Churchill Condominiums

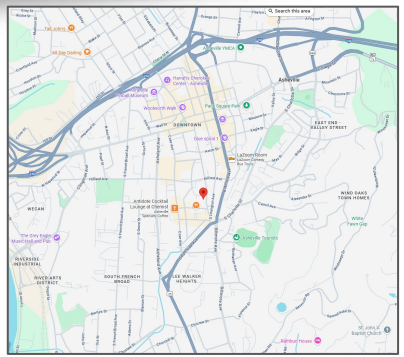
Level II - CBD - Downtown Design Review Overlay

Design Review Committee
June 18, 2025

THE CITY OF ASHEVILLE

Aerial Imagery & Location Map





THE CITY OF ASHEVILLE


Mountain BizWorks
Jamison Financial Group
Zelda Dearest
Church St
Reverscroft Dr
Collier Ave
Colourfield
In His Steps Dance Ministry
Salon Intuition
S Lexington Ave
George A. Mears House
Base Camp AVL
Beholder Esthetics
Geosyntec Consultants
Level Software
Advanced Data & Network Solutions
Parking lot
Cypress Creek Renewables
Bright Dental Choice
Daddy Mac's Down Home Dive
Banks Ave
Vortex Doughnuts
Paid Parking
Chai Pani Asheville
Banks Ave Bar
Empyrean Arts
Edwards Equipment Company
The Galaxy Room - Asheville

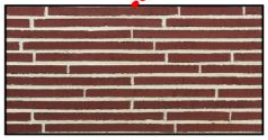


Site Plan

- 0.39-acre site current used for surface parking
- Proopsed new, 9-story building
- 47 residential units
- 94,901 sq. ft.
- Maximum height 99’
    - Measured from the primary pedestrian entrance to the surface level of the highest occupied floor.
- Structured parking on two levels with 56 spaces
- Access to the two separate levels via alleys on either side of the building
- 10’-wide minimum sidewalks with street trees in grates
- A landscaped green roof terrace on the east side of the building’s 8th floor

	CHURCHILL LLC 2330 BOOKER CREEK ROAD CHAPEL HILL, NC 27514 919-260-6639
	GEORGE HINING CHURCHILL LLC 2330 BOOKER CREEK ROAD CHAPEL HILL, NC 27514 919-260-6639
EXPED	9488 39 9570
	CBD
DINGS PER BUILDING	99' 2" TO TOP MOST OCCUPIED FLOOR 9 STORIES ABOVE GRADE





ROMAN BRICK
EXTERIOR FACADE - RUNNING BOND



THIN MASONRY - 12" X 24"



