

ASHEVILLE REGIONAL AIRPORT

non-aeronautical land plan | vision book | 2.5.2021



The diagrams and drawings contained herein represent potential future development opportunities and are subject to change. Further study is required to determine all potential development constraints, tenant needs, infrastructure requirements and life safety concerns.

PREPARED FOR:
GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY



PREPARED BY:

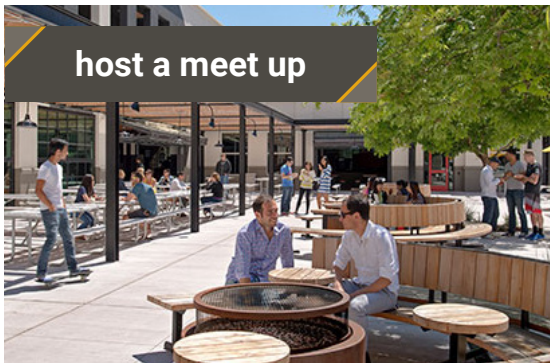
LandDesign.
CREATING PLACES
THAT MATTER.



exercise and unwind



find focus outside



host a meet up



industrial details



innovate with like minds

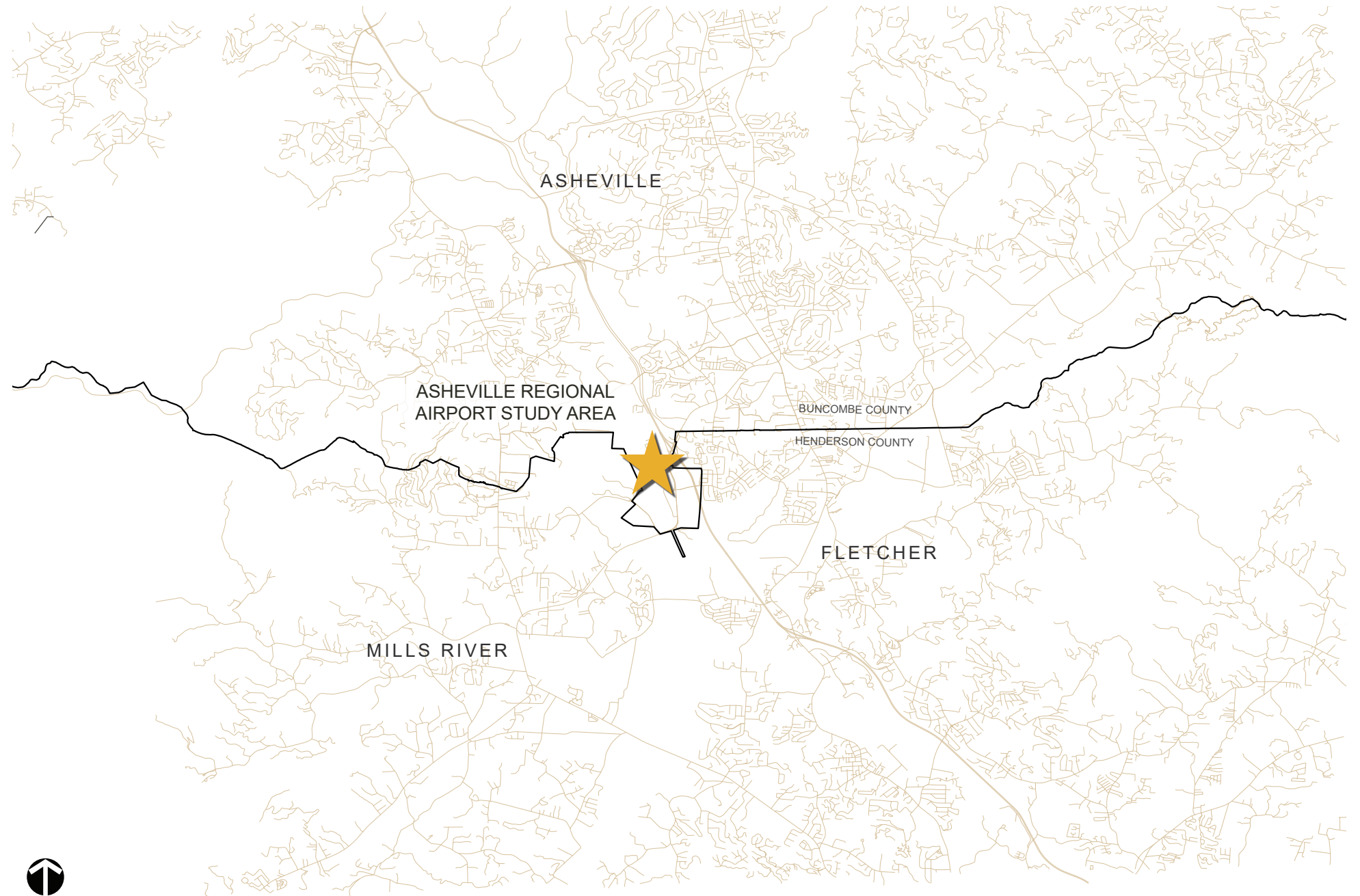
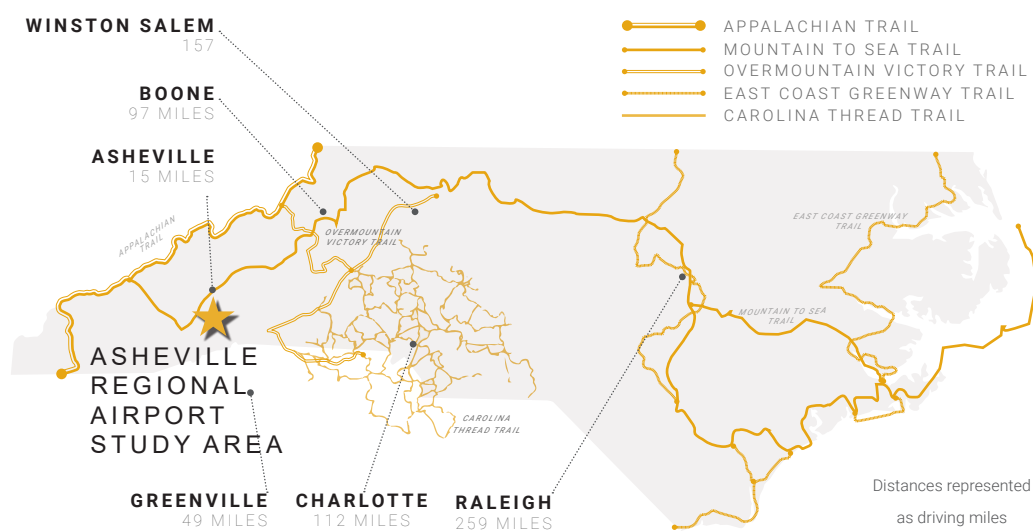


