud to be part of this great city.*

*Thank you very much to Habitat Brewery Tavern & Commons for graciously hosting our work groups and meetings throughout the planning process.*



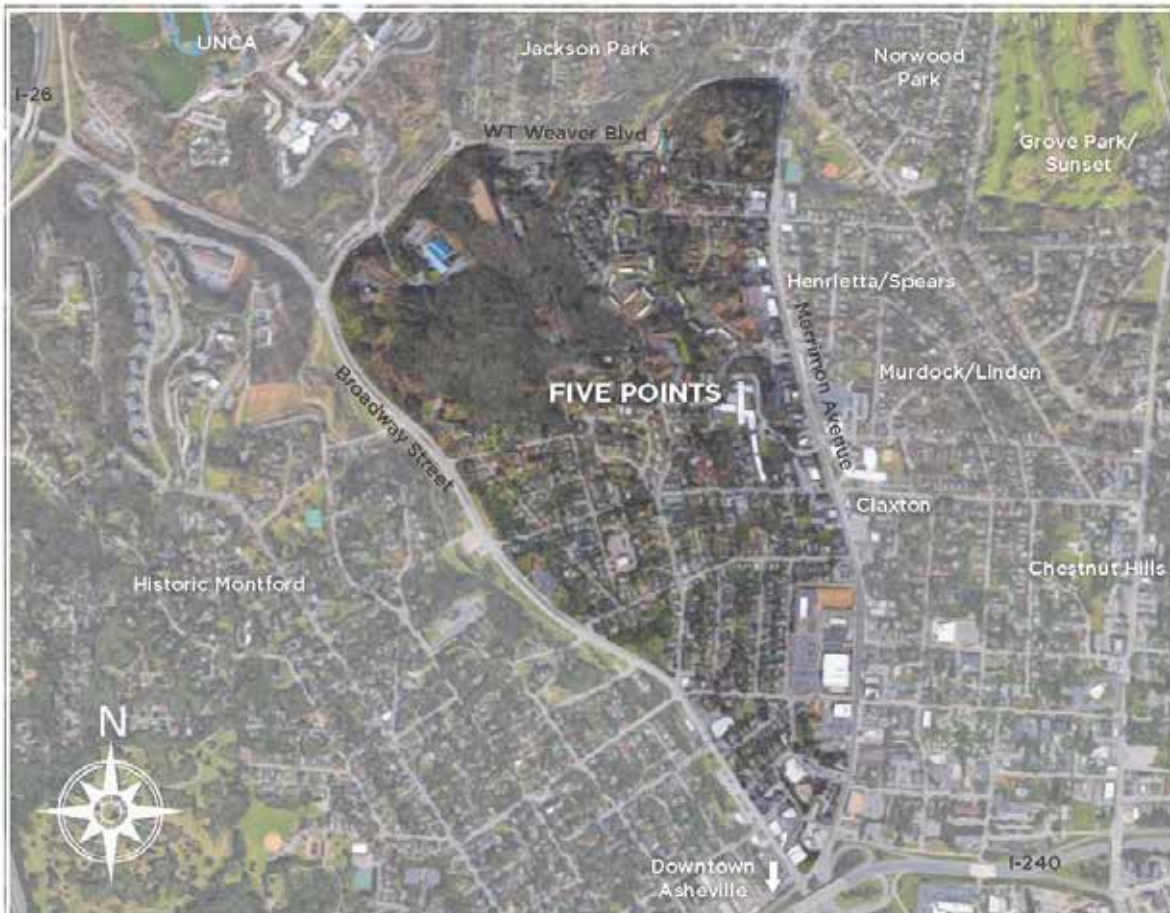
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# 1 | NEIGHBORHOOD DESCRIPTION

## Location

The 5 Points neighborhood is a northern suburb of downtown Asheville. The neighborhood is roughly triangular in shape and bordered by three streets – Broadway Street to the west, W.T. Weaver Boulevard to the north, and Merrimon Avenue to the east. The southern boundary is I-240. Two creeks and greenways adjoin 5 Points - the Reed Creek Greenway runs along the western edge and the Glenn's Creek Greenway runs along the northern edge.



## Schools & Churches

The nearest public school is Claxton Elementary, though UNC-Asheville abuts the northern side of the neighborhood. The university has a forested property that is accessible to the public within the 5 Points neighborhood. It has also invested in a well-lit, accessible parking area near the woods. Hanger Hall School for Girls has also recently located their campus on W.T. Weaver Boulevard.

