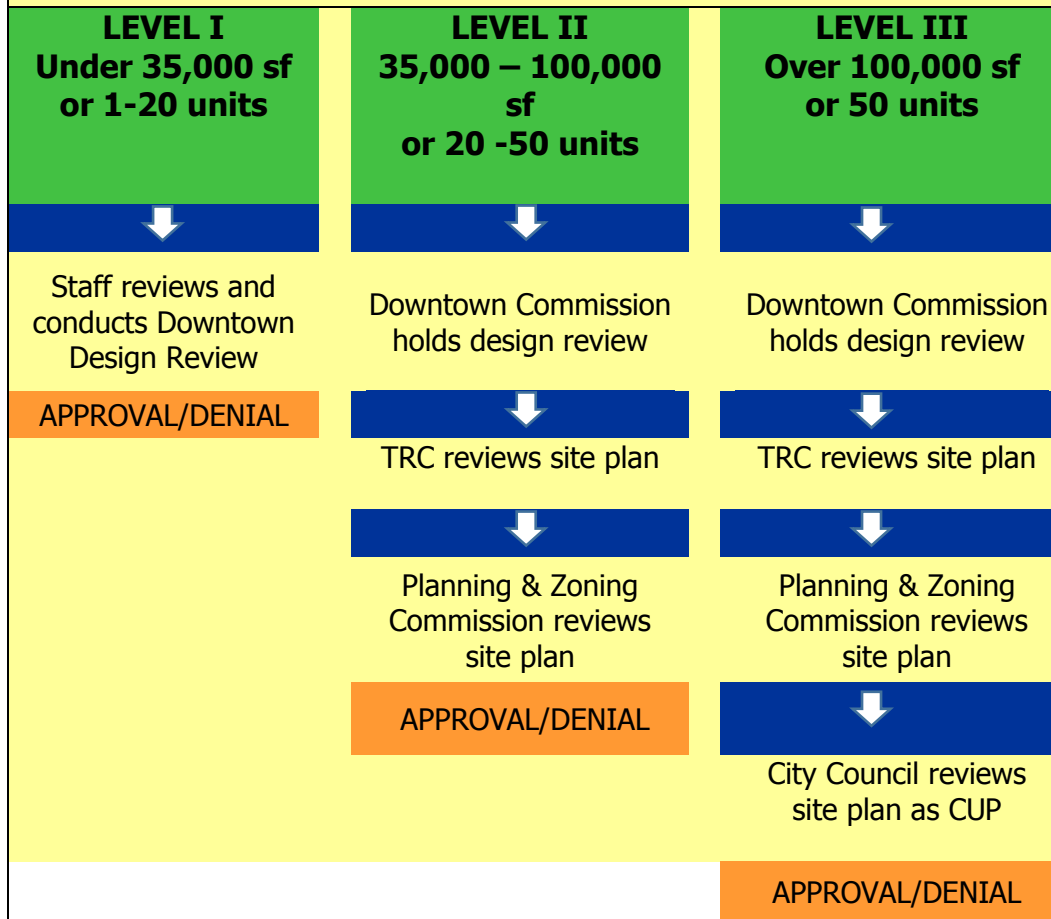
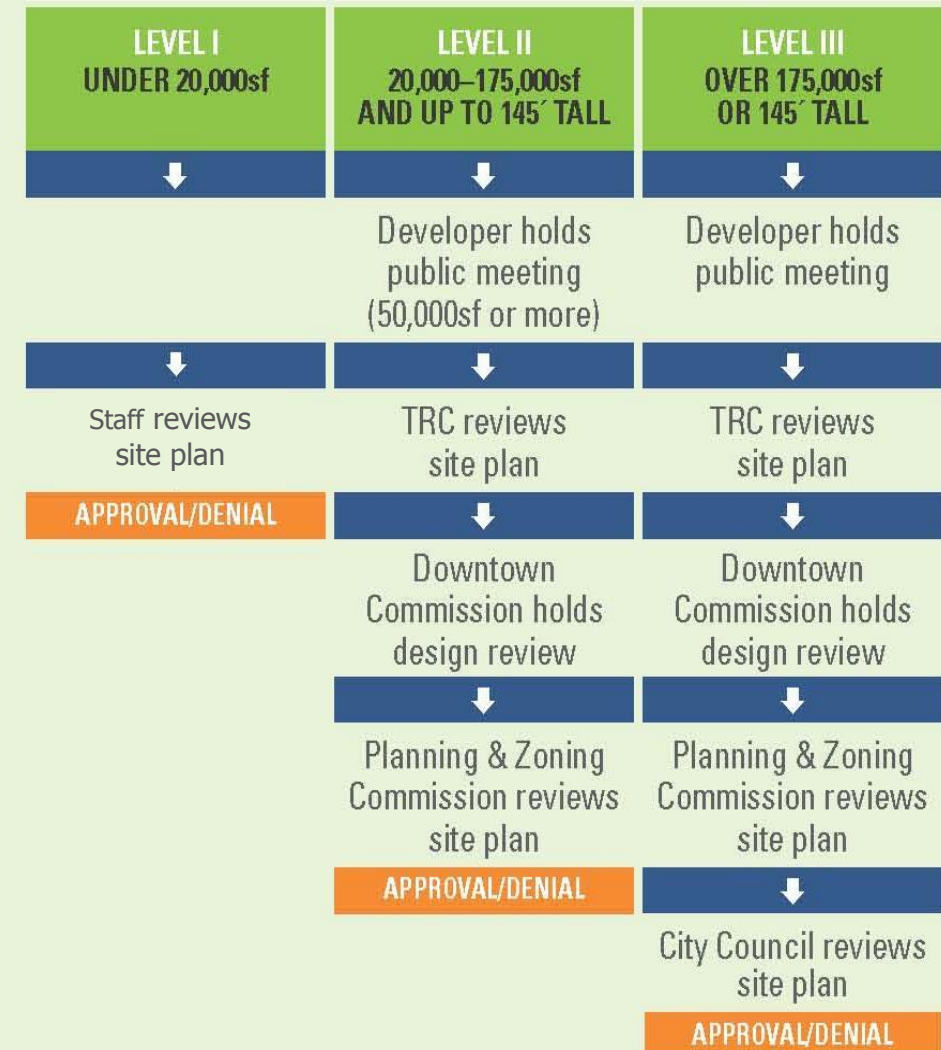


Previous Review Process for Downtown Projects (Before 2010)



Note: This is also the current process for the rest of the City of Asheville (Non-Central Business District)

Current Review Process for Downtown Projects



CHANGES MADE AFTER THE DOWNTOWN MASTER PLAN:

- From no height limits in CBD to a 145 ft. limit in the core, 265 ft. limit outside of core
- New design standards in the UDO: street wall heights, building step backs, increased requirements for windows or other openings
- Towers over 75 feet tall must be smaller – reduced to 40% of the lot area.
- Revised development review thresholds:
 - Level II = 20,000 to 175,000 sf
 - Level III = 175,000 sf + or taller than 145 ft.
- Benefits: more predictability and clarity, lower building heights, removal of barriers to housing
- Relies on earlier review at Downtown Commission
- These changes were seen as a compromise – a “Middle Way” between increased design requirements, height limits, and a larger Level II threshold

