THE AVERY



2015 – before the Patton Apartments



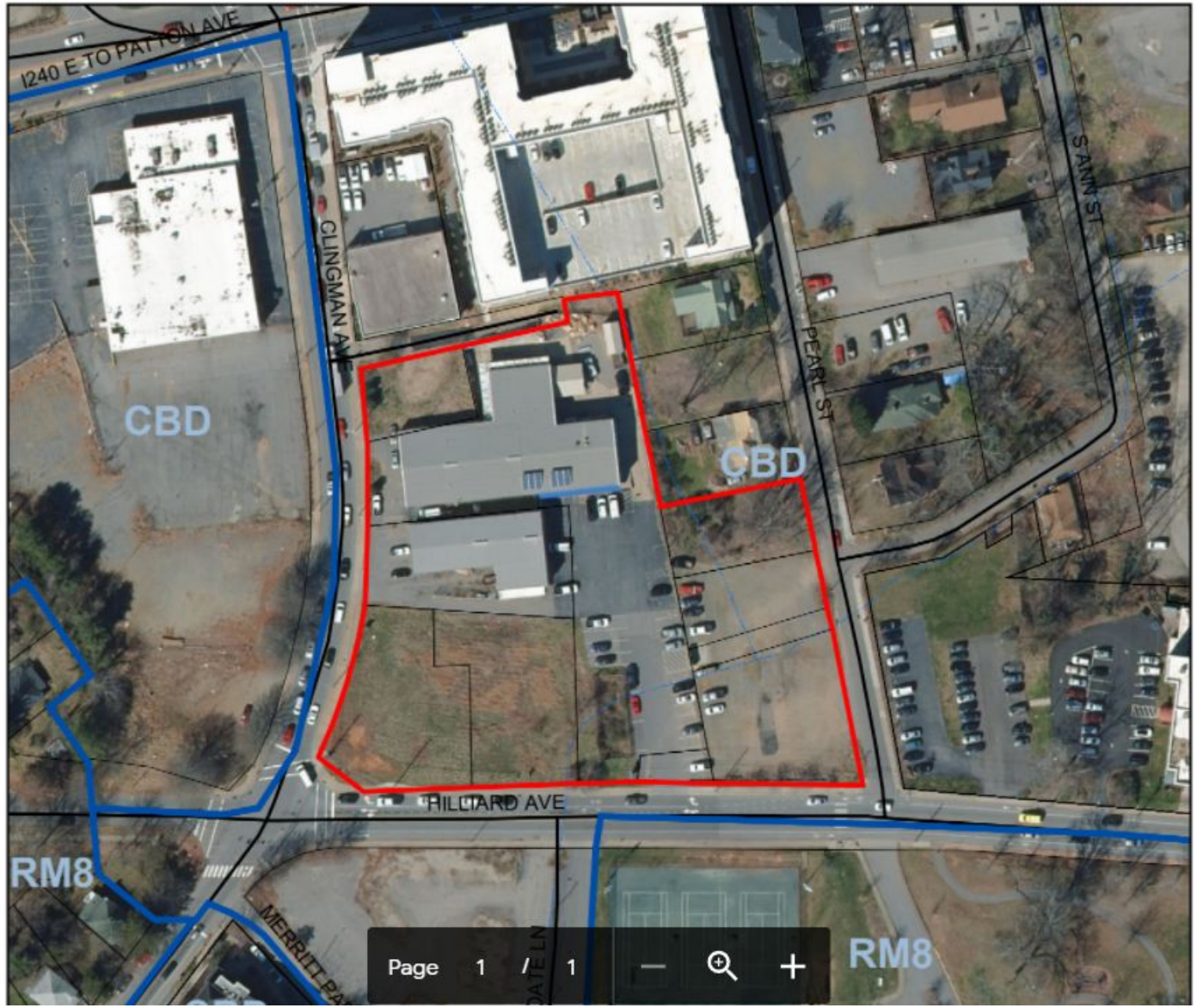
The Patton Apartments – 117 new units

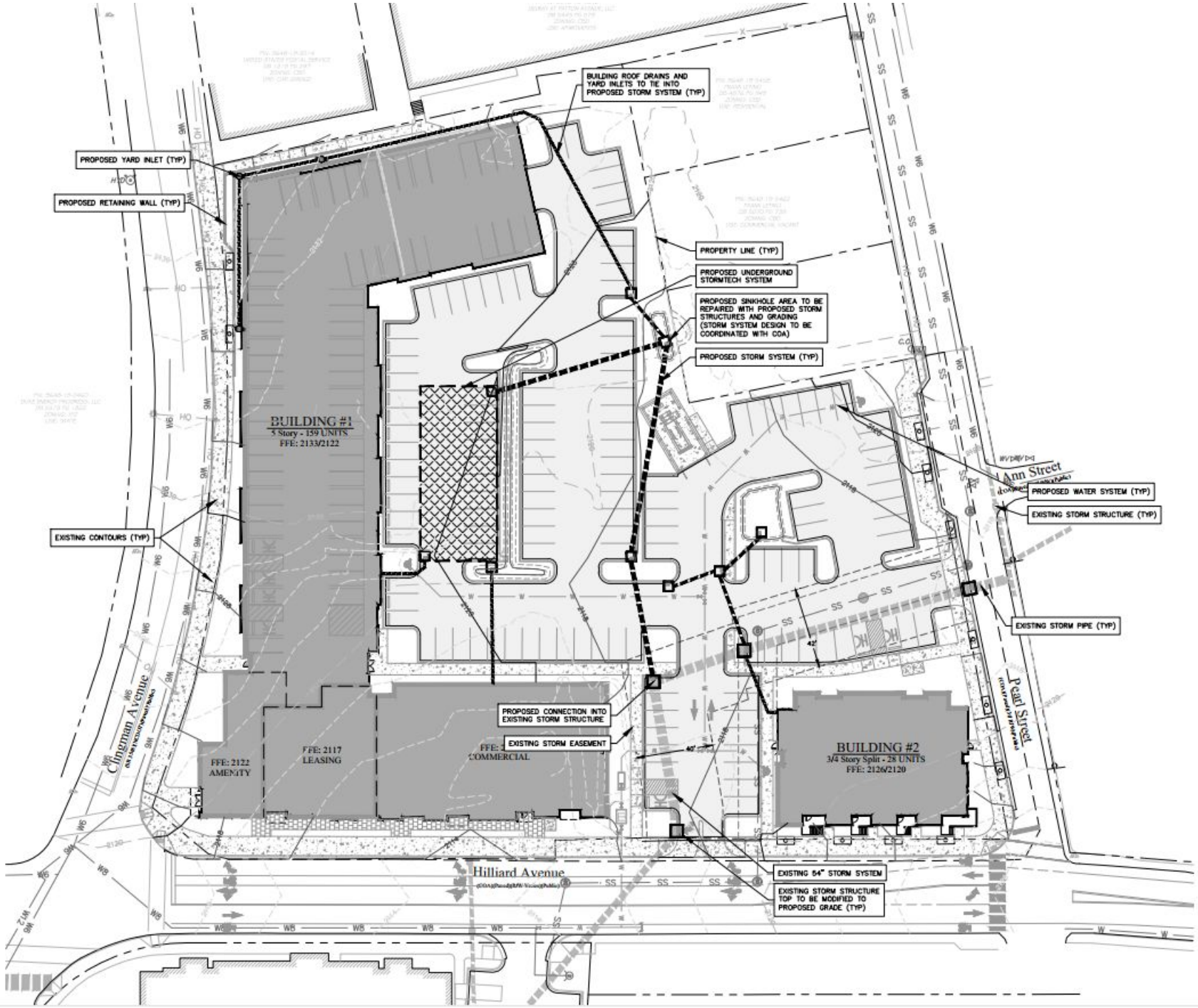


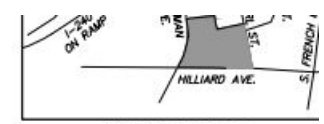

PATTON

ASHEVILLE

City of Asheville
Exhibit B Map - Aerial Imagery
Conditional Rezoning Petition - 363 Hilliard Ave