Source: Google Maps 2018



*Hanger Hall School for Girls is located on WT Weaver Boulevard in the 5 Points neighborhood, across the street from Glenn's Creek Greenway..*

Source: Google Maps 2018



*Glenn's Creek Greenway also passes by the UNCA campus.*

The 5 Points neighborhood is also home to several churches, including Greater Works Church, Asheville Bible Church, and the Asheville North Seventh-Day Adventist Church.

The area surrounding 5 Points also has some local churches:

- Merrimon Avenue Baptist
- Beth Ha-Tephila Congregation
- St Paul's United Methodist
- St Mark's Lutheran Church
- East Chestnut Church of Christ

Other congregations within walking distance to 5 Points include Holy Trinity Greek Orthodox Church, Crosspoint Community Church, and the Church of Jesus Christ of Latter-day Saints in Montford and the Unitarian Universalist Congregation of Asheville, St Mary's Episcopal Church, and Beth Israel Synagogue in the Charlotte Street area.



Source: Google Maps 2018

*Asheville Bible Church, with its iconic bell tower, is across the street from Claxton Elementary School.*

Source: Google Maps 2018



*Asheville North Seventh-Day Adventist Church is one of only a few establishments along the Broadway Street corridor.*

## Housing

Source: Google Maps 2018



*The housing stock in 5 Points is a mix of contemporary design, Craftsman, and bungalow, as well as some "tiny homes." Most are two stories tall.*

5 Points consists of a mix of housing types – mostly single-detached dwellings, with some apartments, duplexes, and townhomes. Some houses are rented by multiple individuals sharing the living space. The Brooks-Howell Home, a non-profit continuing care retirement community, is located near Merrimon Avenue. Most of the houses in the neighborhood were built before 1920, some designed by significant architects of the era. Notable Asheville businessman and benefactor George W. Pack built his home called "Manyoaks" on the current site of Harris-Teeter grocery store. Today, many young families are renovating old homes and there is some infill development of "tiny homes" and accessory dwelling units. The neighborhood has a healthy mix of renters and homeowners.

Source: Google Maps 2018



*There is consistent housing construction and renovation work in 5 Points.*

## Walkability

5 Points, though hilly, is inherently walkable. Many streets have sidewalks, at least along one side of the street, though sections of sidewalks are missing on thoroughfare streets. Many residents use on-street parking; However, some residents express problems finding spaces near their homes in some parts of the neighborhood; many households have more than one car, but often there are only parking spaces along one side of the street. Some houses do not have off-street parking, so there is no guarantee of availability nearby.

5 Points is a very active community and residents are often seen walking, jogging, and riding bicycles through the neighborhood. The Reed Creek Greenway serves the neighborhood well and is an ideal pathway for children learning to ride bikes, elderly couples out for a stroll, and dog walkers. Crossing Broadway on foot to get to the greenway, however, is dangerous due to traffic speed and curves that limit the visibility of oncoming cars. Residents can walk downtown, to nearby churches and schools, grocery stores, restaurants, coffee shops, ice cream shops, yoga studios, dry cleaning, and much more.

*“It’s one of the only neighborhoods in Asheville in which you can truly live without a car.”*



*A major goal of 5 Points is to have the safe streets and sidewalks to enable residents to walk, ride bikes, and sled through the seasons.*



The neighborhood is comprised of a significant and diverse number of working professionals and business owners, most of whom are well-established in the area and committed to the neighborhood and city. There are young families seeking the balance of calm residential streets that are walkable to the bustle of downtown. Many people are active in the Neighborhood Association and participate in a variety of community engagement activities -- pollinator gardening days, garbage cleanups, annual block parties, and more. 5 Points is a vibrant, thriving residential and commercial neighborhood.

