

- **Gateways and connections:**

- The Biltmore/Southside and Asheland/Southside/McDowell intersections are important entrances to downtown from points south including Biltmore Village, I-40 and Mission Hospital, which is a regional destination in itself. Improve both intersections with way-finding signage, streetscape improvements and dignified new development of significant scale and value

- **Additional opportunities and priorities:**

- Residential neighborhood centers could emerge in several places, reinforcing local sense of place. The recent Lexington Station mixed-use development has already established a center of activity around South Lexington and Hilliard. The Zona Lofts development under way, and potential future residential redevelopment nearby, should reinforce a distinct neighborhood at the lower end of South Slope. The intersection of Hilliard and Coxe with existing housing, landmark buildings

and sites opportune for redevelopment, could become another neighborhood center.

- Major street corridors should also become special places. Biltmore south of Hilliard should gain an intensity and continuity of character matching that which exists further north. Asheland needs still more deliberate fashioning as a corridor to help transform into a walkable street with higher-value uses. Its generous width provides extra opportunity for street trees, improved sidewalks, on-street parking, bike lanes and other elements that can reduce its current sense of domination by the auto.



**Patton can become a proud, walkable downtown street lined with buildings that contain active storefronts as well as important new jobs and places to live.**

- **Patton/River Gateway District** This district also holds tremendous opportunity as a key downtown gateway and place for redevelopment. The potential of the National Climatic Data Center to become the heart of a significant zone for climate research means that appropriate sites for research development need to be maintained in the district in walking distance to the NCDC and downtown amenities. The district could also accommodate significant residential and hotel development, some of it in areas appropriate for tall buildings. Any significant redevelopment demand should be directed to the Patton Avenue corridor to enhance its appearance and walkability west of Pritchard Park, lending it the dignity it deserves as one of downtown's premier

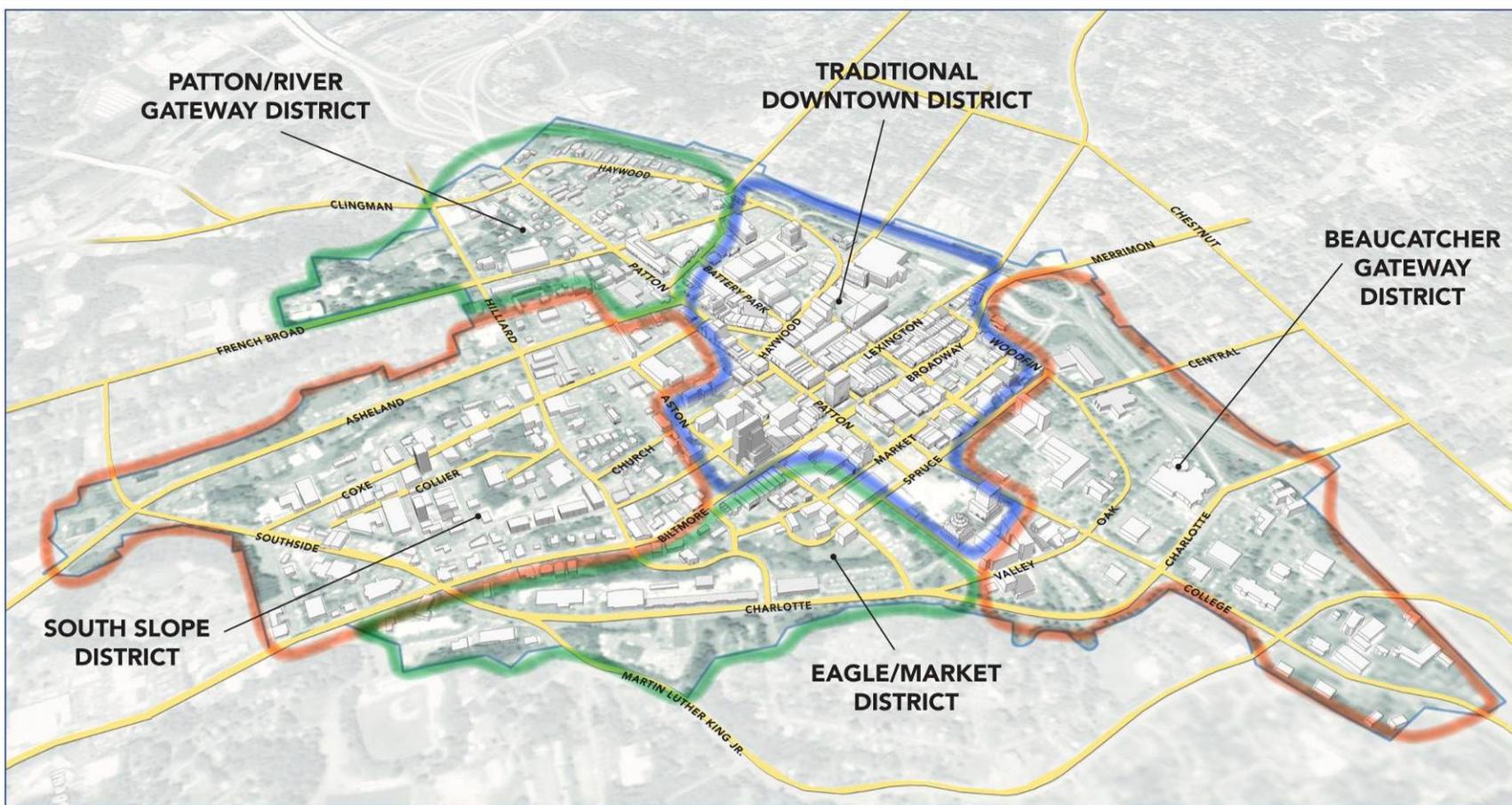
entrances. The proposed reclamation of Patton as a walkable street extending all the way to the French Broad River, through reconstruction of the present I-26/I-240/Patton highway interchange, would dramatically enhance the already strong potential of this district.

