

W Asheville Urban Green Built Cottages



— THE —
**REAL
ESTATE**
— CENTER —

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Executive Summary

PROPERTY FEATURES

- ◆ 3 modern cottages in central West Asheville
- ◆ Designed by local Rowhouse Architects
- ◆ Walking distance to bustling and trendy Haywood Road
- ◆ 3 bedrooms and 2.5 bathrooms
- ◆ 3 levels with open kitchen/living and half bath on 1st floor
- ◆ Stainless appliances & Silestone countertops
- ◆ Stained concrete floors
- ◆ Lot sizes are approximately 0.11 acre / portion of PIN
- ◆ Limited common elements for each unit
- ◆ Two dedicated parking spaces per house
- ◆ Located near the City Community Center and park featuring two basketball courts, a playground, and a play field

PROPERTY ADDRESSES & PRICING

- ◆ 62 Burton \$324,000 Floor Plan 1A
- ◆ 64 Burton \$315,000 Floor Plan 1B
- ◆ 66 Burton \$324,000 Floor Plan 1A

SQUARE FOOTAGE

- ◆ Level 1 - 474 SF
- ◆ Level 2 - 514 SF
- ◆ Level 3 - 462 SF
- ◆ Total Area = 1450 SF

BUILDER

DYER
WEST ASHEVILLE
GENERAL CONTRACTOR

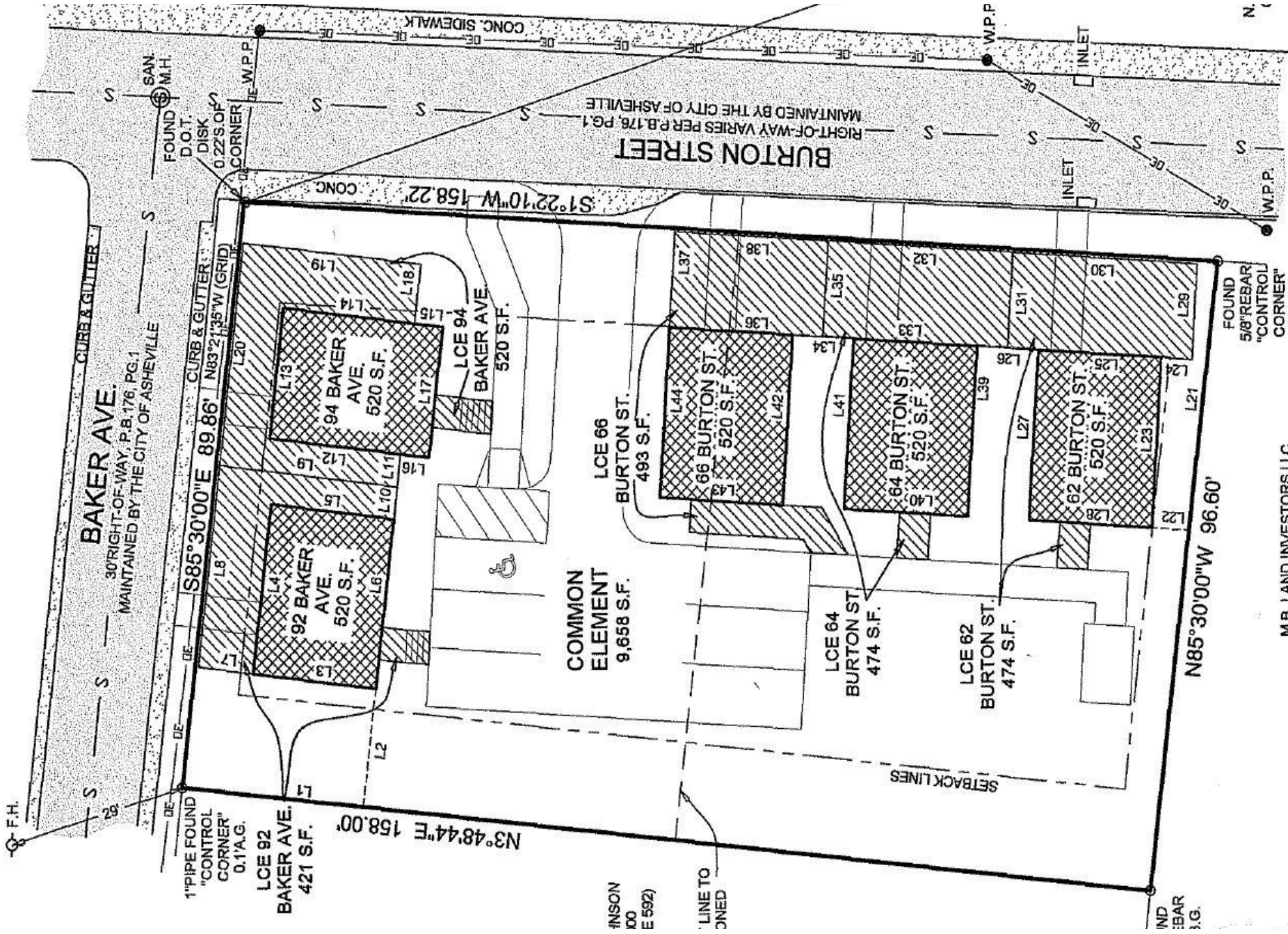








SIDE CORNER: 7.5'



BAKER AVE.

