

From: Dana Frankel <dfrankel@ashevillenc.gov>
Sent: 4/14/2020 12:38:02 PM
To: Clukey, Dana G <Dana.Clukey@greensboro-nc.gov>
Cc:
Subject: Re: Questions on Downtown
Attachments: [CBD_11x17.pdf](#), [image005.jpg](#), [image006.jpg](#), [image007.jpg](#), [image008.jpg](#)

Hi Dana,

I did receive this and I'm sorry for the delay. A lot of my work in recent weeks has focused on COVID-19 response efforts and it's been a bit hectic.

1) A A A A A How does Asheville define its downtown? We define our downtown by the Central Business District boundary (zoning district). We also have a "Historic Downtown Core" within the CBD that has some unique standards, including lower height restrictions than other areas in the CBD. Â Â

2) A A A A A How does the boundary relate to your City's Business Improvement District (BID) boundary and/or any downtown economic development agency? We do not have an active BID. We do have defined Municipal Service Districts, but there is no local tax or managing entity. Two of our MSDs overlap with the CBD. One is our South Slope MSD and the other is our Downtown MSD.

3) A A A A A Do you require a certain zoning category to be included in your downtown? For example- does the property have to be in the particular zoning district for it to be in the BID district, or is there other criteria required? Our entire CBD zoning district can be considered downtown, but sub-areas within that are recognized formally and informally. Our MSDs (specifically South Slope) extend beyond CBD zoning, so I would say no, those designated areas do not need to have the same zoning. Â

Attached is a map of our CBD. I was hoping to find a map that showed CBD, Historic Core and the MSDs but I don't have one with everything on it. I will circle back this afternoon with a map of the MSDs.

Thank you,

Dana

On Tue, Apr 14, 2020 at 12:18 PM Clukey, Dana G <Dana.Clukey@greensboro-nc.gov> wrote:

Hi Dana,

Just wanted to touch base and see if you received the email below. I know it's a hectic time! Should I contact someone else regarding these questions?

Â

Thank you!

Â

Dana Clukey, AICP

Planner

Planning Department

City of Greensboro

336-412-5759

PO Box 3136, Greensboro, NC 27402-3136

www.greensboro-nc.gov

Every BODY Counts!!!



*What is your vision of
a better **Greensboro**?*

Please click logo or visit
www.greensboro-nc.gov/planitgso
to learn more about our
comprehensive plan update.
Please fill out our online survey!
#planitgso

Â

From: Clukey, Dana G

Sent: Tuesday, March 31, 2020 2:29 PM

To: dfrankel@ashevillenc.gov

Subject: Questions on Downtown

Â

Hi Dana,

I hope you are doing well during this hectic time. We are curious how other NC cities define the relationship between downtown geography, BID™s and zoning for those areas and are hoping you can answer a few questions.

Â

1)Â Â Â Â Â How does Asheville define its downtown ? Â

2)Â Â Â Â Â How does the boundary relate to your Cityâ€™s Business Improvement District (BID) boundary and/or any downtown economic development agency?

3) A A A A A Do you require a certain zoning category to be included in your downtown? For example- does the property have to be in the particular zoning district for it to be in the BID district, or is there other criteria required?

^

Thanks so much for your help! Take care,

^

Dana Clukey, AICP

Planner II

Planning Department

City of Greensboro

336-412-5759

PO Box 3136, Greensboro, NC 27402-3136

www.greensboro-nc.gov

Every BODY Counts!!!



*What is your vision of
a better **Greensboro**?*

Please click logo or visit
www.greensboro-nc.gov/planitgso
to learn more about our
comprehensive plan update.
Please fill out our online survey!
#planitgso

^

=====

Please note that email sent to and from this address is subject
to the North Carolina Public Records Law and may be disclosed to third parties.

--

Dana Frankel
Downtown Specialist
City of Asheville
828.273.5248 cell

dfrankel@ashevillenc.gov
www.ashevillenc.gov