- **Land use:**

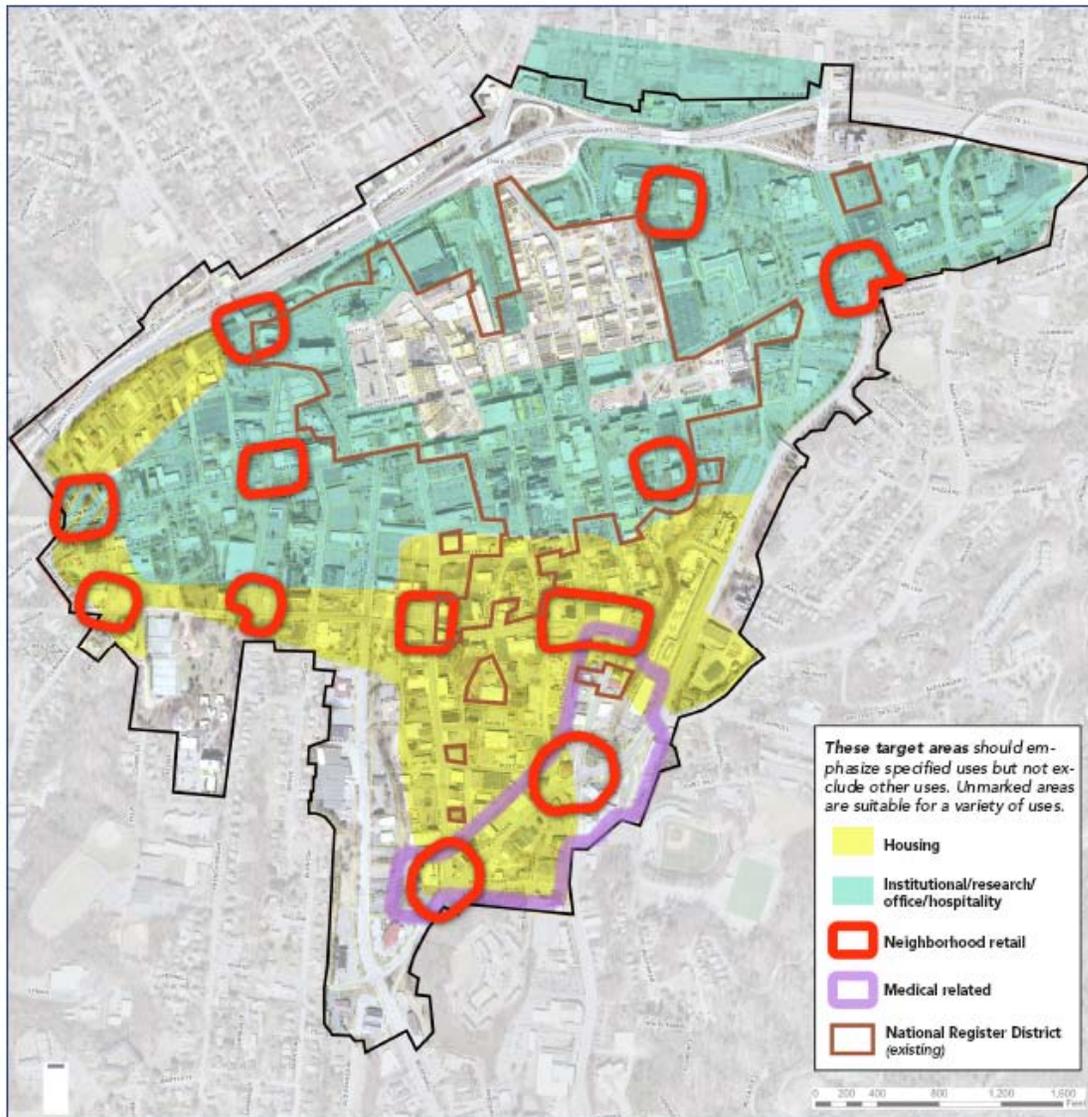
- Target area for commercial uses and high-value sectors of the HUB initiative. NCDC-related uses should be within an inviting 5- to 10-minute walk of the NCDC and existing amenities and preferably, services in the Traditional Core. Large-footprint research and office buildings could be located in several ways: placed in series along Patton; grouped north and west of the NCDC; grouped south of Patton; or some combination of these locations
- Hospitality is also highly appropriate due to highway access and walkable proximity to the Traditional Core, especially Pritchard Park and the Grove Arcade
- Housing, too, is highly appropriate. Housing could take a variety of forms in different portions of the district: moderate scale south of Patton to transition to existing neighborhoods to the south and west; tall landmark towers at the foot of Patton; tall or intermediate height buildings along the Haywood ridge toward Battery Hill.