VICINITY MAP

(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	DELRAY AT HILLIARD AVENUE, LLC 715 N CHURCH ST, UNIT 110 CHARLOTTE, NC 28202
CONTACT:	DANIEL A. JIMENEZ (704) 496-9821
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388
SURVEYOR:	BROOKS ENGINEERING ASSOCIATES 17 ARLINGTON STREET ASHEVILLE, NC 28801
CONTACT:	PAUL E. SEXTON, P.L.S. (828) 232-4700
ARCHITECT:	CLINE DESIGN ASSOCIATES, P.A. 220 E. PETERSON DRIVE CHARLOTTE, NC 28217
CONTACT:	MARK WARD, A.I.A. (704) 491-6941

PROJECT DATA

PIN:	9648-19-3422, 9648-19-4329, 9648-19-3278, 9648-19-3115, 9648-19-4116, 9648-19-5140, 9648-19-8125, 9648-19-6205, 9648-19-5391
ADDRESS:	PEARL ST, HILLIARD AVE, CLINGMAN AVE, 363 HILLIARD AVE, 32 CLINGMAN AVE,
DEED BOOK/PAGE:	5873/1542, 5873/1504, 5873/1552, 5873/1518, 5983/725, 5873/1530
SITE ACREAGE:	2.934 ACRES
ZONING:	CBD
SETBACKS:	N/A (CBD)
DISTURBED AREA:	3.15 AC

PARKING CALCULATIONS:

VEHICULAR:

REQUIRED SPACES:	N/A (CBD)
COVERED SPACES:	67
SURFACE SPACES:	134
ON-STREET SPACES:	3
TOTAL SPACES:	204

HANDICAPPED SPACES:
SPACES REQUIRED: 7 SPACES PROVIDED: 7

BICYCLE SPACES:
AMOUNT REQUIRED: 10 SPACES PROVIDED: 10

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	UNITS
1	FIVE STORY	64'	159
2	THREE/FOUR STORY	41'-12"	28

AMENITY/LEASING GFA: 5,800 SF
TOTAL COMMERCIAL GFA: 7,850 SF
TOTAL GFA: 149,872 SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	1.86 ACRES (63%)	1.07 ACRES (37%)
POST-DEVELOPMENT:	2.55 ACRES (87%)	0.38 ACRES (13%)

OPEN SPACE CALCULATIONS: N/A (CBD)

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811
Know what's below.

Public/Private Stormwater Relocation Agreement Delray at Patton, LLC and City of Asheville - 2016

WHEREAS, the City and the Developer have discussed a potential plan to work in partnership to remove or abandon and fill the existing Drain Pipe (to the extent located on the Property) and construct the New Drainage System within the public rights of way and connect this New Drainage System to an existing storm water drainage system along Hilliard Avenue, and the City has determined that this plan is in the public interest as it is the most cost effective and viable option to add new drainage infrastructure and solve the drainage issues currently existing along the private properties; and

WHEREAS, the Developer and City desire to enter into a Public/Private Partnership Stormwater Agreement in which the Developer will agree to design and construct the New Drainage System within the Public-Rights-of-Way (hereafter defined) at a total estimated cost of $1,660,281, and the City will agree to reimburse the Developer up to 50% of the cost of design and construction, in an amount not to exceed $600,000, for the work that relates to or falls within (a) any property currently owned by the City, (b) any property in which the City currently has or purports to have a right-of-way or easement, or (c) any parcel of privately-owned real property for which an easement has been procured or is hereafter procured for the benefit of the City in connection with the construction of the New Drainage System (all of the foregoing shall be referred to in this Agreement as the "Public Rights-of-Way"); and

