How We Measure the City

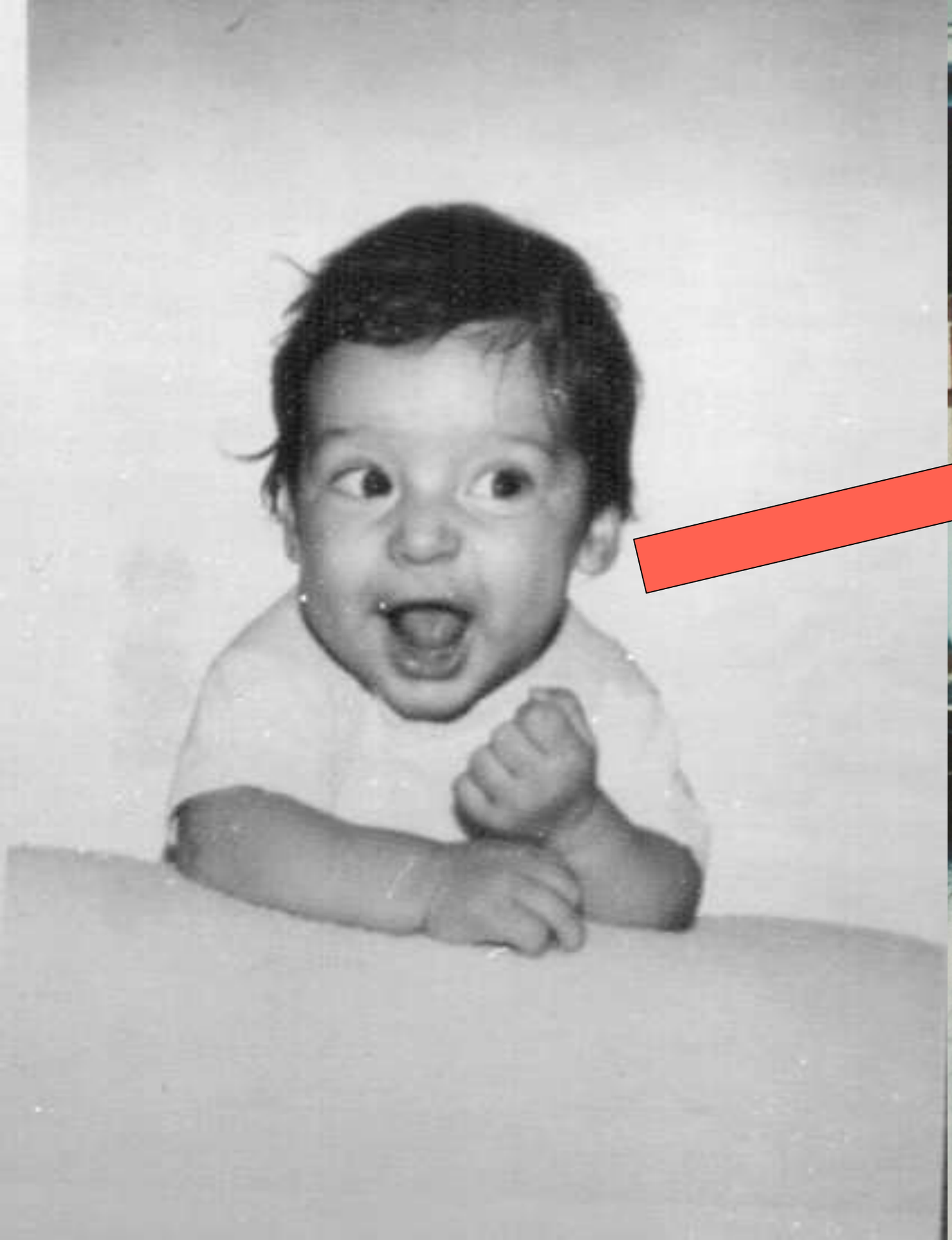
The Dollars and $ense of Development

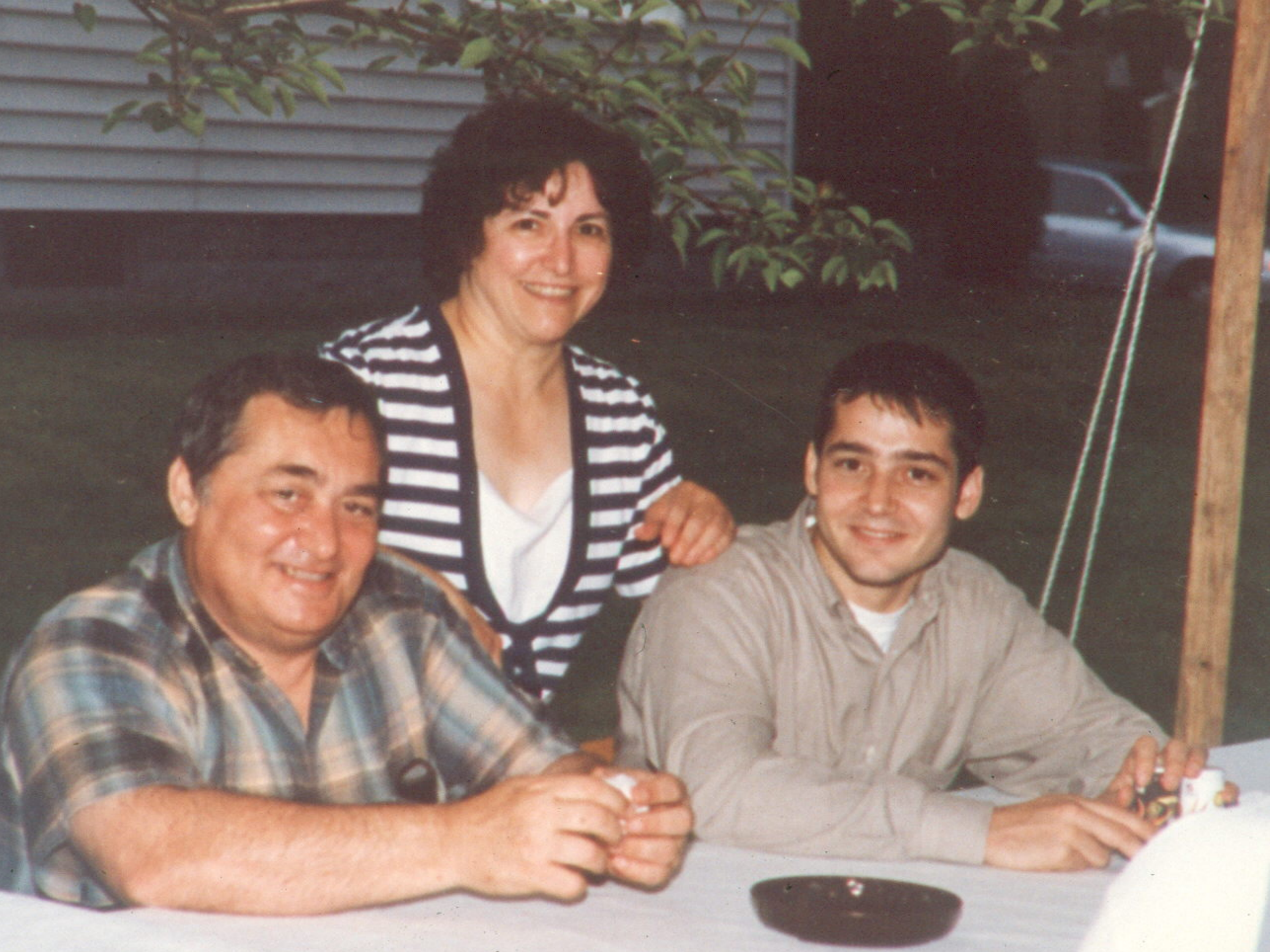
Urban3

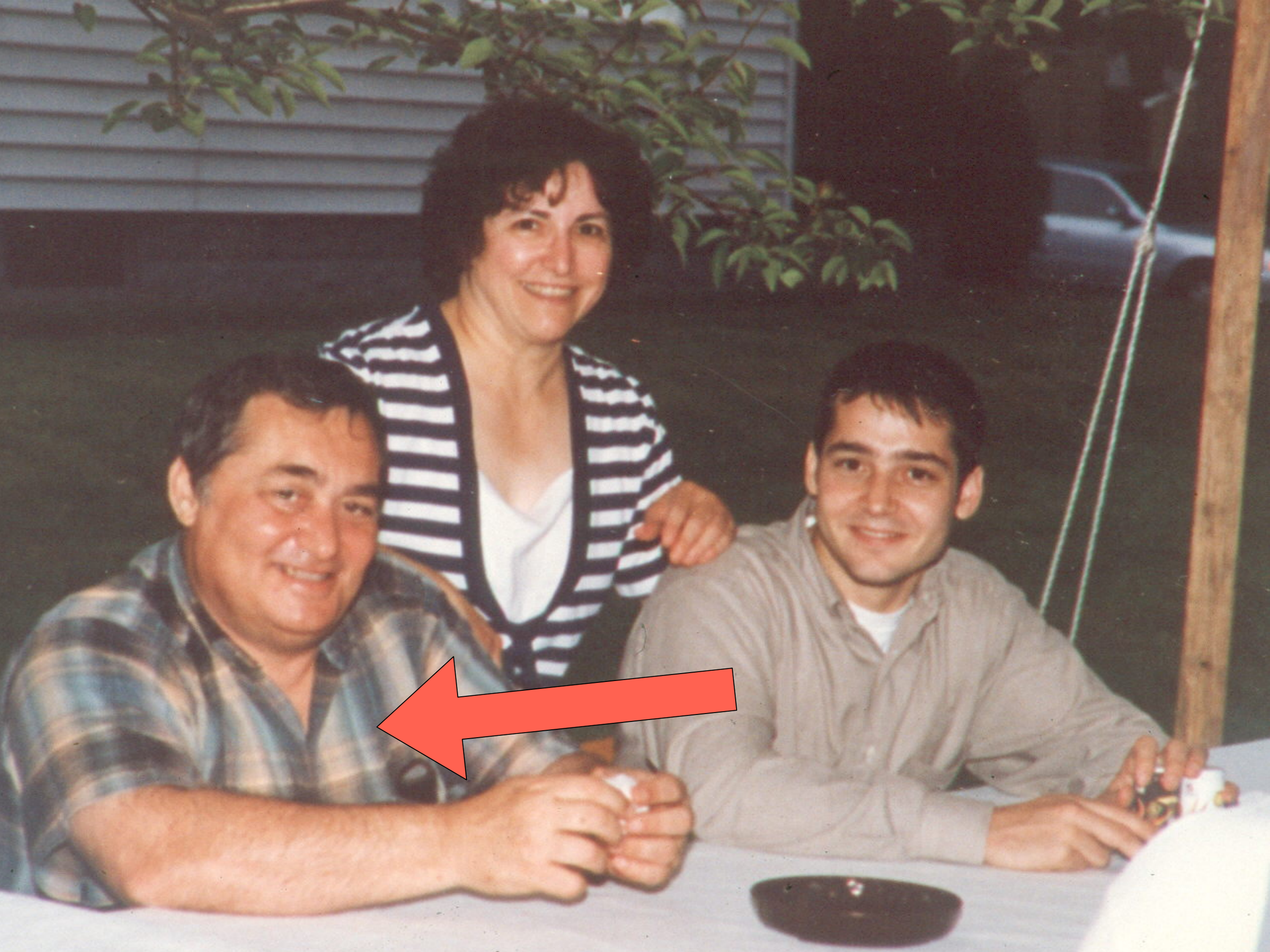
Joseph Minicozzi, AICP

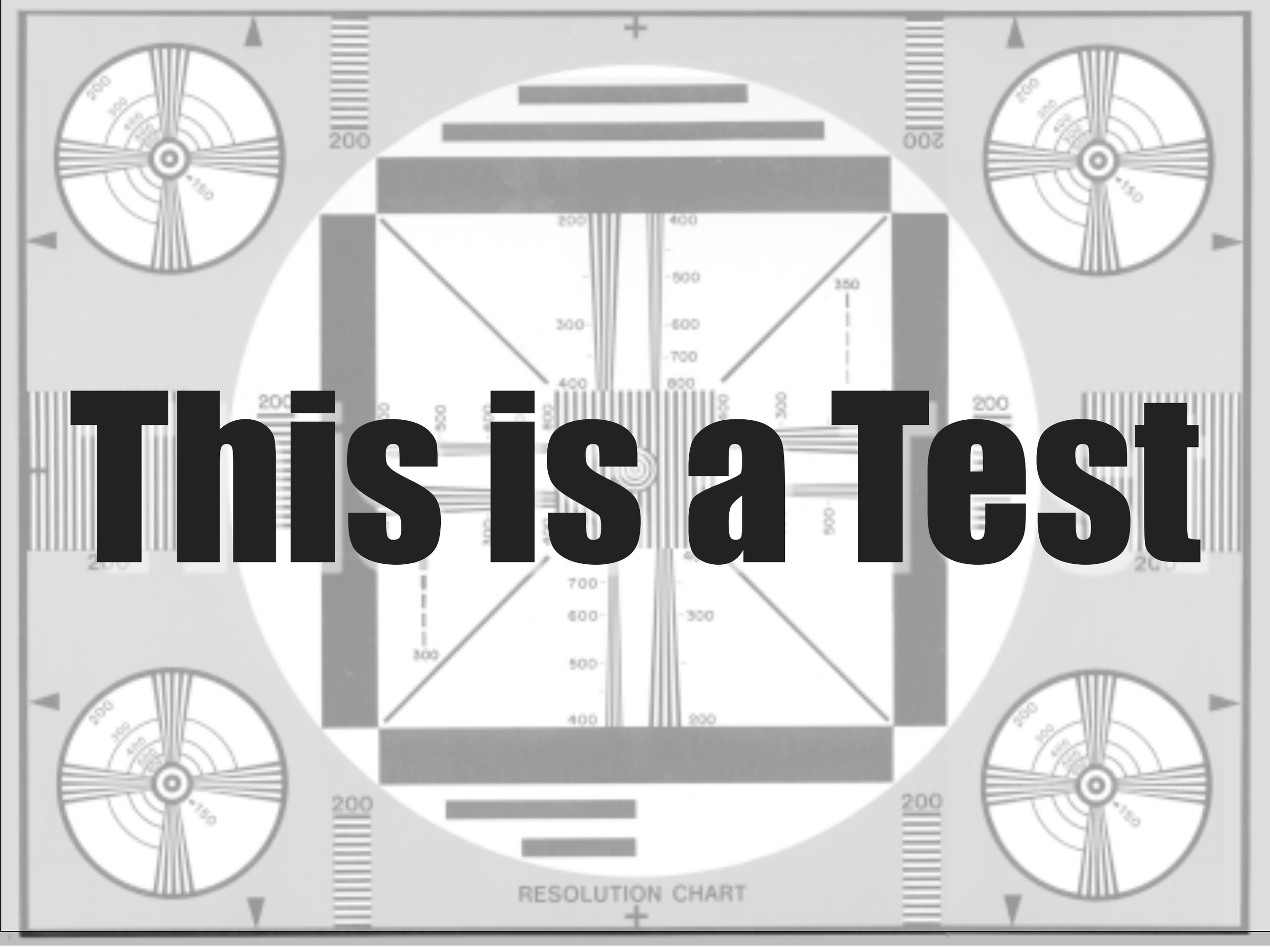
DNA

A









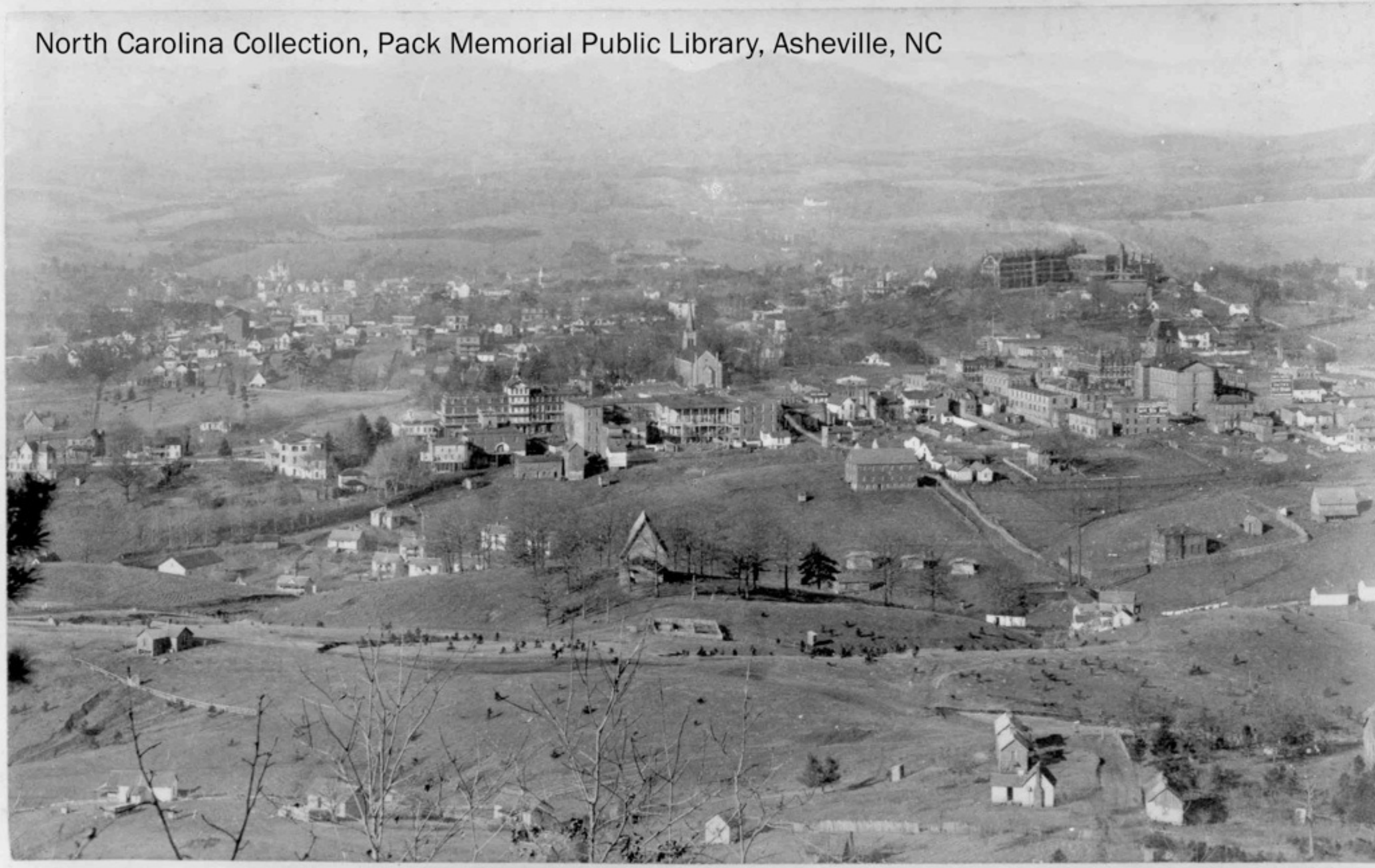
This is a Test

Cognitive Test by Tal Ben-Shahar

What is a City?

Detroit
Chicago
New York
Kansas City
Asheville
Memphis
Charlotte
Dallas
Jacksonville
New Orleans
Houston

North Carolina Collection, Pack Memorial Public Library, Asheville, NC

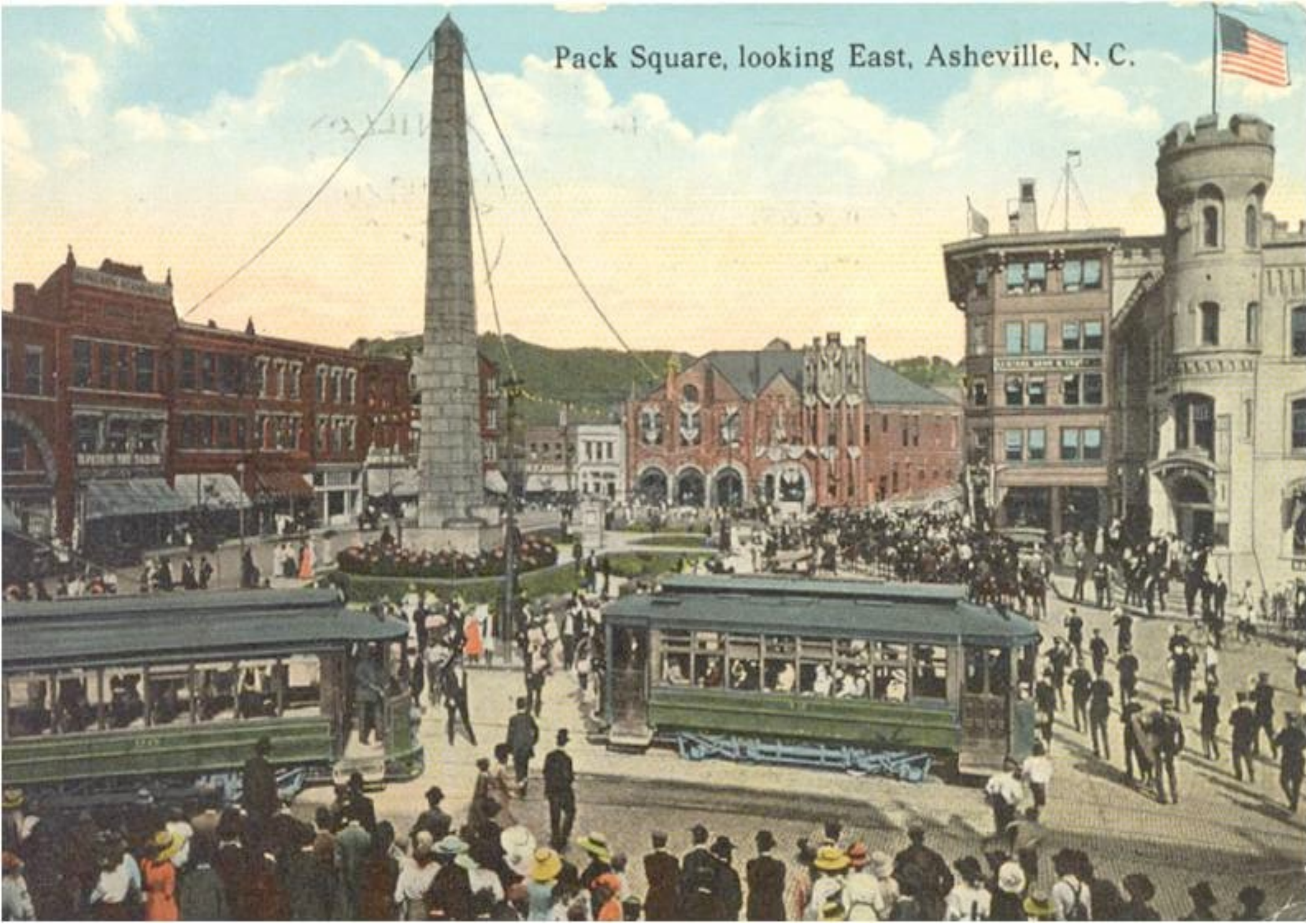


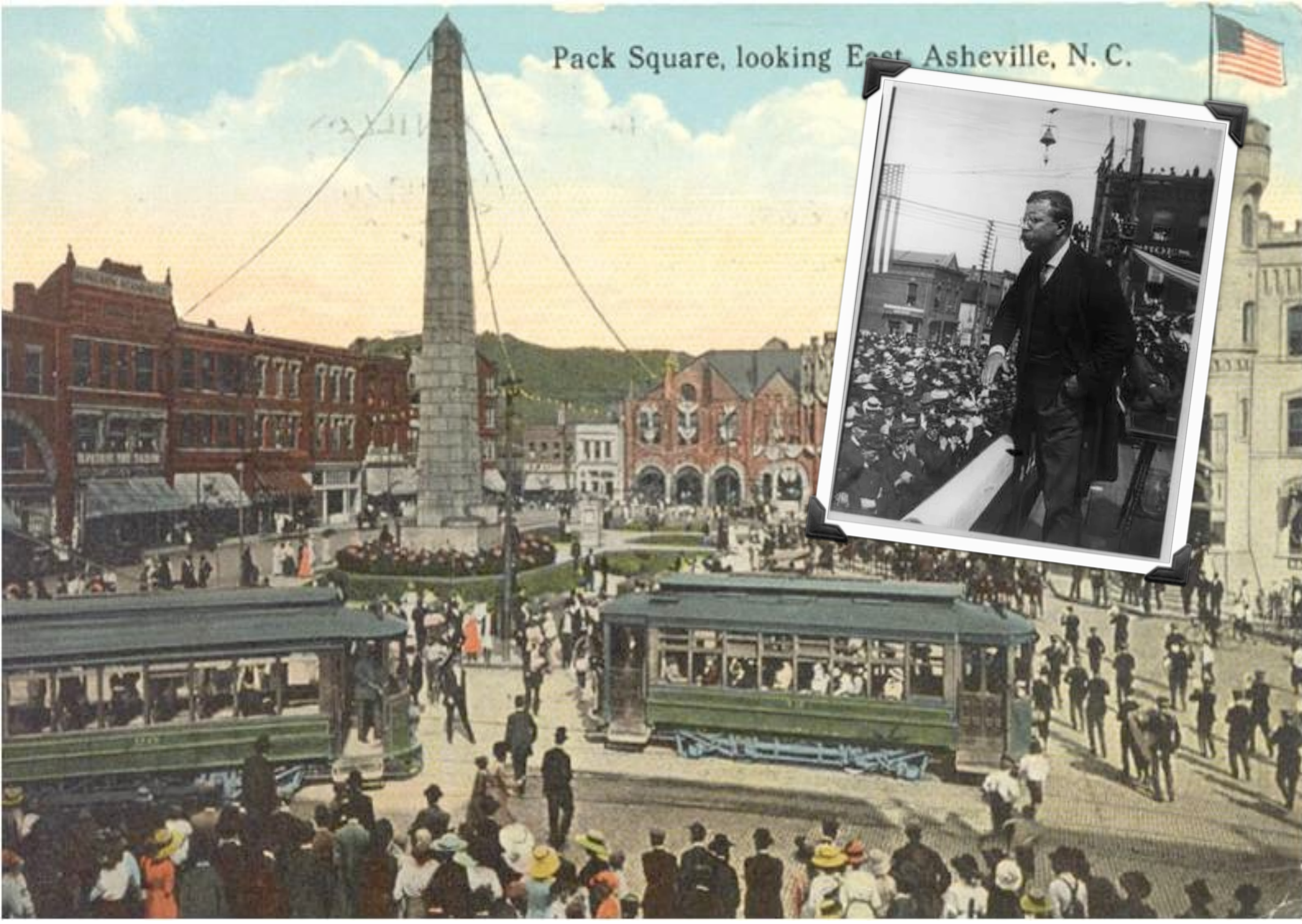
ASHEVILLE AND VICINITY.

1-11

Things Change…

The 3 T's – Trains, Tourism, & Tuberculosis


Pack Square, looking East, Asheville, N. C.


Pack Square, looking East, Asheville, N. C.

During the 1920's

- Asheville grew by 20% population/year
- Second largest city in NC, (larger than Charlotte!)
- Achieved the highest debt per capita in the entire US
- City thought it had $5M in bank, but when the audit on the bank happened, it was discovered to only be $18,000
- 3 days after the elected officials were indicted, the Mayor committed suicide

Asheville has squandered fabulous sums.
They've flung away the earnings of a lifetime.

They've mortgaged those of a generation to come.
They have ruined a city,
and in doing so,
have ruined themselves, their children, and their children's children.

Thomas Wolfe
Author (1900-1938)
You Can't Go Home Again

Support QUALITY

THE ASHEVILLE CITIZEN

Dedicated to the Upbuilding of Western North Carolina

107th Year . No. 184 | 15c Daily | Asheville, N. C. 28802, Friday, July 2, 1976 | AP, AP Wirephoto | 32 Pages

WEATHER
Sunny and warm today. Map, data on Page 2.

Fifth Victim Of McDowell County Prison Unit Fire Dies

By BARBARA BLAKE
Citizen Staff Writer

Wednesday night's fire at the McDowell County prison unit claimed its fifth victim Thursday afternoon with the death of Gary Lowe of Hildebrand, who died of massive burns at about 1 p.m. in Memorial Mission Hospital.

Four other inmates who died in the fire Wednesday night were identified as David Rice, 19, and Clyde Brazil, 20, both of Asheville; Robert Denton, 19, of Hendersonville; and Lonnie Potter, 18, of Todd.

The fire, which sent 24 prisoners to Asheville hospitals for emergency treatment, apparently began with a protest by inmates over the confiscation of a radio by prison guards.

W. L. Kautzky, assistant director of prisons, said Thursday the incident started about 3:30 p.m. Wednesday when a guard tried to confiscate two radios because the inmates had been playing them without earphones the night before.

The guard took one radio, Kautzky said, and the other was smashed by the inmate. The guard threatened disciplinary action.

After dinner, Kautzky said, the 33 inmates in dormitory "B" met and began protesting. At about 8:15 p.m., he said, they started a fire on a picnic table inside the dormitory with paper, then stacked four mattresses on top.

Lt. Mack Wilson, shift officer on duty at the time, said the fire was first noticed when Sgt. Elmer Macopson went to the dormitory and saw the mattresses smouldering on the table.

Kautzky said Thursday he understood that three of the mattresses were removed from the fire, but one inmate pushed a mattress into the smouldering fire, then other inmates added their mattresses.

"Those mattresses have all the elements of a Molotov Cocktail," Kautzky said. "I don't think the inmates knew the seriousness of what they were doing."

The inmates at the McDowell unit are those with misdemeanors who had previously escaped or who were considered management problems.

The seriousness of the situation, Kautzky said, was partly because of a shortage of personnel (five staff members were on duty Wednesday night) and the volatility of the mattresses.

"We knew these types of mattresses could be a problem if heated sufficiently," he said, adding that requests for new mattresses have been made since 1973.

The mattresses are made of polyethylene, Kautzky said, and once their flame retardants wear out, they are highly flammable.

The second problem, that of understaffing, has also grown worse because of insufficient funding, Kautzky said.

"The requests have gone unheeded, for whatever reason, legitimate or not," he said. "I'm afraid we're paying the price of years of dereliction in our prison system."

Kautzky said the McDowell facility is not overcrowded. The prison can hold 75 inmates but more staff is needed to handle

—Turn To Page Three

Open Cut Answers Avoided

(Related Story On Page 17)

By JODY MEACHAM
Citizen Staff Writer

Asheville City Council declined Thursday to clarify its June 17 resolution opposing the Beaucatcher Mountain open cut at the request of a local civic group.

"I think it's clarified as we know it," said Mayor Eugene C. Ochsenreiter Jr. "If the Department of Transportation needs any more interpretations, they can call us."

The clarification was requested by Manly E. Wright, president of the Greater Asheville Council, because he said the DOT may delay highway construction as a result of Council's action.

"There apparently was, is a great deal of confusion as to the resolution on Beaucatcher Mountain," Wright said. "We are asking you to clarify the confusion in the minds of the citizens of Asheville."

Councilman Otis Michael, who introduced the resolution, said it represents the opinion of a four-member majority of Council but is not an official Council action.

In Dr. Michael's words, as recorded in Council's official minutes, the resolution states: "that City Council adopt a policy that they are opposed to the open cut and would like to have twin tunnels."

Saying Thursday that "I've been misquoted by the media many times," Dr. Michael said his resolution is the same as previous ones passed by Council on the tunnel-open cut issue except that it stated a tunnel preference.

"I prefer twin tunnels and I object to the open cut," he said. "What I said in City Council was nothing more than what has been stated previously. I still prefer tunnels to an open cut."

He said last week's meeting with DOT administrator Billy Rose would not have been necessary if his resolution had

—Turn To Page Two

After 40 Years, The Bonds Are Burned

Prominent participants at the Thursday night Bond Burning Ceremony at the Civic Center were (L-R) Jerry Thomas, Under Secretary of State who was speaker, and Julian A. Woodcock, chairman of the Buncombe County Sinking Fund Commission; R. Curtis Ratcliff, chairman of the Buncombe County Commission; Eugene C. Ochsenreiter, mayor of Asheville, and Cindi Drake, Miss Asheville. (Staff Photos by Gary Fields)

$56 Million Debt Is Officially Paid

By JODY MEACHAM
Citizen Staff Writer

"I now declare the refunding bonds are burned and the debt repaid."

So went the pronouncement of Julian A. Woodcock Jr., chairman of the Buncombe County Sinking Fund Commission, at Thursday night's bond burning at Thomas Wolfe Auditorium.

The burning of a $1,000 bond marked the repayment, after 40 years, of a $56 million debt accumulated in the 1920s and '30s by Buncombe County and the city of Asheville.

Actually, the burning of the bond was almost as difficult as paying off the debt.

Possibly it was due to the poor, Depression-era paper but the bond held by Cindy Drake, Miss Asheville, went out as soon as Woodcock drew the lighter away.

A second ignition started the paper to smolder, an occasional flame here and there.

But the task was accomplished and Woodcock didn't wait for the paper to be consumed before he announced that the city and county had paid back what they owed.

Hardly any of the speakers, beginning with the Rev. Billy Graham who appeared on film, could resist the temptation to compare the financial situation of local government here to that of New York City.

Under Secretary of the Treasury Jerry Thomas announced at the ceremony that the federal government extended another half billion dollars in aid to New York earlier in the day.

Thomas, who was keynote speaker at the event, criticized federal deficit spending and the increasing role of government in the national economy.

"The biggest competitor we have in America today is government itself," he told the crowd.

Of Congress, he said: "We don't know what they're doing for us or to us. Thank heaven we don't get all the government we pay for."

The national debt, he said, increases at the rate of $1 billion a week and the interest on that debt accrues at the rate of $1 billion every nine days.

"What we need is a declaration of independence

Court Strikes Consent Rule In Abortions

By W. DALE NELSON

WASHINGTON (AP) — The Supreme Court ruled Thursday that neither husband nor parent can be given veto power over a woman's decision to have an abortion.

The court struck down provisions of a Missouri law which require the consent of the husband of a married woman and the consent of at least one parent of a single woman under 18.

The vote was 6 to 3 on the issue of requiring the husband's consent, with Chief Justice Warren E. Burger and Justices Byron R. White and William H. Rehnquist dissenting.

Justice John Paul Stevens joined Burger, White and Rehnquist in maintaining that the parental consent requirement should have been upheld.

The decision appeared to leave the way open for states to impose some provisions for parental consent, at least at some ages, as long as they did not amount to "parental veto."

"Our holding ... does not suggest that every minor, regardless of age or maturity, may give effective consent for termination of her pregnancy," Justice Harry A. Blackmun said for the court.

It was the court's first major abortion decision since the justices ruled in 1973 that states may not regulate abortion in the first three months of pregnancy.

That decision, which was also written by Blackmun, held that the state could not prohibit abortions until after the stage at which the fetus would be able to live on its own.

Ilse Darling, national director of the Religious Coalition for Abortion Rights, predicted that Thursday's decision would "de-escalate the abortion controversy."

The National Abortion Rights Action League said 12 states require the consent of husbands and 14 states impose parental consent requirements of some kind.

In a separate decision the court suggested that a parental-consent law adopted by Massachusetts might be constitutional.

That law calls for consent of both parents but permits a judge to override their decision.

A three-judge federal court ruled the law unconstitutional.

Massachusetts officials appealed, arguing that the law would permit a pregnant teenager to get a court order for an abortion even without consulting her parents.

Congress Under Budget

WASHINGTON (AP) — Congress spent $372.4 billion on the federal budget in the fiscal year that just ended — $2.4 billion less than it had set as a target.

Leaders in the new congressional budget-making process hailed the record as a quiet revolution that could lead to a balanced federal budget by 1980.

They told reporters Thursday that the congressional budget-making policies must be given credit for bringing the nation out of recession.

Midnight Wednesday closed out fiscal 1976, the first year for the new budget procedures aimed at:

—Giving Congress more control over federal spending by requiring lawmakers to look at the budget as a key factor influencing the economy, rather than just a series of unrelated appropriation bills.

—Providing Congress a

Today's Chuckle

Summer is the time of year when you should study the travel folders to find a place you can't afford to go.

Coming Sunday

American Faces For The Fourth

The Community Life section celebrates the Fourth of July with a brotherhood message and a page full of American faces in the Sunday Citizen-Times.

Other Highlights

How do the original Americans — the American Indians — feel about Independence Day and the Bicentennial? John Crowe, chief of the Eastern Band of Cherokee Indians, answers these questions in an exclusive interview with Bob Terrell, the first formal interview Crowe has granted a reporter since the 1950s.

Plus ... Walter Scott's Personality Parade, color comics, jumbo crossword puzzle, Letter From the Farm and dozens of other regular features.

More Pretty Weather Due

The beautiful weather which

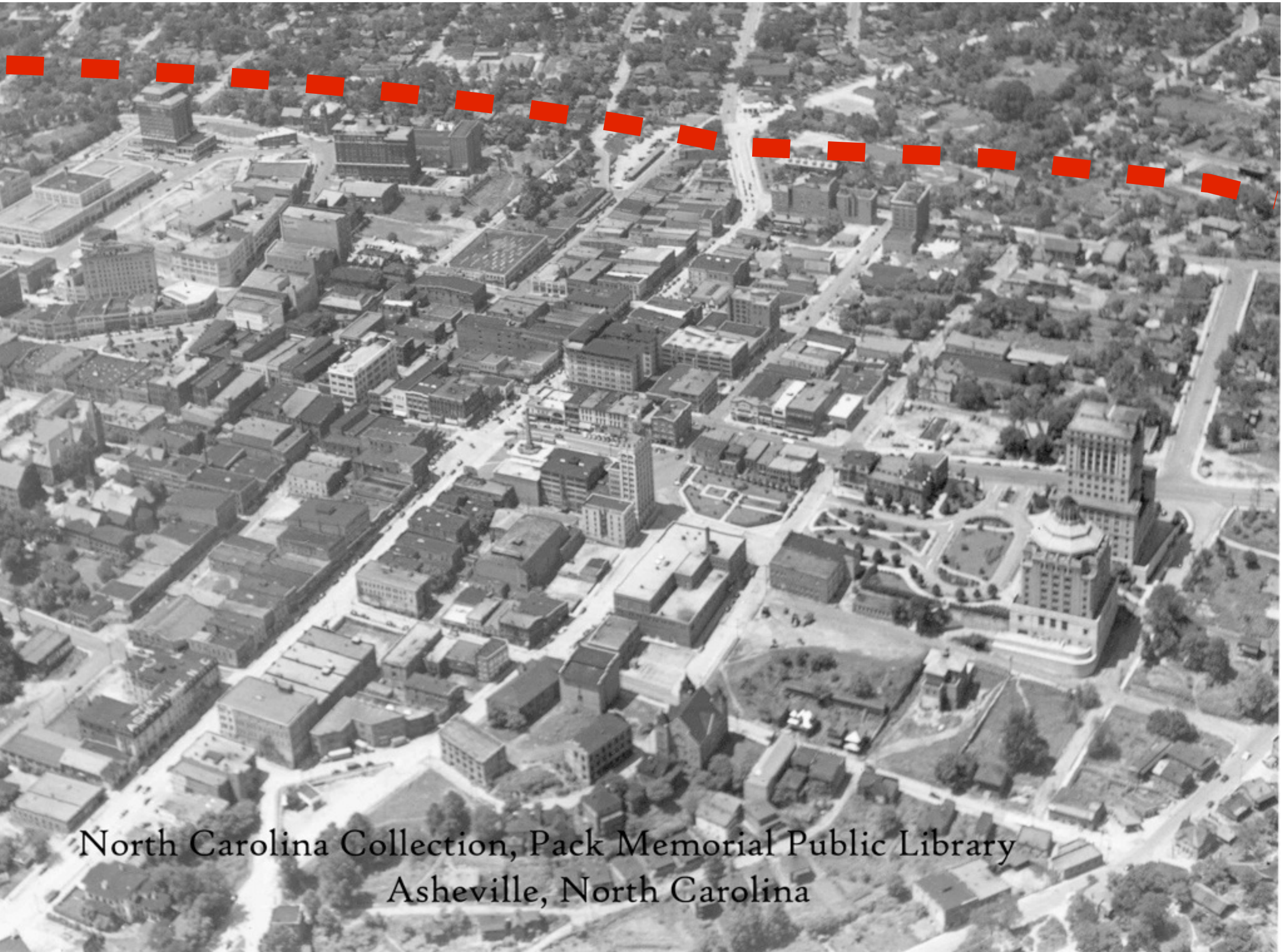
mostly sunny and warm, with

expected to be only slightly less

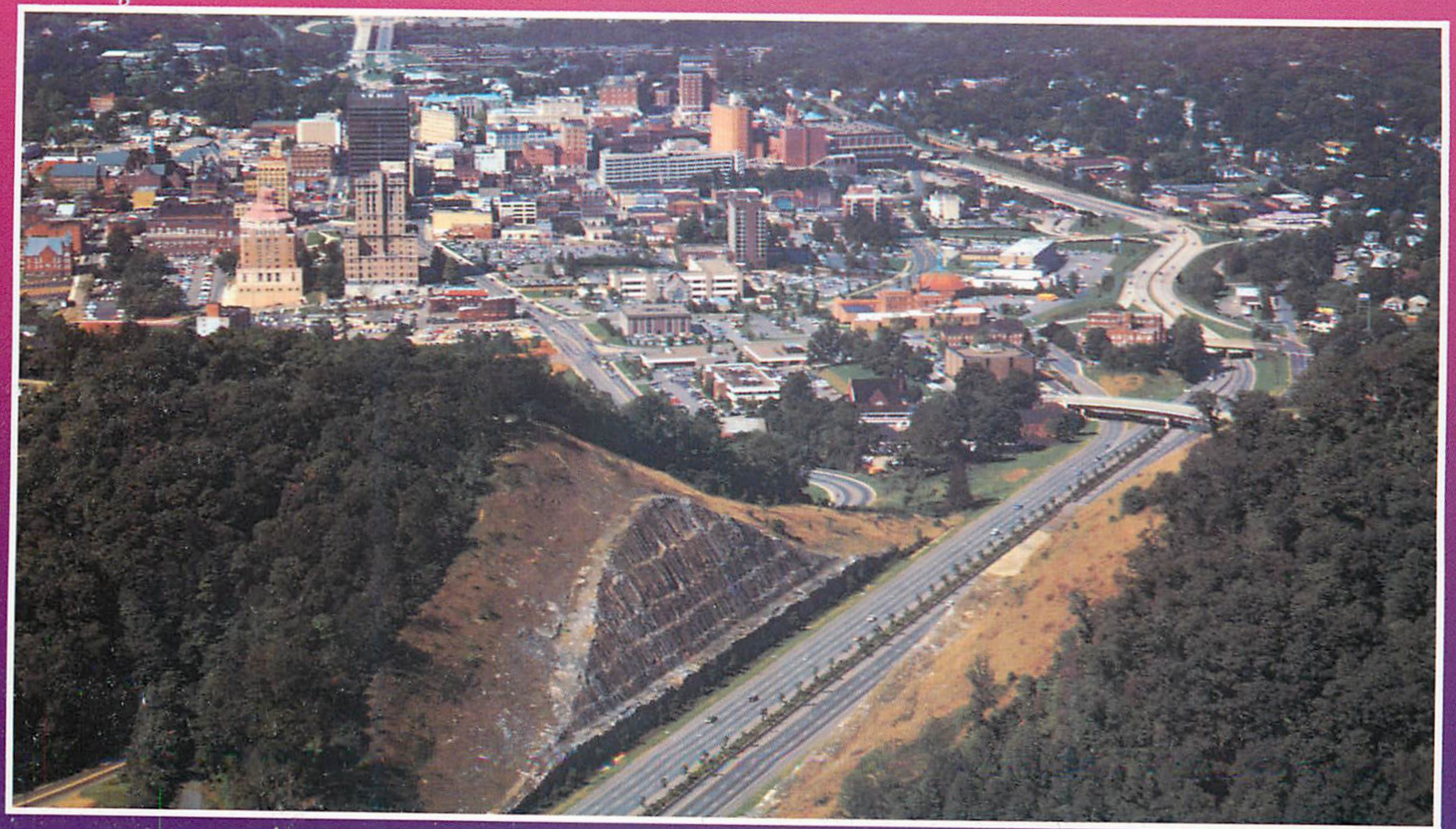
The Decline Began in the 50's & 60's

Development outside of downtown was encouraged by the new expressways.

North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina



North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina



Land of the Sky

Asheville, N.C.

The
73
acre
Asheville
Mall

In the 70’s and 80’s our downtown died

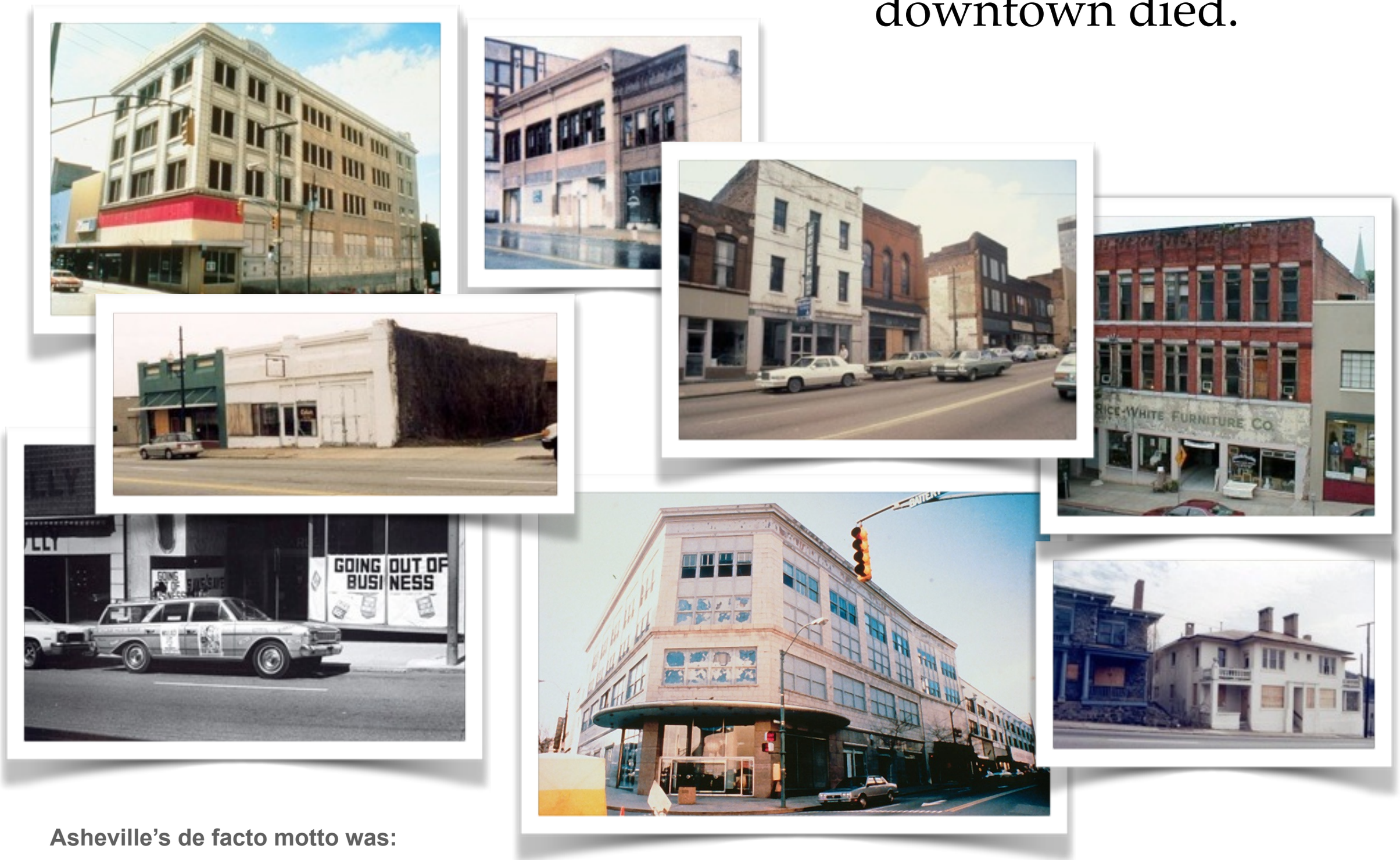
Coca-Cola
Money Saver...
Buy Coke in 16 oz.
returnable
resealable
bottles
HAVE A HAPPY DAY
FRAELSTEIN'S
SQUARE CAFE
PICK SQUARE CIGAR STORE

SOUTH
25

JACK SCHULMAN
53
BUYERS MARKET

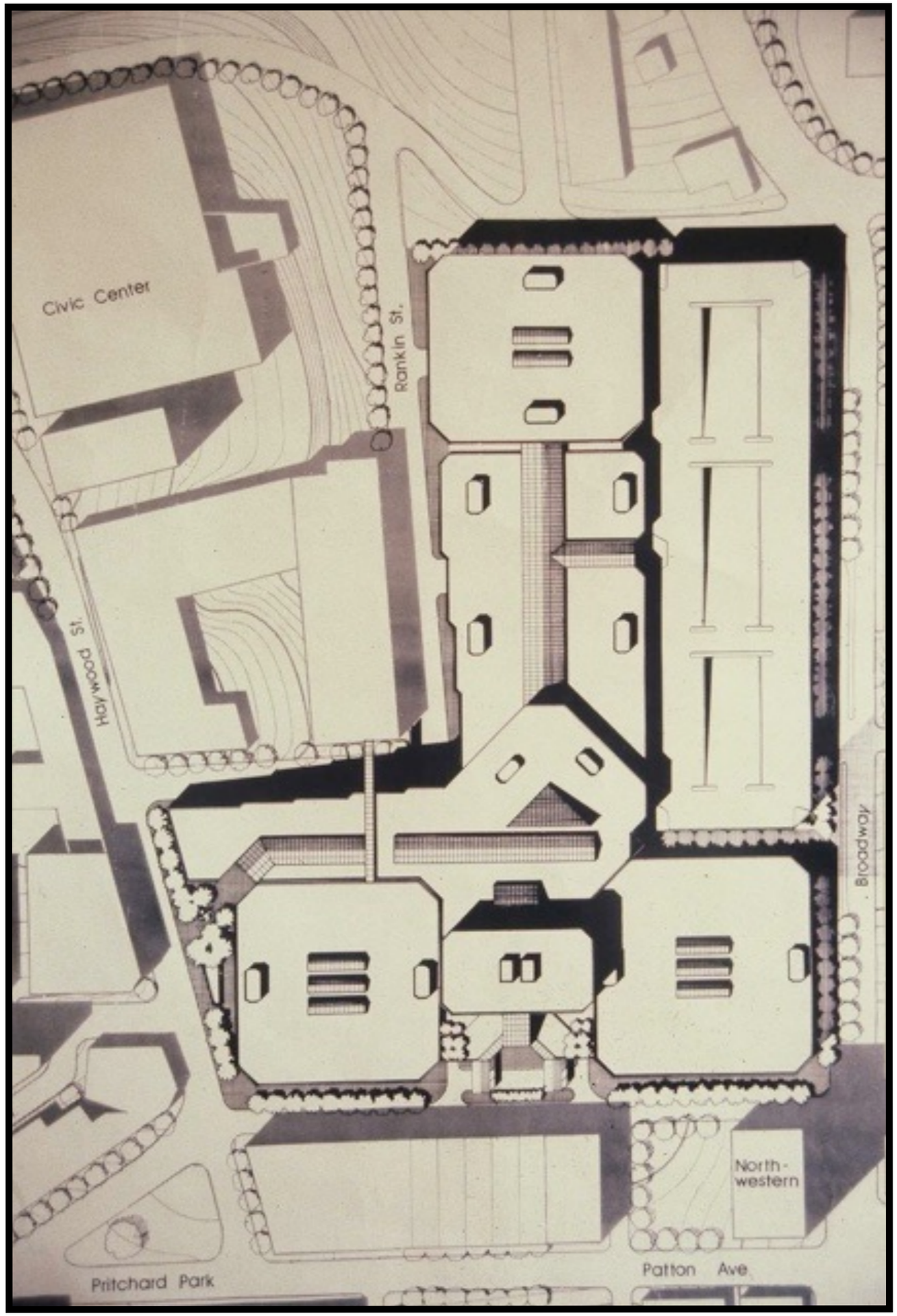
DONT
WALK
29

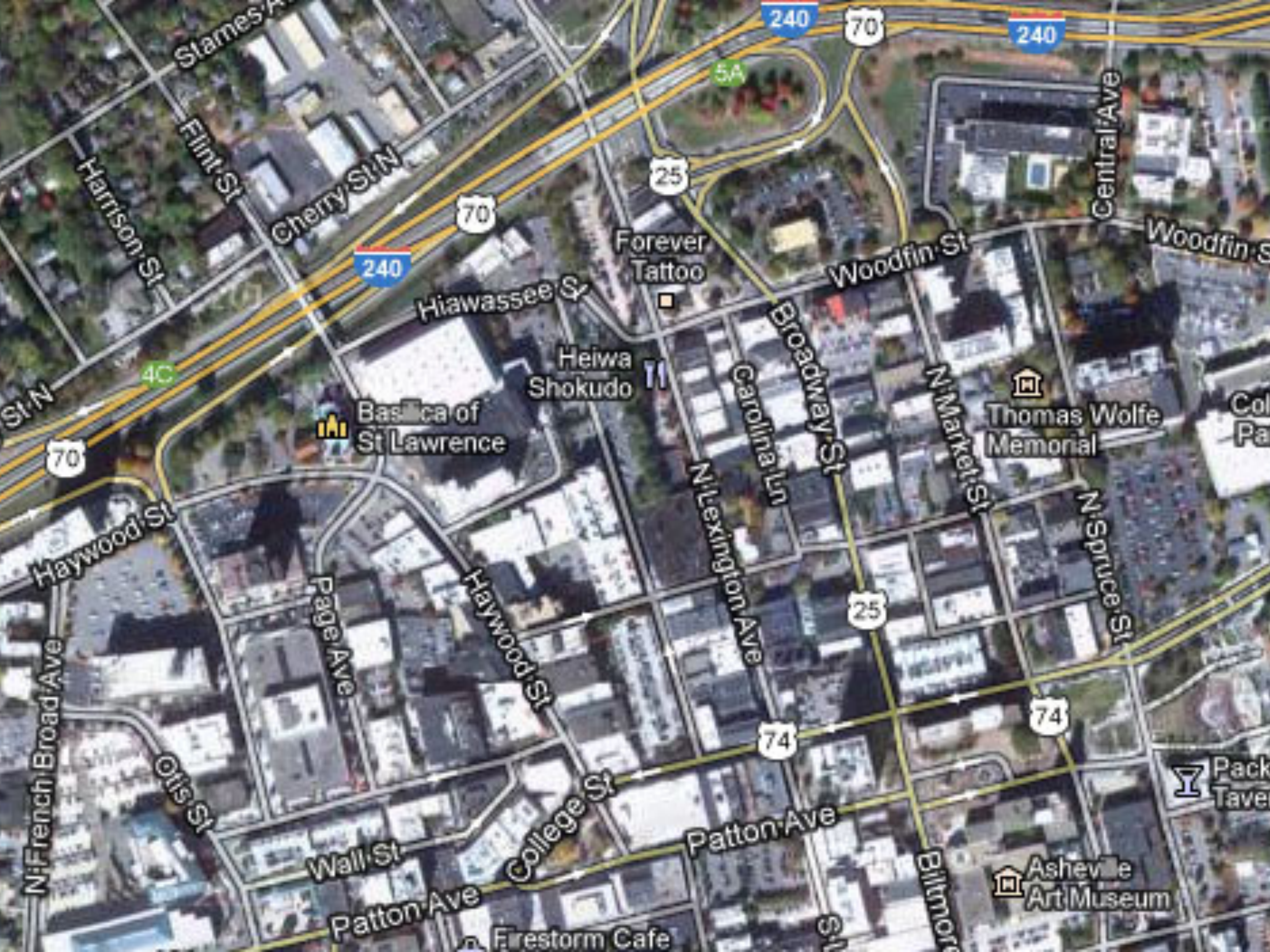
In the 70's and 80's our downtown died.

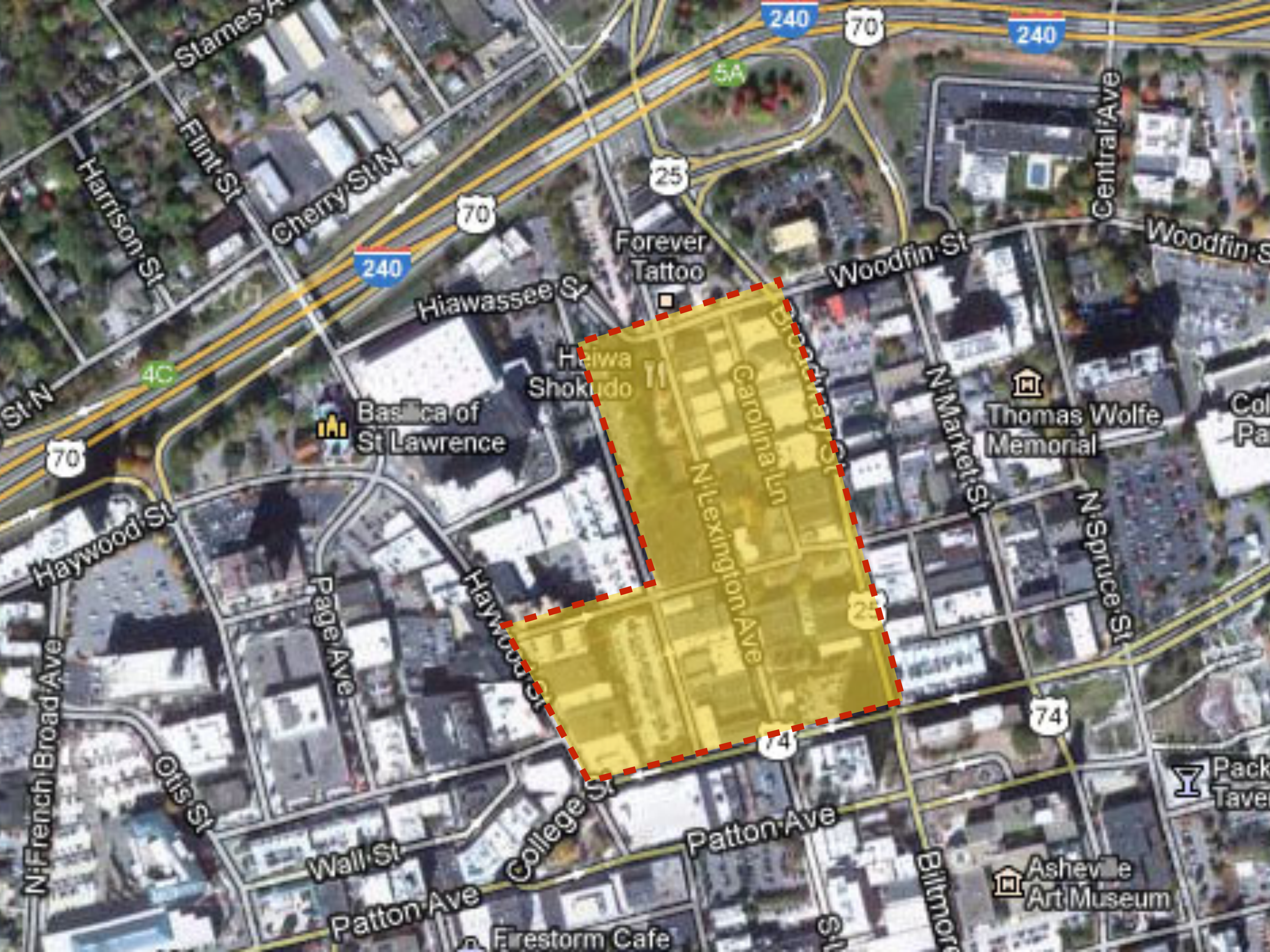


Asheville's de facto motto was:

"That will never work here - don't even try."


Civic Center
Rankin St.
Hollywood St.
Broadway
Northwestern
Patton Ave.
Pritchard Park


Stames Ave
Flint St
Harrison St
Cherry St N
240
70
5A
25
Forever Tattoo
Hiawassee St
Woodfin St
Central Ave
Woodfin St
Heiwa Shokudo
Broadway St
Carolina Ln
N Market St
Thomas Wolfe Memorial
4C
St N
Basilica of St Lawrence
Haywood St
N Lexington Ave
N Spruce St
Page Ave
Haywood St
74
N French Broad Ave
Otis St
College St
Patton Ave
Wall St
Patton Ave
Biltmore Ave
Ashevi e Art Museum
Firestorm Cafe


Stames Ave
Flint St
Harrison St
Cherry St N
240
70
5A
25
Forever Tattoo
Hiawassee St
Woodfin St
Central Ave
Woodfin St
Heiwa Shokudo
Carolina Ln
Broadway St
N Lexington Ave
N Market St
Thomas Wolfe Memorial
N Spruce St
4C
St N
Basilica of St Lawrence
Haywood St
Page Ave
Haywood St
74
N French Broad Ave
Otis St
College St
Patton Ave
Wall St
Patton Ave
Biltmore Ave
Asheville Art Museum
Firestorm Cafe

Mayor Lou Bissette

Ken Michalove

Norma Price

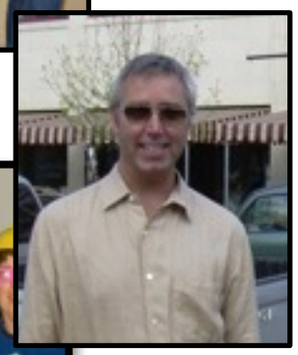
Wilma Bratton

Russ Martin

Bob Carr

Dr. John Grant

Barbra Field



Rick Ramsey

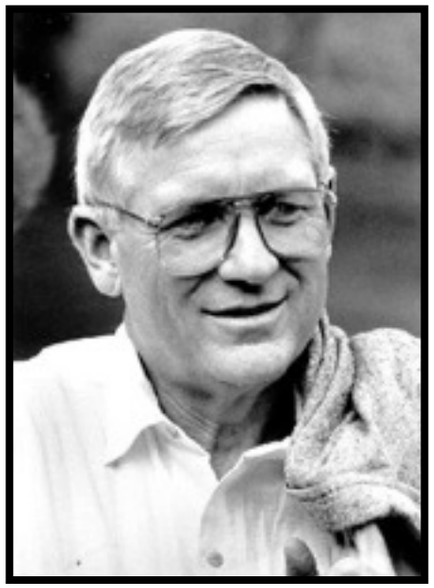
James Geter

Doug Bean,
City Manager

Robin Daniel

Leslie Anderson

Community Leaders With An Urban Vision



1928 - 11/19/1994

AB Vision Project

Downtown Streetscape Plan

1st Market Rate
Housing in 50 Years

The Urban Trail

WCQS

Urban Design Vision Plan

Pack Place Museum

Roger McGuire

Community Leaders With An Urban Vision

Public Interest Projects

Julian Price

1941 - 11/19/2001

the Dogwood Fund

Salsa's & Zambras

The Orange Peel

Urban3

51 Biltmore

The Public Service Building

City Watch

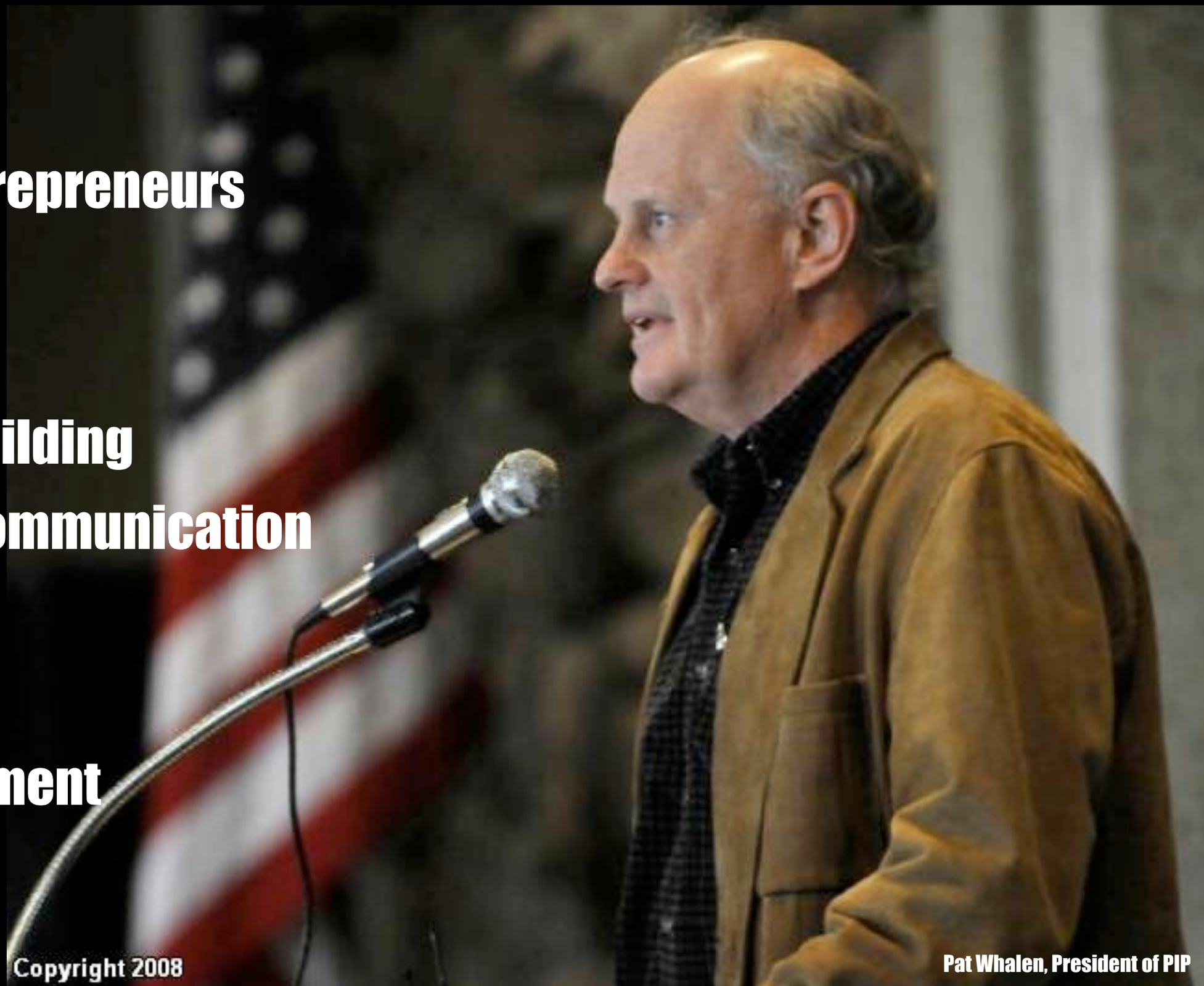
The Mountain Xpress

The Laughing Seed

the Alternative Reading Room

What is PIP?

- Restoration
- Business - Entrepreneurs
- CPAs
- Generalists
- Community Building
- Education & Communication
- Social Justice
- More is More
- Patient Investment



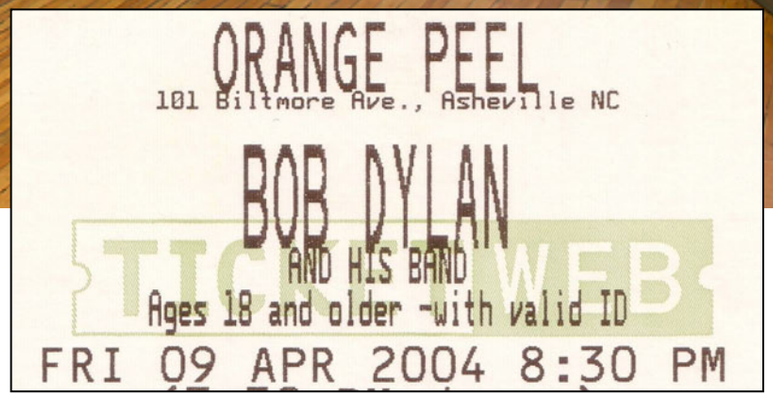
Pat Whalen, President of PIP

JACK SCHULMAN
53
BUYERS MARKET

TOYOTA

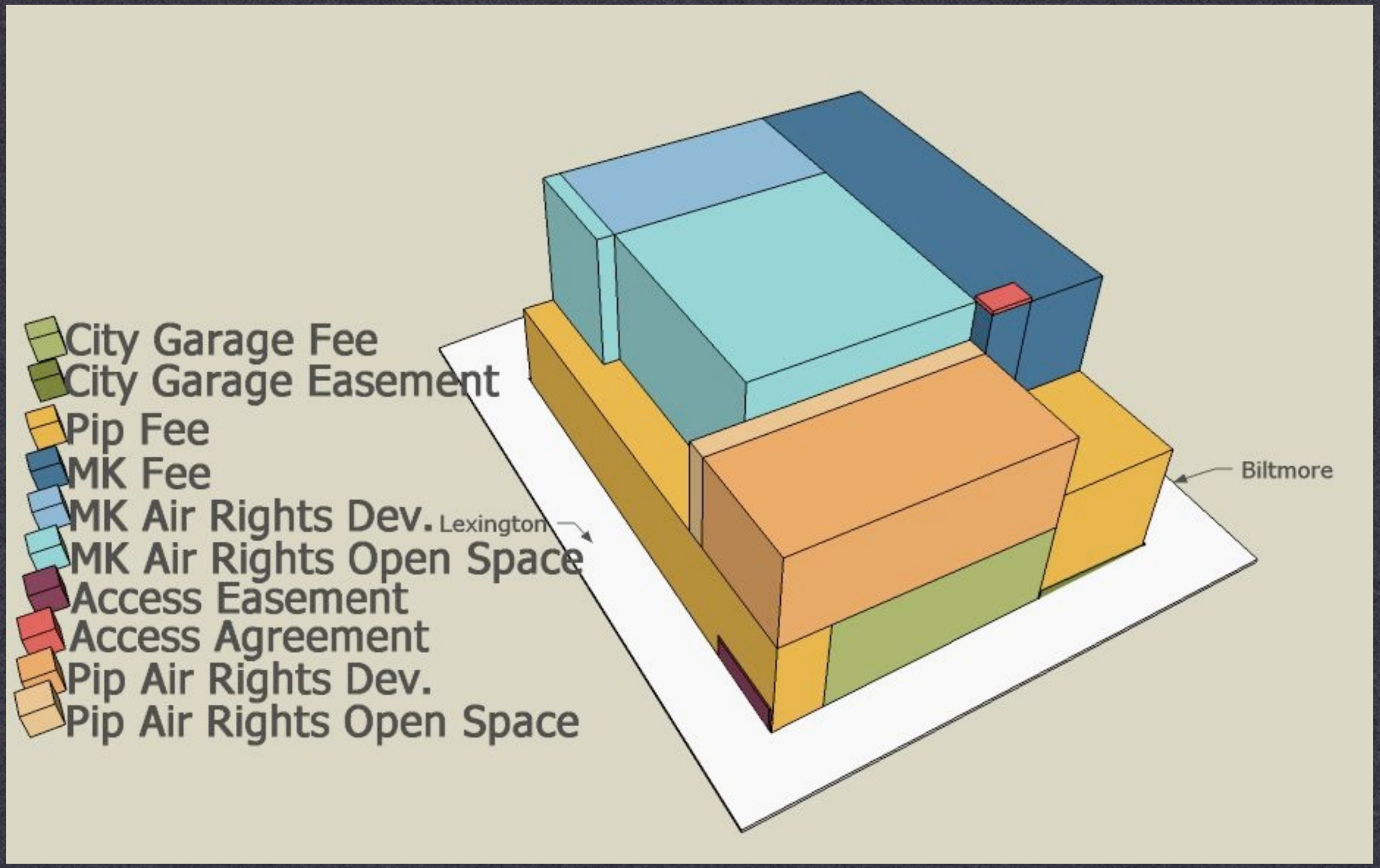
The Orange

The Orange


ORANGE PEEL
101 Biltmore Ave., Asheville NC
BOB DYLAN
AND HIS BAND
Ages 18 and older -with valid ID
FRI 09 APR 2004 8:30 PM

51 Biltmore Project

3-Party Public/Private Development



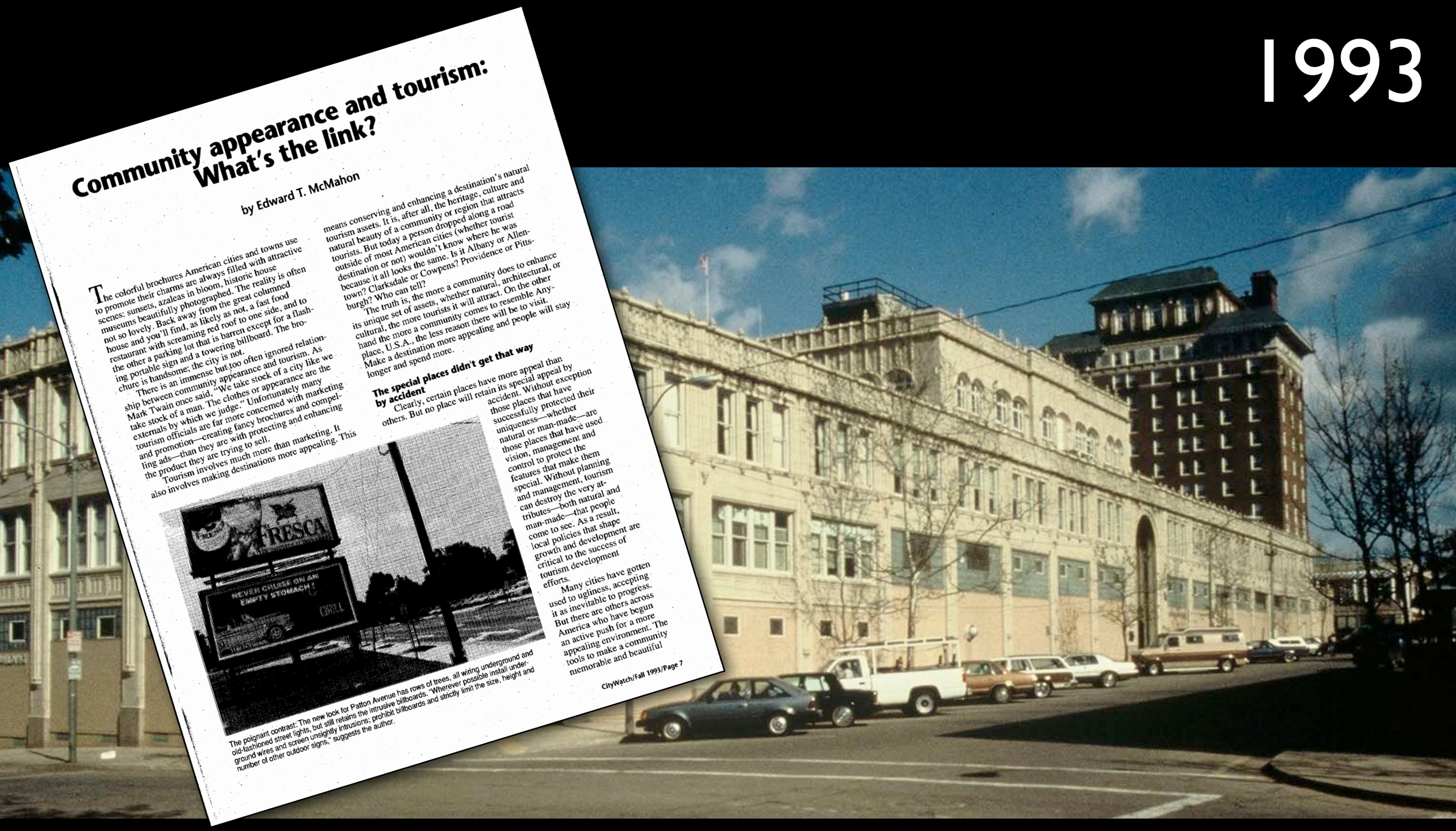
51 Biltmore

3D Model of the Legal Agreement

The Asheville Politick

Taking our lumps

1993



Community appearance and tourism: What's the link?

by Edward T. McMahon

The colorful brochures American cities and towns use to promote their charms are always filled with attractive scenes: sunsets, azaleas in bloom, historic house museums beautifully photographed. The reality is often not so lovely. Back away from the great columned house and you'll find, as likely as not, a fast food restaurant with screaming red roof to one side, and to the other a parking lot that is barren except for a flashing portable sign and a towering billboard. The brochure is handsome; the city is not.

