Highlighted Selections from River District Design Review Guidelines & The Wilma Dykeman River Way Plan w/ Accompanying Precedent Photo Examples

River District Design Review Guidelines

Forward

- "It is the intent of this document to serve as a guide for architects, planners, designers, developers, and property owners – to provide understanding and inspiration for their project proposals along the riverfront. These guidelines are not intended to dictate a certain style, nor develop a "cookie-cutter" approach to design features. On the contrary, it is hoped that the images contained herein, will be a springboard for new and creative approaches that respect the historical character of the area, be complimentary to the surroundings, and reflect the authenticity of the Riverfront. With this in mind, it is expected that this process will result in projects that are successful, and which will be an important addition to the fabric of the Riverfront.
  Asheville is a unique city, and the Riverfront reflects that same quality of uniqueness."

Introduction – Page 1

- "Restaurant, festival, nightclub uses are also encouraged. It is also understood that there are many sites within this area where further development will take place."
- "The ability to discern the existing cluster of uses as a district is reinforced by a style and look in the area, that although allowing for fairly broad individual expression, also conforms to a look and feel which, if lost, will lessen the perception of the space as a unified whole…This look and feel derives from the preponderance of structures in the area which were built during the late 19th and early 20th centuries. These structures, usually of a red brick, and of an industrial design from that period, are slowly being converted into studios and residences." Reference to existing structures which are "usually" but not always brick – see Sanborn maps and precedent photos

River Core District - Pages 3-8

Character Buildings – Page 3

- "Character Buildings are those buildings which by virtue of their similarities in construction type, age, historical significance, and visual characteristics as well as their locations throughout the district, set the architectural character of the Riverfront Design Core District."
- "While compatibility with the context of the area is extremely important in order to retain the identity of the River Core area as a distinct district in the City, it is conceivable that a design which does not meet the criteria for character buildings and building facades may be submitted."

Site Plan – Page 5

- "They should be arranged in a non-linear pattern, with varying setbacks from the road, and in keeping with the atmosphere created by the placement of other nearby character buildings. It is the intent of the officially adopted Riverfront Plan that the land immediately adjacent to the river be open, public festival space. Thus all site plans should incorporate that concept into their design, such that they reinforce the festival space and are in turn reinforced by it. "

Windows (Architectural Components) – Page 5

- "Window boxes which, with their contract to the industrial architecture, will add color and organic form are strongly encouraged." The green roof awning incorporates the natural element & contrast described above.

Other – Page 8

- "The placement of Kiosks is highly encouraged." The airstream kiosks shown serve both Riverside Drive and the Greenway.
- "Larger roofed but non-walled spaces designed to be entered should conform to historical patterns in the area that are compatible with the character of the area."

- "If the use of the project is to be primarily entertainment or water-oriented uses, then it is possible that a more appropriate character building would be those structures used in the early part of the 20th century in the recreational parts of the river below Richmond Hill. Photographs of these uses are available, and they are the basis of many of the structures detailed in the Asheville Open Space Design Guidelines. Any structure connected with the land bordering the French Broad River which is also in the planned open space areas of the River District should conform to the Asheville Riverfront Open Space Design Guidelines."

Wilma Dykeman River Way Master Plan – Updated 2004

District 2: River Arts District - Page 16

Project site shown as Event Space w/ Concessions, Pavilion, Amphitheater, etc. – Not shown as Open Space

"The River Arts District is the site of large existing industrial warehouses and the ruins of the Cotton Mills… The character of the district should preserve the industrial heritage of the former mills and offer a unique alternative to other districts in the city…"

"The park space along the river can be developed to accommodate river festivals w/ native open landscapes, pavilions & an amphitheater…this part of the River can be thought of as a more active event-oriented river edge"