take a break and recharge

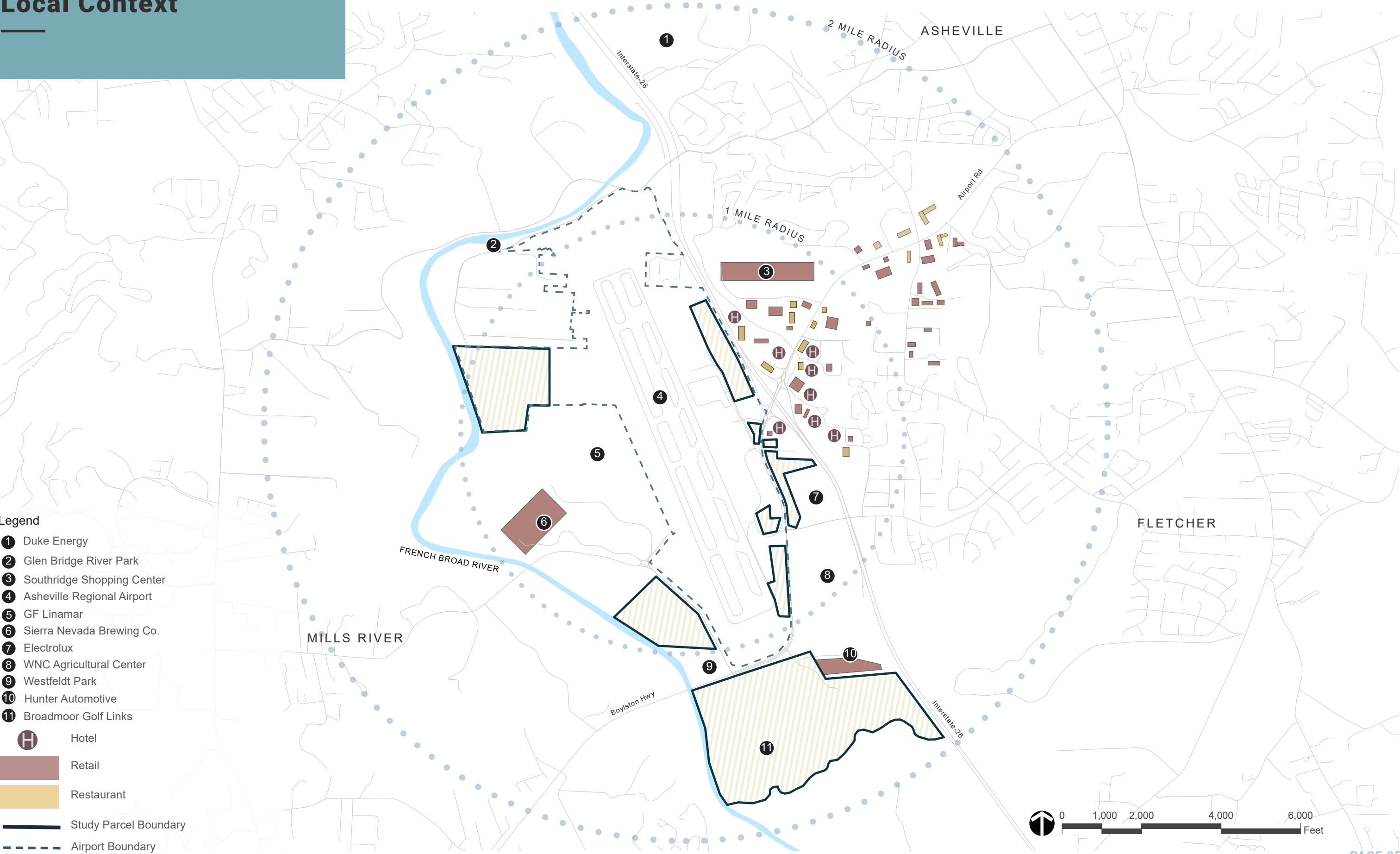


collaborate with peers

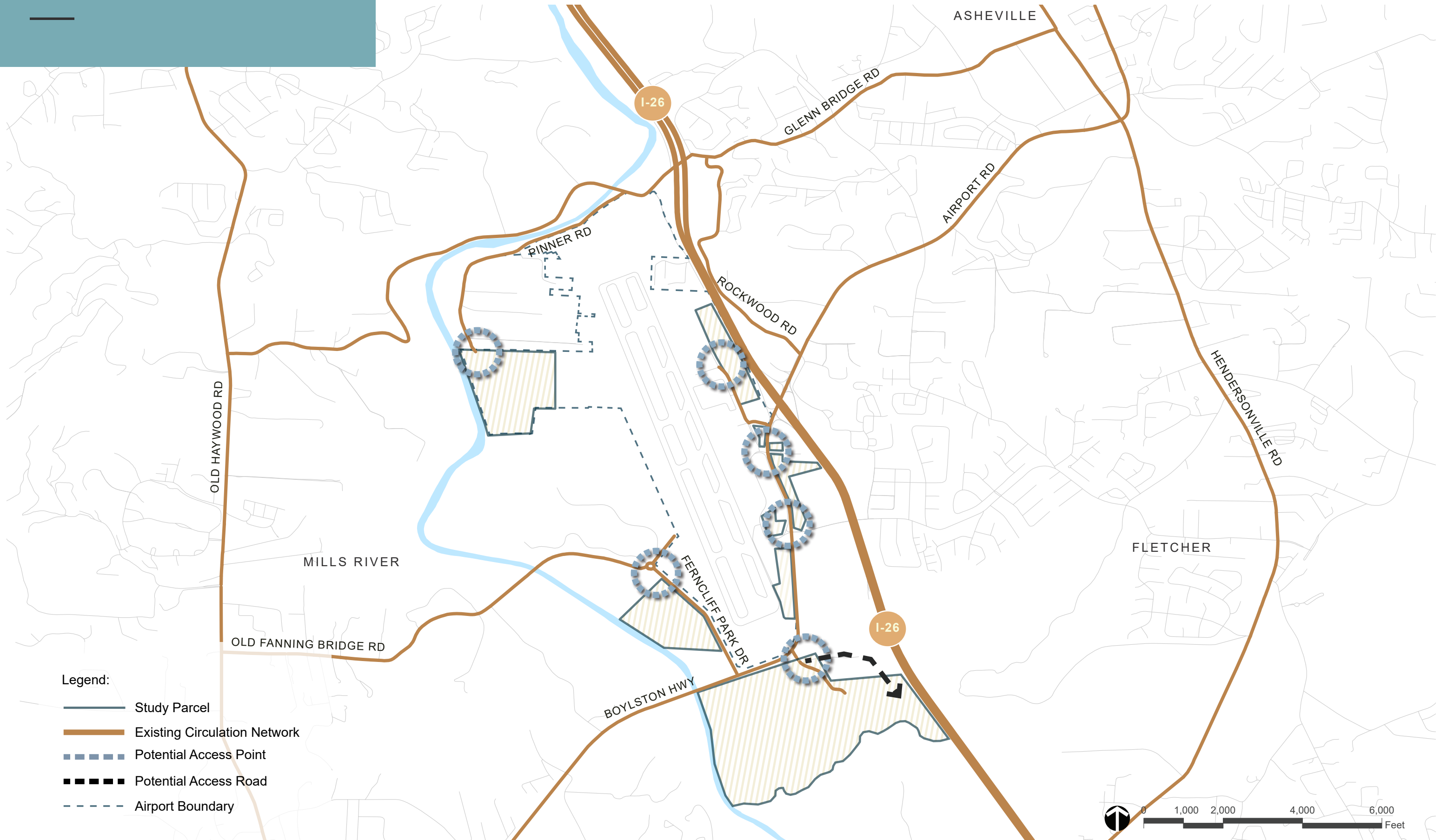
Regional Context



Local Context



Circulation