There is an immense but too often ignored relationship between community appearance and tourism. As Mark Twain once said, "We take stock of a city like we take stock of a man. The clothes or appearance are the externals by which we judge." Unfortunately many tourism officials are far more concerned with marketing and promotion—creating fancy brochures and compelling ads—than they are with protecting and enhancing the product they are trying to sell.

Tourism involves much more than marketing. It also involves making destinations more appealing. This means conserving and enhancing a destination's natural tourism assets. It is, after all, the heritage, culture and natural beauty of a community or region that attracts tourists. But today a person dropped along a road outside of most American cities (whether tourist destination or not) wouldn't know where he was because it all looks the same. Is it Albany or Allentown? Clarksdale or Cowpens? Providence or Pittsburgh? Who can tell?

The truth is, the more a community does to enhance its unique set of assets, whether natural, architectural, or cultural, the more tourists it will attract. On the other hand the more a community comes to resemble Anyplace, U.S.A., the less reason there will be to visit. Make a destination more appealing and people will stay longer and spend more.

The special places didn't get that way by accident

Clearly, certain places have more appeal than others. But no place will retain its special appeal by accident. Without exception those places that have successfully protected their uniqueness—whether natural or man-made—are those places that have used vision, management and control to protect the features that make them special. Without planning and management, tourism can destroy the very attributes—both natural and man-made—that people come to see. As a result, local policies that shape growth and development are critical to the success of tourism development efforts.

Many cities have gotten used to ugliness, accepting it as inevitable to progress. But there are others across America who have begun an active push for a more appealing environment. The tools to make a community memorable and beautiful

The poignant contrast: The new look for Patton Avenue has rows of trees, all wiring underground and old-fashioned street lights, but still retains the intrusive billboards. "Wherever possible install underground wires and screen unsightly intrusions; prohibit billboards and strictly limit the size, height and number of other outdoor signs," suggests the author.

Among cities with no particular recreational appeal, those that have preserved their past continue to enjoy tourism. Those that haven't receive almost no tourism at all. Tourism simply doesn't go to a city that has lost its soul.

Arthur Frommer

Top Travel Destinations of 2007

Frommer's

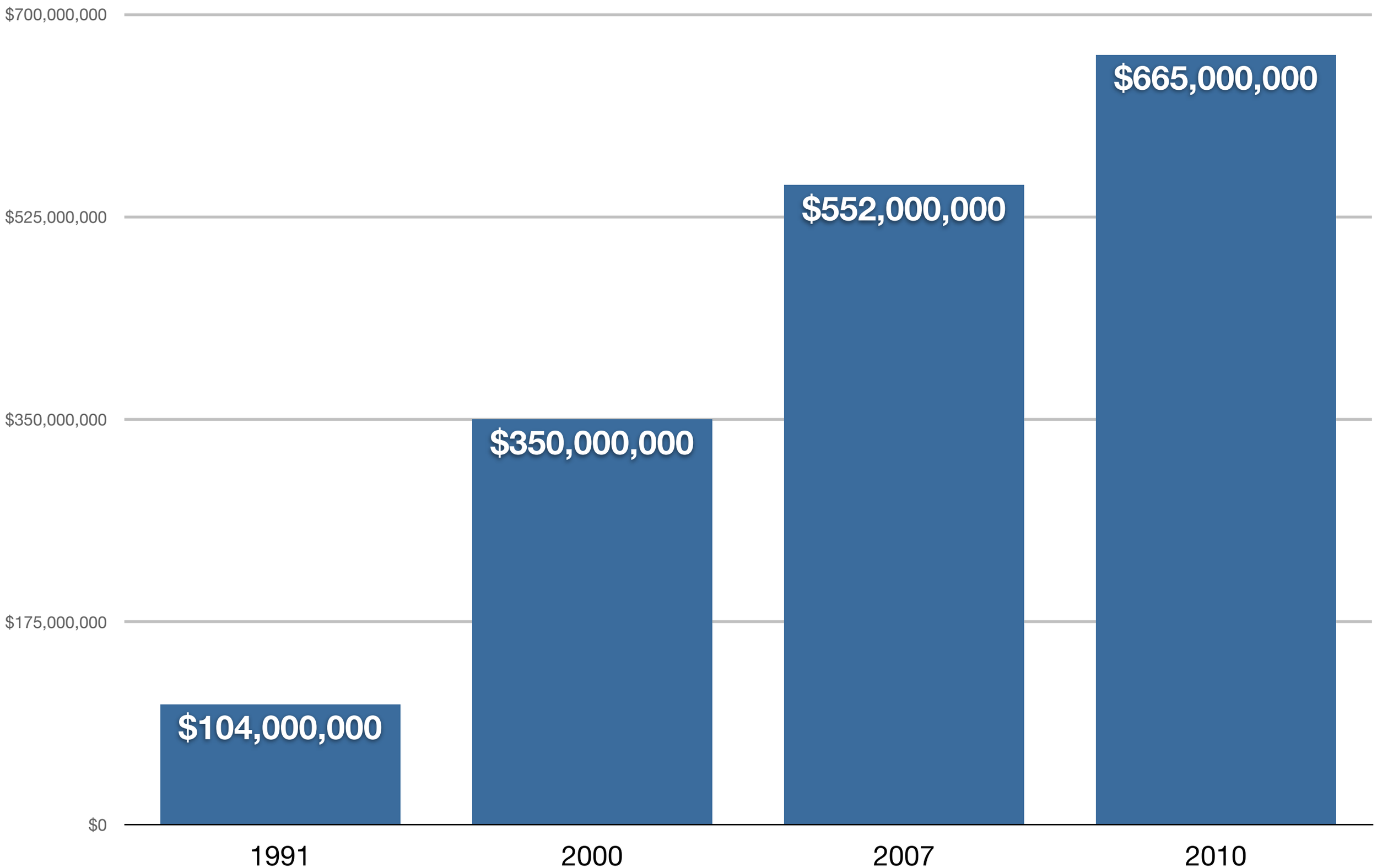
Asheville: #5 of the top 12

Located in the Smoky Mountains, Asheville is a small college town with a thriving arts, culture, and gay & lesbian scene. It is home to the Biltmore Estate, the Thomas Wolfe Memorial, and Carl Sandburg's birthplace in nearby Flat Rock. Recently, Asheville has been drawing literati and celebrities who had gravitated to New Orleans as a hub of culture. With the Blue Ridge Parkway nearby, the area is also great for driving tours and shopping trips to numerous crafts and pottery shops (we suggest picking up a hand-made broom).

In God we trust; everyone else, bring data.

Mayor Michael Bloomberg

Asheville CBD Taxable Value



WELCOME TO ASHEVILLE

THE BURDENS OF POOR DECISIONS ARE BECOMING UNBEARABLE!

■ Parking Garages	4.5 Million & Climbing
■ Pack Square Projects	10.0 Million & Climbing
■ Wall Street Project	1.8 Million & Standing Empty
■ New Garage for Garbage Trucks	5 Million Plus
■ City Hall Beautification Project	4.8 Million
	26.1 Million & Climbing

In 1990 Asheville City taxes were **raised** over

2 Million Dollars

to help pay for these projects for
Downtown Dignitaries.

These are just a few of the failed policy decisions supported by the **Old** Council. The taxpayers can no longer afford the policies of the 80's.
Here are your choices on November 5TH

You May Vote For Six

- Gene Ellison - 2 year Incumbent
- Chris Peterson - Fresh New Ideas
- Charles Worley - Fresh New Ideas
- Bill Moore - 2 year Incumbent
- Carr Swicegood - Fresh New Ideas
- Barbara Field - Fresh New Ideas

Norma Price - **14 years** Incumbent

SHOW YOUR SUPPORT FOR A NEW CITY COUNCIL.
DISPLAY THIS POSTER IN YOUR CAR, YOUR WINDOW, OR YOUR YARD.

PAID FOR BY: CITIZENS FOR A NEW CITY GOVERNMENT, DOROTHY F. WORLEY, TREASURER

BLUEPRINT OF CITY HALL

THE INCUMBENTS: WHY SHOULD WE VOTE AGAINST THEM?

The decade of the 80's was controlled by the incumbents
Bratton, Frank, Price, and Michalove.

During their tenure, we have witnessed the following:

1. Personal income has decreased.
2. Property taxes are at an all time high. In 1990 these four council members voted for a 16% increase in personal property taxes.
3. In 1981 water was at the top of their list of priorities. In 1991 water remains at the top of their list.
4. Increased crime rate. Inadequate police protection due to massive annexation during the past 10 years.
5. Downtown development for bureaucrats instead of water, sewer, and streets for our citizens.
6. Fewer jobs for our residents. We have lost good sound industries such as Burlington, Sayles, Kellwood, Girmes and Stencil, not to mention 3000 jobs at Enka.
7. Enormous waste of city tax dollar and manpower within the fire department (i.e.: fire trucks being routed to fender benders, etc.).
8. Downtown parking fiasco. Millions of dollars wasted on unused parking decks.
9. Turmoil in the City School System. The only voice city residents have is through our vote for Asheville City Council.
10. Community favoritism. Certain communities have been ignored far too long while others have been given the royal treatment. This cannot be tolerated. All city areas are entitled to all city services.

VOTE OUT THE POLICY MAKERS OF THE 80'S.

THEY'VE BEEN IN CHARGE TOO LONG!

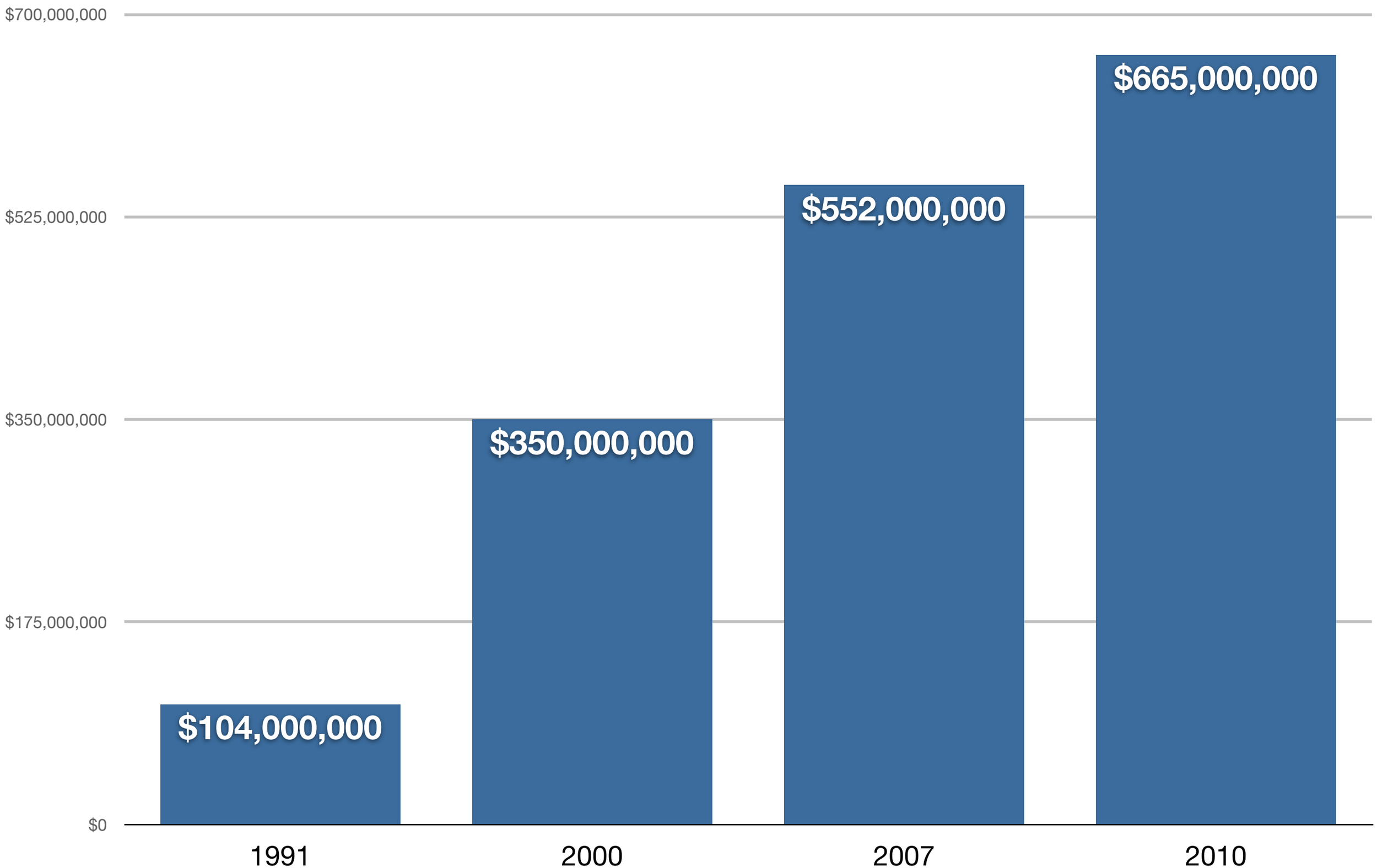
BRATTON OUT	FRANK OUT	PRICE OUT	MICHALOVE OUT

PAID FOR BY THE CITIZENS TO ELECT A NEW CITY GOVERNMENT

Asheville's de facto motto was:

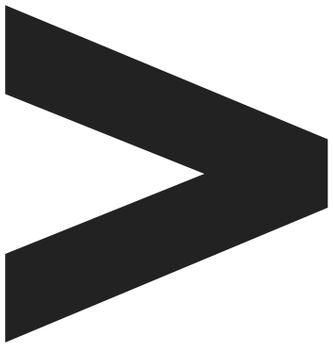
"That will never work here - don't even try."

Asheville CBD Taxable Value



Asheville is
4x >

Asheville
$12B



Hurricanes
$162M

Bobcats
$315M

Panthers
$1B

Source: forbes.com

Land Production

For 40 years this building remained vacant…… its tax value in 1991 was just over **$300,000.**

Old Penneys

Today the building is valued at over **$11,000,000** an increase of

over **3500%**

in **15 years**

The lot is less than **1/5 acre**

Walmart

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

Downtown

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

My House

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

Walmart

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

Downtown

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

My House

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

Walmart

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

Downtown

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

My House

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

$19,542 Property Taxes/Acre

Walmart

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

$6,500 Property Taxes/Acre

Downtown

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

My House

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

$19,542 Property Taxes/Acre

Walmart

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

$6,500 Property Taxes/Acre

Downtown

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

$634,000 Property Taxes/Acre

My House

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

$19,542 Property Taxes/Acre

Property Taxes as a Crop

Wheat

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

$6,500 Taxes/Acre

Cannabis

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

$634,000 Taxes/Acre

Soybeans

0.13 Acres
1 unit (2 people + 2 dogs)
$232,000 Tax Value
$1,800,000 Value/Acre

$19,542 Taxes/Acre

Property + Retail Sales Taxes

$77,000,000
Retail Sales

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

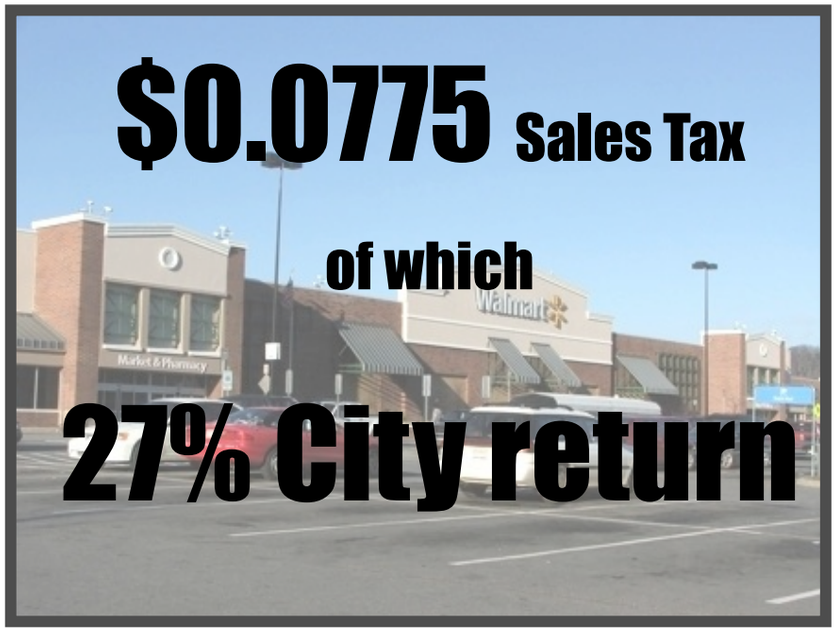
$6,500 Taxes/Acre
$3,300 to City

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

$634,000 Taxes/Acre
$330,000 to City

Property + Retail Sales Taxes

$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

$6,500 Taxes/Acre
$3,300 to City

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

$640,000 Taxes/Acre
$330,000 to City

Property + Retail Sales Taxes

$77,000,000
Retail Sales

34.0 Acres
220,000 sf Building
$20,000,000 Tax Value
$590,000 Value/Acre

$6,500 Taxes/Acre
$3,300 to City

0.19 Acres
54,000 sf. Bld
$11,000,000 Tax Value
$58,900,000 Value/Acre

$640,000 Taxes/Acre
$330,000 to City

$ 50,800

Total Taxes/Acre to City

$330,000

Property Taxes/Acre to City

$ 50,800

Total Taxes/Acre to City

$414,000

Total Taxes/Acre to City

Jobs per Acre

200 jobs @ 34.0 Acres

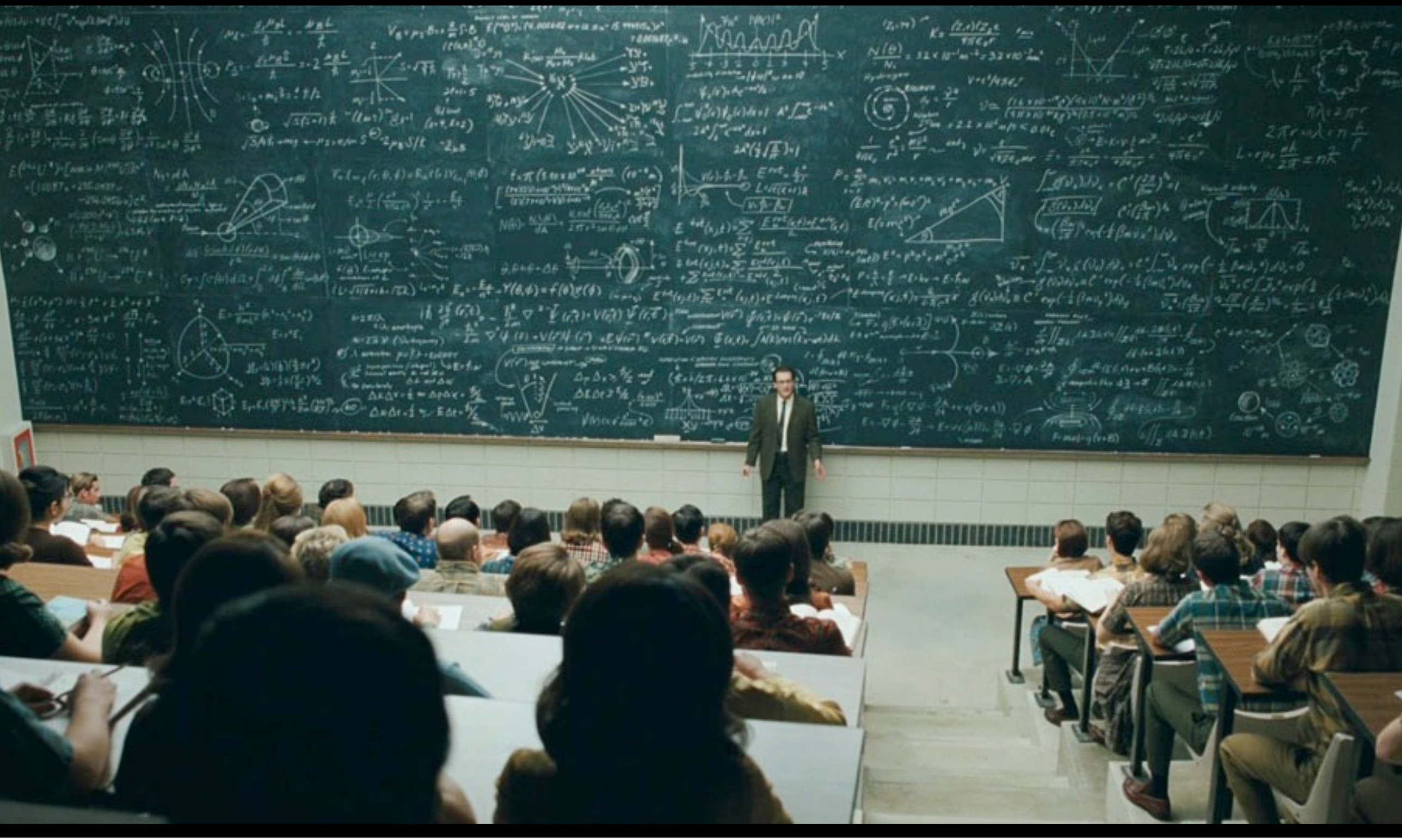
5.9

14 jobs @ 0.19 Acres

73.7

Urban3

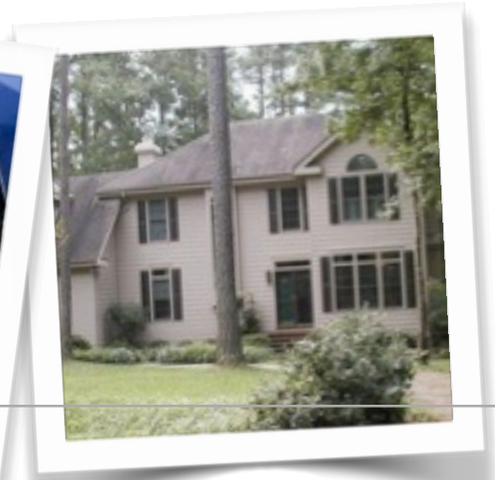
Land Consumed (Acres):	**34.0**	**00.2**
Total Property Taxes/Acre:	**$ 6,500**	**$634,000**
City Retail Taxes/Acre:	**$ 47,500**	**$ 83,600**
Residents per Acre:	**0.0**	**90.0**
Jobs per Acre:	**5.9**	**73.7**



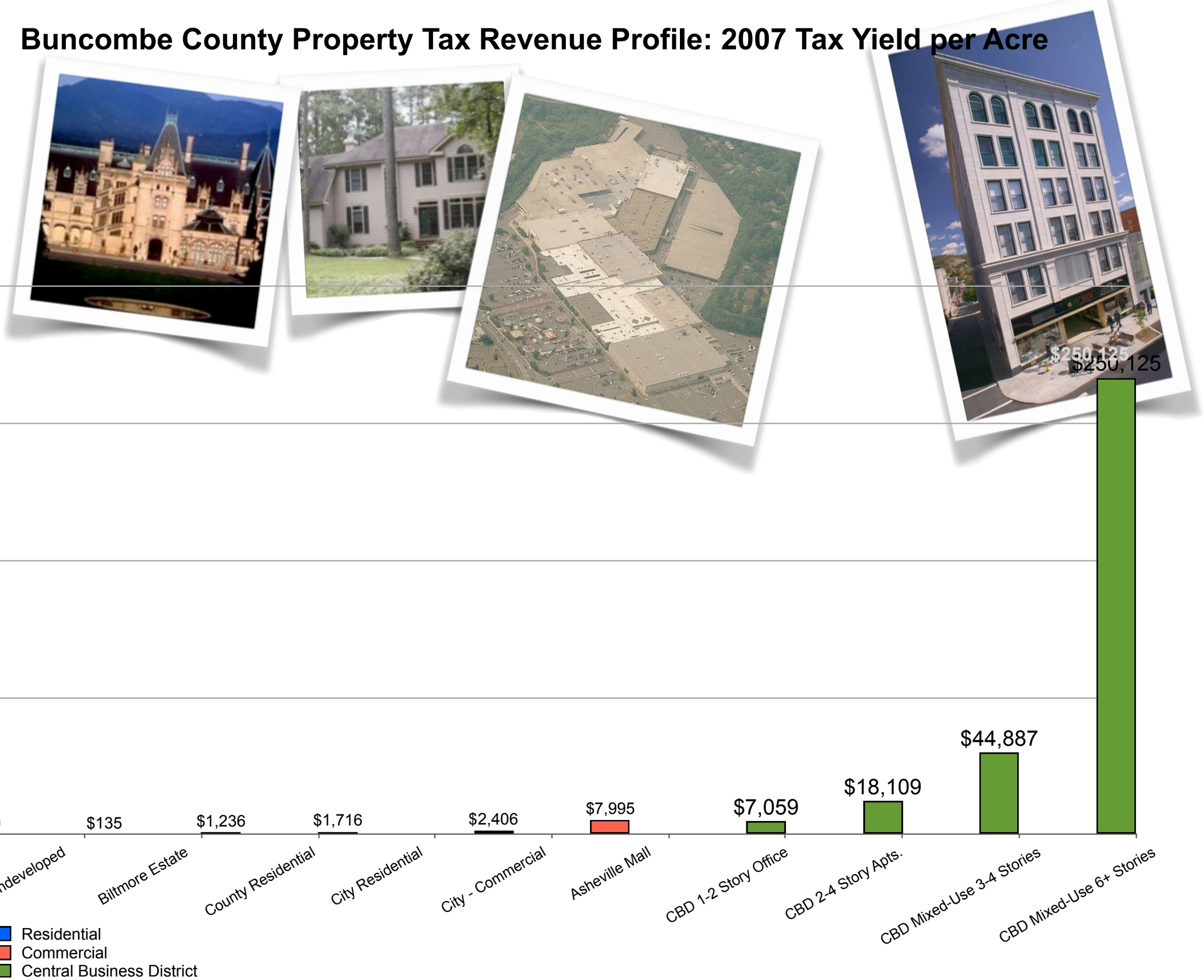
Scary Math

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

What is the role of Government?

Detail from Elihu Vedder, *Government* (1896), Library of Congress Thomas Jefferson Building, Washington, D.C.

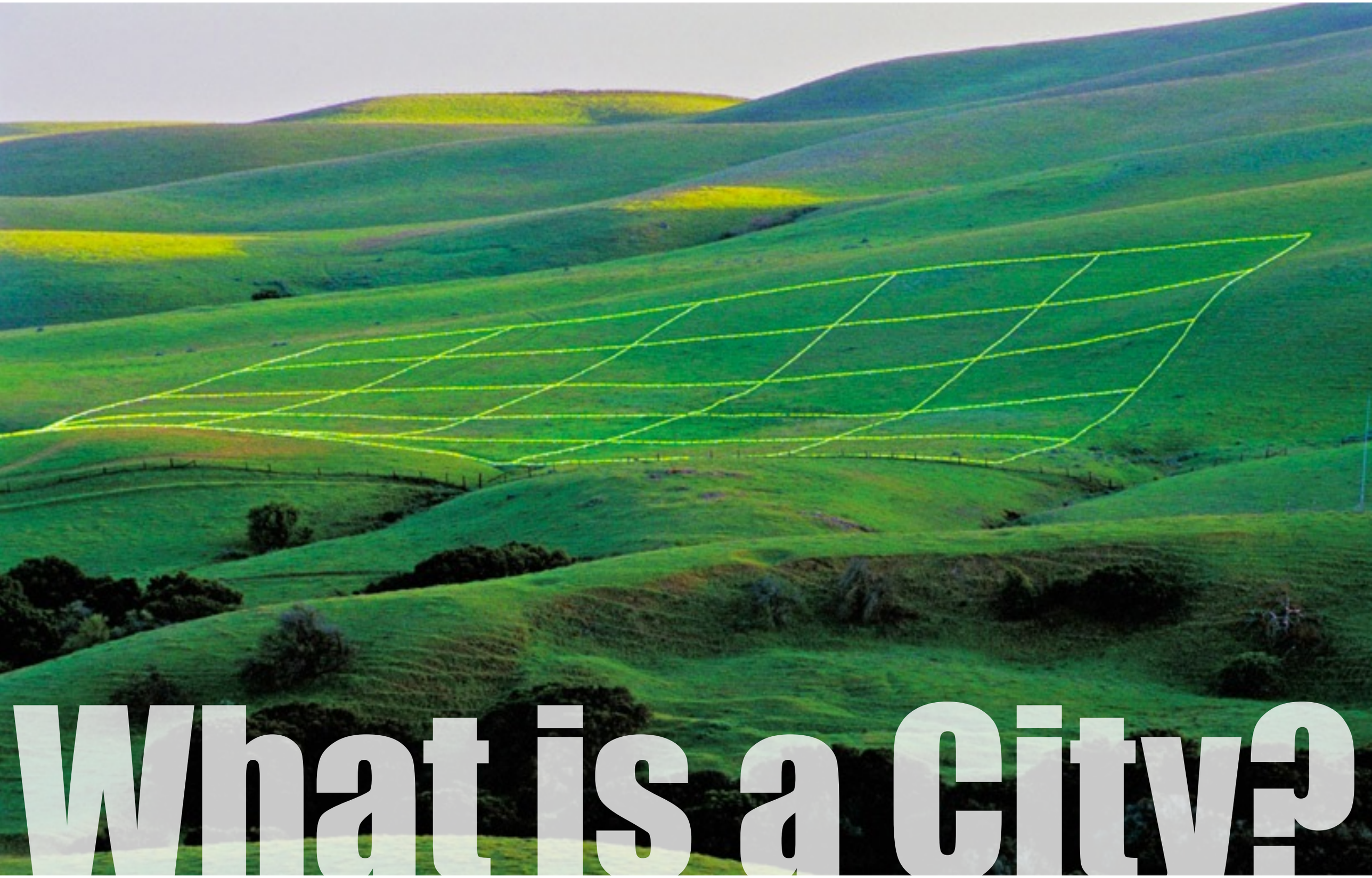
A **corporation** is a formal business association with a publicly registered charter recognizing it as a separate legal entity having its own privileges, and liabilities distinct from those of its members. Corporations take many forms, most are used to conduct business.

Incorporation is the forming of a new corporation. The corporation may be a business, a non-profit organization, sports club, or a **government** of a new **city** or **town**.

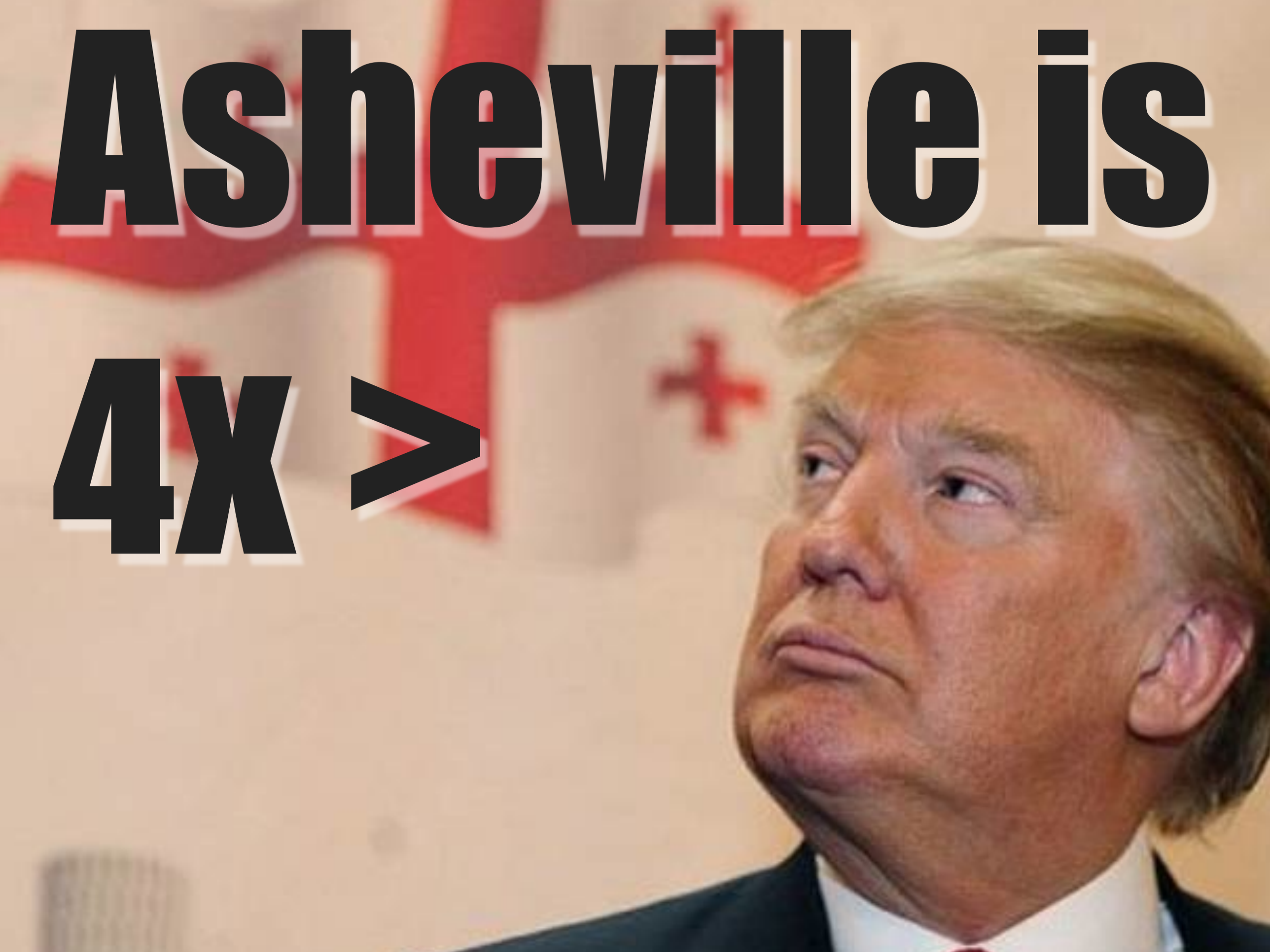
Federal
State
CoG
County
City
Citizen

Corporation(s)

What is a City?



What is a City?


Asheville is
4x >

Where does your money come from?

The Sarasota, FL Case Study

Developer Soft Costs

- Permitting
- Drawings
- Legal Fees
- Marketing
- Profit

Hard Costs

- Land Cost
- Buildings
- Road & Sidewalks
- Sewer
- Water

Government Service Cost

- Police
- Fire
- Government
- Schools
- Economic balance

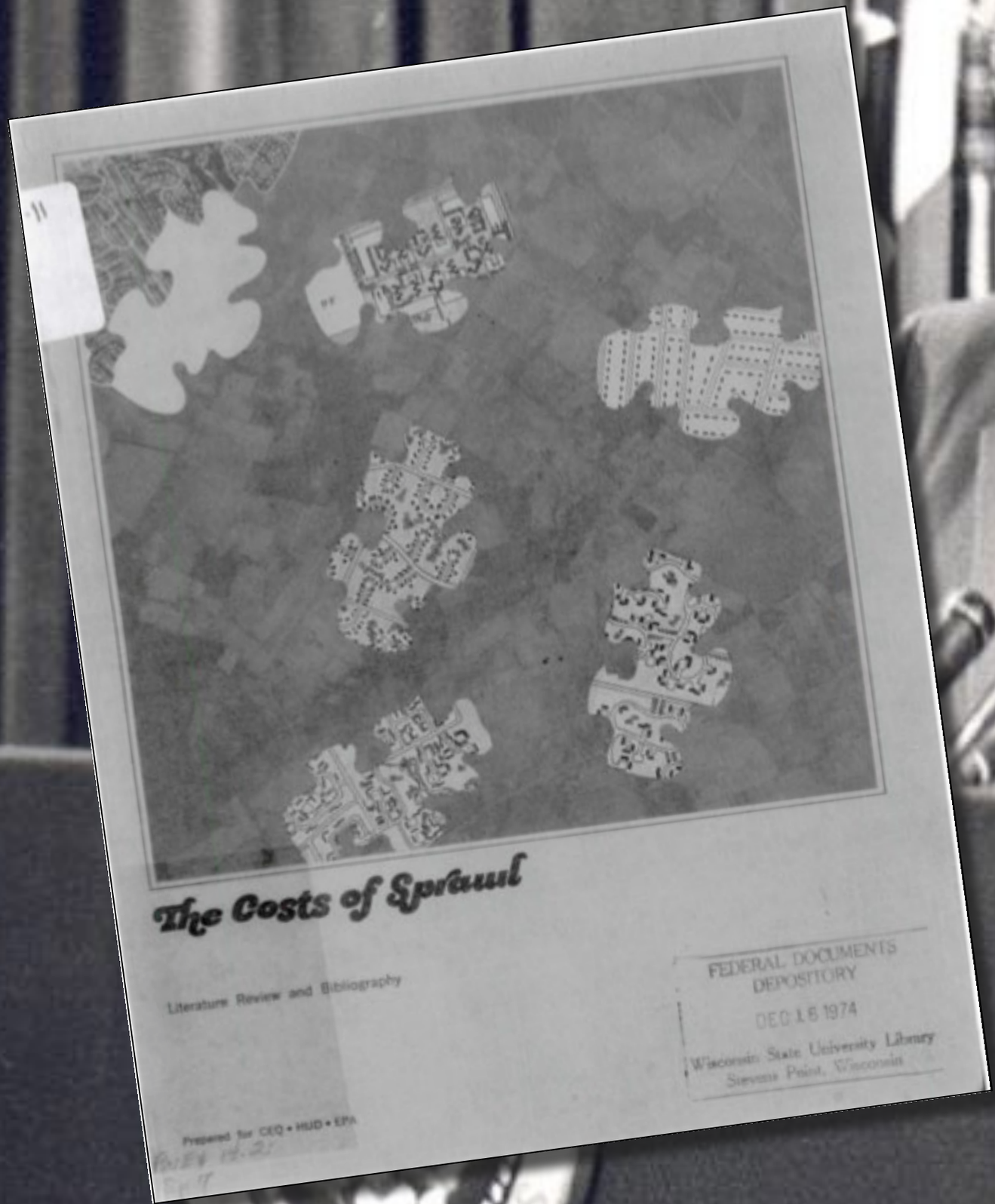
Hard Costs

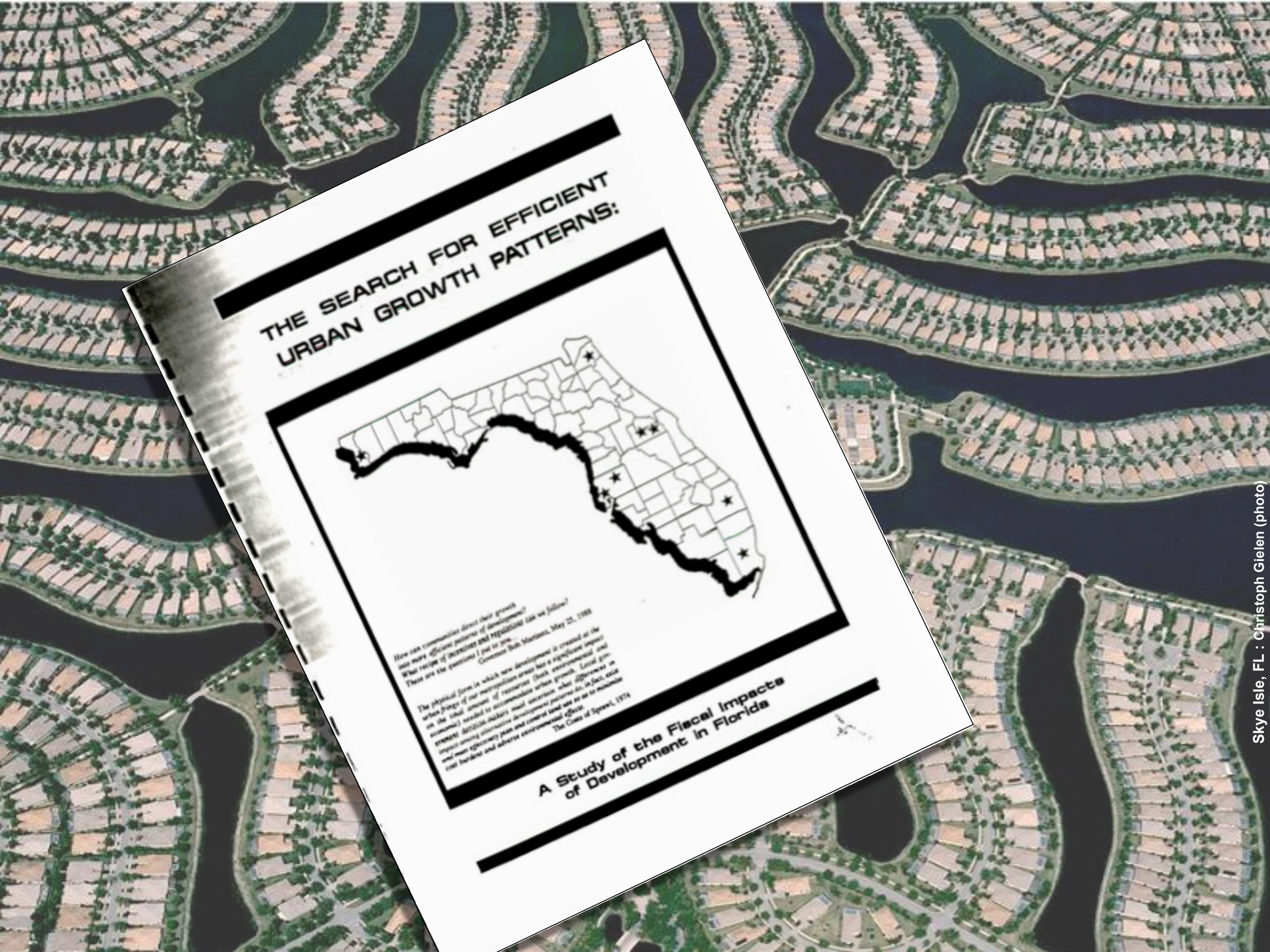
- Roads to here
- Public buildings
- Parks
- Sewer
- Water

Photo: Christoph Gielen

Photo: Barry Chowka

Photo: Barry Chowka





Skye Isle, FL : Christoph Gielen (photo)

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

(Per Single Family Dwelling Unit)

Rank	DSA	Urban Form	Unit Cost
1	Downtown	Compact	$9,251
2	Southpoint	Contiguous	$9,767
3	Countryside	Contiguous	$12,693
4	Cantonment	Scattered	$15,316
5	Tampa Palms	Satellite	$15,447
6	University	Linear	$16,260
7	Kendall	Linear	$16,514
8	Wellington	Scattered	$23,960
AVERAGE			$14,901

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

(Per Single Family Dwelling Unit)

Rank	DSA	Urban Form	Unit Cost
1	Downtown	Compact	$9,251
2	Southpoint	Contiguous	$9,767
3	Countryside	Contiguous	$12,693
4	Cantonment	Scattered	$15,316
5	Tampa Palms	Satellite	$15,447
6	University	Linear	$16,260
7	Kendall	Linear	$16,514
8	Wellington	Scattered	$23,960
AVERAGE			$14,901

THE SEARCH FOR EFFICIENT URBAN GROWTH PATTERNS:
A Study of the Fiscal Impacts of Development in Florida.
James Duncan and Associates, July 1989

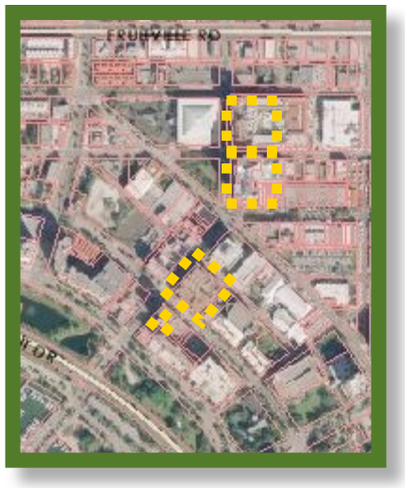
Downtown
1350 Main
5 Points
Orange Blossom
197 Units
108,200 sf
$193.35 M
1.9 acres
357 Units
569,928 sf
$18.9 M
30.6 acres
NW Corner of
Fruitville & I-75
S 75
I-75 RAMP
FRUITVILLE RD
Map created by Sarasota County GIS
0
0.17mi

Comparing the cost of 357 units of multi-family housing in Sarasota County

Downtown Sarasota

100 Marlin Lakes Circle

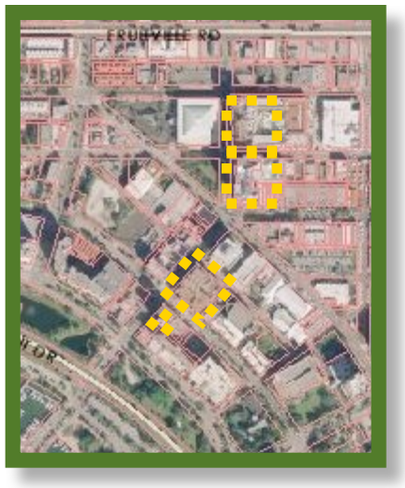
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota

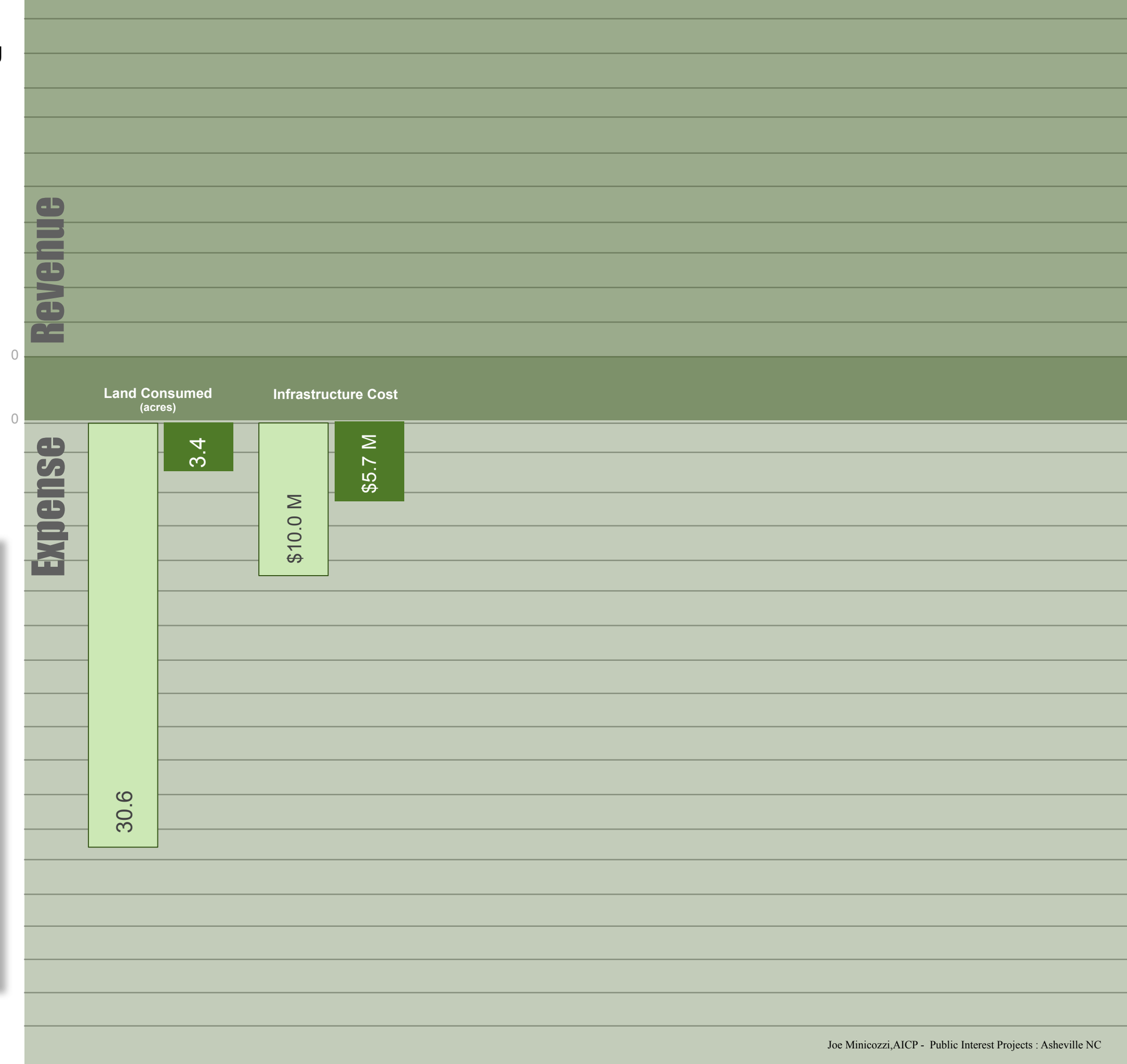
100 Marlin Lakes Circle

Comparing the cost of 357 units of multi-family housing in Sarasota County

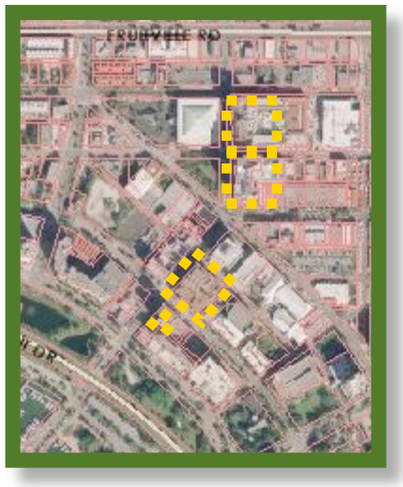


Downtown Sarasota

100 Marlin Lakes Circle

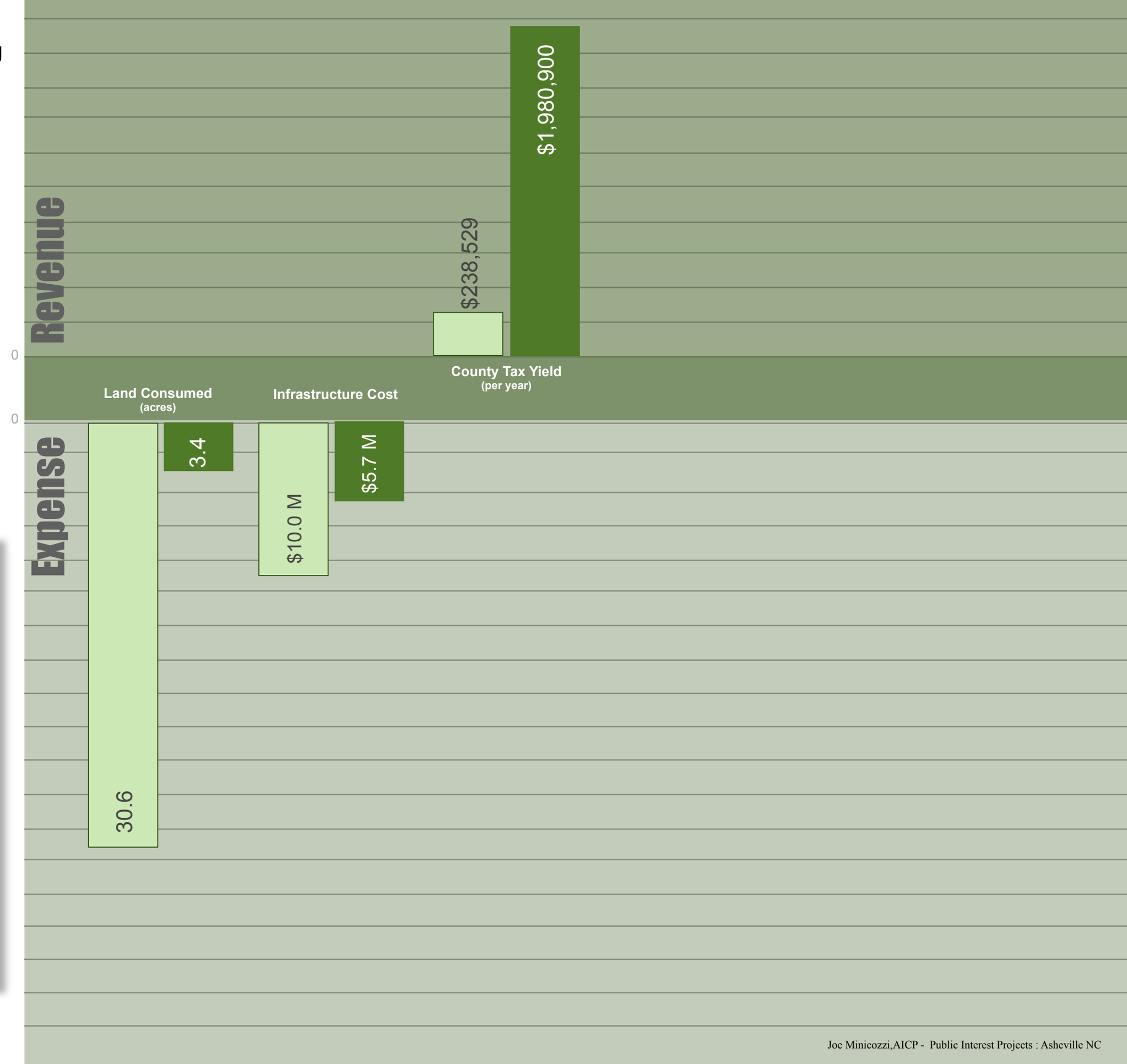


Comparing the cost of 357 units of multi-family housing in Sarasota County



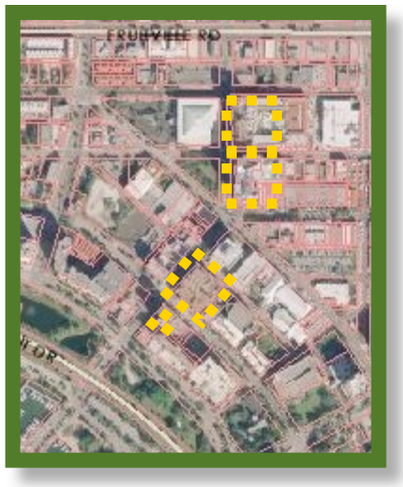
Downtown Sarasota

100 Marlin Lakes Circle



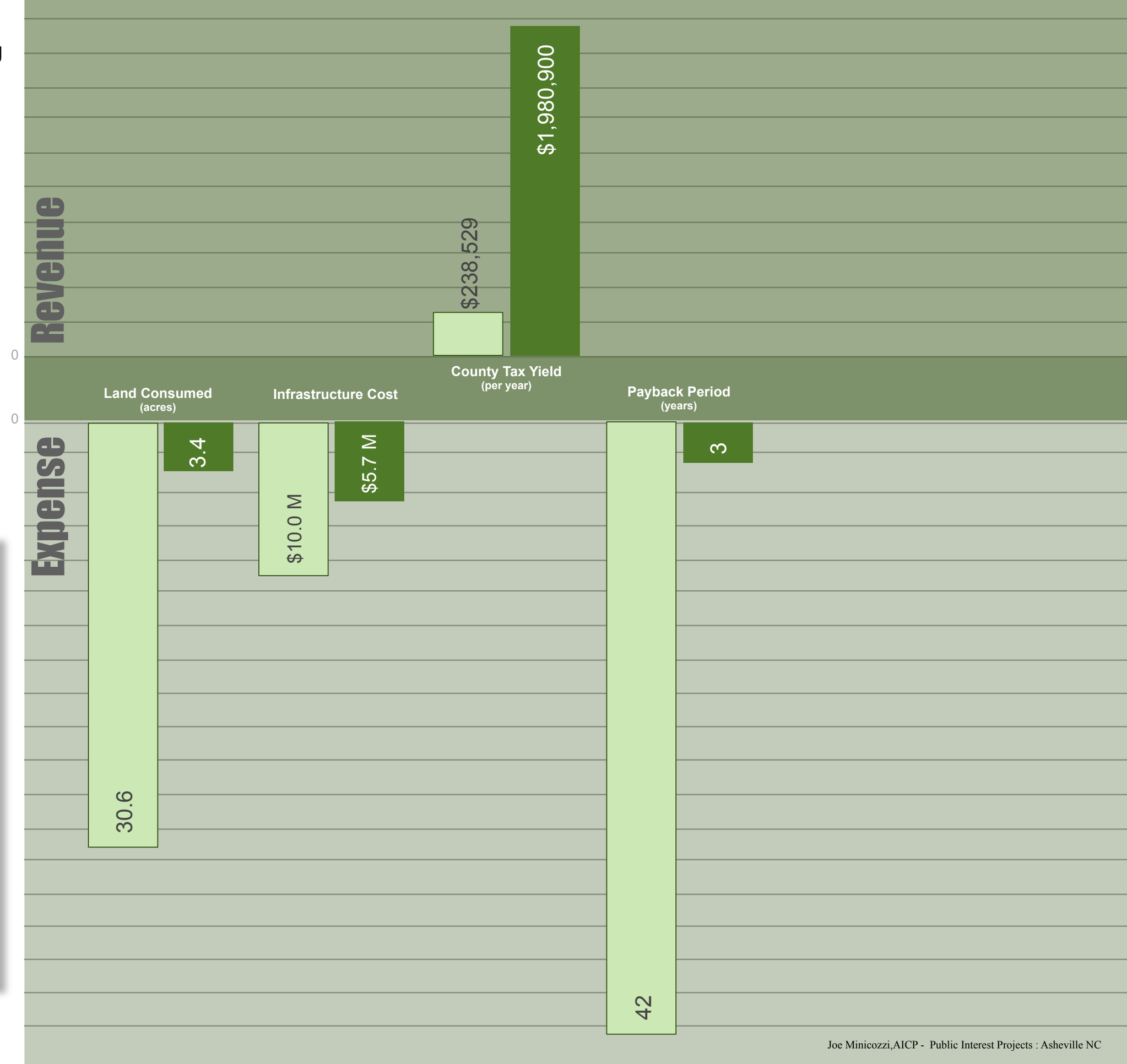
Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota

100 Marlin Lakes Circle

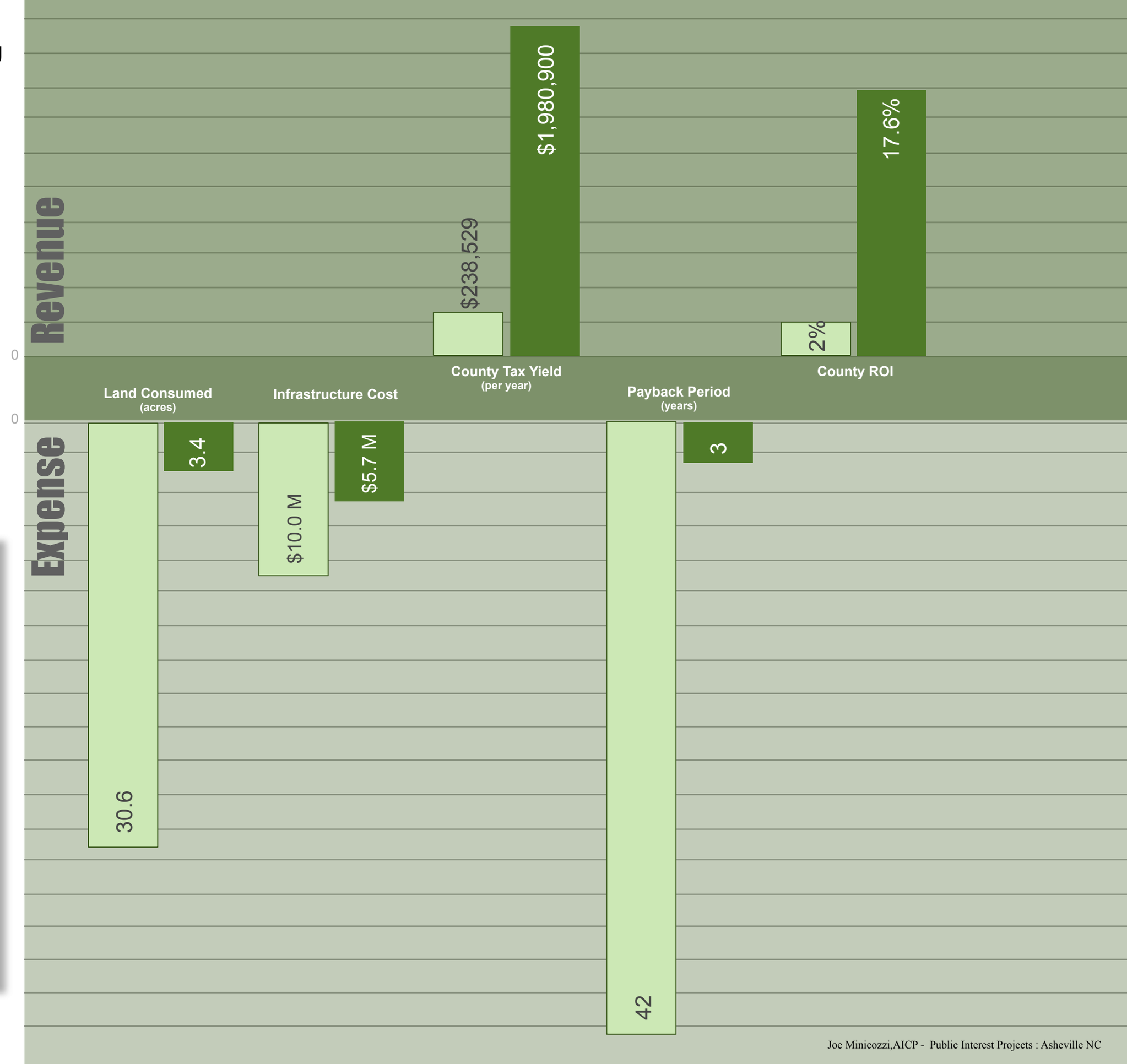


Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

Comparing the cost of 357 units of multi-family housing in Sarasota County

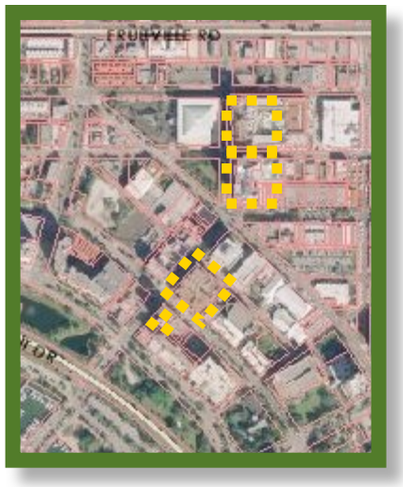
Downtown Sarasota

100 Marlin Lakes Circle



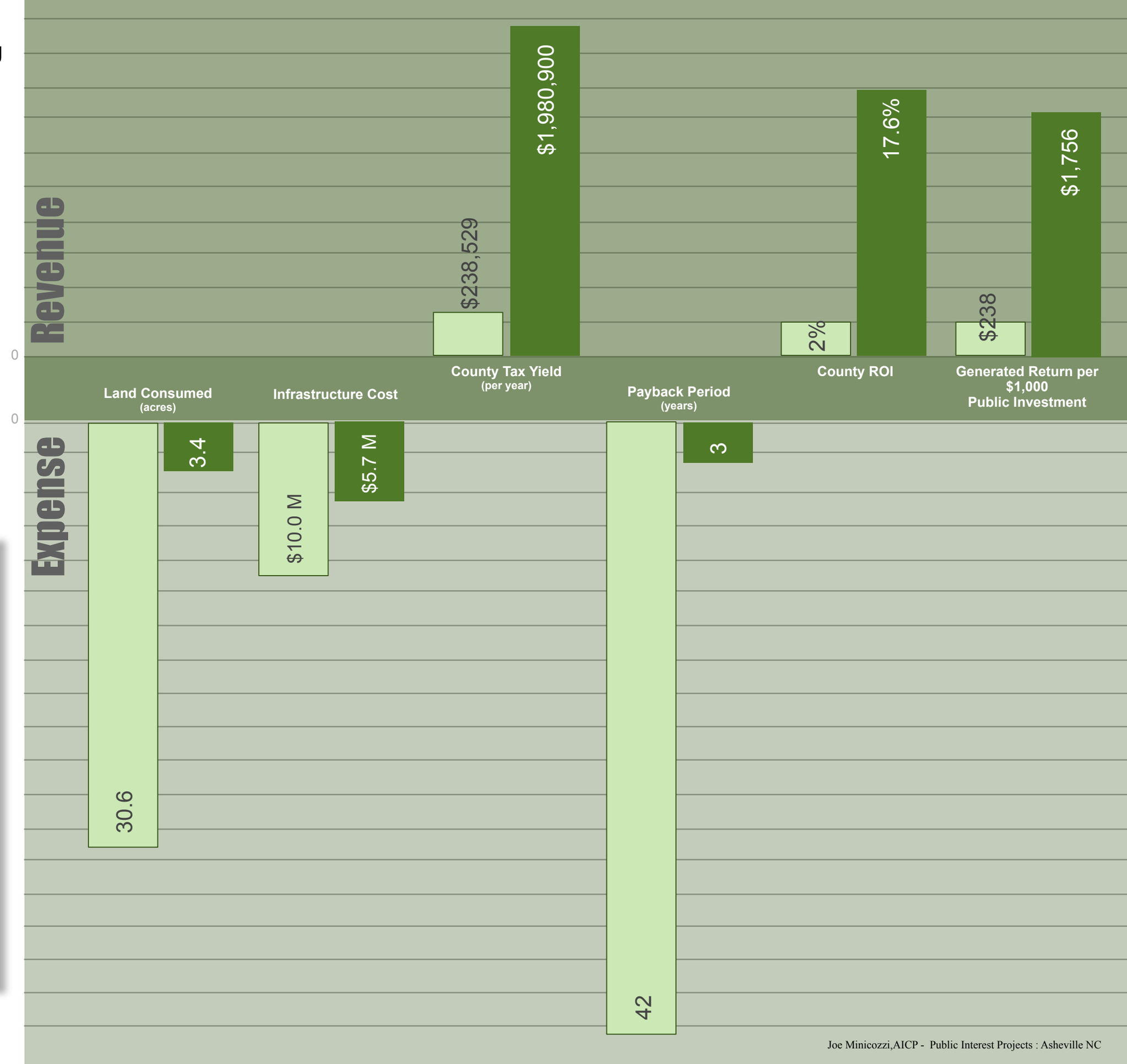
Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota

100 Marlin Lakes Circle



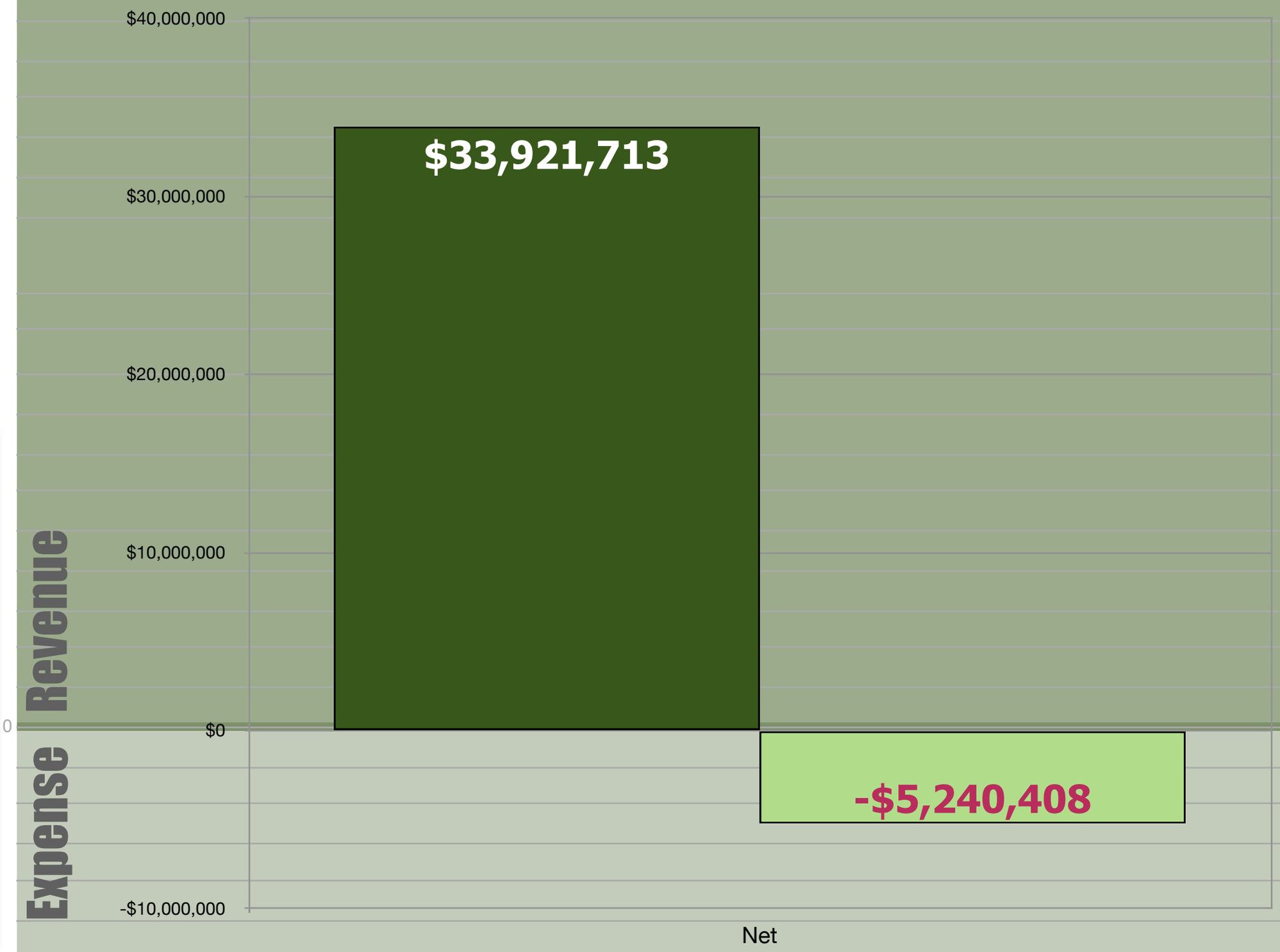
Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

Evaluating
357 multi-family units in
Sarasota County

Downtown Sarasota

100 Marlin Lakes Circle

Cumulative - at year 20



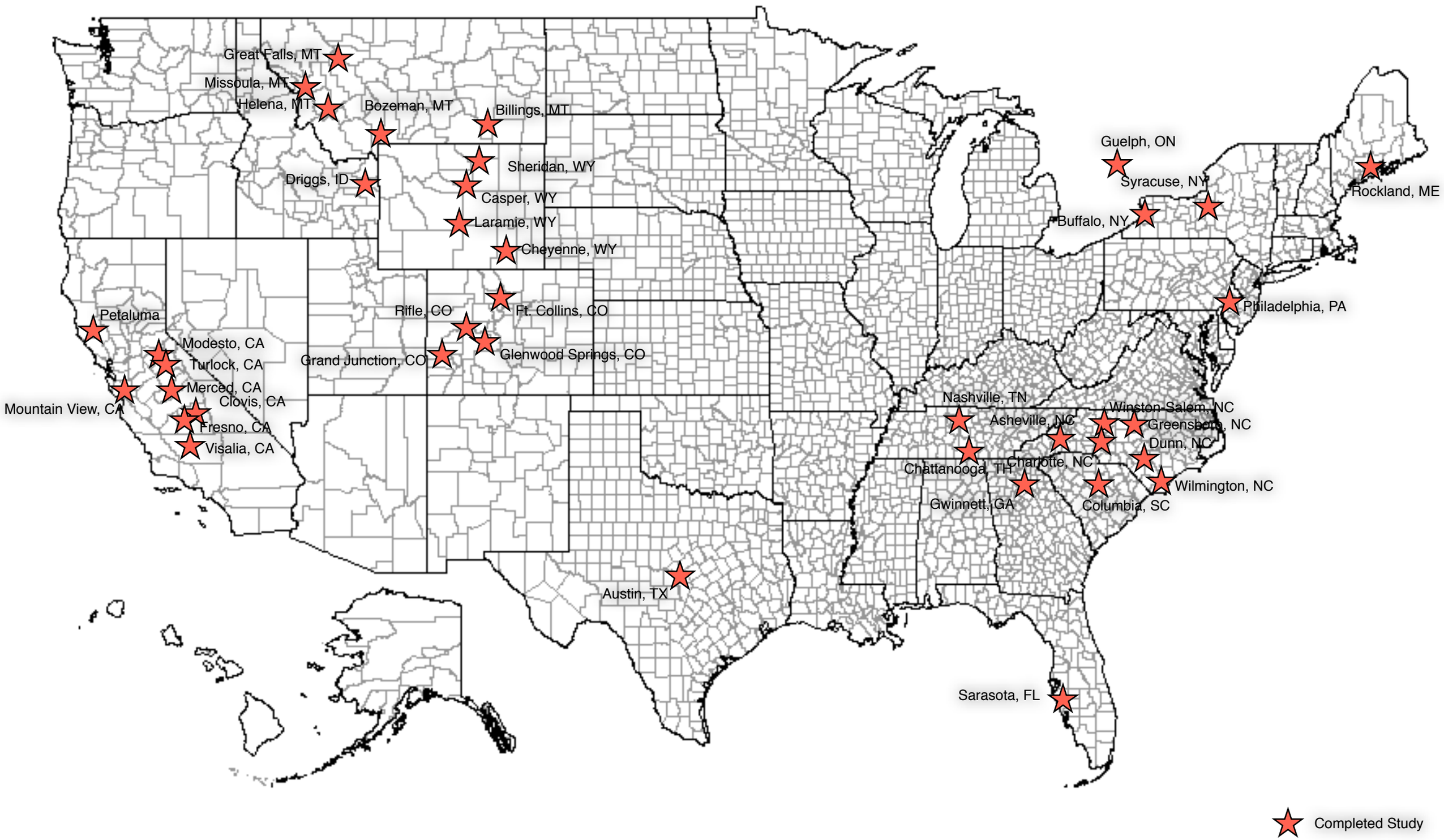
Urban
Suburban

Urban3

Joe Minicozzi,AICP : Asheville NC

... the relentless
rules of humble
arithmetic.
Justice Louis Brandeis
“Other People’s Money”, 1914

Urban3

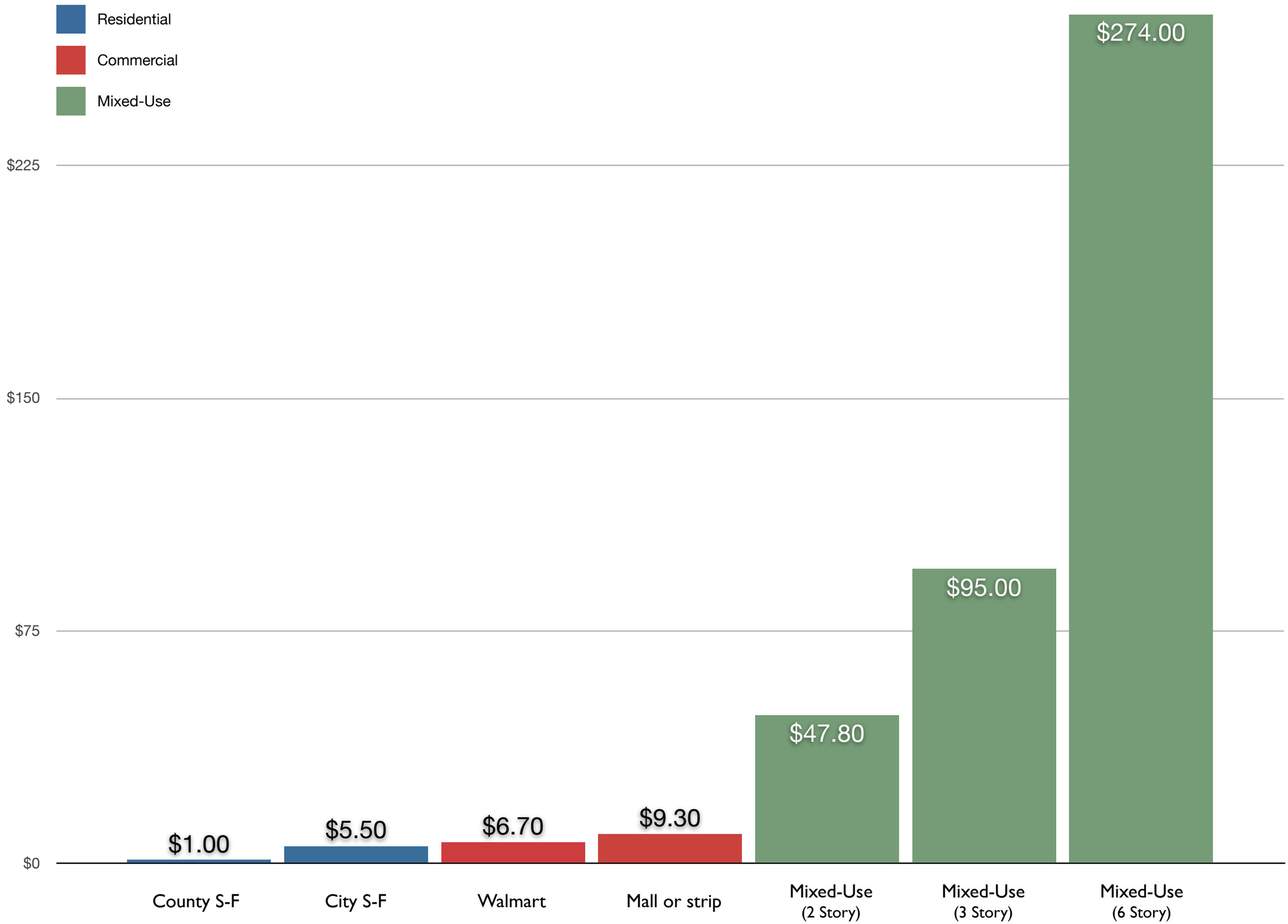

Great Falls, MT
Missoula, MT
Helena, MT
Bozeman, MT
Billings, MT
Sheridan, WY
Driggs, ID
Casper, WY
Laramie, WY
Cheyenne, WY
Guelph, ON
Syracuse, NY
Rockland, ME
Buffalo, NY
Philadelphia, PA
Petaluma
Rifle, CO
Ft. Collins, CO
Modesto, CA
Turlock, CA
Grand Junction, CO
Glenwood Springs, CO
Merced, CA
Clovis, CA
Mountain View, CA
Fresno, CA
Visalia, CA
Nashville, TN
Winston-Salem, NC
Asheville, NC
Greensboro, NC
Dunn, NC
Chattanooga, TN
Charlotte, NC
Wilmington, NC
Gwinnett, GA
Columbia, SC
Austin, TX
Sarasota, FL
Completed Study

County Property Taxes/Acre

Ratio Difference of 36 City Sample Set, in 15 States (+ a Province)

Urban3

Joseph Minicozzi, AICP



How do you compare a car?