30' RIGHT-OF-WAY, P.B. 176, PG. 1
MAINTAINED BY THE CITY OF ASHEVILLE

CURB & GUTTER

1" PIPE FOUND
"CONTROL
CORNER"
0.1' A.G.

LCE 92
BAKER AVE.
421 S.F.

92 BAKER
AVE.
520 S.F.

94 BAKER
AVE.
520 S.F.

LCE 94
BAKER AVE.
520 S.F.

COMMON
ELEMENT
9,658 S.F.

LCE 66
BURTON ST.
493 S.F.

66 BURTON ST.
520 S.F.

LCE 64
BURTON ST.
474 S.F.

64 BURTON ST.
520 S.F.

LCE 62
BURTON ST.
474 S.F.

62 BURTON ST.
520 S.F.

ANSON
CO
E 592)

LINE TO
CONED

IND
:BAR
3.G.

N85°30'00"W 96.60'

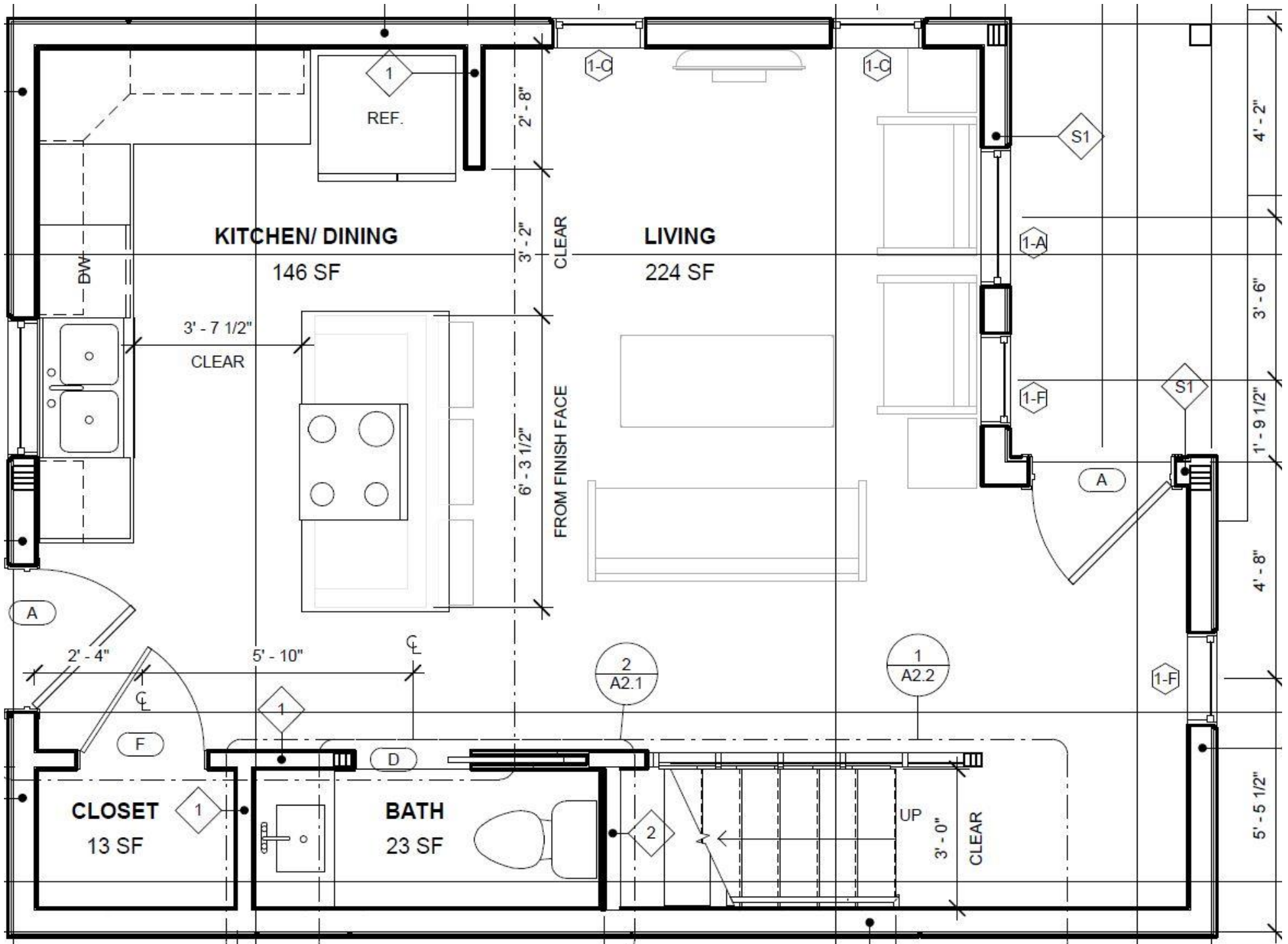
BURTON STREET
RIGHT-OF-WAY VARIES PER P.B. 176, PG. 1
MAINTAINED BY THE CITY OF ASHEVILLE

S1°22'10"W 158.22'