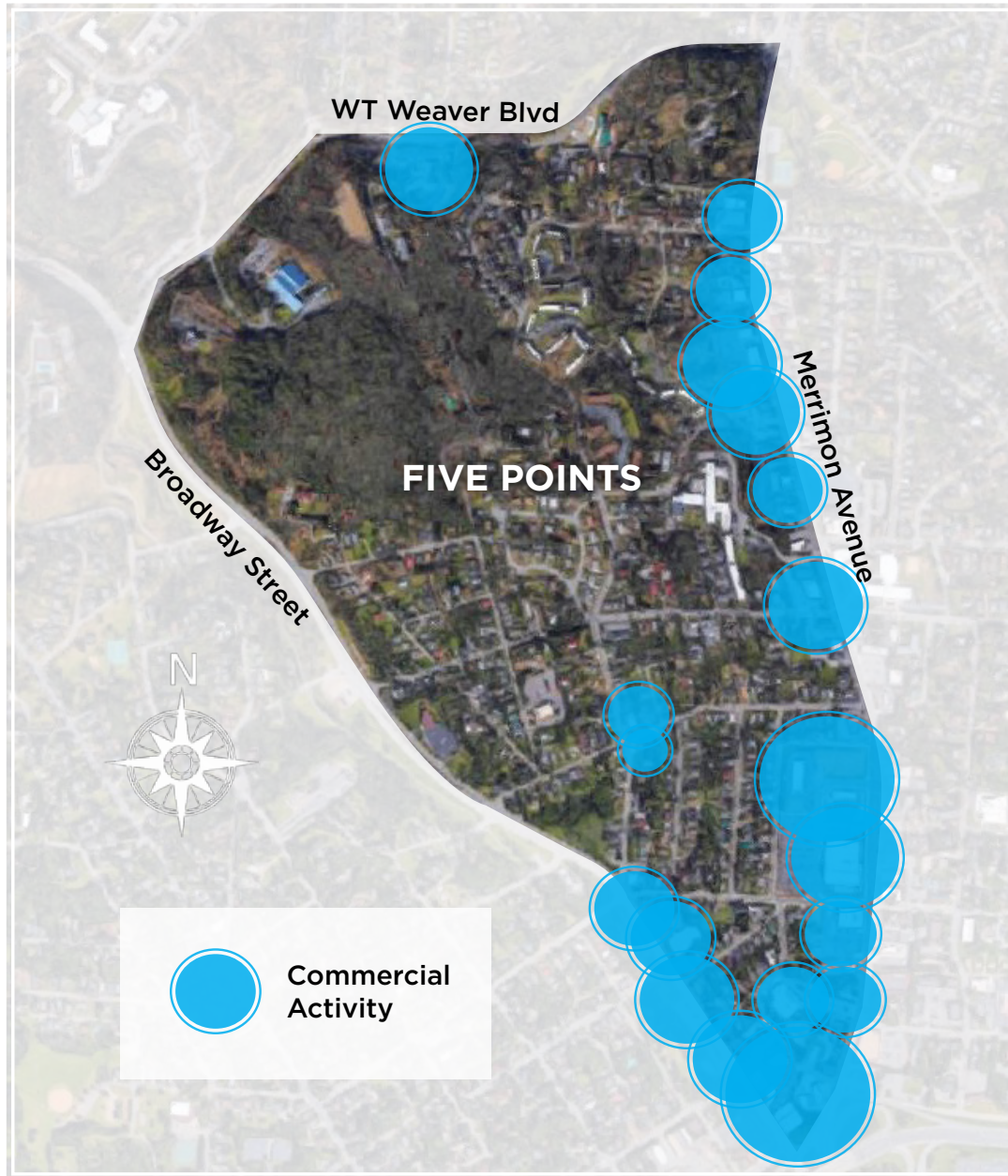
*“Everyone is friendly and there’s a great sense of community -- we actually know and speak to our neighbors daily.”*



*Residents of 5 Points are active in the community, often gathering for block parties, neighborhood cleanups, gardening, and neighborhood association meetings.*

## Commercial Activity

Commercial activity is focused at the southern point (where Broadway and Merrimon meet I-240 near downtown Asheville) and along the Merrimon Avenue corridor.



Greenlife Grocery is a long-standing Asheville grocery store in the 5 Points neighborhood. The neighborhood also has a NAPA Auto Parts store, a Shell gas station, and other commercial enterprises. The 5 Points Diner, as well, has endured many years in the area.

Merrimon Avenue has seen growth with several new restaurants and businesses serving the corridor. Recent development in the neighborhood include a Trader Joe's grocery store, a Harris-Teeter development with a AAA car care center, Duck Donuts, Five Guys hamburgers, and a Chick-fil-A. These services have all been busy since opening. Moog Music is both a tourism draw and a hirer of local engineers. High Five Coffee, Habitat Tavern & Commons, and Little Jumbo have all swiftly earned a reputation as important and well-loved community establishments.