Ford F150 Lariat LTD
648 miles per tank

Toyota Prius
571 miles per tank

1955 BMW Isetta
245 miles per tank

Rolls-Royce Phantom Drophead
380 miles per tank

Bugatti Veyron
390 miles per tank

How do you compare a car?

Ford F150 Lariat LTD
648 miles per tank

Toyota Prius
571 miles per tank

1955 BMW Isetta
245 miles per tank

Rolls-Royce Phantom Drophead
380 miles per tank

Bugatti Veyron
390 miles per tank

How do you compare a car?

Ford F150 Lariat LTD
13/18 mpg

Toyota Prius
51/48 mpg

1955 BMW Isetta
50/70 mpg

Rolls-Royce Phantom Drophead
11/18 mpg

Bugatti Veyron
8/15 mpg

How do you compare a car?

Ford F150 Lariat LTD
13/18 mpg

Toyota Prius
51/48 mpg

1955 BMW Isetta
50/70 mpg

Rolls-Royce Phantom Drophead
11/18 mpg

Bugatti Veyron
8/15 mpg

WHAT DATA SETS DO YOU USE?

Source: New York Times: Arguments for Trusting the Data. Carl Richards. 11/18/2013

What are the numbers for Transylvania County?

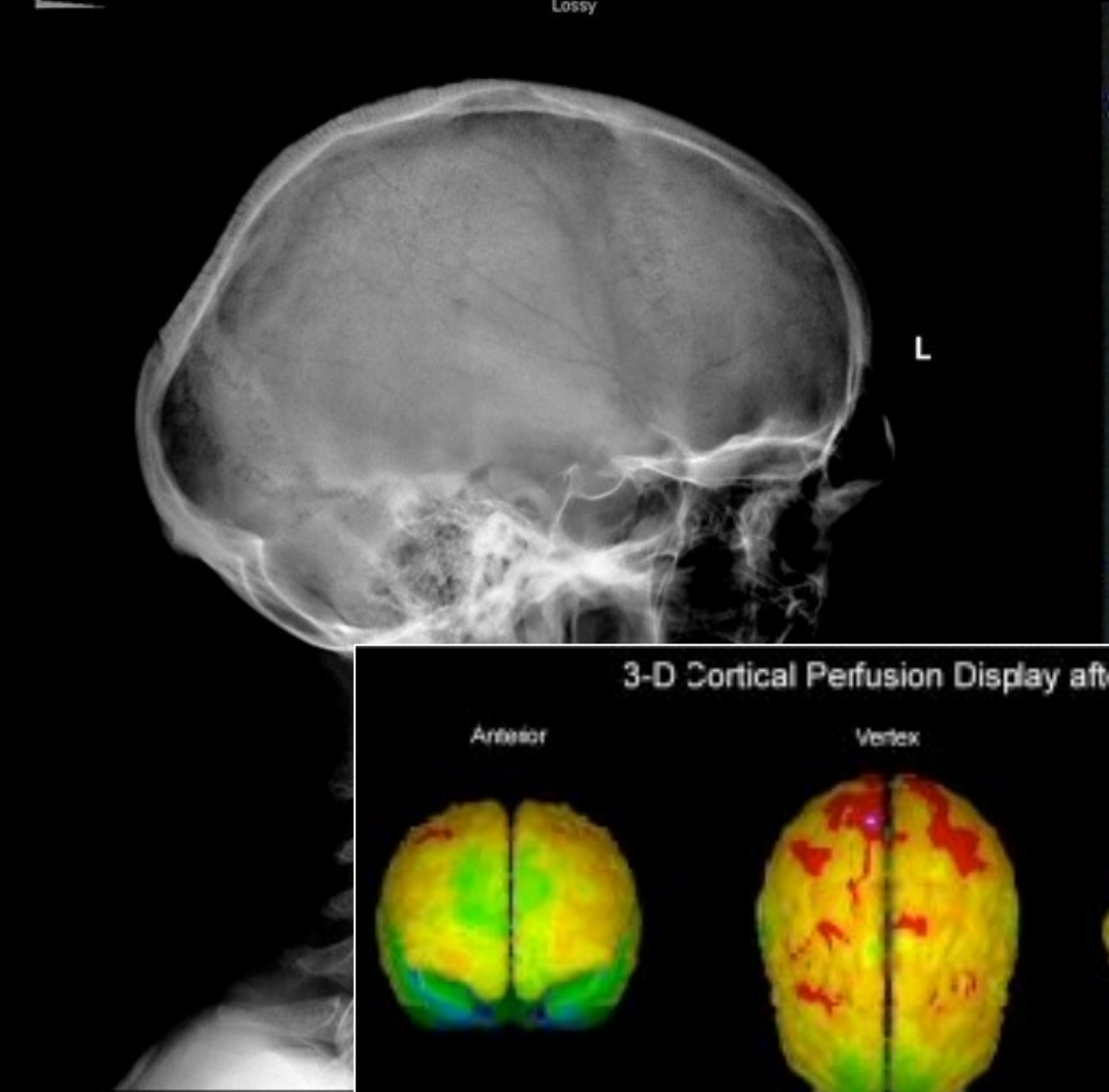
X-Ray

Lossy
L

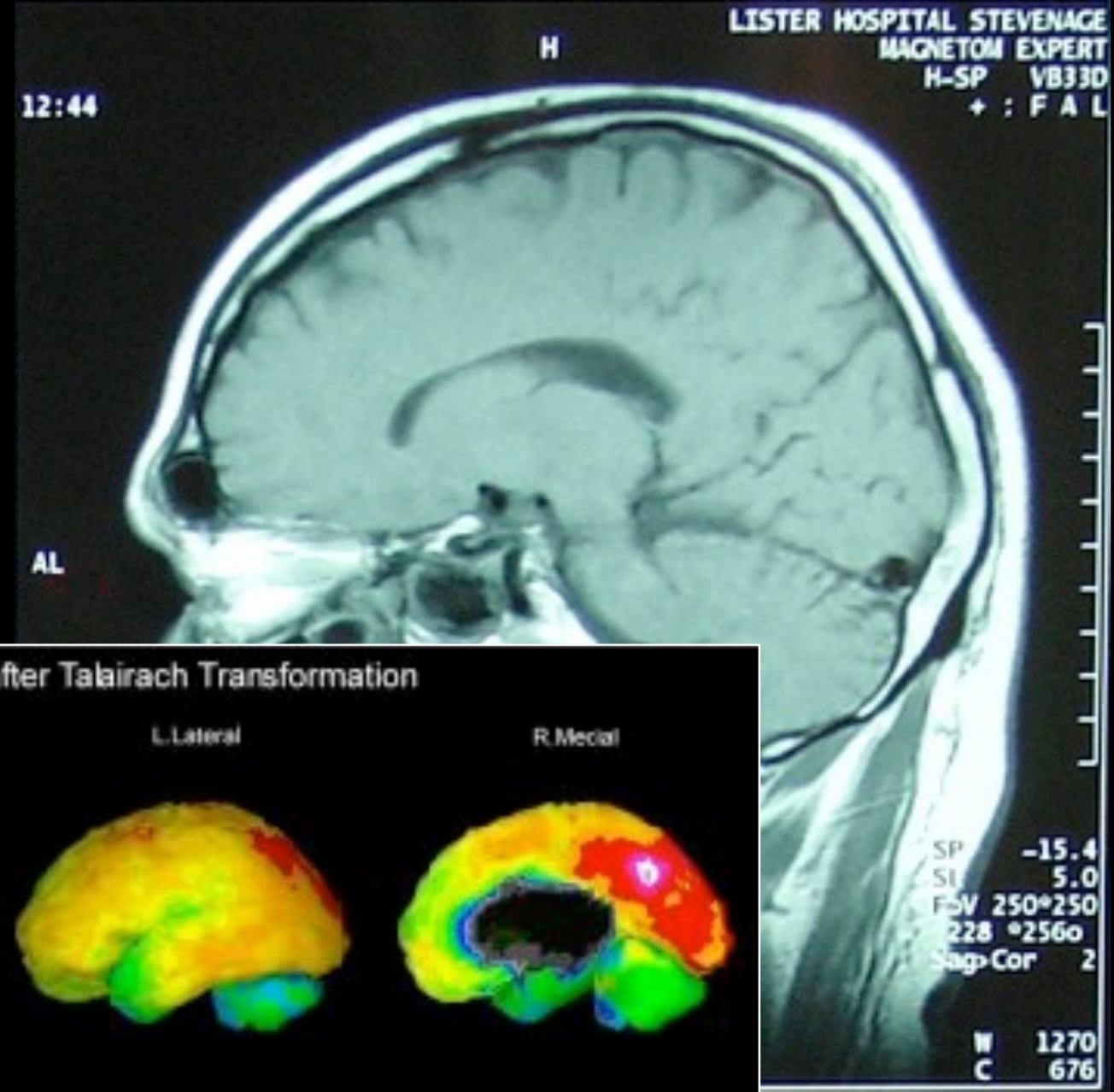
X-Ray

LISTER HOSPITAL STEVENAGE
MAGNETOM EXPERT
H-SP VB33D
+ : F A L
H
12:44
AL
tse1-3 180
*R
TR 800.0
TE 12.0/1
TA 03:07
AC 3
AJR.HL
SP -15.4
SL 5.0
FOV 250*250
228 *256o
Sag Cor 2
W 1270
C 676

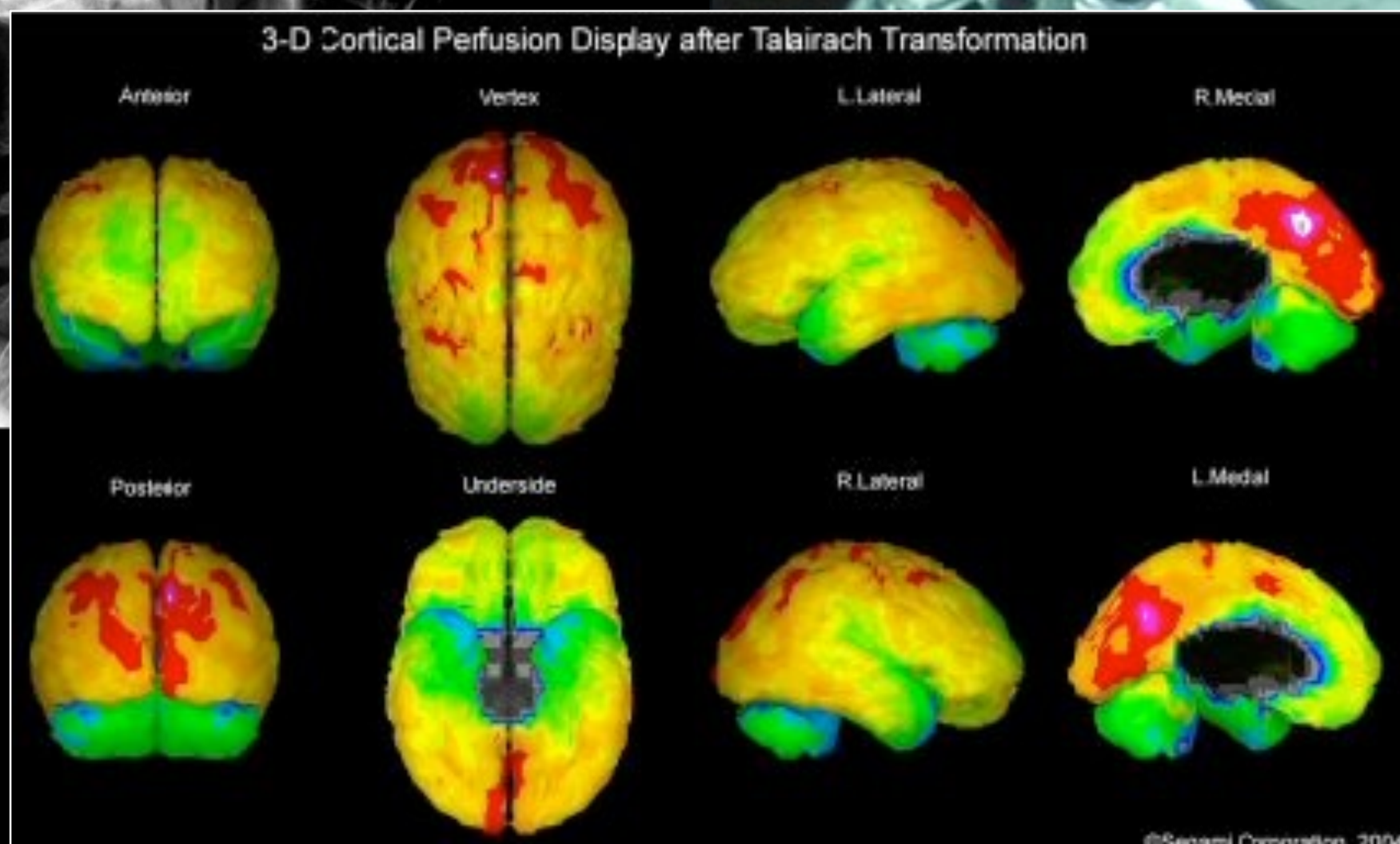
MRI



X-Ray



MRI

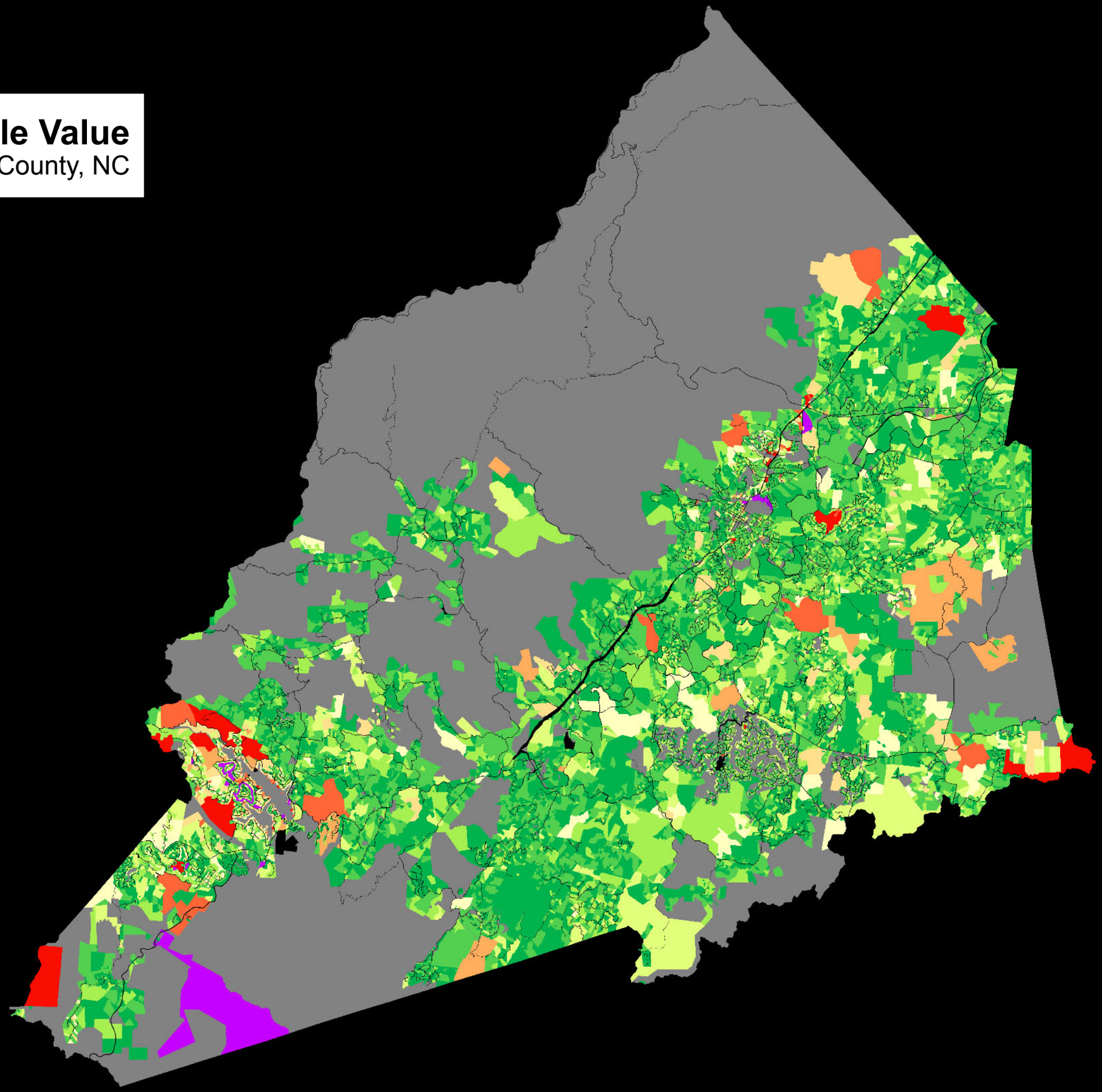


3D Neuro Imaging

Urban3

Total Taxable Value

Transylvania County, NC



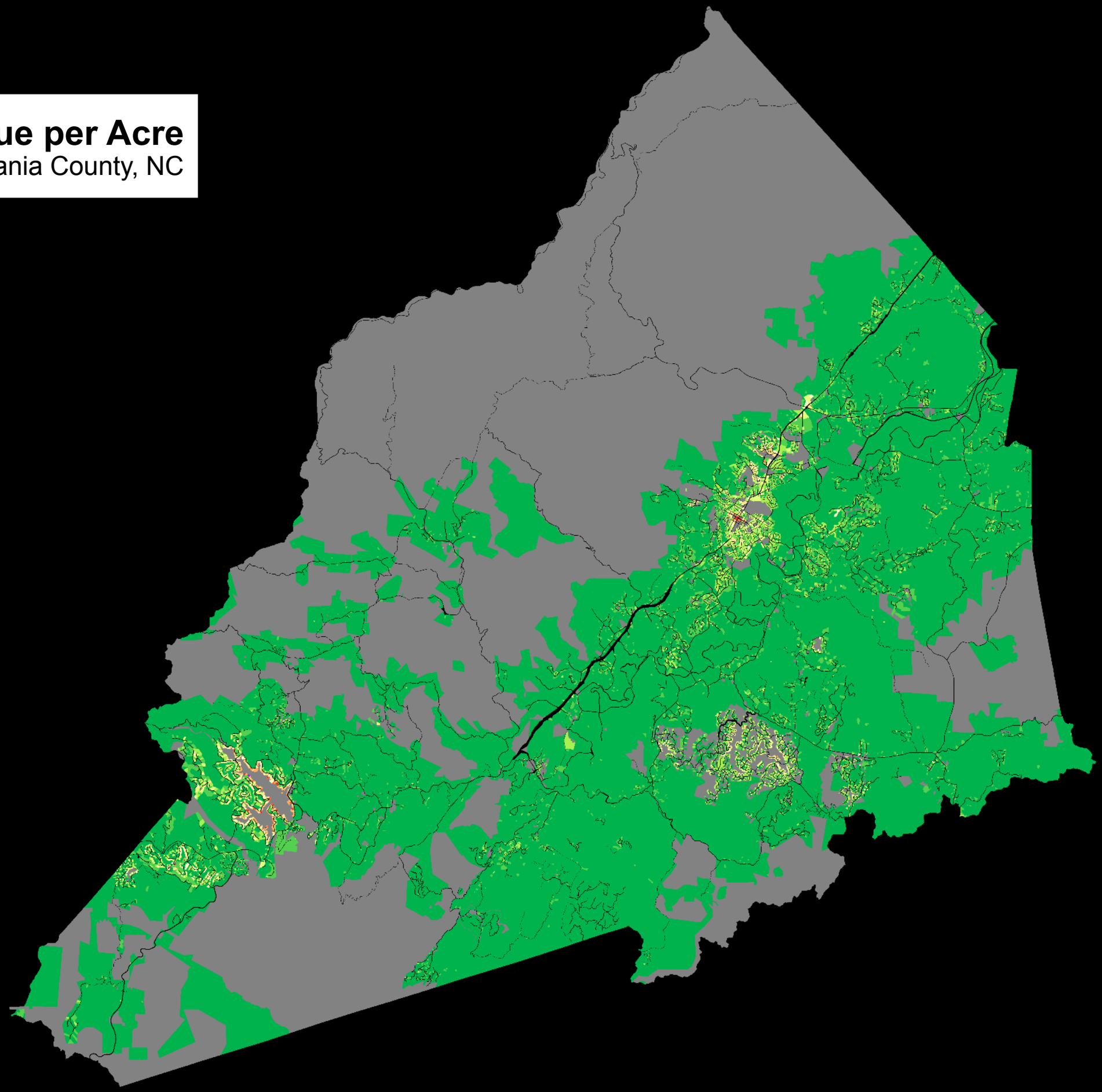
Total Tax Value ($)

- no tax value
- > 100K
- 100K - 300K
- 300K - 500K
- 500K - 800K
- 800K - 1M
- 1M - 2M
- 2M - 3M
- 3M - 4M
- 4M - 7M
- < 7M

Urban3

Taxable Value per Acre

Transylvania County, NC



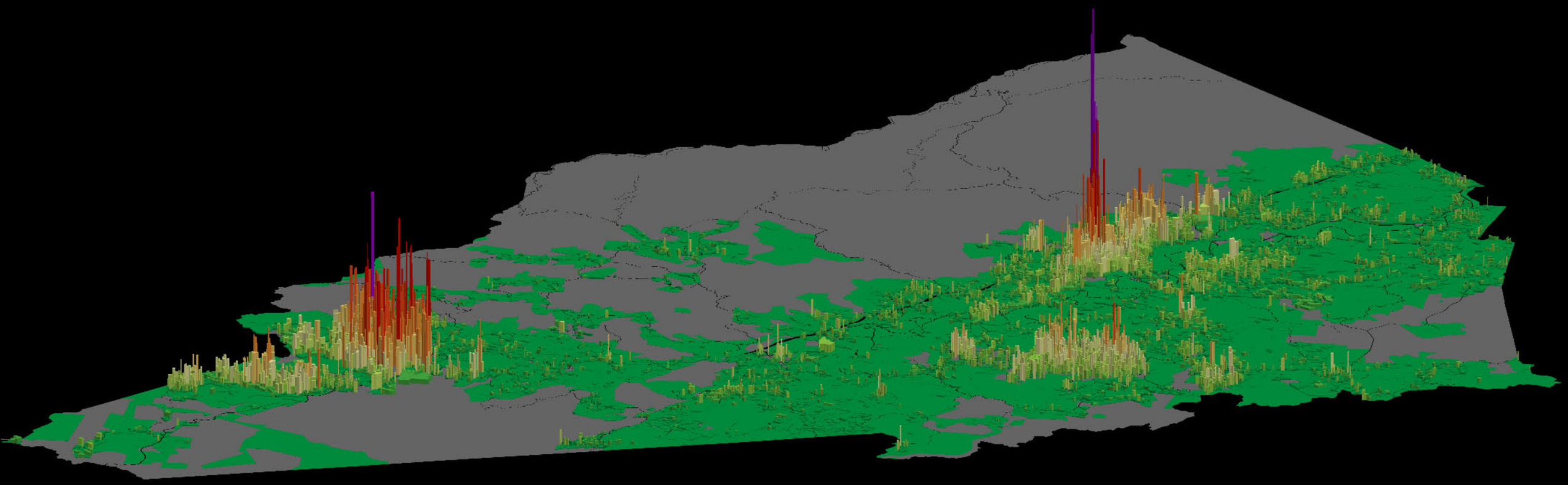
Value per Acre ($)

- no tax value
- > 100K
- 100K - 300K
- 300K - 500K
- 500K - 800K
- 800K - 1M
- 1M - 2M
- 2M - 3M
- 3M - 4M
- 4M - 7M
- < 7M

Urban3

Taxable Value per Acre

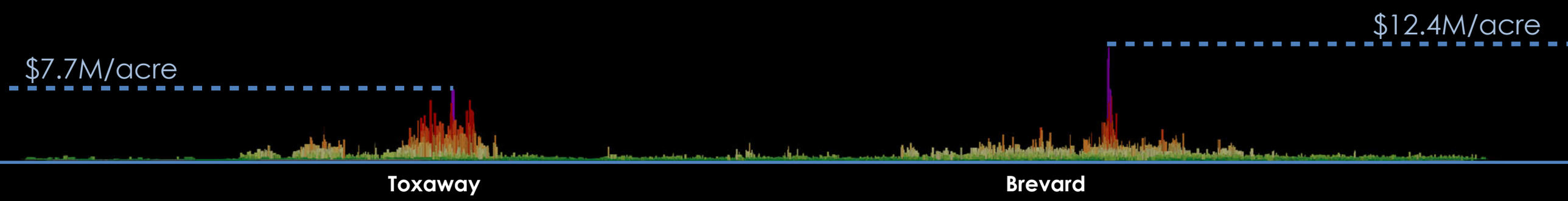
Transylvania County, NC



Urban3

Taxable Value per Acre

Transylvania County, NC

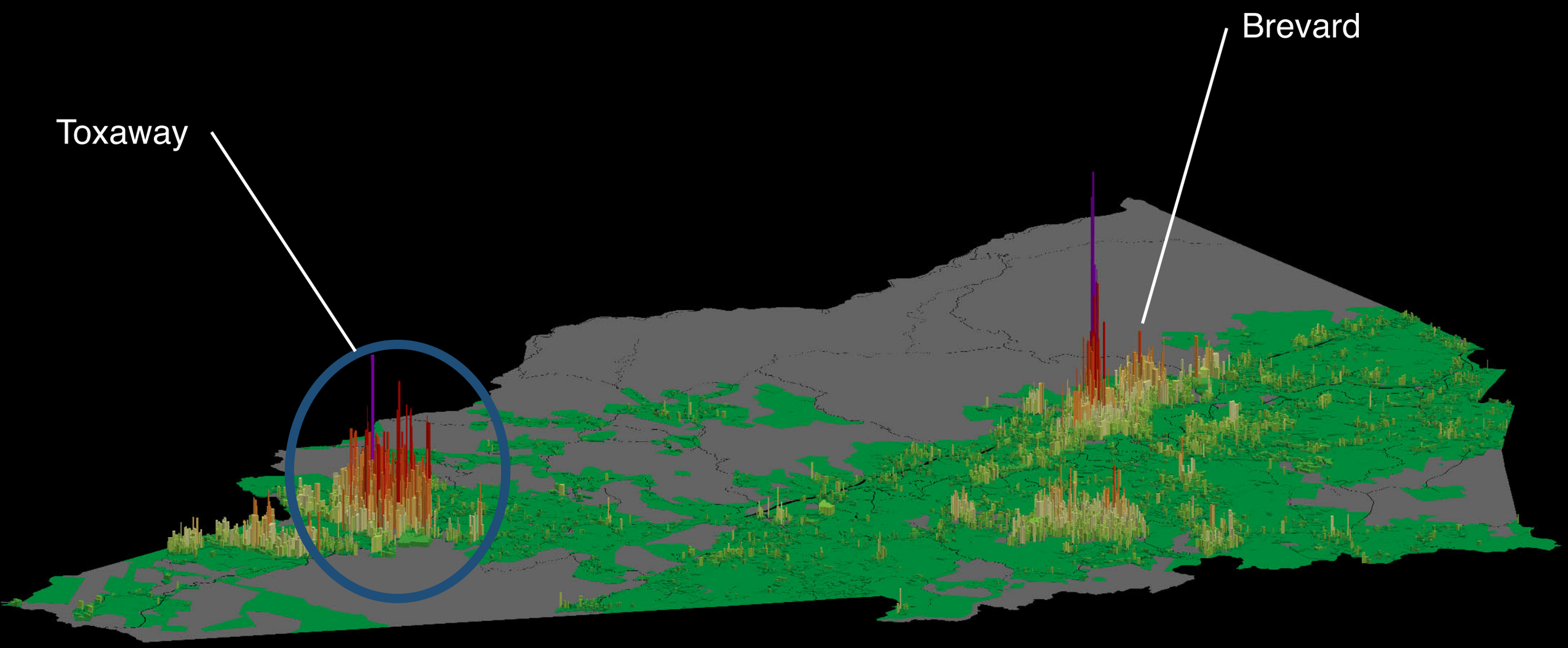


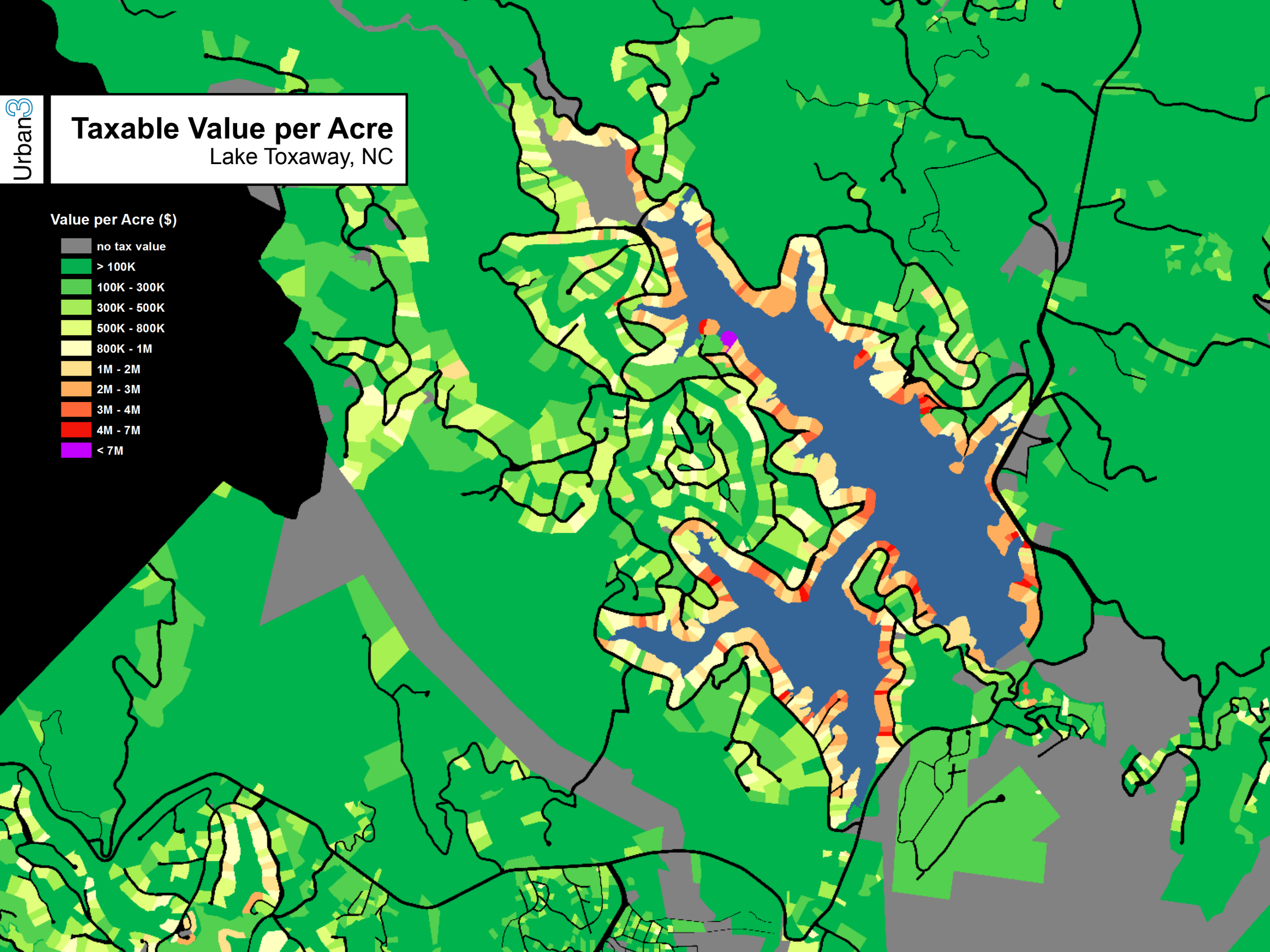
Transylvania County, NC
pop. 32,903

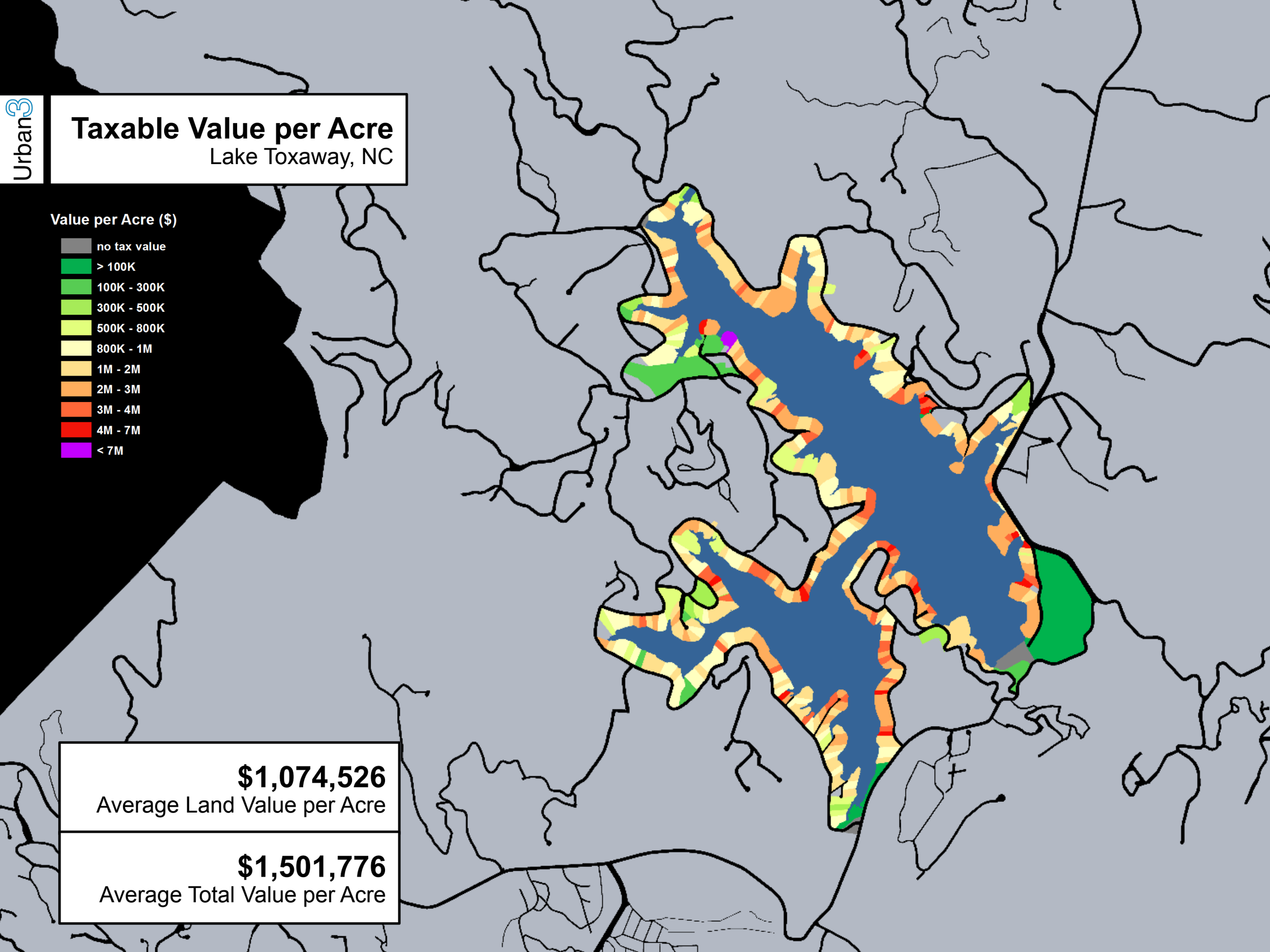
Urban3

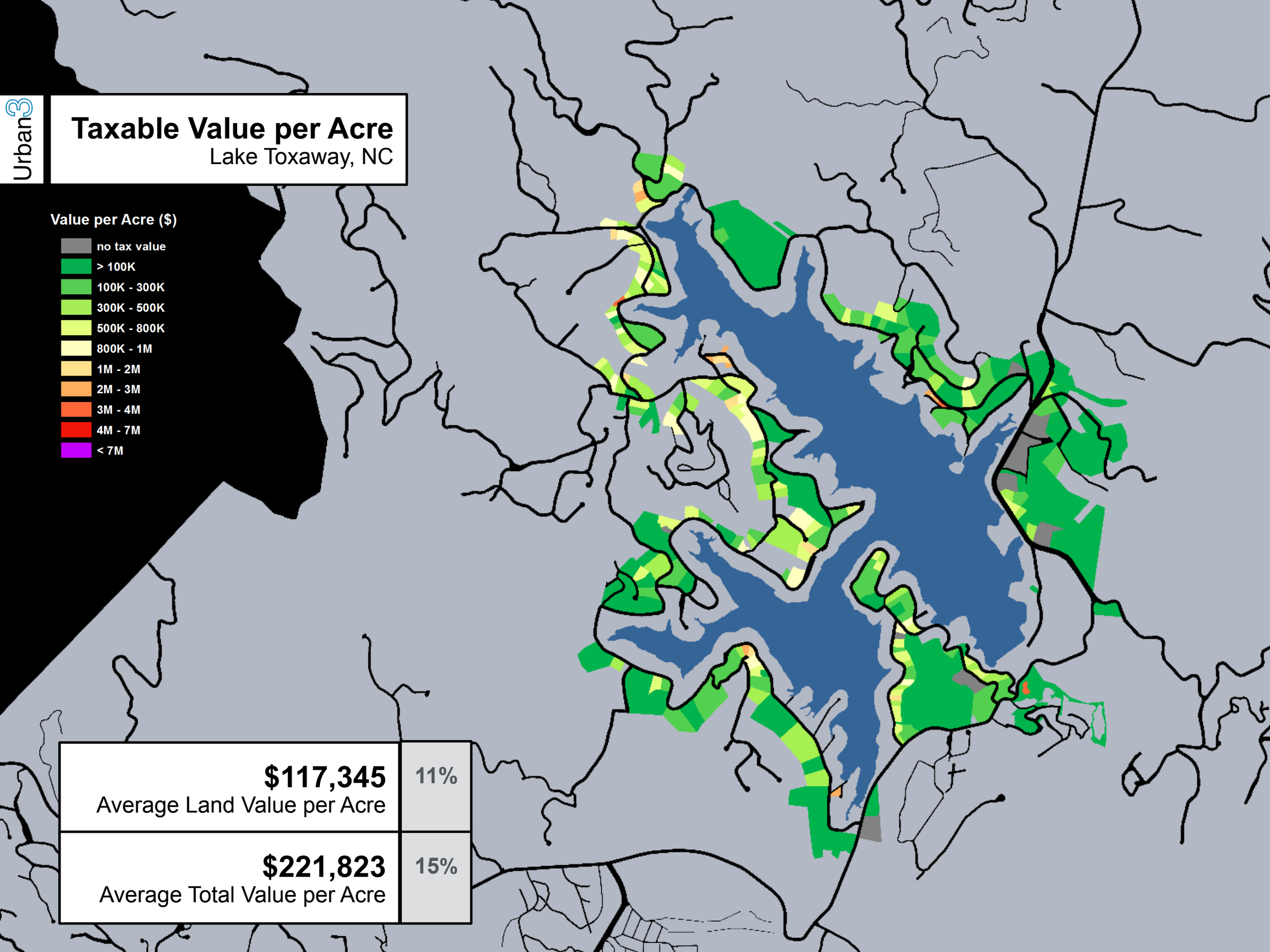
Taxable Value per Acre

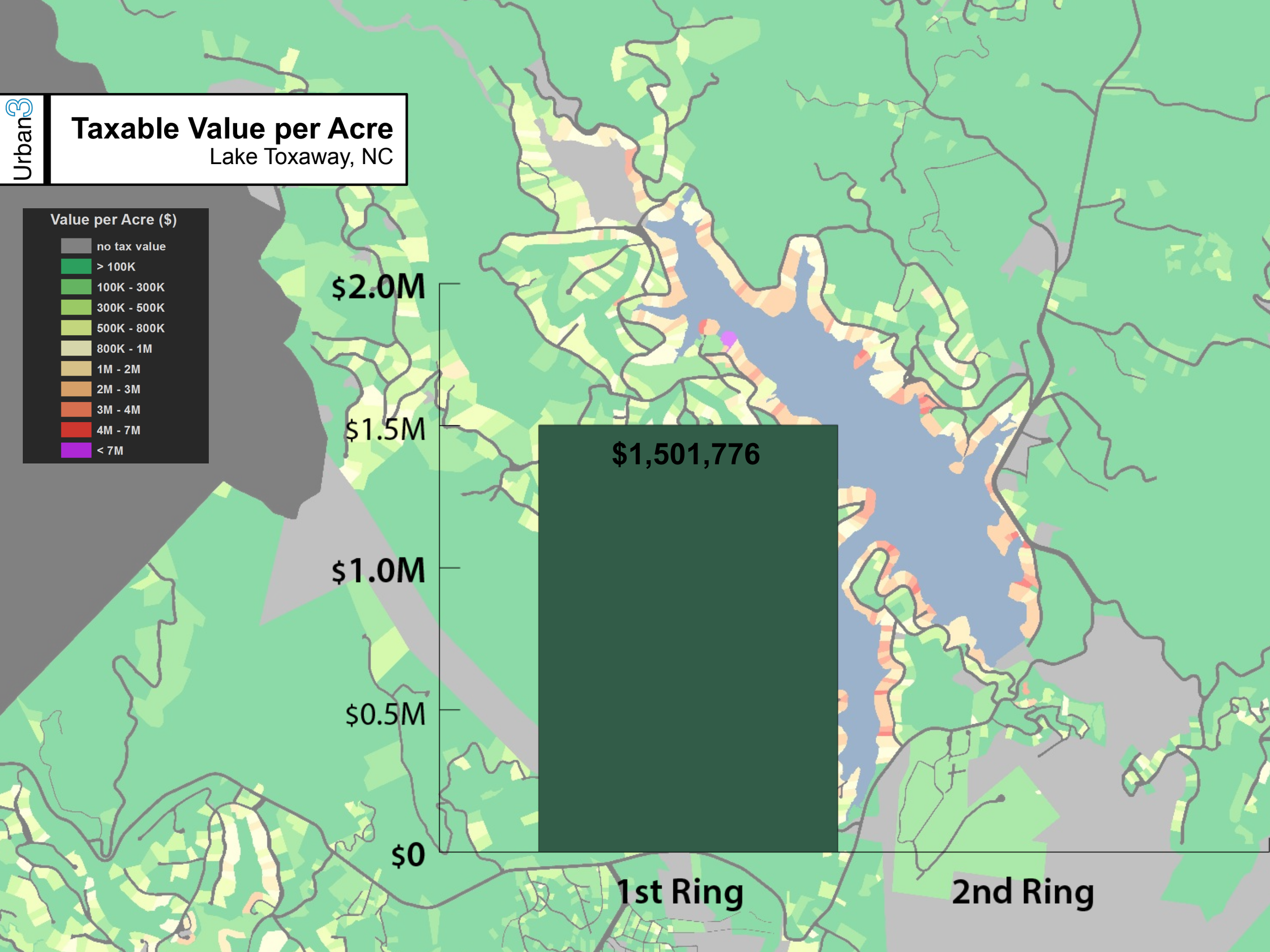
Transylvania County, NC




Urban3
Taxable Value per Acre
Lake Toxaway, NC
Value per Acre ($)
no tax value
> 100K
100K - 300K
300K - 500K
500K - 800K
800K - 1M
1M - 2M
2M - 3M
3M - 4M
4M - 7M
< 7M


Urban3
Taxable Value per Acre
Lake Toxaway, NC
Value per Acre ($)
no tax value
> 100K
100K - 300K
300K - 500K
500K - 800K
800K - 1M
1M - 2M
2M - 3M
3M - 4M
4M - 7M
< 7M
$1,074,526
Average Land Value per Acre
$1,501,776
Average Total Value per Acre

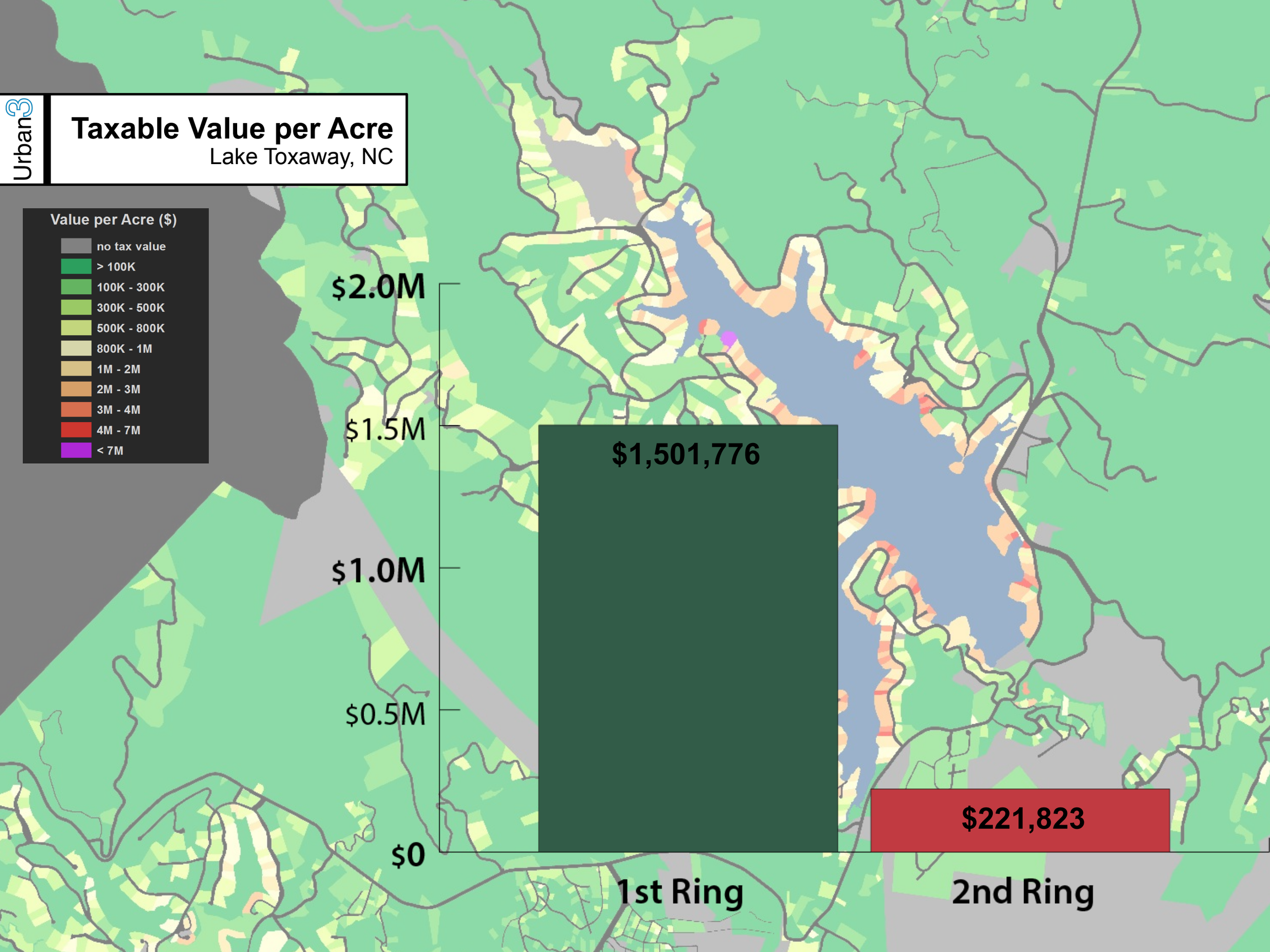

Urban3
Taxable Value per Acre
Lake Toxaway, NC
Value per Acre ($)
no tax value
> 100K
100K - 300K
300K - 500K
500K - 800K
800K - 1M
1M - 2M
2M - 3M
3M - 4M
4M - 7M
< 7M
$117,345
Average Land Value per Acre
11%
$221,823
Average Total Value per Acre
15%


Urban3
Taxable Value per Acre
Lake Toxaway, NC
Value per Acre ($)
no tax value
> 100K
100K - 300K
300K - 500K
500K - 800K
800K - 1M
1M - 2M
2M - 3M
3M - 4M
4M - 7M
< 7M
$2.0M
$1.5M
$1.0M
$0.5M
$0
$1,501,776
1st Ring
2nd Ring

Taxable Value per Acre

Lake Toxaway, NC

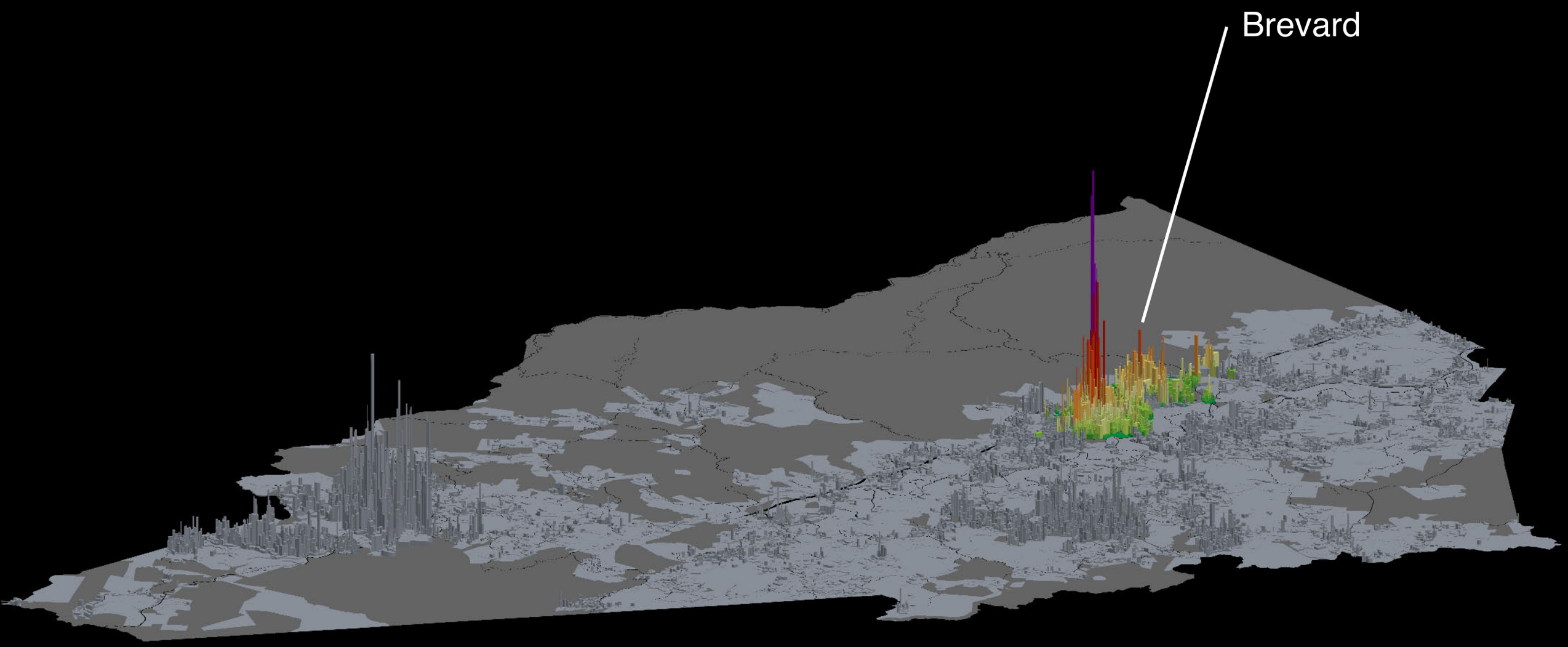
Urban3



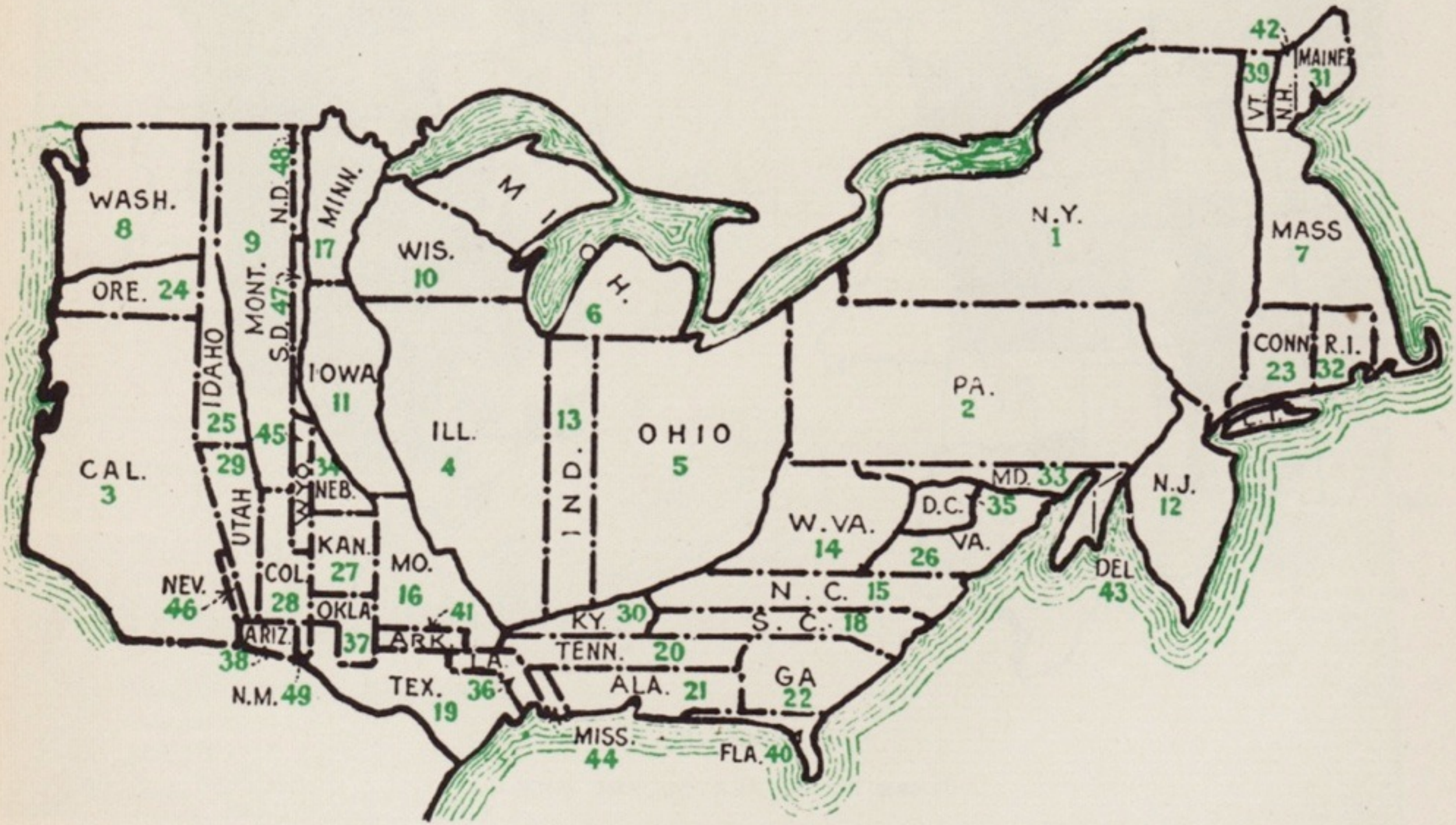
Urban3

Taxable Value per Acre

Transylvania County, NC



Cartogram Mapping



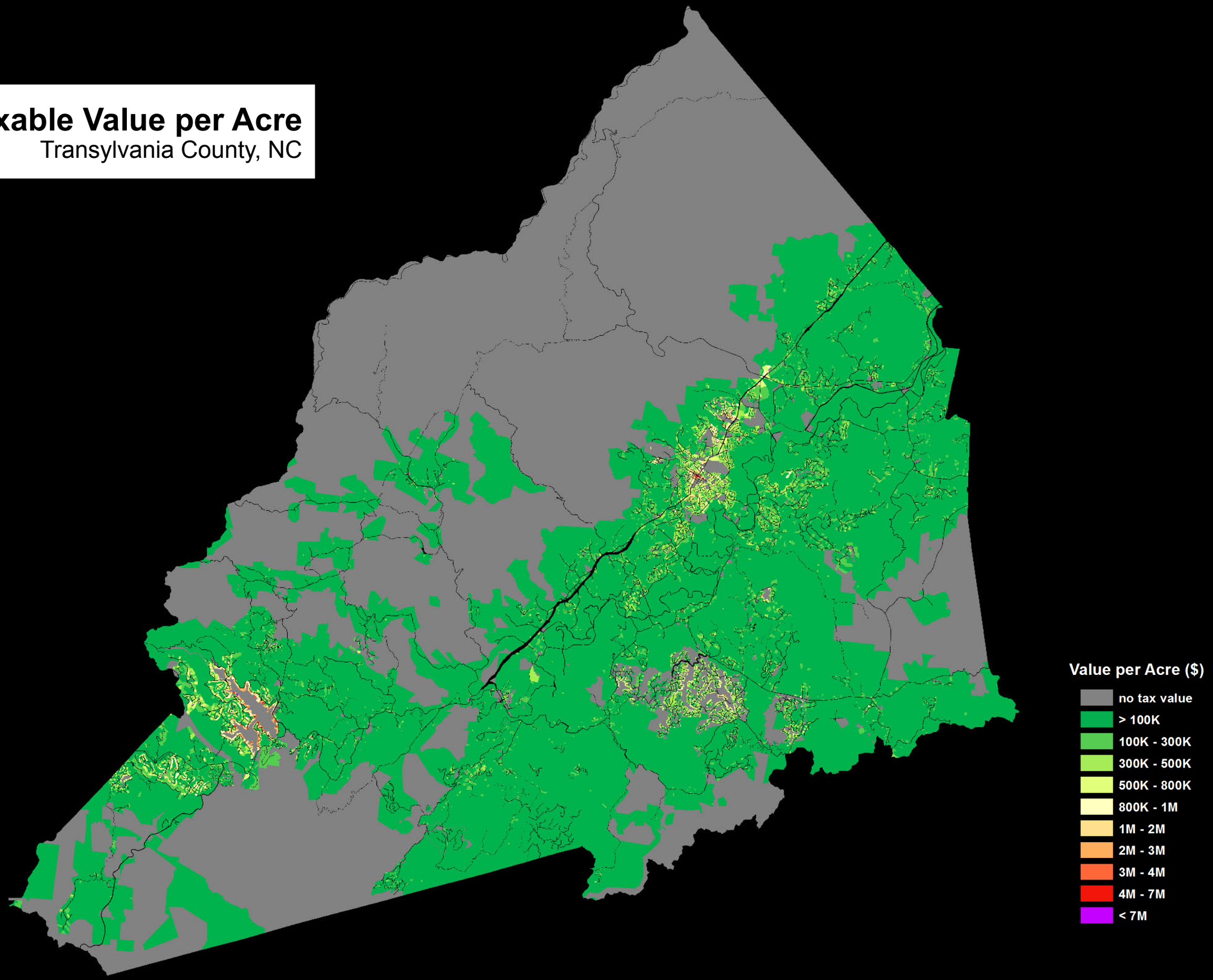
Literary Digest, April 23, 1921.

Relative Size of Each of the United States If Based on Electrical Energy Sold for Light and Power in 1921.

Urban3

Taxable Value per Acre

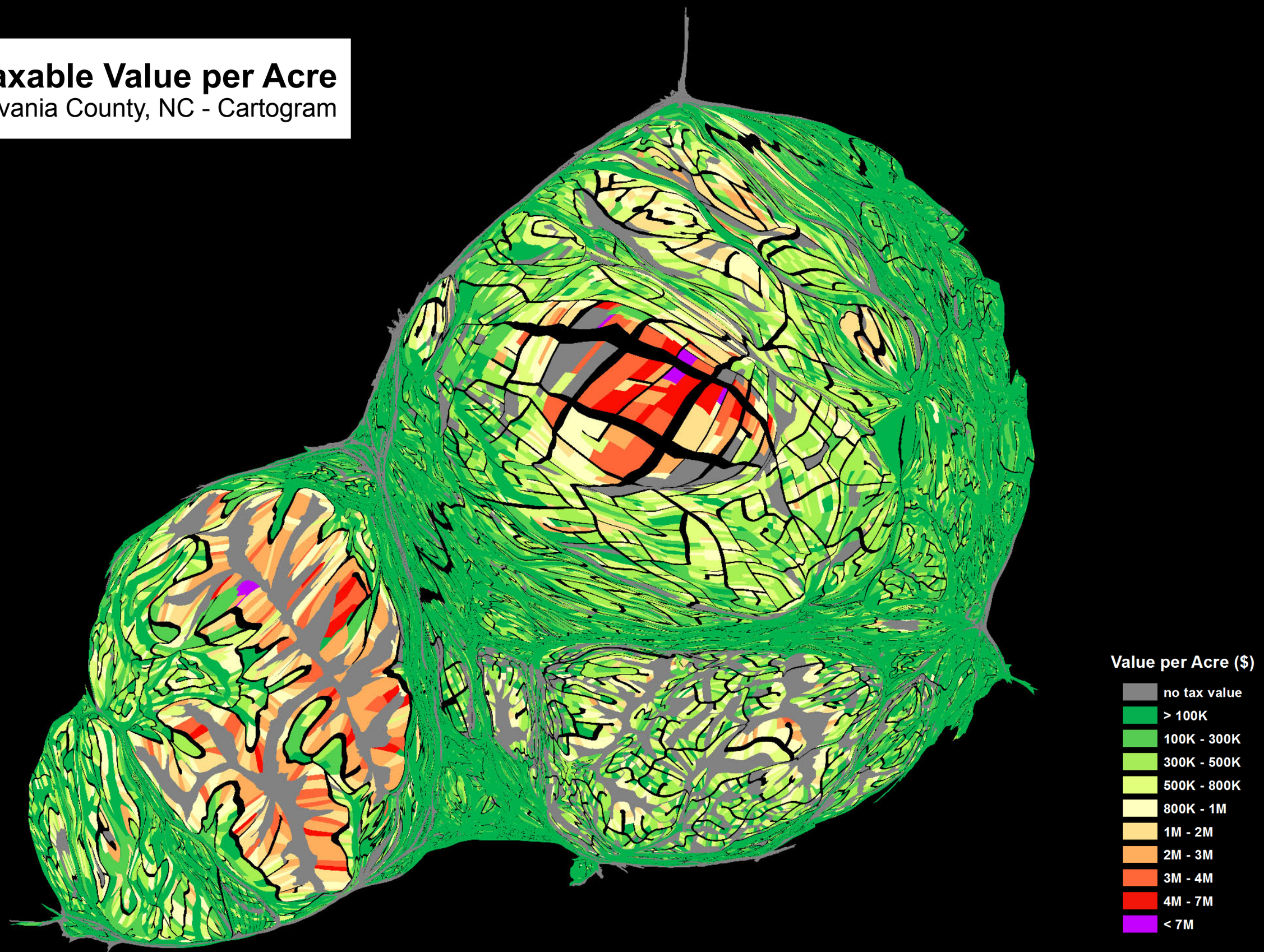
Transylvania County, NC

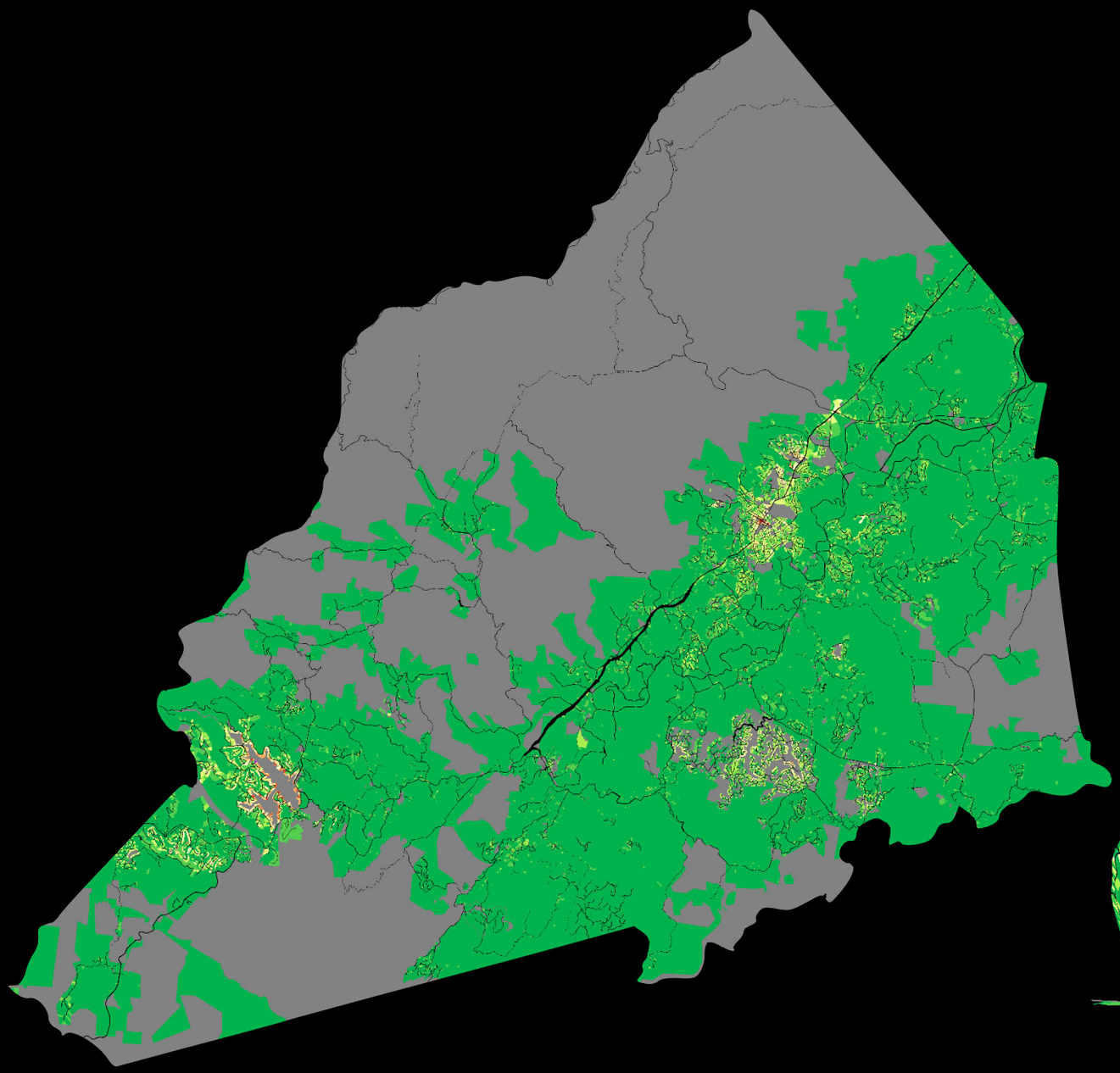


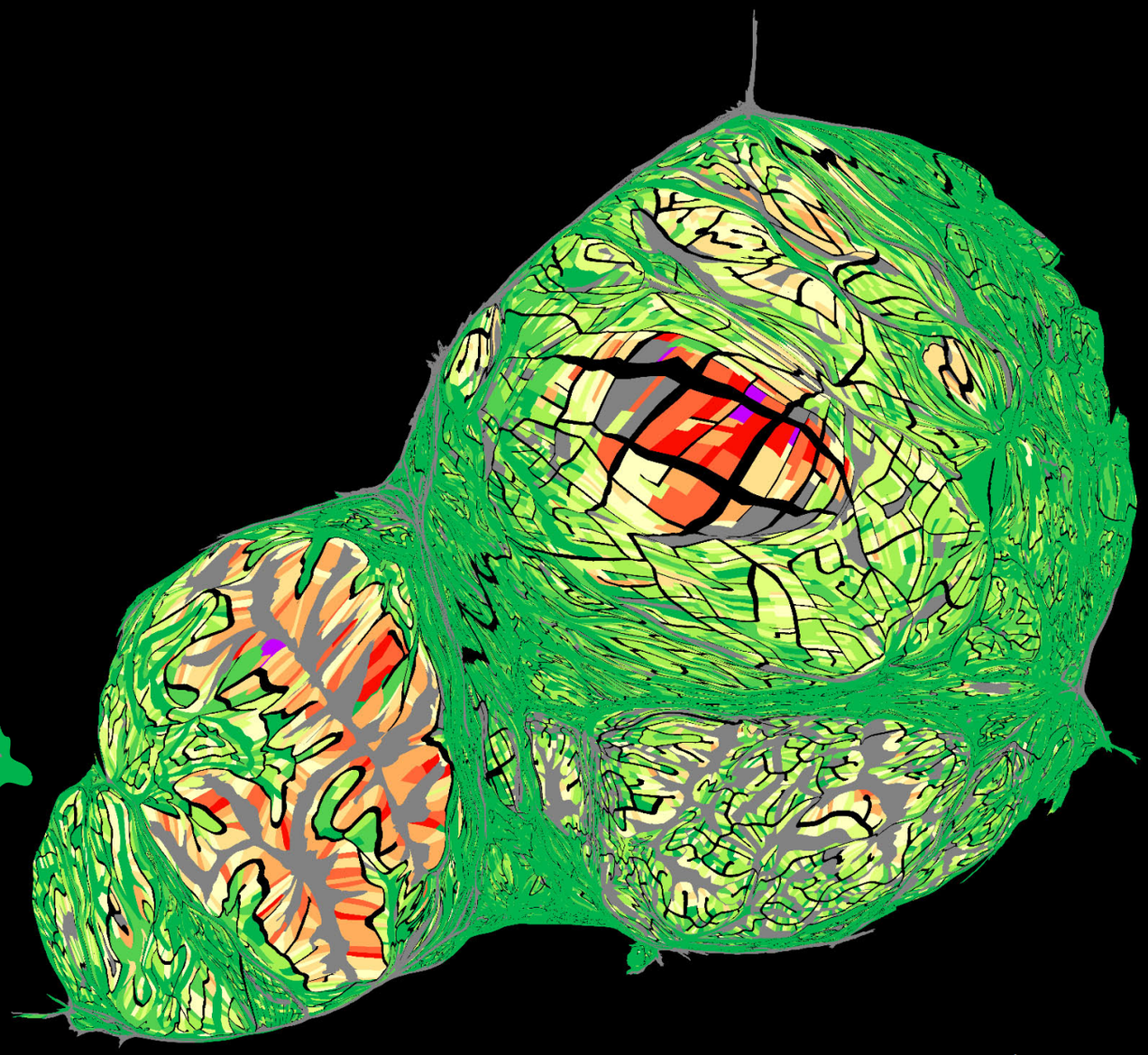
Urban3

Taxable Value per Acre

Transylvania County, NC - Cartogram







Value per Acre ($)