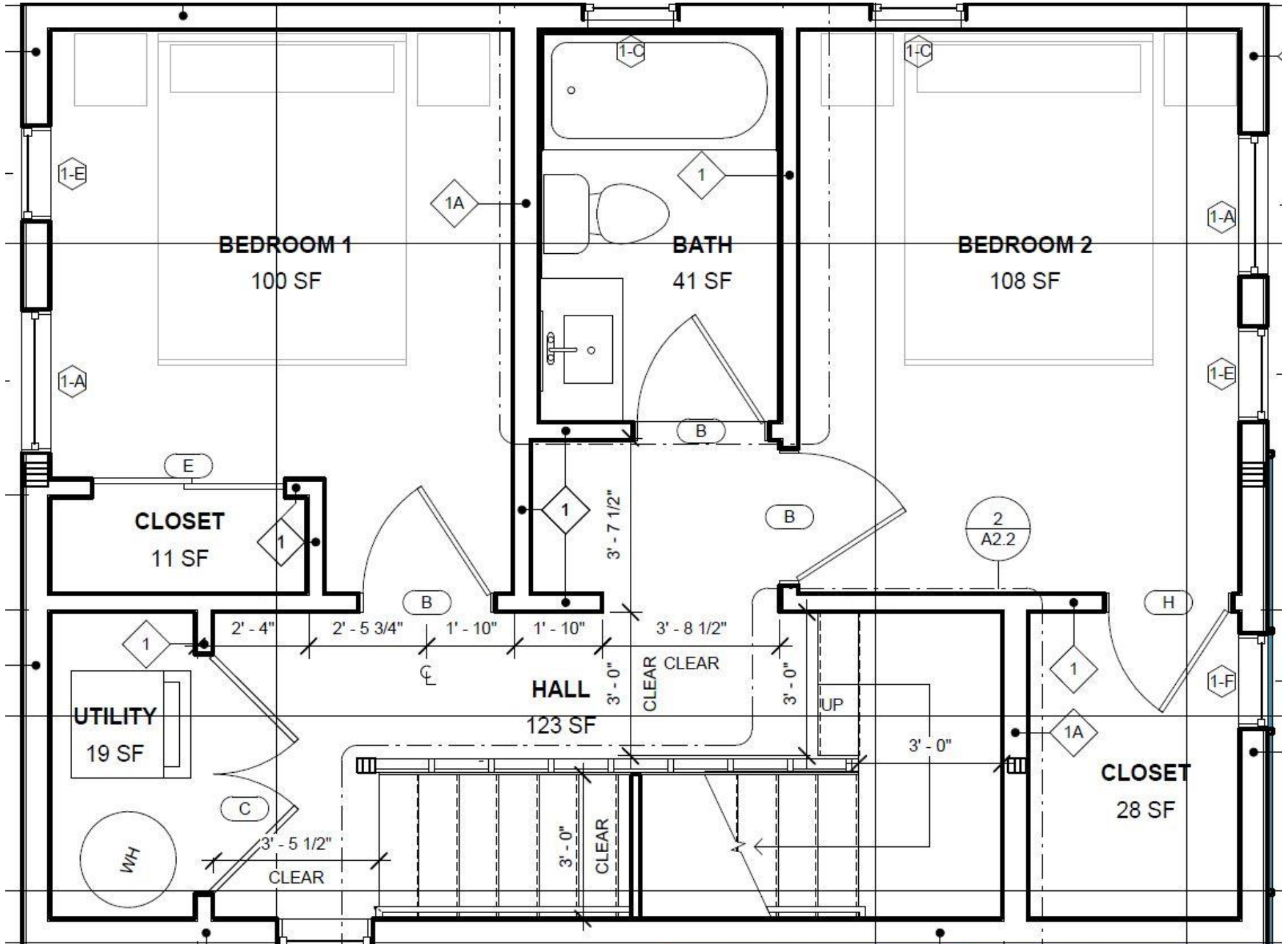
FOUND
5/8" REBAR
"CONTROL
CORNER"
0.6' B.G.

M.B. LAND INVESTORS LLC
PIN 9638-45-5312-00000
(DEED BOOK 5276, PAGE 1313)

