

**From:** Clukey, Dana G <Dana.Clukey@greensboro-nc.gov>  
**Sent:** 4/14/2020 12:54:29 PM  
**To:** Dana Frankel <dfrankel@ashevillenc.gov>  
**Cc:**  
**Subject:** RE: Questions on Downtown  
**Attachments:** [image007.jpg](#), [image008.jpg](#), [image009.jpg](#), [image010.jpg](#), [image011.jpg](#), [image012.jpg](#)

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Dana,  
Thank you so much for your help! This information is very useful as we are examining our own policies for Greensboro's downtown.

I appreciate your help. Stay well,

**Dana Clukey**, AICP  
Planner  
Planning Department  
City of Greensboro  
336-412-5759  
PO Box 3136, Greensboro, NC 27402-3136  
[www.greensboro-nc.gov](http://www.greensboro-nc.gov)

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**From:** Dana Frankel <dfrankel@ashevillenc.gov>  
**Sent:** Tuesday, April 14, 2020 12:38 PM  
**To:** Clukey, Dana G <Dana.Clukey@greensboro-nc.gov>  
**Subject:** Re: Questions on Downtown

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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) 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.](#)
- 2) 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) 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.](#)

[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](mailto: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?

Thank you!

**Dana Clukey, AICP**  
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**From:** Clukey, Dana G  
**Sent:** Tuesday, March 31, 2020 2:29 PM  
**To:** [dfrankel@ashevillenc.gov](mailto:dfrankel@ashevillenc.gov)  
**Subject:** Questions on Downtown

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, BIDâ€™s and zoning for those areas and are hoping you can answer a few questions.

- 1) How does Asheville define its downtown ?
- 2) How does the boundary relate to your Cityâ€™s Business Improvement District (BID) boundary and/or any downtown economic development agency?
- 3) 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  
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