- no tax value
- > 100K
- 100K - 300K
- 300K - 500K
- 500K - 800K
- 800K - 1M
- 1M - 2M
- 2M - 3M
- 3M - 4M
- 4M - 7M
- < 7M

Urban3

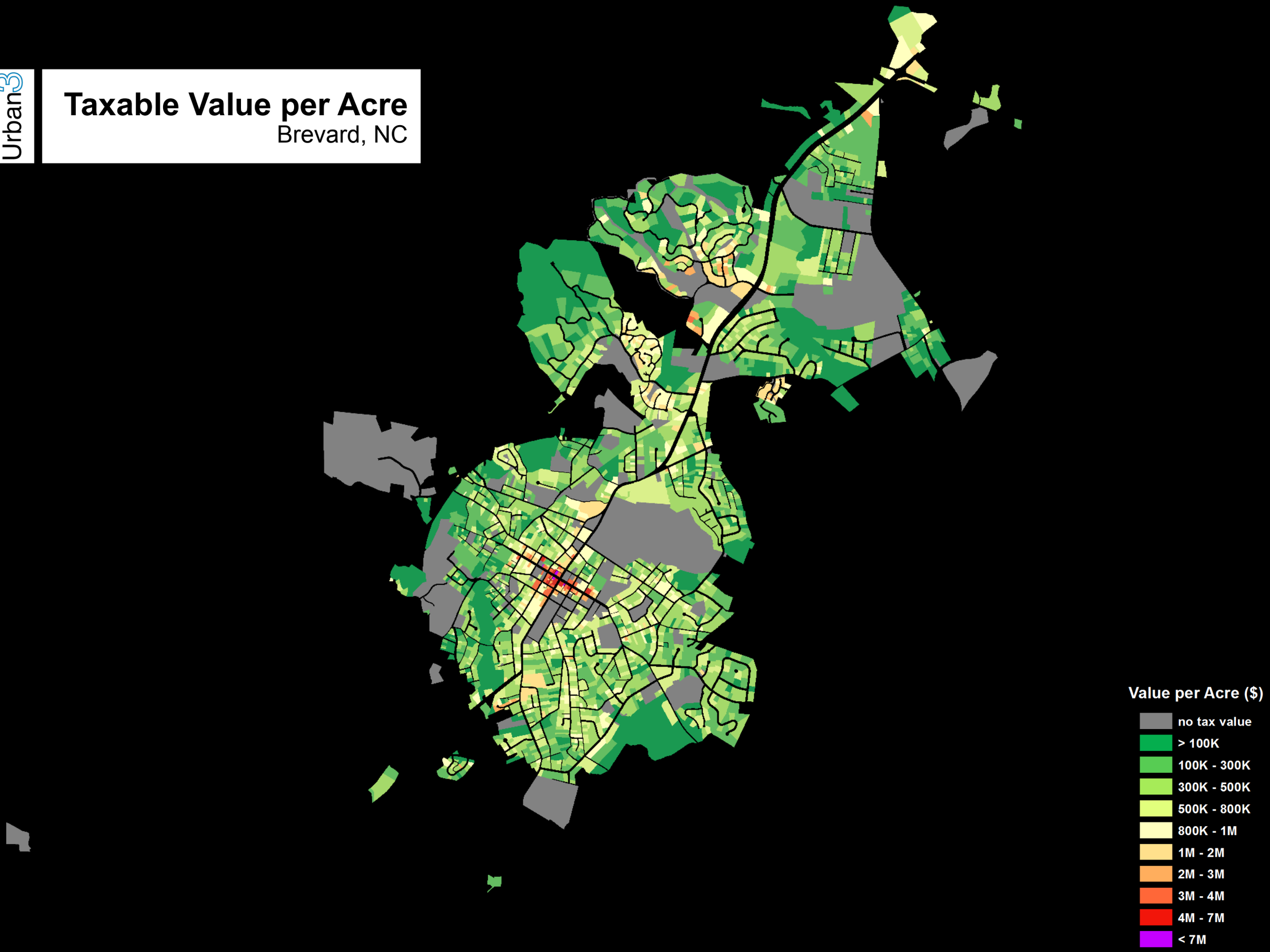
Taxable Value per Acre

Transylvania County, NC

Urban3

Taxable Value per Acre

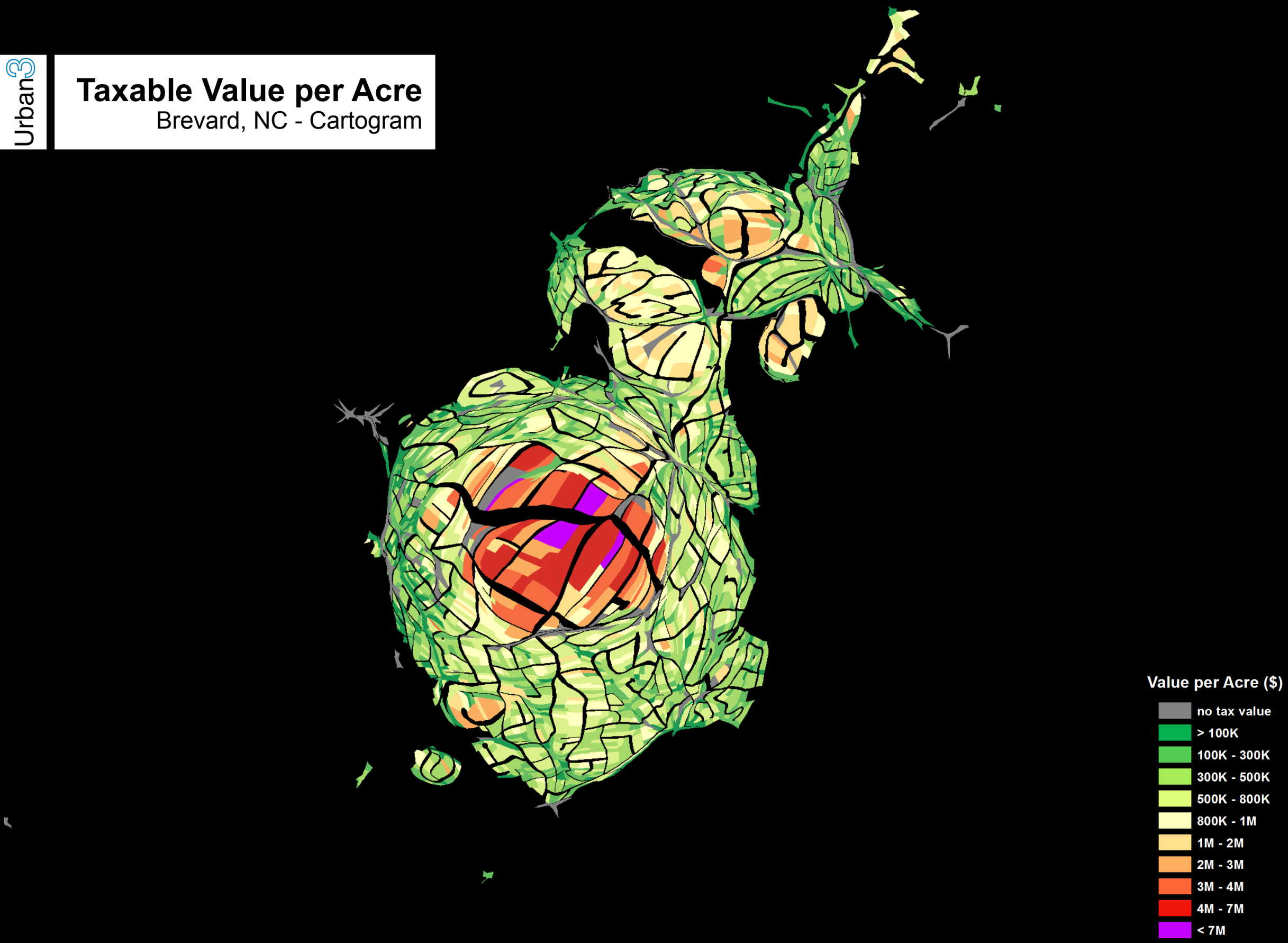
Brevard, NC



Urban3

Taxable Value per Acre

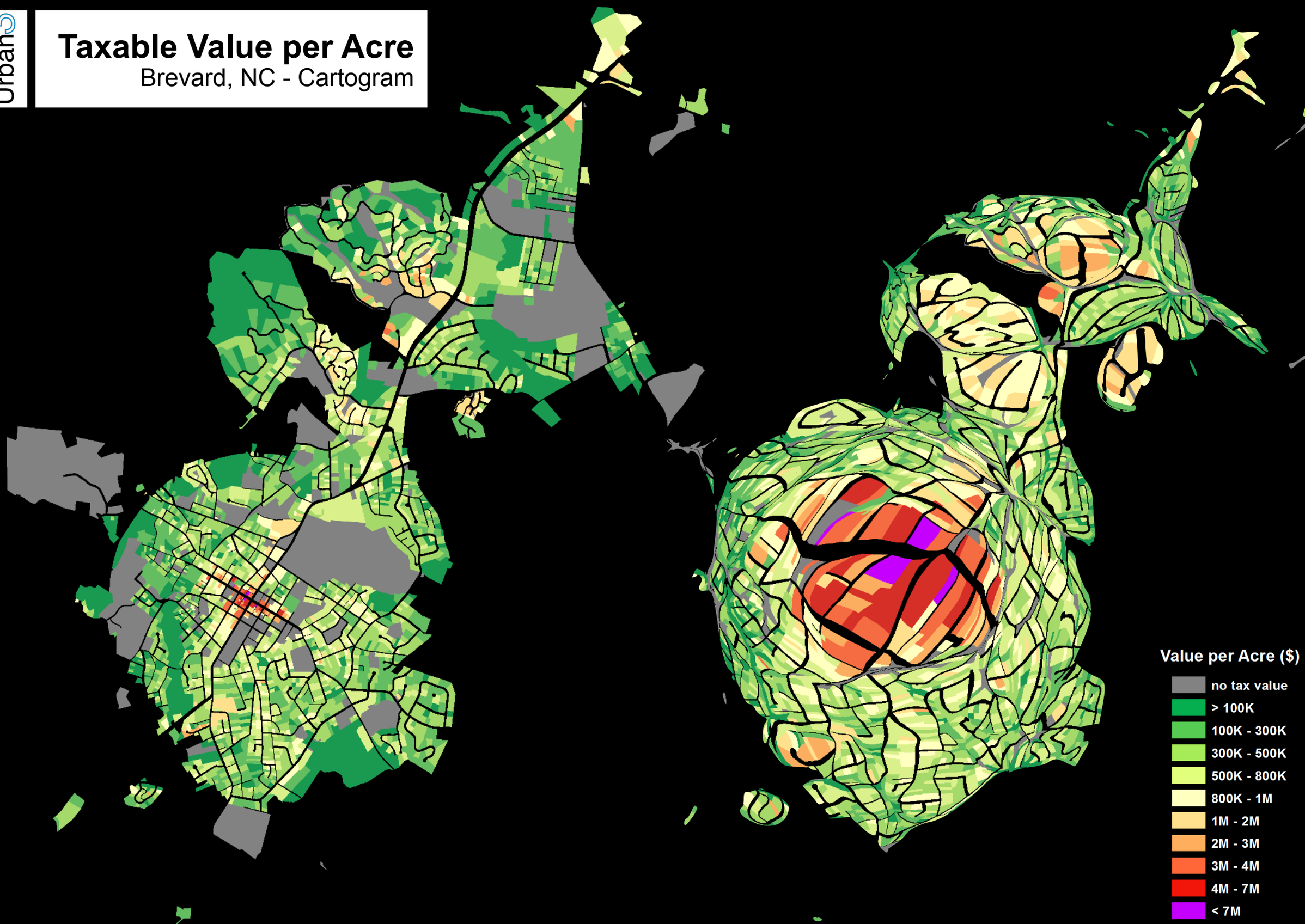
Brevard, NC - Cartogram



Urban3

Taxable Value per Acre

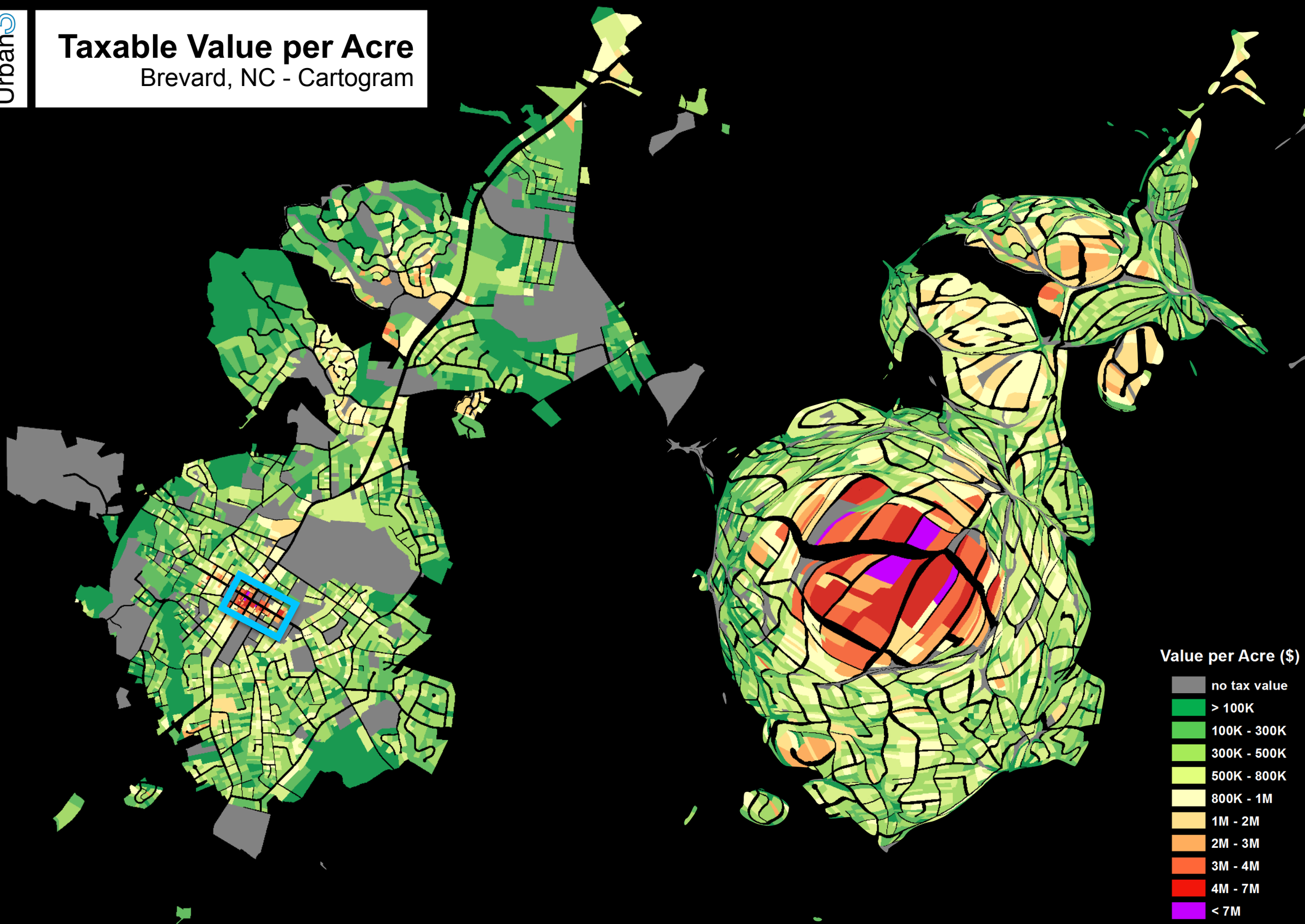
Brevard, NC - Cartogram



Urban3

Taxable Value per Acre

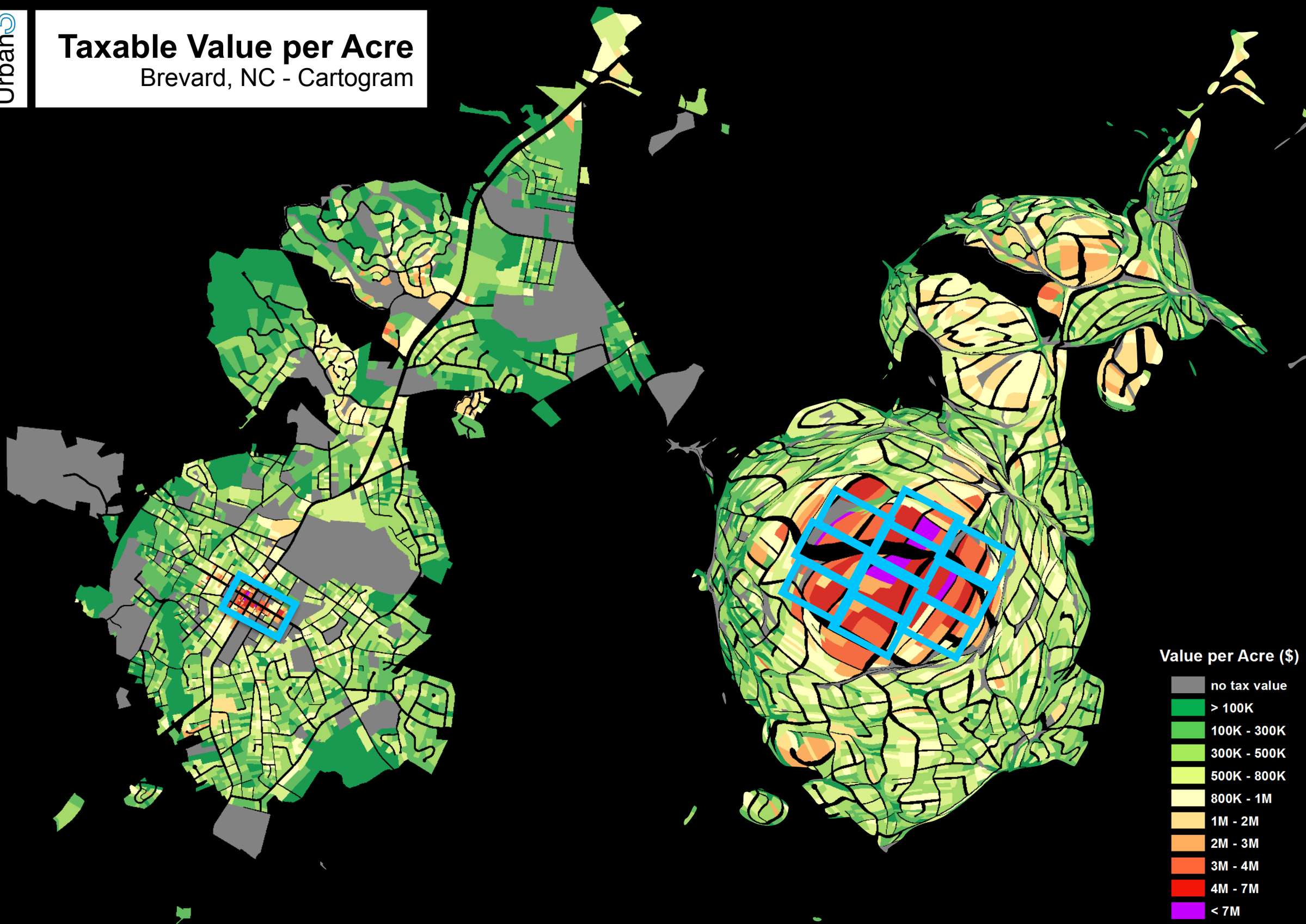
Brevard, NC - Cartogram



Urban3

Taxable Value per Acre

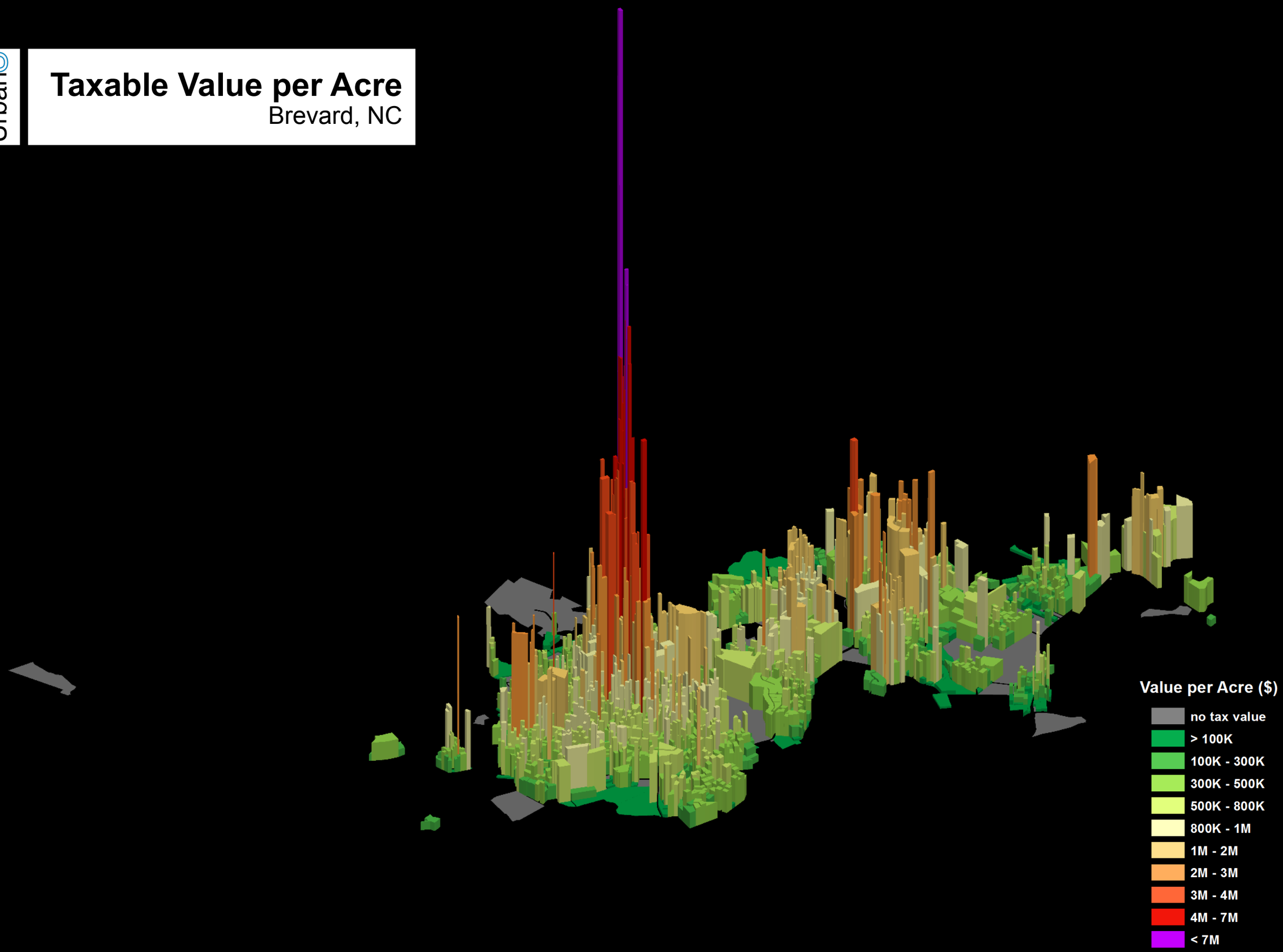
Brevard, NC - Cartogram



Urban3

Taxable Value per Acre

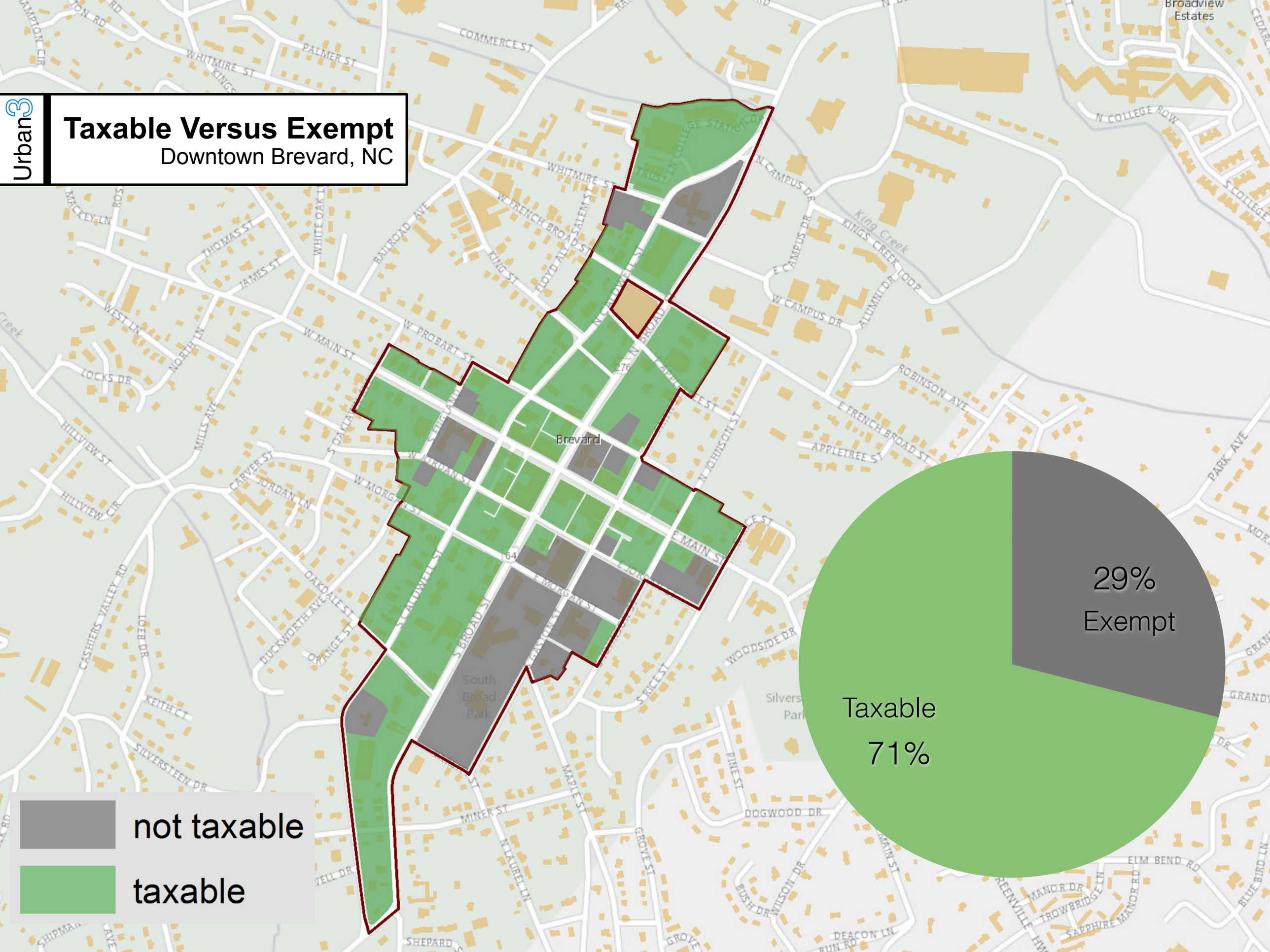
Brevard, NC



Urban3

Taxable Versus Exempt

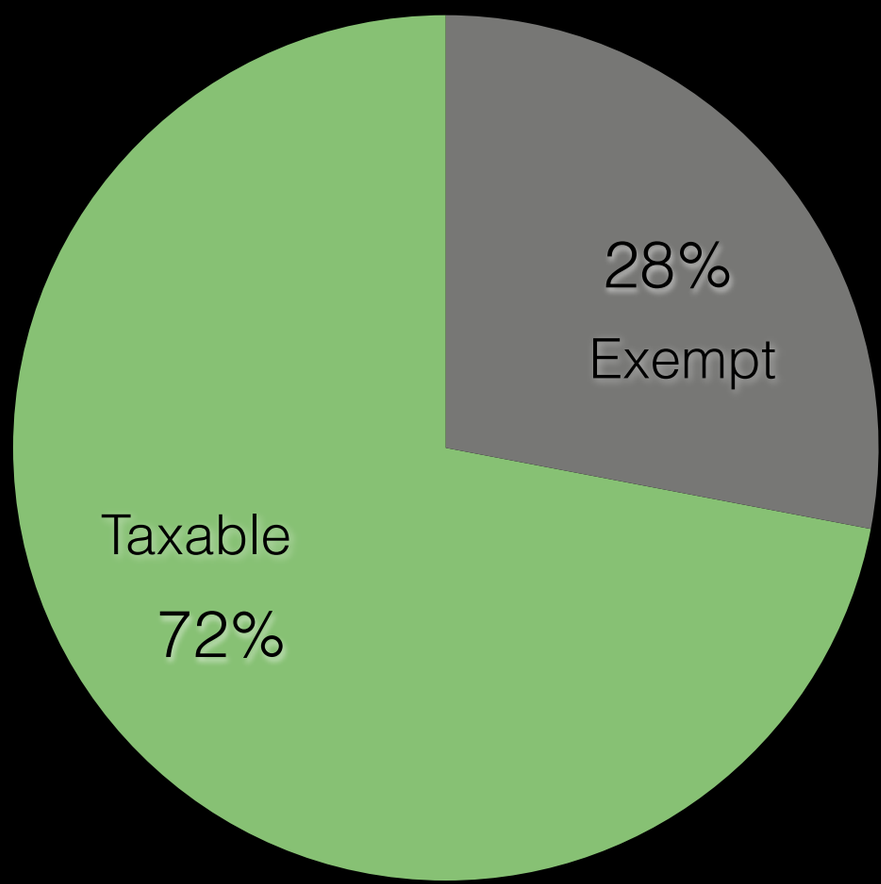
Downtown Brevard, NC

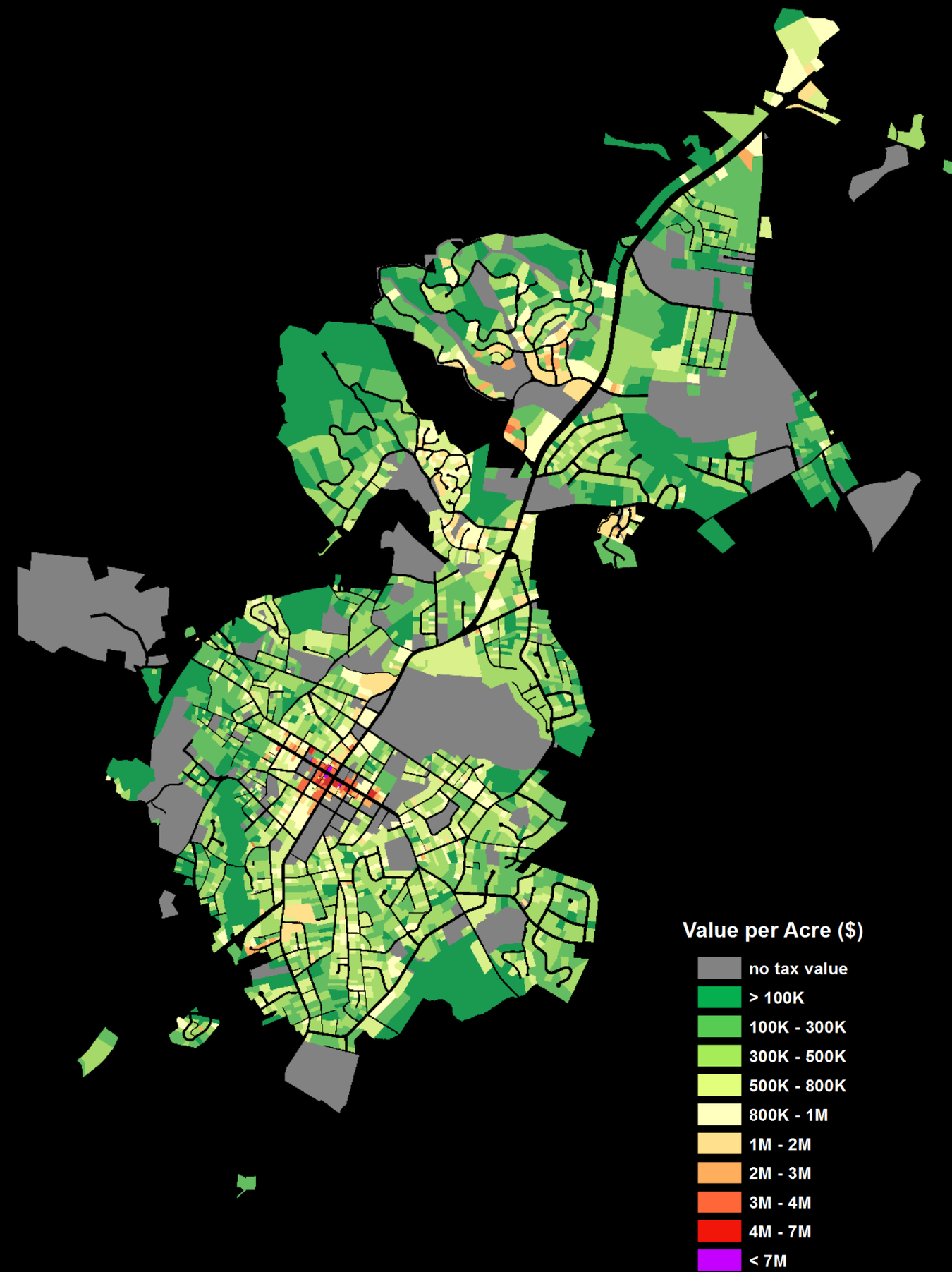


Urban3

Taxable Versus Exempt

Brevard, NC

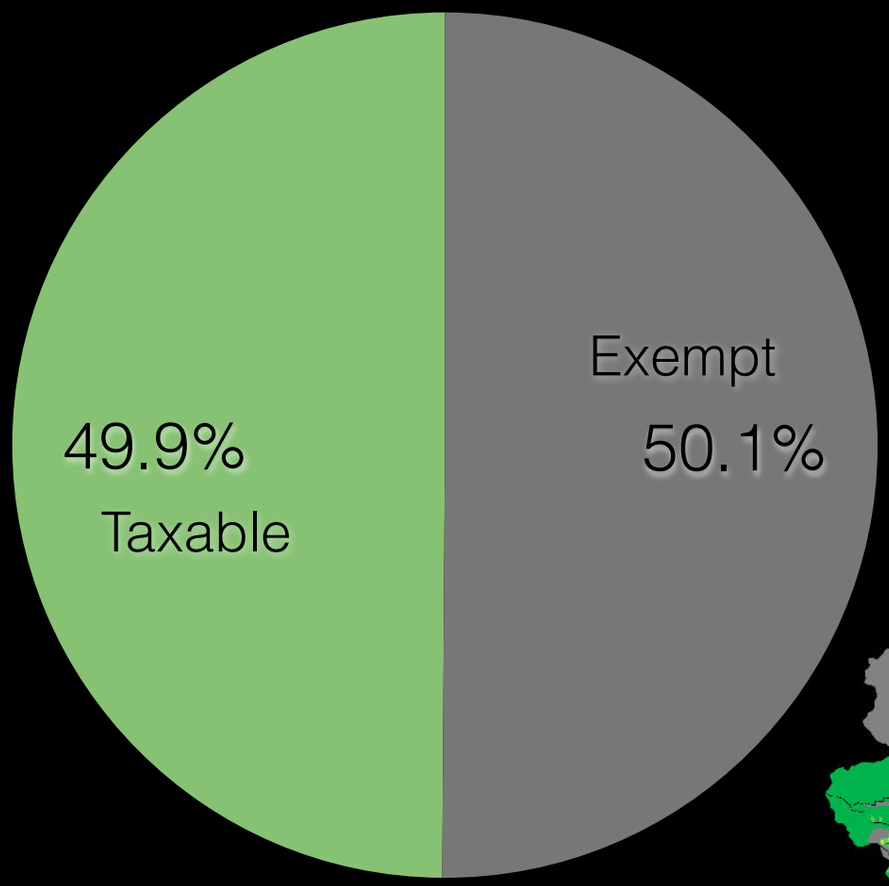


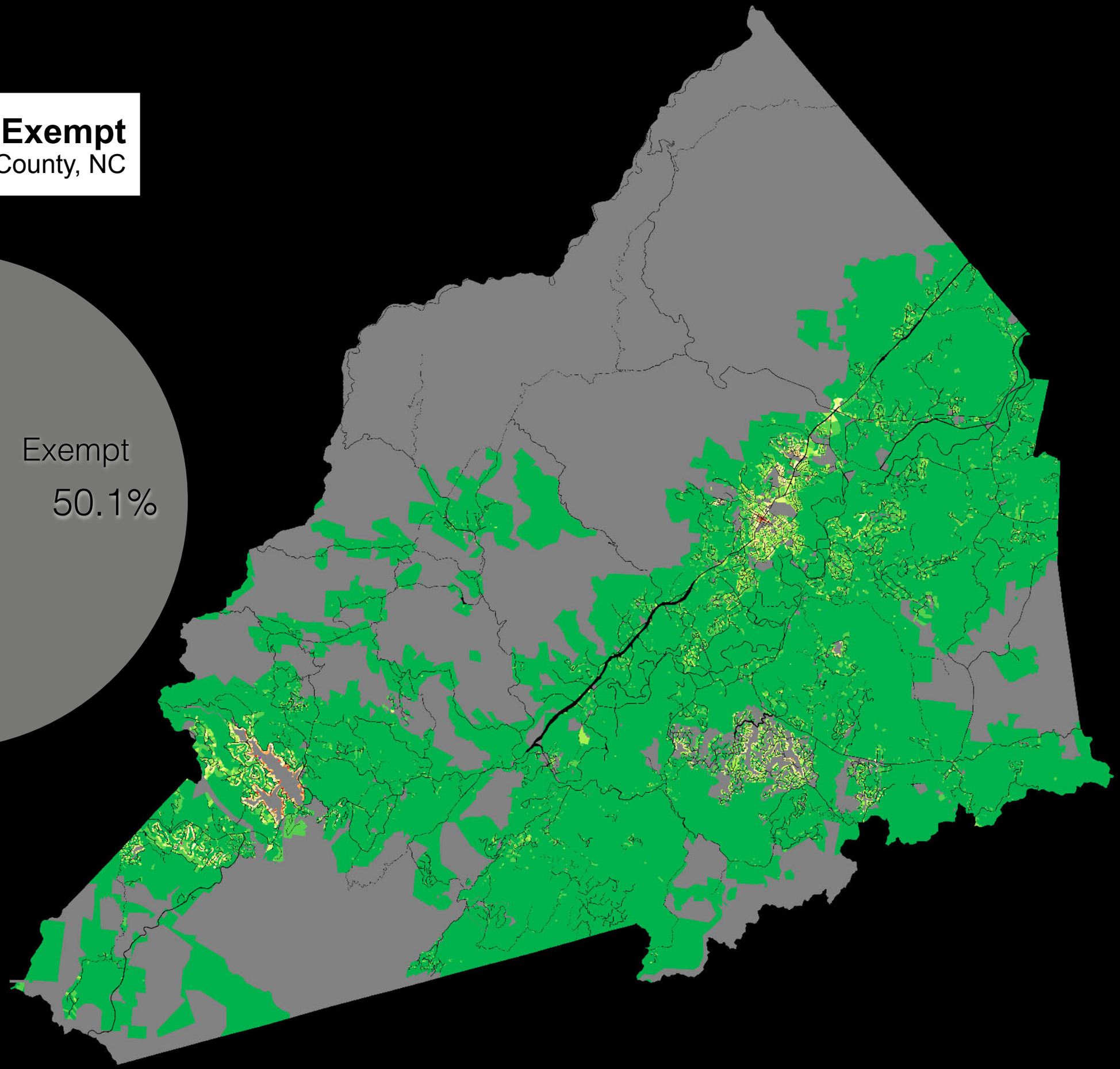


Urban3

Taxable Versus Exempt

Transylvania County, NC

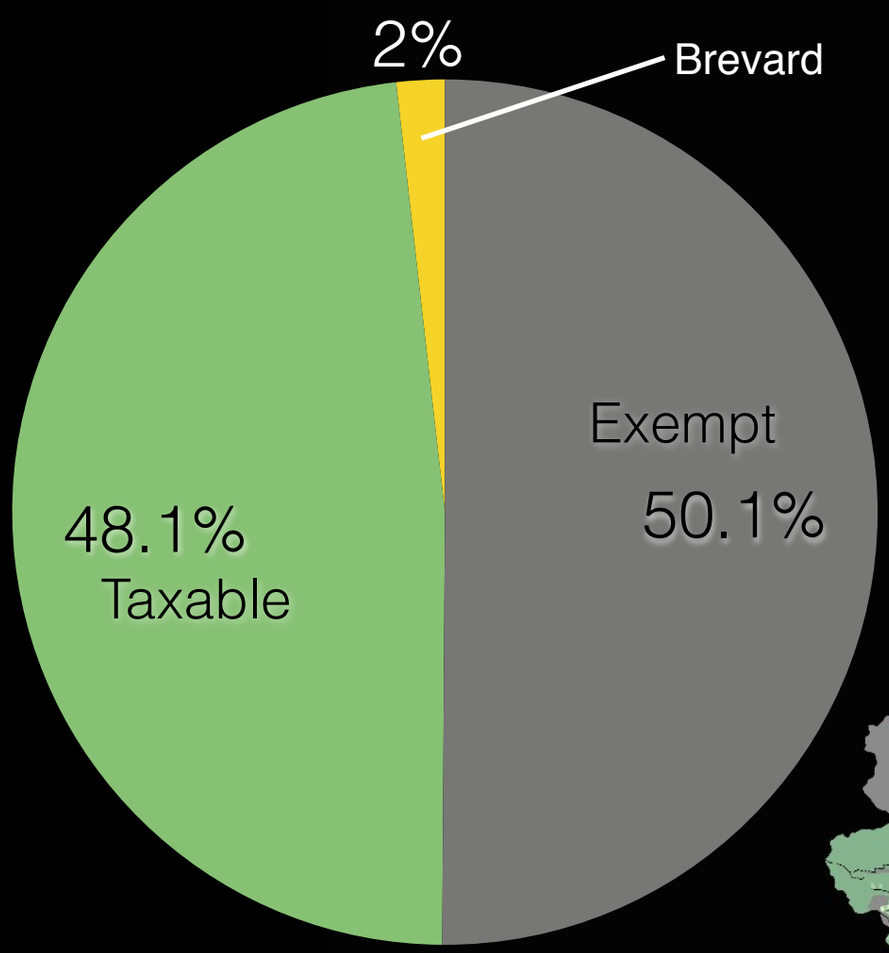




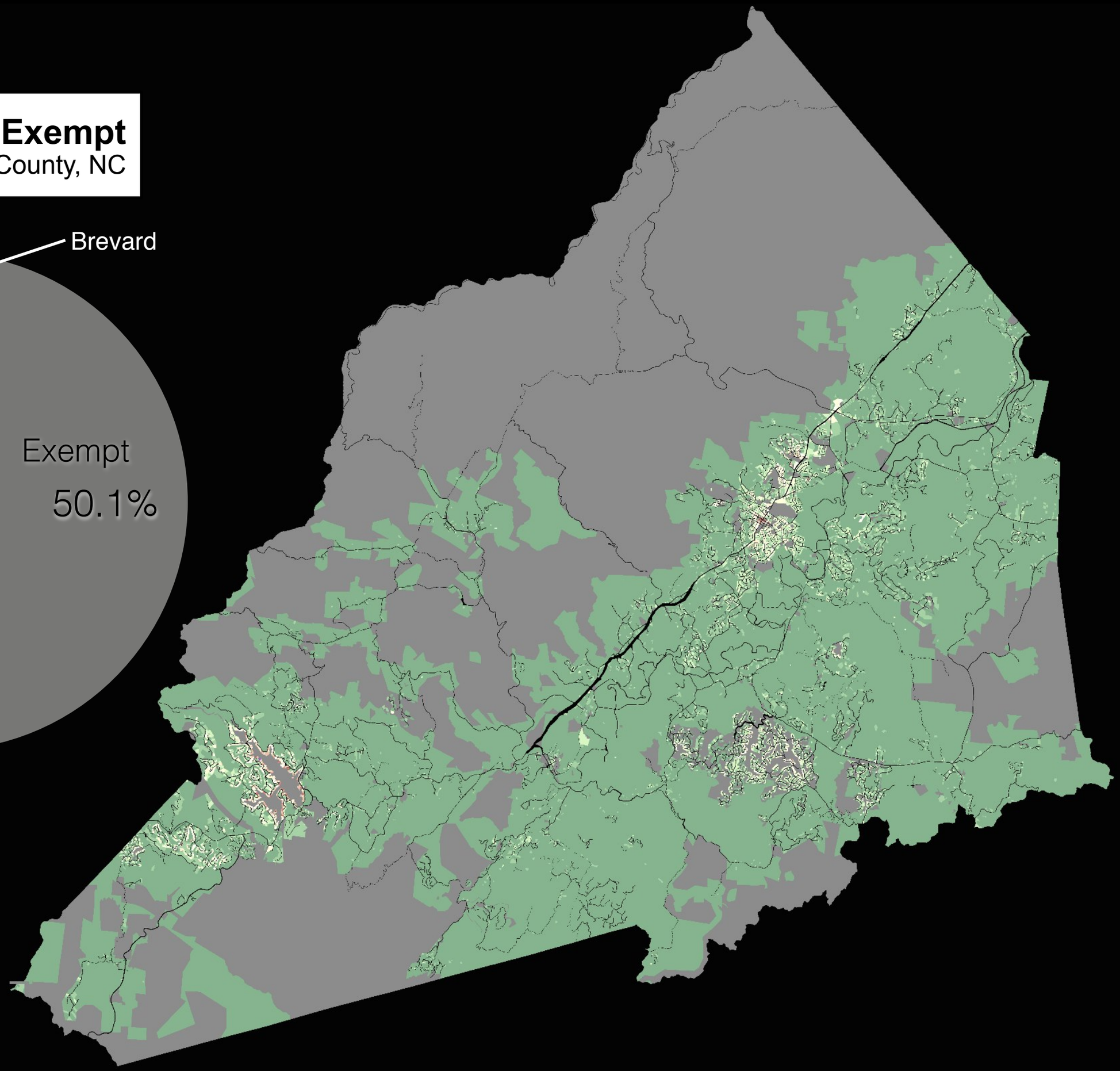
Urban3

Taxable Versus Exempt

Transylvania County, NC



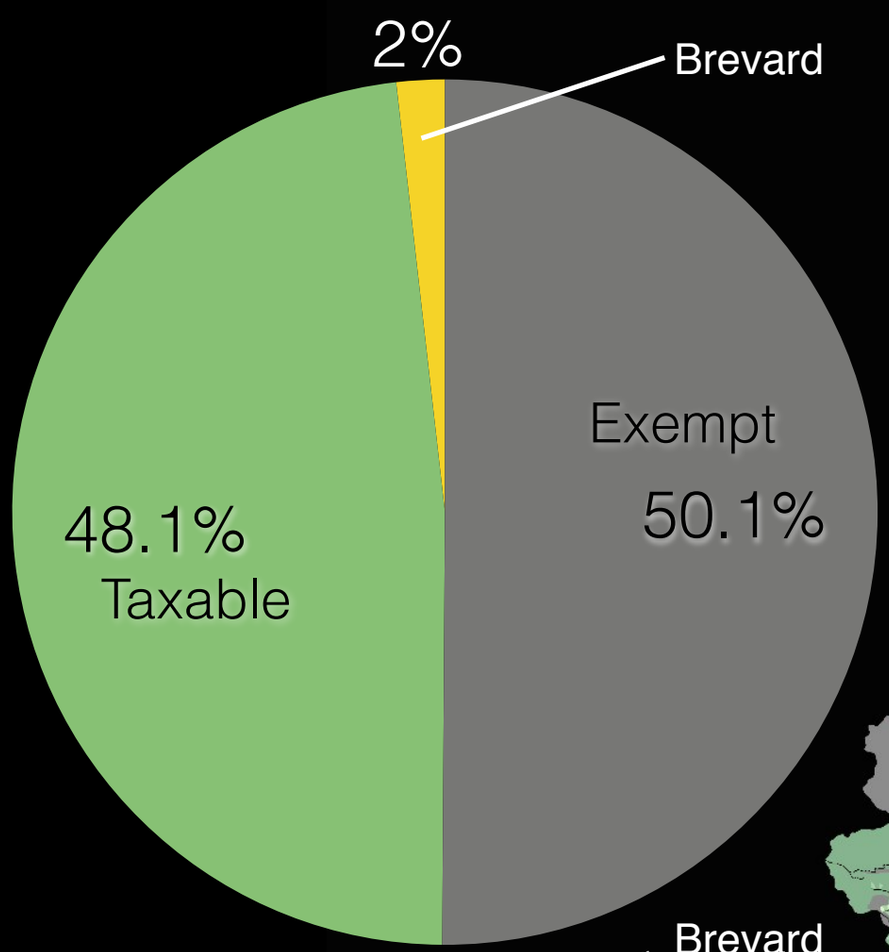
Area of County



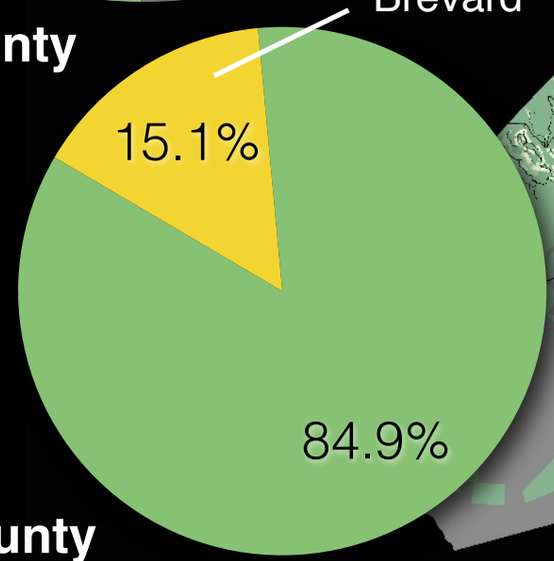
Urban3

Taxable Versus Exempt

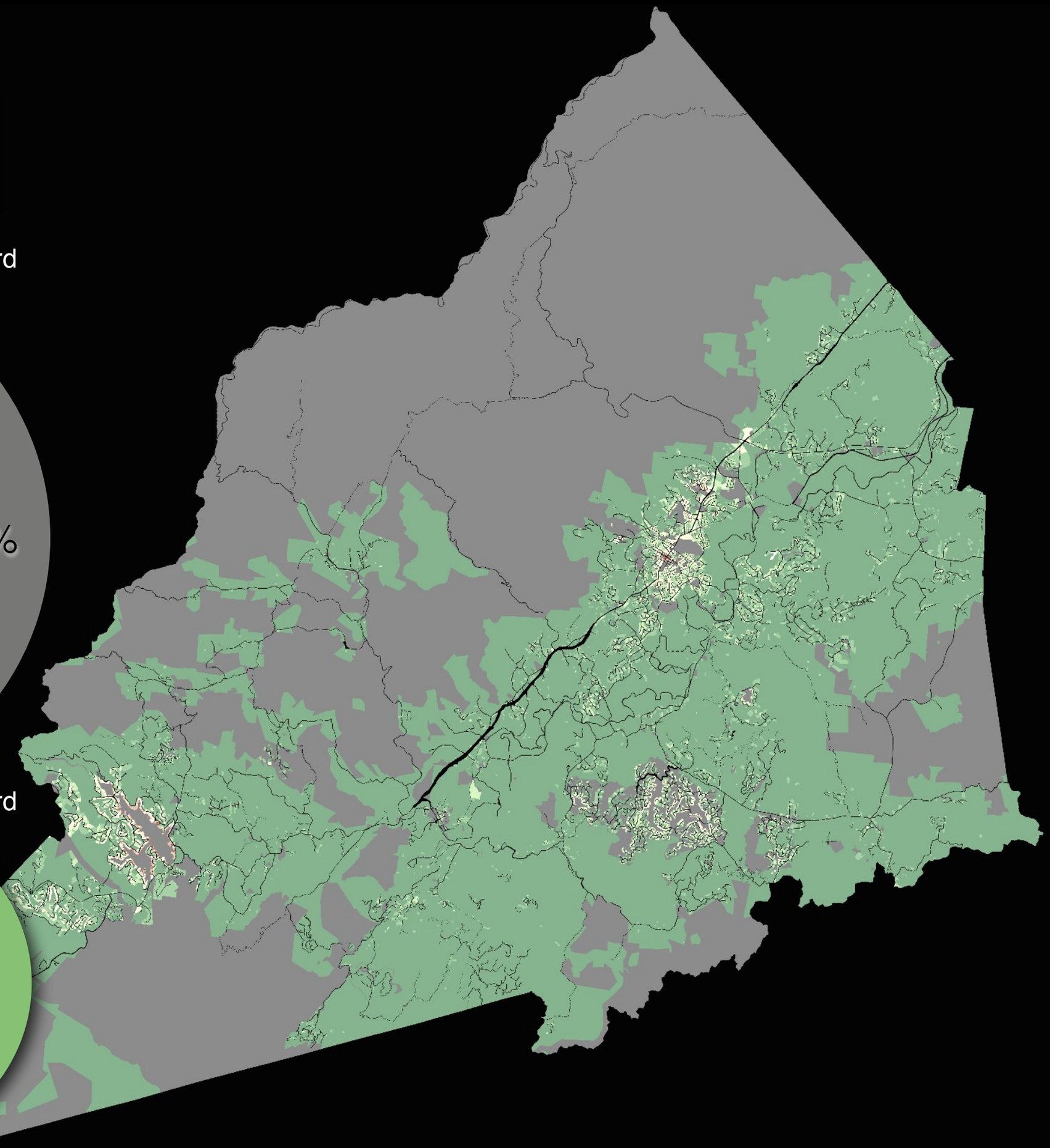
Transylvania County, NC



Area of County



Value of County



Walmart
$752,079 value per acre

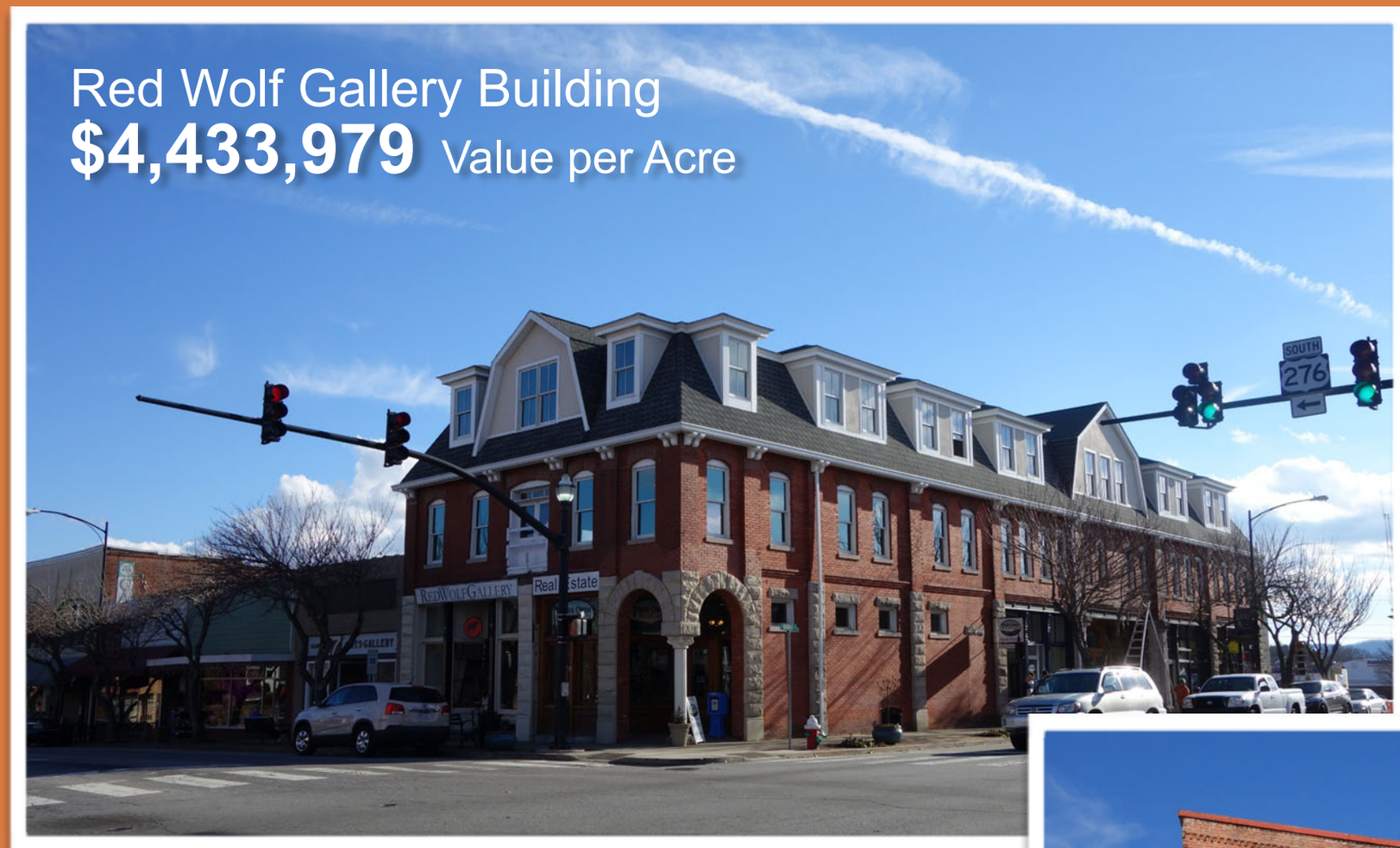
Walmart Cluster
$843,707 value per acre

Walmart
$752,079 value per acre

Kmart Plaza
$631,841 value per acre

College Station Plaza
$1,365,239 value per acre

Walmart
$752,079 value per acre



Walmart
$752,079 value per acre

Drew Deane Building
$11,118,115 Value per Acre

Platt Architects Building
$12,457,522 Value per Acre

Walmart
$752,079 value per acre

The Hollingsworth
$5,028,652 Value per Acre

A Lasting Value

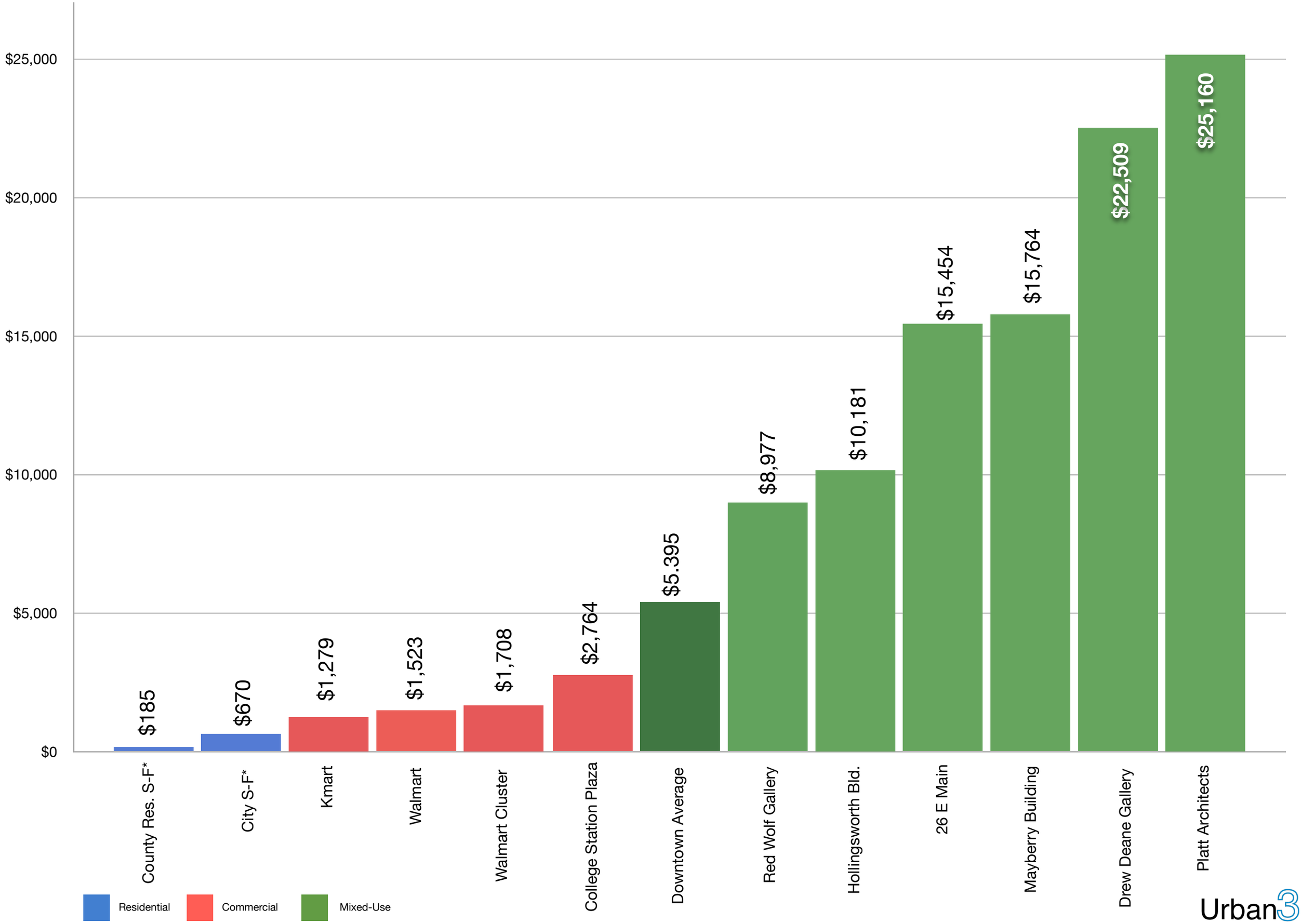
Walmart
$752,079 value per acre

1920's

Walmart
$752,079 value per acre

1920's

Transylvania County Property Tax* Revenue Profile: 2014 Tax Yield per Acre



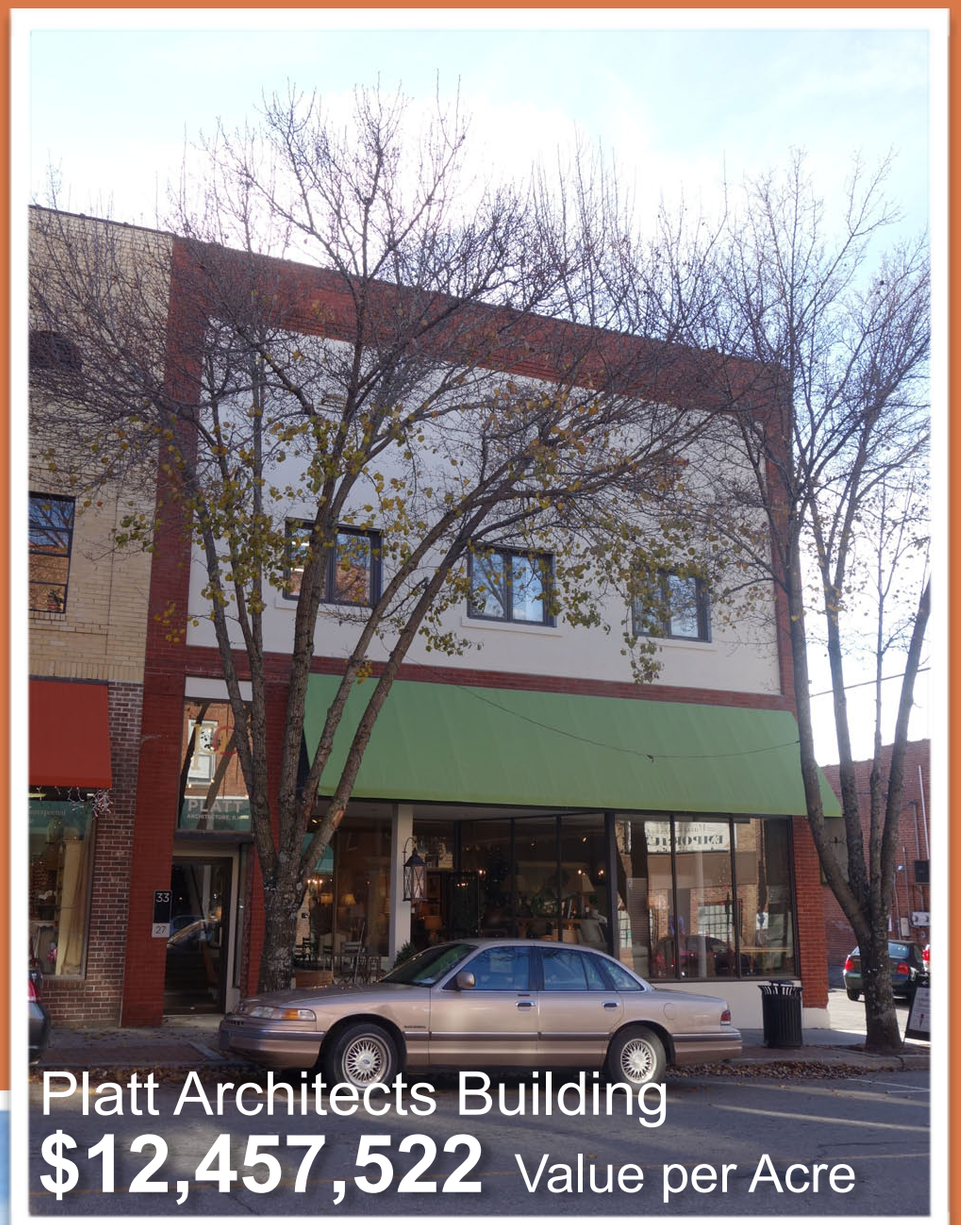
*Average values per Transylvania County Assessor File

Urban3

Joe Minicozzi,AICP : Asheville NC

Transylvania County Property Tax Revenue Profile: 2014

1.8 acres of The Platt Building would equal the **27.2 acre** Walmart cluster.



Urban3

Joe Minicozzi,AICP - Asheville NC

1.4 acres of the Mayberry Building would equal the **17.4 acre** Kmart cluster.

Urban3
Joe Minicozzi,AICP - Asheville NC

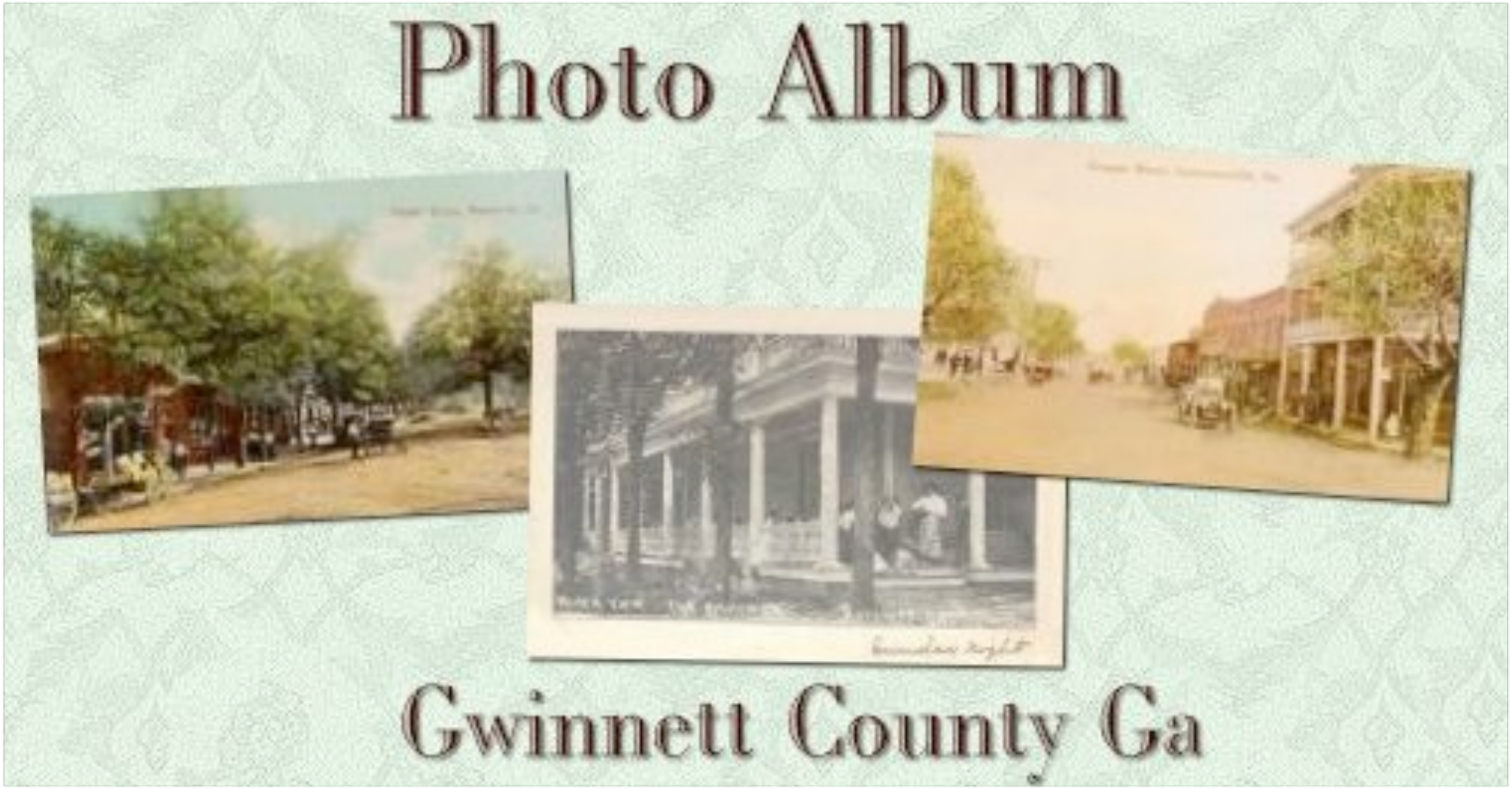
0.7 acres of Drew Deane Gallery would equal the **5.7 acre** College Station

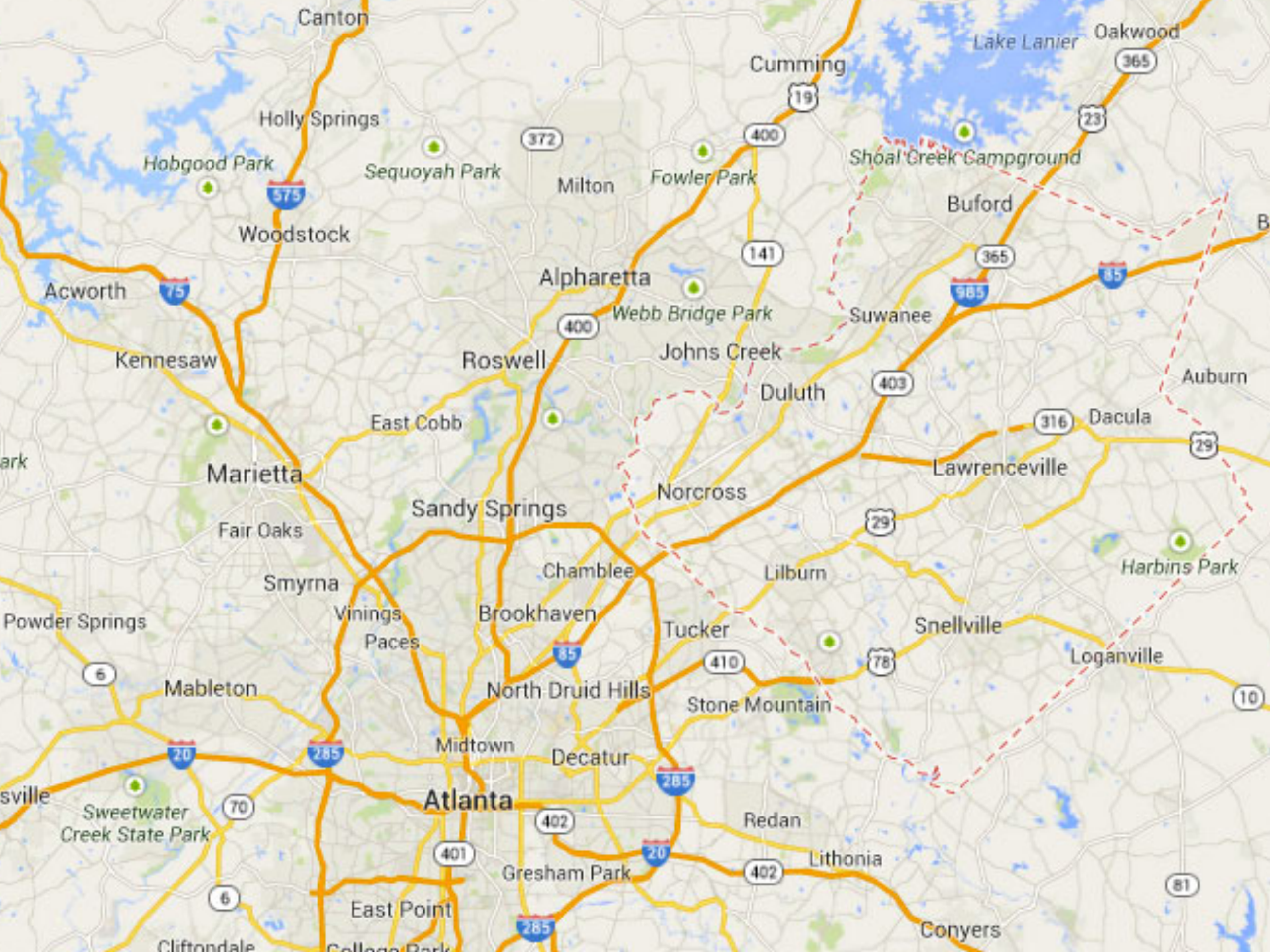
Urban3
Joe Minicozzi,AICP - Asheville NC

“You are about to show me shadows of the things that have not happened, but will happen in the time before us.”

Ebenezer Scrooge
The Ghost of Christmas Yet to Come
A Christmas Carol

What are the numbers for Gwinnett County?