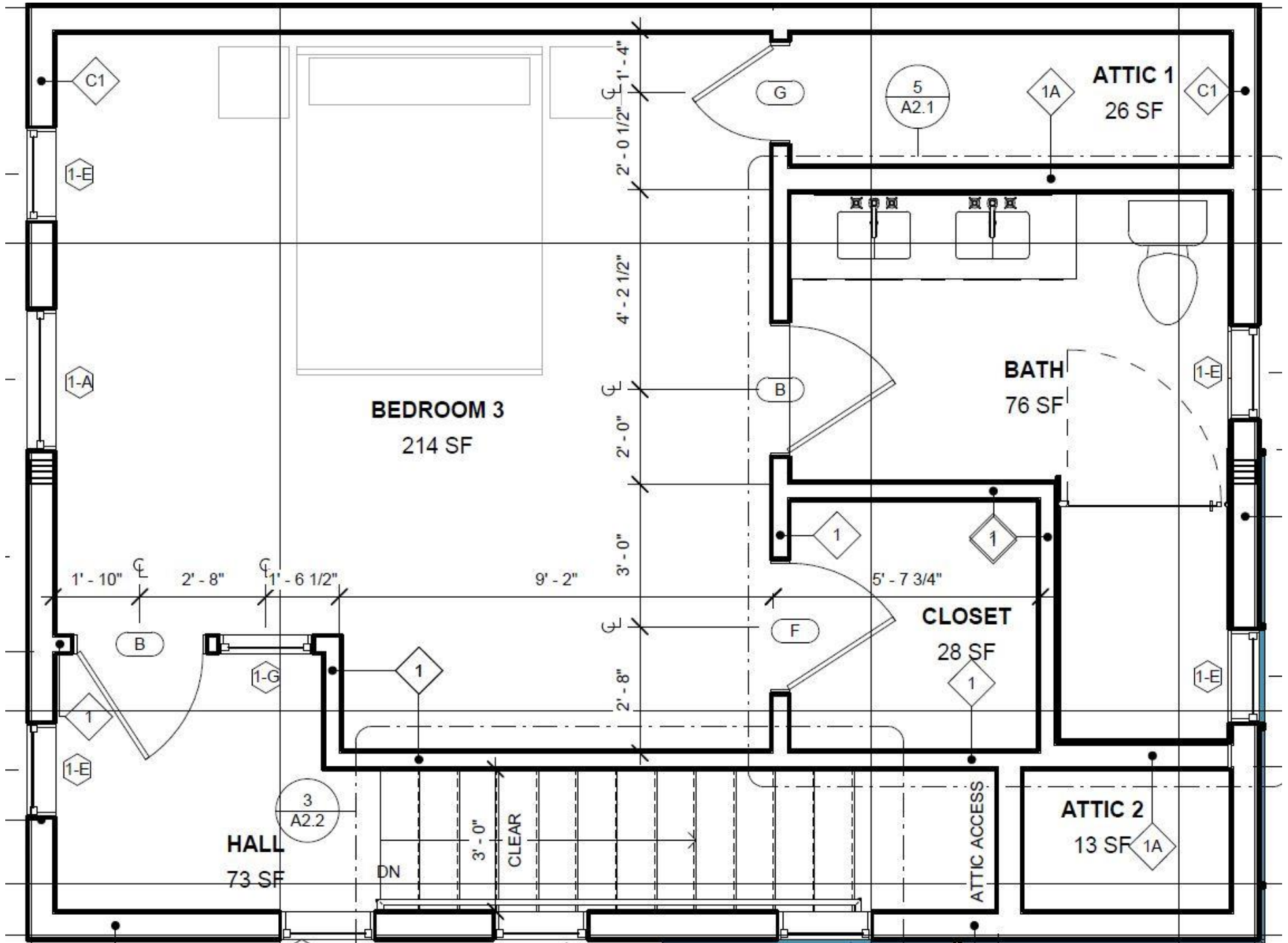
1st Floor Plan A



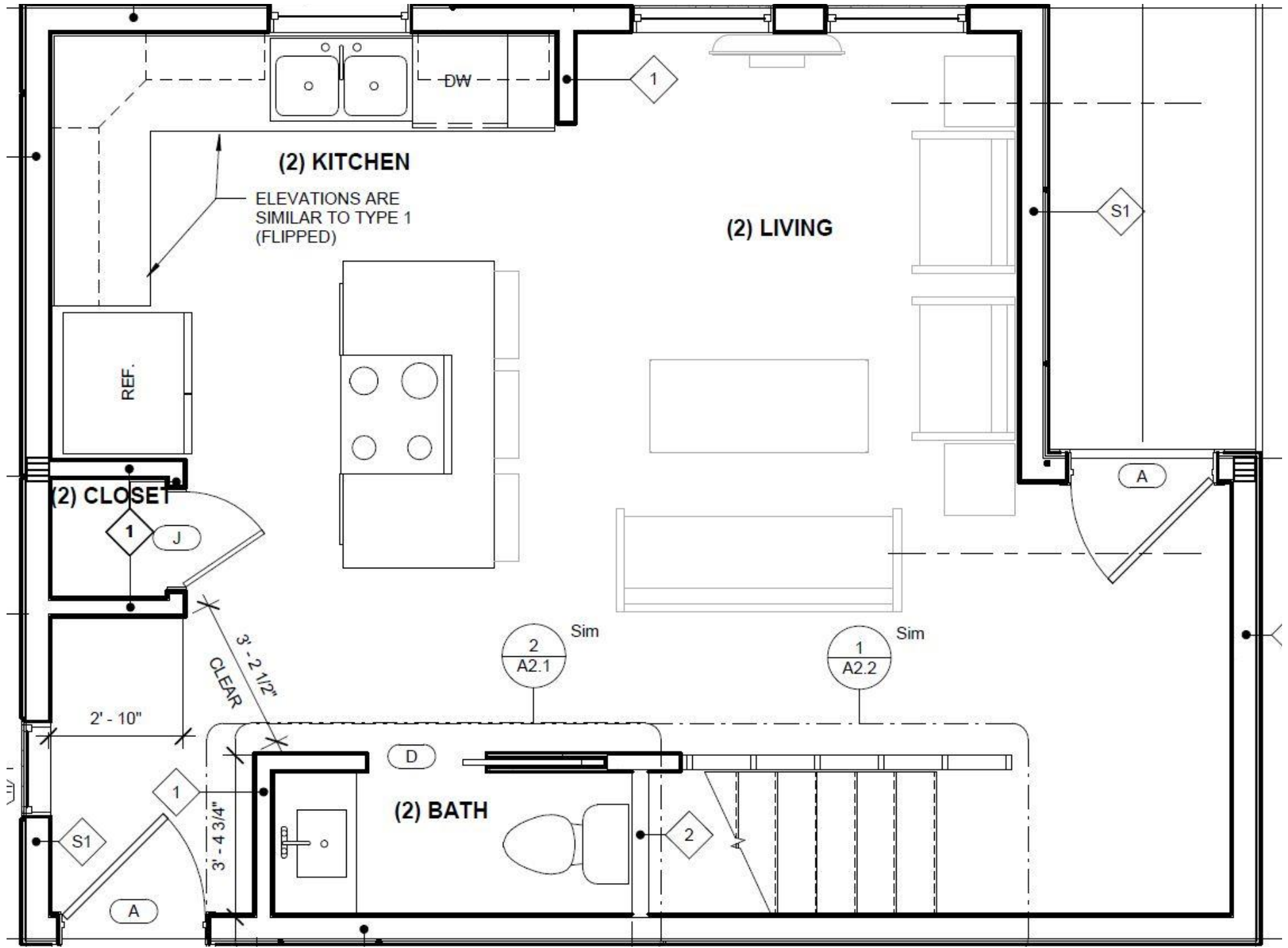
2nd Floor Plan A



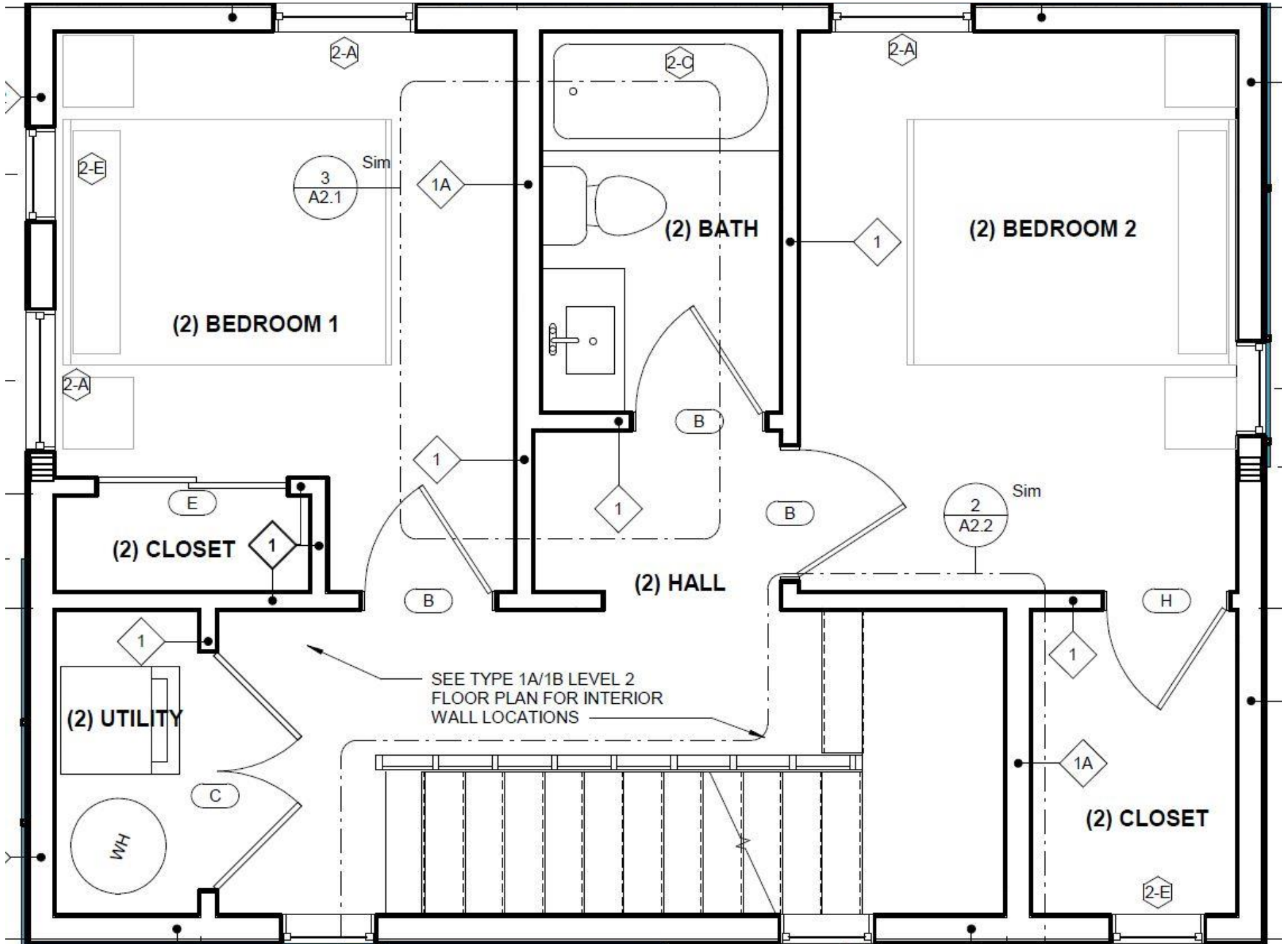
3rd Floor Plan A



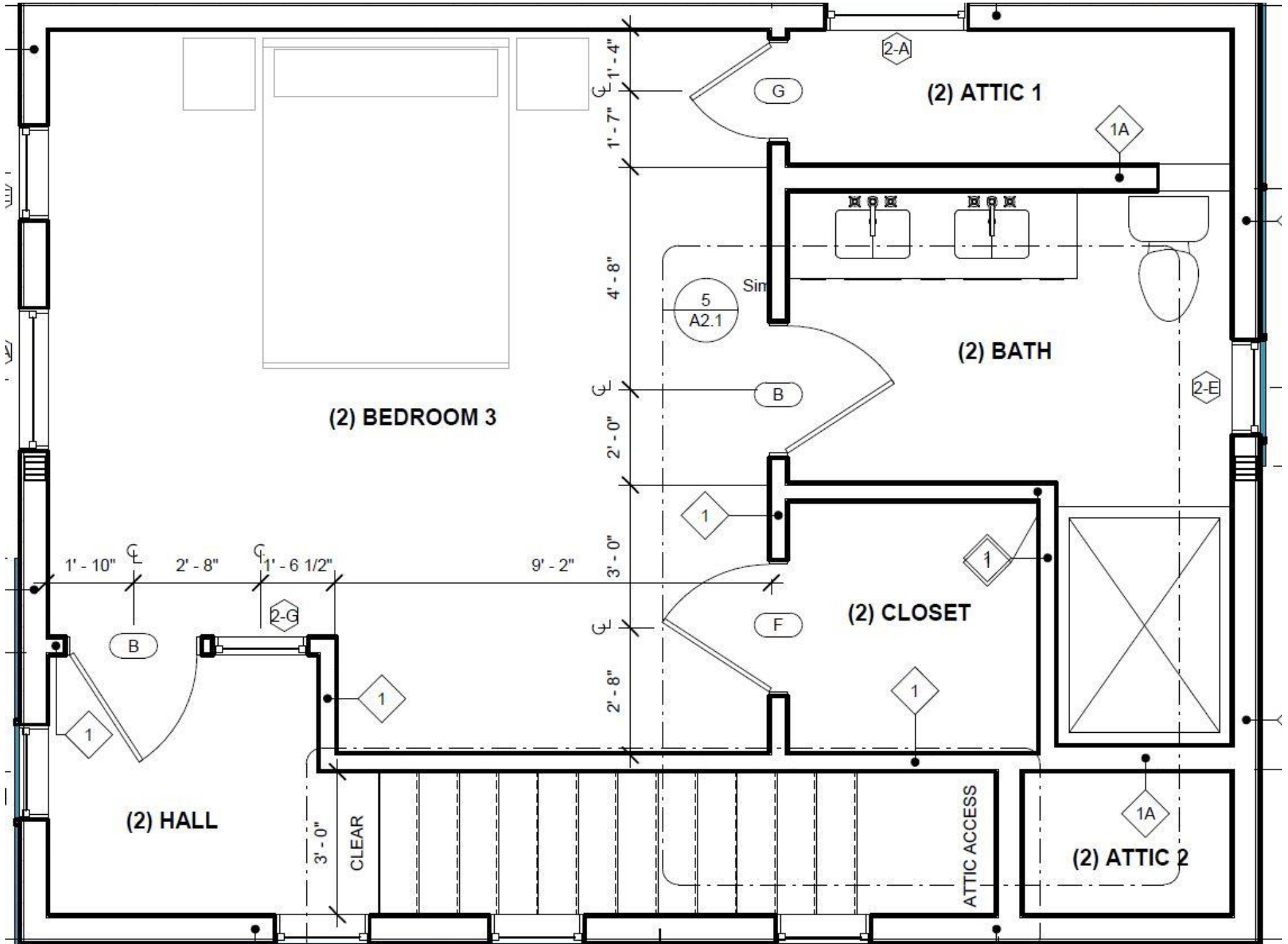
1st Floor Plan B