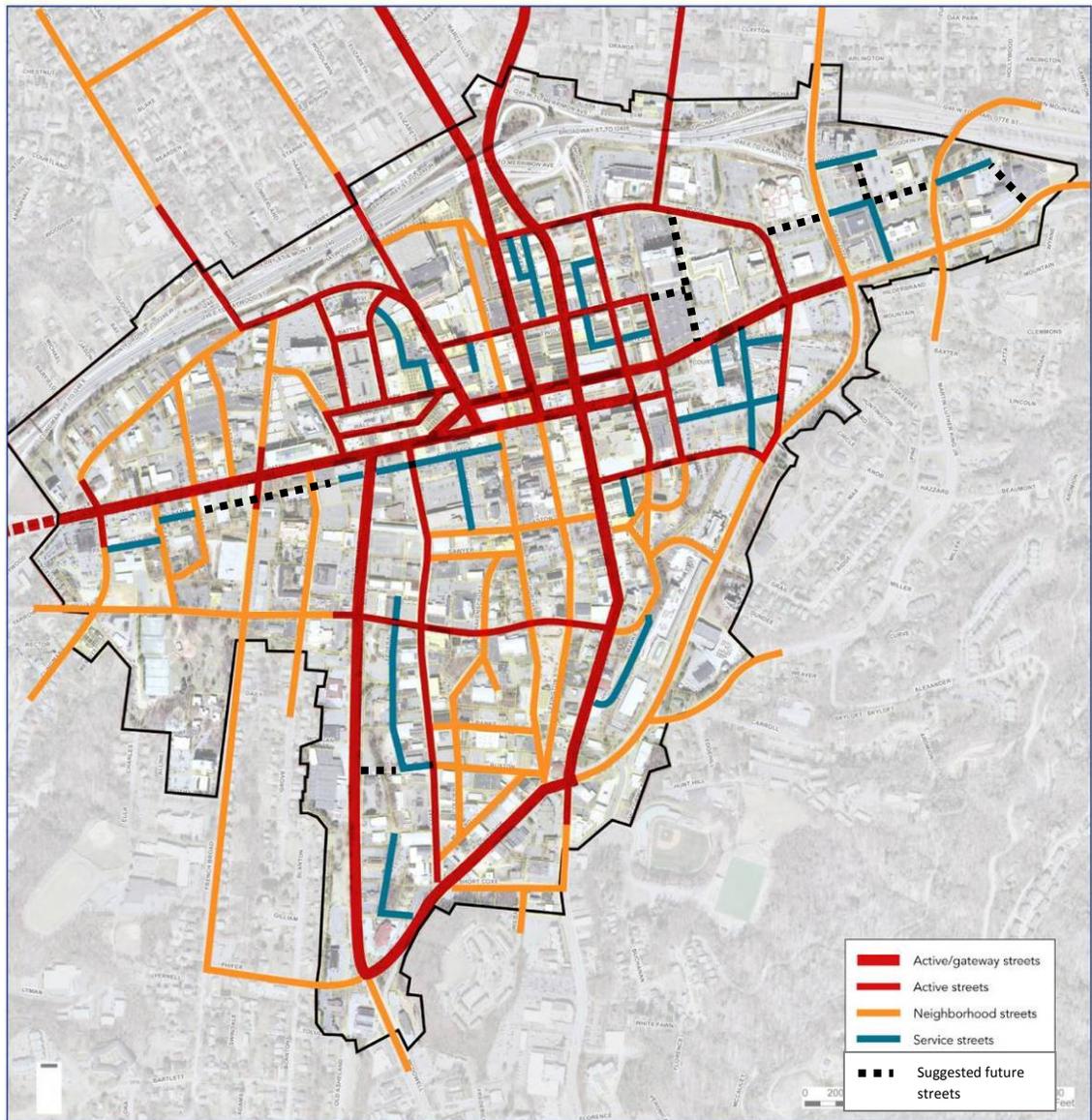
# Downtown Districts



## Land Use Target Areas

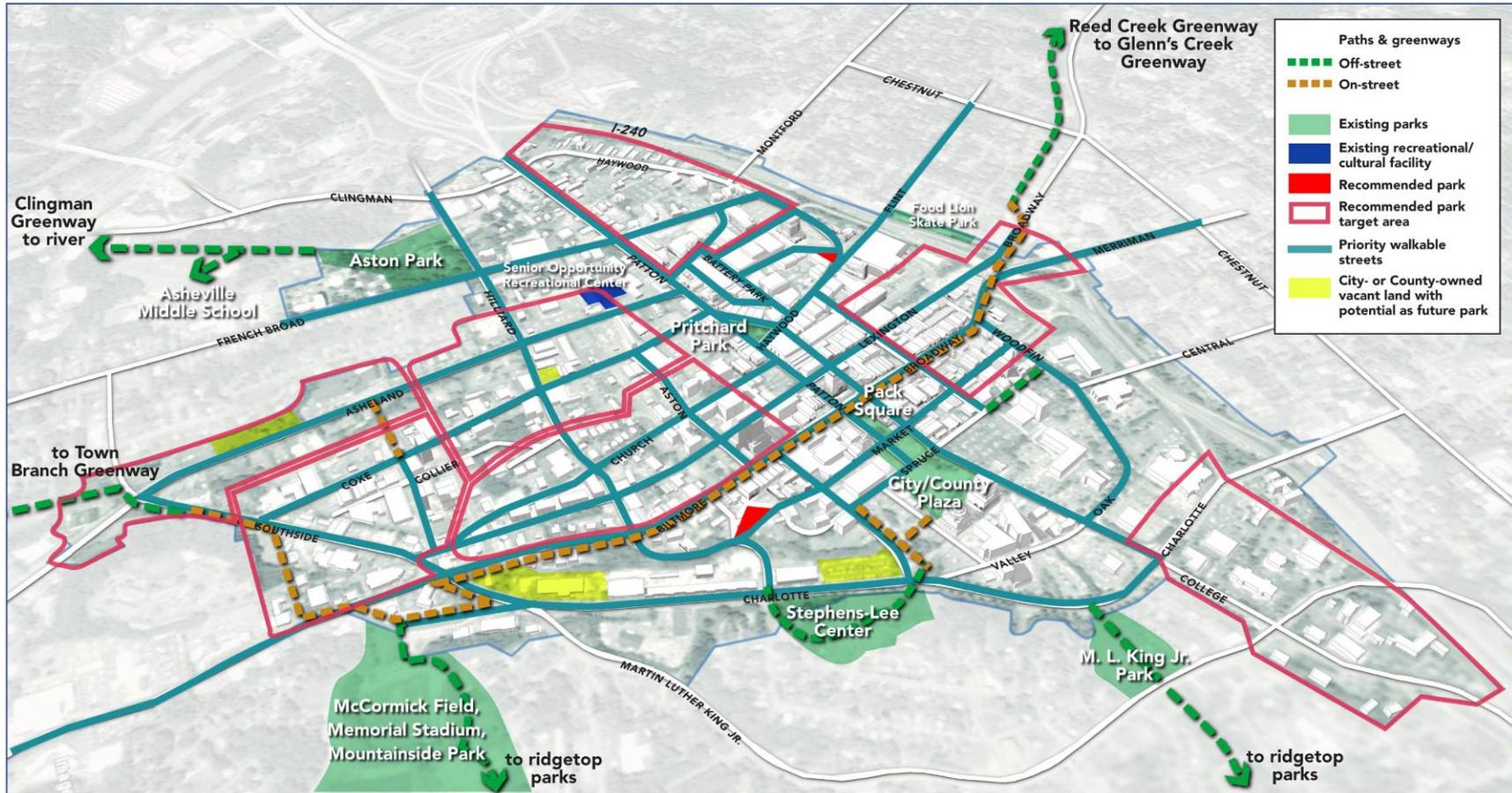