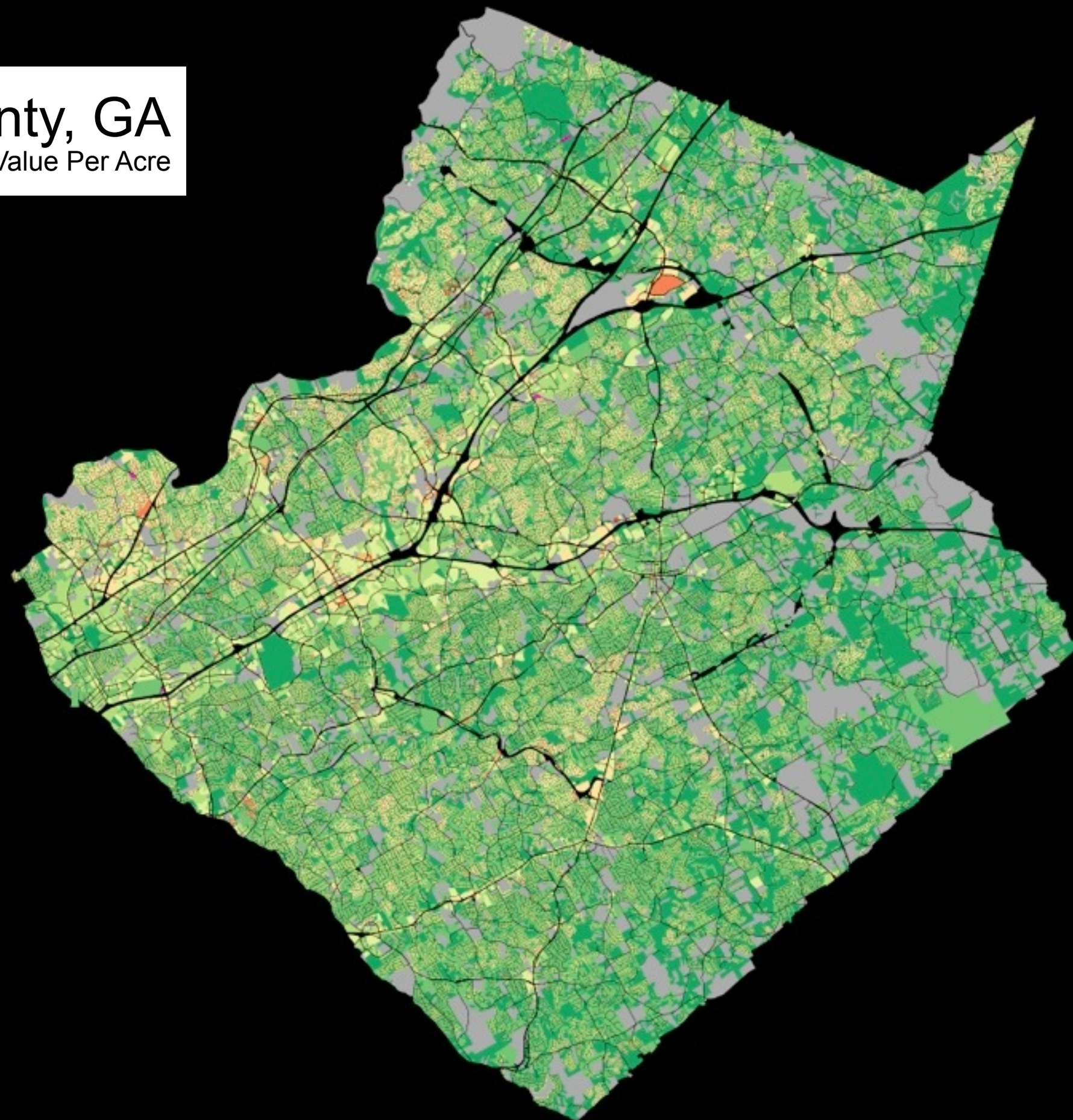

Canton
Lake Lanier
Oakwood
Cumming
Holly Springs
Hobgood Park
Sequoyah Park
Milton
Fowler Park
Shoal Creek Campground
Buford
Woodstock
Acworth
Alpharetta
Webb Bridge Park
Suwanee
Kennesaw
Roswell
Johns Creek
Duluth
Auburn
East Cobb
Dacula
Marietta
Lawrenceville
Norcross
Sandy Springs
Fair Oaks
Harbins Park
Smyrna
Chamblee
Lilburn
Vinings
Brookhaven
Powder Springs
Paces
Tucker
Snellville
Loganville
Mableton
North Druid Hills
Stone Mountain
Midtown
Decatur
Atlanta
Sweetwater Creek State Park
Redan
Lithonia
Gresham Park
East Point
Conyers
Cliftondale
College Park

People per Square Mile

Urban3

Gwinnett County, GA

Total Value Per Acre



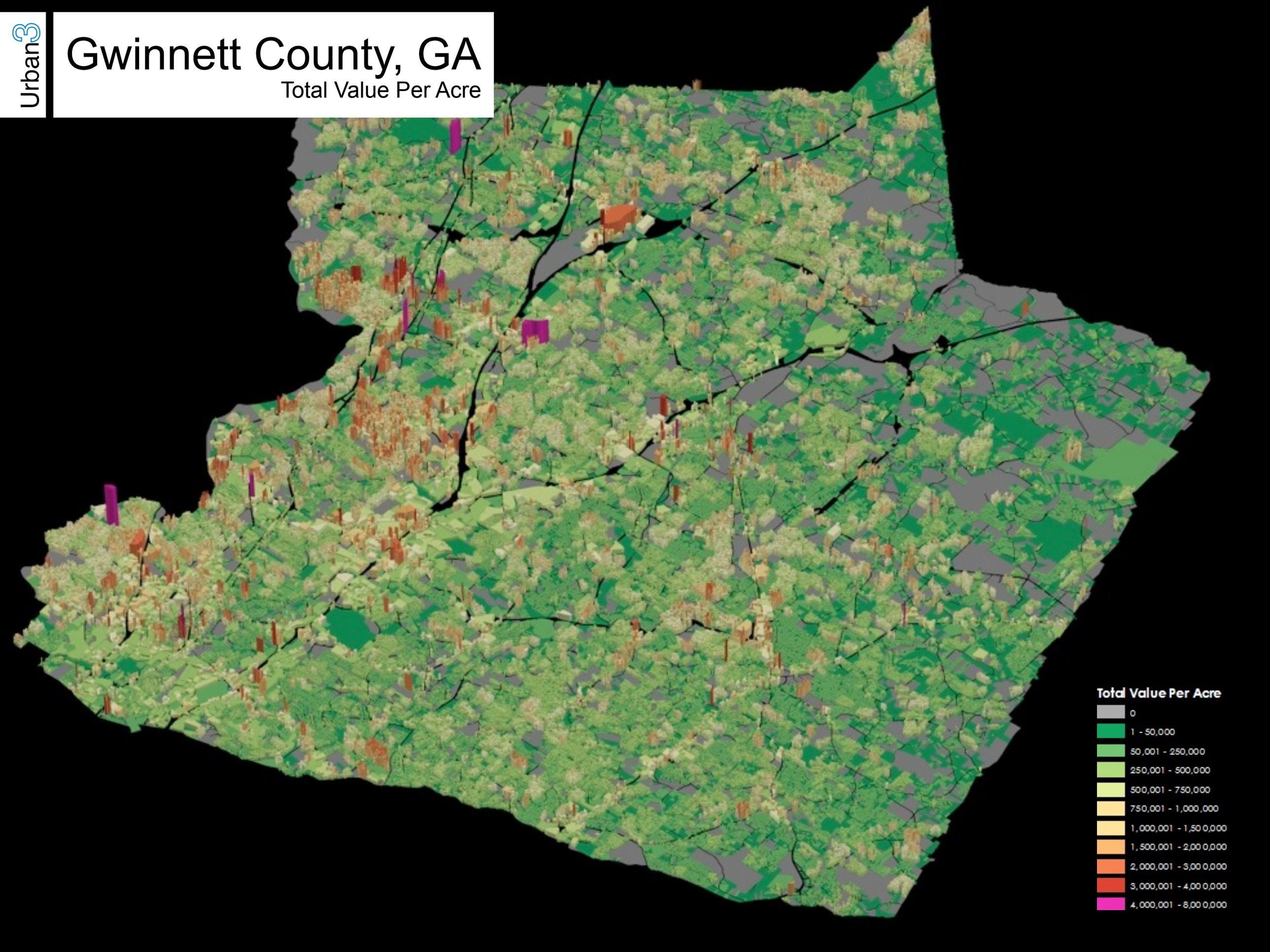
Total Value Per Acre

- 0
- 1 - 50,000
- 50,001 - 250,000
- 250,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 1,500,000
- 1,500,001 - 2,000,000
- 2,000,001 - 3,000,000
- 3,000,001 - 4,000,000
- 4,000,001 - 8,000,000

Urban3

Gwinnett County, GA

Total Value Per Acre



Urban3

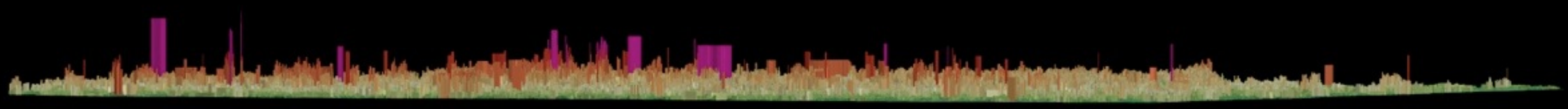
Gwinnett County, GA

Total Value Per Acre

Urban3

Gwinnett County, GA

Total Value Per Acre



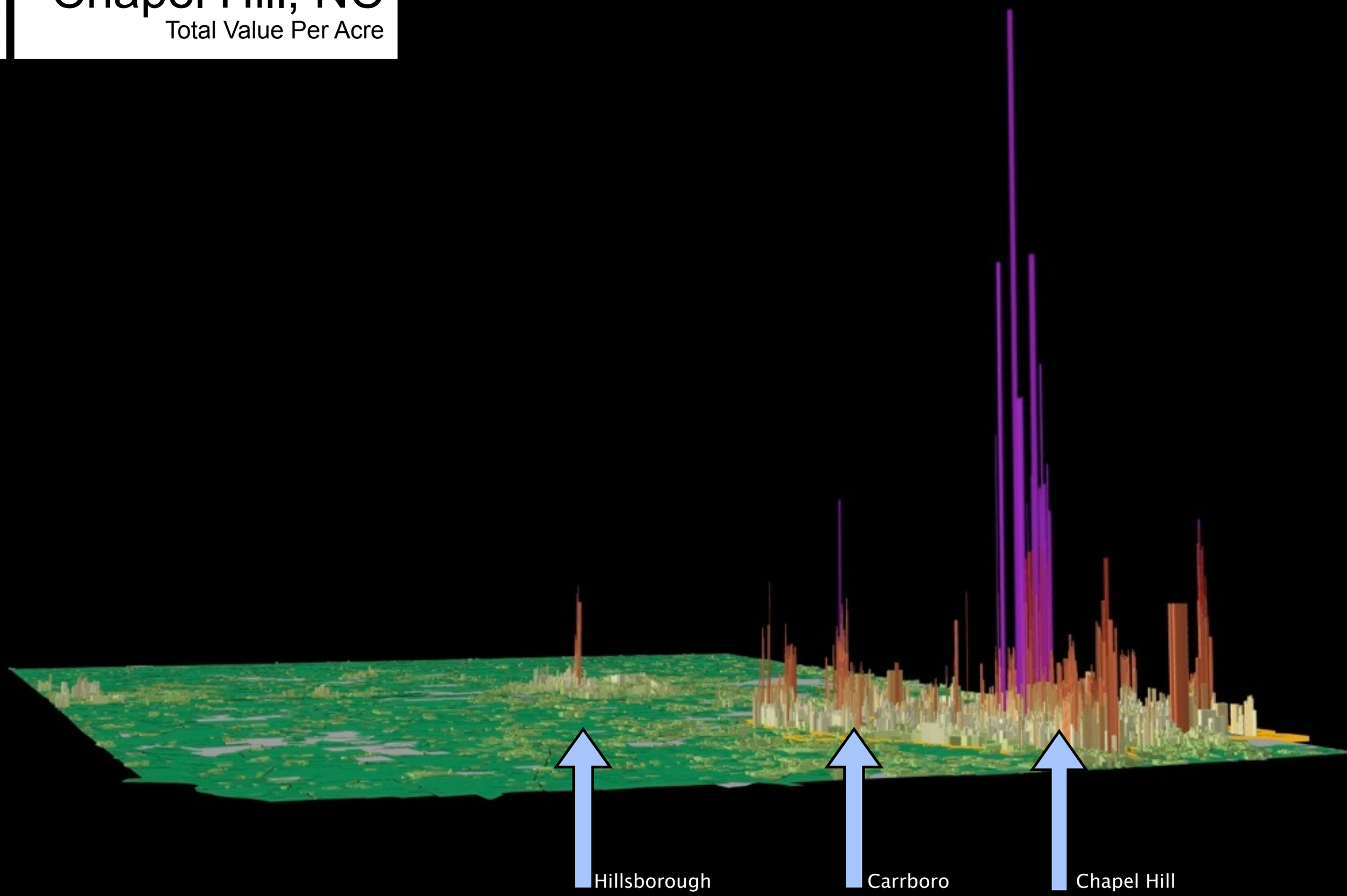
Total Value Per Acre

- 0
- 1 - 50,000
- 50,001 - 250,000
- 250,001 - 500,000
- 500,001 - 750,000
- 750,001 - 1,000,000
- 1,000,001 - 1,500,000
- 1,500,001 - 2,000,000
- 2,000,001 - 3,000,000
- 3,000,001 - 4,000,000
- 4,000,001 - 8,000,000

Urban3

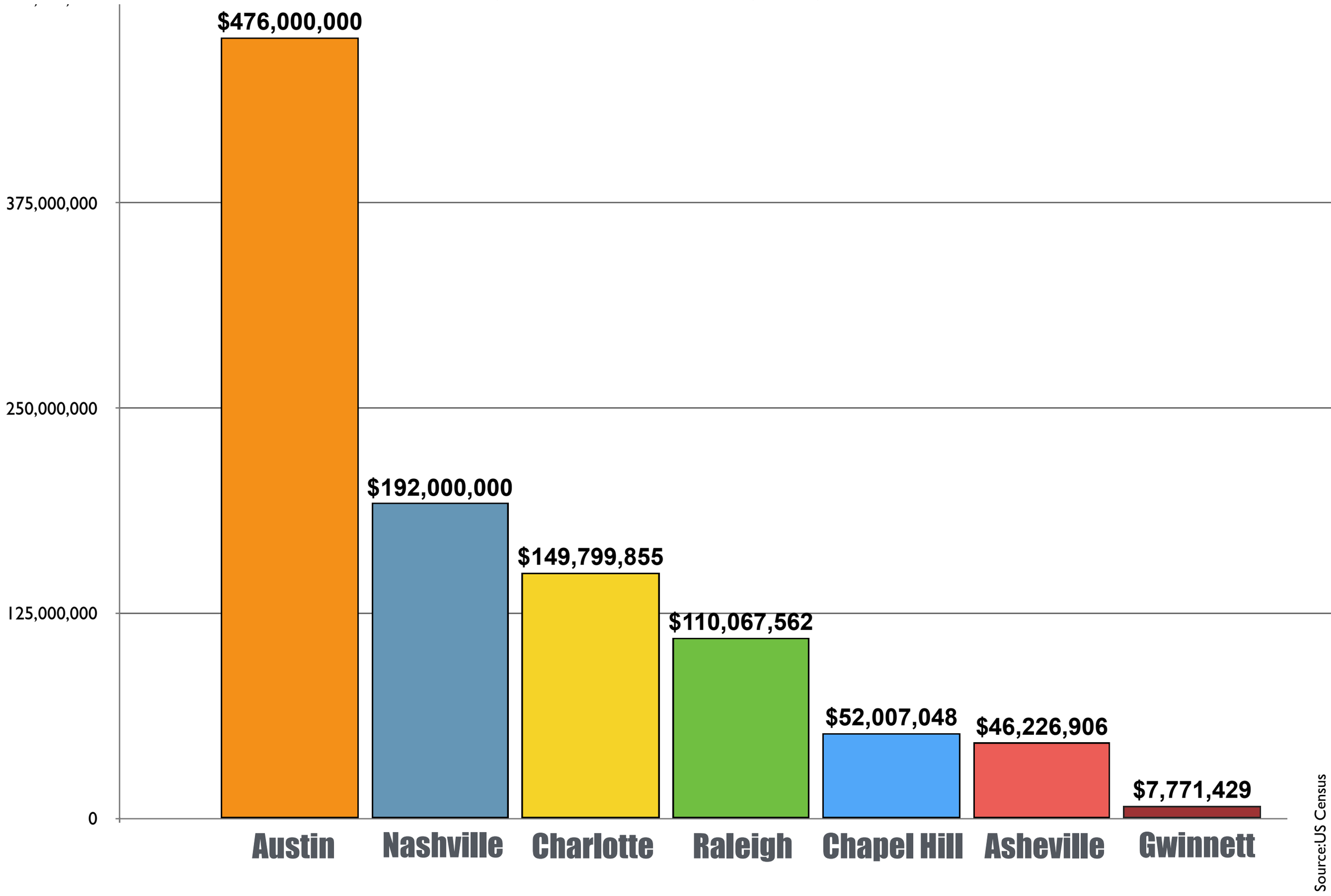
Chapel Hill, NC

Total Value Per Acre



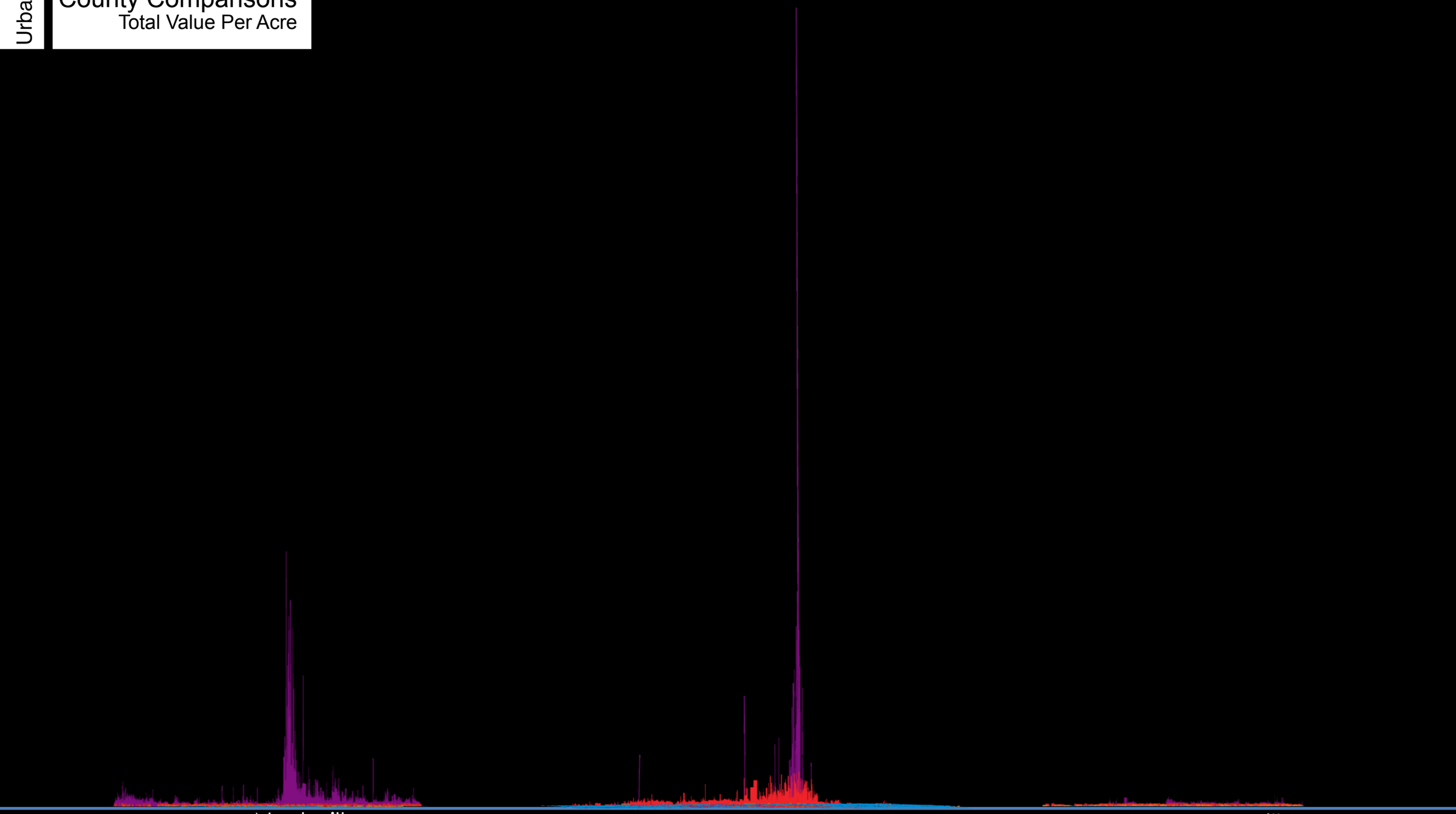
Highest Value of Density

(Value/acre of individual parcel)



Urban3

County Comparisons
Total Value Per Acre



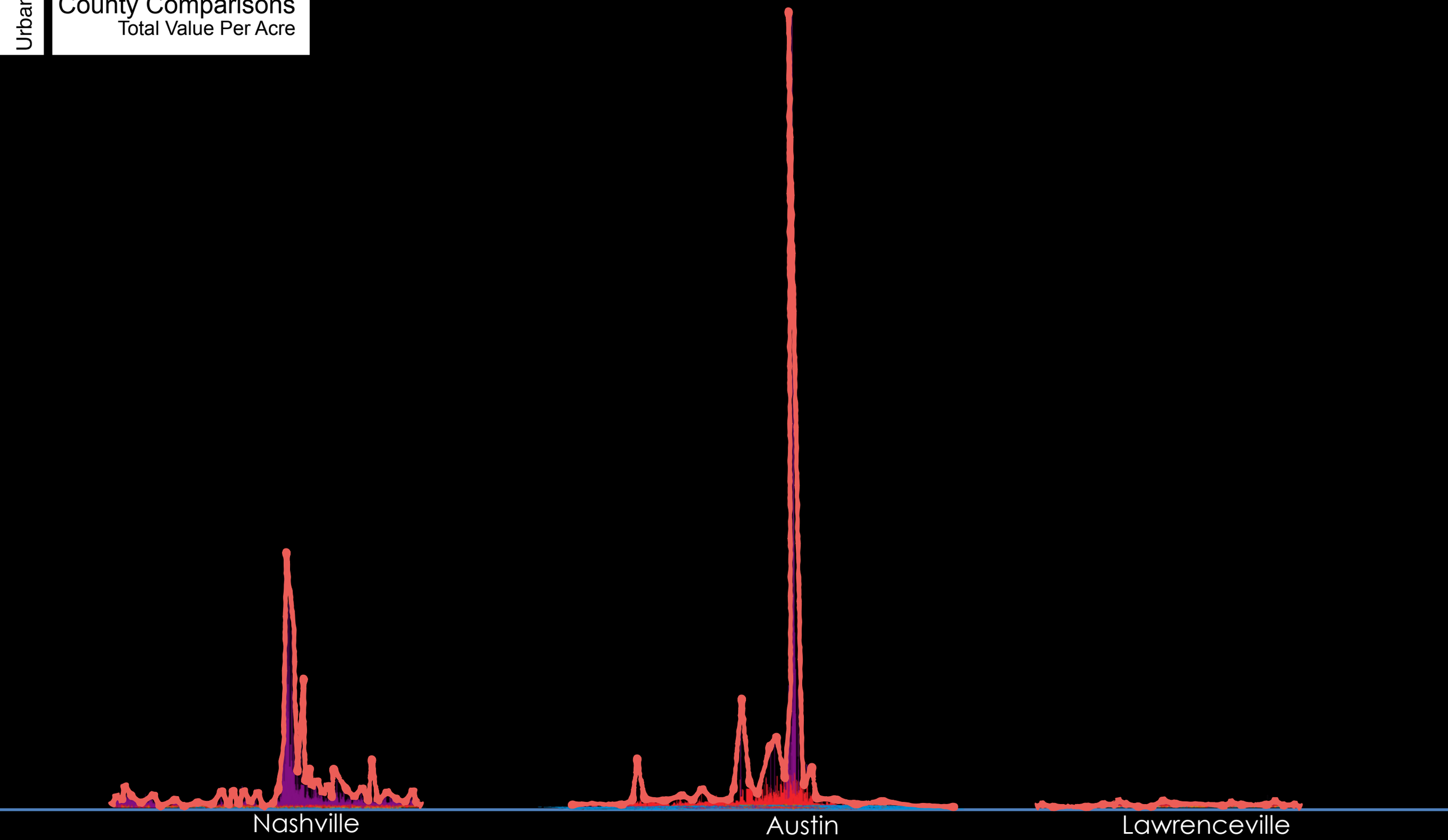
Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Urban3

County Comparisons
Total Value Per Acre



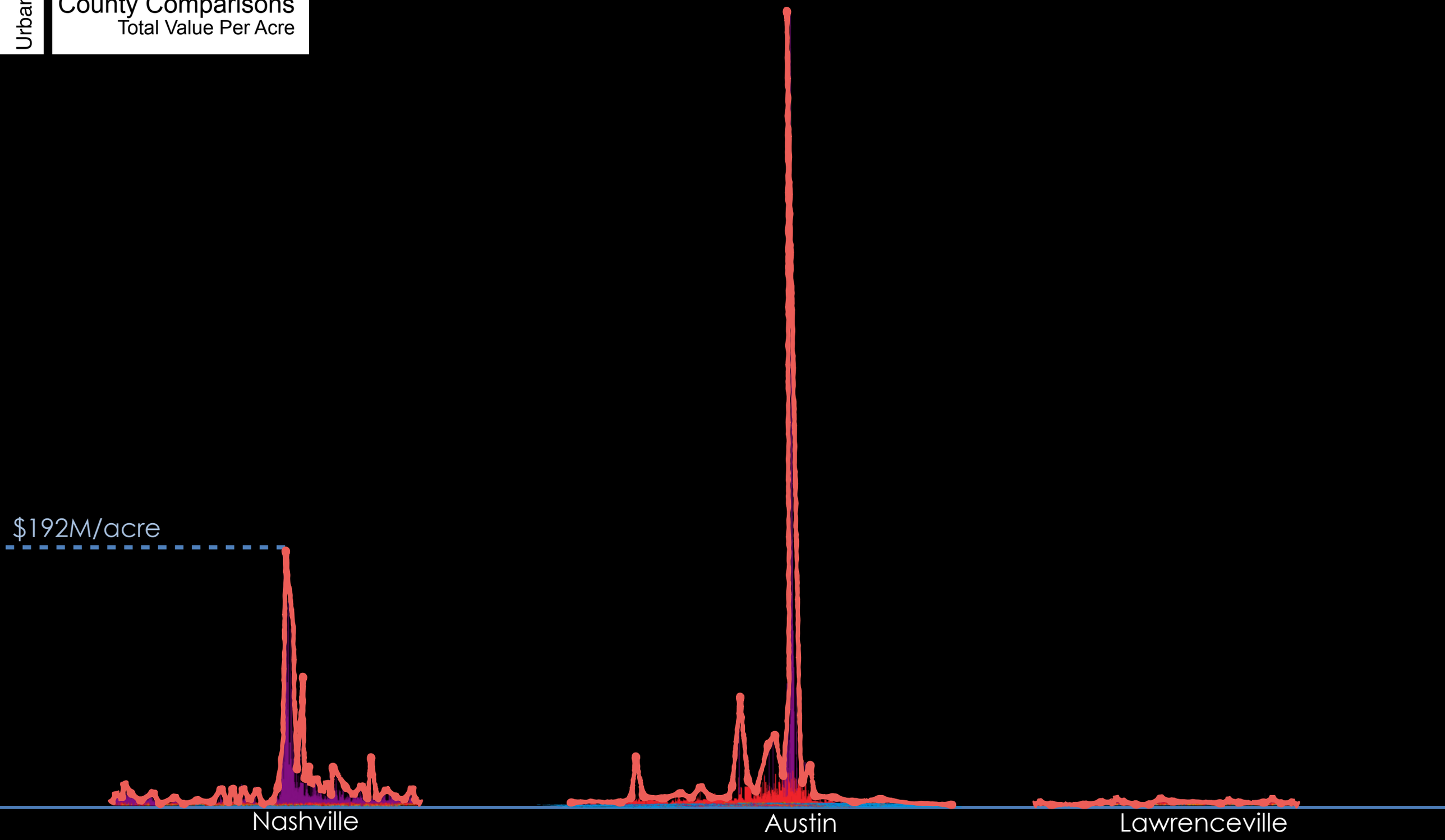
Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Urban3

County Comparisons
Total Value Per Acre



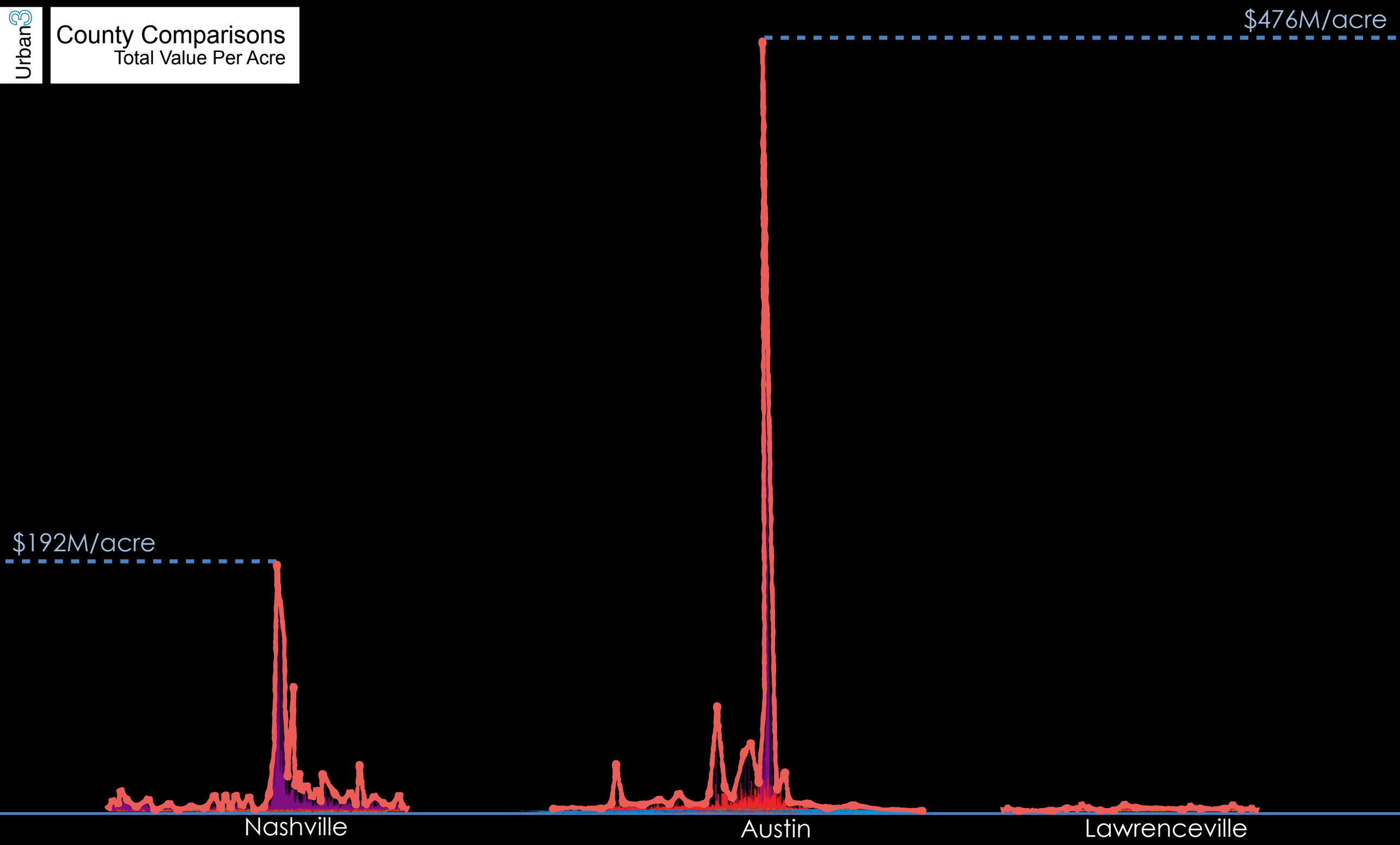
Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Urban3

County Comparisons
Total Value Per Acre



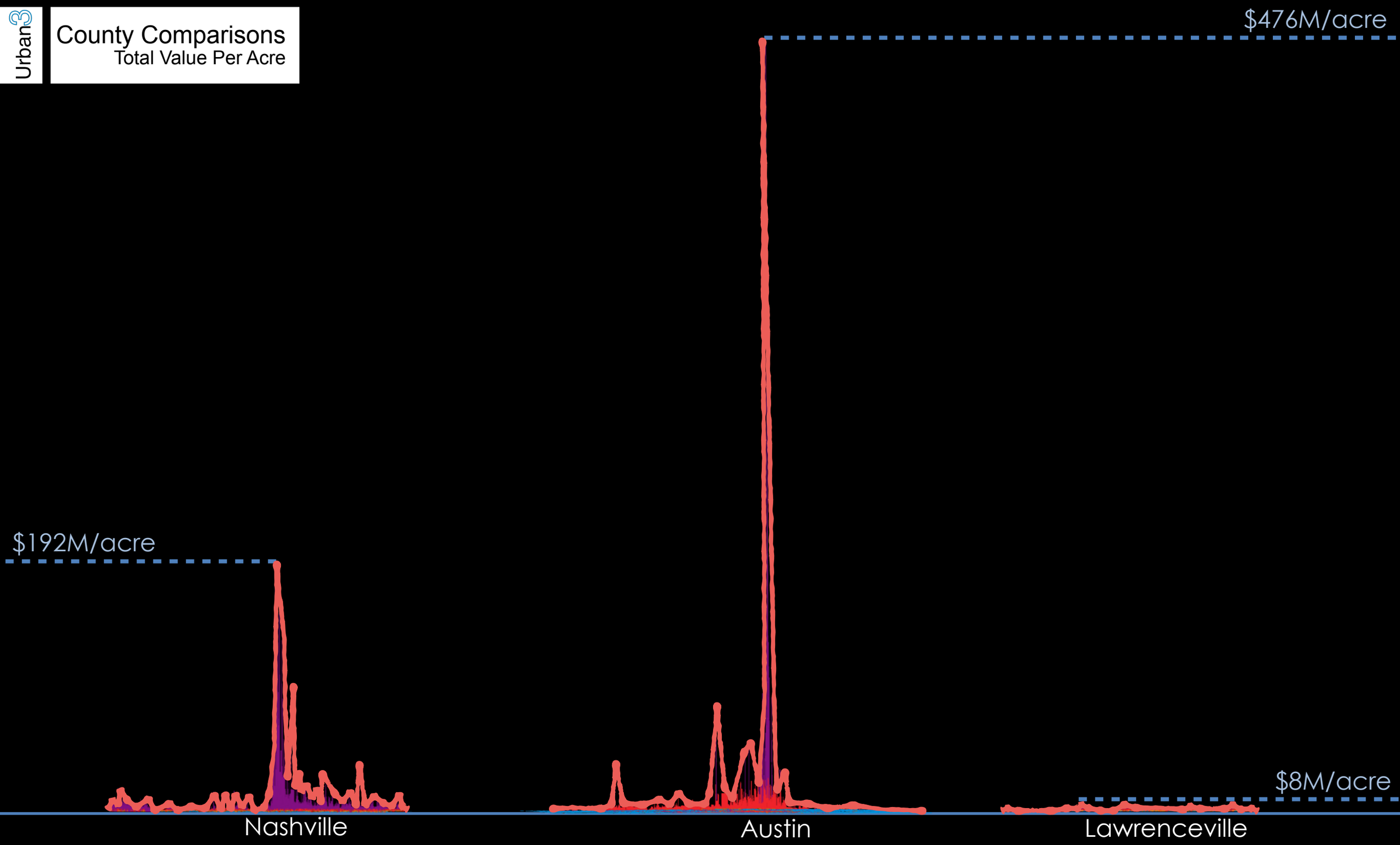
Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Urban3

County Comparisons
Total Value Per Acre



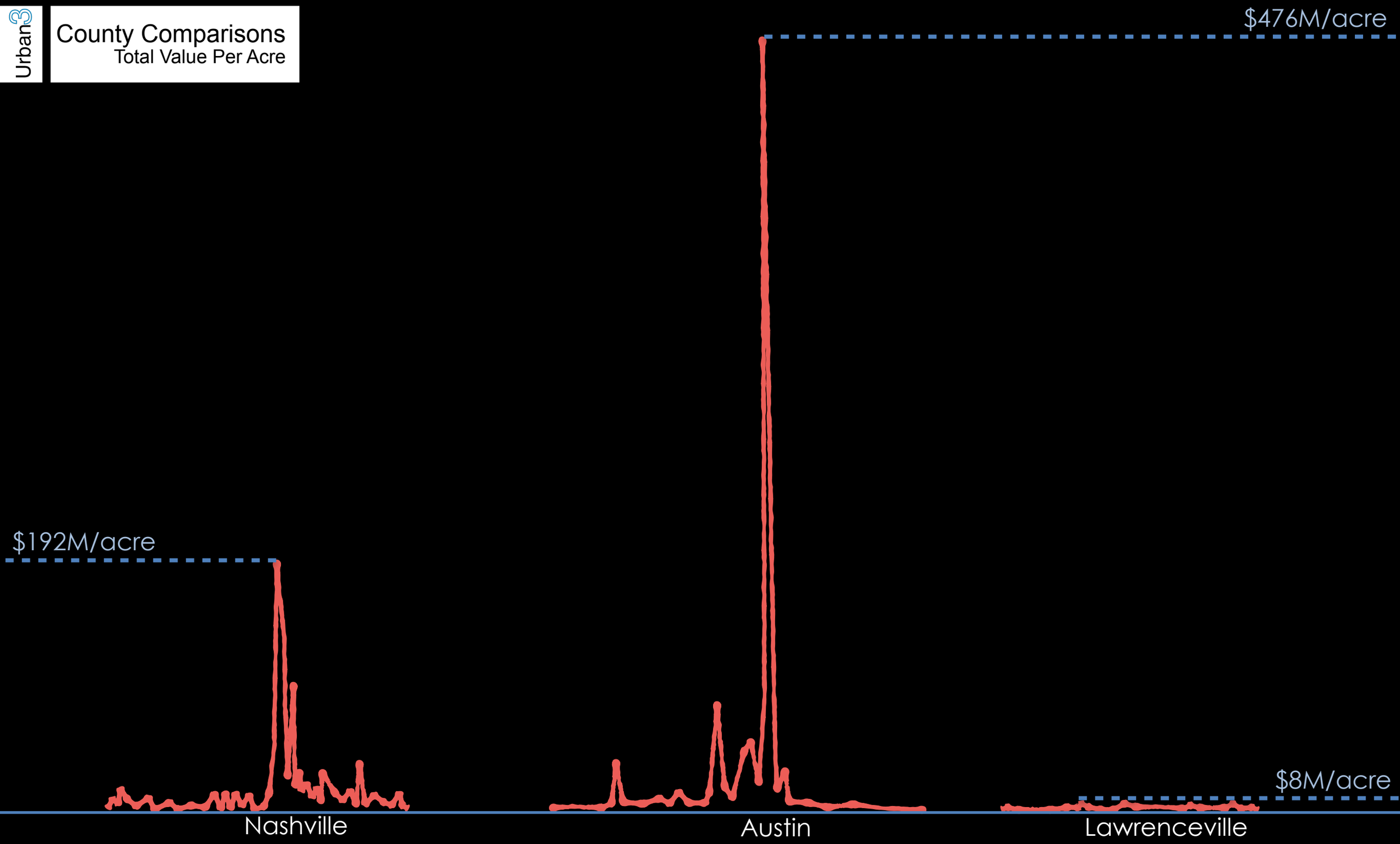
Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Urban3

County Comparisons
Total Value Per Acre



Davidson County, GA
pop. 648,300

Travis County, TX
pop. 1,096,000

Gwinnett County, GA
pop. 812,000

Behavioral Economics

The Window Tax

1696-1851, by King William III

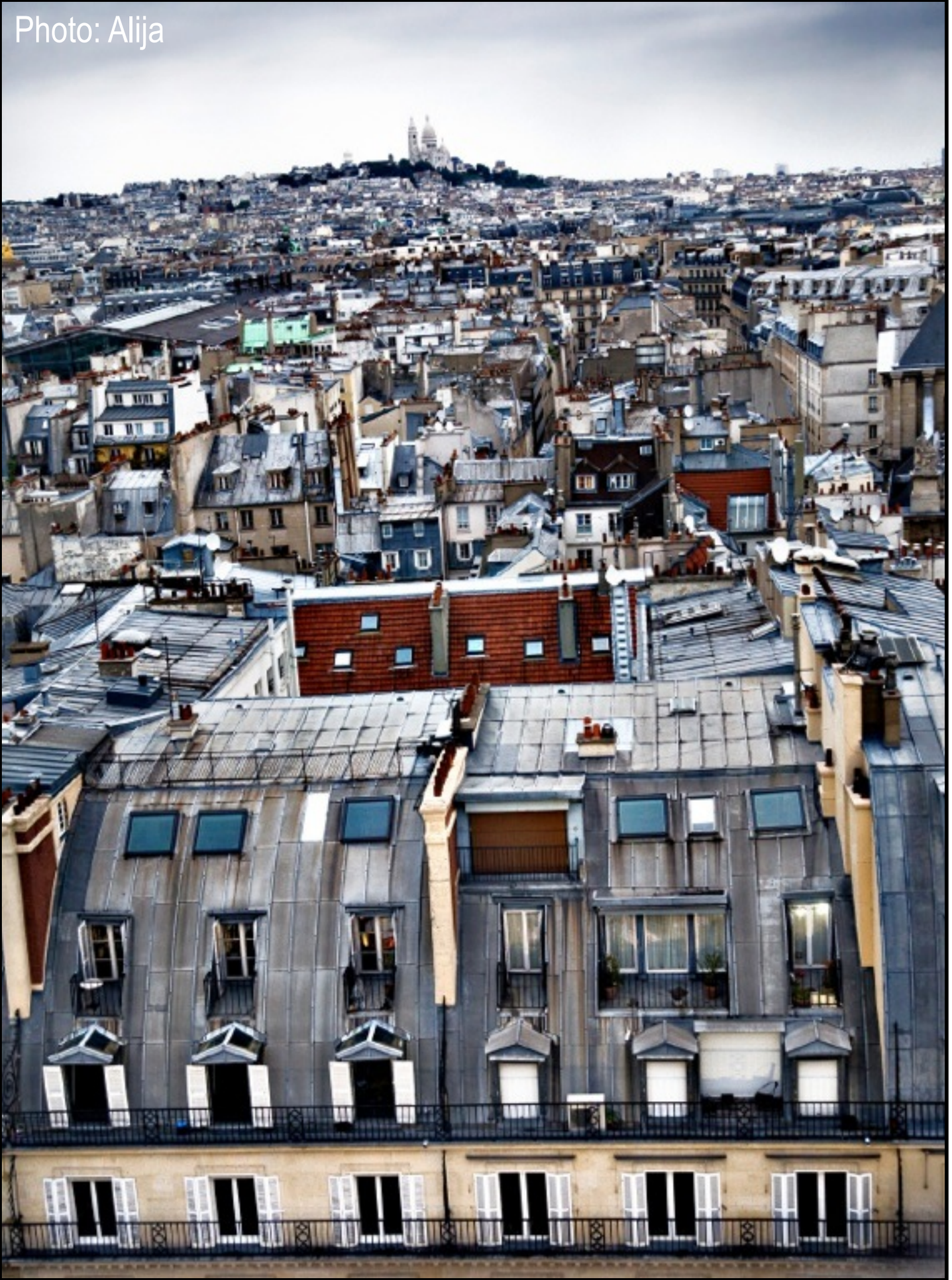
Window tax consisted of:

1. a flat-rate house tax per house and,

2. a variable tax for # windows > 10

3. Between 10 and 20 = 4 shillings, and

4. Those > 20 = 8 shillings.

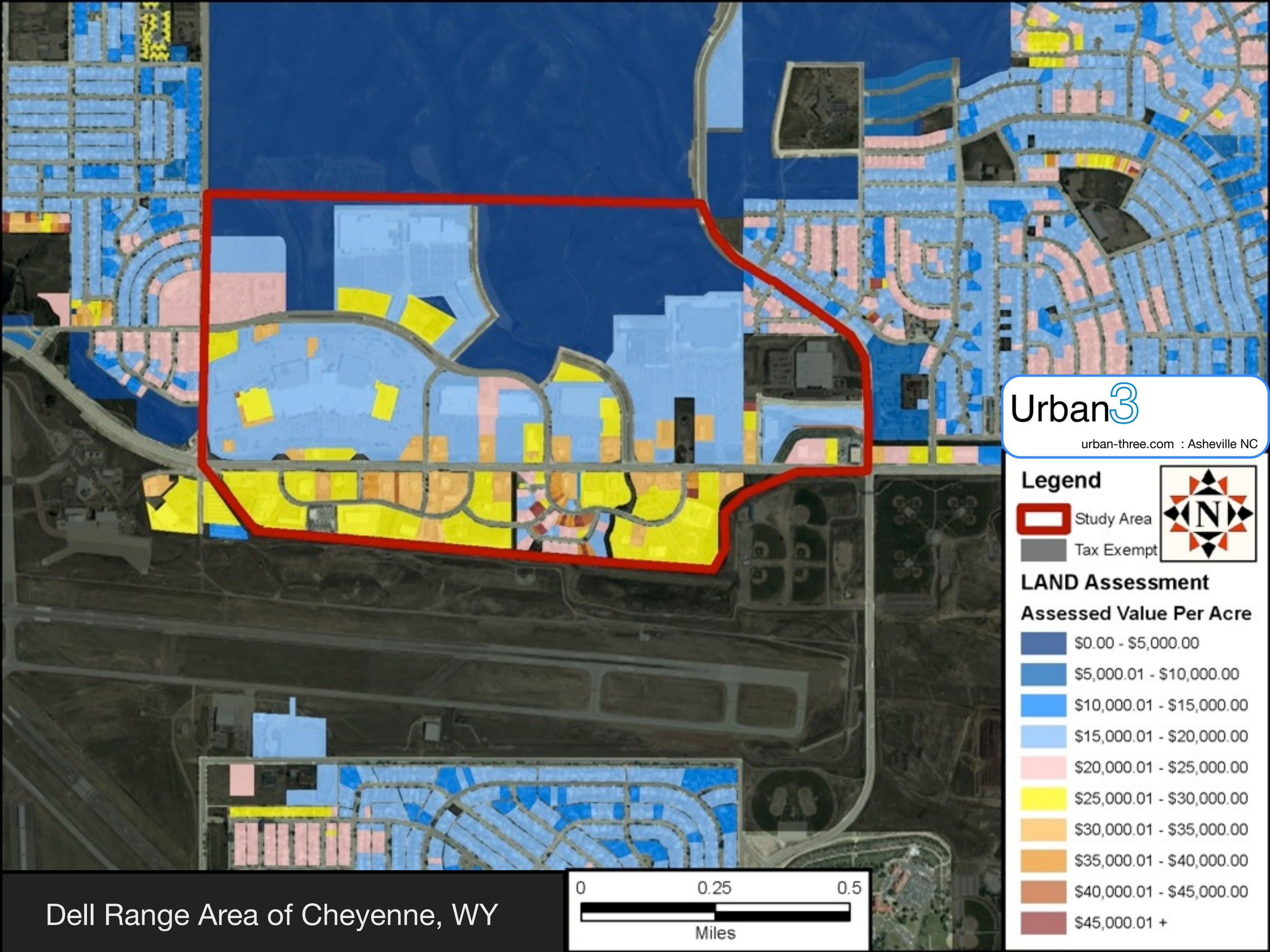


François Mansart, architect

(1598–1666)

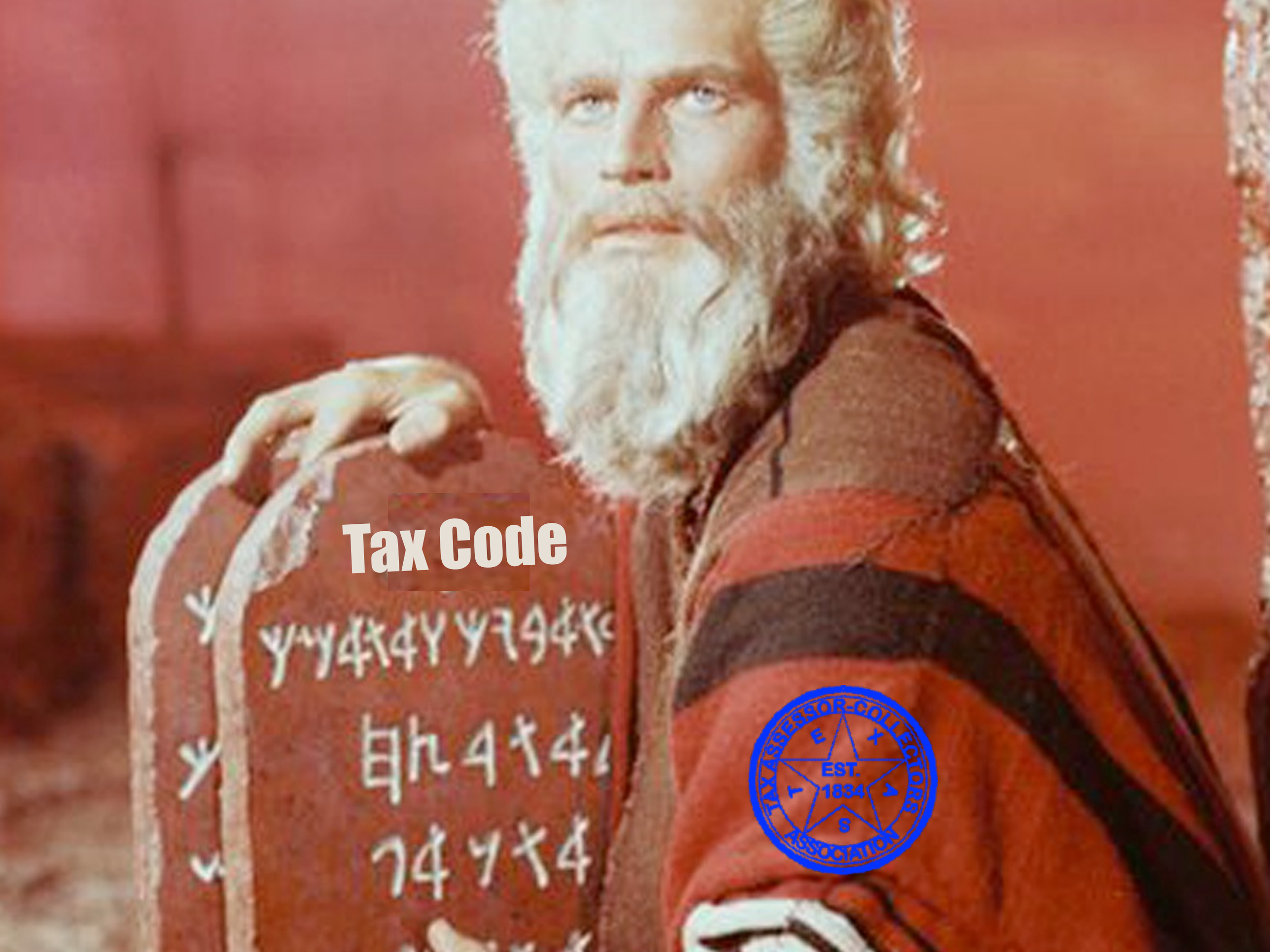
His treatment of high roof stories gave rise to the term **“Mansard roof"**

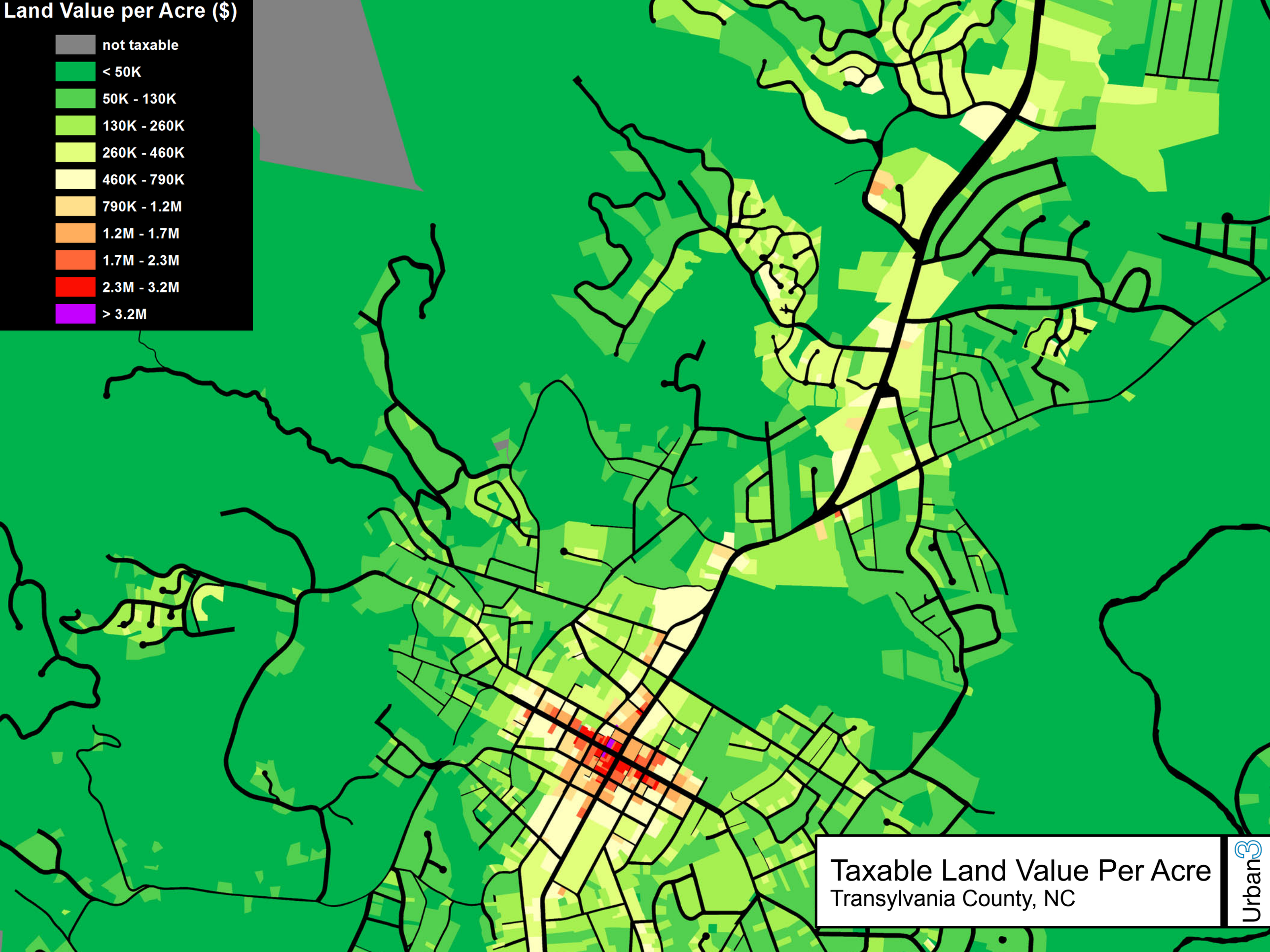
At the time, French houses were taxed by the number of floors below the roof, which exempted the upper floor from taxation.



Dell Range Area of Cheyenne, WY

Tax Code




Land Value per Acre ($)
not taxable
< 50K
50K - 130K
130K - 260K
260K - 460K
460K - 790K
790K - 1.2M
1.2M - 1.7M
1.7M - 2.3M
2.3M - 3.2M
> 3.2M
Taxable Land Value Per Acre
Transylvania County, NC
Urban3

Public Policy

Hurricanes
$162M

Hornets
$315M

Brevard
$836 M

Panthers
$1B

Source: forbes.com

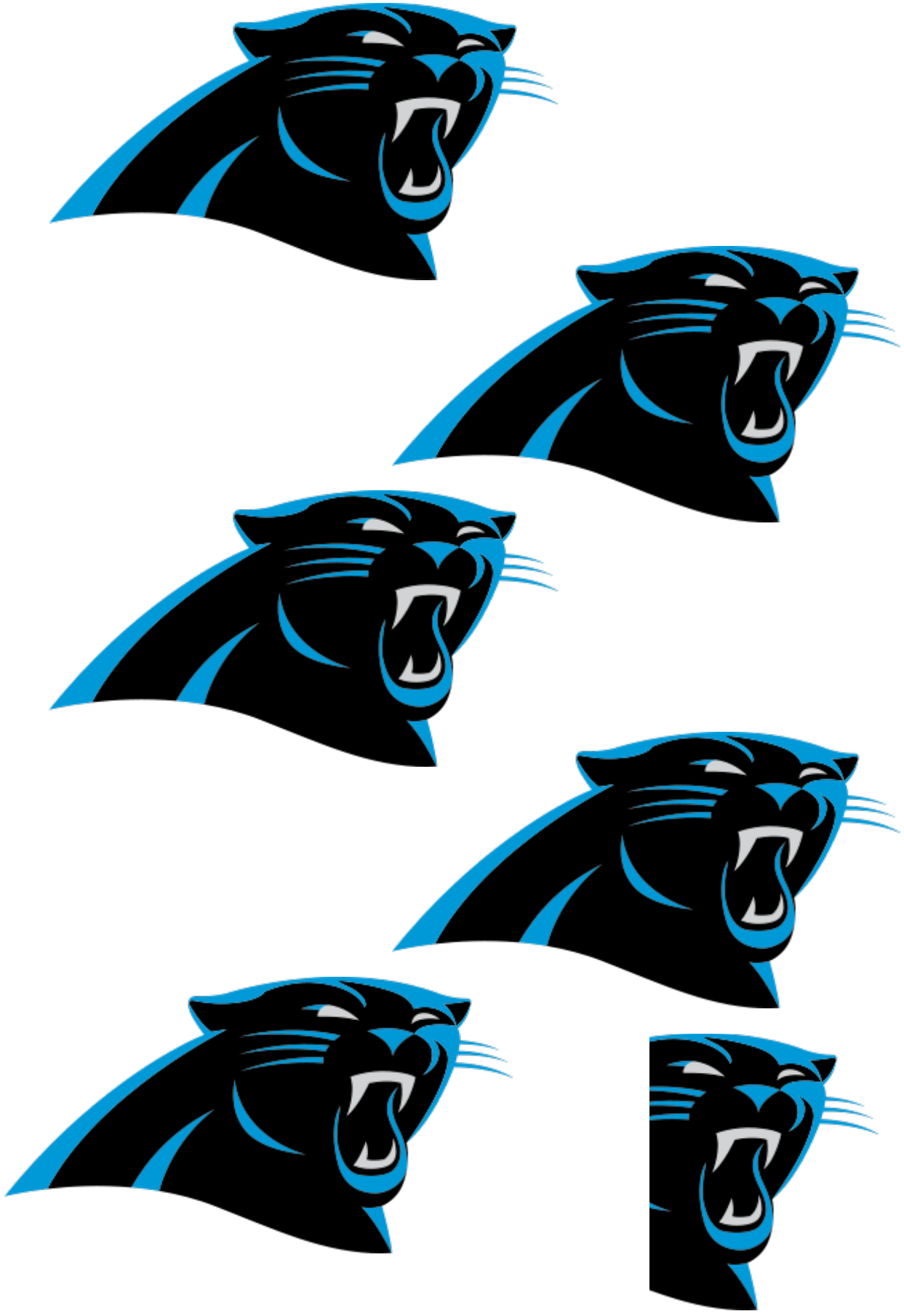
Hurricanes
$162M

Brevard
$836 M

Hornets
$315M

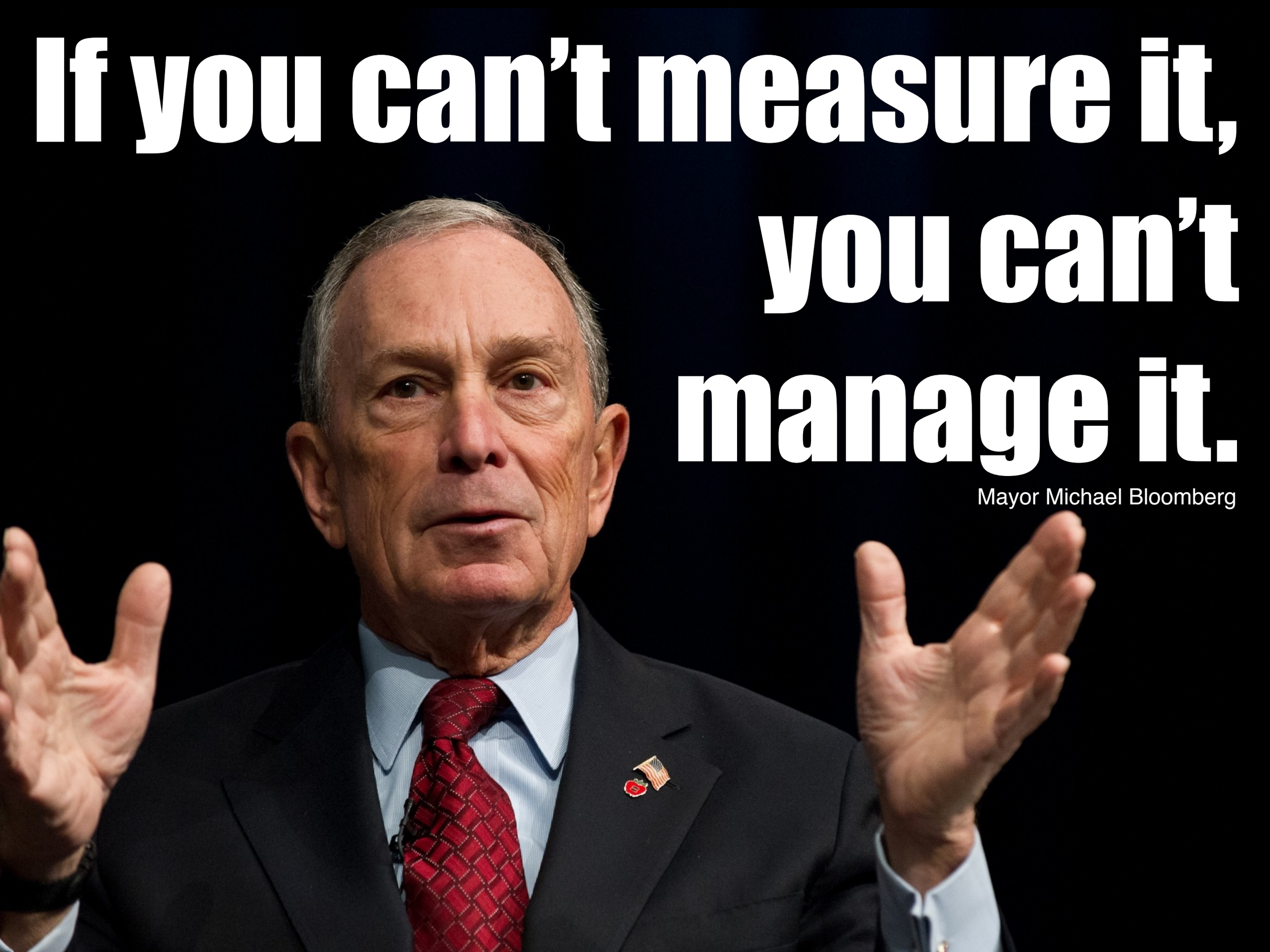
Source: forbes.com

Transylvania County
$5.5B



Source: forbes.com

Jerry Richardson


If you can't measure it,
you can't
manage it.
Mayor Michael Bloomberg

Know your Intake

Nutrition Facts

Serving Size 1 cup (228g)
Servings Per Container 2

Amount Per Serving	
Calories 250	Calories from Fat 110
	% Daily Value*
Total Fat 12g	18%
Saturated Fat 3g	15%
Trans Fat 1.5g	
Cholesterol 30mg	10%
Sodium 470mg	20%
Total Carbohydrate 31g	10%
Dietary Fiber 0g	0%
Sugars 5g	
Protein 5g	
Vitamin A	4%
Vitamin C	2%
Calcium	20%
Iron	4%

* Percent Daily Values are based on a 2,000 calorie diet. Your Daily Values may be higher or lower depending on your calorie needs:

	Calories:	2,000	2,500
Total Fat	Less than	65g	80g
Sat Fat	Less than	20g	25g
Cholesterol	Less than	300mg	300mg
Sodium	Less than	2,400mg	2,400mg
Total Carbohydrate		300g	375g
Dietary Fiber		25g	30g

The Diet Starts Tomorrow

DO THE MATH

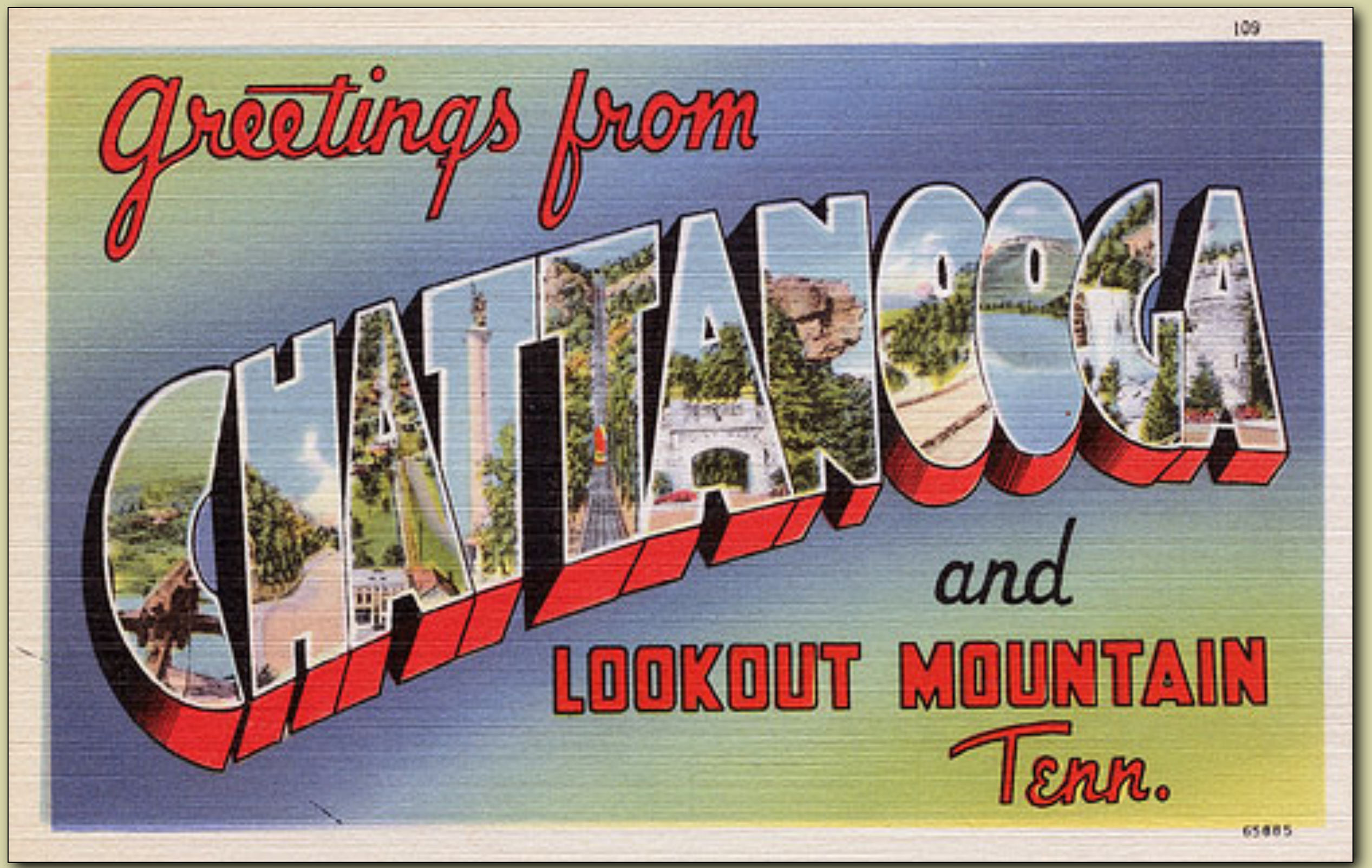
How We Measure the City

The Dollars and $ense of Development - (Part II)

Urban3

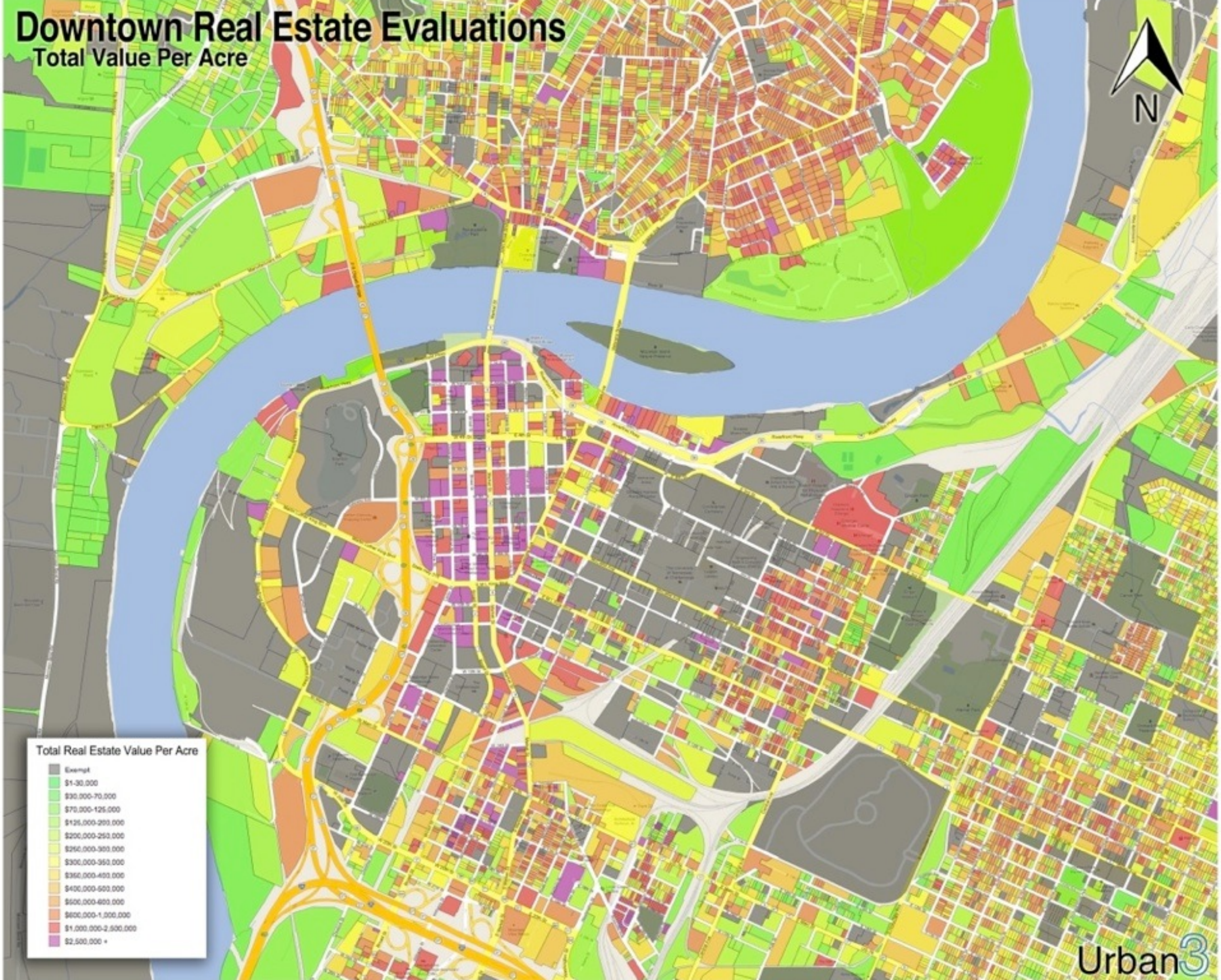
Joseph Minicozzi, AICP

What are the numbers for Hamilton County?