GLASS - WINDOW & RAILING

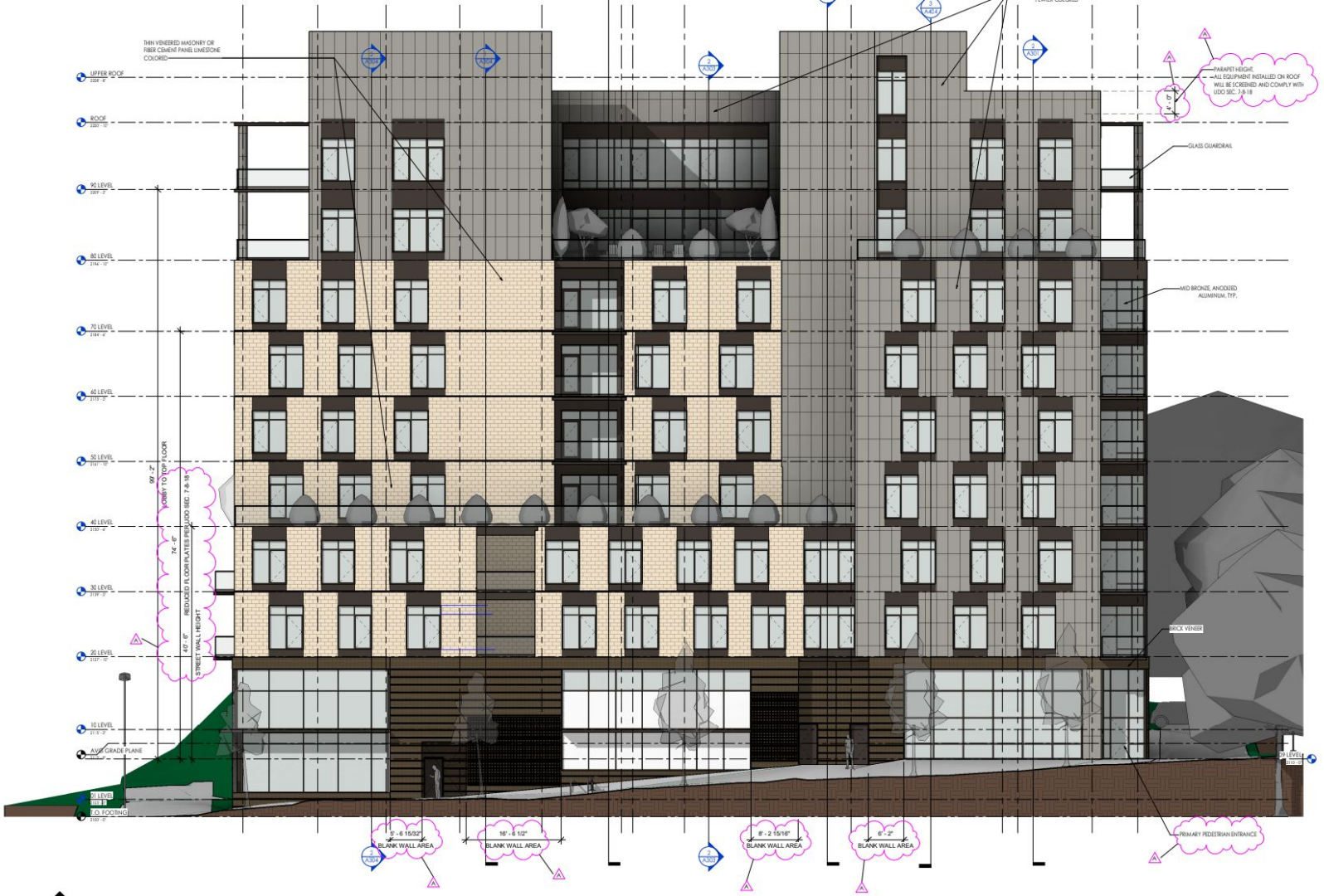


MID BRONZE, ANONDIZED ALUMINUM
WINDOW FRAMING, WINDOW PANELS & DRIP EDGE

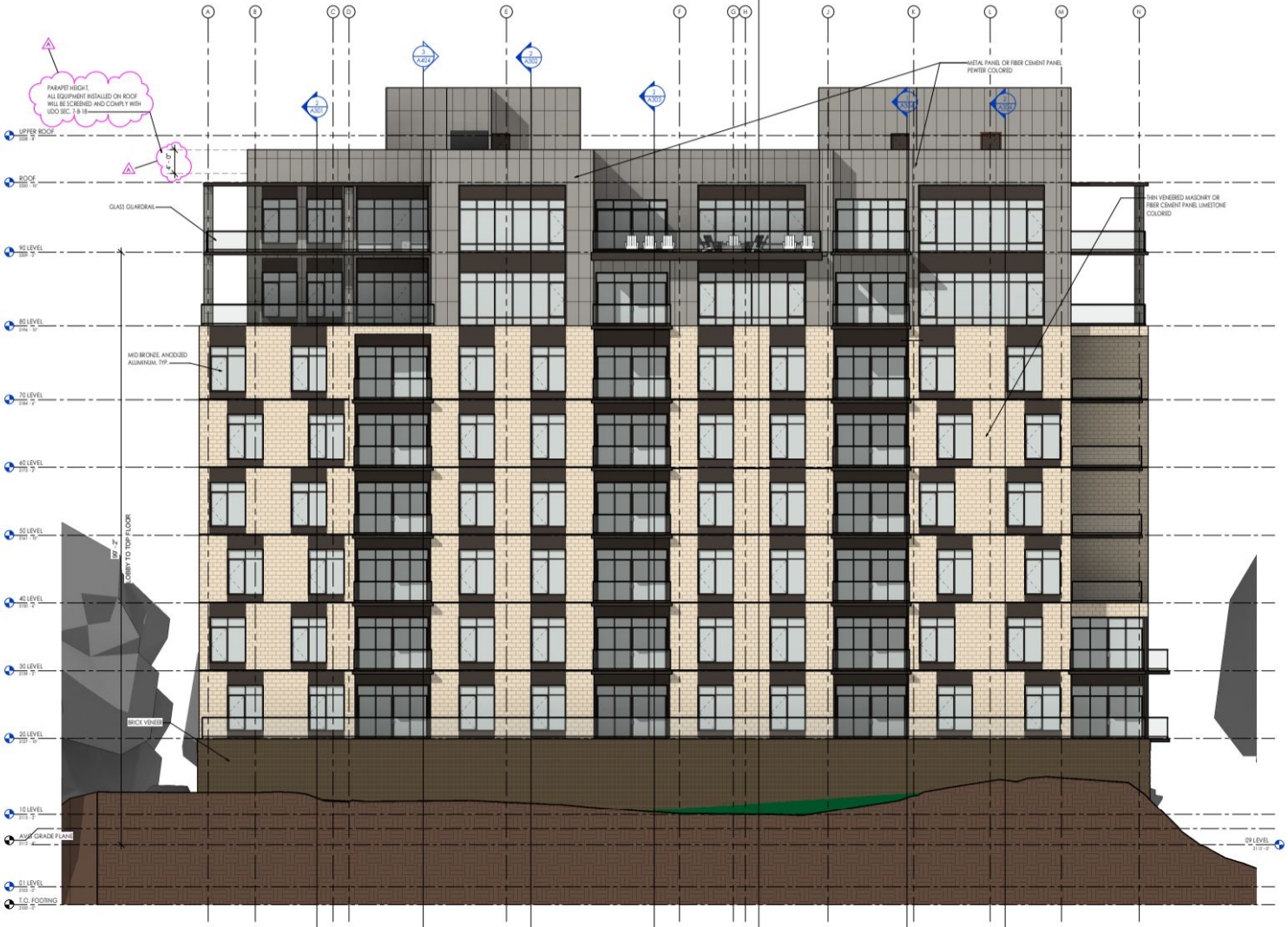


METAL PANEL - SLATE GRAY

East Elevation - Church St



West Elevation - Rear





South Elevation

North Elevation















Review Process

- Technical Review Committee (TRC) - May 5, 2025: Approved with conditions.
- Design Review Committee (DRC)
  - Informal Review - April 16, 2025
  - Formal Review - June 18, 2025
- Planning & Zoning Commission (PZC) - Ministerial site plan review - July 2, 2025
- Final TRC Review - TBD

UDO Design and Operational Standards

- The proposal complies with the design and operational standards required in the CBD such as:
  - 1) Siting, height, and massing standards;
  - 2) Pedestrian entrances are provided along frontages as required; and,
  - 3) Compliant fenestration is provided along all sides.

Downtown Design Guideline Standards

- The proposal is in alignment with Downtown Design Guideline standards, such as:
  - Street Orientation & Lot Layout
  - Height and Massing
  - Facade Relationships & Proportions
  - Facade Materials & Fenestration Details
  - Facade Colors
  - Other Recommendations Re: Rooftop Terraces & Green Roofs

Downtown Design Guideline Standards

- The proposal is ***not*** or only ***partially*** in alignment with Downtown Design Guideline standards, such as:
  - Recommendation 6B: Consider other landscaping measures to soften the pedestrian experience by providing additional plantings other than just the minimum required, pervious materials, etc. (p. 6)
  - Recommendation 1A: Where building heights deviate greatly from the relative heights from nearby buildings, a general perceived similarity in building heights is maintained at ground level through the use of materials, detailing, color, reinforced horizontal lines etc. (p. 22)
  - Recommendation 1F: Appropriate façade width rhythm is maintained in the width of a new building for a single lot by providing façade changes that may mimic the traditional width of lots especially at the base portion of the building associated with the street wall. This may be accomplished at 50 – 100 foot intervals by varying setbacks, adjusting roof forms or adding architectural details. (p. 23)
  - Recommendation 2G: Authentic materials are encouraged and other simulated finished systems should not be used. (p. 29) & Recommendation 2A: Using materials that resemble those in nearby historic buildings helps impart a sense of continuity in the Downtown environment and across eras. Historic materials may be re-interpreted and used appropriately as part of a contemporary composition. (p. 28)

Recommendation & Suggested Motion to Approve

- Staff supports the proposed building design of the Churchill Condominiums project and recommends approval as the project is in alignment with requirements and guidelines.

- I move to recommend approval of the Churchill Condominiums project as presented based on site plans, elevations and materials submitted and discussions heard during this review and find that the project meets the intent of the Downtown Design Guidelines (subject to the following conditions . . . if any).