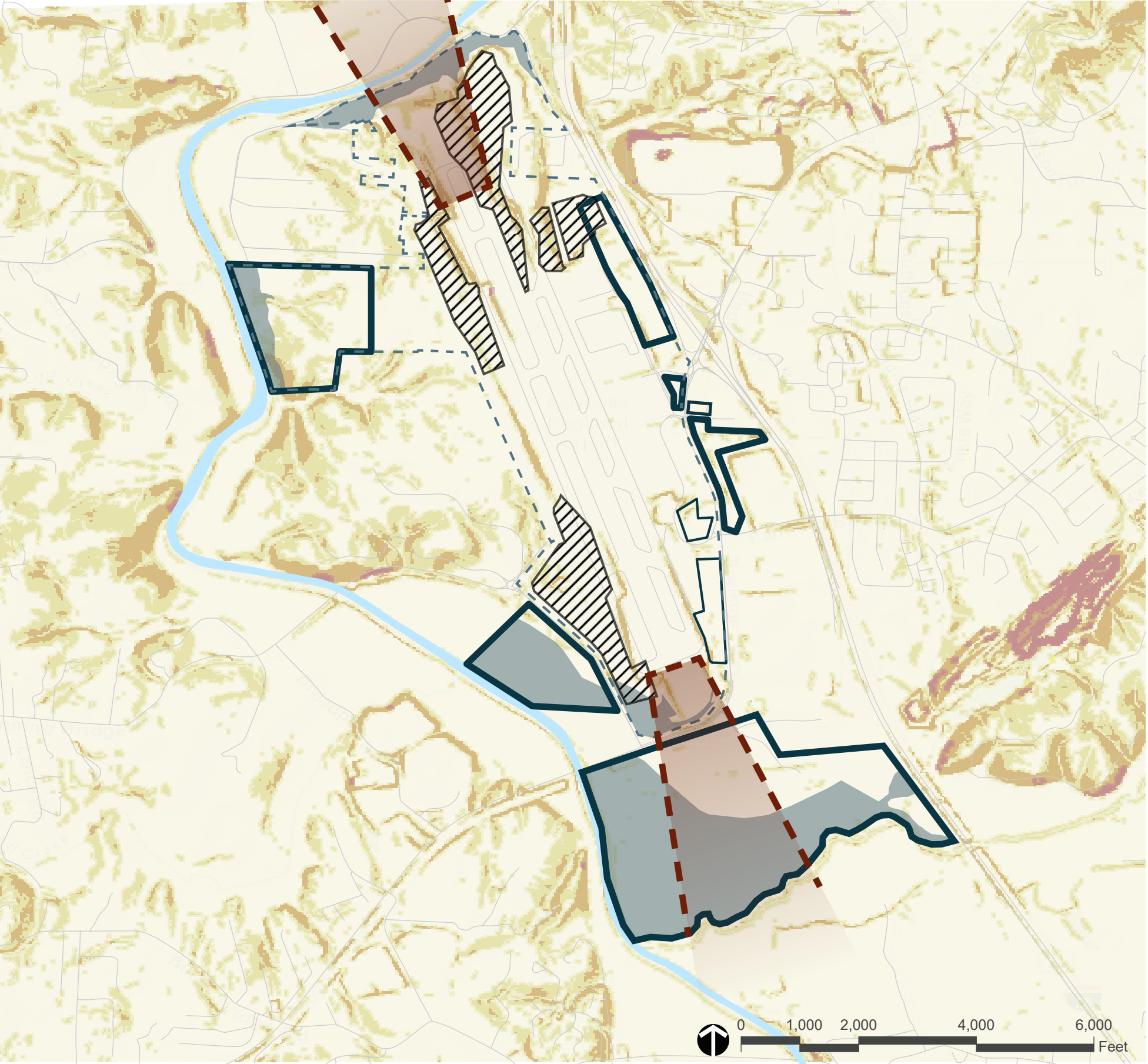
Site Considerations

Legend

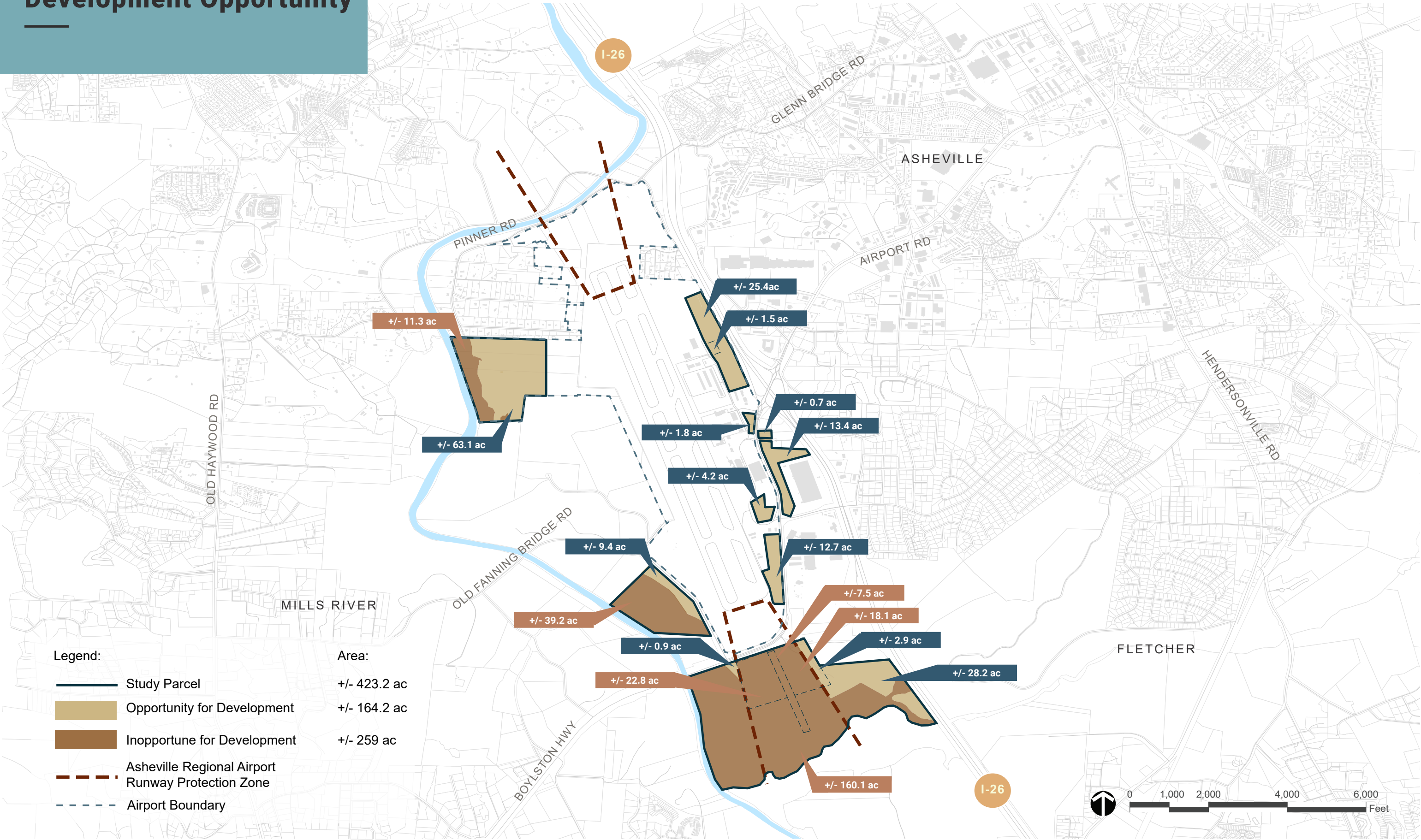
- Coal Ash
- Hazardous Flood Zone

Slope

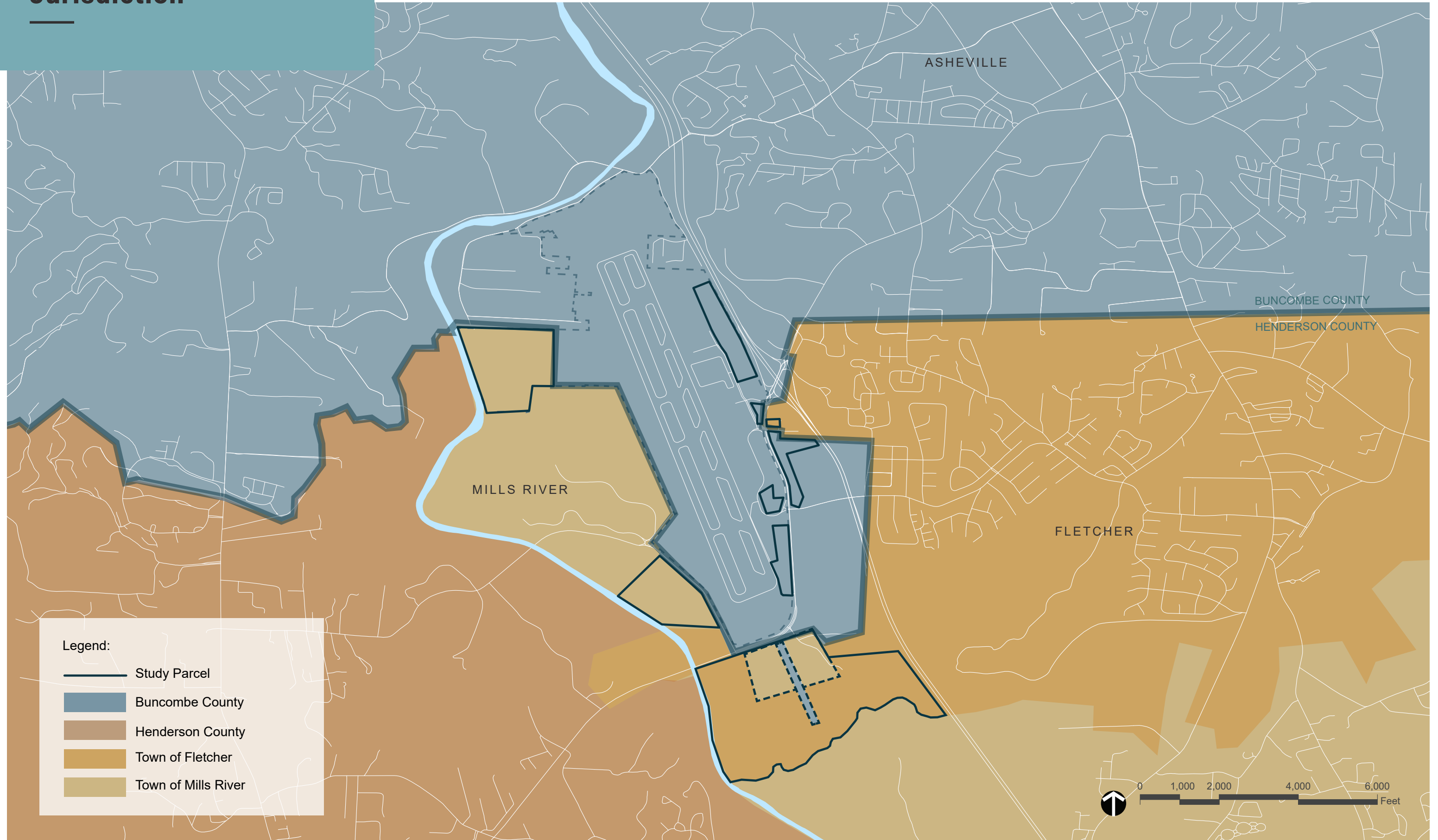
- 0-16%
- 16-25%
- 25-60%