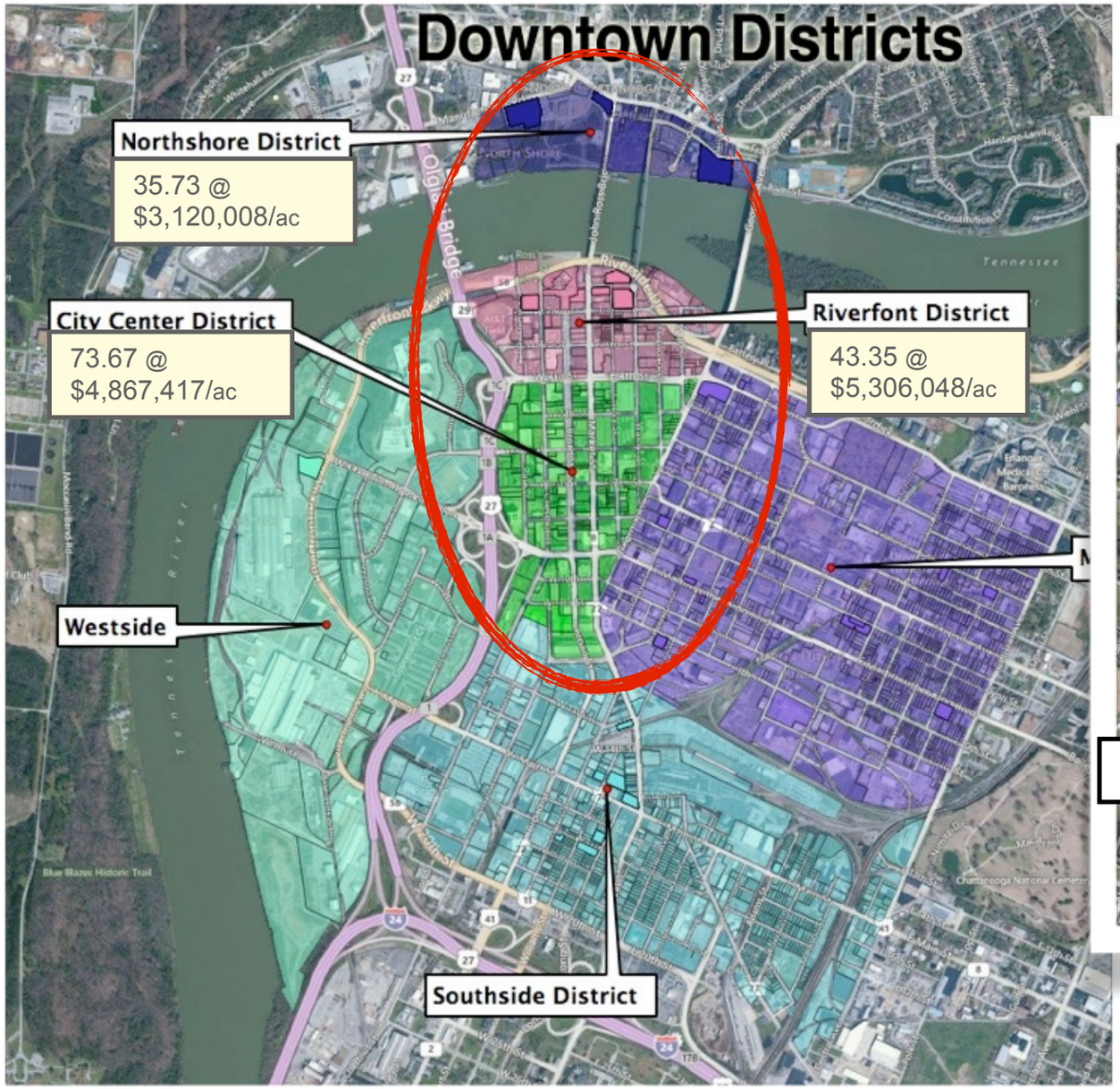
Downtown Real Estate Evaluations

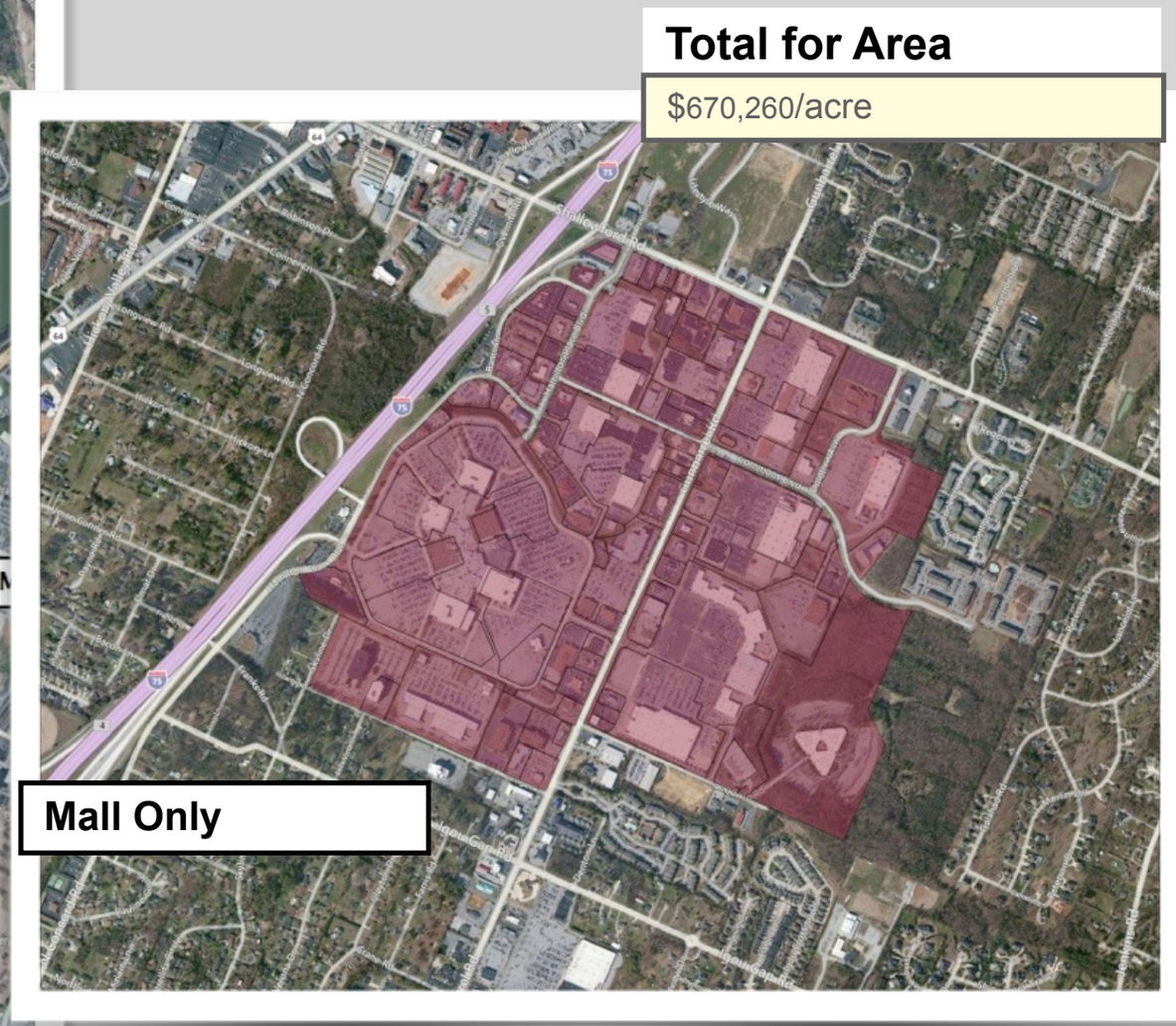
Total Value Per Acre



Hamilton County Property Tax Revenue Profile: 2012 Tax Yield per Acre

2.4 acres of the North Shore Condos would equal one 67.2 acre Hamilton Place Mall





Full area in red:

3 Districts

152.75 Acres
$700M in in total value

$4,583,160/acre wo Exempt

162.9 Acres
$109.2M in total value

$670,260/acre

Buffalo Wild Wings

Value Per Acre

$2,671,455

Applebee's

Value Per Acre

$2,915,000

Chili's

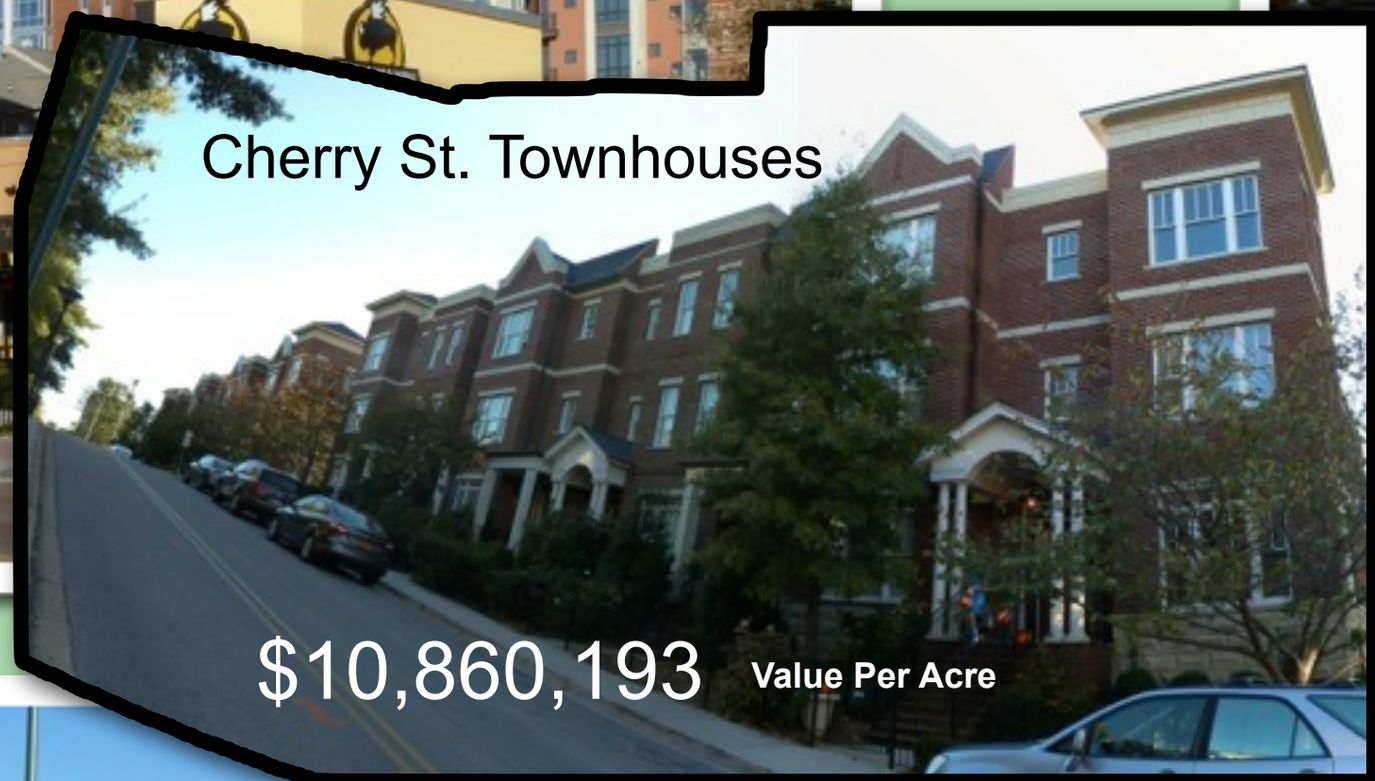
Value Per Acre

$2,370,000

Buffalo Wild Wings

Value Per Acre

$2,671,455



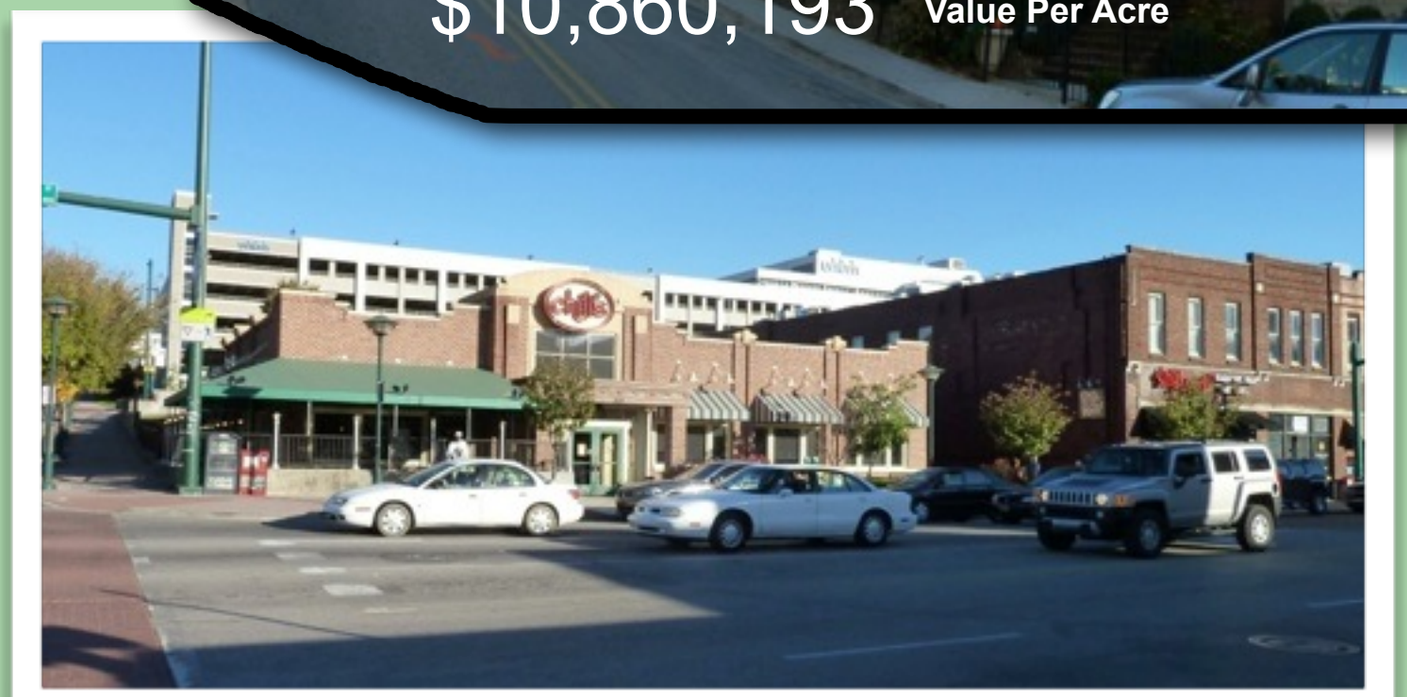
Cherry St. Townhouses

$10,860,193 Value Per Acre

Applebee's

Value Per Acre

$2,915,000



Chili's

Value Per Acre

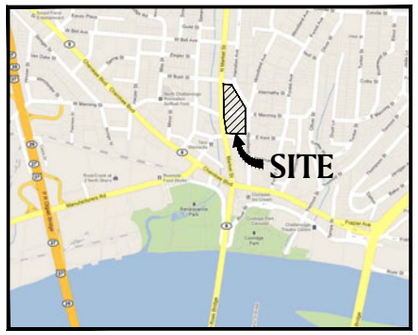
$2,370,000

Chattanooga Northshore

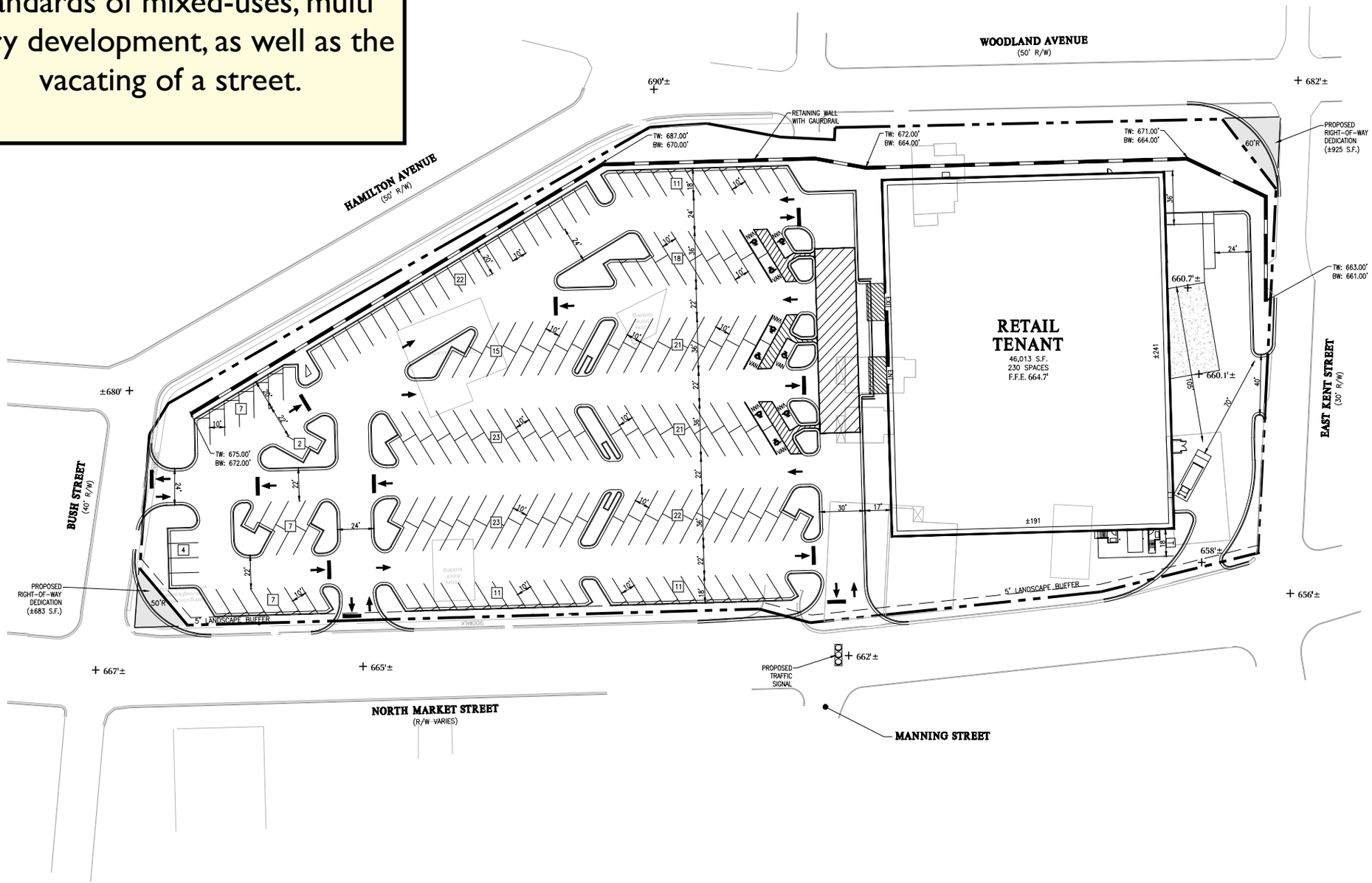
This neighborhood, across the river from downtown, has experienced a renaissance over the last two decades. There are numerous examples of infill, mixed-use, projects, as well as townhouses. There also exists an urban model of a grocery, created by a local entrepreneur, Greenlife.

Proposed Publix

This is the site plan for the proposed Publix Grocery store, by an Atlanta development agent. The developer is asking for exemption from the urban design standards of mixed-uses, multi story development, as well as the vacating of a street.



VICINITY MAP
SCALE: NTS



PRELIMINARY SITE PLAN

0 20' 40' 80' 160'
SCALE: 1"= 40'

SITE ANALYSIS

SITE ACREAGE:	±4.87 ACRES
RETAIL TENANT:	±46,013 S.F.
TOTAL BUILDING AREA:	±46,013 S.F.
PARKING REQUIRED:	184 SPACES
	4.00 SPACES/1,000 S.F.
PARKING PROVIDED:	225 SPACES
	4.89 SPACES/1,000 S.F.

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: HAMILTON COUNTY GIS INFORMATION (10 FOOT CONTOURS), SCANNED/DIGITIZED BOUNDARY SURVEY AND SCANNED/DIGITIZED TOPOGRAPHICAL SURVEY FROM THE RLS GROUP DATED 04.12.07 AND FROM THE SHOBER GROUP DATED 11.26.07. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL

PRO
NORTH
RET
DEVELO
EAST KEN
NORTH MAR
CHATTAN

FO
ALLIANC
SERVIC

3715 NORTHS
BUILDING 40
ATLANTA,
(404) 3

ZONING INF
ZONING RESEARCH

ZONING CLASSIFI
JURISDICTION:
EX. ZONING:
PR. ZONING: C-7

BUILDING SETBAC
FRONT:
SIDE:
REAR:

BUFFERS
FRONT/STREET:
SIDE:
REAR:

BUILDING SUMMA
MAX. BUILDING HT.:
MAX. BUILDING COVERAG

PARKING SUMMA
RETAIL REQ.:
RESTAURANT REQ.:
STANDARD STALL DIMENS
COMPACT STALL DIMENSI
COMPACT STALLS ALLOWI
MIN. 90°/60° DRIVE WIDT

LANDSCAPE REQU
TREE DENSITY:
ISLAND REQ.:
MIN. ISLAND SIZE/WIDTH:
GREENSPACE %:

FEMA MAP
FIRM PANEL #:

DRAWING RECOR
DRAWN BY:
2011216p7.dwg

PRELIMINAR
SITE
PLAN

Publix at Ooltewah (Snow Hill)
54,720 square feet

Publix Comps in Market

Chattanooga already has several Publix grocery stores in the market. We were able to use these for comps in value and tax production.

Publix Brainerd
48,515 square feet

Northshore Infill Comps

The Northshore neighborhood has existing infill and mixed-use projects that provided comps in the same district.

417 Frazier

Frazier Urbanism

GreenLife Site Entry

GreenLife from the Parking Lot

Greenlife Grocery

Greenlife grocery store provides an example of a store that has multi-levels, and an urban design. It is a local comp, that is 4 blocks from the site in question.

Publix Miami Beach

Carlos Zapata, architect

1920 West Avenue

48,000 sq,ft,

Built 1998

Ramps to parking on roof.

Front Door

Front Door

Escalators to parking

Door on the street

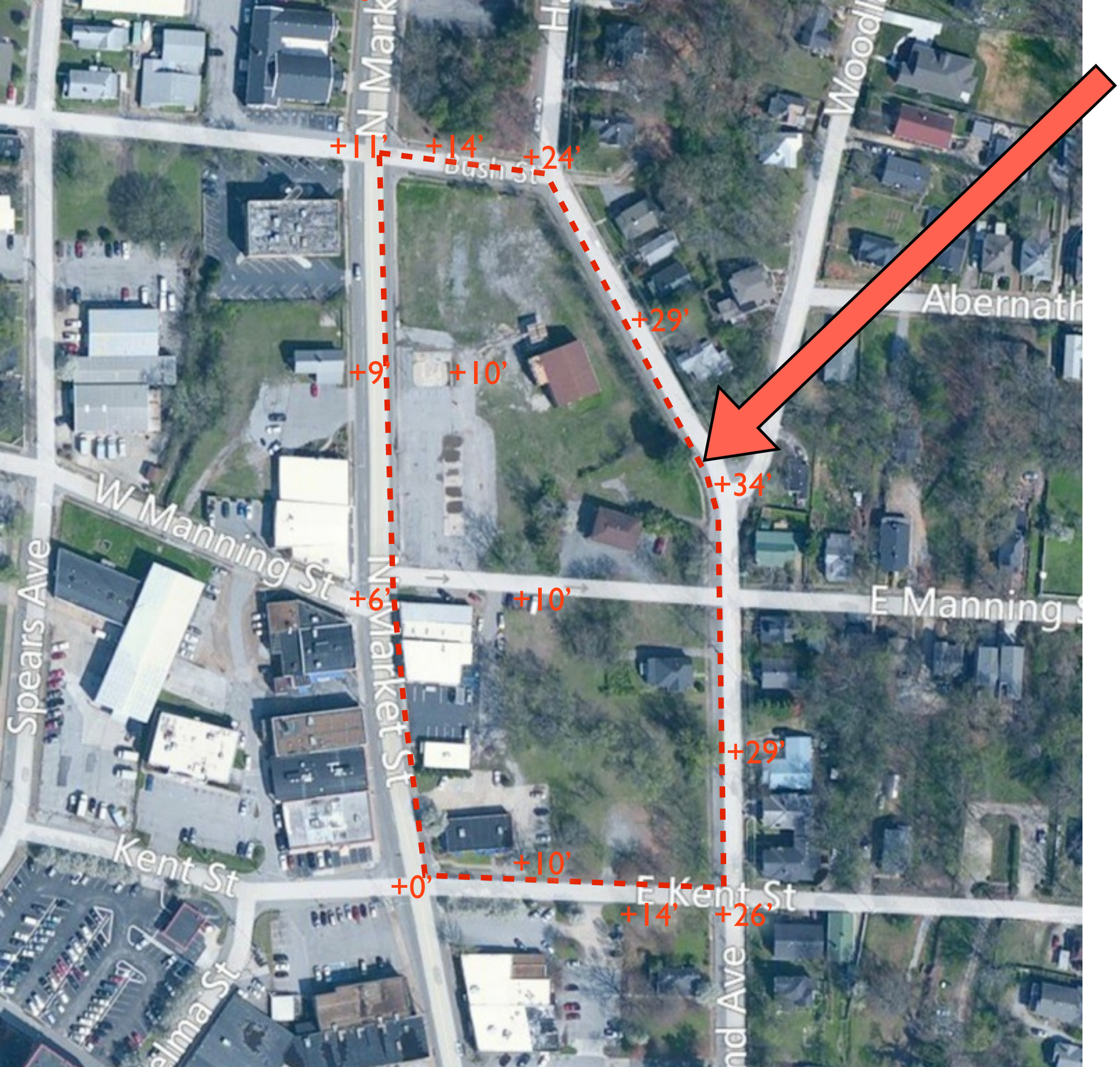
27,040 sq.ft.

Back Door
(is really the front)

Main door facing
parking with
townhouses across
the street.

West Palm Beach Publix

Built 2002 @ ULI Award Winning CityPlace



Site Boundary

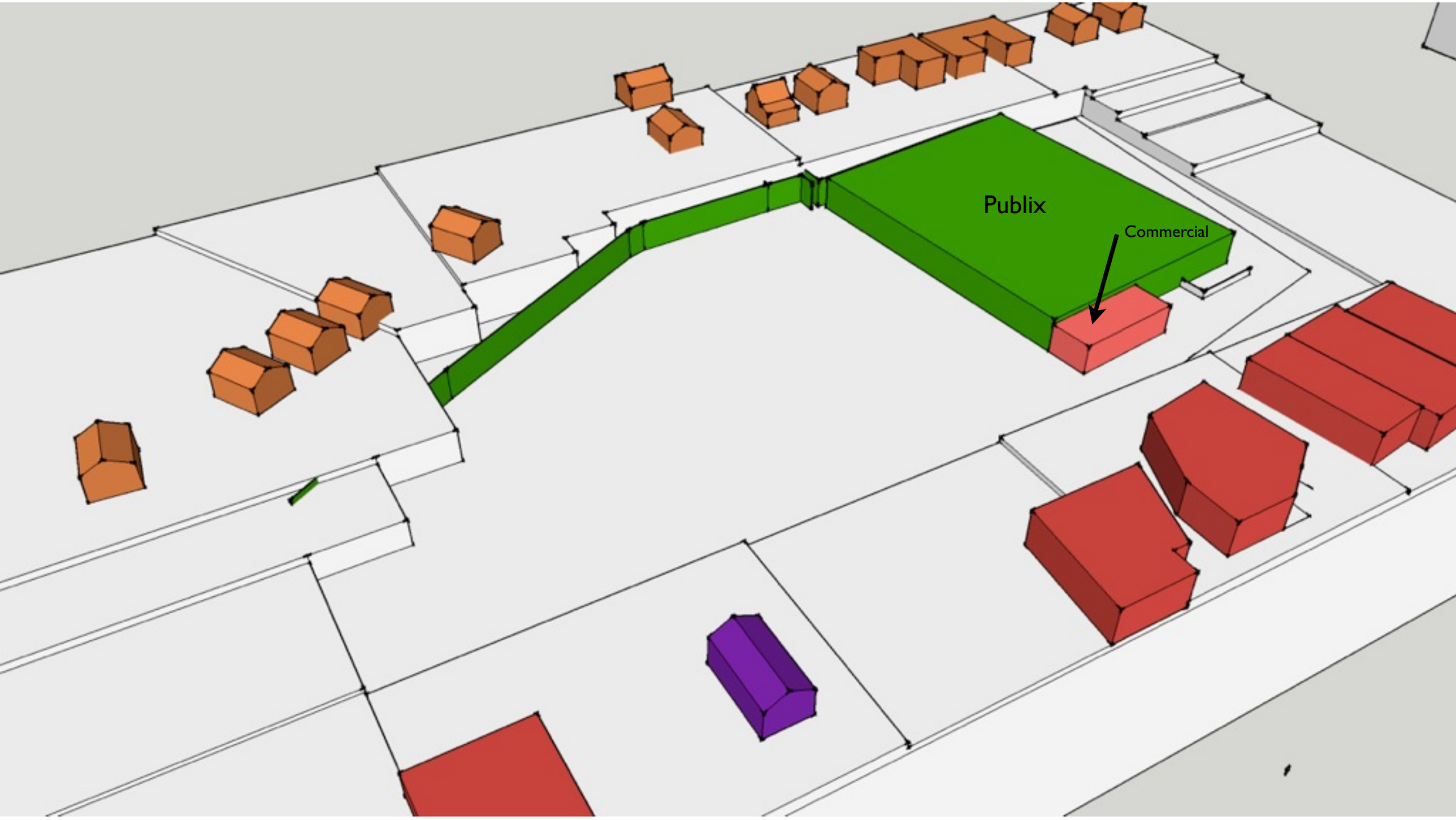
Urban3

Scenario #1 - Site as proposed

Est. Annual Property Taxes
City - $44,827
County - $27,036

Publix - 46,013
Parking - 234 total
Frazier Buildings - 0
1 Story Commercial - 2500 sf
Townhouses - 0

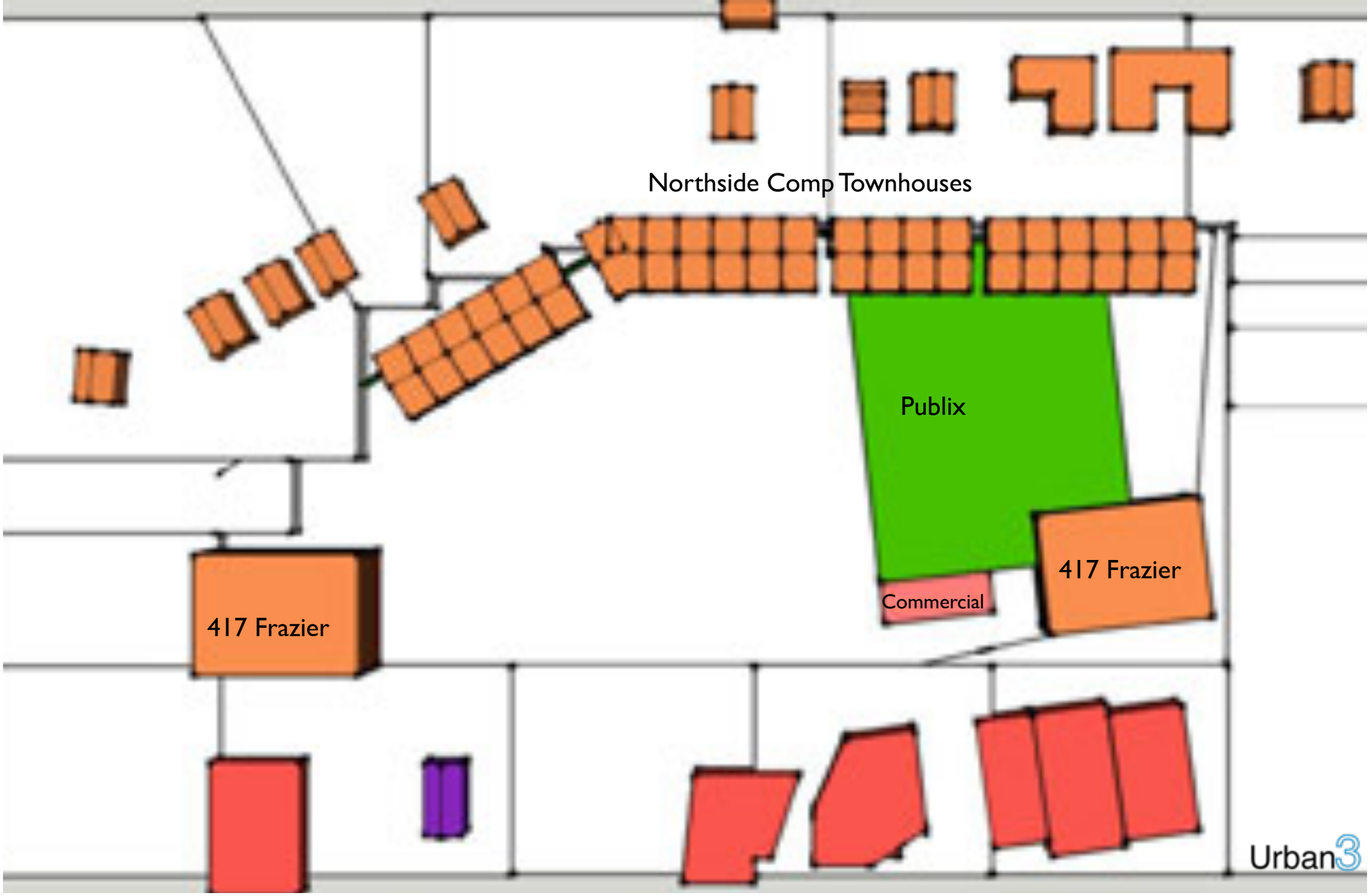
Notes:
Removes streets and grades site. Retaining walls on East property line and behind building.



Scenario #1 - As Proposed

Looking North-Northwest from the Neighborhood.

Urban3

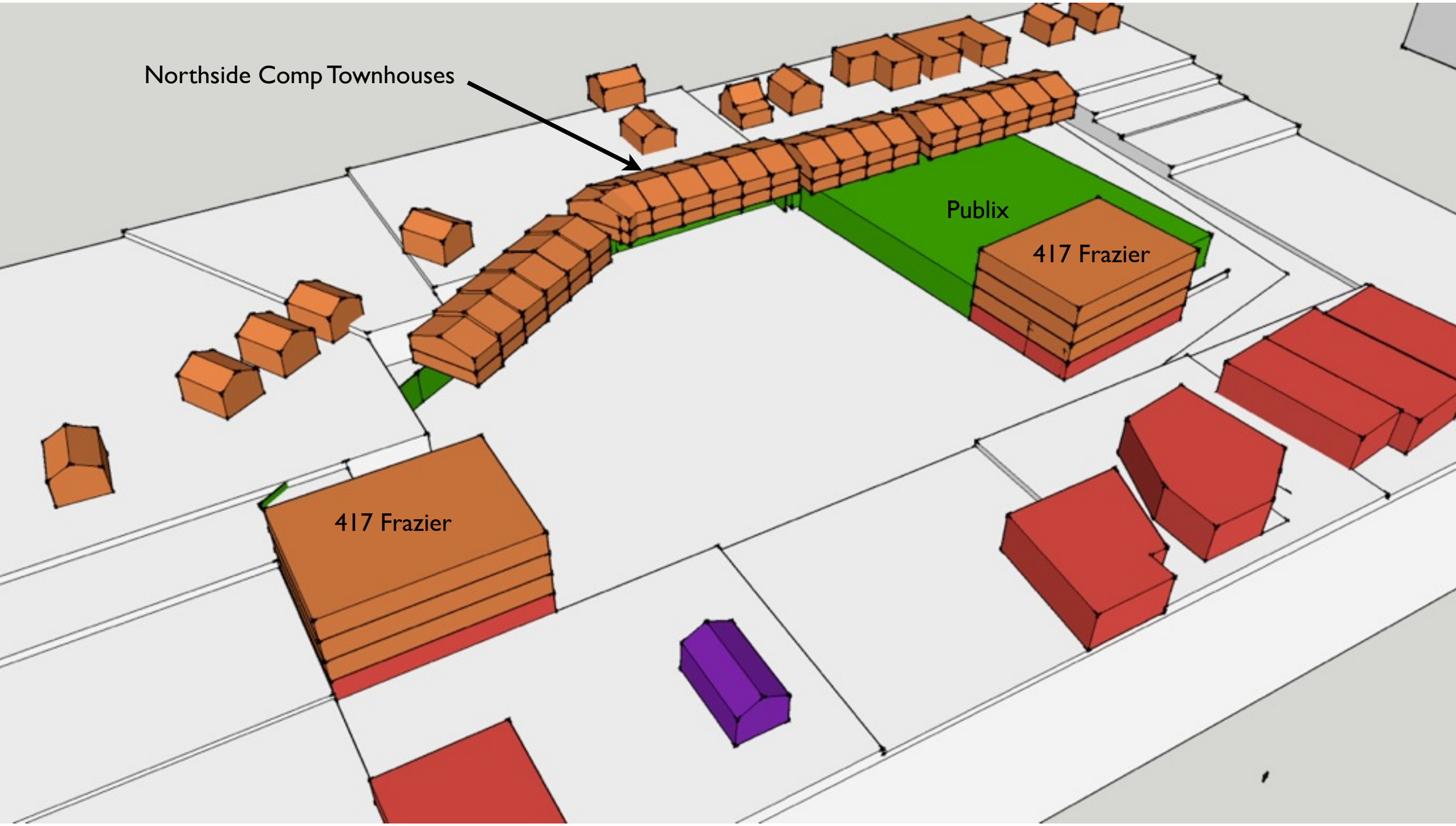


Scenario #2 - Proposed Plus

Publix - 46,013
Parking - 214 total
Frazier Buildings - 1
1 Story Commercial - 6700 sf
Townhouses - 22

Est. Annual Property Taxes
City - $154,435
County - $93,142

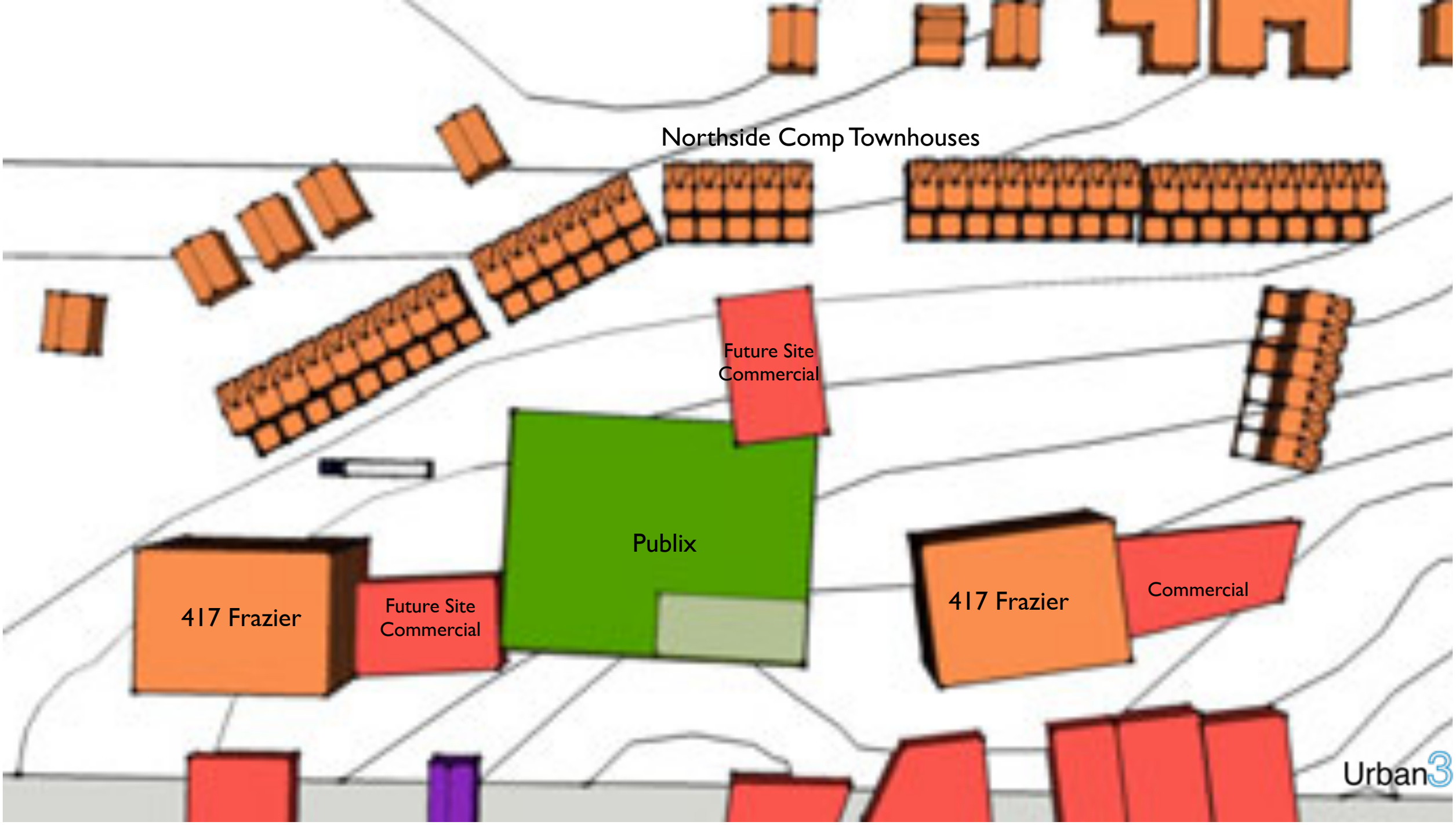
Notes:
Removes streets and grades site. Retaining walls on East property line and behind building and builds townhouses on the retaining wall.



Scenario #2 - Proposed Plus Townhouses

Looking North-Northwest from the Neighborhood.

Urban3

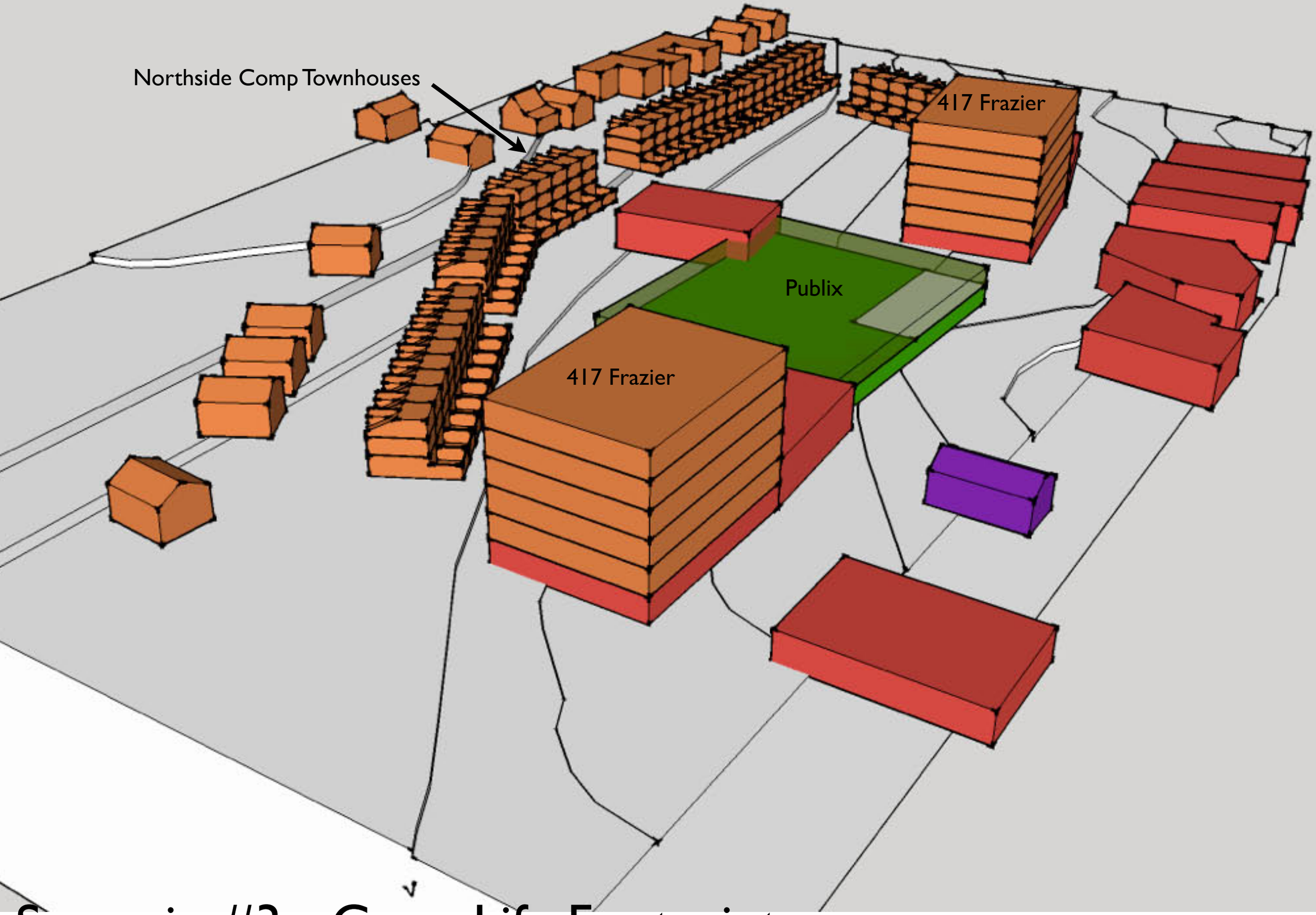


Scenario #3 - GreenLife Footprint

Publix - 36,432
Parking - 164 total
Frazier Buildings - 2
1 Story Commercial - 6885 sf
Townhouses - 42

Est. Annual Property Taxes
City - $253,041
County - $152,614

Notes:
Keeps existing grades and all internal streets.



Scenario #3 - GreenLife Footprint

Looking North-Northwest from the Neighborhood.

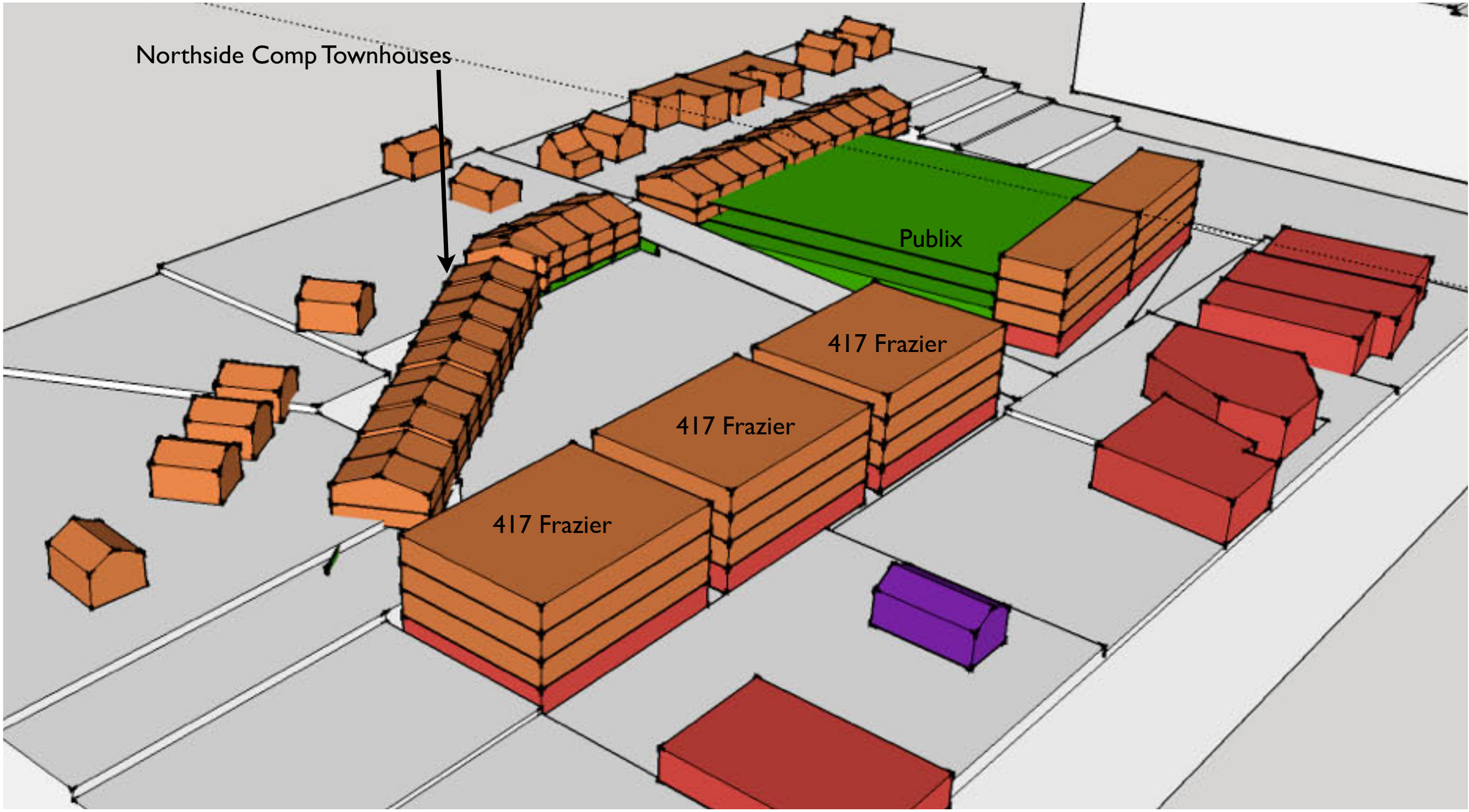
Urban3

Scenario #4 - Miami Beach Publix

Publix - 48,000
Parking - 320 structured + 90 surface
Frazier Buildings - 3
1 Story Commercial - 0 sf
Townhouses - 24

Est. Annual Property Taxes
City - $357,746
County - $215,746

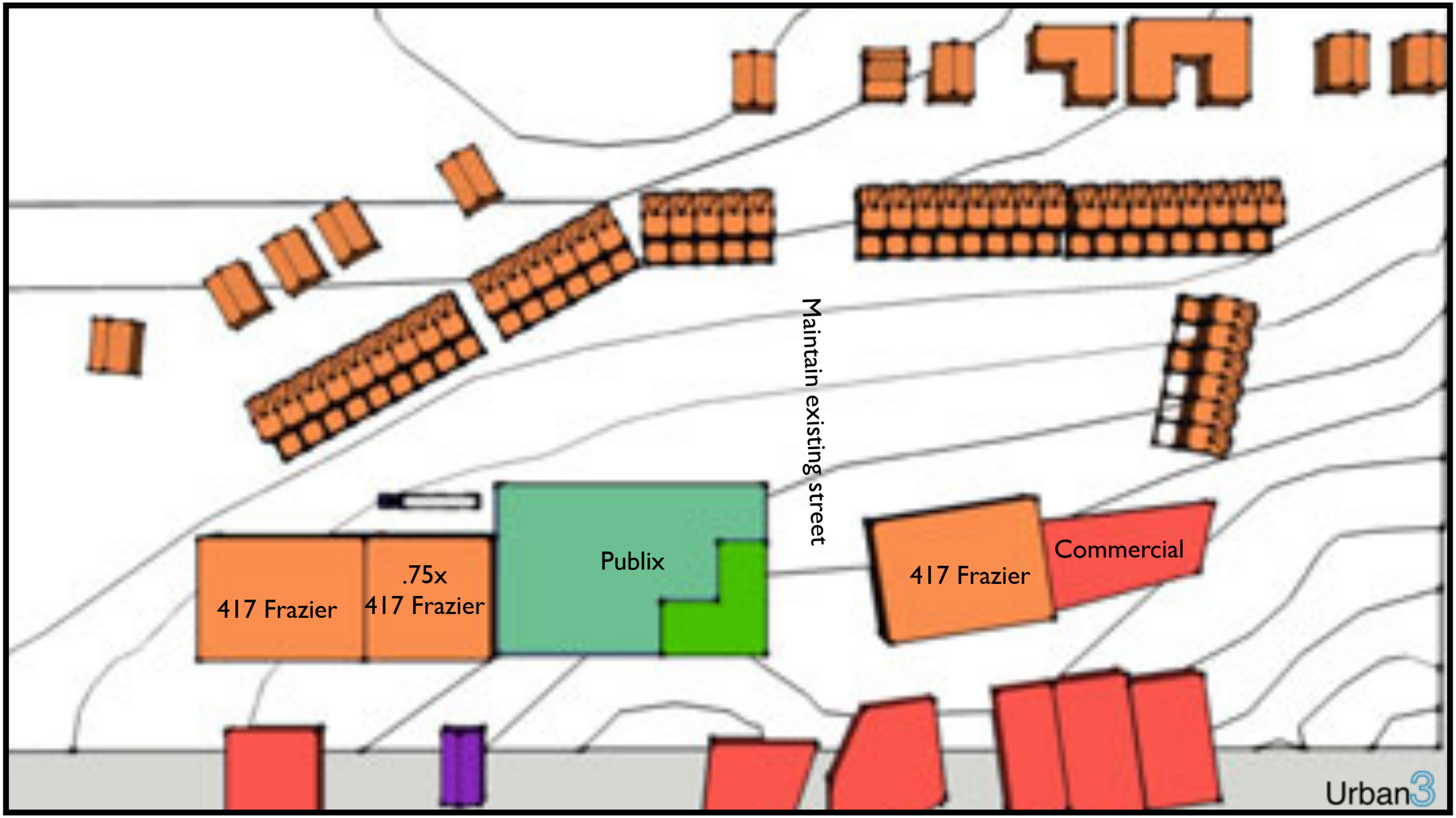
Notes:
Keeps existing grades and all internal streets. Adds structured parking above Publix, utilizing grade change.



Scenario #4 - Miami Beach Publix

Looking North-Northwest from the Neighborhood.

Urban3

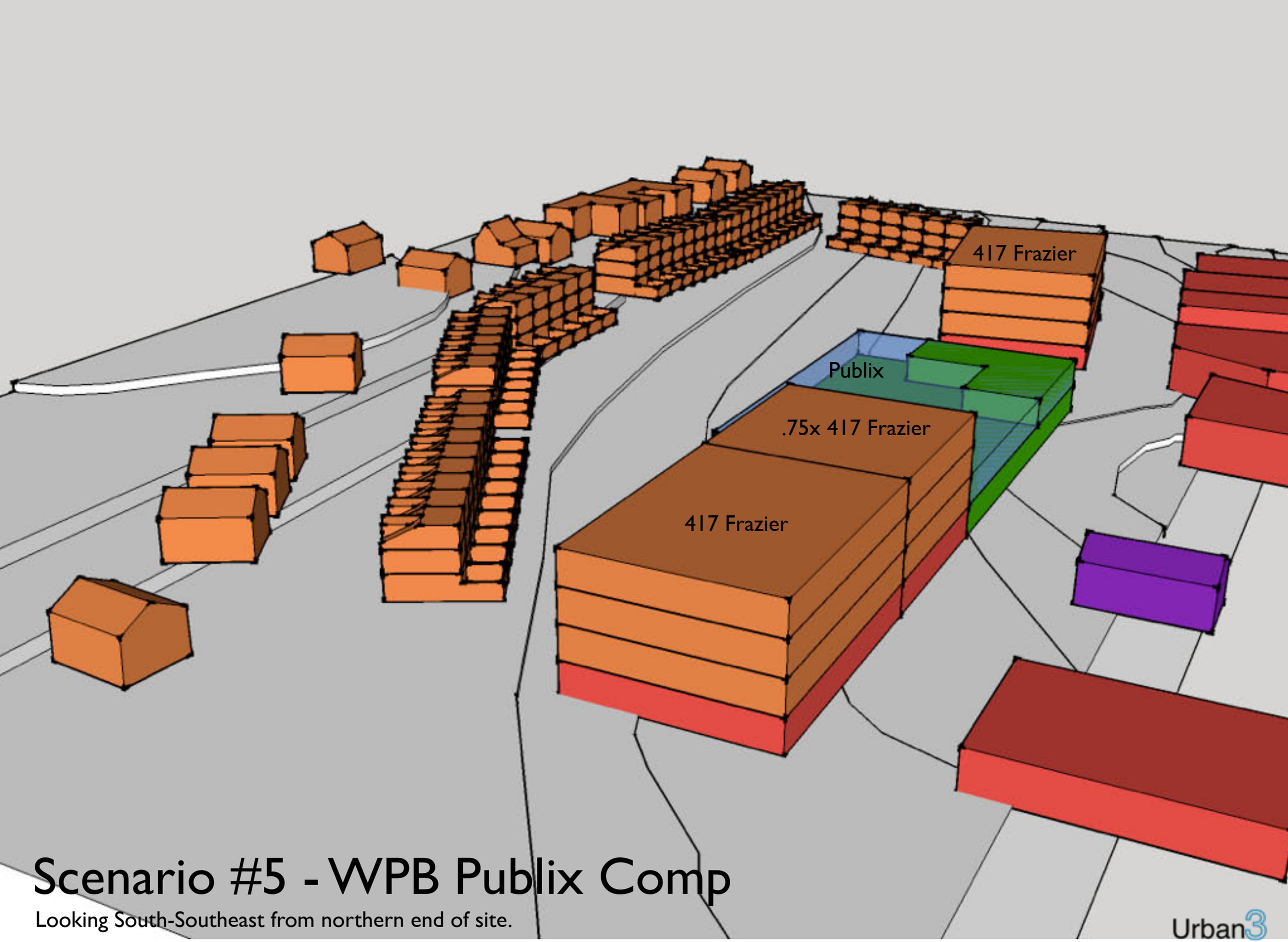


Scenario #5 - WPB Publix Comp

Est. Annual Property Taxes
City - $306,462
County - $184,833

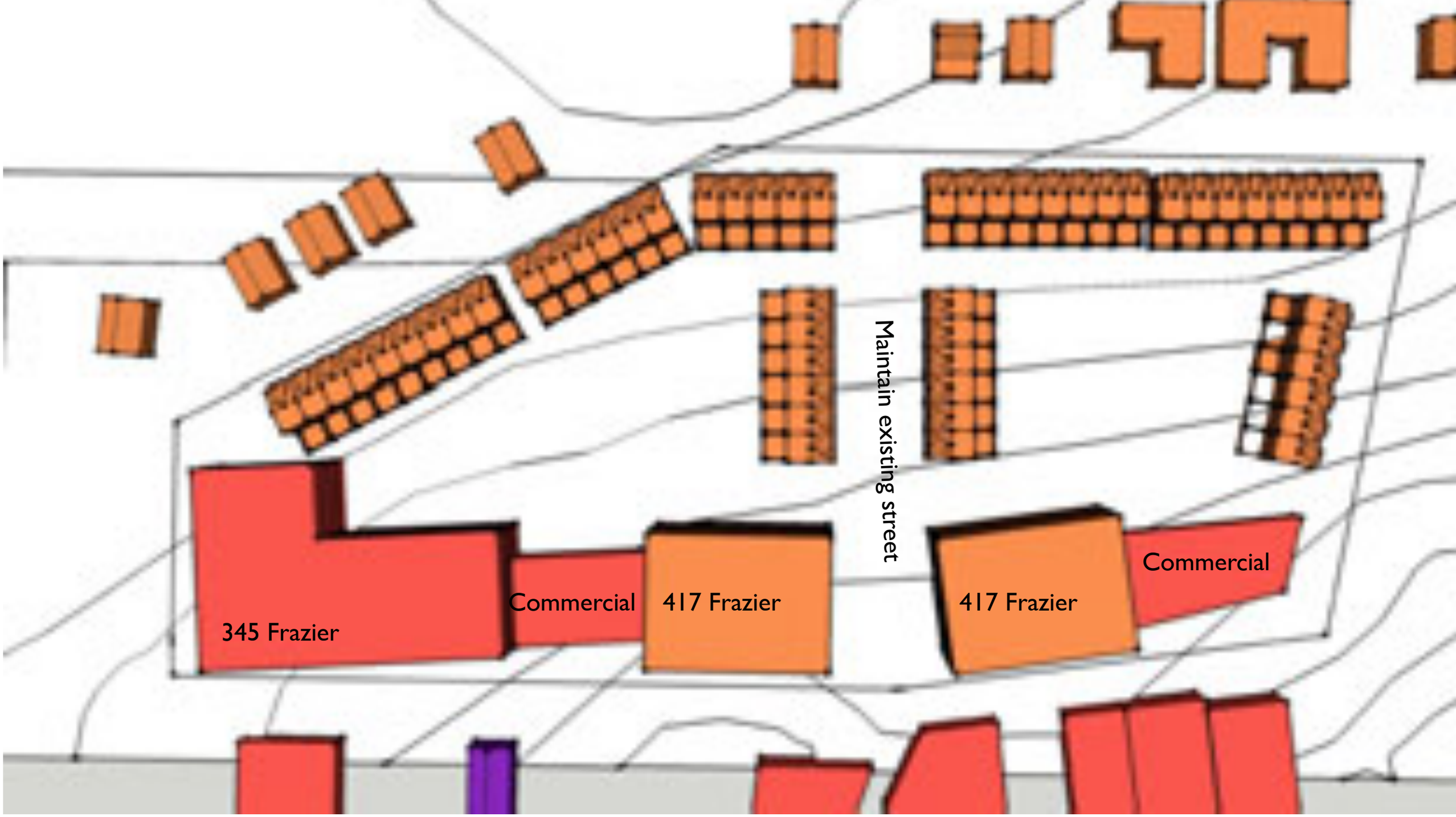
Publix - 27,040
Parking - 229 total
Frazier Buildings - 2.75
1 Story Commercial - 7000 sf
Townhouses - 42

Notes:
Keep topo as is, with some grading to provide parking under townhouses.
Keep all streets, use alley path as loading circulator, and keep trucks out of residential.



Scenario #5 - WPB Publix Comp

Looking South-Southeast from northern end of site.



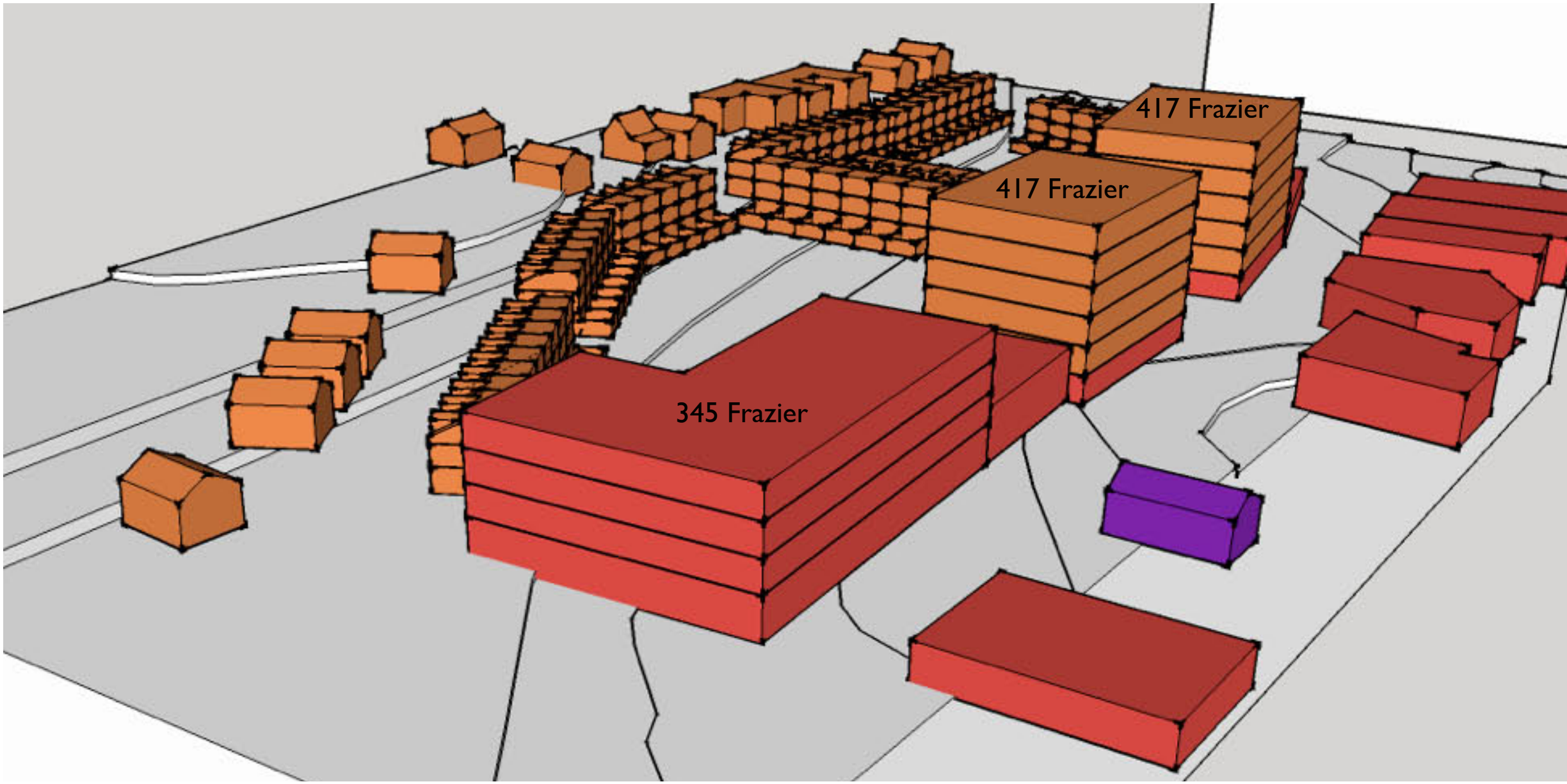
Scenario #6 - No Publix, built to Plan

Publix - 0
Parking - 200 total
Frazier Buildings - 2
345 Frazier - 1
1 Story Commercial - 11,435 sf
Townhouses - 54

Est. Annual Property Taxes
City - $305,749
County - $184,403

Notes:
Keep topo as is and streets as is.

Urban3



Scenario #5 - No Publix, built to Plan

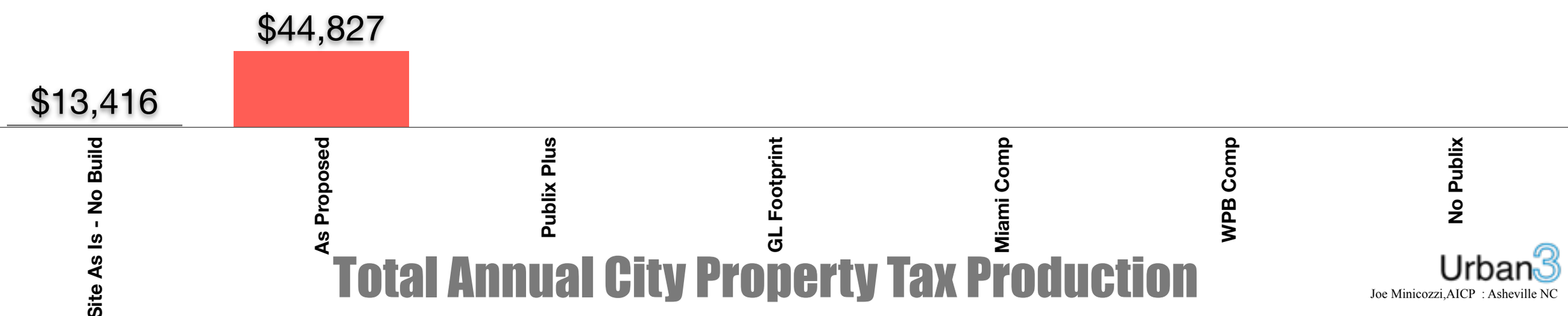
Looking South-Southeast from northern end of site.