Source: Habitat Brewing Tavern & Commons 2018



Source: High Five Coffee 2018



*Residents of 5 Points are also successful entrepreneurs, hiring local staff and providing quality products and services right in their own neighborhood.*

5 Points lies between Broadway Street and Merrimon Avenue, which serve as primary north/south connections for the City of Asheville. As the City continues to invest in infrastructure and new development, the 5 Points neighborhood may see more commercial activity along its borders and changes in the residential real estate make-up.

Broadway Street is seeing increased development activity. For instance, there are numerous new business ventures at the Broadway Street intersection with Riverside Drive (Cheap Joe's Art Stuff, Ginger's Revenge, Astral Designs, French Broad Chocolate Factory, StorageMax, Zillicoah Beer Company, and more), while properties at Chestnut Street and Broadway are soon to be redeveloped as mixed use buildings with both storefronts and residential units. There are tentative plans to have a similar mixed use development at Cauble Street and Broadway, and speculation about additional properties along the Broadway corridor.

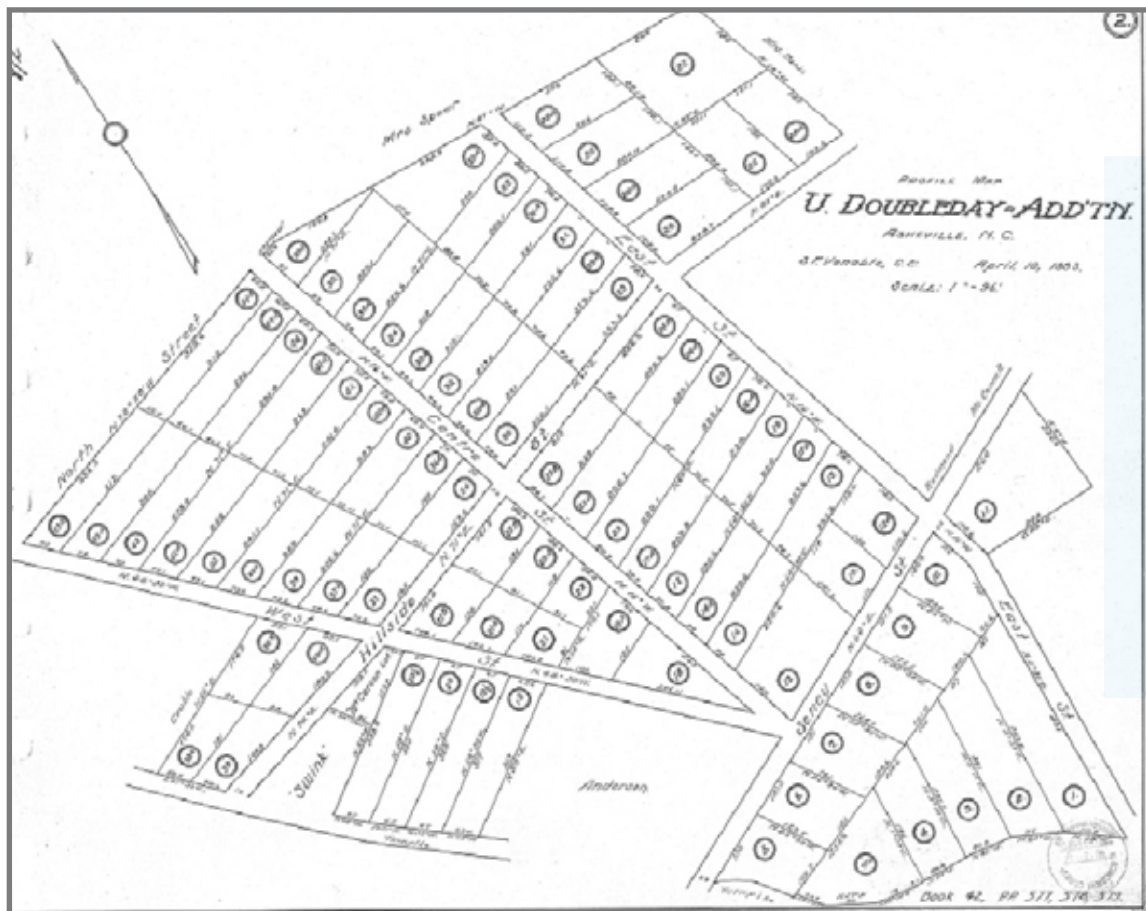


*The Broadway corridor is becoming a mixed use neighborhood, which will affect 5 Points directly -- additional housing density, parking needs, and better pedestrian infrastructure. Indeed, the City is extending the Reed Creek Greenway from its southern terminus at Magnolia Street to Elizabeth Street (passing underneath Chestnut Street and behind this new mixed use development project).*