- > 60%
- Asheville Regional Airport Runway Protection Zone (Non Developable Area)
- Airport Boundary



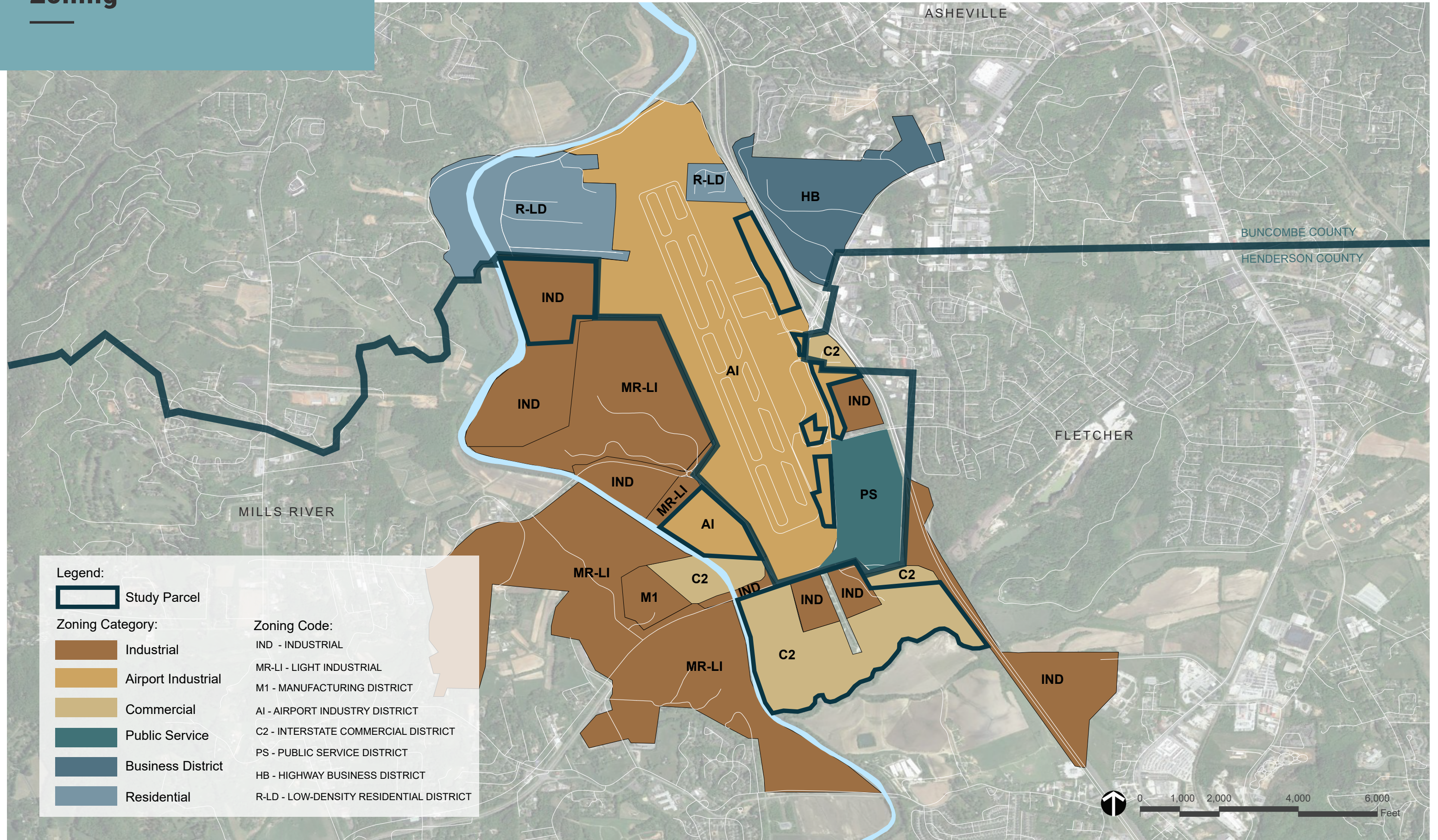
Development Opportunity



Jurisdiction



Zoning



Stakeholder Input

As part of the due diligence process, several meetings have been held with stakeholder entities to better understand the local context, needs, and future plans. Several themes have emerged.

