Comprehensive Plan & Development Regulations Update

Contract & Scope

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Project Overview

Initial Funding: CDBG-DR Funds, Stormwater Enterprise Funds

Secondary Funding (Pending): HMGP Award Funds

Comprehensive Plan: Light Update, Trends, Demographics, Usability.

Unified Development Ordinance: Full re-write, including zoning districts

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Project Overview

Standard Specifications & Details Manual (SSDM): Full re-write to support UDO and resilient infrastructure.

Primary Focus: Sustainability & Resiliency, Promotion of the comprehensive plan goals.

Overall Schedule: New zoning and codes ready for adoption consideration by the end of 2028. SSDM Updates ready by February of 2029.

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Procurement Process

Overview

March 2026	April - June 2026	June - August 2026	September 2026
Request for Proposals Released	**Proposal Evaluation & Selected Interviews**	**Firm Selection & Contract Negotiation**	**Council Consideration of Contract Authorization**
Development of the Project and RFP Began in October of 2025.	• 8 Qualified Responses Received • 2 Rounds of Personal Interviews Conducted • Thorough Reference Checks	Most qualified & responsive firm selected, contract negotiation and scope refinement.	Negotiated scope finalized for contracting process.

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Selected & Negotiated Firm with Sub-consultants

- Opticos Design, Inc (Primary)
  - Toole Design
  - Cascadia Partners
  - All Together

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Notes about Selection

- **Missing Middle Housing Study and Anti-Displacement Analysis**: Previously worked with Opticos and Cascadia Partners
- **Engagement & Usability:** All Together provides a unique approach toward easy to understand engagement and communication on zoning.

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Overview of Scope

Focus Area	Core Deliverables	Target Completion
Comp Plan Update	Targeted policy updates, Future Land Use Map (FLUM) alignment, post-Helene recovery data integration along with development trends. Usability focused.	September 2027
UDO & Code Rewrite	Implementation of Updated Comprehensive Plan with a resiliency and housing focus. Full replacement of outdated development regulations with major zoning district updates anticipated.	October 2028
Resilience & Technical Modules	Resilience-based updates to standard construction details.	Phased (2027–2029)

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Overall Project Timeline



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Summary of Scope

Comprehensive Plan Minor Update (*Living Asheville*)

- **Data & Policy Synchronization:** Updates baseline growth projections since 2018 incorporating effects of impactful events, development trends, and demographic trends.
- **Future Land Use Map (FLUM) Calibration:** Examines future land use designations along flooded corridors and re-aligns future land use designations along primary corridors to support housing capacity and commercial stability without encroaching on fragile environmental areas.
- **Ease of Use & Compatibility:** Uses supplemental materials to promote user friendly aspects of the comprehensive plan and creates opportunities for compatibility with other City plans.

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Summary of Scope

Unified Development Ordinance (UDO) & Development Regulations Rewrite

- **Code Modernization:** Replaces a 30-year-old ordinance and over 300 cumulative amendments with a unified, user-friendly regulatory system.
- **Housing Supply:** Incorporates clear, objective regulations for Missing Middle Housing (duplexes, triplexes, small apartments) to expand housing choice while maintaining neighborhood character.
- **Right-sizing and rationalizing zoning districts:** Creates zoning districts that match the City's goals as spelled out in the comprehensive plan, consolidating and simplifying districts. Rationalizes the design requirements found in "form districts" to more clearly promote the City's priority goals and allow for more development flexibility in attaining these goals.
- **Technical standards:** Updates to the City's Standard Specifications & Details Manual (SSDM) with a focus on resiliency and incorporation of green stormwater infrastructure.

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Summary of Scope - Overall Community Engagement

- **Three Overall “Waves” of Engagement:** Discovery & Visioning, Vision & Land Use, Code & Zoning
- **Accessible Approach:** Engagement is designed to address barriers to participation, such as language translation, and to reach historically underserved populations by meeting people where they are.
- **Community Ambassadors:** City-led program to extend outreach reach into hard-to-reach populations through peer-to-peer connection.
- **Targeted Focus Groups:** Dedicated sessions for renters, non-English-speaking residents, people with disabilities, service industry workers, and LMI (low-to-moderate income) households.
- **Digital Hub:** A centralized "one-stop shop" (PublicInput.com) for interactive maps, educational explainers, surveys, and progress tracking.

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Funding & Budget Approach

- **Total Base Contract:** $1,403,000*
  - $1,200,000 from CDBG-DR Award Funds
  - $203,000 from the City's Stormwater Enterprise Funds
- **Future Additional Tasks:** Certain items (e.g., final SSDM compilation, Downtown & Riverfront Design Guidelines) are classified as "Future Additional Tasks" to be completed with additional funding.

*Hazard Mitigation Grant Program (HMGP) funding awards are pending and may be used to offset and supplement the current funding scenario.

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Next Steps

- Contract Authorization: September 8, 2026
- Finalize Project Charter and communications plan.
- Kick-off meetings with consultant teams.
- Initiate stakeholder mapping and initial "Wave 1" discovery tasks.

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- Questions & Discussion

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