# 2 | NEIGHBORHOOD HISTORY

## Asheville's 1st Planned Bedroom Community

The 5 Points neighborhood encompasses one of the first planned bedroom communities in the city of Asheville, Doubleday's Addition. The developer, retired Civil War General Ulysses Doubleday, moved to Asheville in 1882 for health reasons after a long career as a banker and broker in New York City..



The 1883 plat indicates that Center Street was the primary corridor, running north-south, flanked on each side by East and West Streets. Hillside bisected these three streets midway. Seney Street (now Woodrow Ave.) ran east-west on the southern border of the development and North Street bounded the

development to the north. The 1883–1884 Asheville City Directory records over twenty residents occupying homes. As new homes went up, new streets were added, such as Northview Street and street names were changed—Center Street was changed to Forsythe Street.

## Wagoners & Economic Growth

The Rev. Postell, a local Episcopalian priest who was ministering in that area at the time, observed that most of the new residents were of the working class. Their occupations, listed in the 1883 directory, were mostly carpenters, painters, laborers, and a number of “wagoners”.

From the economic boom of the late 1880s until the stock market crash in 1929, the neighborhood grew quickly. Development during that time led to the diverse character 5 Points has now, with larger homes, estates, medical facilities and businesses. The neighborhood, like most of the city of Asheville, went through difficult economic times after the 1929 stock market crash. Growth was slow until the 1980s. In the 1990s the neighborhood began a revival that continues today.

## Historical Highlights

The history of the buildings and business in 5 Points mirrors the changes that have taken place in Asheville over the decades. The following are some highlights:

- In August of 1885, John J. Hill and his wife Mary Elizabeth purchased lots 25, 25-A and 27 to form a large lot on the eastern boundary of the new development. The stylish two-story Queen Anne home they built now graces the neighborhood as the Hill House Bed and Breakfast.



Source: Hill House Bed & Breakfast 2018

- Sometime in the mid-1880s, Mr. George Pack moved to Asheville from New York and built an estate called Manyoaks. In the 1970s, the last Pack heir living in Asheville died and the estate was acquired by the owners of Deal Motor Company and demolished for a car lot. The Harris Teeter on Merrimon was built on the property in 2013.

Source: Wilson Covington Construction 2018



*The Harris-Teeter that now sits on the Deal Motor Company property is one of three successful grocery stores within the 5 Points neighborhood.*



- In 1900, the new facility for the Winyah Sanitarium was built on Spears Avenue. It included a farm and dairy on land now occupied by the U.S. Forest Service Southern Research Station. In the mid-1980s, the Oak Terrace Townhomes were built on the site of the sanitarium.
- A streetcar line ran on Mount Clare Avenue to Hillside Street. By 1915, the street railway reached its maximum size, operating forty-three rail cars on eighteen miles of track. The entire system was shut down in 1934 in favor of bus transportation.
- According to the National Register of Historic Places, "Penick and Company constructed a root and herb warehouse on Broadway at Catawba Avenue between 1917 and 1925 it was still open in 1943."





- On August 15, 1927, Asheville's fourth fire station opened at 300 Merrimon. Designed by renowned architect Douglas D. Ellington, the building includes a six-story drill tower. Closed in 1976, it was retained by the city and opened in 1997 as the home of the Arson Task Force and housed the fire department archives. Named for the retired captain who formed the Arson Task Force, the Harvey Shuford Building is listed on the National Register of Historic Places. In 2015, the fire department vacated the building which is still owned by the city.
- In 2004, two local residents partnered to open Greenlife, a 20,000 square foot store on the southern edge of the Five Points neighborhood. The store was sold in 2013 to Whole Foods, who continues to operate it as Greenlife.
- The Five Points Neighborhood Association formed in the mid-1990s.