growth

- Preserve and maintain land for industrial, distribution, and manufacturing that aid in economic development
- Increase opportunities for multi-modal transportation advancements at and near the airport

connection

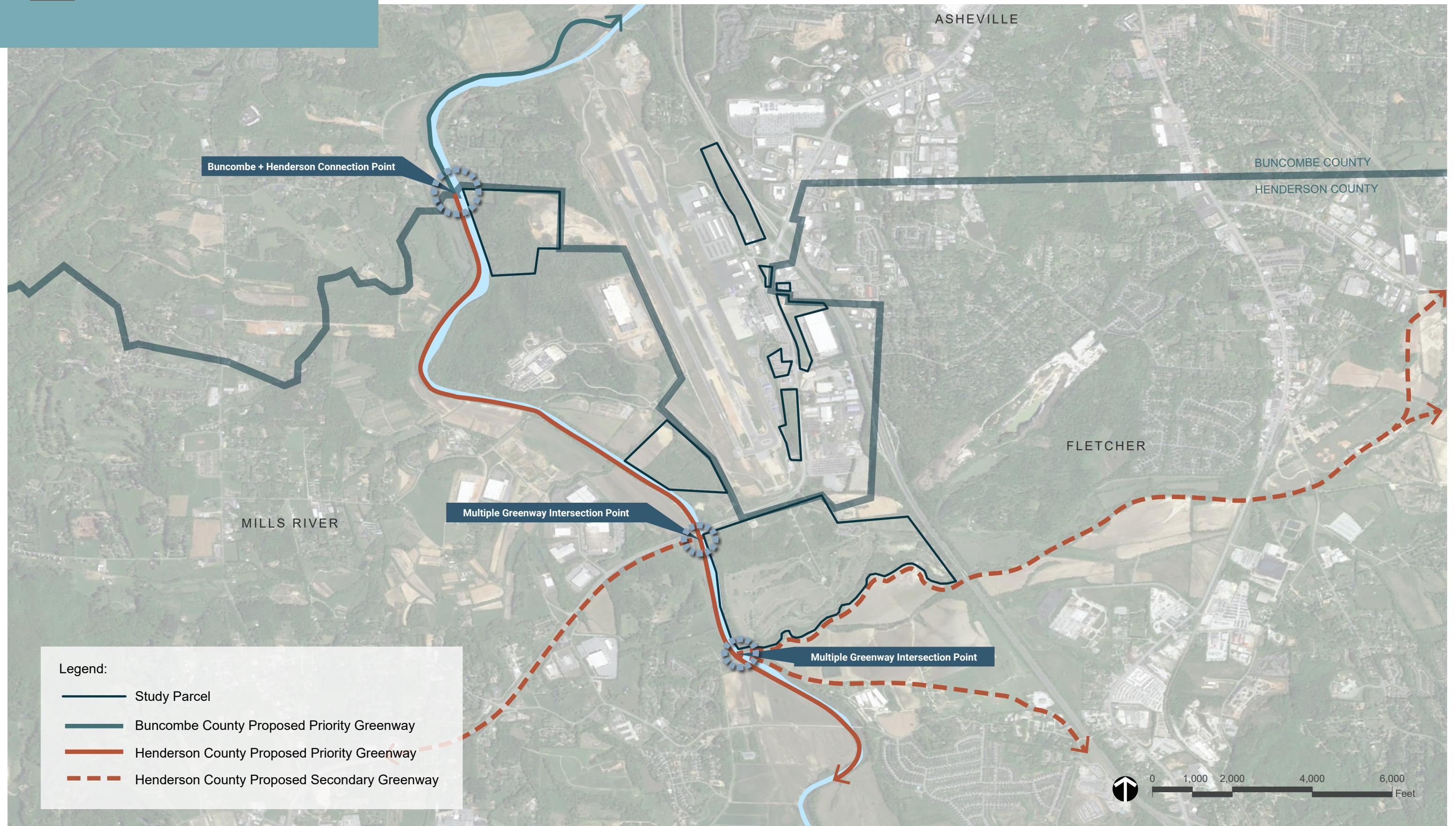
- Create or assist in infrastructure for shuttle service that runs between airport and downtown Asheville
- Connect the two neighboring counties via Henderson county's proposed greenway trail system

