

STAFF REPORT

TO: Planning & Economic Development Committee Date: March 17, 2016
(meeting date)

VIA: Gary L. Jackson, City Manager

FROM: Sasha Vrtunski, AICP
Department of Planning and Urban Design

SUBJECT: River Arts District Form-Based Code Update

Summary Statement: The Draft of the Form-Based Code for the River Arts District was released on March 7, beginning another period of public engagement and feedback.

Background:

City Council funded a form-based code for the River Arts District in the FY 2014-15 budget. During the winter of 2014-15, a consultant selection process occurred, and Code Studio was selected. The consultant team includes designers, planners, transportation consultant and an economist.

The process for the form-based code was started last June with a kick-off meeting and then a week-long charrette process during the last week of July. In both June and July our consultant met with stakeholders in small groups in addition to the larger public meetings. In October, 2015, a report with draft recommendations was released and a public comment period went through late November.

A number of themes came out of the workshop in July which led to the goals for the code. Several goals of the form-based code are to: maintain the industrial and creative arts feel of the District; retain an environment that supports working artists and their studios; support the adaptive re-use of existing buildings; and add predictability for residents, tenants, and owners. The draft code is intended to address both current uses and form in the district as well as future buildings and uses.

Current Status:

Staff received the draft code in early March and it was released on March 7. Over the next six weeks, staff will be reviewing and analyzing the draft code and comparing it to existing zoning in the district. There will be a public meeting in early April, and a public comment period following that in which we will receive comments on the draft.

Staff expects that the code will be revised and changed to make sure it's the right fit for the community. Now that we have the actual draft code, it will be easier to engage with property owners and stakeholders about what the implications of the code are for them. During the process for the Haywood Road Form-Based Code, which was adopted by City Council in September, 2014, staff found that there was a process of making small adjustments to the draft code throughout the process until it was brought the Planning & Zoning Commission and then City Council for approval.

Overall Timeline:

2015

- June 17 Kick-off Meeting at the Grant Center
- July 25- 30 Charrette Week
- Oct – Nov Charrette Report Released
Public Comment on draft recommendations in report

2016

- March 7 Draft Code Released
- March 22 Drop in session –
Dr. Wesley Grant Sr. Southside Center, 285 Livingston Street
3:00 – 5:00 pm
- April 7 Public Meeting on the Draft Code
Dr. Wesley Grant Sr. Southside Center, 6:00 – 7:30 pm
- April 30 Public Comment period ends on the Draft Code
- May – July Continued revisions to the draft code, staff works with Consultant.
- Aug – Sept Second draft released.
Work session with the Asheville Area Riverfront Redevelopment
Commission and Planning & Zoning Commission
Presentation on the code to the Public
- Oct – Nov Draft Code brought forward for adoption to Asheville Area River
Redevelopment Commission, Planning and Zoning Commission and City
Council.

Resources:

Both the draft code and the charrette report can be found on the project website at <http://rad.code-studio.com>.