Urban3

Commercial

Mixed-Use

Existing



Total Annual City Property Tax Production

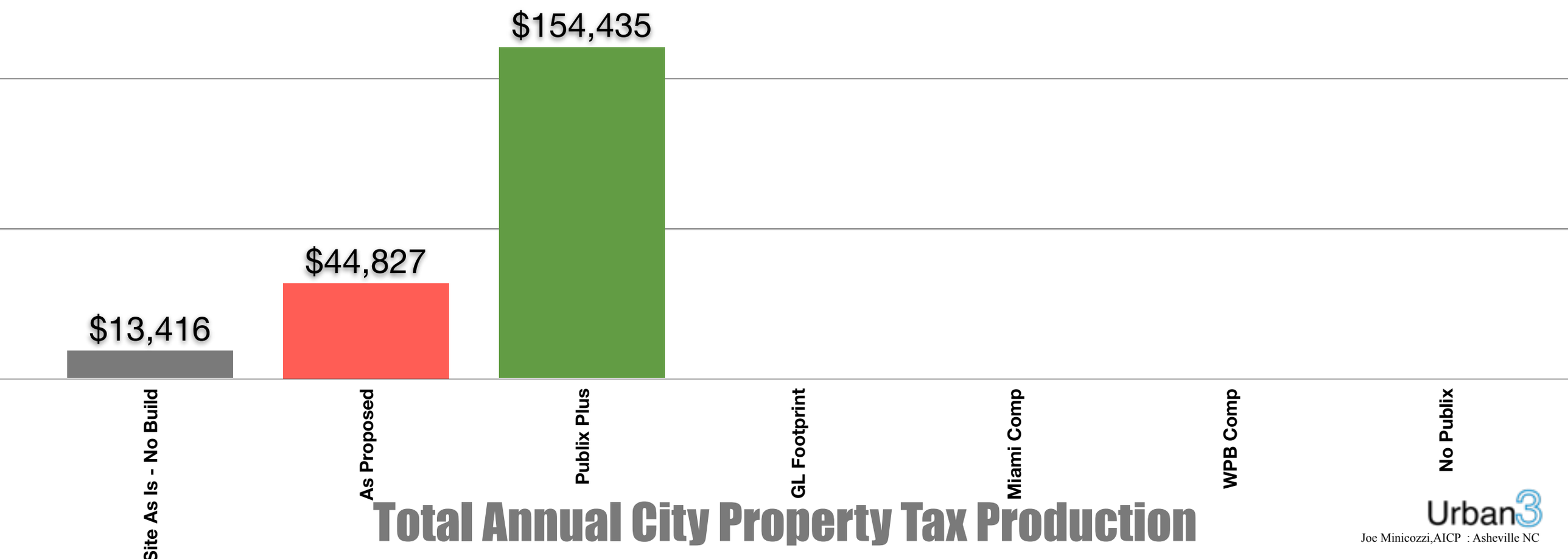
Urban3

Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing



Total Annual City Property Tax Production

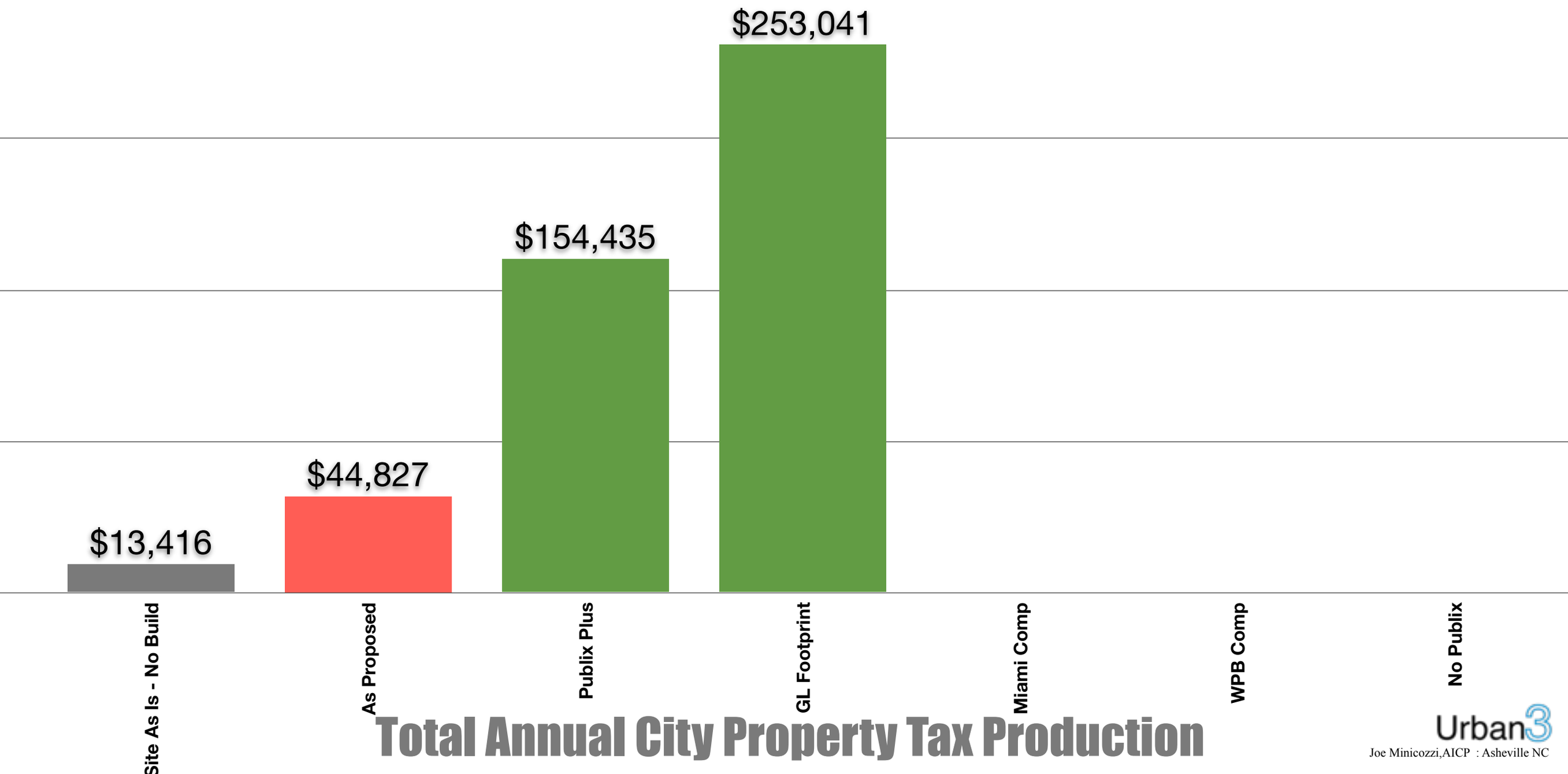
Urban3

Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing



Total Annual City Property Tax Production

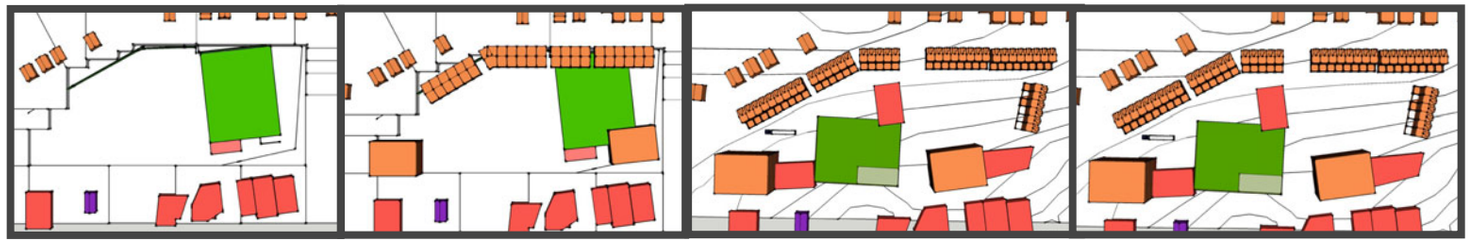
Urban3

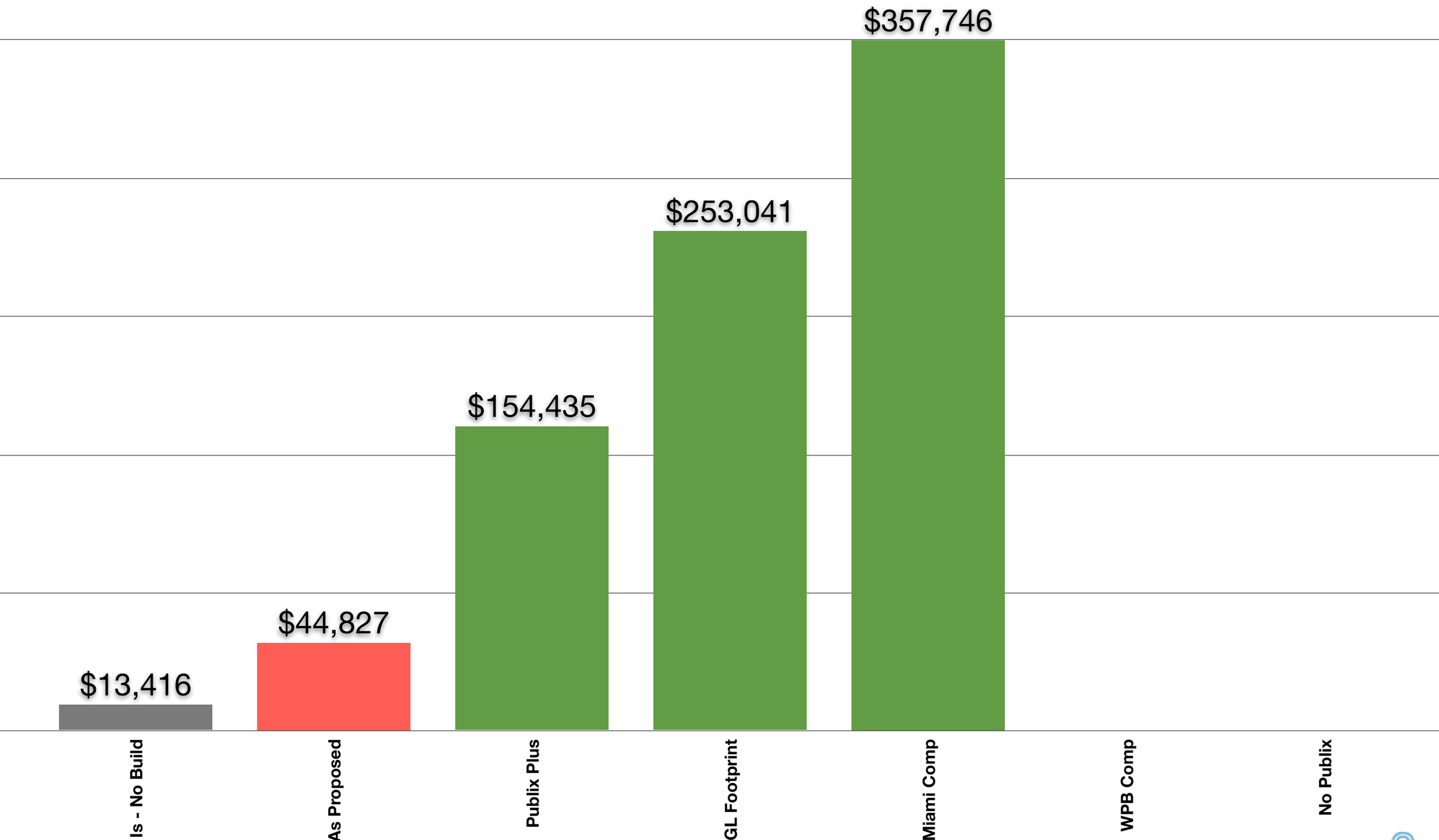
Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing





Total Annual City Property Tax Production

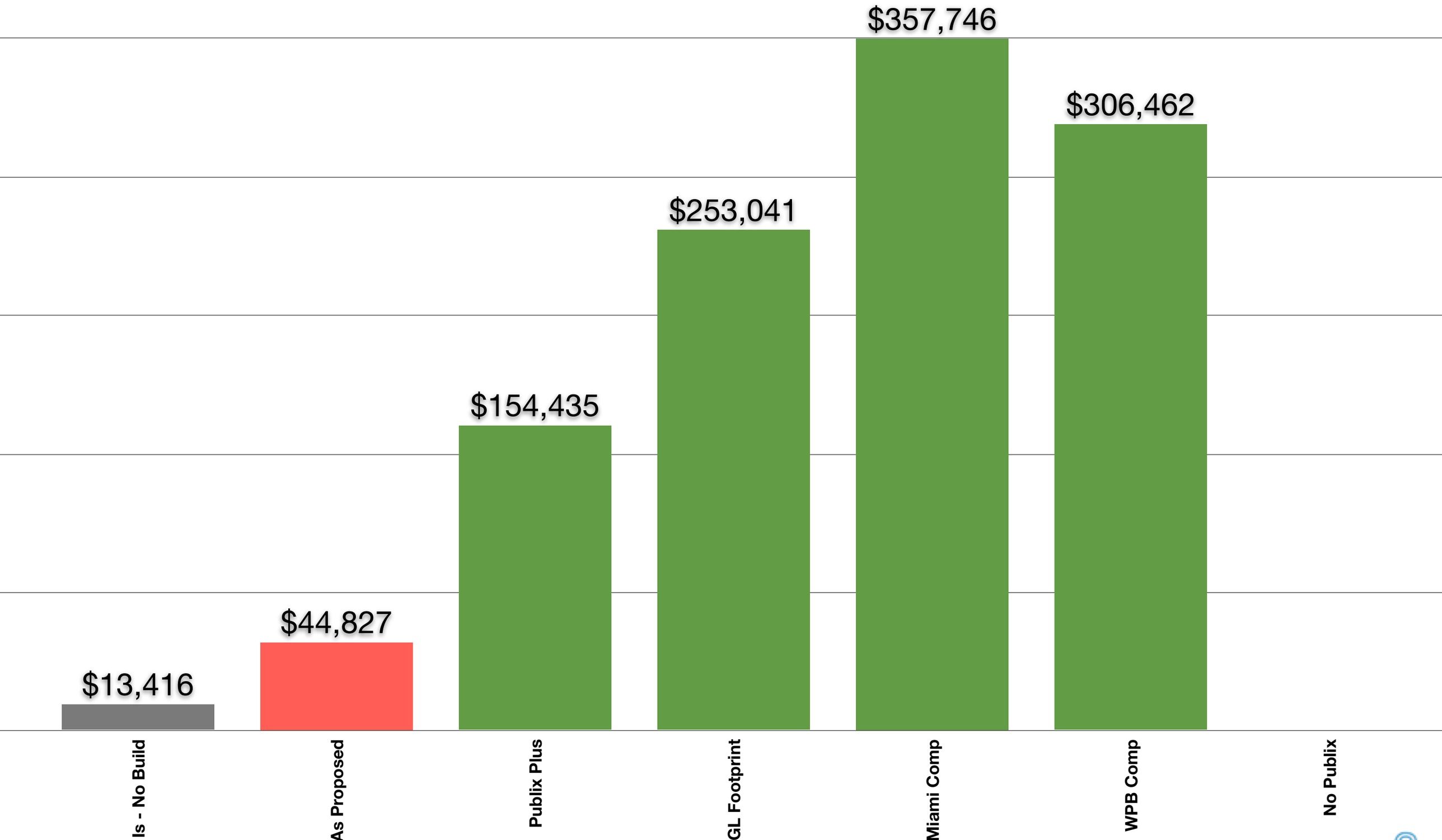
Urban3

Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing



Total Annual City Property Tax Production

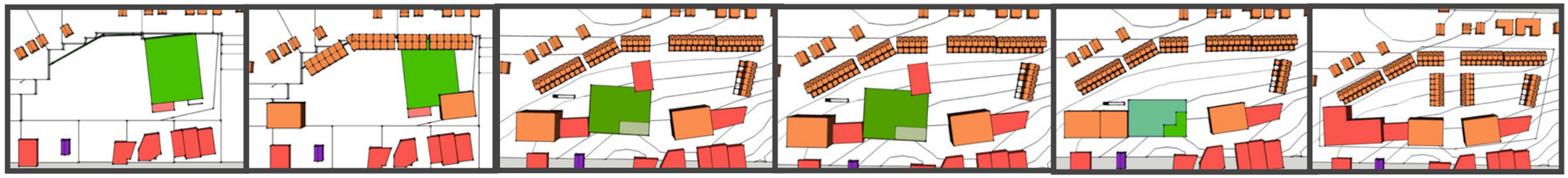
Urban3

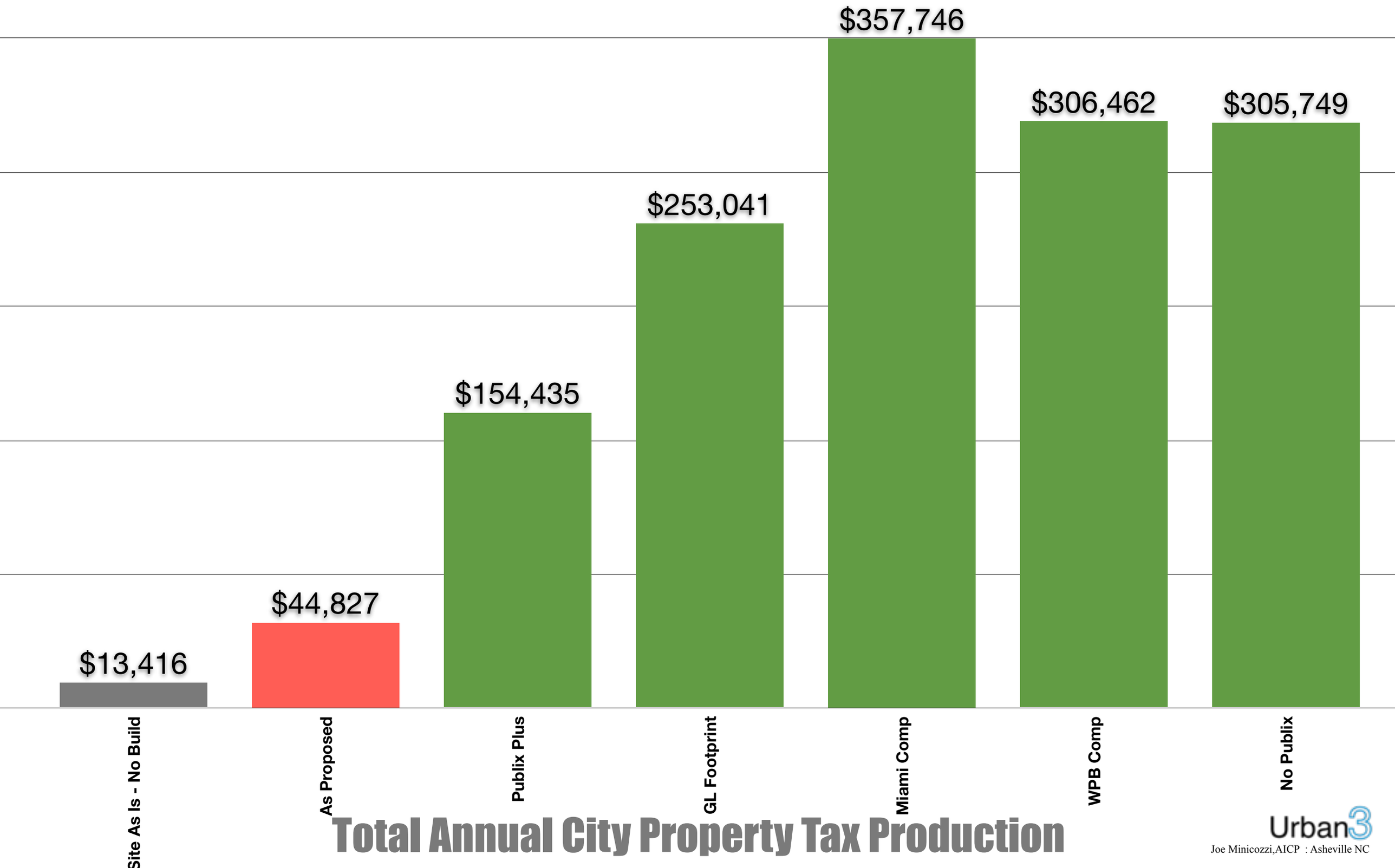
Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing





Total Annual City Property Tax Production

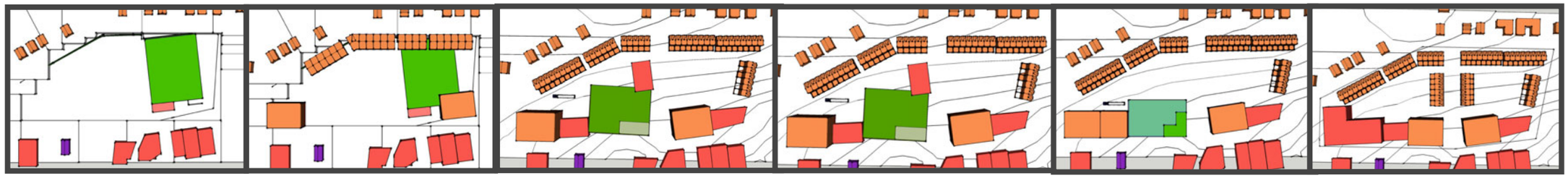
Urban3

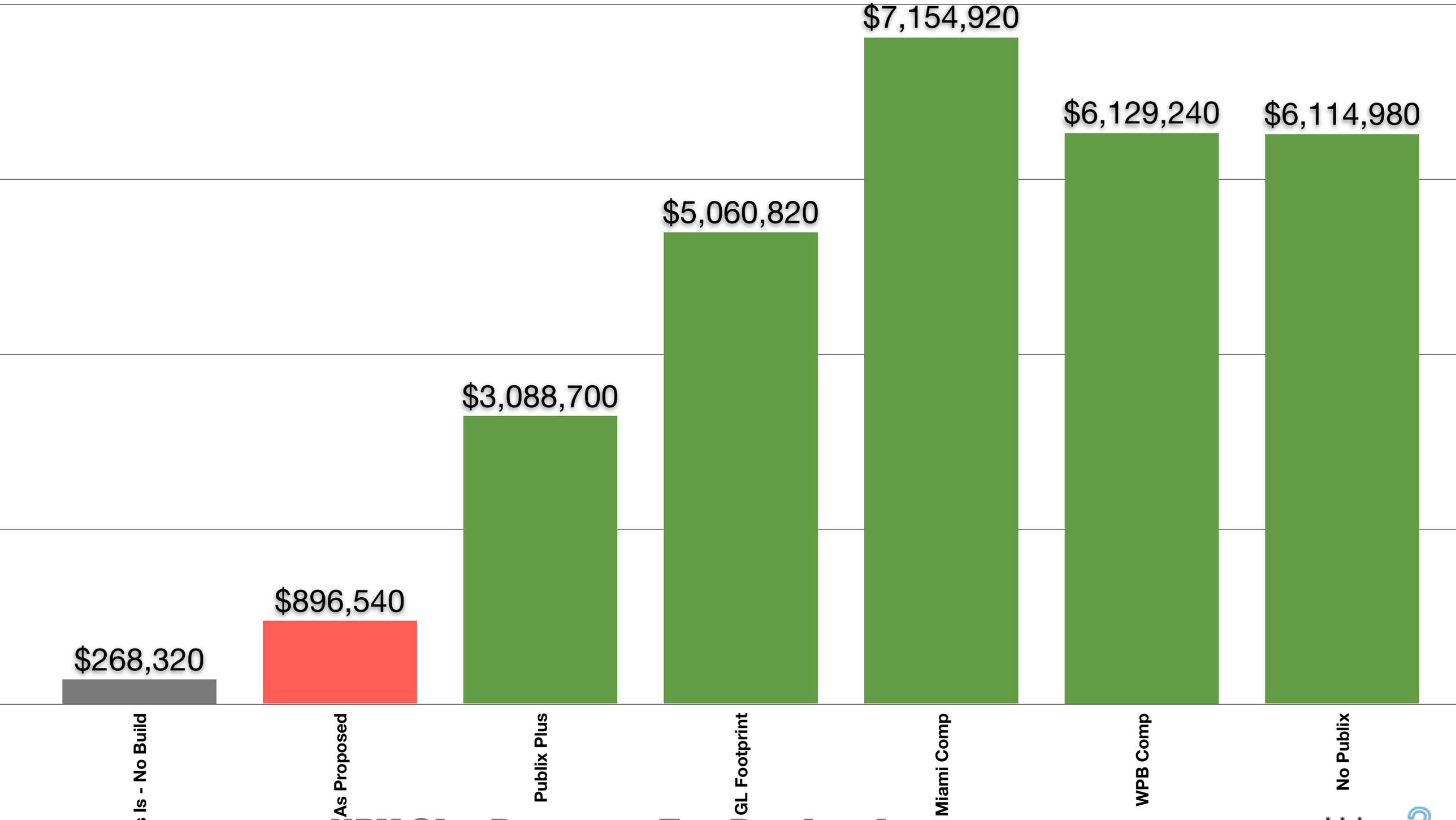
Joe Minicozzi,AICP : Asheville NC

Commercial

Mixed-Use

Existing





NPV City Property Tax Production (20 year lifecycle)

Urban3

Joe Minicozzi,AICP : Asheville NC

Arby's
Arby's
NEW
SMOKE
HOUSE

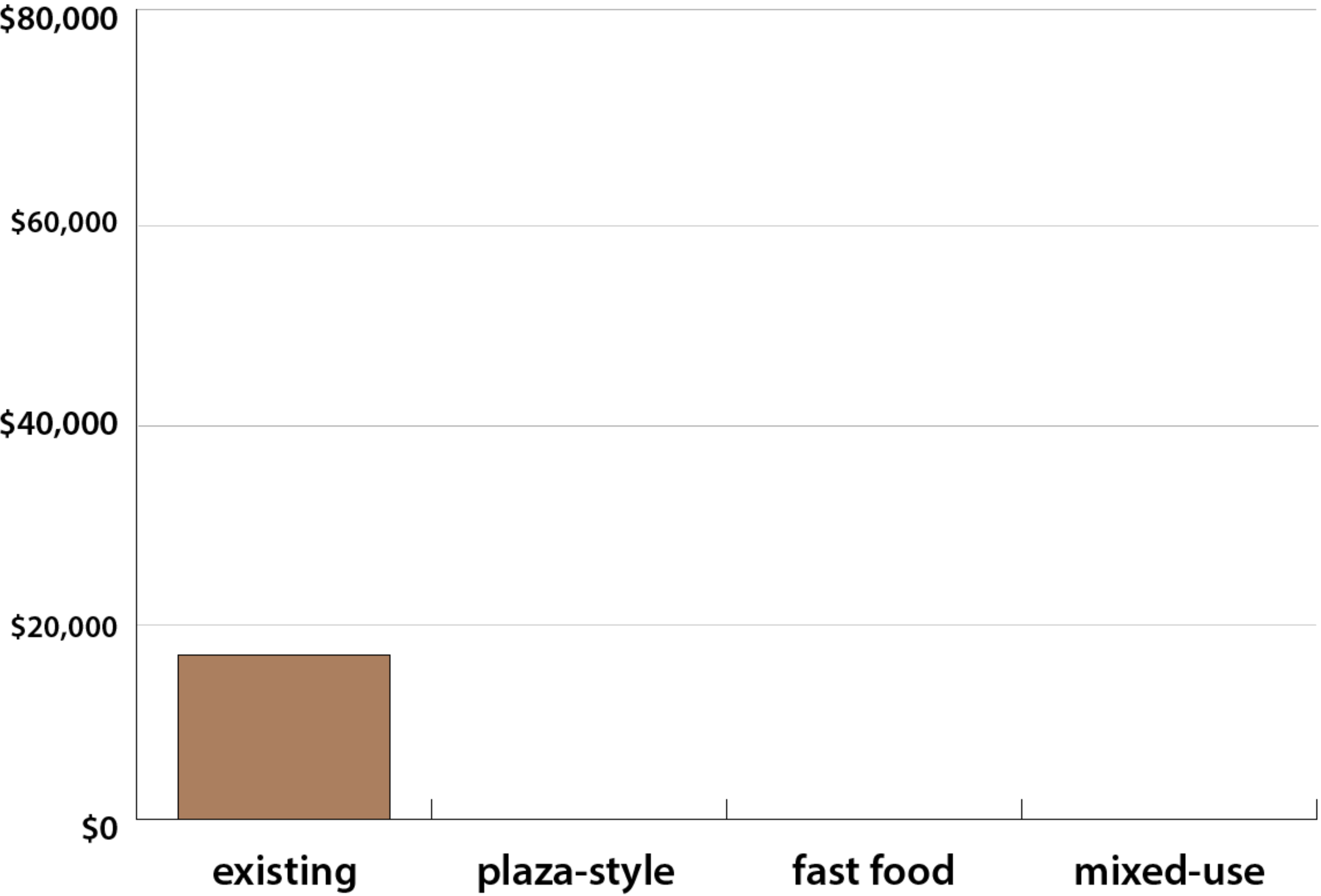
Creekside
CONDOMINIUMS

Creekside
CONDOMINIUMS

Total Annual City and County Property Tax Production

Urban3

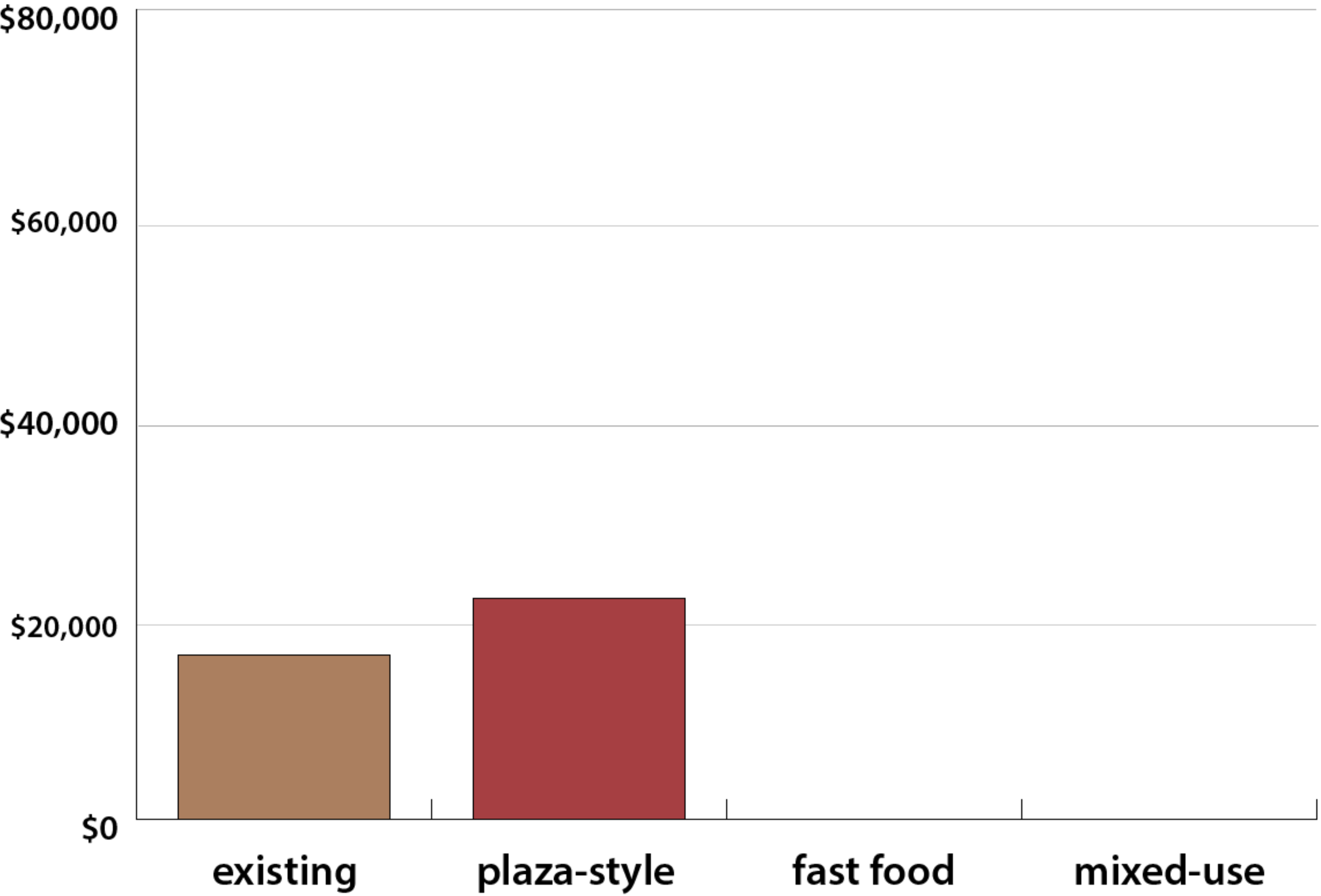
Joe Minicozzi,AICP : Asheville NC



Total Annual City and County Property Tax Production

Urban3

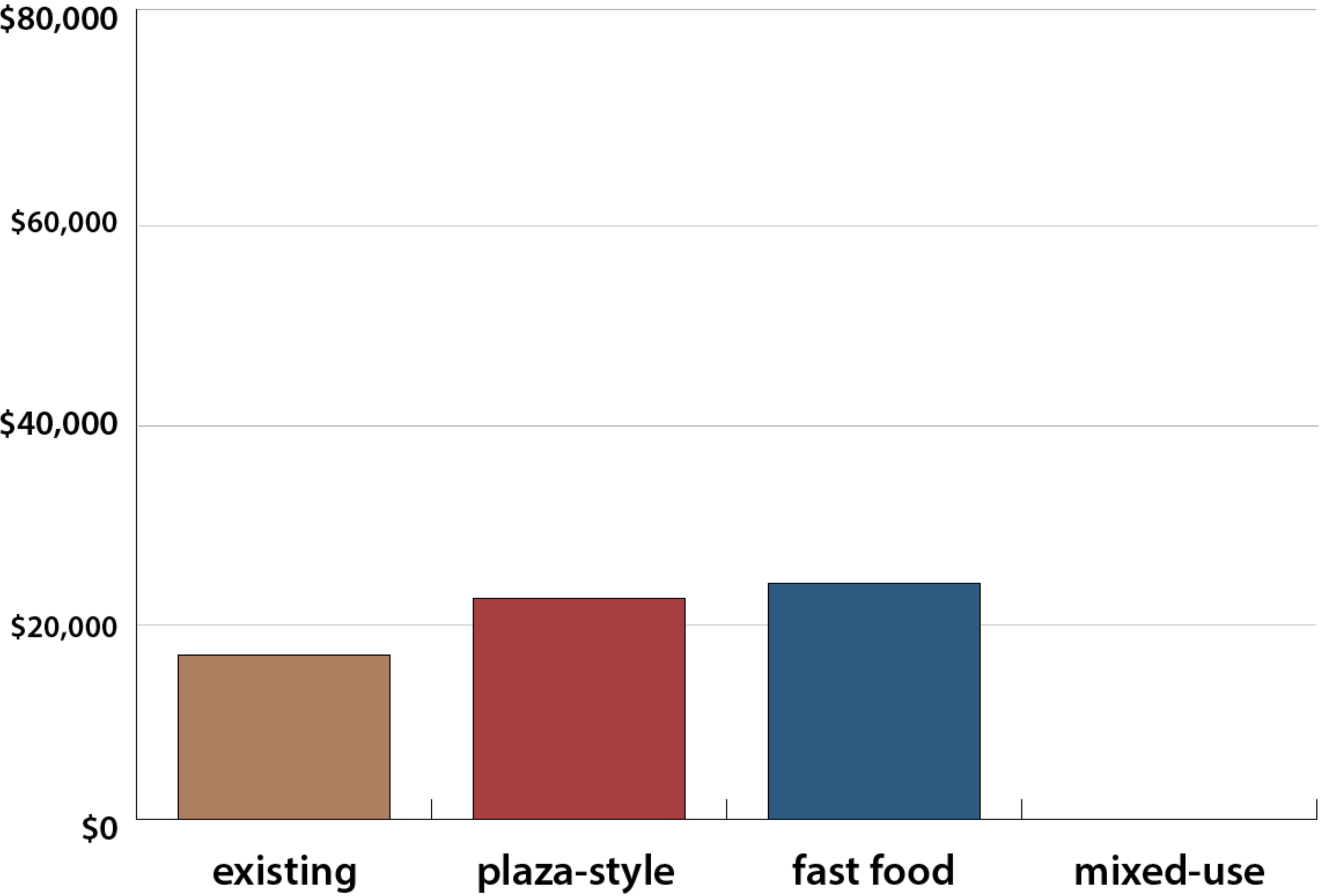
Joe Minicozzi,AICP : Asheville NC



Total Annual City and County Property Tax Production

Urban3

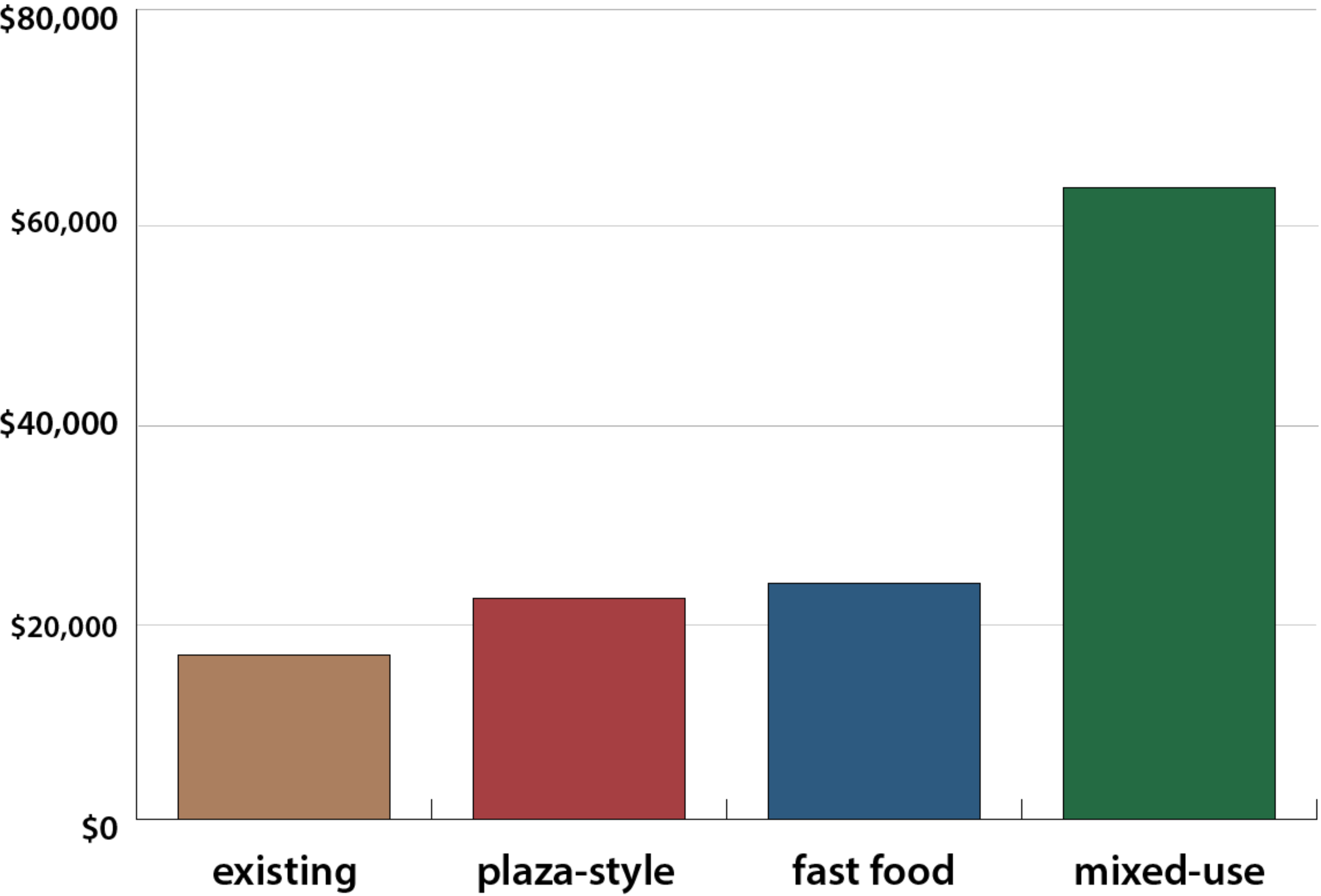
Joe Minicozzi,AICP : Asheville NC



Total Annual City and County Property Tax Production

Urban3

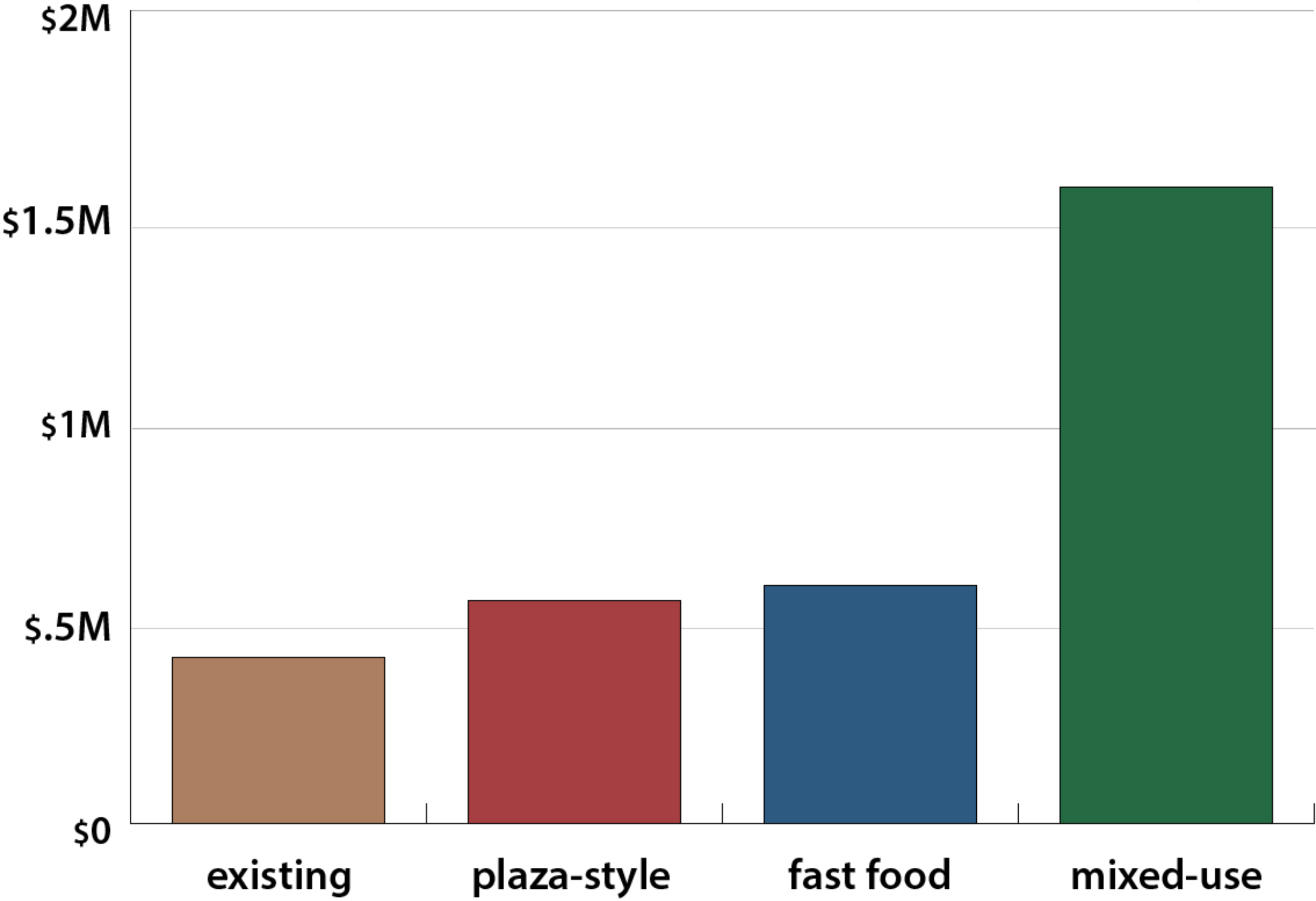
Joe Minicozzi,AICP : Asheville NC

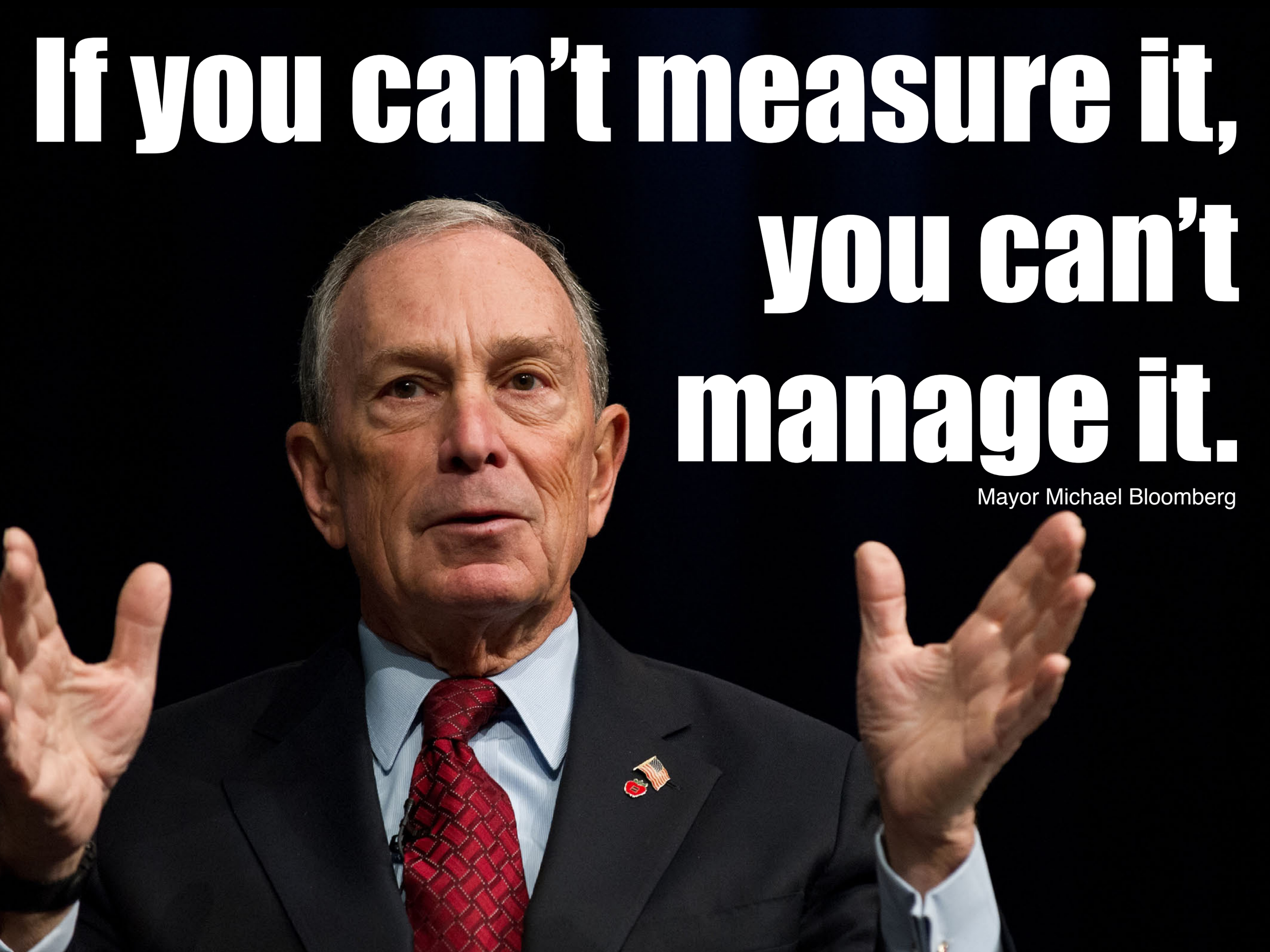


Total City and County Property Tax Production (NPV 20 years)

Urban3

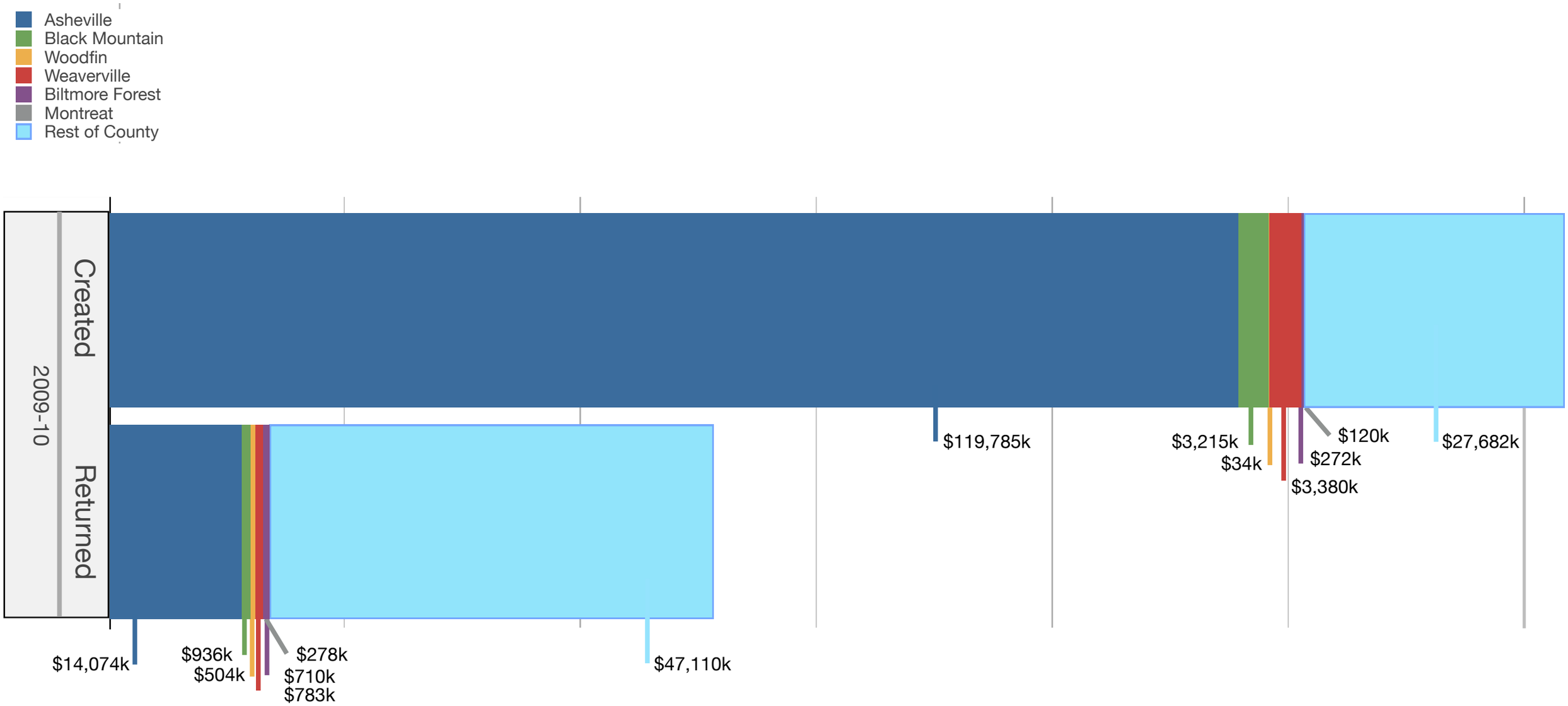
Joe Minicozzi,AICP : Asheville NC




If you can't measure it,
you can't
manage it.
Mayor Michael Bloomberg

Retail Tax Breakdown for Buncombe County, NC

Tax Creation* and Distribution for one Fiscal Year

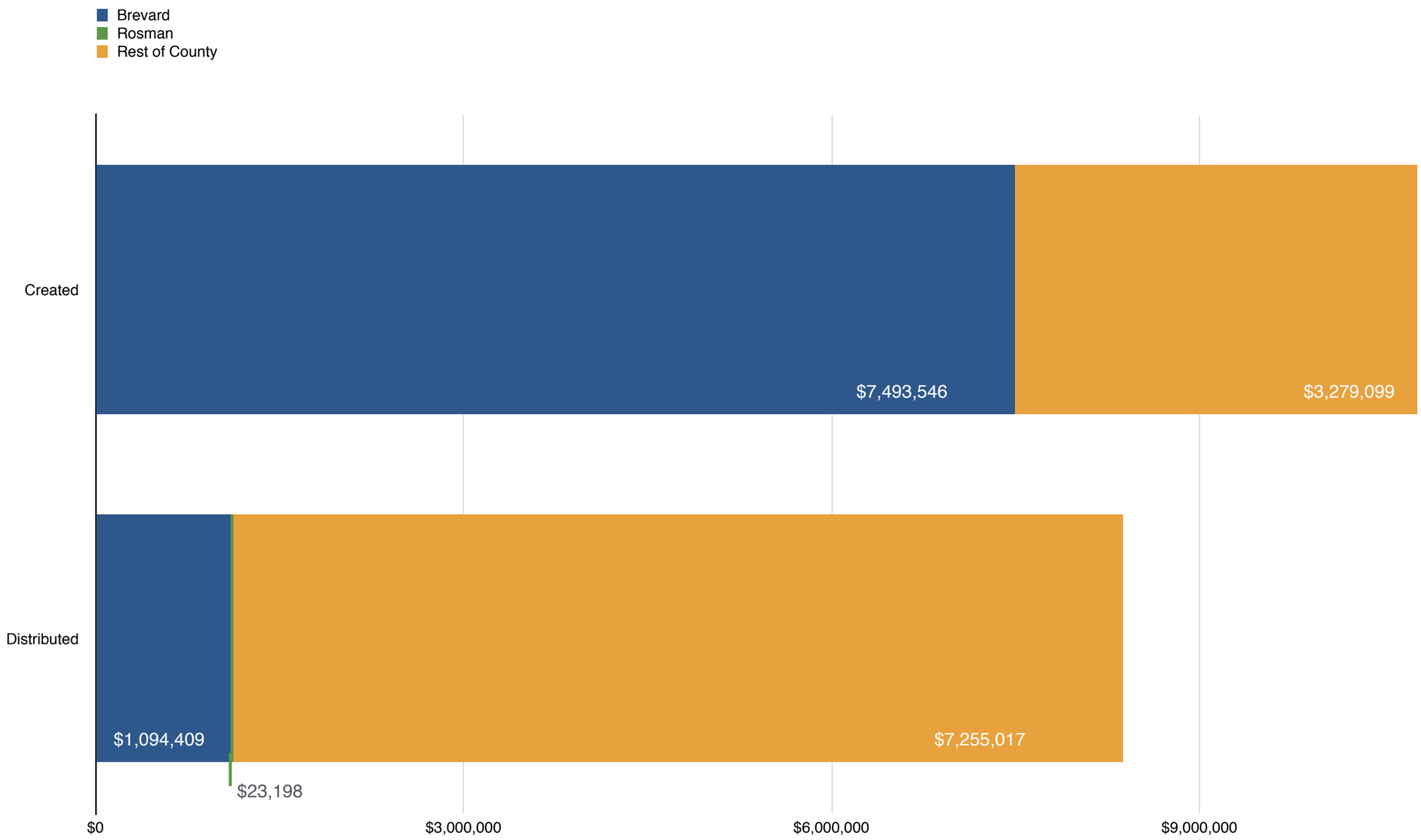


* Tax generation numbers for municipalities generated by average proportion of municipal generation of previous 10 year period. In 2009, the state stopped collecting municipal generation and only collects at 'county' level.

ASHEVILLE DOWNTOWN ASSOCIATION

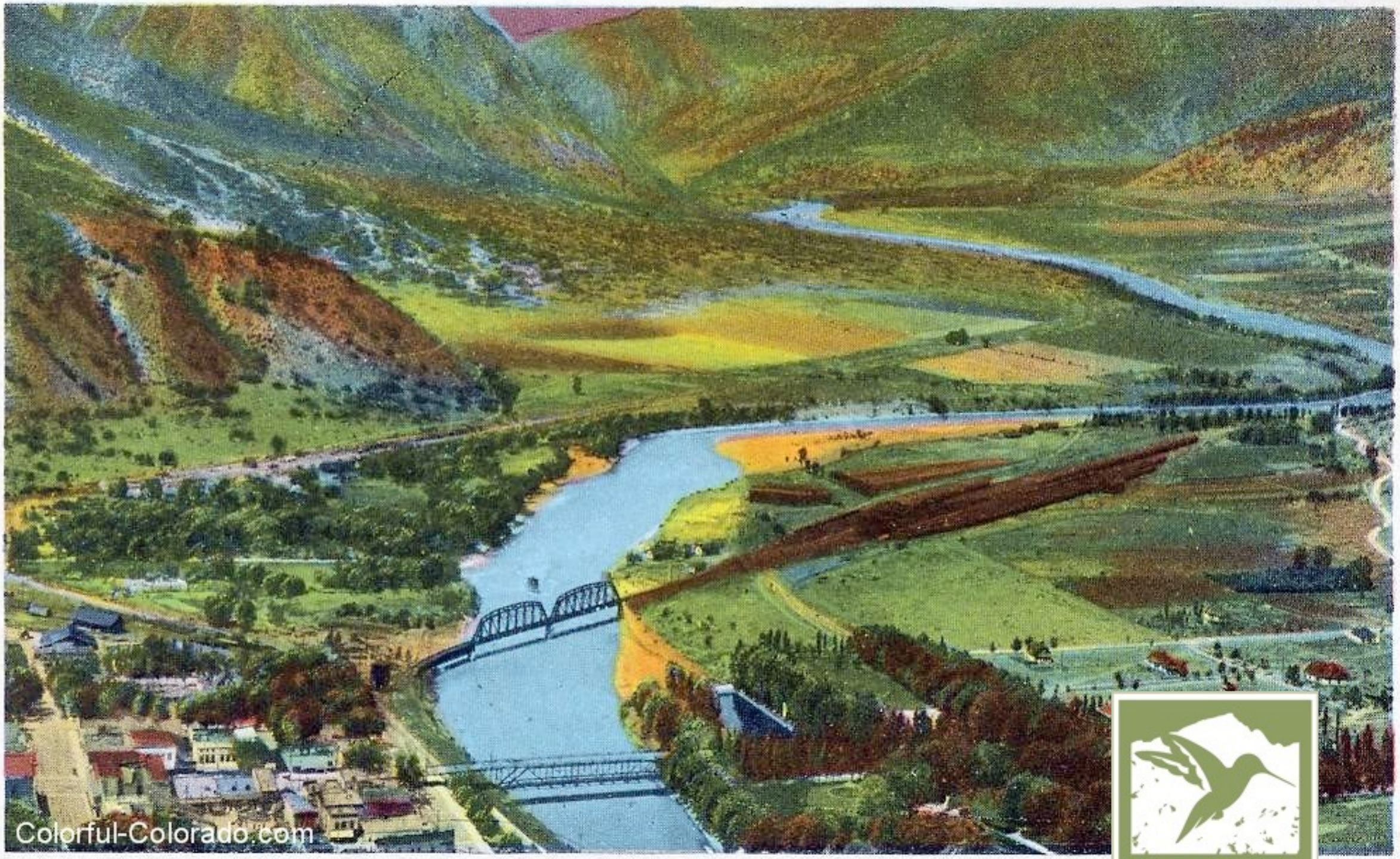
Retail Tax Breakdown for Transylvania County, NC

Tax Creation* and Distribution for one Fiscal Year (2008-09)



* In 2009, the state stopped collecting municipal generation and only collects at 'county' level.

What are the numbers for Garfield County?

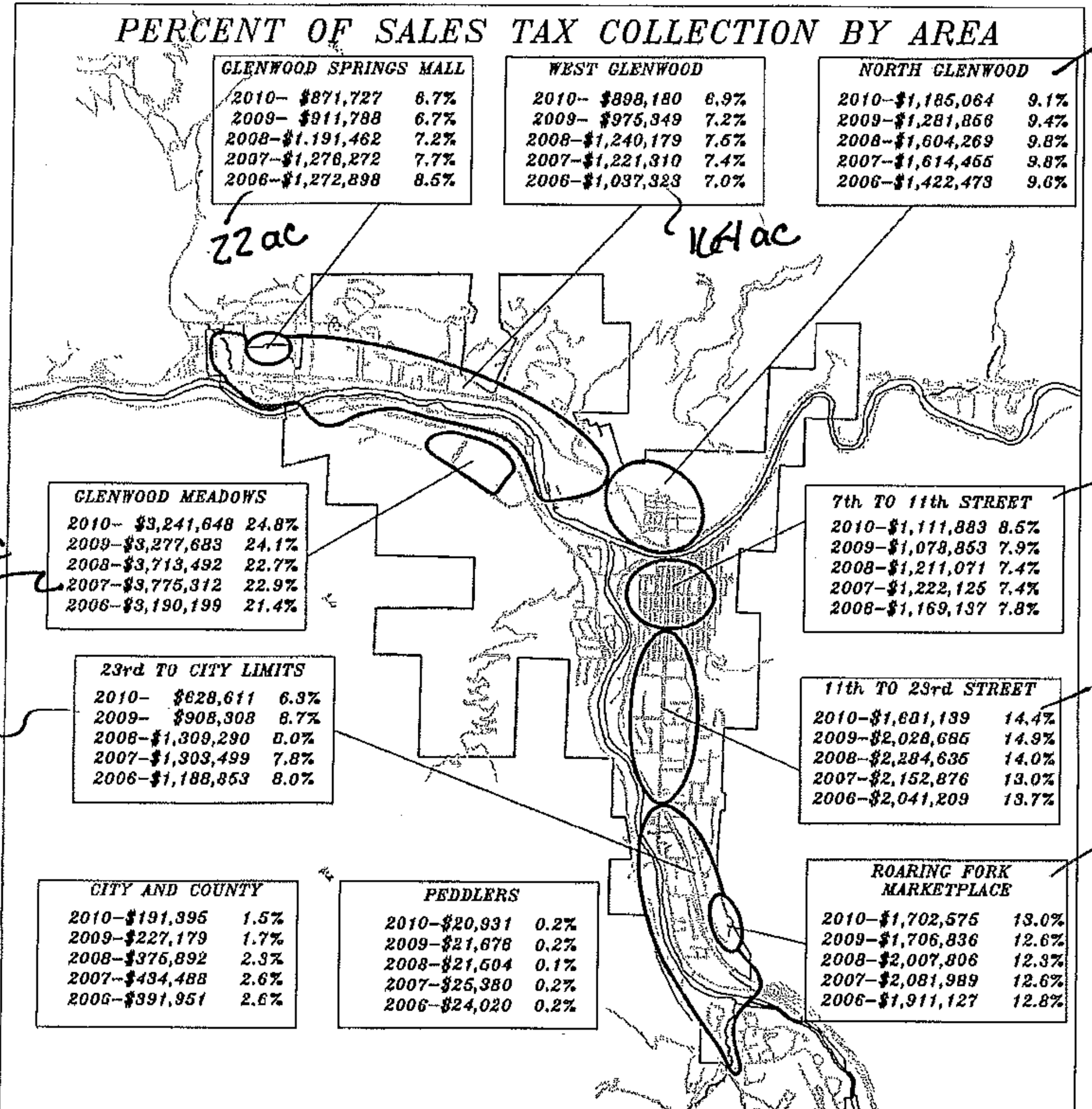


Glenwood Springs, Colorado

SONORAN INSTITUTE

Shaping the Future of the West

PERCENT OF SALES TAX COLLECTION BY AREA



GLENWOOD SPRINGS MALL — 22 ac

2010–	$871,727	6.7%
2009–	$911,788	6.7%
2008–	$1.191,462	7.2%
2007–	$1,276,272	7.7%
2006–	$1,272,898	8.5%

WEST GLENWOOD — 164 ac

2010–	$898,180	6.9%
2009–	$975,349	7.2%
2008–	$1,240,179	7.5%
2007–	$1,221,310	7.4%
2006–	$1,037,323	7.0%

NORTH GLENWOOD — 70 ac

2010–	$1,185,064	9.1%
2009–	$1,281,866	9.4%
2008–	$1,604,269	9.8%
2007–	$1,614,455	9.8%
2006–	$1,422,473	9.6%

GLENWOOD MEADOWS — 74 ac

2010–	$3,241,648	24.8%
2009–	$3,277,683	24.1%
2008–	$3,713,492	22.7%
2007–	$3,775,312	22.9%
2006–	$3,190,199	21.4%

7th TO 11th STREET — 101 ac

2010–	$1,111,883	8.5%
2009–	$1,078,853	7.9%
2008–	$1,211,071	7.4%
2007–	$1,222,125	7.4%
2006–	$1,169,137	7.8%

23rd TO CITY LIMITS — 156 ac

2010–	$628,611	6.3%
2009–	$908,308	8.7%
2008–	$1,309,290	8.0%
2007–	$1,303,499	7.8%
2006–	$1,188,853	8.0%

11th TO 23rd STREET — 138 ac

2010–	$1,681,139	14.4%
2009–	$2,028,685	14.9%
2008–	$2,284,635	14.0%
2007–	$2,152,876	13.0%
2006–	$2,041,209	13.7%

CITY AND COUNTY

2010–	$191,395	1.5%
2009–	$227,179	1.7%
2008–	$376,892	2.3%
2007–	$434,488	2.6%
2006–	$391,951	2.6%

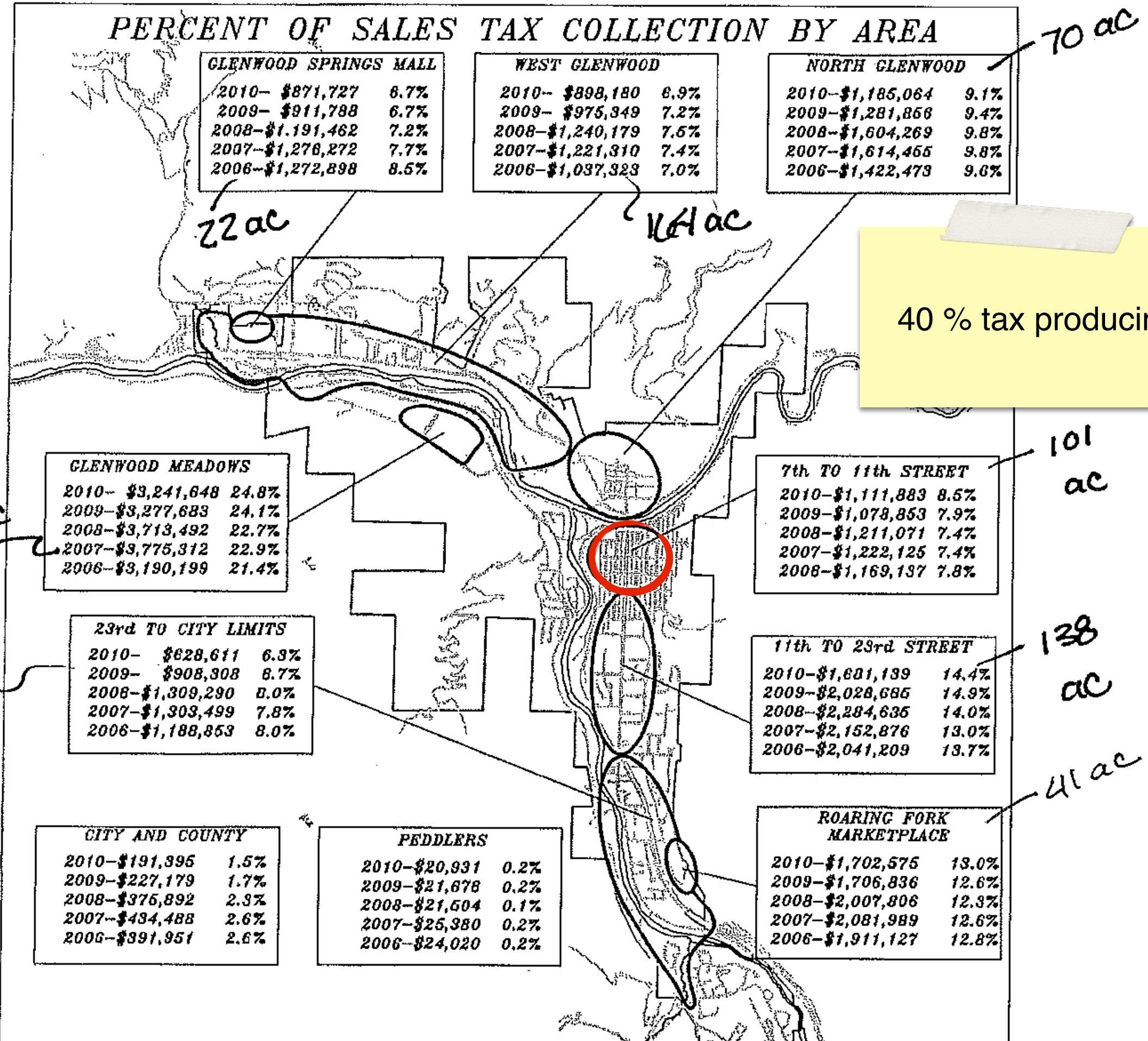
PEDDLERS

2010–	$20,931	0.2%
2009–	$21,678	0.2%
2008–	$21,604	0.1%
2007–	$25,380	0.2%
2006–	$24,020	0.2%

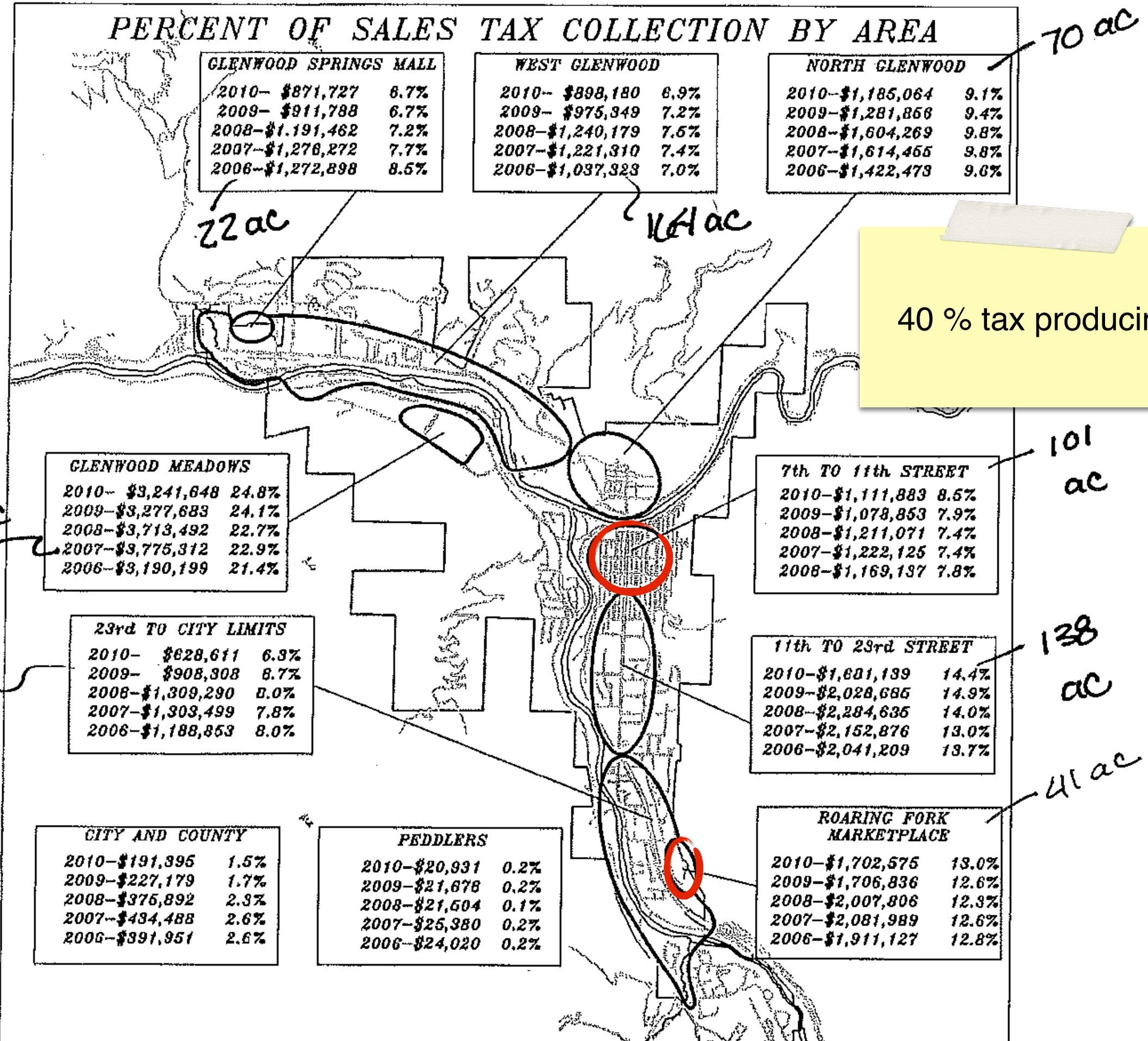
ROARING FORK MARKETPLACE — 41 ac

2010–	$1,702,575	13.0%
2009–	$1,706,836	12.6%
2008–	$2,007,806	12.3%
2007–	$2,081,989	12.6%
2006–	$1,911,127	12.8%

PERCENT OF SALES TAX COLLECTION BY AREA

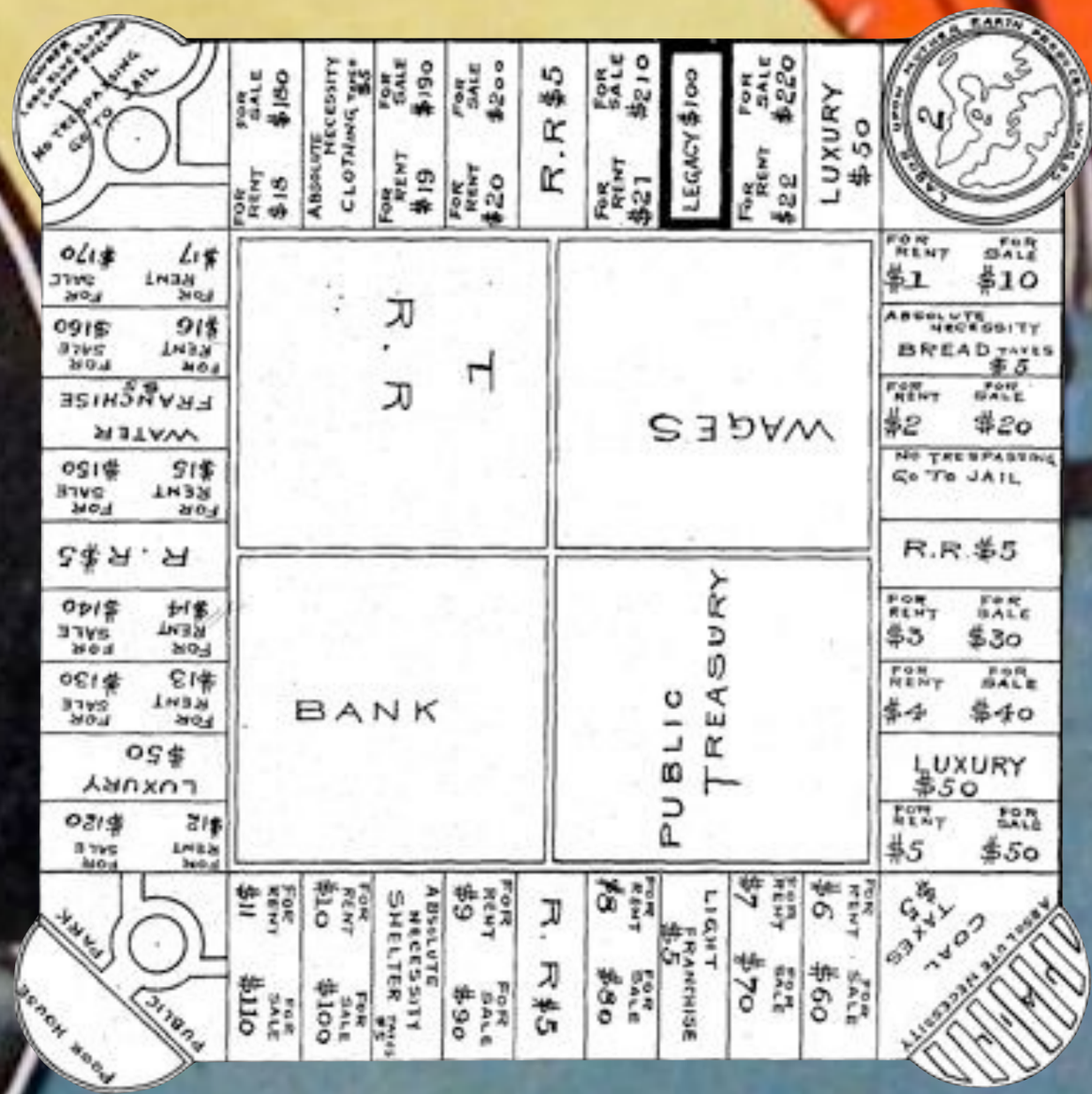


PERCENT OF SALES TAX COLLECTION BY AREA



by Elizabeth Magie Phillips

FAMOUS ORIGINATOR OF GAMES



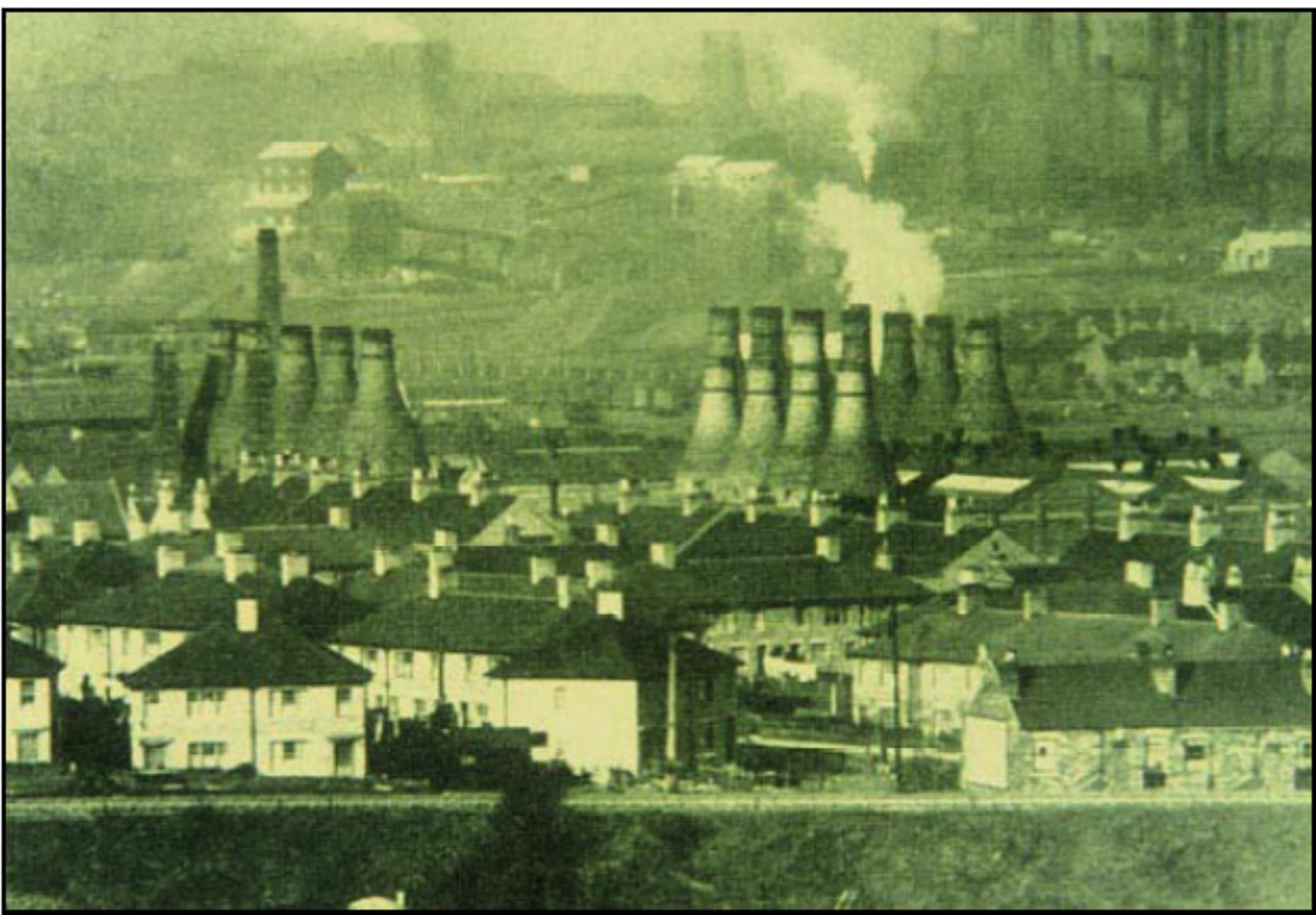
by Elizabeth Magie Phillips

FAMOUS ORIGINATOR OF GAMES

Merriam-Webster Dictionary

zone
One entry found for **zone**.Main Entry: **[2]zone**
Function: *transitive verb*
Inflected Form(s): **zoned**; **zon·ing**

1 : to surround with a zone **:** ENCIRCLE
2 : to arrange in or mark off into zones; *specifically* **:** to partition (a city, borough, or township) by ordinance into sections reserved for different purposes (as residence or business)



Stoke-on-Trent, England, late 19th century

ORDINANCE NO. 2812

BY COUNCILMAN CANTLAN.

AN ORDINANCE ESTABLISHING A ZONE PLAN, REGULATING THE LOCATION OF INDUSTRIES, TRADES, APARTMENT HOUSES, TWO FAMILY HOUSES, SINGLE FAMILY HOUSES AND OTHER USES OF PROPERTY, THE AREA AND DIMENSIONS OF LOTS AND YARDS, THE BULK AND ALIGNMENT OF BUILDINGS NEAR STREET FRONTAGES.