amenity

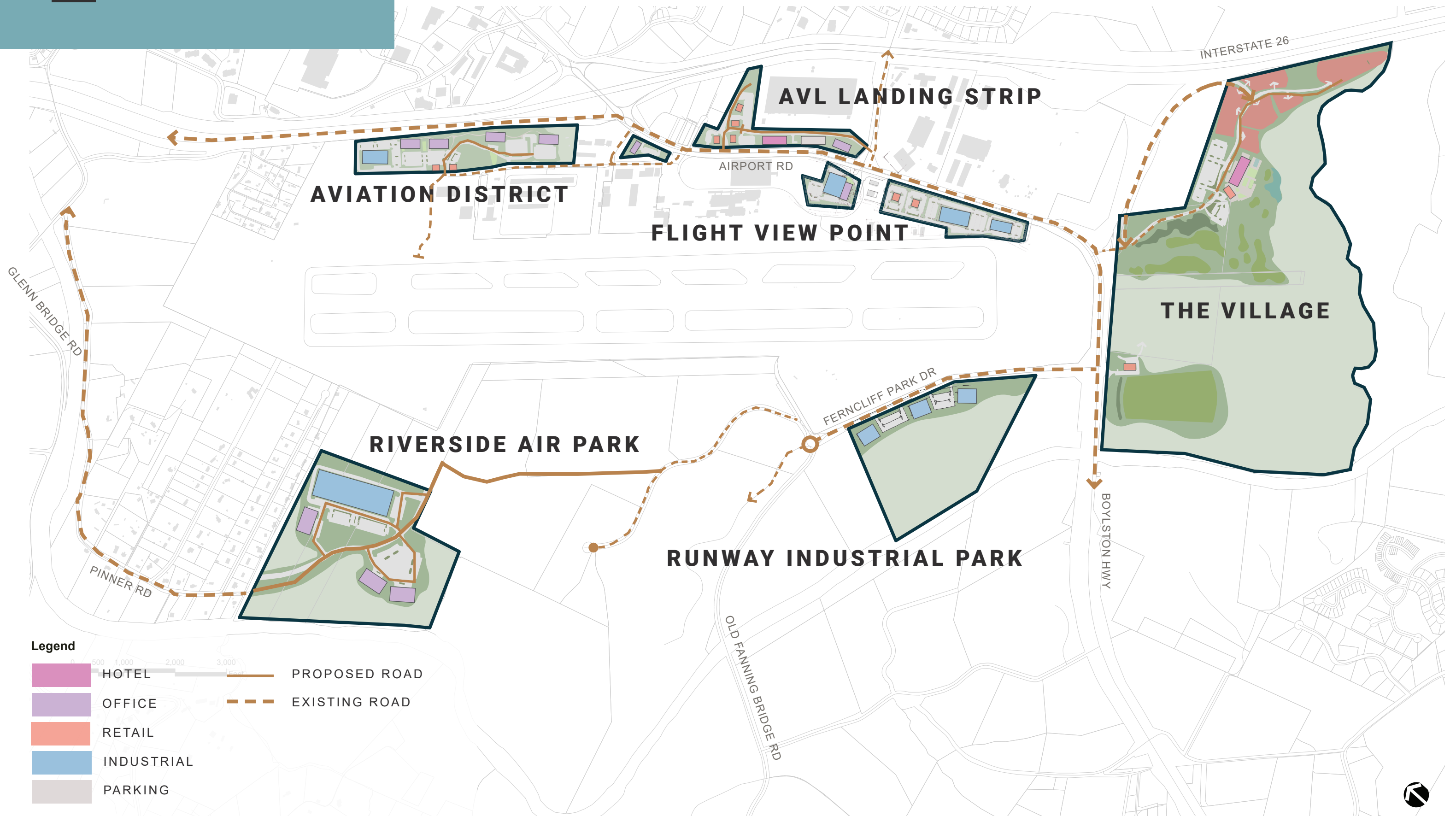
- Retain and/or enhance broadmoor golf links course
- Enhance nearby hotel amenities by incorporating a new resort-style hotel with state of the art event center and meeting space
- Connect to and expand westfeldt park and the adjacent parcel across the river



Greenway Connection Opportunities

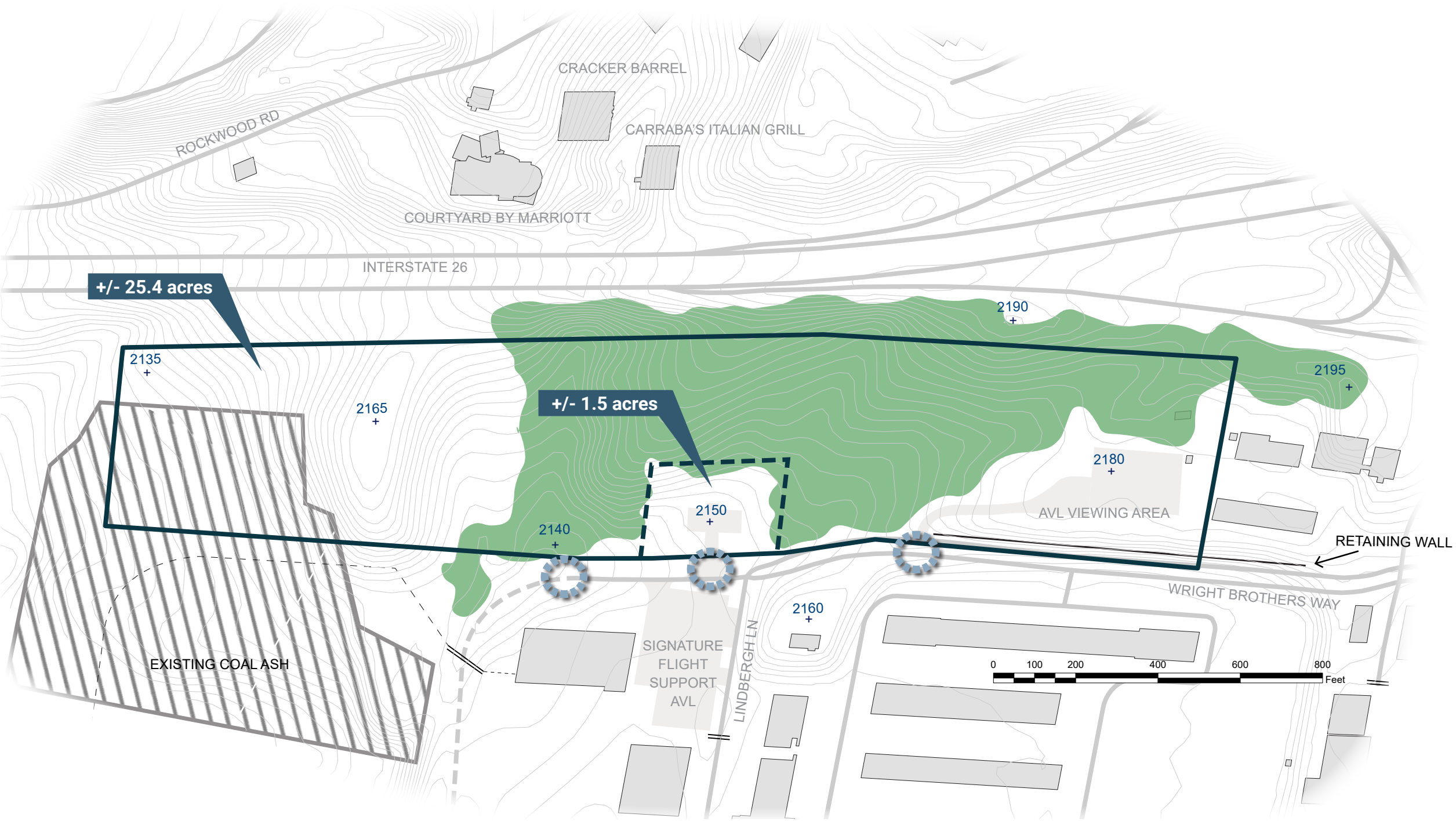


Overall Diagram



Aviation District

The Aviation District offers some of the broadest land available for development immediately adjacent to the airport. The site has excellent access available from Wright Brothers Way and potential highway visibility from Interstate 26. Existing topography will require significant earthwork for most future uses and will need to be coordinated with the limits of the coal ash deposits.