2nd Floor Plan B



3rd Floor Plan B



DEVELOPER:
 DIRECT CONTRACTING, INC.
 49 HAYWOOD ROAD
 ASHEVILLE, NC 28806
 PHONE: 828-242-0925
 CONTACT: MATT DYER

ENGINEER:
 RUSSELL DAVIS & ASSOCIATES, INC.
 137 WENDOVER ROAD
 ASHEVILLE, NC 28806
 PHONE: 828-423-0720
 CONTACT: RUSSELL DAVIS, PE

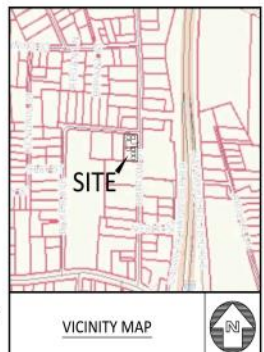
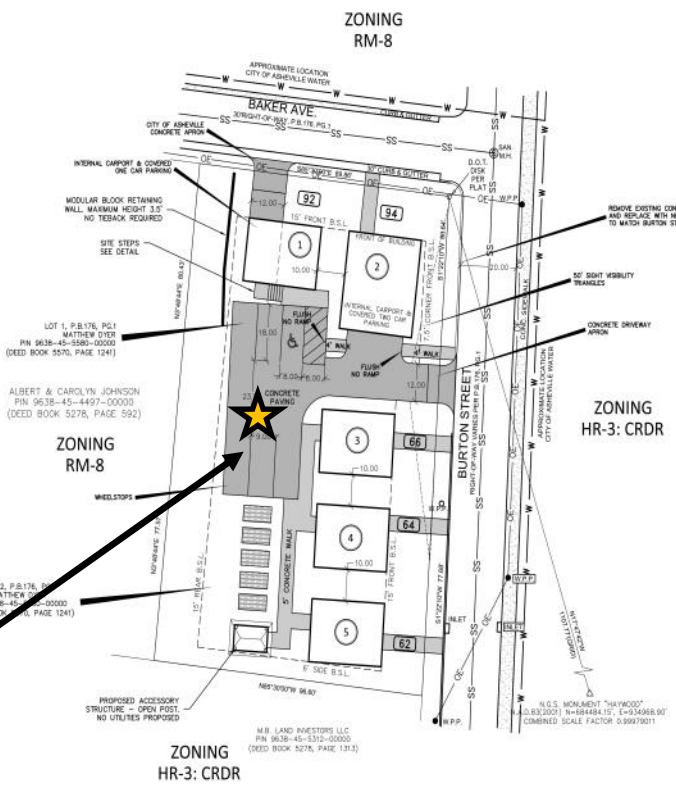
SURVEYOR:
 THOMAS MULLOY
 82 WHITE THORN DRIVE
 ALEXANDER, NC 28701
 PHONE: 828-337-2253
 CONTACT: THOMAS MULLOY, PLS