# 3 | NEIGHBORHOOD VISION

## Sense of Place

Our vision for 5 Points is that 10 to 20 years from now the 5 Points Neighborhood will remain one of the shining stars of Asheville - a safe, sustainable, diverse, friendly, creative, walkable, and bike-friendly community.

We see the 5 Points neighborhood as an ecologically sustainable community, with public parks, street trees, and other dedicated sustainability efforts, that remains predominantly residential and maintains its eclectic nature with economic, racial, age, and gender diversity.

Its unique identity—its “sense of place” - is on display with neighborhood signage and street sign toppers, as well as other features. Vegetable gardens, bicycle parking, community composting, a tool lending library, and other neighborhood amenities highlight both our individual resourcefulness and our communal spirit.

Currently, the 5 Points neighborhood residential nature is under the pressure of commercial development. The high price for homes increasingly threatens its diversity. In addition, the city's emphasis on small-scale infill development could, if not managed properly, decrease the livability of our vital neighborhood by reducing green space, increasing stormwater runoff pollution, and worsening an already stressful on-street parking situation.



## Infrastructure

In our vision, new infrastructure and policies make 5 Points a safer place for pedestrians, cyclists and motorists.

- **Speed limits are appropriate** (20 mph maximum) and are enforced.
- **Traffic calming** measures are implemented on the busier streets (like speed humps on Mount Clare and Hillside).
- Adequate **off-street parking** is required for new construction and reconstruction in areas where on-street parking is maxed out, resulting in safer conditions for pedestrians, bicyclists and motorists alike. Overall community safety increases because currently emergency vehicles cannot access some parts of our community.
- Mass transit allows residents to quickly reach different areas of the city. **Bus shelters** are available to protect riders from rain, snow and sun.
- Better **street lighting** makes it safer and more inviting to walk at night (including on shopping center/business access stairways and trails).
- Sidewalks are in place in much needed locations and the currently disintegrating **sidewalks are repaired**.
- Clearly **marked crosswalks** are in place where needed and are ADA compliant. Enforcement ensures crosswalks are respected.
- The bordering roads of **Merrimon Ave and Broadway St are “Complete Streets”**: streets that are designed and maintained to be safe for pedestrians, cyclists, transit users, and motorists -- in short, *people*. (As they are currently designed, they are barriers to accessing adjoining neighborhoods).

## Sustainability

Our vision also includes protecting and enhancing the ecological sustainability of the 5 Points neighborhood. We wish to

- Work with UNCA and residents to **keep the Urban Forest intact** and encourage users of the forest to be stewards and advocates;
- Develop **common gardening, micro-park, and connective spaces** between and among houses;
- Work with the city to ensure new development includes **green space and trees**;
- Formally adopt a neighborhood preference for using **native plants** in landscaping;
- **Reduce stormwater runoff** pollution from roofs and roads to protect our rivers, streams and creeks;
- Encourage **green building** and support **sustainable energy** systems, including solar; and
- Protect and recognize **historic buildings**.



# 4 | NEIGHBORHOOD STRENGTHS

## A Common Spirit

A survey was issued to residents of 5 Points on October 13, 2016 through the Nextdoor app. In addition to the online survey, residents were given the opportunity to receive a paper copy of the survey and to complete the survey during vision plan meetings. The Vision Plan Committee held a meeting at High Five Coffee, where five people attended. The Committee posted several reminders on Nextdoor about the survey and accepted responses until October 30, 2016. Results were posted on March 14, 2017.

Ninety-four responses were collected. Some of the neighborhood's strengths were identified from that feedback.

- **5 Points has an active and engaged community.** The survey results indicated that 79% (74 out of 94) of respondents agree or strongly agree, and 90% (85 out of 94) thought this was somewhat important or important.
- **5 Points has strong communication tools.** The survey results indicated that 90% (85 out of 94) of respondents/residents agree or strongly agree, and 87% (82 out of 94) thought this was somewhat important or important.
- **5 Points has a cooperative and friendly spirit within the community.** The survey results indicated that 82% (77 out of 94) respondents agree or strongly agree, and 98% (92 out of 94) thought this was somewhat important or important.



The residents of 5 Points are concerned about pedestrian safety, parking, public gathering places, and the impact of commercial development. These issues are all priorities for the Neighborhood Association and weigh heavily on decisions made on behalf of the residents.