# Street Hierarchy

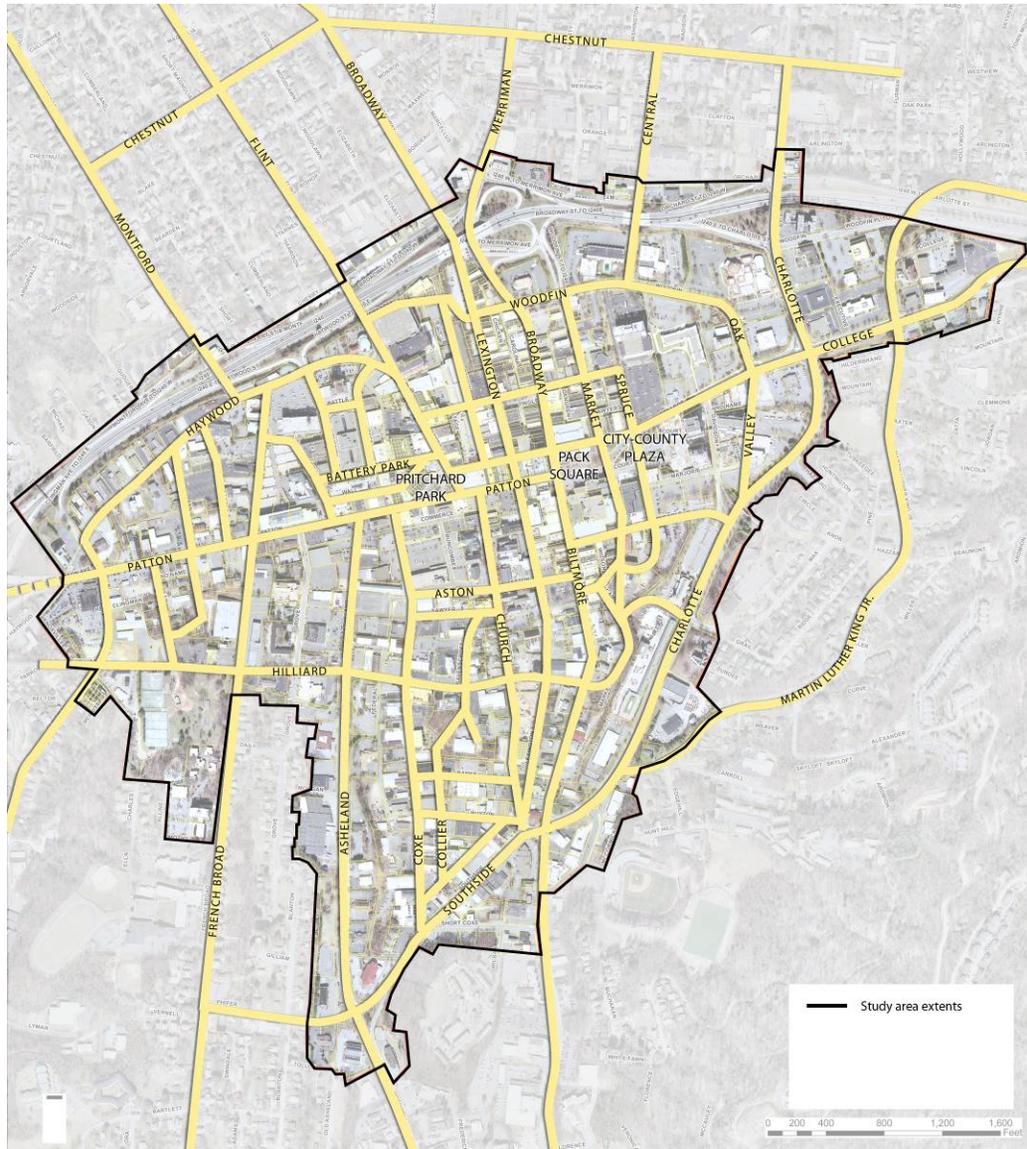




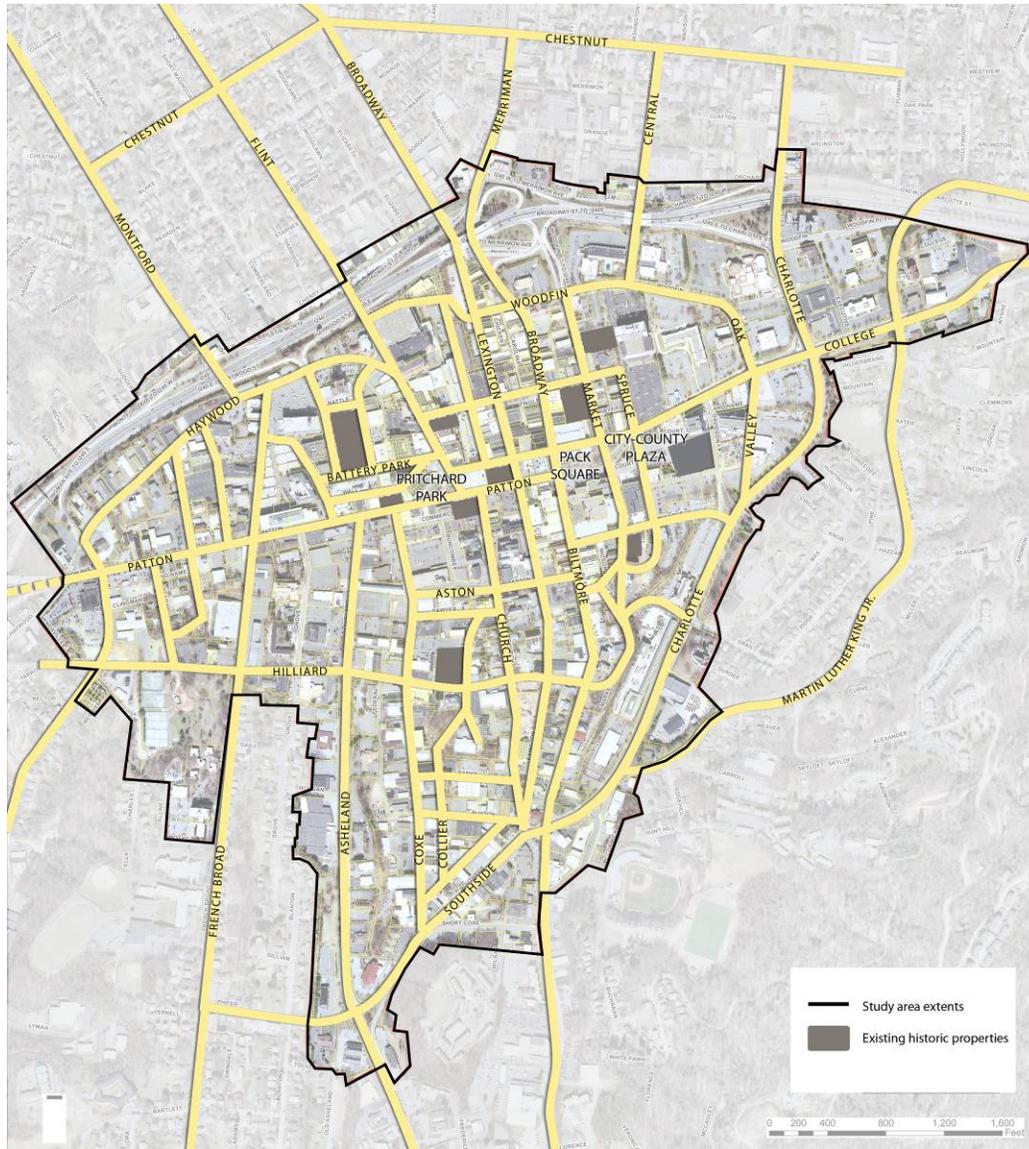
# Parks, Greenways, and Walkable Streets



