

DATE: 28 MAY 2021
PROJECT: 52 BROADWAY EXTENDED STAY HOTEL PERMIT SET
PROJECT ADDRESS: 52 BROADWAY ST ASHEVILLE, NC 28801
PIN: BUILDING: 964941217300000
PARKING: 964941308600000

PROPERTY OWNER: 52 FOR GOOD, LLC
CONTACT PERSON: CHUCK KREKELBERG; 828.253.1124
CONTACT EMAIL: CHUCK@SAMSELARCHITECTS.COM

ZONING DISTRICT: CBD
PROPOSED USE: EXTENDED STAY HOTEL, 5 EXTENDED STAY HOTEL RESIDENTIAL UNITS
PROPERTY SIZE:
BUILDING: .165 ACRES
PARKING: .089 ACRES

TOTAL BUILDING AREA: 21,540 SQ.FT. THREE STORIES, 7,180 SQ.FT. PER STORY
IMPERVIOUS SURFACE AREA:
BUILDING: 7,180 SQ.FT.
PARKING: 3,868 SQ.FT.

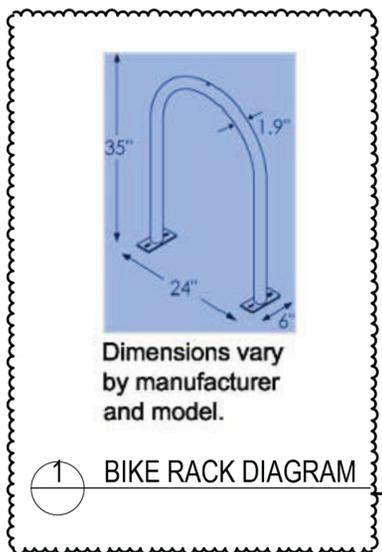
OPEN SPACE: NONE REQUIRED PER 7-11-4c. IS NOT INITIAL DEVELOPMENT, NOR REDEVELOPMENT ADDING FLOOR AREA

ACCESSIBILITY COMPLIANCE: 52 BROADWAY IS A CERTIFIED HISTORIC BUILDING. AN ACCESSIBLE ENTRANCE TO THE MAIN LEVEL MERCANTILE OCCUPANCY IS PROVIDED ON BROADWAY. AN ACCESSIBLE ENTRANCE TO THE THIRD FLOOR R-1 RESIDENTIAL OCCUPANCY IS PROVIDED VIA THE ELEVATOR WHICH OPENS TO THE ALLEY.

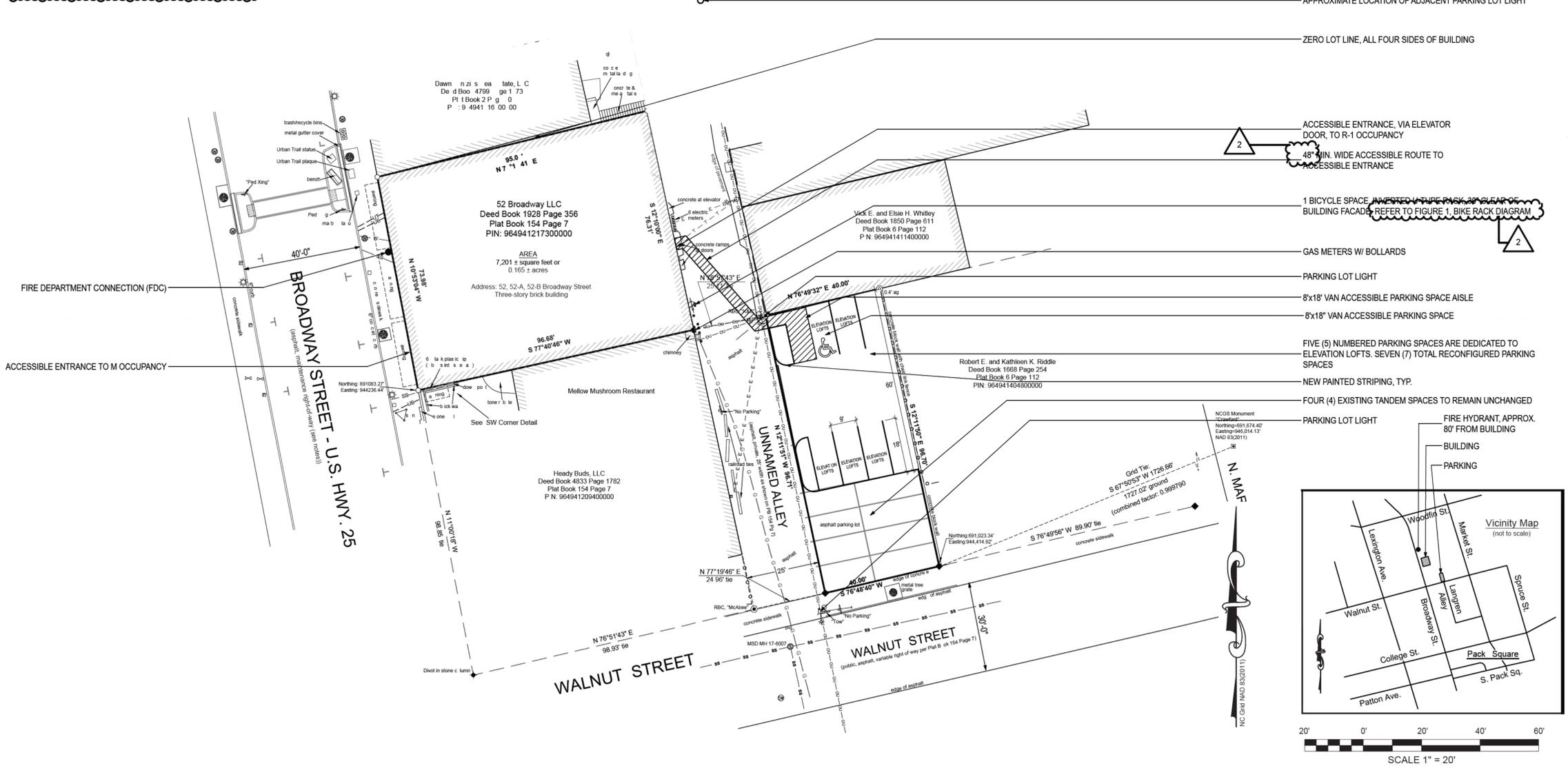
REQUIRED PARKING:
1 SPACE PER 2 BEDROOMS
10 BEDROOMS
5 SPACES REQUIRED
1 OF THE 5 SPACES IS REQUIRED TO BE HANDICAPPED ACCESSIBLE
1 BICYCLE SPACE REQUIRED

