



Agenda

**City Manager's Development Forum
Fall 2019: Friday, November 15th
US Cellular Center Banquet Hall**

11:30 a.m. - Lunch & Networking

12:00 -12:45 p.m Presentation

12:50-1:00 p.m. - Question & Answer Session



Welcome!

To the City Manager's Development Forum Spring 2019

Development Services Department Update

City Manager's Development Forum

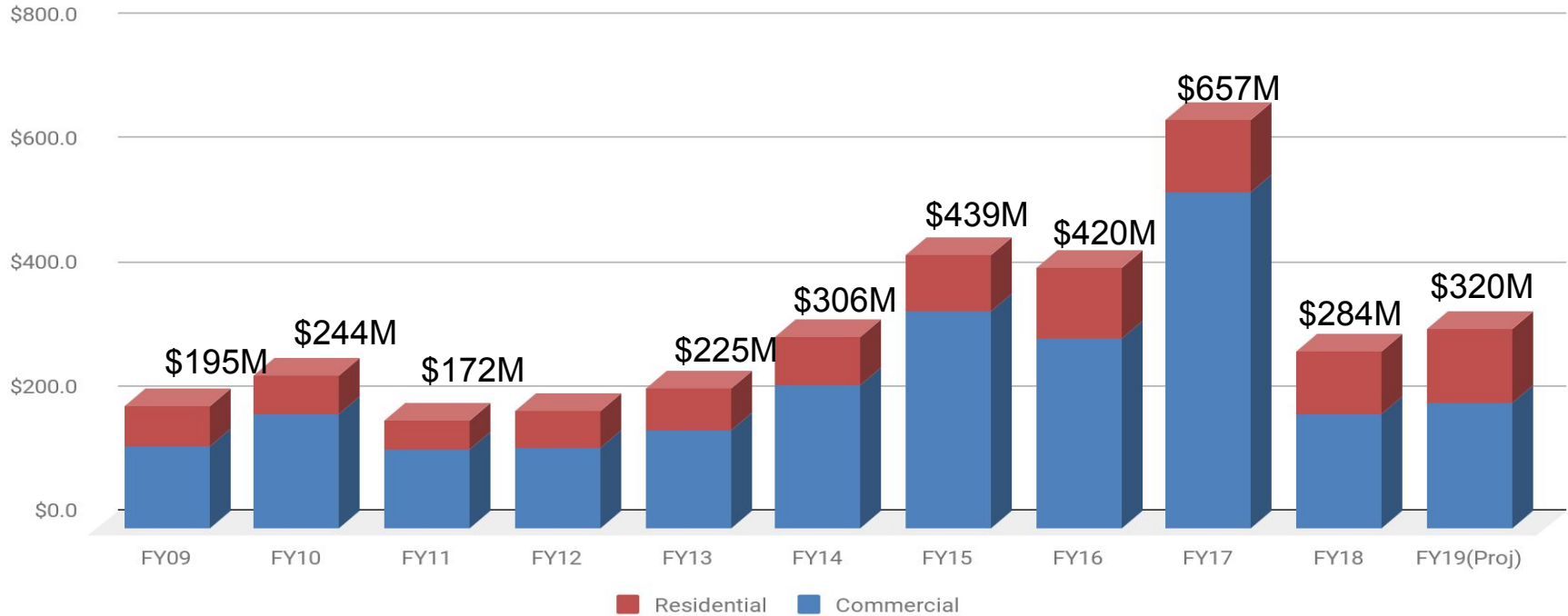
Ben Woody
Director
Development Services Department