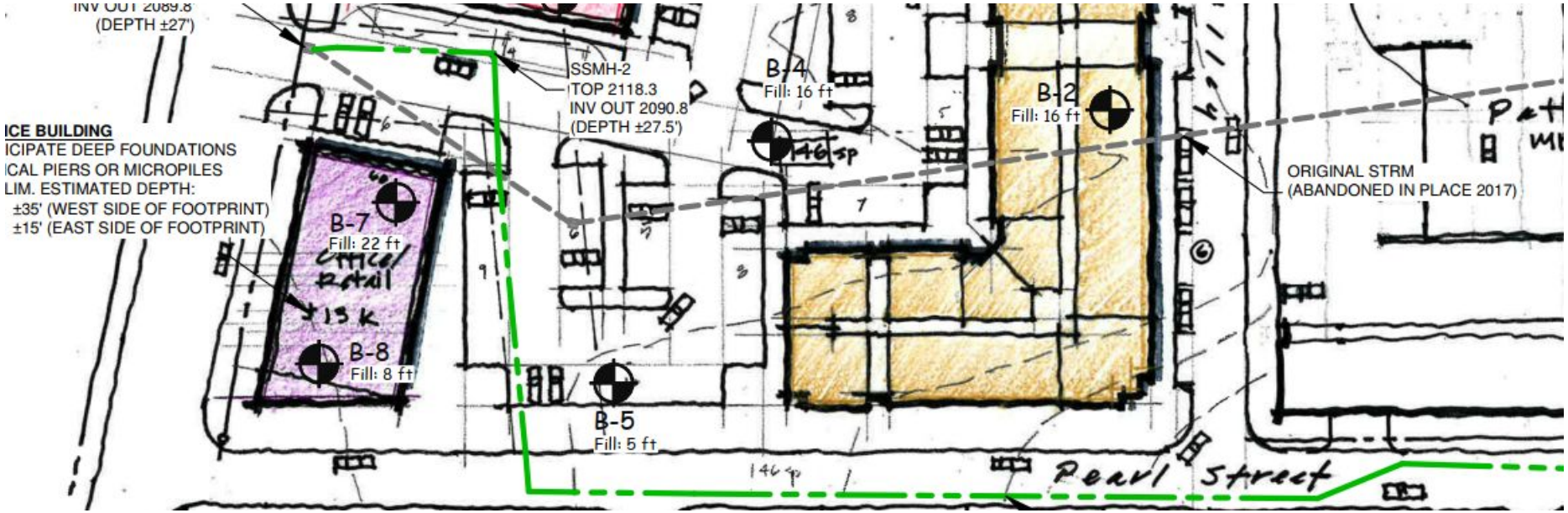
EXTENSIVE GARBAGE and FILL
ESTIMATED $500,000 TO REMOVE

- Subsequently, the city also assisted in back filling the gully with multiple loads of rubble and fill dirt from the Wall Street parking garage construction
- Once brought up to street level, the dirt was flattened and gravel spread across the entire lot
- The lot remained covered in gravel and was used mainly for parking until your purchase