# Study Area

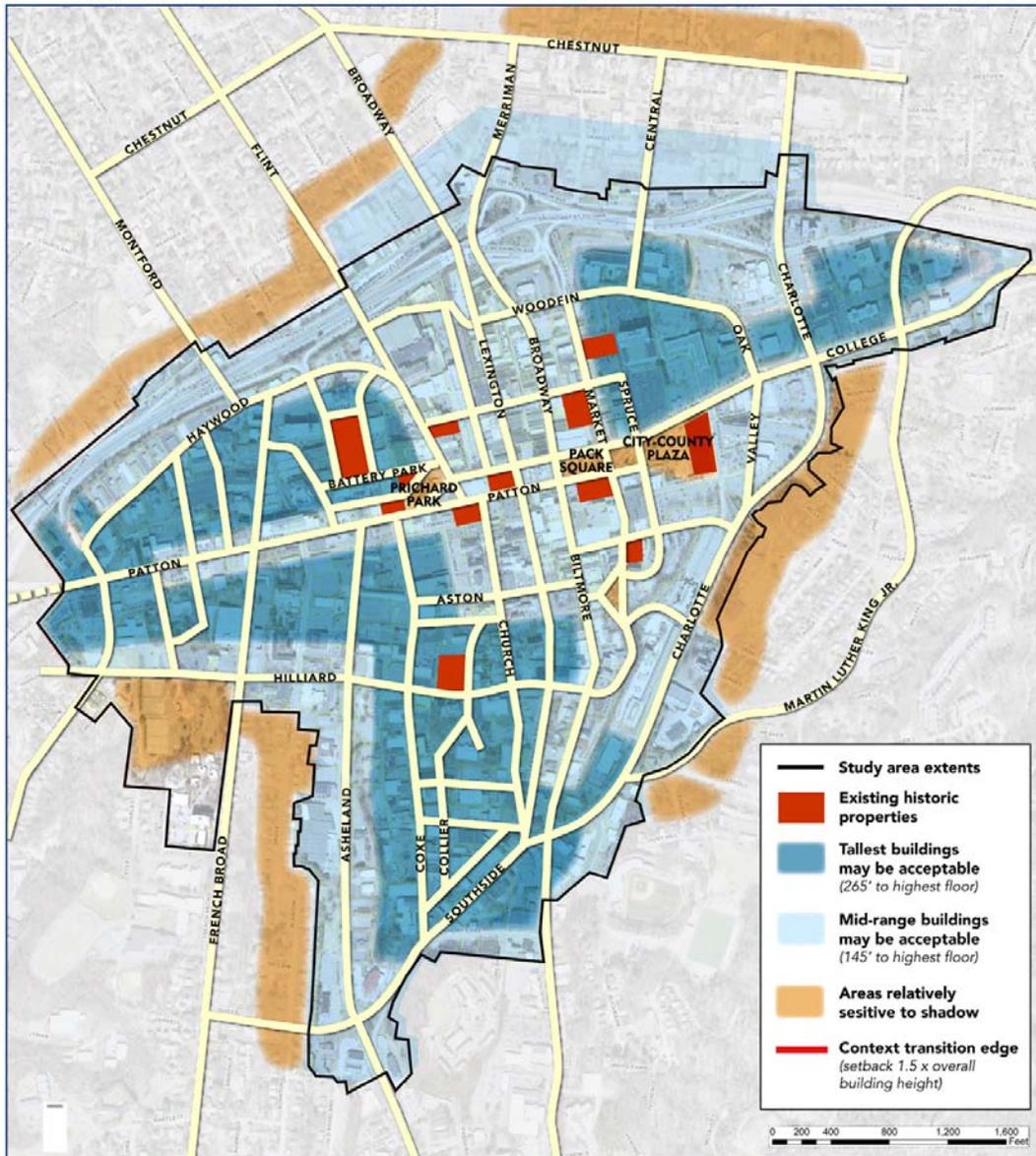


# Existing Historic Properties

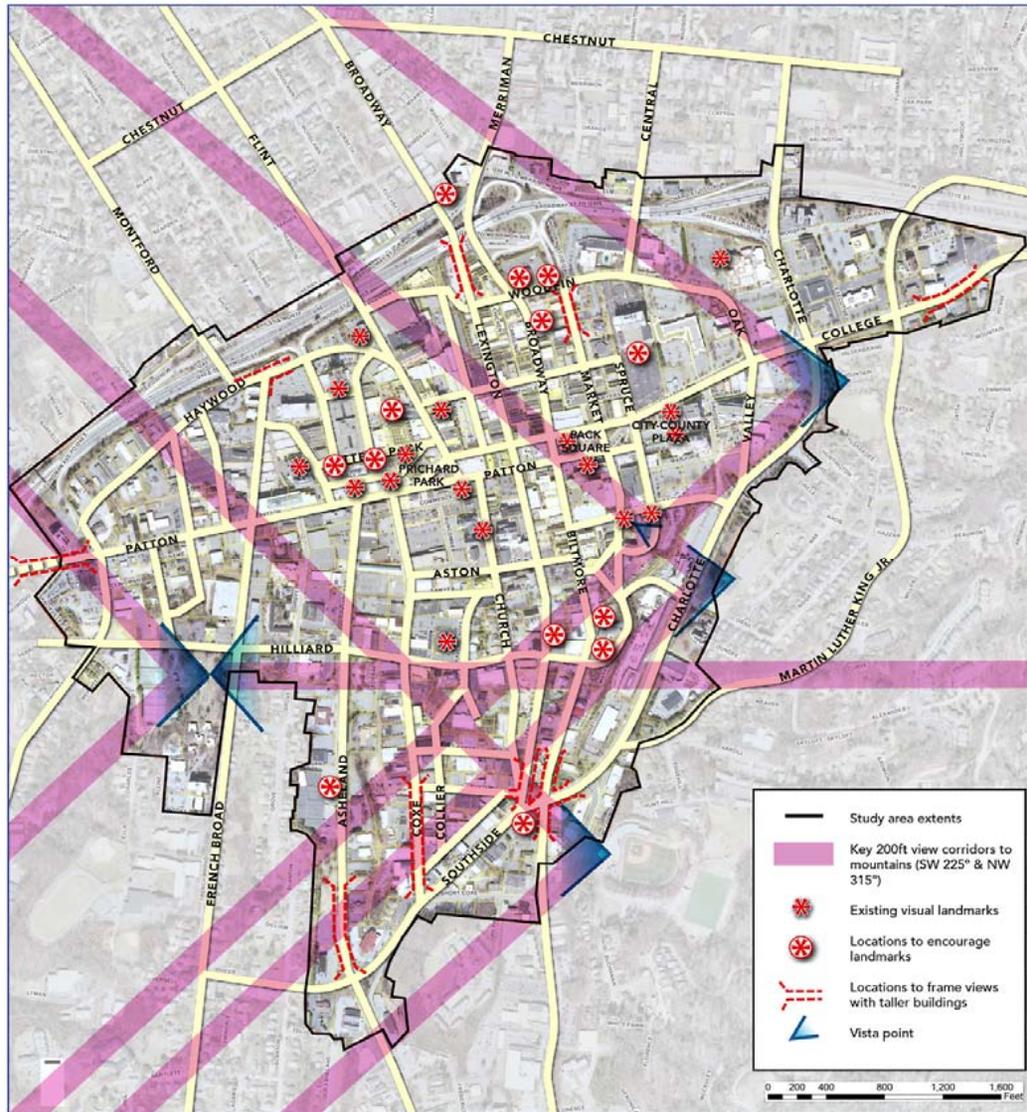


## Building Height Zones

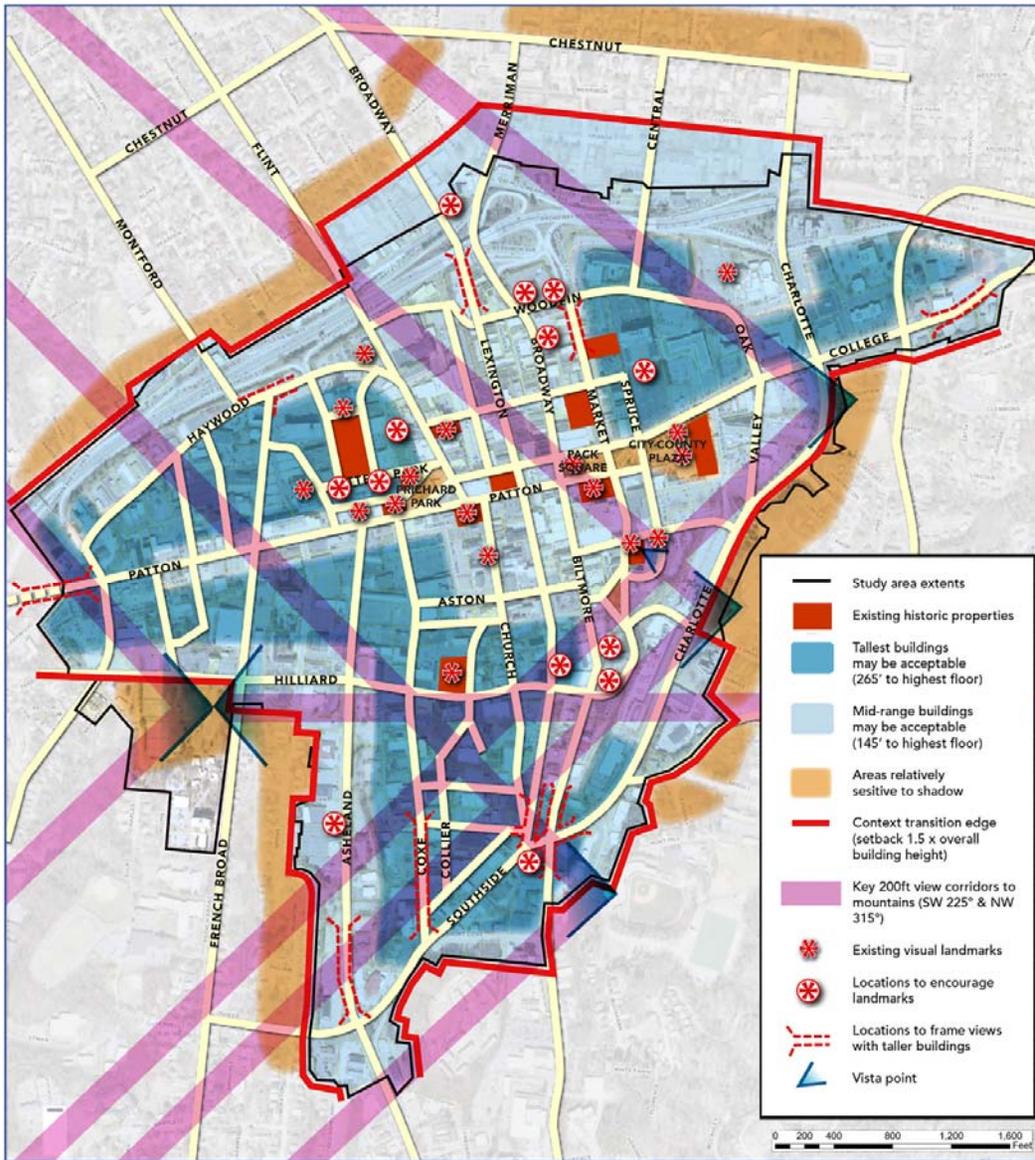
# BUILDING HEIGHT ZONES



# View Corridors and Landmarks



# Composite



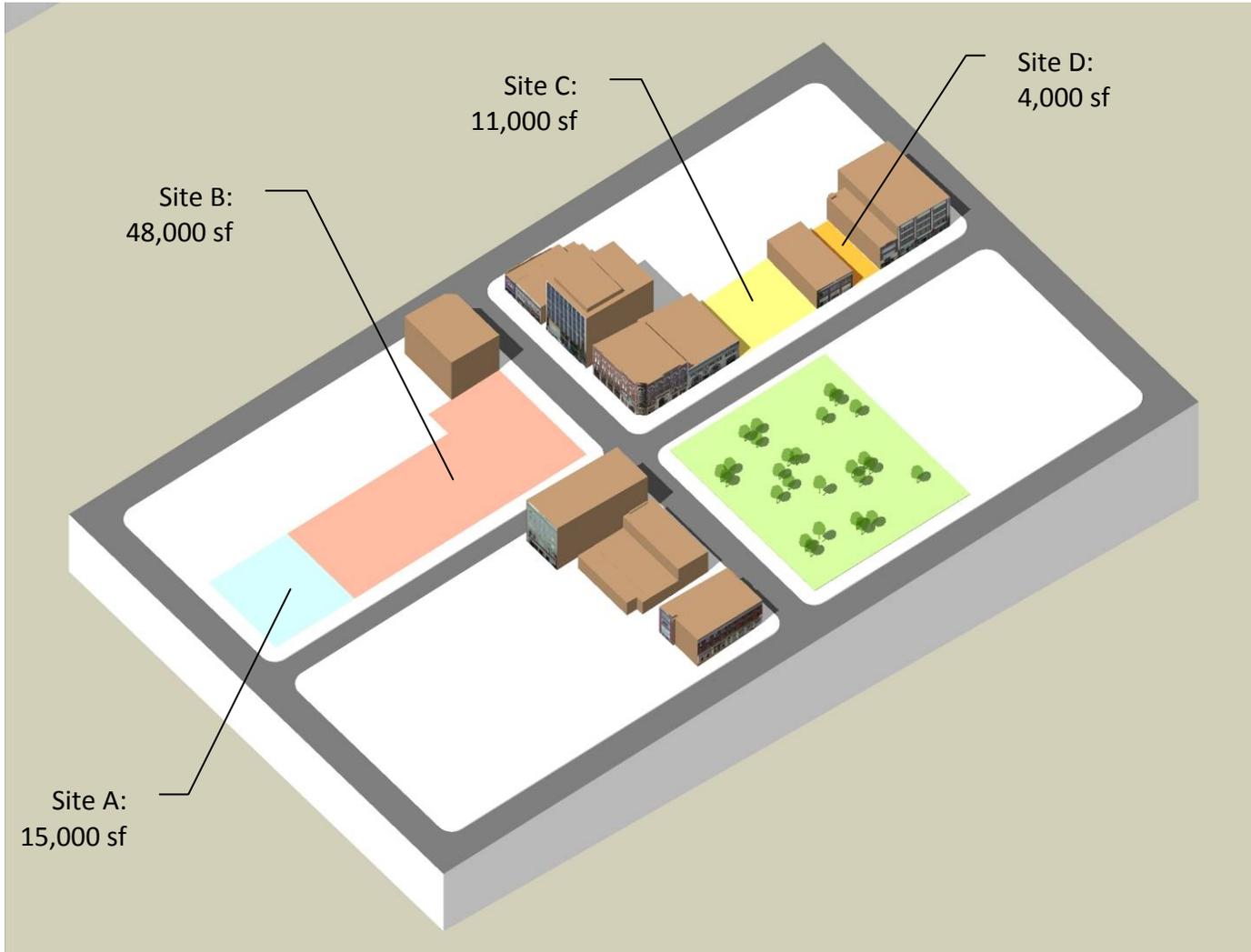
# Strategy 4 appendix

## Shape building form to promote quality of place

### CONTENTS

The figures on the following pages demonstrate the application of the height and massing guidelines proposed in *Strategy 5* to four hypothetical building sites. For each site, the maximum allowable build-out is demonstrated at heights ranging from 45-feet to 265-feet. Following these figures are analyses of shadow impacts based on the various buildout scenarios.

- *Figure 1*— Introduction to the four hypothetical building sites, ranging in lot size from 4,000 square feet to 48,000 square feet
- *Figure 2*— 45-foot development height
- *Figure 3*— 75-foot development height, with 10-foot step-backs from the street above the 45-foot street wall
- *Figure 4*— 145-foot development height, with the added limitations to building length and overall floorplate size, plus 20-foot step-backs from adjacent properties above the 45-foot street wall
- *Figure 5*— 265-foot development height demonstrating build-out Option A for the 48,000 square foot lot
- *Figure 6*— 265-foot development height demonstrating build-out Option B for the 48,000 square foot lot
- *Figure 7*— Shadow impact study of 145-foot development height at City-County Plaza, Pack Square, and Pritchard Park
- *Figures 8, 9*— Lot size as a percentage of total land area represented by parcels within the study area
- *Figure 10*— Lot width as a percentage of total parcels within the study area



**Figure 1** Introduction to the four hypothetical building sites, ranging in lot size from 4,000 square feet to 48,000 square feet