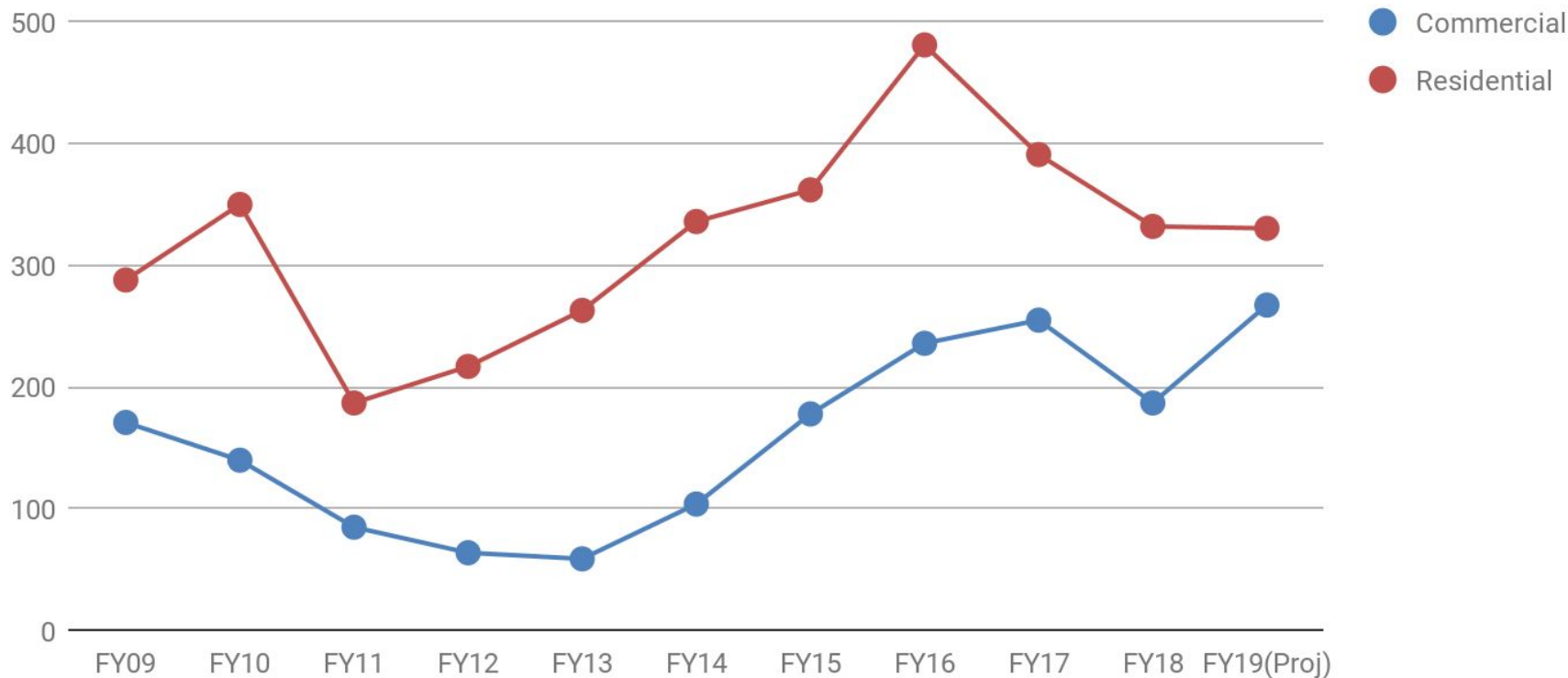
Overview

- FY19 Permit Data and Trends
- DSD's Major Initiatives
 - Residential permitting improvements:
Digital Plan Review
 - Development Notification Tool
 - Noise Ordinance

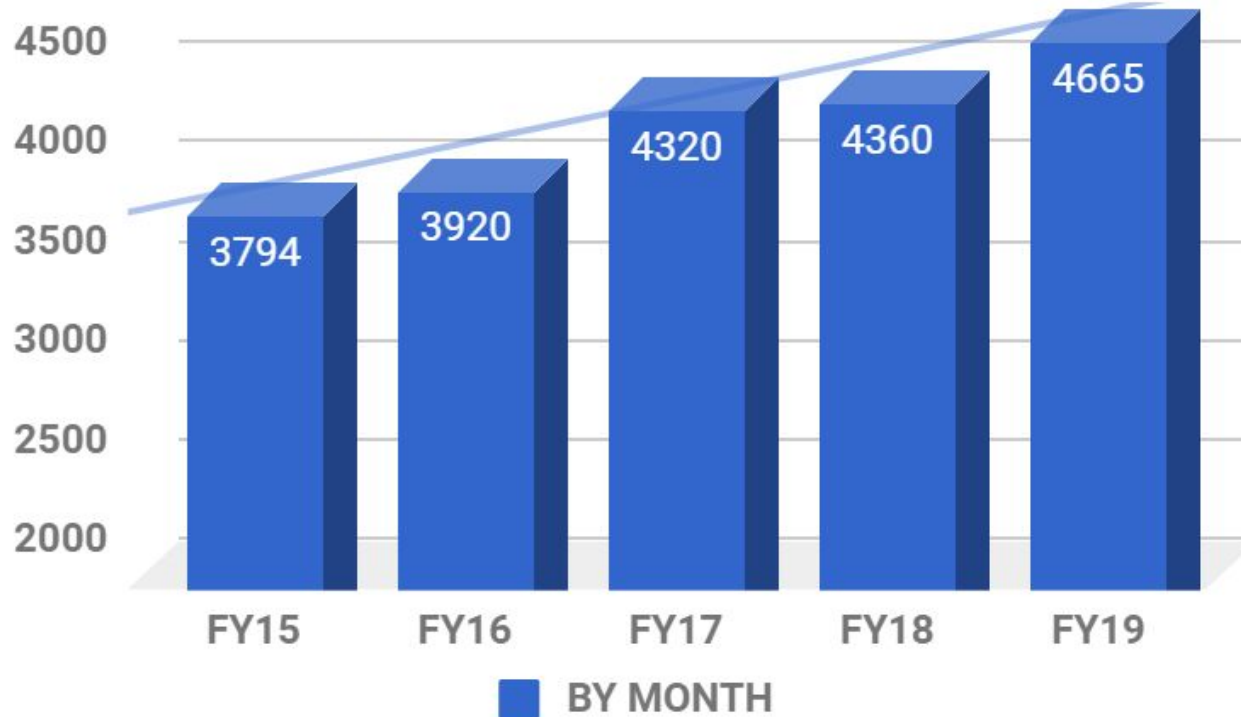
Annual Construction Value of Issued Permits