24 HR EMERGENCY CONTACT
MATTHEW DYER
(828) 216-8077

MSD PROJECT #2017200

66 STREET ADDRESS
3 LOT NUMBER

LOT NUMBER	STREET ADDRESS
1	92 BAKER AVENUE
2	94 BAKER AVENUE
3	66 BURTON STREET
4	64 BURTON STREET
5	62 BURTON STREET



DEVELOPMENT DATA BLOCK

LOCATION:
 WEST ASHEVILLE
 BAKER AVENUE
 ASHEVILLE, NC 28806

ZONING: RM-8

PIN NUMBER: 9638455580
 REFERENCE: DB 5278 ~ PG 592

SITE ACREAGE: 0.338 acres
 DISTURBED AREA: 12,480 sq. ft.
 0.29 acres

IMPERVIOUS COVER
 EXISTING = 0.00 acres
 PROPOSED = 0.16 acres (46.6%)

OPEN SPACE
 LESS THAN 8 UNITS
 NONE REQUIRED

5 HOMES PROPOSED
 5 PARKING SPACES + 1 HC

MAX. HEIGHT: 40'

FRONT B.S.L.: 15'
 CORNER B.S.L.: 7.5'
 SIDE B.S.L.: 6'
 REAR B.S.L.: 15'

SOIL TYPES:
 CuC, ToC, EXD

RUSSELL DAVIS & ASSOCIATES, INC.
 Civil Engineering Design

137 Wendover Road
 Asheville, NC 28806
 (828) 423-0720 tel
 www.russelldavispe.com



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 of the engineer and may not be reproduced, published or
 used in any way without the written permission of this engineer.

No.	Revision/Issue	Date
4	CITY COMMENTS	08-31-18
3	REVISED PARKING	07-31-18
2	CITY COMMENTS	11-10-17
1	CITY COMMENTS	10-13-17

BURTON STREET HOMES
 9638-45-5580
 CITY OF ASHEVILLE
 BUNCOMBE COUNTY
 NORTH CAROLINA

SITE-ZONING PLAN

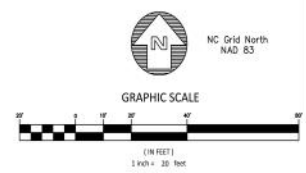
Project	D17014	Sheet	
DATE	08/29/2017	C3	
Scale	1" = 20'		

PARKING

Two Dedicated Spaces Per House

811 NORTH CAROLINA ONE CALL CENTER
 Call 811 or toll-free 800-832-4848 throughout North Carolina.

THE LOCATION OF UTILITIES ARE SHOWN FROM FIELD EVIDENCE.
 OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN.
 BEFORE CONSTRUCTION IT IS RECOMMENDED THAT A PRIVATE
 UTILITY LOCATOR INVESTIGATE ALL UNDERGROUND UTILITIES.





W Asheville Urban Cottages

Haywood Road

1

Burton Street
Community Center

2

standard pizza

3

Sunny Point Café

4

Organic
Mechanic

5

ZIA
TAQUERIA

6

DeSoto
lounge

7

SECOND
GEAR
Outdoor Consignment Store

8

King Daddy's
CHICKEN & WAFFLE

9

THE
ADMIRAL

10

OPEN 7 DAYS A WEEK
BATTLECAT
Coffee Bar
Asheville, NC

Neighboring Businesses



BattleCat Coffee Bar



Early Girl Eatery West



The Admiral Restaurant and Bar



Sunny Point Cafe



Asheville gentrification: When Pearson's Store was lost ?

Asheville Citizen-Times - Nov 4, 2016

I am with eight other people on a tour of the **Burton Street neighborhood** in West **Asheville**. The tour began at the **Burton Street** Community Center — once the segregated **Burton Street** School — made a stop at the site where the store once stood and concluded in the Peace Garden behind the school.



Buncombe looks to curb crime by investing in people ?

Asheville Citizen-Times - Feb 17, 2017

It has to include the plans of the Shiloh Community Center and the aspirations dug in the ground at the **Burton Street** Community Peace Gardens. In his hands, he holds a community plan created in 2010 with the help of the **Asheville** Design Center, the WNC Alliance and the **neighborhood** association.



Asheville celebrates seeds, science and trees for Earth Day ?

Asheville Citizen-Times - Apr 19, 2017

She encourages people to use the seed library at the **Burton Street** Community Center, to help preserve the world's diversity of seeds for food security as well as our heritage. "I would love for people to even consider seeds. We are surrounded by them but don't take the time to understand what they mean to ...