PROVIDED PARKING:
5 SPACES PROVIDED: (4) STANDARD SPACES + (1) HANDICAPPED ACCESSIBLE SPACE
1 BICYCLE SPACE PROVIDED

Topic	Action	Points										Notes								
		-50	-20	10	20	30	40	50	60	70	80		90	100	110	120	140	180	210	
Group 1	Adaptive reuse of historic building																			As per the Secretary of Interior standards.
	One Green Globe																			
	LEED Certified																			
	LEED Silver/Two Green Globes																			
	LEED Gold/Three Green Globes																			
Group 2 - AT LEAST 50% OF REQUIRED POINTS MUST COME FROM THIS GROUP	Affordable Housing/Repairs - Option #1																			\$3,000/room to the city's Housing Trust Fund (HTF) or Repairs Fund
	Affordable Housing/Repairs - Option #2																			\$4,000/room to the city's Housing Trust Fund (HTF) or Repairs Fund
	Affordable Housing/Repairs - Option #3																			\$6,000/room to the city's Housing Trust Fund (HTF) or Repairs Fund
	Affordable Housing - Option #4																			Production of newly constructed affordable-for-sale housing at a rate of 0.1/room at 80% AMI permanently affordable (-\$240,000 as defined and updated by the city)
	Affordable Housing - Option #5																			Production of newly constructed affordable-for-sale housing at a rate of 0.2/room at 80% AMI permanently affordable (-\$240,000 as defined and updated by the city)
Group 3	Employee Owned Business																			Certified EO (www.certifiedeo.com)
	Living Wages with Inclusive Hiring																			To be in place within 3 months of certificate of occupancy
	B Corp Certification																			
	Transportation benefit *																			* Only available if providing living wages
	Supporting MWBE																			contribution to the city
	Contracting with MWBE																			\$300/room contribution to the city
	Neighborhood improvement																			\$300/room contribution to the city
	Public art																			On-site. Min size: 5% of parcel. Must comply with UDO Sec 7-11-4(f)(2)
	Outdoor public plaza - Option #1																			On-site. Min size: 10% of parcel. Must comply with UDO Sec 7-11-4(f)(2)
	Structured public parking - Option #1																			Public parking 25% of rooms. On- or off-site
Group 4	Demolition of historic structure																			
	Displacement of business/housing																			Per business/housing unit displaced within the previous or projected 24 months



One (1) Housing Unit was displaced as part of this renovation: prior to renovation of the building there were two (2) third floor R-2 residential apartments; upon completion of the renovation of the building there is one (1) third floor R-1 residential apartment and five (5) third floor R-1 extended-stay hotel rooms



PROJECT:
**52 BROADWAY
Shell Set + Apartments
(Commercial: Landlord
Improvements)**
52 BROADWAY ST
ASHEVILLE, NC
28801

SHEET TITLE:
**LEVEL 1
SKETCH PLAN**

DATE:	DESCRIPTION:
05.28.21	FOR PERMIT
06.24.21	REVISION 1
07.09.21	REVISION 2

PROJECT #:
18.20
DRAWN BY: MC
CHECKED BY: CK
SHEET #:

ES-005