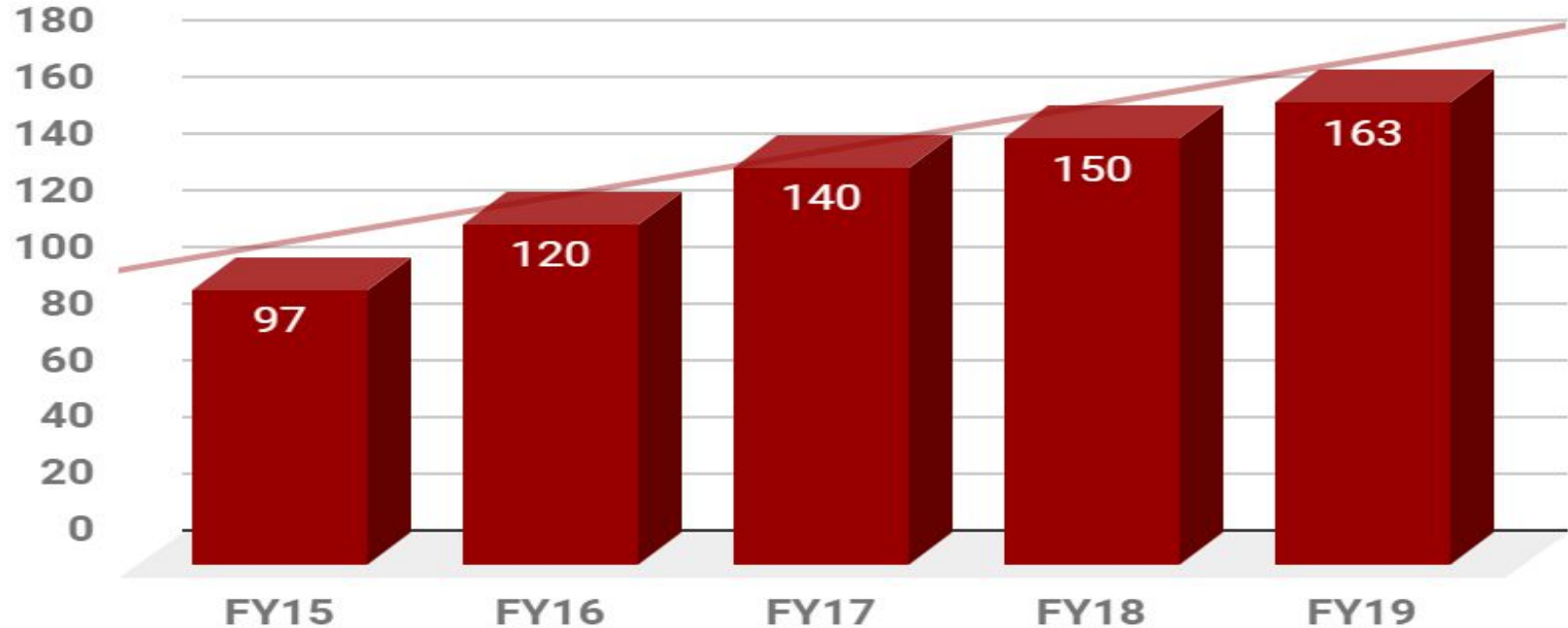
New Construction Permits Issued



Average of All Monthly Inspections



Average Permits Opened Online per Month



Residential Permitting Improvements



LEAN Residential Permitting Improvements:

- Digital plan submittal and review capability
- Improved website and forms
- Customer self-service resources
- Clarified requirements for customers
- Improved metrics, reporting and standards



Look up Property Information

- Zoning Designation
- PIN #
- Civic Address ID



Submit a New Application and Resubmit an Existing Application

- [Residential Building Permits](#)
- [Site Development Permits](#)
- [Trade Permits](#)

Note: online submittal is **not** currently available for Commercial Building permits.



Estimate Permit Costs

- [Residential Projects](#)
- [Commercial Projects](#)

Note: This tool estimates permit costs for initial scoping purposes; final estimates will be provided by DSD staff following application submittal.



Follow-up on a Submitted Application

- Pay Fees
- Check Permit Status
- Pick-up Plan Review Comments/Approvals (for Residential projects only)



Schedule an Early Assistance Meeting

Note: Optional paid service to discuss code and development questions with staff



Request Inspections

Note: Account login is required to request inspections



Schedule a TRC Pre-Application Meeting

Note: Mandatory for Level II, Level III, Conditional Zoning and Major Subdivision Development Review



Look up Development Activity

- [Individual Permit Search](#)
- [Major Development Project Information](#)
- [Technical Review Committee \(TRC\) Meeting Information](#)

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**Updated
Development Portal**
develop.ashevollenc.gov



[Development Portal
Frequently Asked Questions](#)


Why is DSD “going digital” with residential permits?

1. **Improve service** for customers while streamlining workflow for staff
2. **Meet goals** set by City Manager and DSD Department
3. **Clarify requirements and process** for customers upfront to avoid delays and headaches later on
4. Develop a **prototype digital process** that will scale up to commercial permits



Development Notification Tool

- Opt-In system
- Choose notifications
- Email delivery
- Project information
- Process education
- Early Summer 2019

 Notifications
City of Asheville, NC

About

Sign up for City Notifications

How do I keep up with what's being built downtown or down the street? What is this building going to look like? Who is building it?