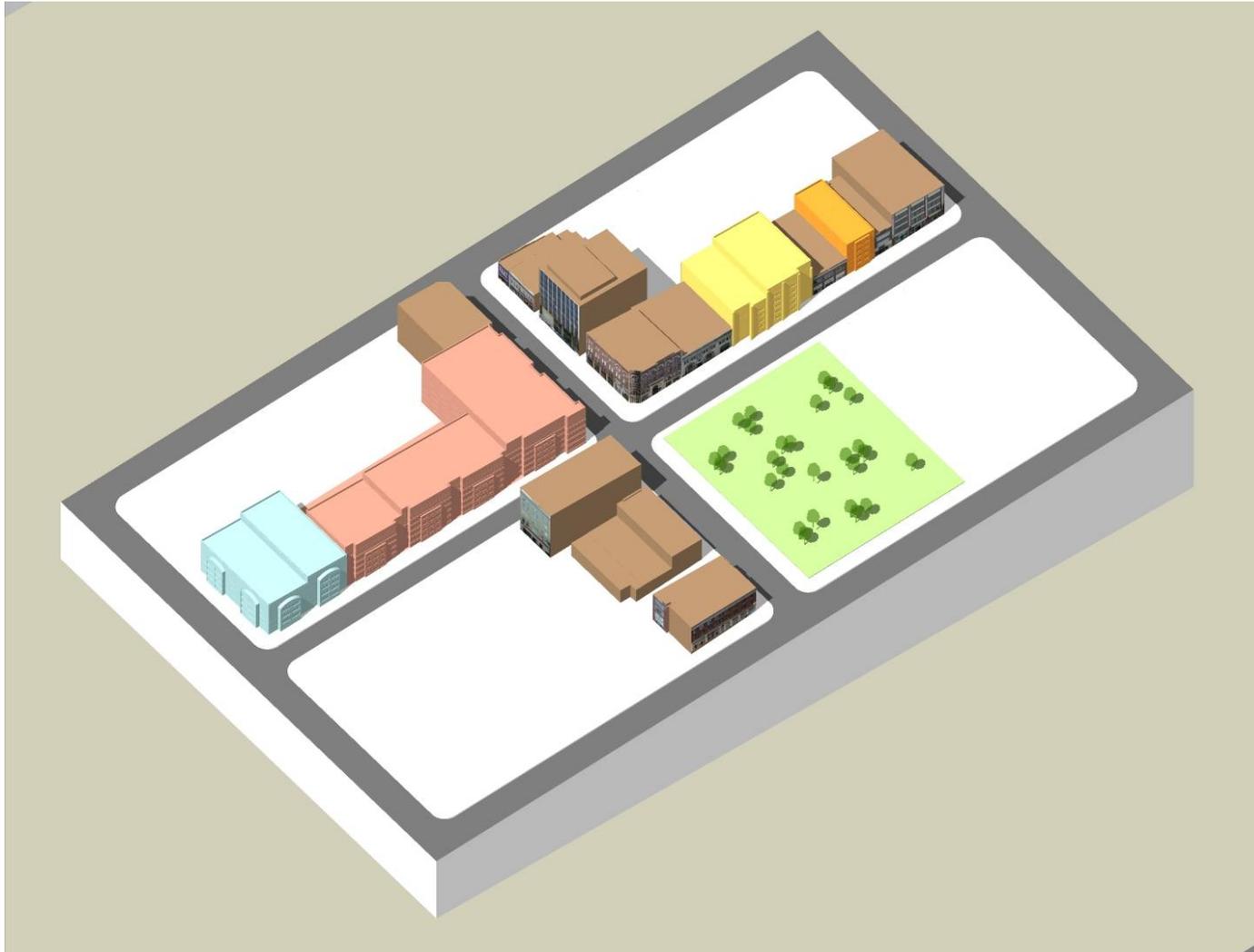
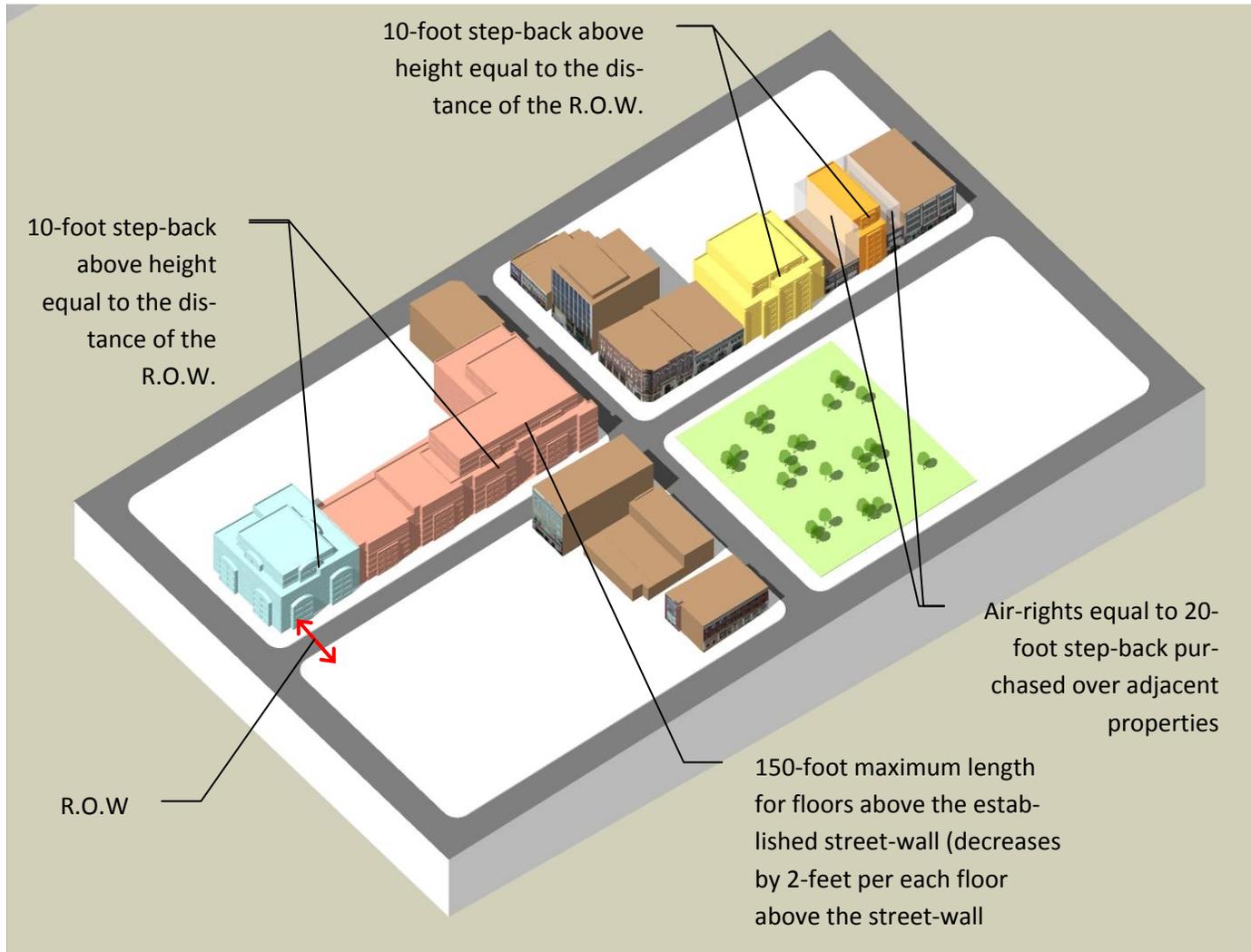
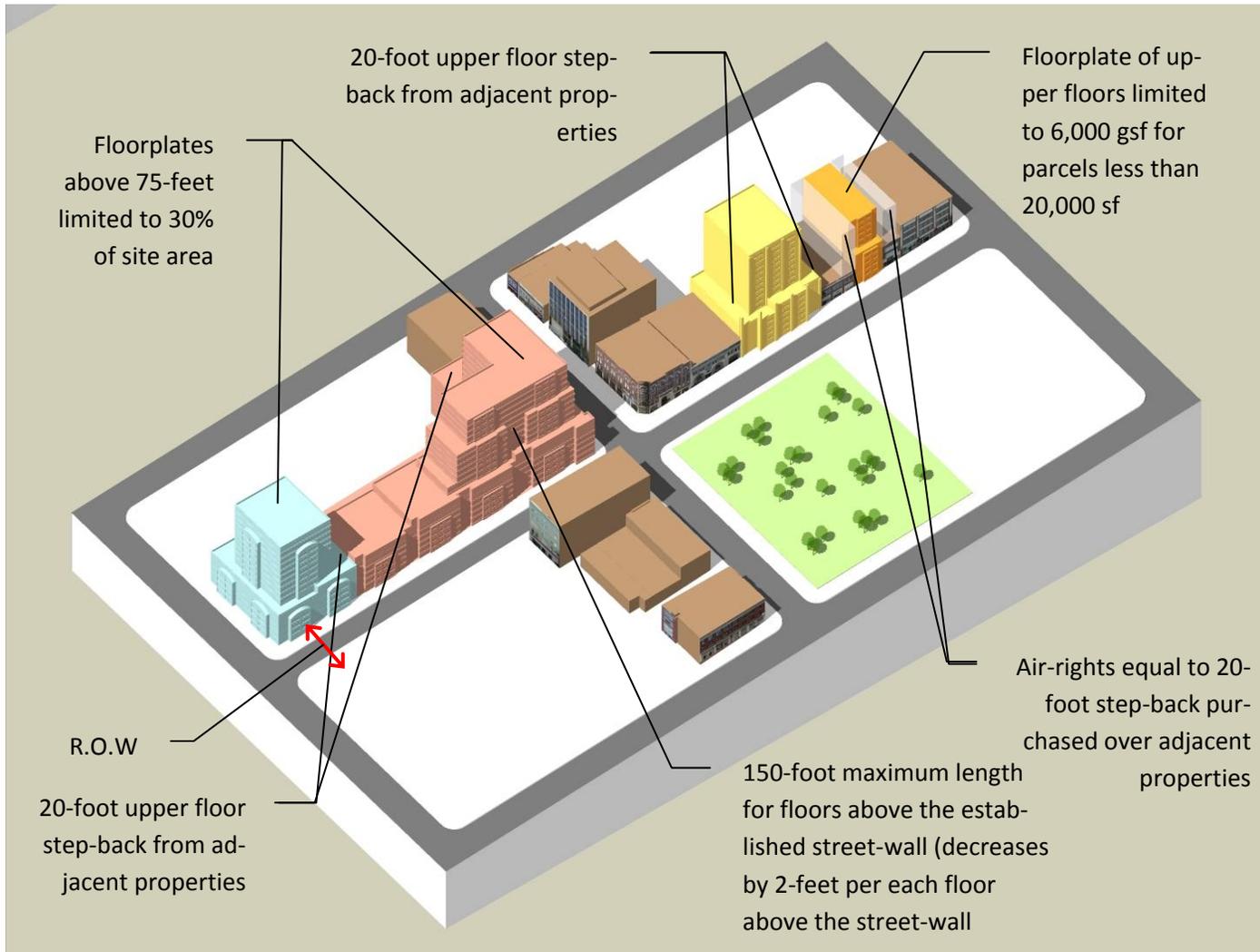


Figure 2 45-foot development height



**Figure 3** 75-foot development height, with 10-foot step-backs from the street above the established street-wall



**Figure 4** 145-foot development height, with the added limitations to building length and overall floorplate size, plus 20-foot step-backs from adjacent properties above the 45-foot street wall