WHEREAS, THE VILLAGE OF EUCLID, OHIO, IS A RESIDENTIAL SUBURB OF THE CITY OF CLEVELAND, HAVING TWO STEAM RAILROADS WITHIN ITS CORPORATE LIMITS AND A NUMBER OF INDUSTRIAL PLANTS THEREIN, AND,

WHEREAS, THE TERRITORY WITHIN SAID VILLAGE OF EUCLID, OHIO, IS AVAILABLE FOR MANUFACTURING, INDUSTRY, COMMERCIAL AND RESIDENTIAL PURPOSES; AND

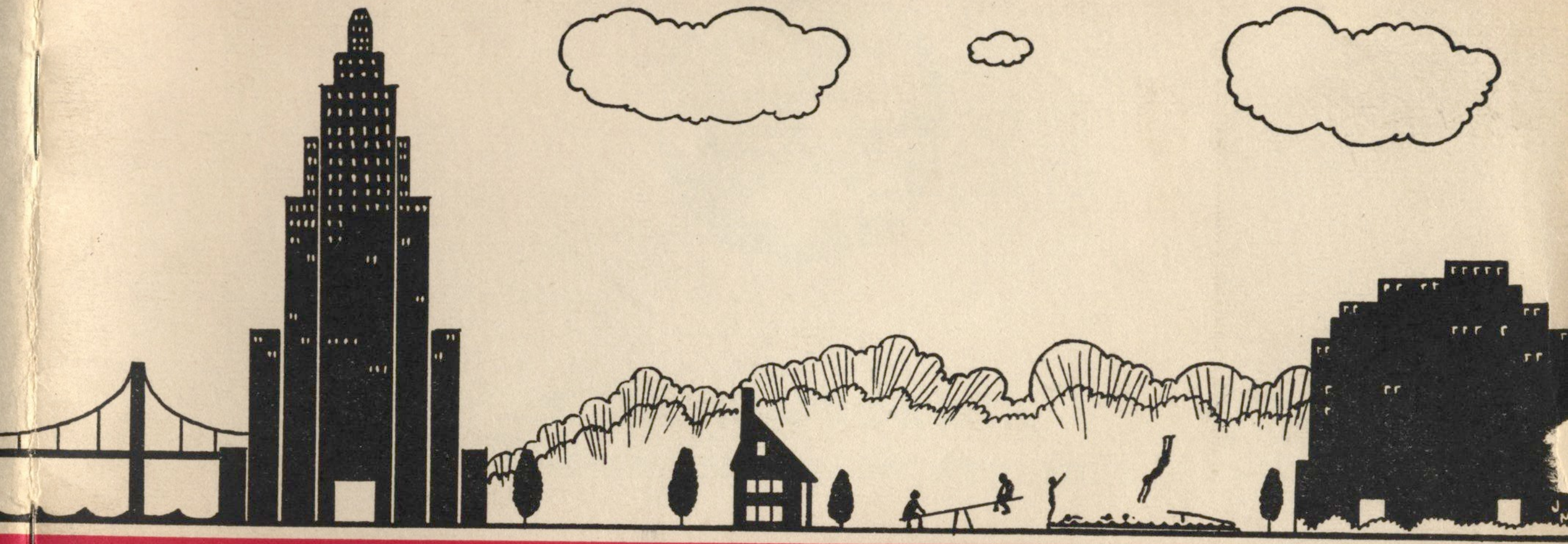
WHEREAS, A CONSIDERABLE PART OF THE PROPERTY THEREIN HAS BEEN RESTRICTED FOR PRIVATE RESIDENCE PURPOSES BY THE OWNERS THEREOF, AND MUCH OF THE RESTRICTED PROPERTY HAS BEEN FURTHER LIMITED TO SINGLE RESIDENCES; AND

WHEREAS, THE STREET, SEWER AND WATER SYSTEMS OF THE SAID VILLAGE HAVE BEEN DESIGNED AND CONSTRUCTED TO TAKE CARE OF SUCH RESTRICTED USE AND WOULD PROVIDE INADEQUATE FOR MORE CONGESTED USE; AND

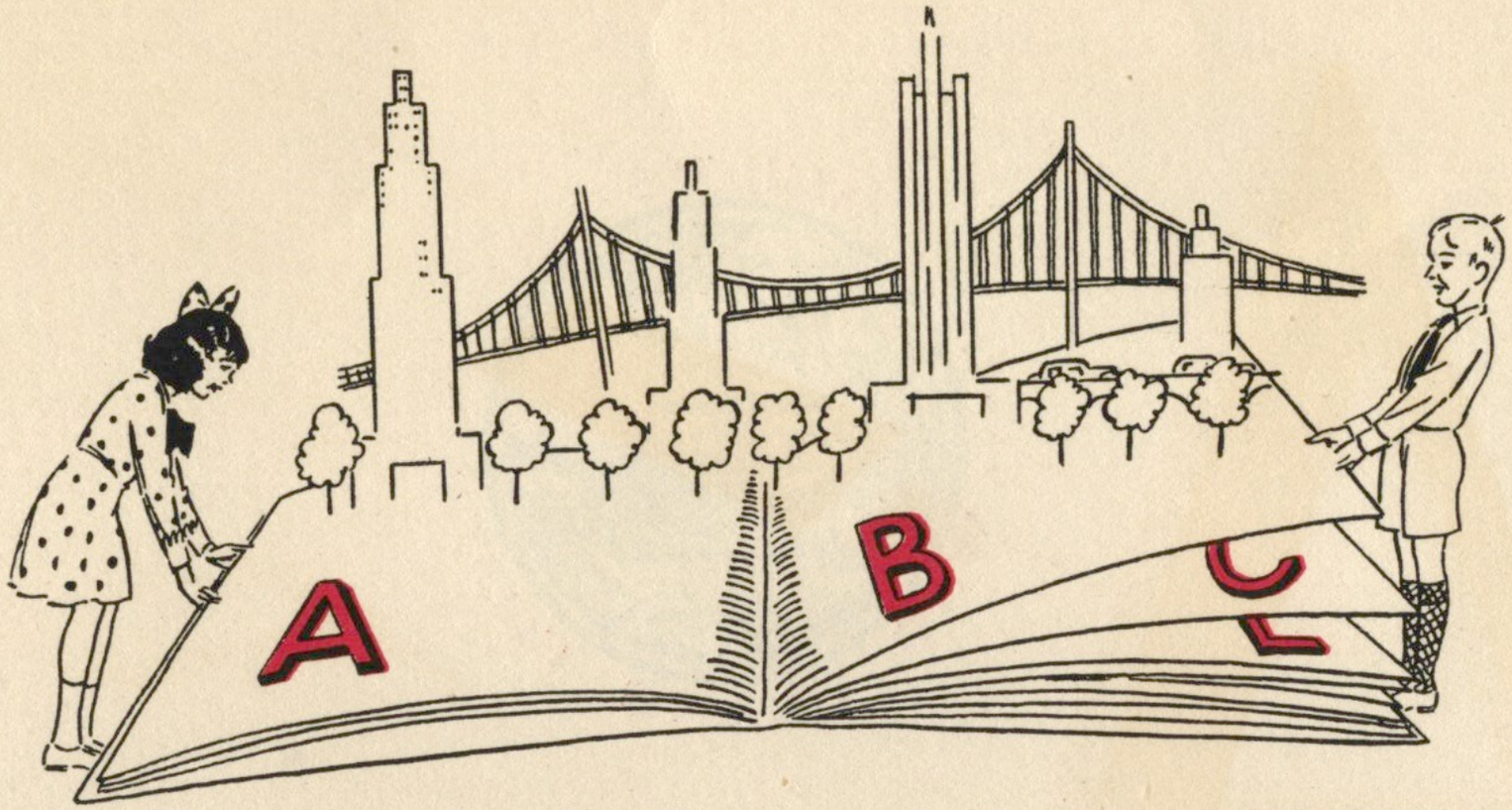
Zoning Ordinance from *Village of Euclid, Ohio v. Ambler Realty Company, 1926*

Shepard, Anna

The ABC of CITY PLANNING



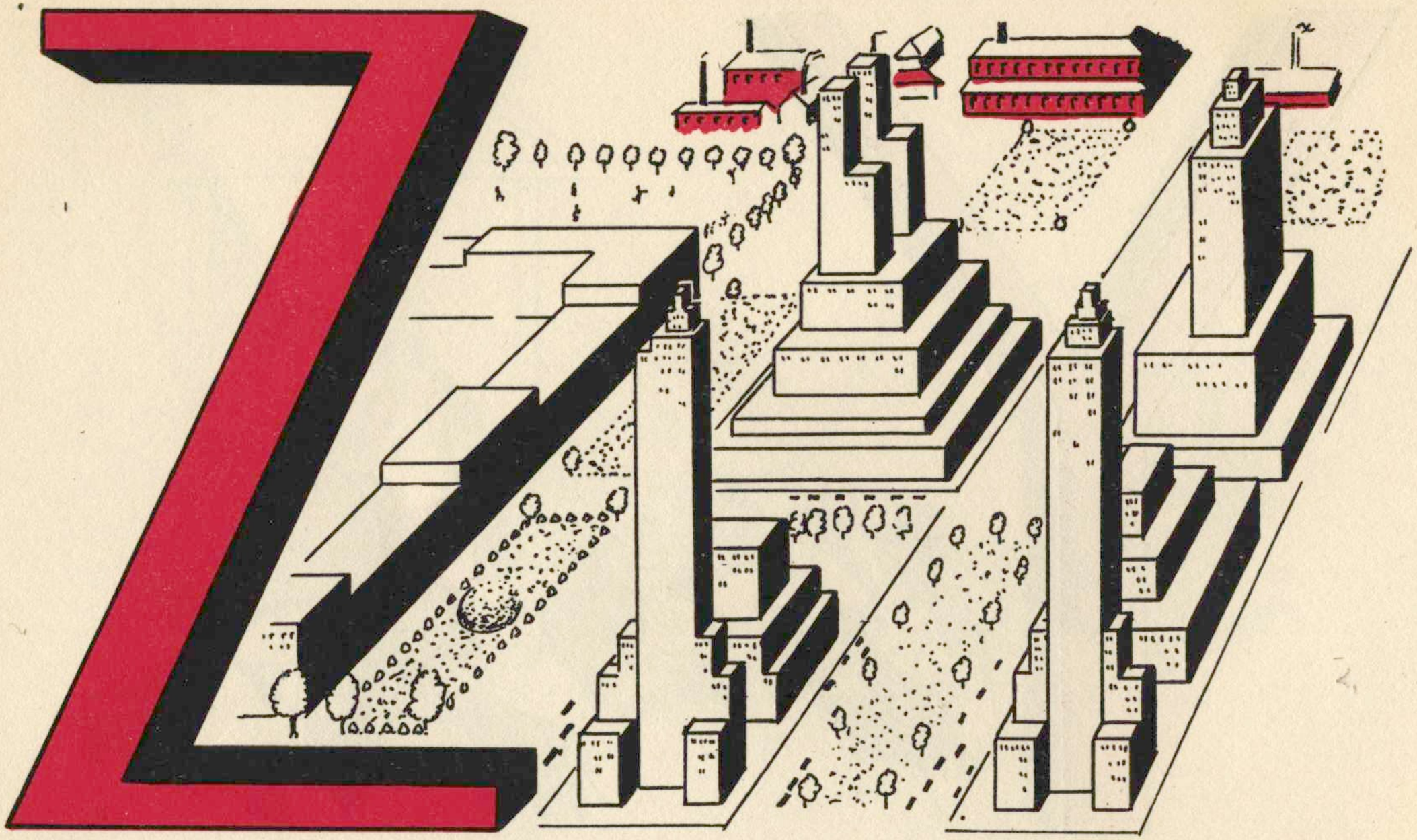
Circa 1937



FOREWORD

CITY PLANNING is not for "Adults Only". Children of all ages can understand the necessity for a finer, better, safer and more convenient city. Unless they do understand it, and it becomes as fundamental as the ABC, we can never hope to make our city the healthful, happy home it should be for our children and our children's children.

LAWRENCE M. ORTON
Secretary, Mayor's Committee on City Planning.



Z—is for **ZONING**
That marks off the land,
So that homes, schools and factories
Are properly planned.

Houses shall range even and stand just six feet in their own ground from the street.

-City of Cambridge

17th century

Placement

Use

Houses shall range even and stand just six feet in their own ground from the street.

Relationship with Public Realm

-City of Cambridge

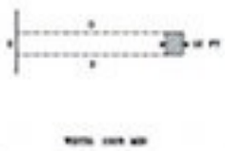
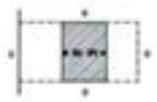
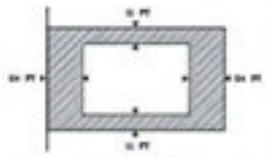
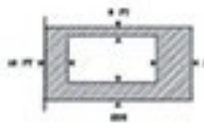
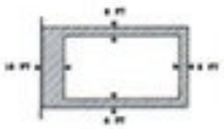
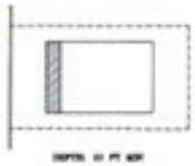
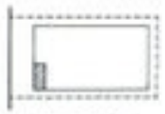
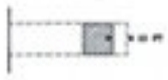
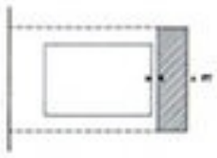
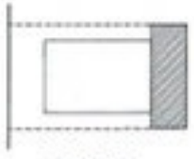
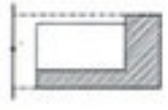
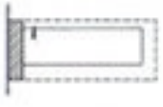
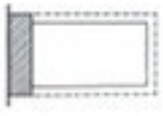
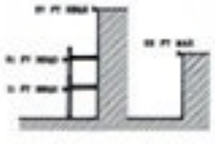
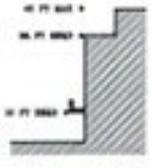
17th century

In central areas the houses shall be built of brick or stone. The walls shall be 30 ft. high and built parallel to the street.

-Thomas Jefferson

1797 Code for Washington

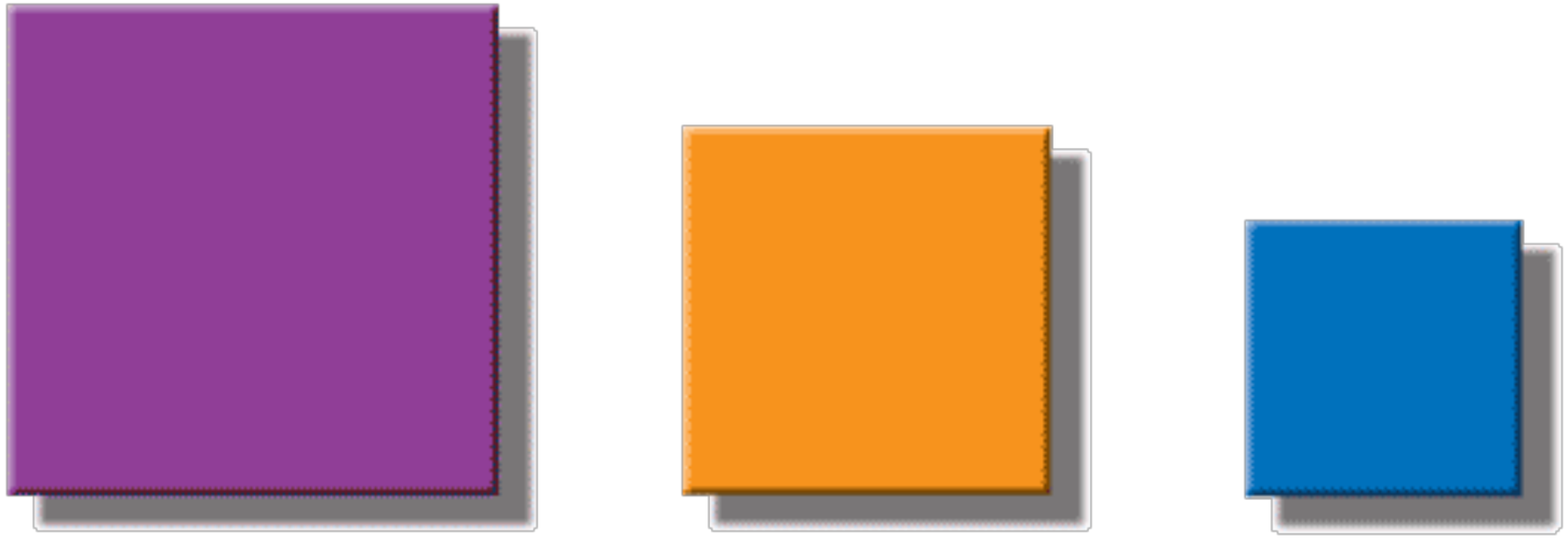
URBAN CODE ★ THE TOWN OF SEASIDE

	TYPE I RESIDENTIAL RETAIL & LODGING	TYPE II RESIDENTIAL RETAIL & OFFICE	TYPE III RESIDENTIAL & WORSHIP	TYPE IV RESIDENTIAL & LODGING	TYPE V SPECIAL DISTRICT 1. CODE PROVISIONS SHALL BE DEVELOPED IN CONSULTATION WITH THE SEASIDE ADMINISTRATION 2. ARCHITECTS SHALL BE SELECTED BY THE SEASIDE ADMINISTRATION	TYPE VI RESIDENTIAL	TYPE VII RESIDENTIAL	TYPE VIII RESIDENTIAL	SPECIFICATIONS 1. ALL BUILDING PLANS SHALL BE SUBMITTED TO THE SEASIDE ADMINISTRATION FOR CONFORMITY TO THE CODE. 2. VARIANCES TO THE CODE SHALL BE GRANTED ON THE BASIS OF ARCHITECTURAL MERIT 3. ALL BUILDINGS SHALL CONFORM TO THE APPROVED MATERIALS LIST
YARD AN AREA LEFT FREE OF STRUCTURES MORE THAN 2 FT. IN HEIGHT.									1. THE STREET FACADE SHALL EXTEND ALONG THE FRONT YARD LINE A MINIMUM OF THE DESIGNATED PERCENTAGE OF THE LOT WIDTH. 2. THE LARGER OF THE SIDE YARDS SHALL BE WHERE DESIGNATED ON THE TOWN PLAN. 3. CHIMNEYS AND BAY WINDOWS MAY ENCROACH UP TO ONE-HALF THE YARD SPECIFIED. 4. WOOD FENCES SHALL BE BUILT ALONG THE STREET AND FOOTPATH PROPERTY LINES EXCEPT IN TYPES I AND 2.
PORCH AN UNCLAIMED ROOFED STRUCTURE **BALCONY** AN UNCLAIMED CANTILEVERED STRUCTURE									1. THE PORCH OR BALCONY SHALL EXTEND IN WIDTH A MINIMUM OF THE DESIGNATED PERCENTAGE OF THE STREET ARCADE. 2. THE FRONT PORCH OR BALCONY SHALL BE THE MINIMUM DESIGNATED DEPTH. 3. THE WINDOW PROPORTION SHALL BE SQUARE OR VERTICAL. 4. BALCONIES ARE REQUIRED IN TYPE III ONLY.
OUT-BUILDING AN AUXILIARY STRUCTURE LOCATED WITHIN A YARD AREA.									1. THE FOOTPRINT OF OUTBUILDINGS SHALL NOT EXCEED THE DESIGNATED AREA. 2. OUTBUILDINGS SHALL NOT EXCEED 2½ HEIGHT EXCEPT TYPE III WHICH SHALL NOT EXCEED 14 FEET. 3. THE WALLS OF OUTBUILDINGS AT PROPERTY LINES SHALL BE LEFT WINDOWLESS AND SHALL BE 1 HR FIRE RATED.
PARKING AN OPEN AREA NO LESS THAN 10 FT. BY 20 FT. WITH A MINIMUM 10 FT. WIDE CONTINUOUS ACCESS FROM THE STREET.									1. THE SPECIFIED NUMBER OF PARKING SPACES SHALL BE PROVIDED WITHIN THE AREA DESIGNATED. 2. TRUCKS, BOATS, CAMPERS AND TRAILERS, AIRSTREAM TYPES EXCEPTED, SHALL BE PARKED IN REAR YARDS ONLY. 3. GARAGES SHALL FOLLOW THE SPECIFICATIONS OF OUTBUILDINGS.
HEIGHT THE VERTICAL DISTANCE BETWEEN THE AVERAGE CONTRACTING STREET ELEVATION AND A SPECIFIED POINT ON A STRUCTURE.									1. MINIMUM AND MAXIMUM BUILDING HEIGHTS SHALL BE AS DESIGNATED. 2. THERE SHALL NOT BE HEIGHT LIMIT ON STRUCTURES OR PORTIONS OF STRUCTURES WITH A FOOTPRINT OF LESS THAN 225 SQ.FT. 3. THE PRINCIPAL ROOF SHALL BE A SYMMETRICAL GABLE OR HIP WITH A SLOPE OF 6 IN 12. 4. A SHED ROOF SHALL HAVE A PITCH OF 3 IN 12 AND BE PERMITTED ONLY WHEN ATTACHED TO A PRINCIPAL ROOF OR WALL. 5. A FLAT ROOF SHALL BE PERMITTED ONLY AS A HABITABLE DECK ENCLOSED BY A CONTINUOUS BALUSTRADE OR PARAPET.

© 1986 THE ABOVE METHOD AND TERMINOLOGY ARE THE PROPERTY OF ANDRES DUANY AND ELIZABETH PLATER-ZYBERK, ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

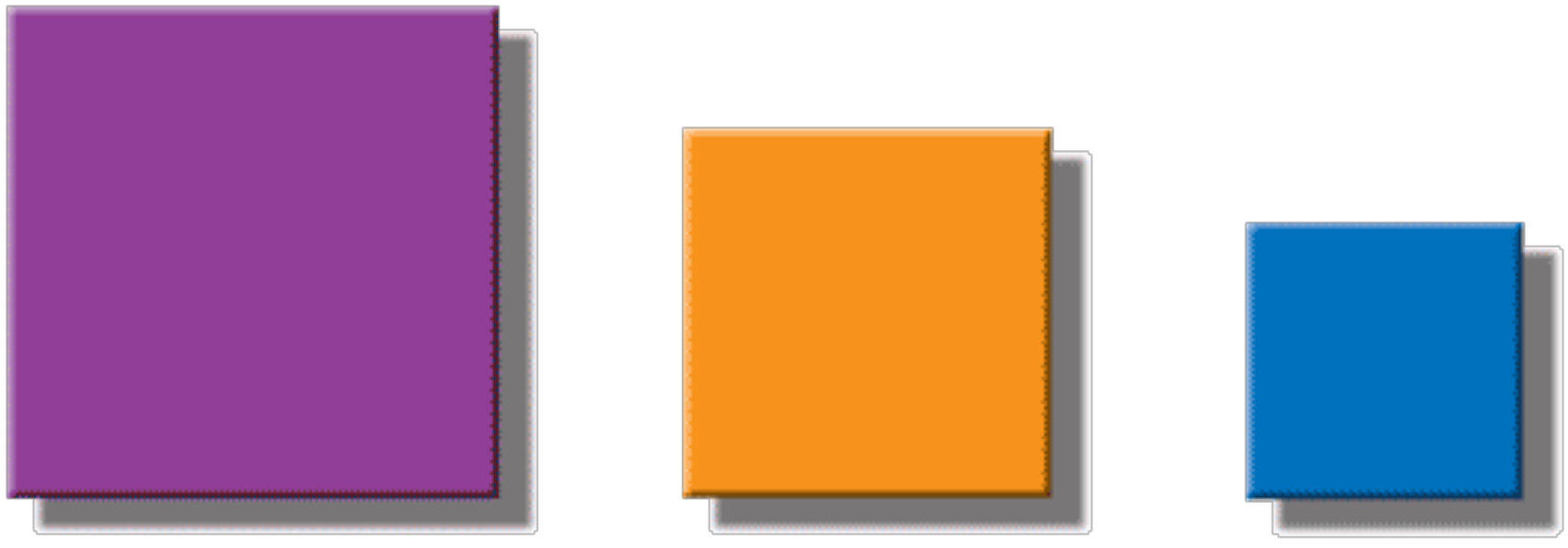
JULY OCTOBER 1987

Conventional Zoning

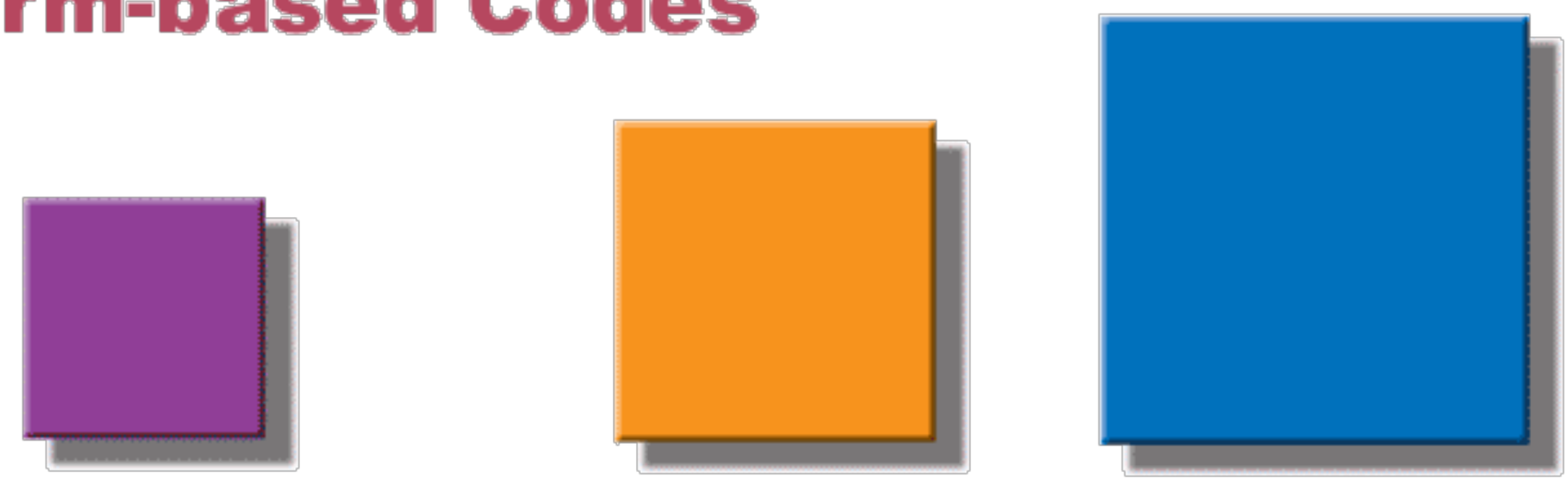


Use **Management** **Form**

Conventional Zoning



Form-based Codes



Use **Management** **Form**

41 PIECE
30 PIECE
25 PC.
HEX KEY

Enforcement

Incentives

Variances

Comprehensive plan

Overlay districts

Neighborhood plan

Design Guidelines

Zoning

Noise Ordinance

City Ordinances

Parking requirements
Building height
Land use
Setbacks
Buffering/Landscape
Architectural Standards
Zoning

Codes spread like oil slicks.

-Andrés Duany

Asheville UDO

- Parking Lots (Article 11)
- Landscaping (Article 11)
- Land Uses (Article 8)
- Sign Regulation (Article 13)

- Sidewalks & Architecture (Article 8)

25 Districts

Asheville UDO

- Parking Lots (Article 11)
- Landscaping (Article 11)
- Land Uses (Article 8)
- Sign Regulation (Article 13)

- Sidewalks & Architecture (Article 8)

25 Districts

- 10 Pages

Asheville UDO

- Parking Lots (Article 11)
- Landscaping (Article 11)
- Land Uses (Article 8)
- Sign Regulation (Article 13)

- Sidewalks & Architecture (Article 8)

25 Districts

- 10 Pages
- 31 Pages

Asheville UDO

- Parking Lots (Article 11) — 10 Pages
- Landscaping (Article 11) — 31 Pages
- Land Uses (Article 8) — 26 Pages
- Sign Regulation (Article 13)

- Sidewalks & Architecture (Article 8)

25 Districts

Asheville UDO

- Parking Lots (Article 11) — 10 Pages
- Landscaping (Article 11) — 31 Pages
- Land Uses (Article 8) — 26 Pages
- Sign Regulation (Article 13) — 19 pages

- Sidewalks & Architecture (Article 8)

25 Districts

Asheville UDO

- Parking Lots (Article 11) — 10 Pages
- Landscaping (Article 11) — 31 Pages
- Land Uses (Article 8) — 26 Pages
- Sign Regulation (Article 13) — 19 pages
- Sidewalks & Architecture (Article 8) — 17 pages

25 Districts

Asheville UDO

- Parking Lots (Article 11) — 10 Pages
- Landscaping (Article 11) — 31 Pages
- Land Uses (Article 8) — 26 Pages
- Sign Regulation (Article 13) — 19 pages
- Sidewalks & Architecture (Article 8) — 17 pages

25 Districts

72 pages

What does Density Look like?

60 units/acre

43 units/acre

44 units/acre

45 units/acre

54 units/acre

55 units/acre

75 units/acre

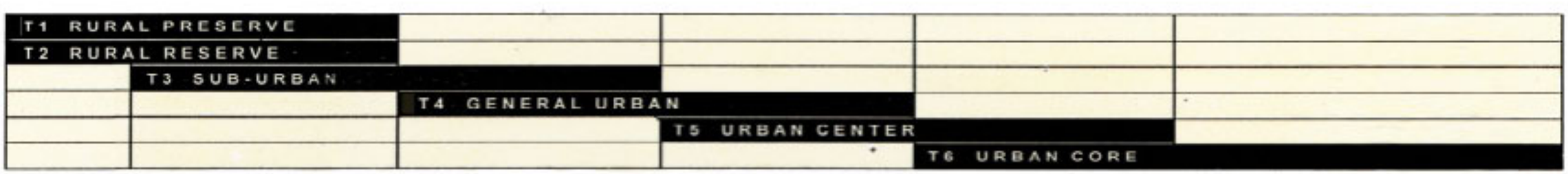
96 units/acre

Streets, which were the public realms of America are now the barriers to community life.

-Andrés Duany

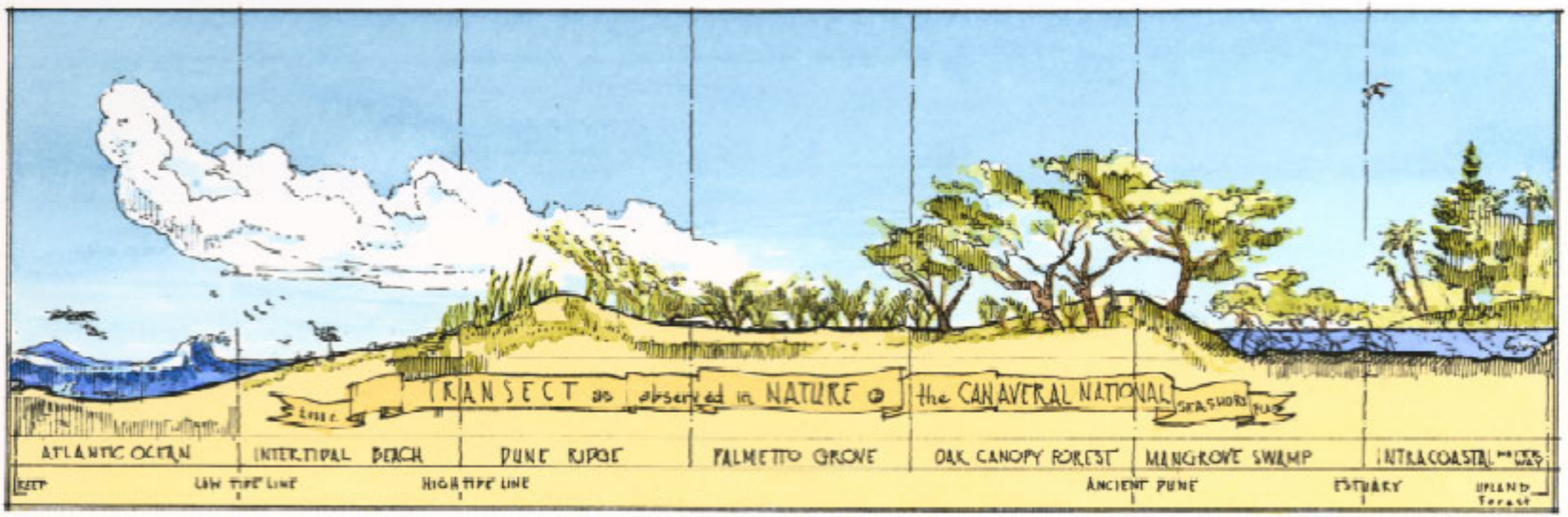
Great Place Basics:
Street Types

DPZ Transect

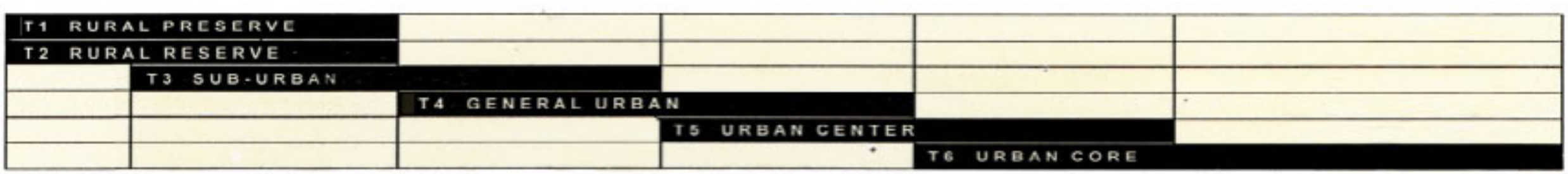


TRANSECT ZONING CATEGORIES

Nature's Transect

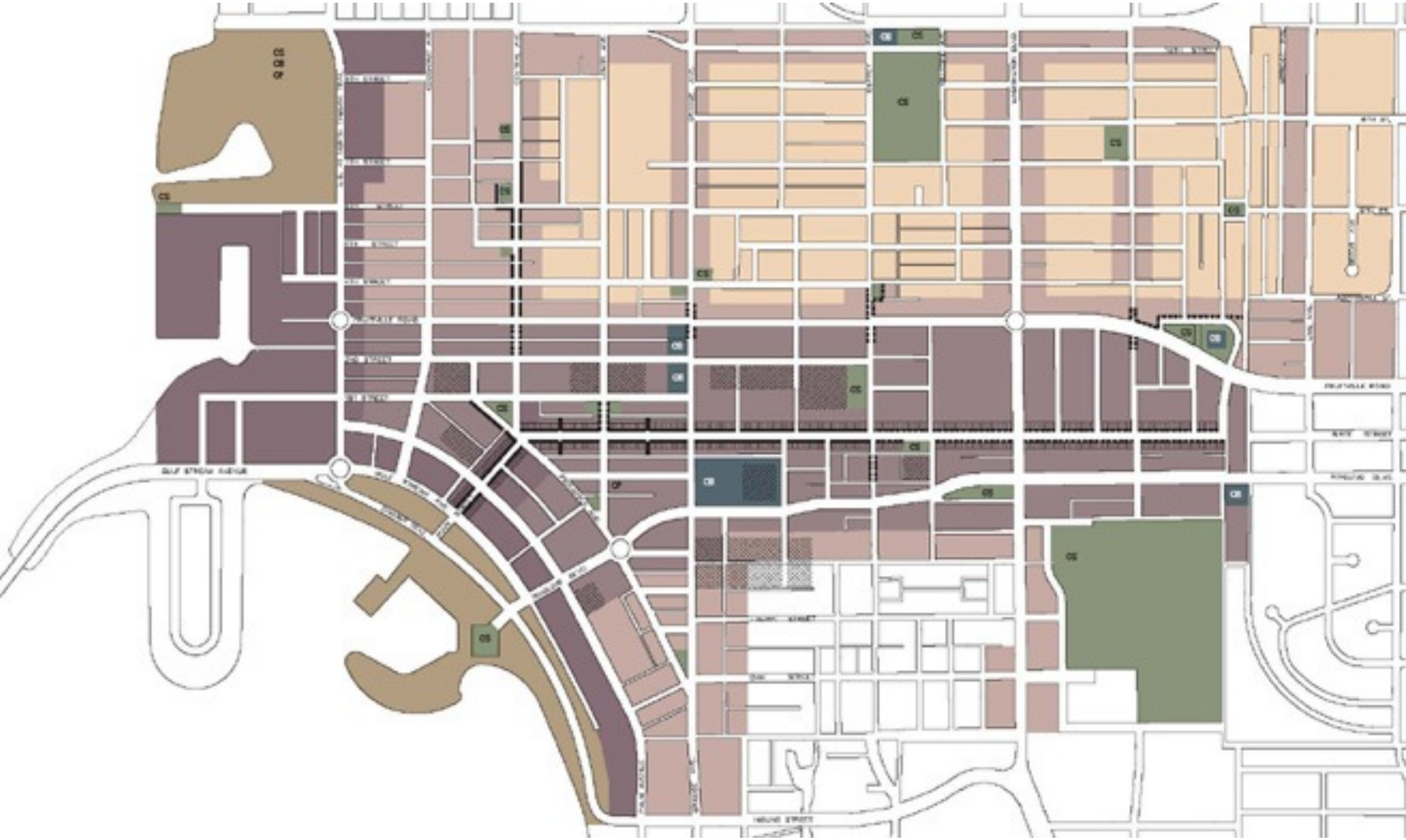


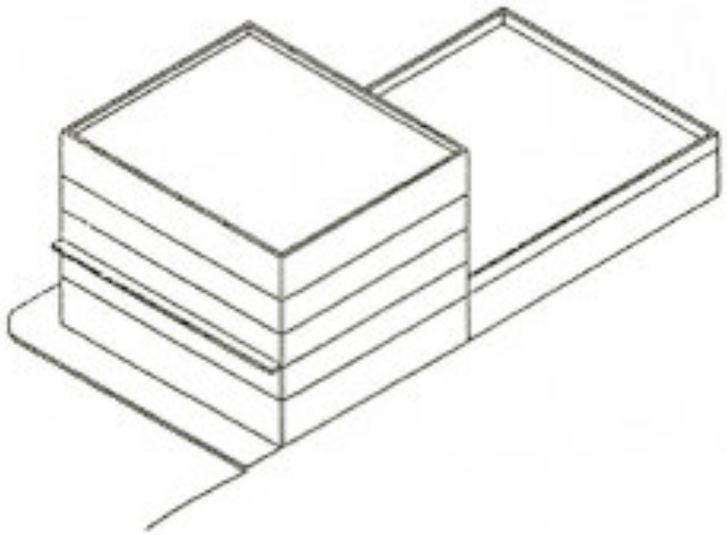
DPZ Transect



TRANSECT ZONING CATEGORIES

Sarasota, FL - Regulating Plan





Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(a) **Building Height**. The height of buildings shall be measured in stories as follows:

(1) Buildings shall be a minimum of two (2) stories above grade.

(2) Buildings shall be maximum of five (5) stories above grade.

(3) A transition line shall be provided at the top of the second story.

(4) Stories at sidewalk level shall be no less than 12 feet in height from finished floor to finished ceiling.

(5) In the case of first floor residential uses, the first floor shall be raised above sidewalk grade a minimum of 18 inches.

(6) Parking garages shall be no more than 5 stories high.

Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(b) **Building Placement**. Buildings and their elements shall be placed on their lots as follows:

(1) Facades, no less than two (2) stories high, shall be built on the frontage lines along a minimum of eighty (80) percent of their length with a setback of 5 feet permitted. In the absence of buildings a streetwall shall be built along the frontage line.

(2) Side and rear setbacks are required only when an abutting property with a building existing as of the effective date of this ordinance (date) has windows facing side or rear.

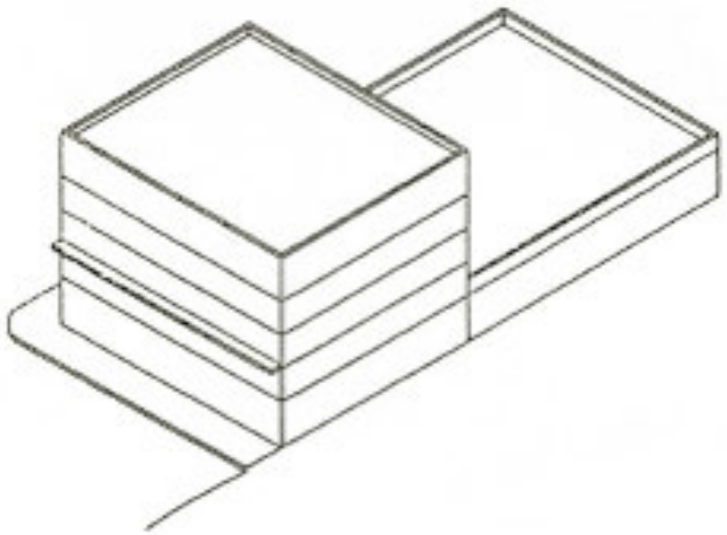
Then, any new abutting development, or newly added stories to an existing development, shall provide at least ten (10) feet of separation between the existing and new building, except for the first twenty (20) feet from the frontage line. New developments where there was no building as of the effective date of this ordinance may build without side or rear setbacks and shall provide light and air shafts within their own property.

(3) Loading docks and service areas shall not be permitted on the frontage lines.

(4) Garden walls at street fronts and side property lines facing streets shall be up to 42 inches in height. Rear walls and fences may be up to 60 inches in height.

(5) Surface parking lots shall not be permitted on frontage line.

(6) All buildings shall have their principal pedestrian entrance on a frontage line.



Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(b) **Building Placement**. Buildings and their elements shall be placed on their lots as follows:

(1) Facades, no less than two (2) stories high, shall be built on the frontage lines along a minimum of eighty (80) percent of their length with a setback of 5 feet permitted. In the absence of buildings a streetwall shall be built along the frontage line.

(2) Side and rear setbacks are required only when an abutting property with a building existing as of the effective date of this ordinance (date) has windows facing side or rear.

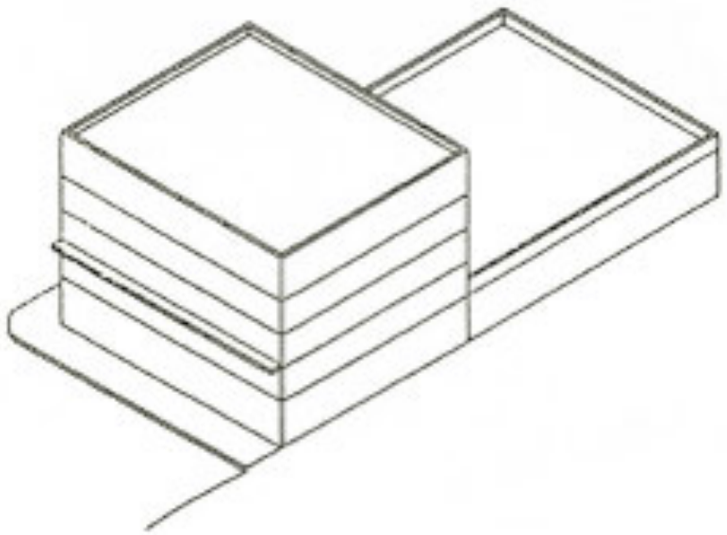
Then, any new abutting development, or newly added stories to an existing development, shall provide at least ten (10) feet of separation between the existing and new building, except for the first twenty (20) feet from the frontage line. New developments where there was no building as of the effective date of this ordinance may build without side or rear setbacks and shall provide light and air shafts within their own property.

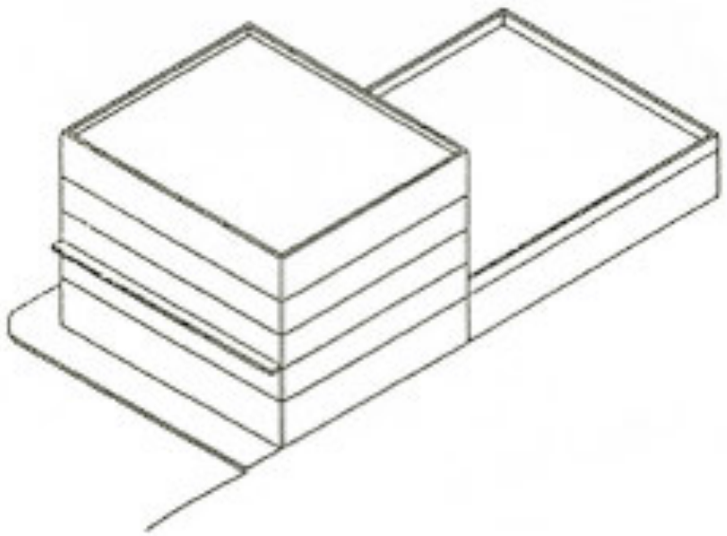
(3) Loading docks and service areas shall not be permitted on the frontage lines.

(4) Garden walls at street fronts and side property lines facing streets shall be up to 42 inches in height. Rear walls and fences may be up to 60 inches in height.

(5) Surface parking lots shall not be permitted on frontage line.

(6) All buildings shall have their principal pedestrian entrance on a frontage line.





Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

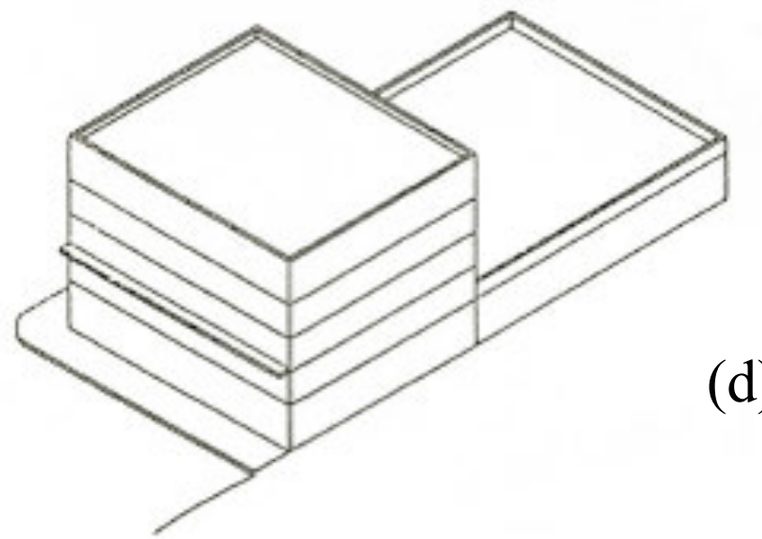
(c) **Building Use**. Buildings shall accommodate the following range of uses:

(1) All stories shall be for commercial and/or residential use. The mixing of both uses is encouraged throughout this type.

(2) Commercial or residential uses are required to be a minimum depth from the frontage line of 20 feet on all stories. The remaining depth may also be used for parking.

(3) At retail frontages, 70% of the frontage line at the sidewalk level shall be permanently assigned to retail use with a minimum depth of 30 feet.

(4) Vehicular entries on a facade shall be an opening not wider than 30 feet.



Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(d) **Parking**. The disposition of parking spaces shall be as follows:

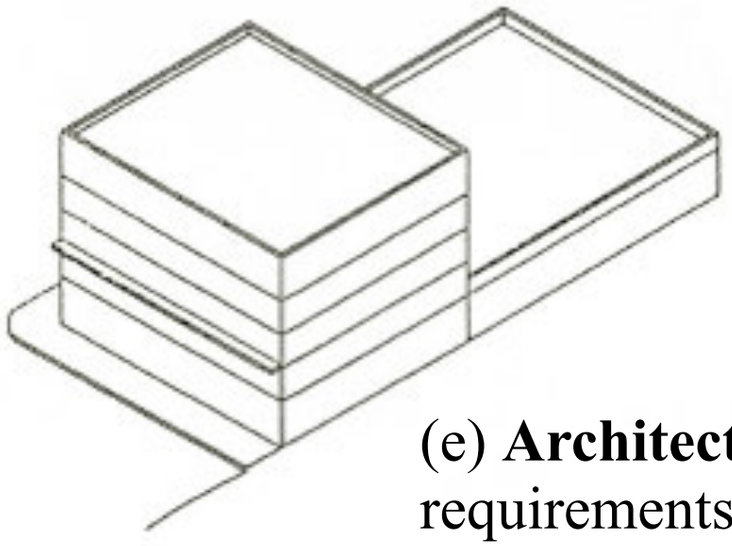
(1) There shall be a minimum of 2 off-street parking spaces for each 1000 square feet of commercial or retail use and I parking spaces for each residential unit. Parking requirements shall be calculated from the net interior area.

(2) On-street parking along the corresponding frontage lines shall be counted towards the parking requirement.

(3) The required parking may be provided on sites negotiated with the DAC.

(4) Pedestrian entrances to all parking lots and parking structures in addition to vehicular entrances shall be directly from an adjacent frontage line. On-site parking structures may also be entered directly from a building.

(5) Parking amount requirements may be adjusted by the Downtown Action Committee.



Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(e) **Architectural Standards**. Buildings shall be subject to the following physical requirements:

(1) The exterior finish material on all facades shall be limited to light-colored, pre-cast concrete, stucco, and clear or lightly tinted glass.

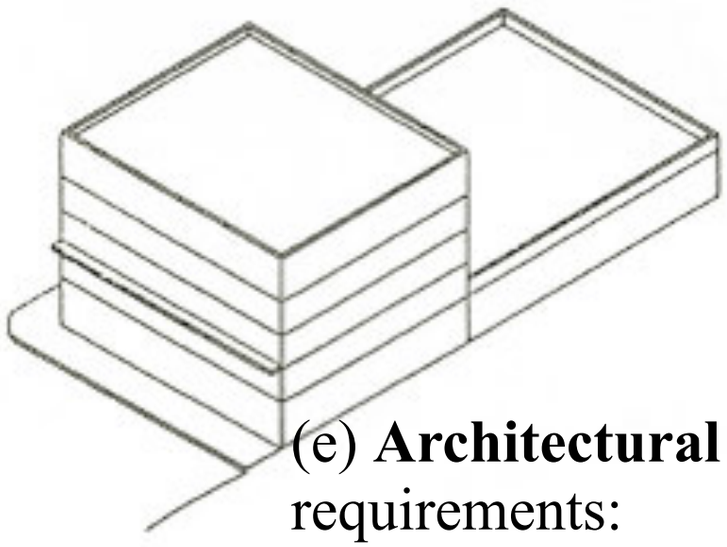
(2) Balconies and porches may be metal, concrete, or stucco.

(3) Pitched roofs are allowed. Flat roofs shall be enclosed by parapets no less than forty-two (42) inches high or as required to enclose equipment.

(4) The glazed area and all other openings of a facade shall not exceed forty-five (45) percent of the total area of such facade with each facade being calculated independently.

(5) The facades on retail frontages at sidewalk level shall be detailed and glazed as storefronts.

(6) Fences shall be made of painted, stained or pressure treated wood pickets, chain link, espaluminum or wrought iron. Garden walls shall be made of indigenous rock, or block and stucco.



Sec. 33-46. Building Type III - Medium Building

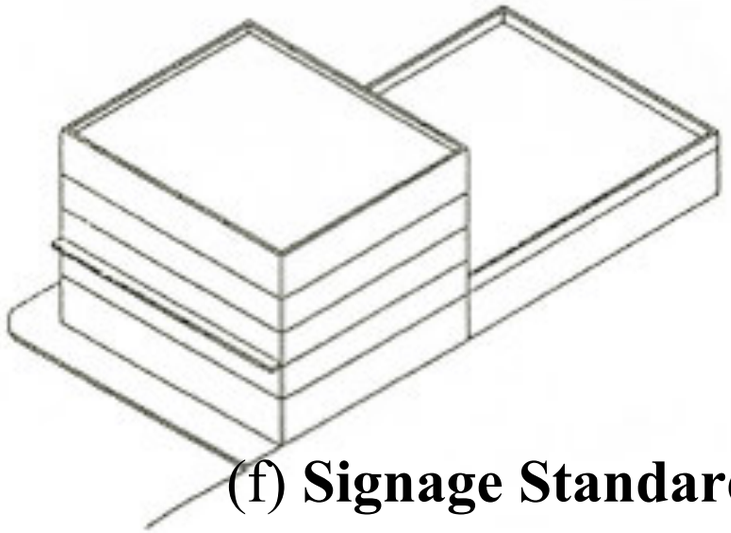
Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(e) **Architectural Standards**. Buildings shall be subject to the following physical requirements:

(7)(a) All awnings shall be sympathetic to the buildings architecture and designed as an integral component of the overall signage package. All awnings on street level shall project a minimum of four (4) feet from the building façade. All awnings on stories above the first floor shall project a minimum of three (3) feet from the building façade.

Variances may be granted administratively by the City Urban Designer, in the event that existing site features, such as, but not limited to, narrow sidewalks, utility line poles, and street trees, restrict the applicant from full compliance of these regulations herein. All awnings shall be sloped at 30 degrees from horizontal and shed awnings shall have both ends open.

(b) All awnings on street level shall have an eight (8) inch vertical valance along the front of the awning. The valance must be provided with concealed weight to prevent excessive movement in high winds. Internally illuminated or vinyl awnings are prohibited.



Sec. 33-46. Building Type III - Medium Building

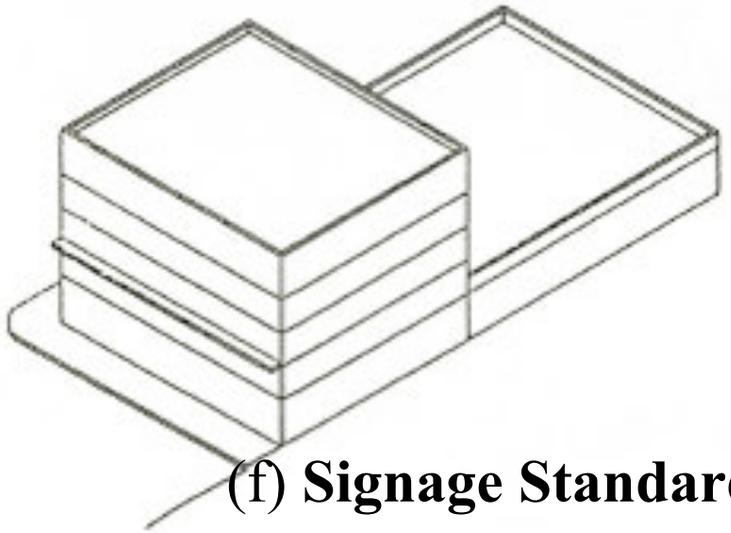
Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(f) **Signage Standards**. Signage, when provided, shall be as follows:

(1) A single external sign band may be applied on the façade of each building providing that is shall not exceed thirty-six (36) inches in height by 60 percent of the storefront width. If the storefront uses awnings, the copy or logo on the valance shall be considered as square footage against the allowable building signage. This sign band shall be located within the first two stories of the building.

(2) Additional pedestrian blade signs may be attached perpendicular to the façade extending up to four (4) feet from the frontage line and not exceeding three (3) feet in vertical dimension, including all mounting brackets and hardware, and shall be setback a minimum of two (2) feet from the end of the building or storefront.

(3) Up to two (2) Building Identity signs, with the same identity, shall be allowed on buildings three (3) or more stories in height, regardless of the number of tenants in the building or of the number of facades. Only one (1) Building Identity sign shall be allowed per facade. Such sign shall not be internally illuminated and shall not exceed a total sign face area of forty (40) square feet. The Building Identity sign shall be located within the façade with respect to the architecture of the building or centered over the primary entrance.



Sec. 33-46. Building Type III - Medium Building

Buildings on Regular Streets are exempt from the provisions marked by ***Italics and Bold***.

(f) **Signage Standards**. Signage, when provided, shall be as follows:

(4) Sign Design Requirements: Iridescent signs, audible, flashing action, paper signs and internally illuminated box signs are prohibited. Exposed raceways, transformers, ballasts and electrical wiring are not allowed. No signs with visible backs are permitted.

(5) All installation components or hanging devices such as, but not limited to, fasteners, clips, bolts, etc. shall be of non-corrosive, stainless steel, aluminum, brass or bronze; carbon bearing steel shall be of non-ferrous metal of quality material and finish. All fasteners shall be concealed. All black iron materials shall be finished to withstand corrosion. All penetrations of the fascia shall be neatly sealed in a watertight manner using a single component silicon sealant. All signage shall have an individual circuit and be controlled by a time clock. Exposed conduit or electrical wiring is prohibited.

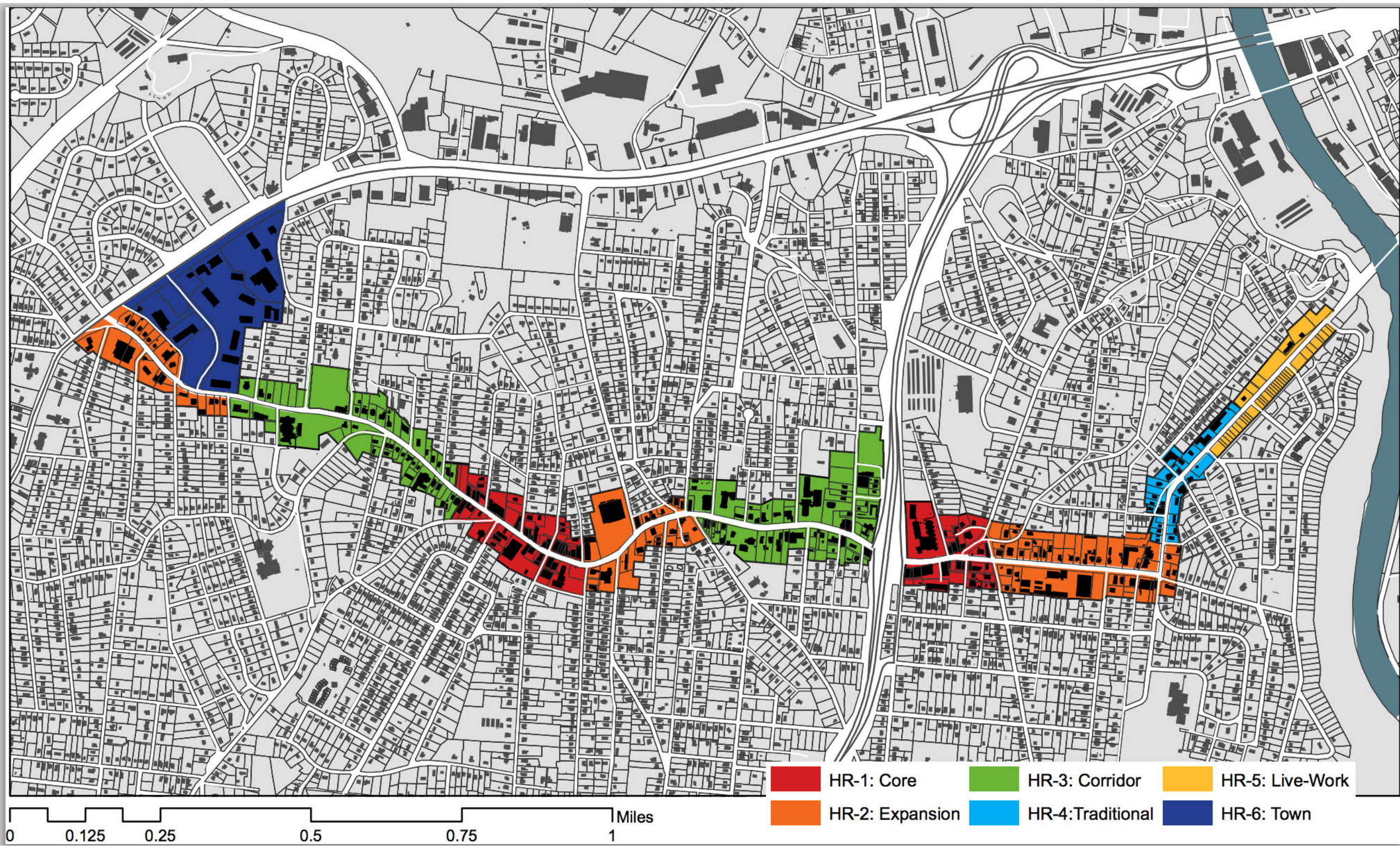
Internally illuminated panels are prohibited.

Asheville UDO

- Parking Lots (Article 11) — 10 Pages
- Landscaping (Article 11) — 31 Pages
- Land Uses (Article 8) — 26 Pages
- Sign Regulation (Article 13) — 19 pages
- Sidewalks & Architecture (Article 8) — 17 pages

25 Districts

72 pages


HR-1: Core
HR-2: Expansion
HR-3: Corridor
HR-4:Traditional
HR-5: Live-Work
HR-6: Town
0
0.125
0.25
0.5
0.75
1
Miles

Double click to zoom in.

PURPOSE AND INTENT

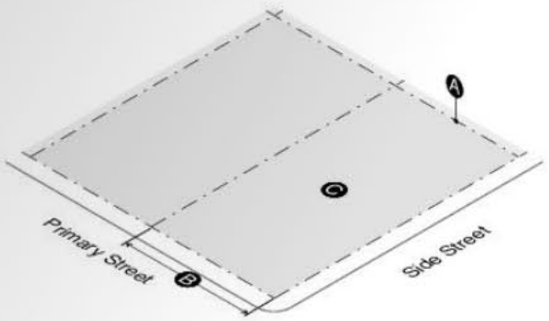
The HR-1: Core sub-district is intended to preserve existing buildings and to maintain the historic character of the two traditional centers on Haywood Road. Existing buildings should be reused where possible and new infill buildings should respect the existing form and context. Height requirements are set to ensure that existing buildings can compete successfully with new infill buildings. Buildings in the HR-1: Core sub-district are pulled up to the sidewalk to encourage pedestrian activity in the area. Mixed use is encouraged, and a variety of commercial uses are allowed on the ground floor. Residential and office uses are allowed in upper floors.

STREET CROSS-SECTION

Width	
A Pavement width	44'
B Crossing distance	28'
Streetscape	
C Sidewalk (min)	8'
D Parking lane/bump-out	8'
Travelway	
E Travel lane with sharrow	14'

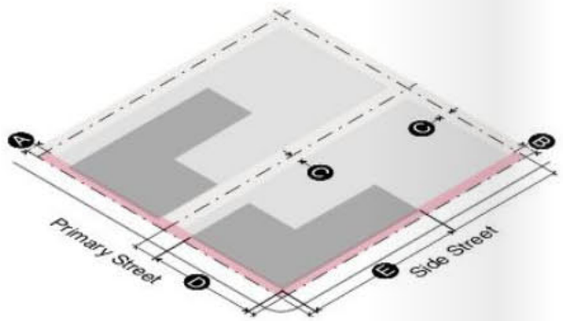
Specifications	
Walkway type	Sidewalk
Planting type	Trees in bump-outs
Parking type	Parallel
Bike lane type	Shared

1. LOT CRITERIA



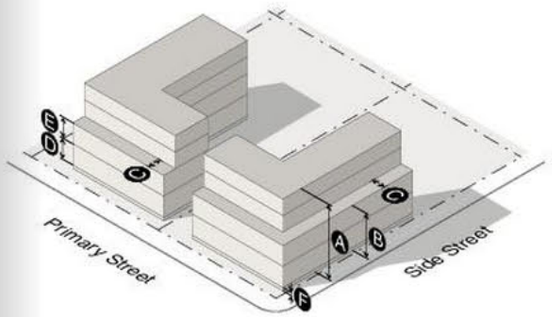
Lot Dimensions	
A Lot area (min)	0'
B Lot width (min)	0'
Lot Parameters	
C Building coverage (max)	100%
D Outdoor amenity space (min)	0%

2. SITING



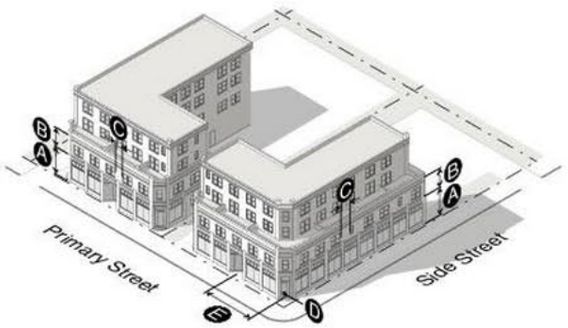
Building Setbacks	
A Primary street (min/max)	0'/5'
B Side street (min/max)	0'/5'
C Rear or side interior (min)	0'
Rear or side interior abutting RS, RM (min)	15'
Rear or side abutting alley (min)	5'
Build-to Zone (BTZ)	
D Building facade in primary street BTZ (min % of lot width)	90%
E Building facade in side street BTZ (min % of lot width)	45%
Parking Location	
No on-site parking between building and street	

3. HEIGHT



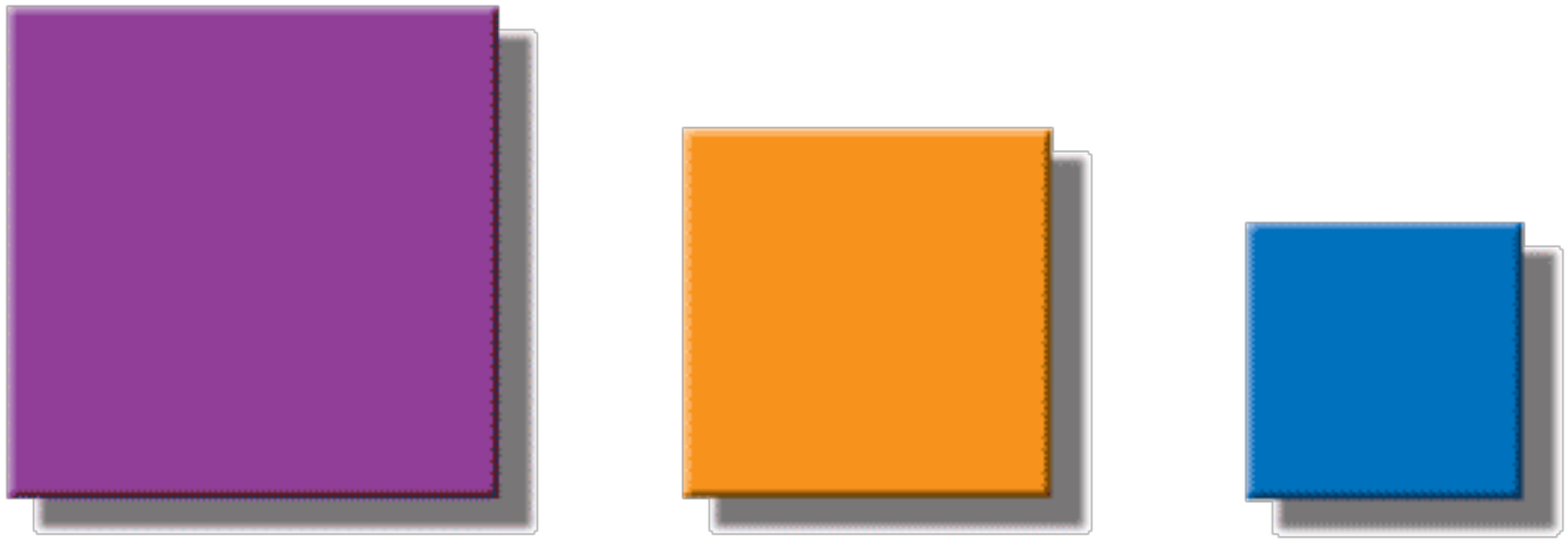
Building Height	
A Building height, max. stories/max.feet	4/55'
B Building height, min. stories/max. ft.	2/30'
Reduced height may be required when abutting a RS or RM district (see Sec. 2.2.O)	
C Building stepback above 2nd story (min)	10'
For sites with a contributing structure in a National Register District (or one that is eligible for historic designation) and the first 10 feet of the street-facing facade of the structure is retained and incorporated into the new development, the stepback may take place at either the first or second story.	
Story Height	
D Ground story height (min)	12'
E Upper story height (min)	9'
Ground Floor Elevation	
F Ground floor elevation (min/max)	0'/2'

4. ACTIVATION

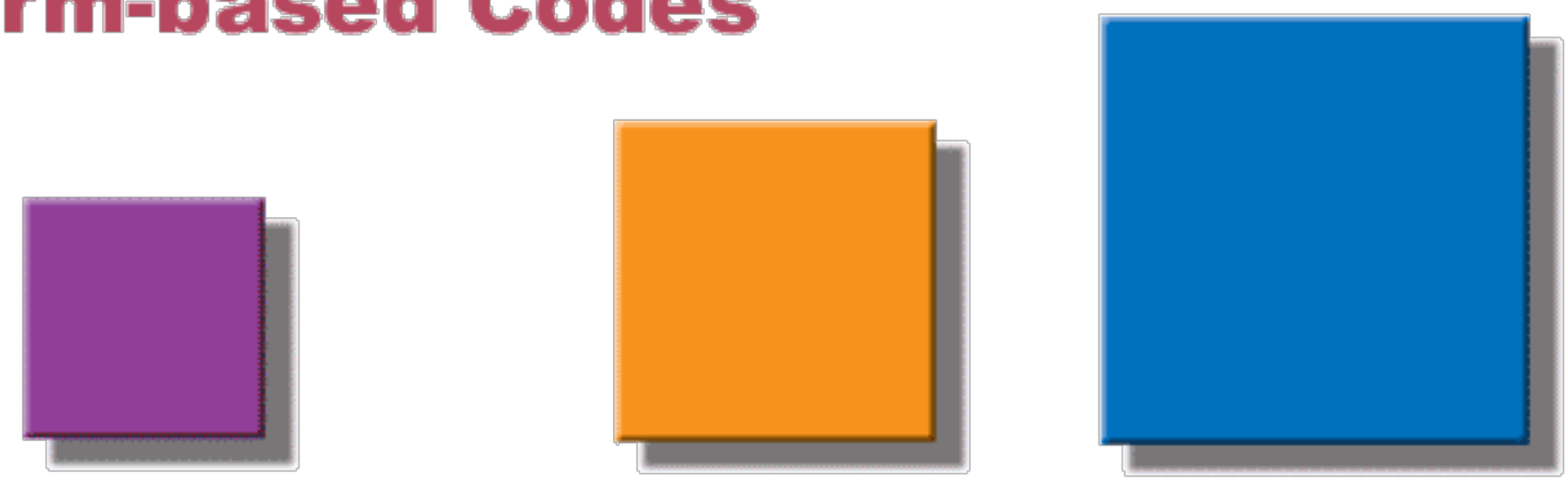


Transparency	
A Ground story, primary/side (min)	60%/30%
B Upper story (min)	20%
C Blank wall area, primary/side (max)	15'/30'
A minimum of 70% of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).	
Pedestrian Access	
D Entrance facing primary street	Required
E Entrance spacing along primary street (max)	50'
Building Elements Allowed	
Awning/canopy, balcony, forecourt, courtyard	

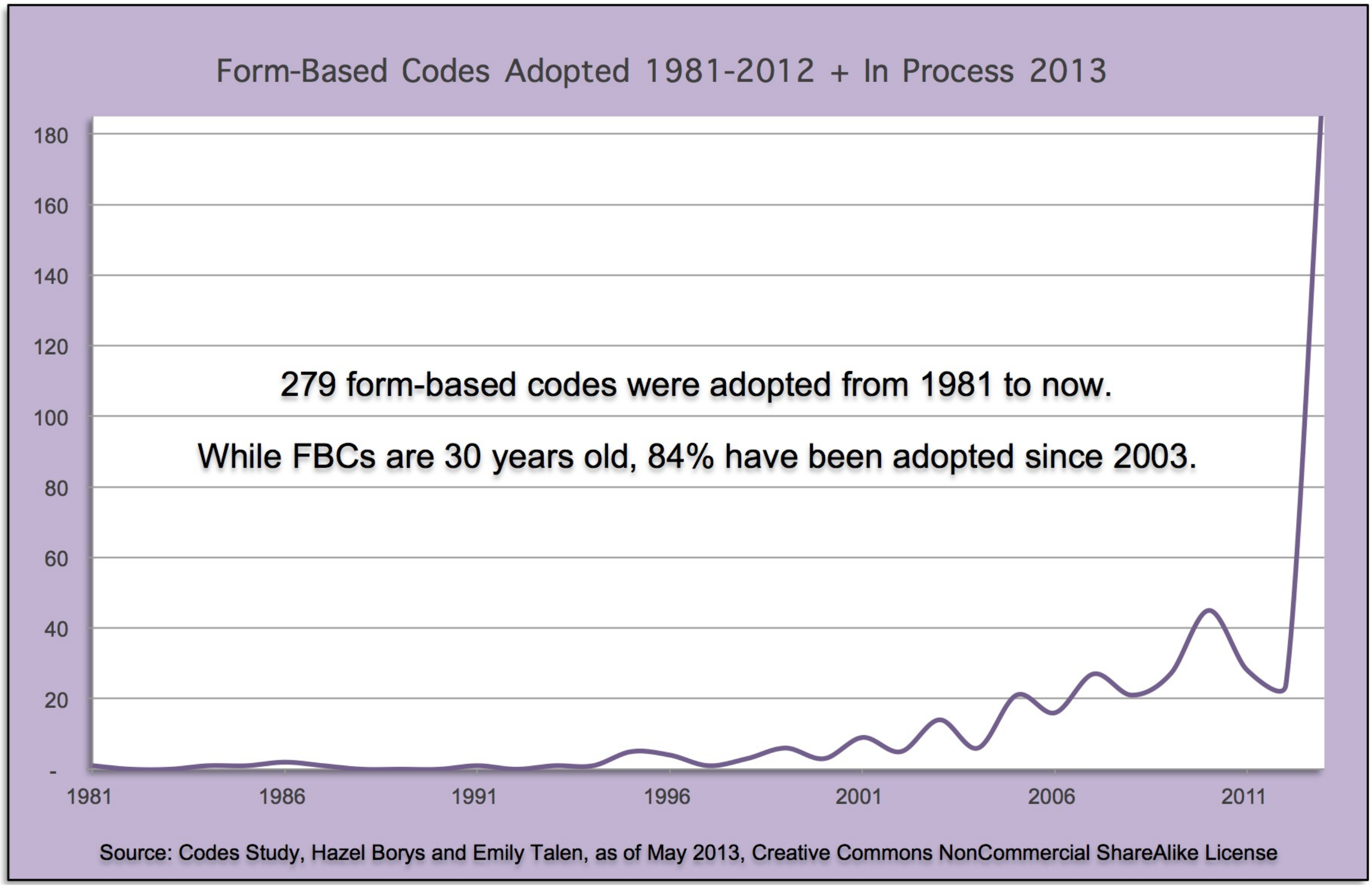
Conventional Zoning



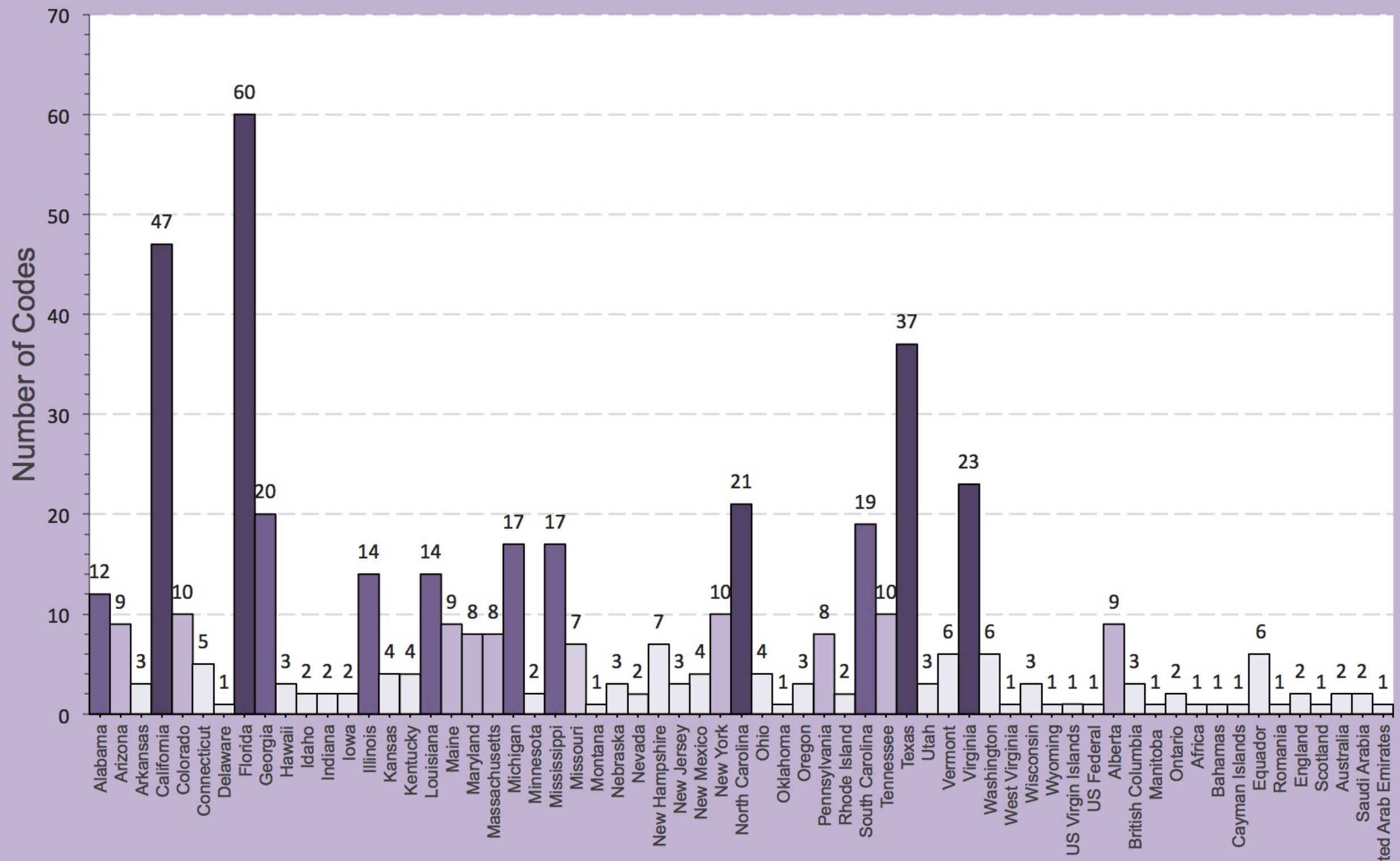
Form-based Codes



Use **Management** **Form**


Form-Based Codes Adopted 1981-2012 + In Process 2013
180
160
140
120
100
80
60
40
20
-
1981
1986
1991
1996
2001
2006
2011
279 form-based codes were adopted from 1981 to now.
While FBCs are 30 years old, 84% have been adopted since 2003.
Source: Codes Study, Hazel Borys and Emily Talen, as of May 2013, Creative Commons NonCommercial ShareAlike License

Codes Study: SmartCodes and Other Form-Based Codes



Source: Hazel Borys & Emily Talen | 480 Codes plus 14 Guidelines Tracked as of May 2013 | Creative Commons NonCommercial ShareAlike License

It is the first obligation of all building to place itself in relationship to the city.

-Voltaire 1827.

Key Elements of Form Based Code

- Regulating Plan
- Relationship to the Street
    - Building face to building face and pedestrian circulation.
- Street Dimensions to Match Context
    - Street standards and landscaping
- Architectural Standards
    - Building types, Frontages, Shape, Use at Street, Building materials
- Civic and open spaces as part of the regulating plan