This is a pilot application to let people anonymously sign up for non-emergency alerts based on city data. Our first topic is new, large-scale development permit applications. Use the feedback form to tell us what should be next.

This application does not handle emergency alerts. You can sign up for those with [AVL Alert](#).

Email:

Already signed up? [Get a link to edit your preferences](#)

Notification Categories

Applications for Building and Development Permits

When a land owner or developer wants to build something or do significantly renovate something in the City of Asheville, they have to submit applications for permissions and permits. Sign up to be notified when these applications are received by the City.

[Learn more about the land development approval process in Asheville.](#)

<input type="checkbox"/>	All notifications
<input type="checkbox"/>	28001
<input type="checkbox"/>	28802
<input type="checkbox"/>	28803
<input type="checkbox"/>	28804
<input type="checkbox"/>	28805
<input type="checkbox"/>	Affordable Housing

More Categories Coming Soon!

Send Verification Email

Noise Ordinance - How to Participate

- 1) Stay up to date: www.ashevillenc.gov/noise
- 2) Complete the online [Open City Hall survey](#)
- 3) Download the *NoiseScore* app
- 4) Participate in a forum or public meeting



Questions? Contact [BWooldy@ashevillenc.gov](mailto:BWoody@ashevillenc.gov)





Urban Centers

**Transit supportive land use changes
consistent with Living Asheville,
the City's Comprehensive Plan**



LIVING ASHEVILLE

A COMPREHENSIVE PLAN FOR OUR FUTURE

Community Aspirations



What Are Urban Centers?



Less of this



More of this



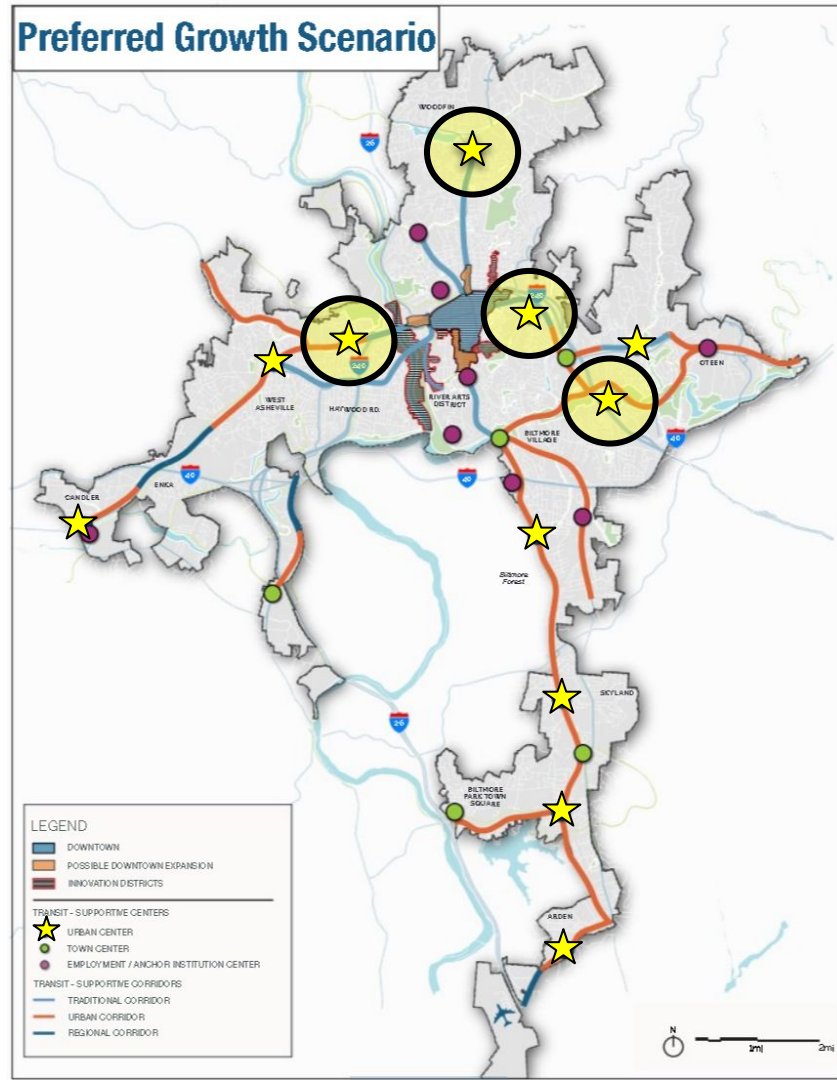
Benefits of Urban Centers

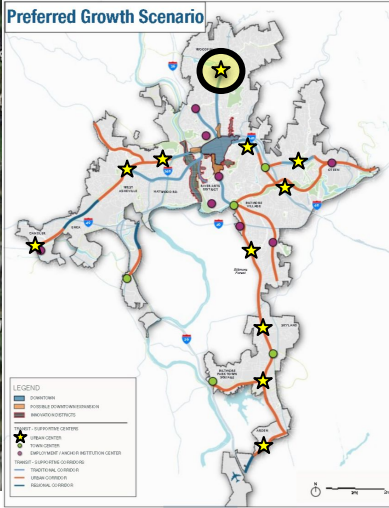
- ★ Mixing residential units with businesses connects housing to jobs
- ★ Housing along transit corridors can reduce car trips and increase access to transit
- ★ Opportunities for affordable housing
- ★ Efficient land use yields a greater tax value per acre
- ★ A network of streets provide public amenities: sidewalks, trees and curbside parking
- ★ Infill development helps to preserve farmland & undeveloped land
- ★ Urban development supports walkable, healthy neighborhoods
- ★ Higher-density neighborhoods can be environmentally sustainable