Asheville Citizen-T...

MountainTrue and Asheville Design Center to merge ?

Mountain Xpress (blog) - Sep 21, 2017

This work helped us establish our trajectory when MountainTrue and the ADC worked side by side on the I-26 Connector Project to push for a design that minimized the highway's footprint and its impacts on **Asheville's neighborhoods**, including **Burton Street**. ADC worked directly with affected communities ...



Local women's networking groups pay off in surprising ways ?

Mountain Xpress - Oct 15, 2017

GETTING TO KNOW YOU: Participants in a structured networking event hosted by the **Asheville Area** Chamber of Commerce's WomanUP initiative made ... Historical African-American communities like Southside, the East End, **Burton Street** and Shiloh experienced disruption as the result of urban renewal ...



We're not going anywhere: How a community garden rallied a ... ?

Mountain Xpress - May 29, 2014

If you walk through the **Burton Street neighborhood** in West **Asheville**, you'll find something that looks a little strange — a hillside covered in metal structures, piecemeal art installations ... This is the **Burton Street** Community Peace Garden, founded by husband and wife DeWayne Barton and Safi Mahaba.

Men's Journal

The Best Neighborhoods in America: Southeast

The Eccentric Throwback

WEST ASHEVILLE/ ASHEVILLE, NC

“ Just like downtown itself, there are side streets of attractive bungalows with deep front porches, and a single commercial strip, Haywood Road, where all the basics are within walking or cycling distance. Spots that would be considered unique and progressive in most cities of this size are a given in West Asheville, with its anchors being the Haywood Road Market health food co-op on the west end and the Appalachia School of Holistic Herbalism and its al fresco front-yard yoga studio on the east. Between the two, equip yourself for your first kayak lessons at Second Gear, where the French Broad stink is infused in the spray skirts. Or go for a tune-up at Pro Bikes, which caters to commuters as well as fat-tire freaks...most West Ashevilleians worship at the West End Bakery on Sunday mornings, before hitting the Lucky Otter for lunch. ”

Black Mountain News

Walkable West Asheville: A creative, affordable urban village

“ Casual and creative, funky and a little disorganized, West Asheville's got cachet...

The 28806, as some call it, is in essence, an urban village, historic in its origins, reclaimed by a new generation of entrepreneurs...

It's got a retro vibe, a throwback to the time when folks walked to the neighborhood barbershop. In West Asheville, you can do just that, and more...

As businesses thrive, people find more reason to move to West Asheville, where neighbors walk to the Pro-Bike shop, the West Asheville Yoga studio and the local Obit's DVD rental business. ”

The New York Times - Travel Section

In West Asheville, N.C., Bistros Mix With Tattoo Parlors

“...as Ashevilleians move to this side of the French Broad River to escape downtown's escalating rents and tourism, the area has become a blue-collar hybrid with yoga studios and bistros joining longtime establishments along the main drag, Haywood Road. ”

A Brief History of West Asheville

Located just west of downtown Asheville, across the French Broad River, West Asheville has long been known as a unique and robust community. With easy access to downtown Asheville and the River Arts District, as well as the beautiful mountain regions of western North Carolina, West Asheville appeals to a diverse mix of businesses, residents, and visitors.

West Asheville is a vibrant, walkable community. The neighborhood's distinctly bohemian character is enhanced by its blend of cottage-style homes, historic buildings, modern businesses, and variety of funky restaurants and shops. Over the past decade, West Asheville has experienced an upsurge of investment, which has contributed to the renovation of many older and historic buildings, as well as the introduction of new development. The majority of this growth and re-development has occurred along the Haywood Road corridor.

Haywood Road has been the main street in this thriving neighborhood since the late 1800s. Originally part of the Western Turnpike, Haywood Road was once the only way to get from Asheville to the western part of the state, Haywood County, and, eventually, the Great Smoky Mountains National Park.

In 1885, Edwin Carrier began developing Haywood Road, doing business as the West Asheville Improvement Company. At that time, West Asheville was primarily woods, fields, and sparsely developed farms. Soon after Haywood Road was built, Carrier began to subdivide the land surrounding the main street into individual lots and he named many of the West Asheville streets we know today. To encourage economic growth in the community, Carrier constructed two-story brick buildings along the busy Haywood Road corridor. Several of these original structures still exist.

After electric service was extended to West Asheville in 1910, trolley cars serviced the entire length of Haywood Road. In 1914, Haywood Road was paved, and by 1930 the population of West Asheville had grown to over 2,000 people. At that time, Haywood Road looked much the same as it does today. By the early 1930s, more people began to drive cars, and the trolley service had its last run in 1934.

The Smoky Park Bridge was built in 1950, connecting West Asheville to downtown and making travel to and from Asheville more accessible. Following the construction of the Crosstown Expressway in 1960, Patton Avenue became the primary route west from Asheville. Although no longer a major conduit of westward travel, Haywood Road remained the busy and thriving main street of West Asheville, as it is today.

West Asheville has maintained its small, hometown character and unique flavor over the years. The diverse assortment of businesses, shops, and restaurants along Haywood Road helps to create a distinct and thriving community with broad appeal. It continues to attract new and innovative business start-ups and, at the same time, remains an ideal location for the area's established businesses.

Haywood Road has an eclectic and unique charm, making it an increasingly rare place in which to live, work, and play.