From: Mary Weber <mary@maryweberdesign.com>
Sent: 7/23/2018 2:10:05 PM
To: Richard Lee <ric.hardlee@live.com>,Terri March <terrizmarch@gmail.com>,Dave Nutter <dnutter@aol.com>,John Ridout <drridout@gmail.com>,Lucy Crown <lcrown@ashevillenc.gov>,Ken Putnam <kputnam@ashevillenc.gov>,Gwen Wisler <gwenwisler@avlcouncil.c
Cc:
Subject: Fwd: Developer of proposed Fuddruckers site to meet with our neighborhood on August 7
Attachments: image011.jpg,image009.jpg,image010.jpg,image012.jpg

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Hi Everyone: In light of this proposed mixed-use development on Charlotte Street, we may want to consider beginning the three lane conversion of Charlotte Street at Broad Street instead of Chestnut since according to this email, one exit would be at the Taco Temple on Charlotte and Broad Street.Â Â

MARY WEBER, PLA, ASLA
Mary Weber Landscape Architecture
Tel: 828-281-3153
maryweberdesign.com

---------- Forwarded message ----------
From: **Suzanne Escovitz** <president@gp-smna.org>
Date: Mon, Jul 23, 2018 at 1:10 PM
Subject: Developer of proposed Fuddruckers site to meet with our neighborhood on August 7
To: Suzanne Escovitz <president@gp-smna.org>

Hi to All.
Â
One of the developers, Payne Kassinger,Â of the proposed retail/apartment project at FuddruckersÂ has been invited to make a presentation to our neighborhood. That invitation was accepted and weÂ meet at St. Mary's on the corner of Charlotte and Macon at 7pm on August 7.Â

Mr. Kassinger will be our guest and we want this to an informative and courteous meeting.
Â Â
In the meantime,Â here'sÂ some preliminary design information from an earlierÂ presentation including the schematics below. (Scroll down to see.) Please remember that this was a preliminary presentation. The images below are notÂ final designs, but provide a feel for the look and the scale of the completed building.Â
Â

- The offer toÂ purchase the lot is contingent on city approval for their plan to increase the current zoning regulations for height.
- 5 Story building which is not current zoning regulations
- Retail ground floor and 201 residential units
- 50 parking spaces for retailÂ and 213 residential parking places.
- 10% affordable housing
- Residential entrance/exitÂ on Charlotte at Taco Temple

- Commercial entrance/exitÂ on Chestnut near current curb cut
- Power lines along Chestnut and Charlotte will go underground at the project site.
- Trees along Chestnut most likely won't survive
- Concrete/stone foundation along Chestnut won't likely survive either
- Sidewalk on Charlotte will go from 5 to 10 ft.Â
- 20-25 foot setback for the building which leaves 15 feet along both Chestnut and Charlotte Streets for landscaping
- All stormwaterÂ captured on site
- Estimated 18month construction beginning winter 2019 if approved.

Apartments sizes as follows:Â

- 28- 540 sq.ft. = Â Studios
- 79 -740 sq. ft. = Â 1br
- 14- 720Â sq. ft.= Â 1br
- 52 -1100 sq. ft.Â = Â 2br
- 12 -1260Â sq. ft. = 2br
- 16 - 1120Â sq. ft. = 2br

Please put 8/7 on your calendars and plan to attend. (Scroll down for images.)

Best Regards,

Suzanne Escovitz
President
GPSMNA
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Mixed Use Development
Asheville, North Carolina
KASSINGER DEVELOPMENT GROUP | .6.19.18 | 3"=32'

Mixed Use Development

Asheville, North Carolina

RESIDENTIAL BUILDING:
FOUR STORY ABOVE PODIUM
TYPE 5A CONSTRUCTION

28 S1 STUDIO UNITS AT 540 SF HEATED
76 A1 1BR UNITS AT 740 SF HEATED
14 A4 1BR UNITS AT 720 SF HEATED
52 B1 2BR UNITS AT 1100 SF HEATED
12 B2 2BR UNITS AT 1260 SF HEATED
16 B6 2BR UNITS AT 1120 SF HEATED

201 UNITS TOTAL

13.9% STUDIO APARTMENTS
46.3% ONE BEDROOM APARTMENTS
39.8 % TWO BEDROOM APARTMENTS

173, 990 HSF LEASABLE
= 865 HSF/UNIT AVERAGE

218,250 HSF RESIDENTIAL AREA
6,550 SF AMENITY AREA
224,800 HSF TOTAL

173, 990 HSF LEASABLE

= 79.7% BLDG EFFICIENCY
(LEASABLE / RESIDENTIAL AREA

KASSINGER DEVELOPMENT GROUP | .6.30.17 | 1"=30'

colors may need to be replaced

NILES BOLTON ASSOCIATES

Mixed Use Development

Asheville, North Carolina

KASSINGER DEVELOPMENT GROUP | .6.30.17 | 1"=30'

NILES BOLTON ASSOCIATES

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