Where Are the City's Urban Centers?

11 proposed Urban Centers identified on the City's Preferred Growth Scenario map, identified with stars to the right.

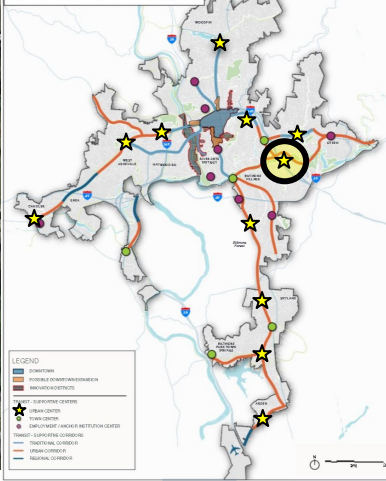
The current initiative is focusing on Urban Centers located on high-frequency transit corridors (circled location).





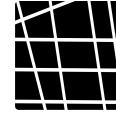


Preferred Growth Scenario

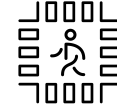


Factors reviewed to
compare urban/
suburban conditions:

Blocks



Intersections



Lots



Buildings



Sidewalks

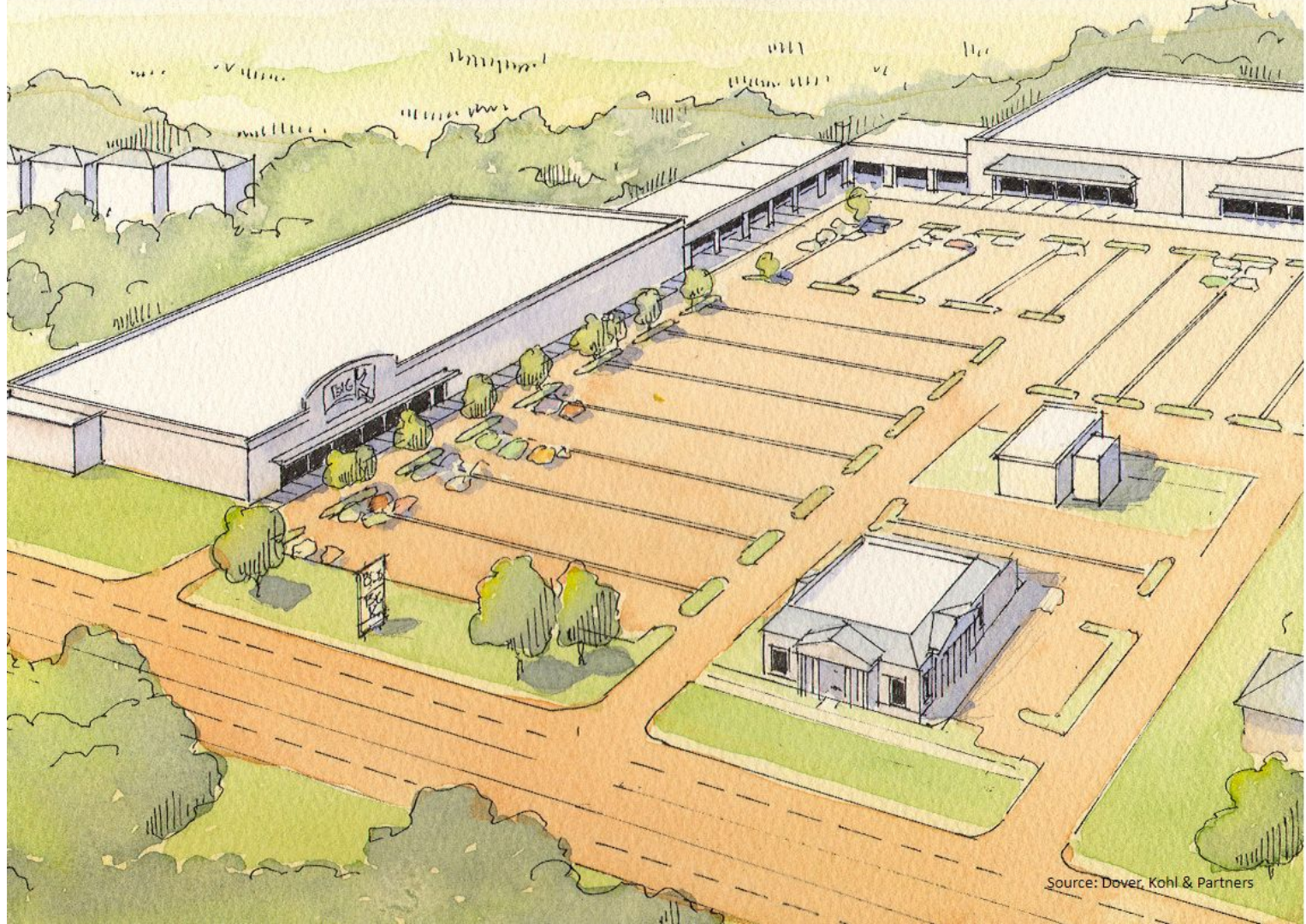