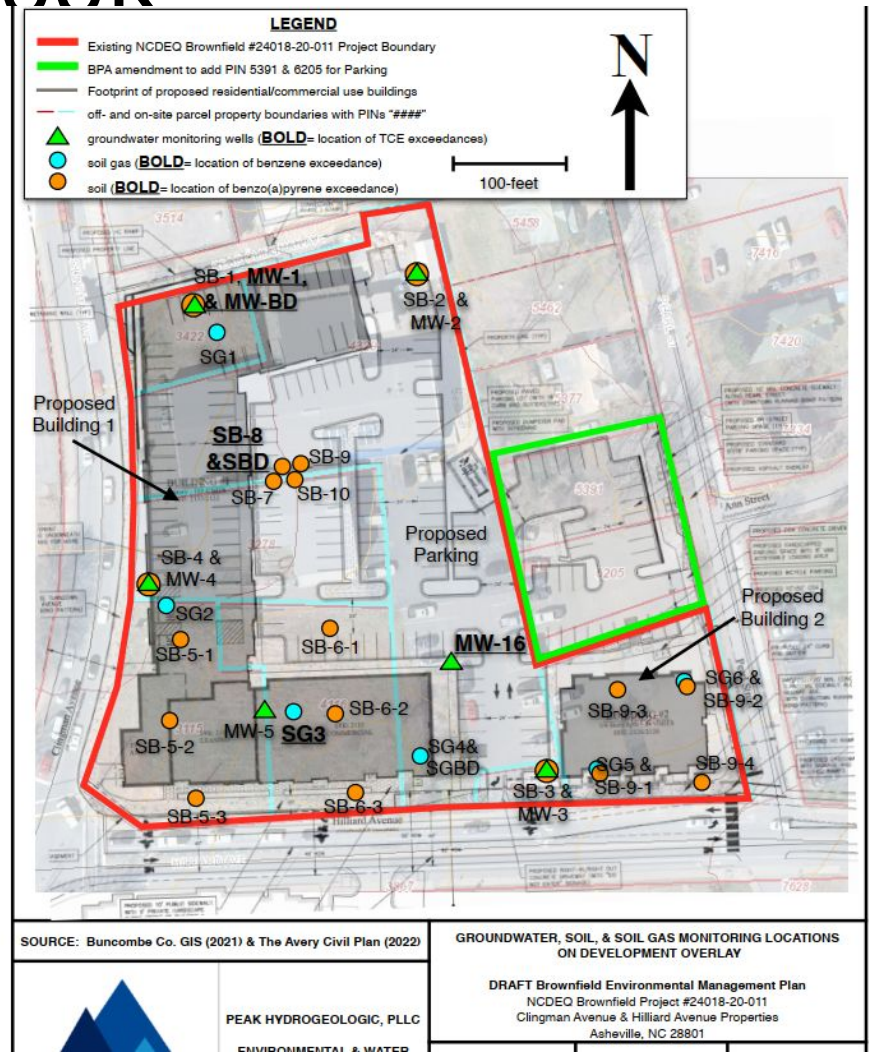
I double checked this with my Brother Pat and we hope that this helps "fill in the gaps" of the property history. Let me know if we can be of further assistance.

Cheers .... *Mike*

Claude M. DeBruhl



Remediation of Brownfield Site – Vapor Instruction Mitigation System Required - estimated $300K



Remove power lines – estimated $500,000



THE AVERY




THE
AVERY


RETAI
English "Mega" Breakfast £5.95
Toast £1.25
Cheese or Ham Toasty £2.05
Bacon or Sausage Toasty £2.95
Cheese & Ham Toasty £2.85
Bacon & Sausage Toasty £3.50
Scrambled or grial Egg/Omelette on Toast £3.25
Pain de Polayo £1.50
£1.35

DELRAY
VENTURES

Mayor Esther Manheimer
Asheville City Council
70 Court Plaza
P.O. Box 7148
Asheville, NC 28802

Via email emanheimer@ashevillenc.gov and
AshevilleNCCouncil@ashevillenc.

minority community, I am aware of the challenges that minorities face. In fact, Delray Ventures is a member of the Charlotte Business Inclusion (CBI) program which is a diversity program in Charlotte, NC designed to help minority businesses in Charlotte where the company is based. On a previous project, we worked with the City of Charlotte during which every effort was made to include minority owned businesses for the construction of our project.

In addition to performing as the developer and guarantor for the proposed project, we will make, and will ask our general contractor to make, the following commitments for this development:

(1) We will take good faith affirmative steps to assure that minority firms, women's business enterprises and minority employees are considered and used when qualified and available.

(2) Affirmative steps will include:

(i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists; and
(ii) Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources.

We would welcome the opportunity to work with the Office of Equity and Inclusion to help identify these qualified businesses.

