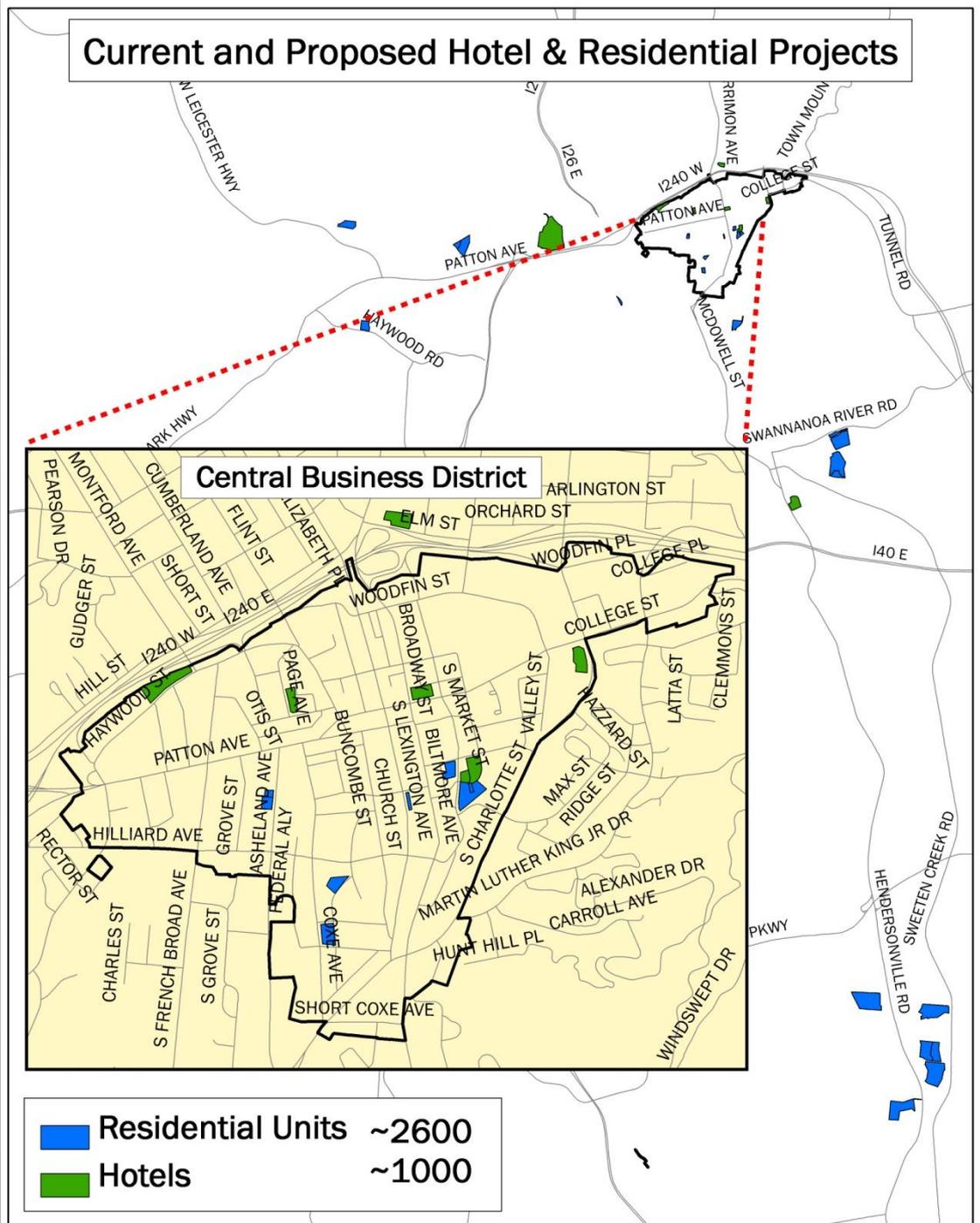


# Current and Proposed Hotel & Residential Projects



■ Residential Units ~2600  
■ Hotels ~1000

# River Arts District Form-Based Code Tentative Schedule

Kick-off Meeting

Dr. Wesley Grant Center

Wednesday, June 17, 6:00 pm



Photo by Sasha Vrtunski

# River Arts District Form-Based Code Tentative Schedule

Charrette Week

Saturday, July 25 - July 30

Public Workshop

Saturday, July 25

Open Studio and Stakeholder  
Interviews

Sunday, July 26 - Tuesday, July 28

Open House at Studio

Monday, July 27

Lunch and Learn Sessions

Monday & Tuesday, July 27 & 28

Final Presentation

Wednesday, July 29, evening



Photo Courtesy of River Arts District Artists

# River Arts District Form-Based Code Tentative Schedule

Report to Community  
September, 2015

First Draft  
November, 2015

Code Revisions  
November – January 2016

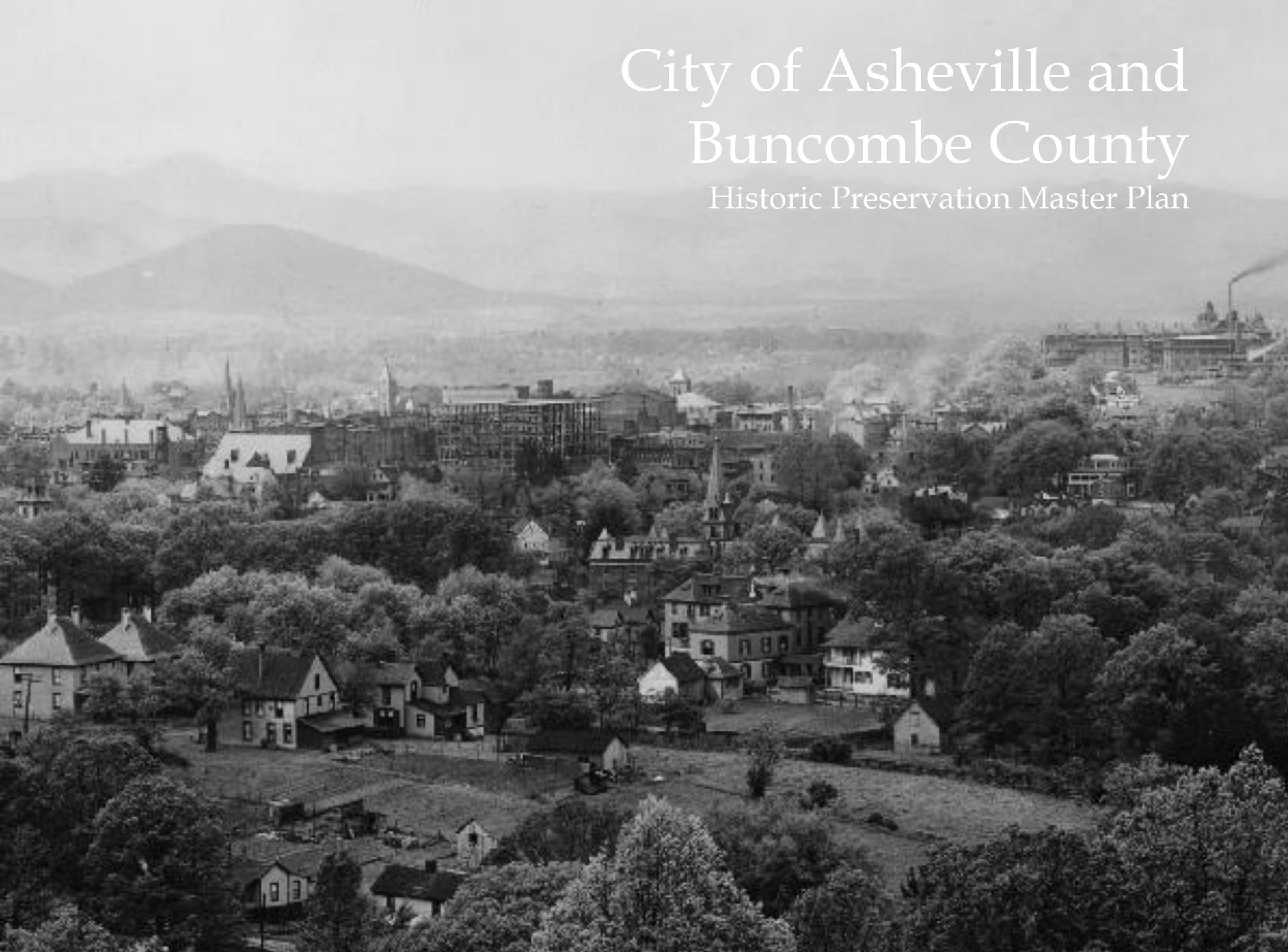
Second Draft  
January – February 2016



Photo courtesy of  
Pack Memorial Library, North Carolina Desk

# Comprehensive Plan Update

- ▣ Two Year Process
  
- ▣ RFP
  - June, 2015
  
- ▣ Focus
  - Sustainability
  - Urban Resilience



# City of Asheville and Buncombe County

Historic Preservation Master Plan

# Historic Preservation Plan

## Impacts to Development Process

- ▣ Downtown Design
  - Identify status of building as part of application
  - Identify historic structures surrounding proposed project and provide visual representation of the proposed project in context with the surrounding historic structures
  - Require a recommendation from HRC prior to demolition of contributing Historic Resources
  - Adopt Secretary of Interior Standards for Rehabilitation of contributing buildings and allow staff level review for projects that meet standards

## Update to Residential Density in Commercial Areas

*Ordinance No. 4374: Adopted December 9, 2014*

Zoning District	PREVIOUS	CURRENT	
	Residential Density (units/acre)	Units/acre without affordable units	Units/acre with at least 20% affordable units
Office (OFF)	8	20	40
Office II (OFF II)	12	20	40
Office Business (OB)	12	20	40
Community Business I (CB I)	16	20	40
Community Business II (CBII)	16	25	50
Institutional (INST)	16	30	60
River (RIV)	16	30	60
Highway Business (HB)	32	35	70
Regional Business (RB)	32	35	70
Neighborhood Corridor (NCD)	32	35	70
Urban Residential (URD)	32	35	70
Commercial Industrial (CI)	16	8	N.A.