Trees & Open Space

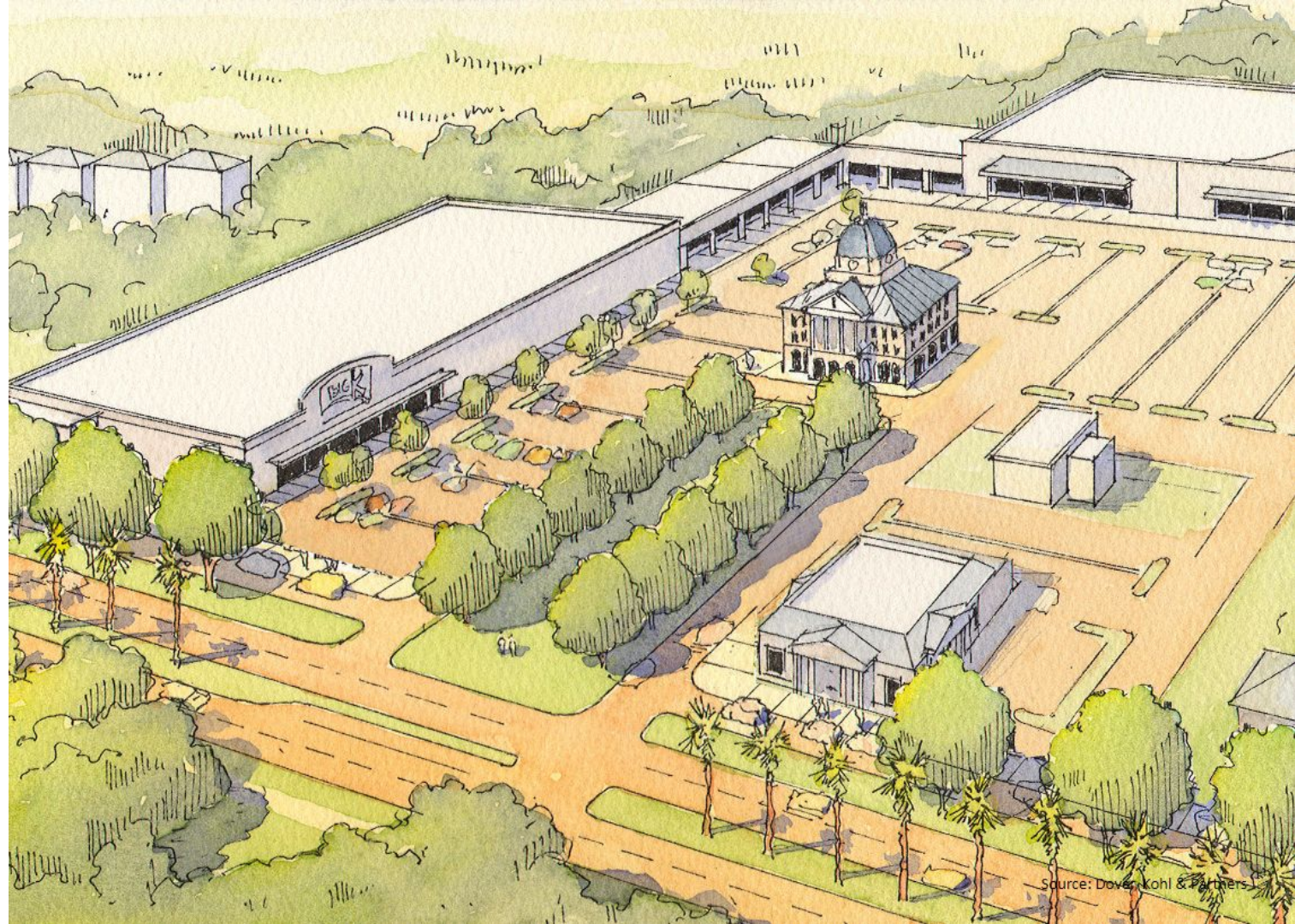


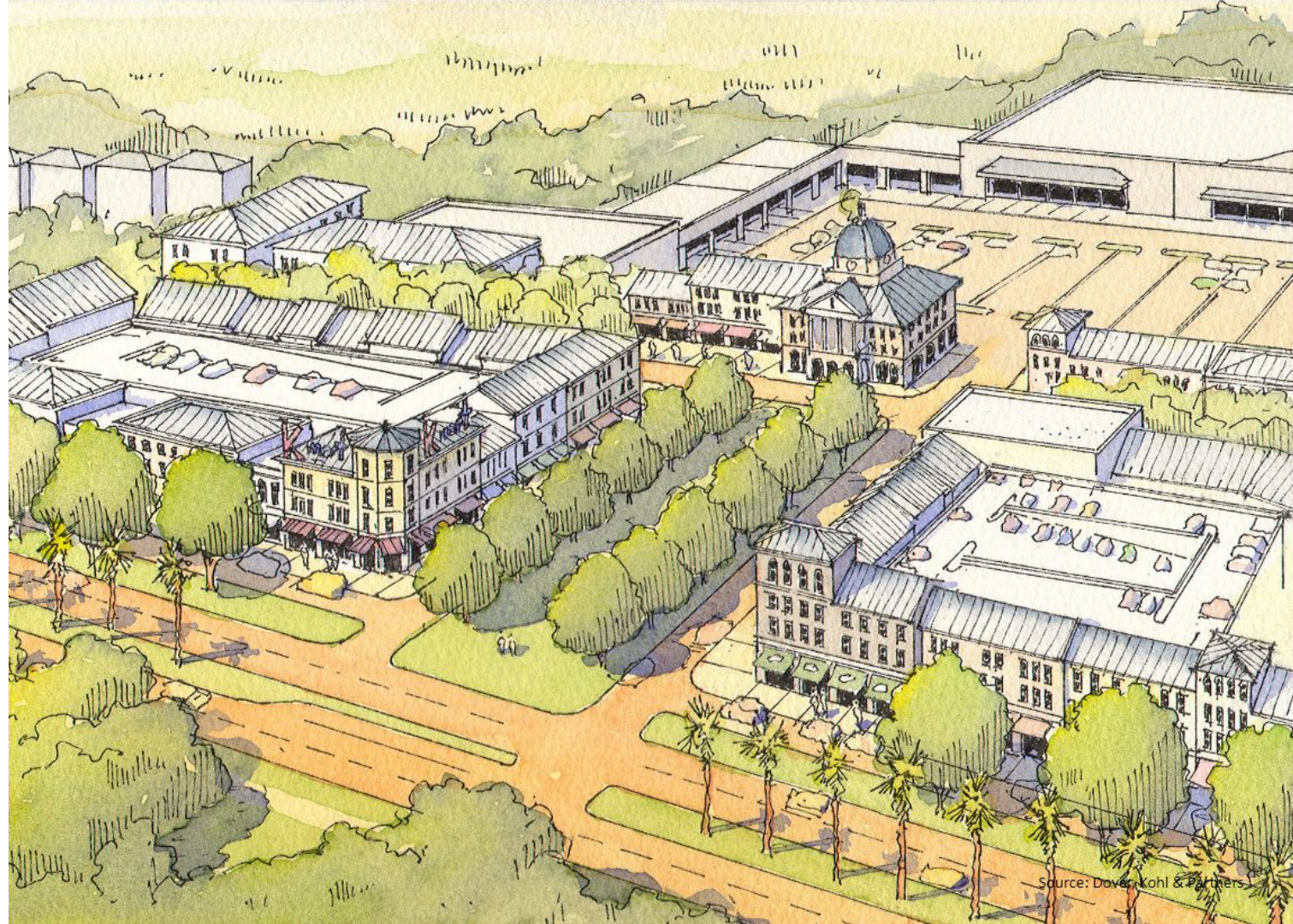
Parking





Source: Dover, Kohl & Partners





Source: Dover Kohl & Partners

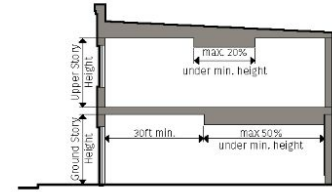


Next Steps?

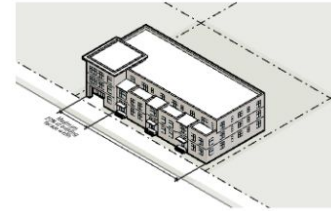
- Develop zoning standards for Urban Centers based on community input
 - Public meetings and open office hours held in May
 - Open City Hall online survey until May 31
- **June 20 public meeting to review draft zoning standards**
- Smaller group meetings and board/commission presentations
- Internal review of standards
- Planning and Zoning Commission review and public hearing
- City Council review and public hearing

L. *Story height.*

1. Story height is measured from the top of the finished floor to the ceiling above.
2. Minimum ground story height applies to the first 30 feet of the building measured inward from the minimum height provisions.
3. At least 80 percent of each upper story must meet the minimum upper story height provisions.



- M. *Building setbacks.* In RAD-NT and RAD-SHP, certain upper stories must be stepped back from the right width may encroach into the ten foot setback as shown below.