This is consistent with the work we did on the Patton Apartments project, where we utilized the services of Glory Masonry Inc., an excellent Black-owned masonry subcontractor.

We will be naming the project "*The Avery*" in honor of George Avery, the noted African American freeman who joined the Union Army and returned to own land and become the caretaker of the South Asheville Cemetery.

This project will help meet the critical need for both market rate and affordable housing units. Of the 187 units, we have agreed to deed restrict 5% of the units as affordable to individuals and families making 80% of AMI (9 units of much needed affordable housing, including 5 for which we will accept housing vouchers). We wish we could do more, but without financial assistance from the city, that is the most we can afford to do and still build this high quality project.

THE AVERY

- Affordable housing is included in the Project:
  a. 5% of the units (9 units total) will be designated affordable to those earning at or below 80% Area Median Income (AMI) for at least 20 years from the date the CO is issued.
  b. Five (5) of the affordable units will accept housing choice (HUD) vouchers.
  c. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Asheville Community Development Department.
  d. An Affordable Housing Deed Restriction will be provided by the City and will be filed and recorded by the property owner in the Buncombe County Register of Deeds prior to the project receiving final zoning permit.


THE
AVERY

360 Hilliard – a Public – Private Partnership
34 Units of Much Needed Affordable Housing



The 360 Hilliard Ave. development will be an affordable and mixed-income rental community of 86 units with 34 affordable units. Of those, 18 units would be set aside for 60% Area Median Income (AMI) and below households and 16 units for 80% AMI and below households. A deed restriction guarantees affordability for 50 years.

- The site size is 1.75 acres.
- The City sold the parcel for $475,000, which is a discount from market value.
- In addition to bank financing and private funding, the development borrowed $1.4 million from the City's Housing Trust Fund.
- The City provided a Land Use Incentive Grant that totals $560,043.
- The developer will install a public parking lot at the rear of the tennis courts, with the City to pay for half of the construction costs.
- The developer will install the trailhead and approximately 400 feet of the Bacoate Branch Greenway as well as the associated stormwater improvements.

HAYWOOD STREET COMMUNITY DEVELOPMENT
45 units of Much Needed Affordable Housing

Budget and Funding

Total Proposed Project Budget	**$10,180,496**
Potential Funding Breakdown	
Buncombe County Grant Commitment	$749,000
Dogwood Health Trust Funds (proposed)	$2,000,000
HSCD Private Loan Commitment	$4,121,624
HSCD Equity Commitment	$809,872
City Due Diligence Grant (previously authorized)	*$296,000*
City Affordable Housing Bond	*$1,300,000*
City Housing Trust Fund Loan	*$904,000*

THECITYOF ASHEVILLE

January of 2022 – Bowen Report Housing Needs Assessment for WNC

Rental Housing Gap – The following table summarizes the region's **rental housing gap estimates (number of units needed or could be supported)** by the various income segments following NCHFA guidelines. It is important to point out that the general-occupancy projects are open to all income-eligible households, regardless of age. We have not excluded older adults (age 55+) from the general occupancy estimates, as older adults can live in general occupancy projects. Therefore, the older adults estimates are a subset of the general occupancy estimates. The largest overall housing gaps are shown in **red**.

Study Area	NCHFA Format							
	Rental Housing Gap Estimates – Number of Units Needed by AMHI Level							
	≤50% AMHI		51%-80% AMHI		81%-120% AMHI		Total	
	General Occupancy	Older Adult Age 55+	General Occupancy	Older Adult Age 55+	General Occupancy	Older Adult Age 55+	General Occupancy	Older Adult Age 55+
Avery	121 (71.6%)	62 (66.7%)	26 (15.4%)	20 (21.5%)	22 (13.0%)	11 (11.8%)	**169**	**93**
Buncombe	3,936 (72.4%)	1,449 (64.1%)	901 (16.6%)	509 (22.5%)	602 (11.1%)	302 (13.4%)	**5,439**	**2,260**