# 5 | NEIGHBORHOOD CHALLENGES

## Shared Concerns

The Vision Plan survey also identified several key challenges for the 5 Points neighborhood.

- **5 Points does not have adequate parking, effective traffic calming measures, safe street crossings, or safe sidewalks.** The survey results indicated that 70% (66 out of 94) of respondents/residents agree or strongly agree with this statement, and 97% (91 out of 94) thought it was somewhat important or important to address the issue of making the streets safer and parking more effective.
- **5 Points does not have enough public spaces - indoor or outdoor.** The survey results indicated that 68% (64 out of 94) strongly agree or agree, and 96% (90 out of 94) of respondents thought it was a somewhat important or important challenge to address.
- **5 Points does not have adequate city code enforcement to control the impact of commercial development on residential areas.** The survey results indicated that 44% (41 out of 94) respondents strongly agree or agree, and 89% (84 out of 94) thought it was somewhat important or important to address.

The residents of 5 Points are concerned about pedestrian safety, parking, public gathering places, and the impact of commercial development. These issues are all priorities for the Neighborhood Association and weigh heavily on decisions made on behalf of the residents.



# 6 | NEIGHBORHOOD RESPONSIBILITIES

## Action Steps

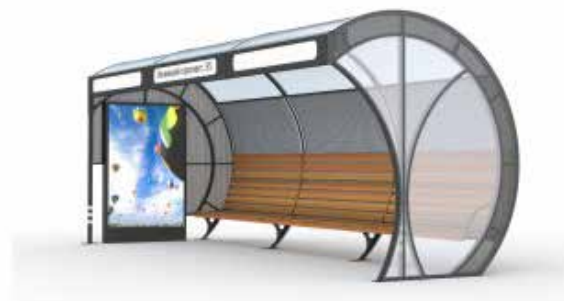
This neighborhood is ready to play an active role in making sure that residents (current and future) feel supported in their community, that local businesses are nurtured, and that 5 Points continues to be a desirable place to call home.



*5 Points could set itself apart with decorative neighborhood amenities, like colorful painted intersections or street name tiles on sidewalks.*

Some strategies moving forward include:

- Develop a **5 Points branding package** and utilize on painted roadway intersections (including the 5 Points intersection at Broadway, Chestnut, and Mount Clare), banners on utility poles, decorative street signs, street name tiles at intersections, flags, etc.
- Consider **senior citizen & Americans with Disabilities Act (ADA) mobility** issues, strategies, and recommendations (and make annual recommendations to City of Asheville Transportation staff).



*Many bus stops in 5 Points do not have benches for people to sit down or shelter from the elements. There is opportunity for improvement - to go beyond the minimum standard.*

- Identify ART bus route opportunities and demonstrate support for **improvements to existing bus stops** in the area.
- Establish or support a fund for **planting shade and flowering trees** in the neighborhood – either in front yards or working with the city to add trees to major corridor sidewalks (Chestnut St, Mount Clare Ave, Broadway, Reed Creek Greenway) to improve the experience of walking in 5 Points.
- Develop strategies, goals, and incentives for **rainwater remediation** in the neighborhood.
- Determine a plan for continuing to support **pollinator gardens** throughout the neighborhood and establish a corridor of Monarch Waystation gardens and bee friendly flower gardens (this may include the construction of a neighborhood seed sharing bank, encouraging residents to plant flowering perennials in their gardens, etc.)



*Monarch waystations are sites that provide milkweeds, nectar sources, and shelter needed to sustain monarch butterflies as they migrate across America.*

Source: Living Architecture Monitor



*Planting more trees within the right-of-way and introducing bioswales to catch and rainwater will help towards multiple goals for the neighborhood - adding shade, improving the comfort of pedestrians, reducing stormwater runoff, and filtering carbon from the air.*

- Organize speedy **snow removal** from sidewalks (develop a list of homes where people need assistance).
- Support other Asheville **neighborhood associations** (representation at their meetings, collaboration on initiatives).
- Maintain a list of residents' affiliations in order to help **share volunteer, service, and social opportunities.**
- Spearhead and support local initiatives to **improve safety for bicyclists and pedestrians** along Broadway Street and Merrimon Avenue.