Example: Zoning text from the River Arts Form District

Bond Projects Update

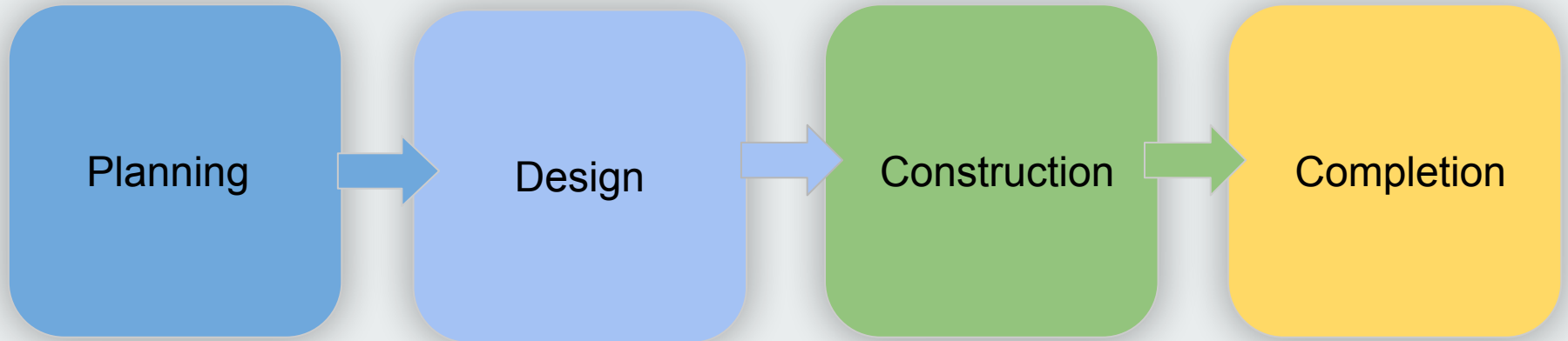
City Manager's Development Forum

Jade Dundas
Director
Capital Projects Department





Project Phases



GO Bond Projects: Initial Phase Completed

- Road Improvements
- MLK Dr
- Traffic Calming
- Bus Shelters
- Traffic Signal Replacement
- Outdoor Courts
- Playgrounds

- Tempie Avery Montford Center





GO Bond Projects: Under Construction

- Road Improvements (Year 2)
- Traffic Calming
- Bus Shelters
- Traffic Signals
- Outdoor Courts
- Playgrounds
- Hill Street Sidewalk
- Asheville Middle School Turf Replacement





GO Bond Projects: In Design

Sidewalk Projects:

- Airport Rd
- Fulton St
- Gerber Rd
- Johnston Blvd
- Overlook Rd
- Onteora Rd
- New Haw Creek Rd
- Patton Ave
- Swannanoa River Rd

Streets & Greenways:

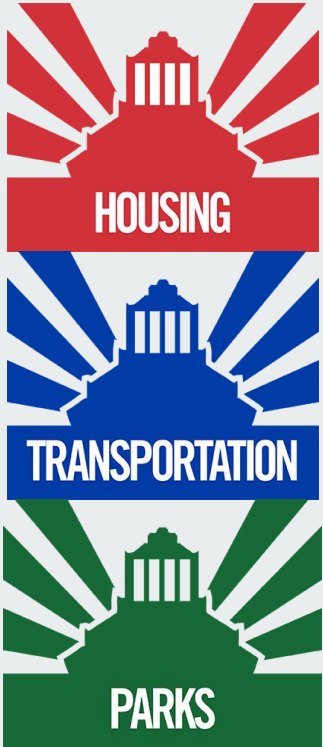
- **Haywood St Improvements**
- **Road Improvements (Year 3)**
- Swannanoa River Greenway
- **Greenway Connectors**

Parks & Recreation:

- Wesley Grant Center
- Jake Rusher Park
- Memorial Stadium
- **Richmond Hill Park**



GO Bond Projects: In Planning



- Affordable Housing
- Pedestrian Accessible Crossings
- Open Space Land Acquisition
- Vermont Ave Sidewalks
- White Ave Sidewalks



Financial Update

- Original Bond Funding- \$74 million
- Additional Project Resources - \$6 million
- Revised Project Funding - \$80
- Amount Spent or Under Contract - \$17.5 million
- Percent Spent or Under Contract - 24%



☐ All ☒ Transportation & Infrastructure ☒ Housing Program ☒ Parks & Recreation ☐ Water ☐ Other

☒ Include only bond projects

☒ Total budget:

\$80 M







Under contract:

\$4.5 M

Spent:

\$13 M

[+ Click here to learn how projects in each category are supported](#)

	Project	Zip code	Phase	Budget	Under contract	Spent
	<input type="text" value="Search..."/>	<input type="text" value="Search..."/>	<input type="text" value="Search..."/>	<input type="text" value="Search..."/>	<input type="text" value="Search..."/>	<input type="text" value="Search..."/>
▶	 B Affordable Housing Investments	Citywide	--	\$10,000,000	\$0	\$0
▶	 B Affordable Housing on City-Owned Property Program (AHCOP)	28801	Planning	\$15,000,000	\$229,752	\$2,745,199
▶	 B Airport Rd Sidewalk	28704	Design	\$572,500	\$26,001	\$18,931
▶	 B Ball Fields & Lighting	Citywide	Design	\$1,200,000	\$40,909	\$620,482
▶	 B Bond Accessible Crossings	28806	Planning	\$125,000	\$0	\$0
▶	 B Bond Bus Shelters	Citywide	Construction	\$500,000	\$131,113	\$320,486



Questions?



Thank You!