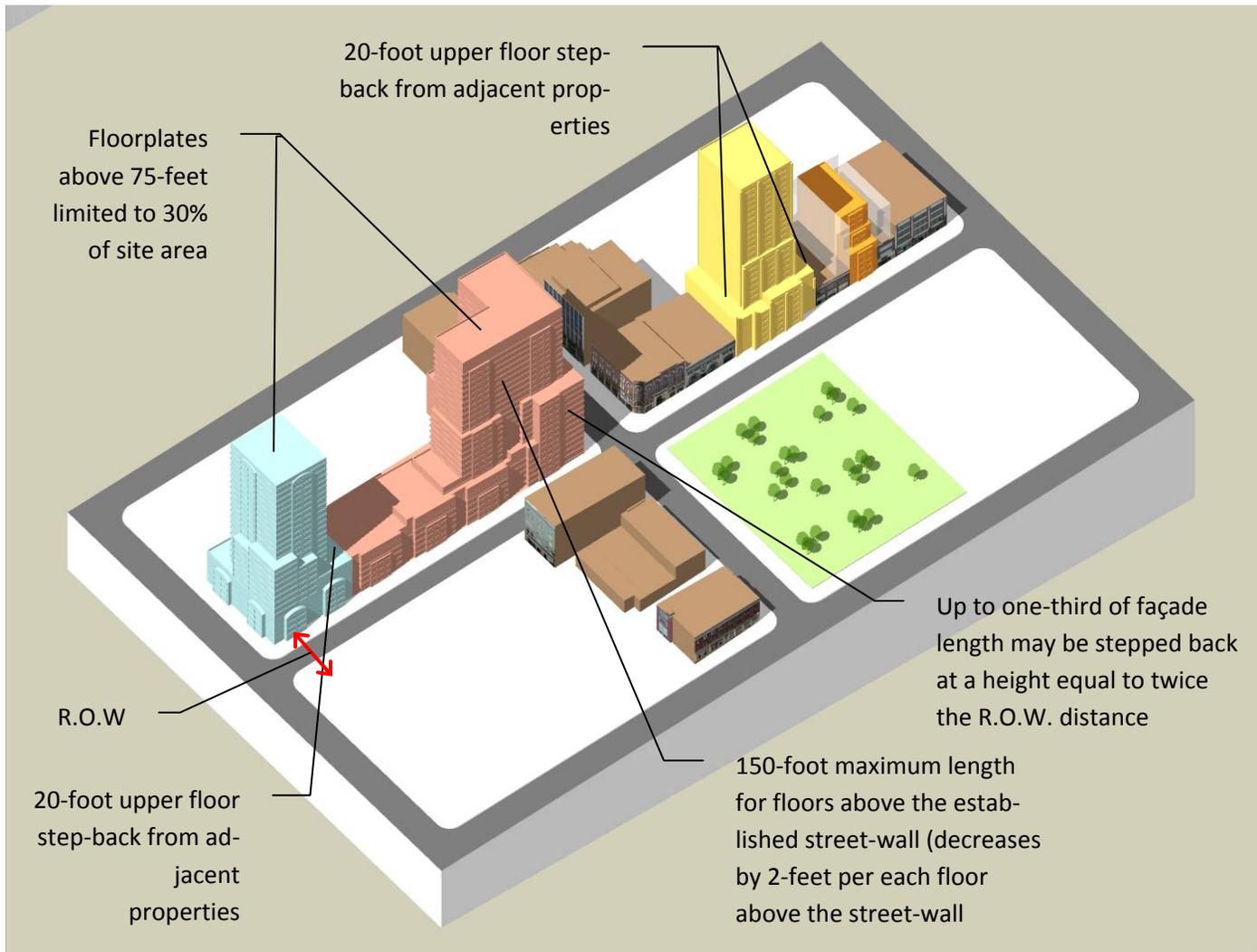
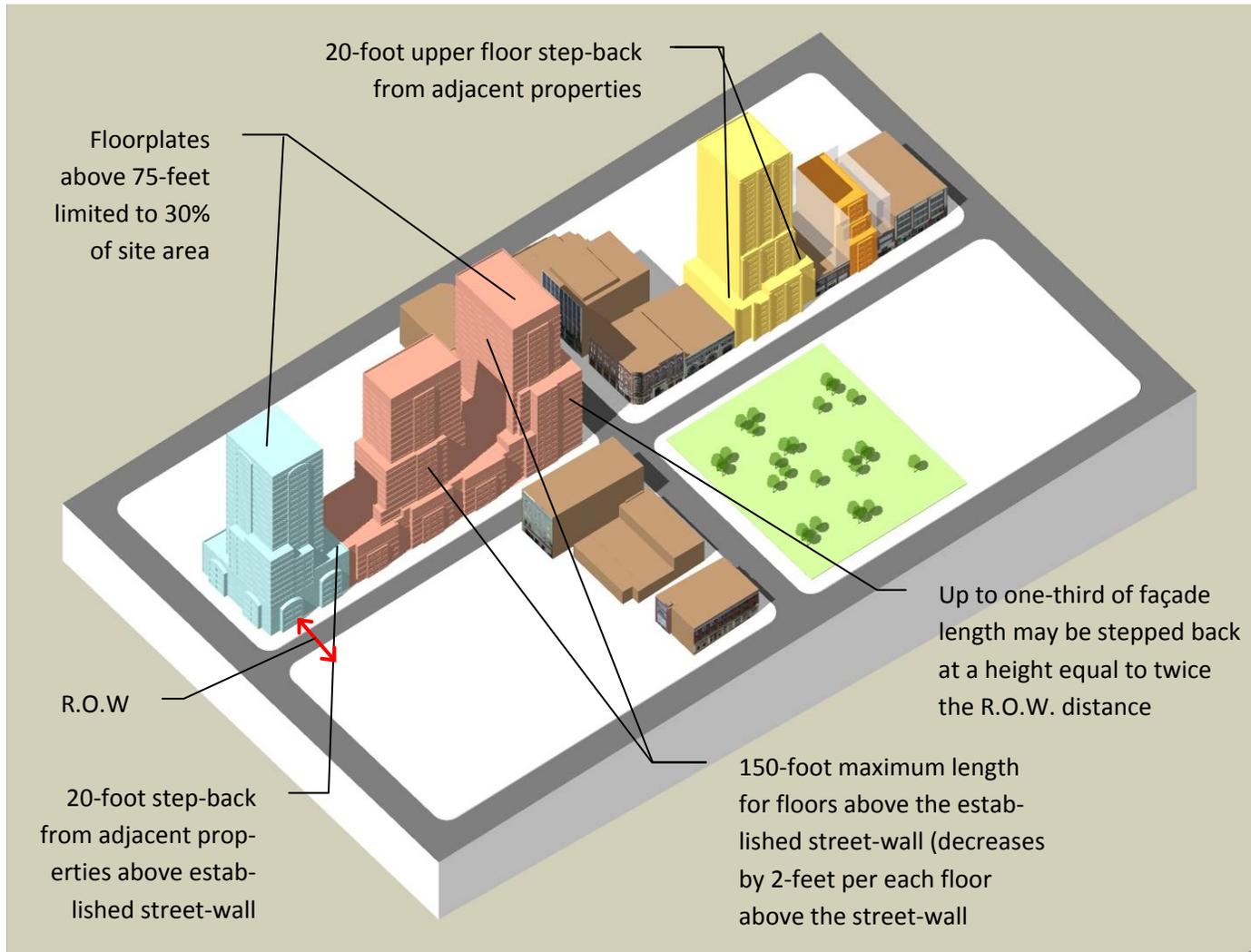


Figure 5 265-foot development height demonstrating build-out Option A for the 48,000 square foot lot



**Figure 6** 265-foot development height demonstrating build-out Option B for the 48,000 square foot lot