## 12-MONTH GOALS:

1. Formally commit to the existing 5 Points brand (star and bird design) or initiate a redesign process using local artwork submissions.
2. 5 Points Neighborhood Association representation at every Montford Neighborhood Association meeting and every Coalition of Asheville Neighborhoods (CAN) monthly meeting. When appropriate, have 5 Points representatives attend City Council meetings and meetings of various City Commissions.
3. Add the task of considering senior citizen & ADA mobility issues, strategies, and recommendations to the responsibilities of the current 5 Points Multimodal Transportation Group.
4. Establish a volunteer tree committee that is responsible for acquiring donated shade and flowering trees. Residents and businesses will be able to apply for a donated tree to plant in their front yards or public areas.
5. Include rainwater remediation as an agenda item on a 5 Points Neighborhood Association meeting to discuss recurring issues, possible solutions, and neighborhood efforts.
6. Build and dedicate an official 5 Points neighborhood seed-sharing library (possibly at the pollinator garden site at Chestnut St and Maxwell St).
7. Survey residents to identify homes of elderly or disabled individuals in need of snow removal assistance.
8. Develop a process and implement efforts to obtain on an ongoing basis accurate socio-economic data for the 5 Points neighborhood.

2019

2020

## 24-MONTH GOALS:

1. Identify cost estimates and installation procedures for neighborhood banners and street signs. Begin fundraising campaign and/or grant acquisition process.
2. Make initial ADA mobility recommendations to City of Asheville Transportation staff (with prioritization for funding).
3. Identify specific bus stop location(s) along routes in North Asheville that are in need of infrastructure improvements in North Asheville. Determine cost estimate for improvements.
4. Begin a working partnership with the City to add trees to major corridor sidewalks (Chestnut St, Mount Clare Ave, Broadway St) and trails (Reed Creek Greenway). Supply the City Public Works department and Tree Commission with recommendations for street tree plantings.
5. Develop a series of renderings of pedestrian and bicyclist safety improvements along the Broadway Street and Merrimon Avenue corridors to complement existing plans that call for “Complete Streets” and multimodal inclusion.

2021

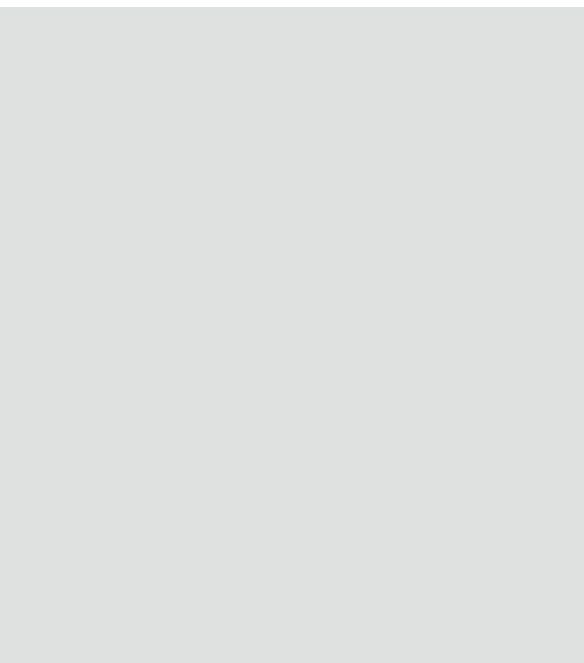
## 36-MONTH GOALS:

1. Begin the process with the City to temporarily close roadway(s) for a painted intersection in 5 Points.
2. Establish a fundraising campaign (with financial goal) to support bus stop improvements in the North Asheville area.
3. Plant the first community-supported tree in a resident’s front yard or business’ public area.
4. Begin process to develop a neighborhood rainwater remediation action plan, with a toolbox of solutions to capture stormwater on properties, reduce runoff in streets, and ensure enforcement of erosion control and steep slope ordinances.
5. Maintain a partnership and dialogue with UNCA, the City, and NCDOT to identify specific safety improvements along Broadway Street and Merrimon Avenue.



# 7 | ALIGNMENT with COUNCIL GOALS

The 5 Points Neighborhood supports the Asheville City Council's 2036 VISION.



# 8 | ALIGNMENT with the CITY of ASHEVILLE COMPREHENSIVE PLAN

The City of Asheville is currently developing a new Comprehensive Plan. Residents of 5 Points have provided ongoing input into that process. Once the new Plan has been approved by City Council, 5 Points will complete this section of its Vision Plan.