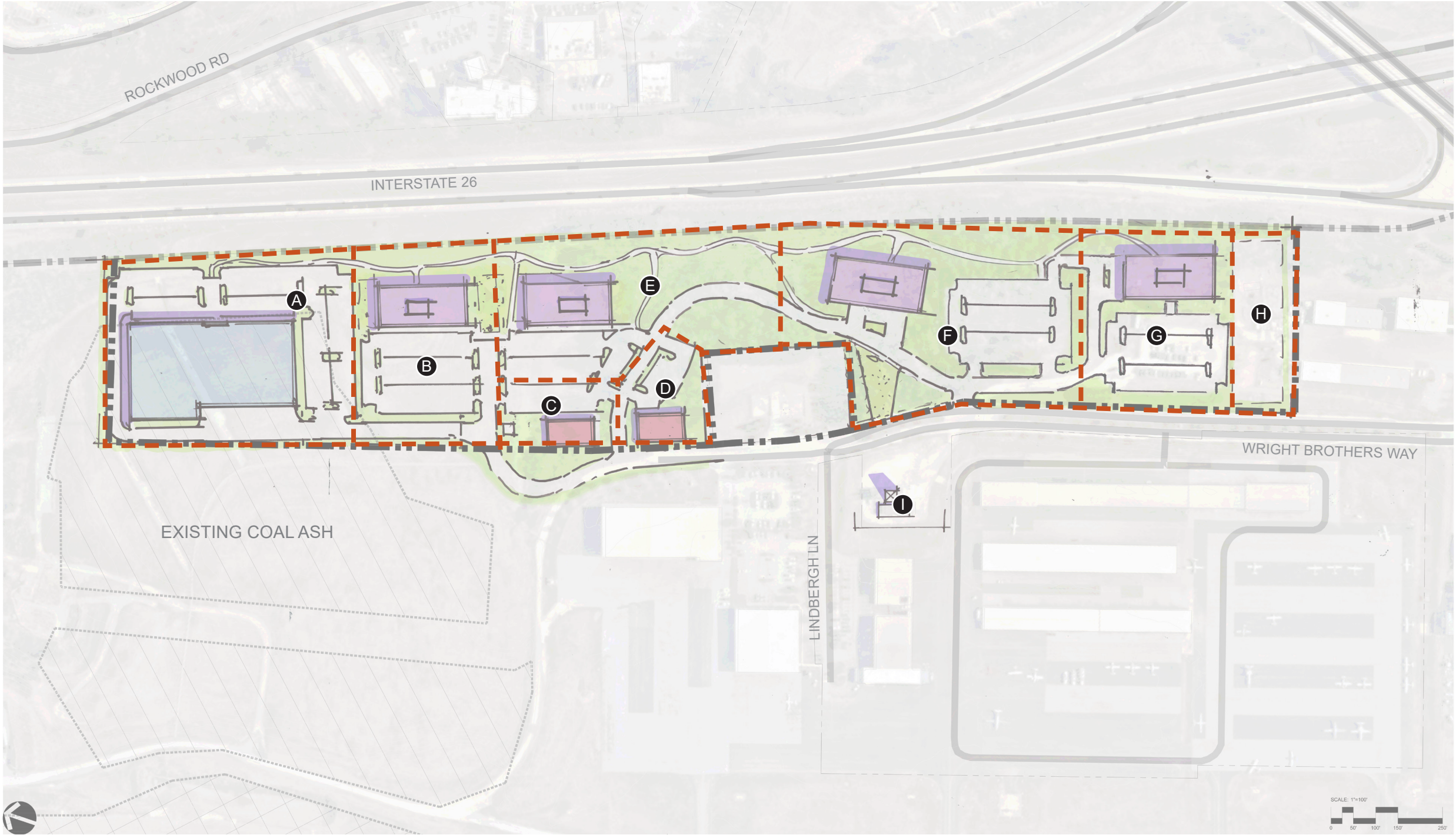


Legend		Total Acreage
	Study Parcel	+/- 26.9
	Internal Parcel	+/- 1.5
	Vegetative Cover	
	Potential Access Point	
	Approximate Point of Elevation	



Aviation District

Local and world-renowned industry is booming in the District! Here, you will find development and collaborative opportunities across multiple industrial, business, and commercial sectors. Green space, courtyards, and a trail network provide amenity space for those that work in the West Core, as well as those passing through. Flexibility is key here, with options for specialized industrial uses, commercial space and office space all in one location. Enjoy where you work, work where you enjoy!



TOTAL DEVELOPABLE ACRES:
+/-25.4

Legend

Potential Parcel Boundary

Proposed Use:	Area:
A Industrial:	+/- 5.5 ac
Building Floor Plate:	+/- 75,000 sf
B Office:	+/- 3 ac
Building Floor Plate:	+/- 18,000 sf
C Office:	+/- 4 ac
Building Floor Plate:	+/- 18,000 sf
D Commercial:	+/- 0.5 ac
Building Floor Plate:	+/- 6,000 sf
E Commercial:	+/- 0.5 ac
Building Floor Plate:	+/- 6,000 sf
F Office:	+/- 6 ac
Building Floor Plate:	+/- 25,000 sf
G Office:	+/- 3 ac
Building Floor Plate:	+/- 25,000 sf
H Maintenance Expansion	+/- 1 ac
I Existing FAA Radar Site	



Aviation District Alternate



TOTAL DEVELOPABLE ACRES:
+/-26.9

Legend

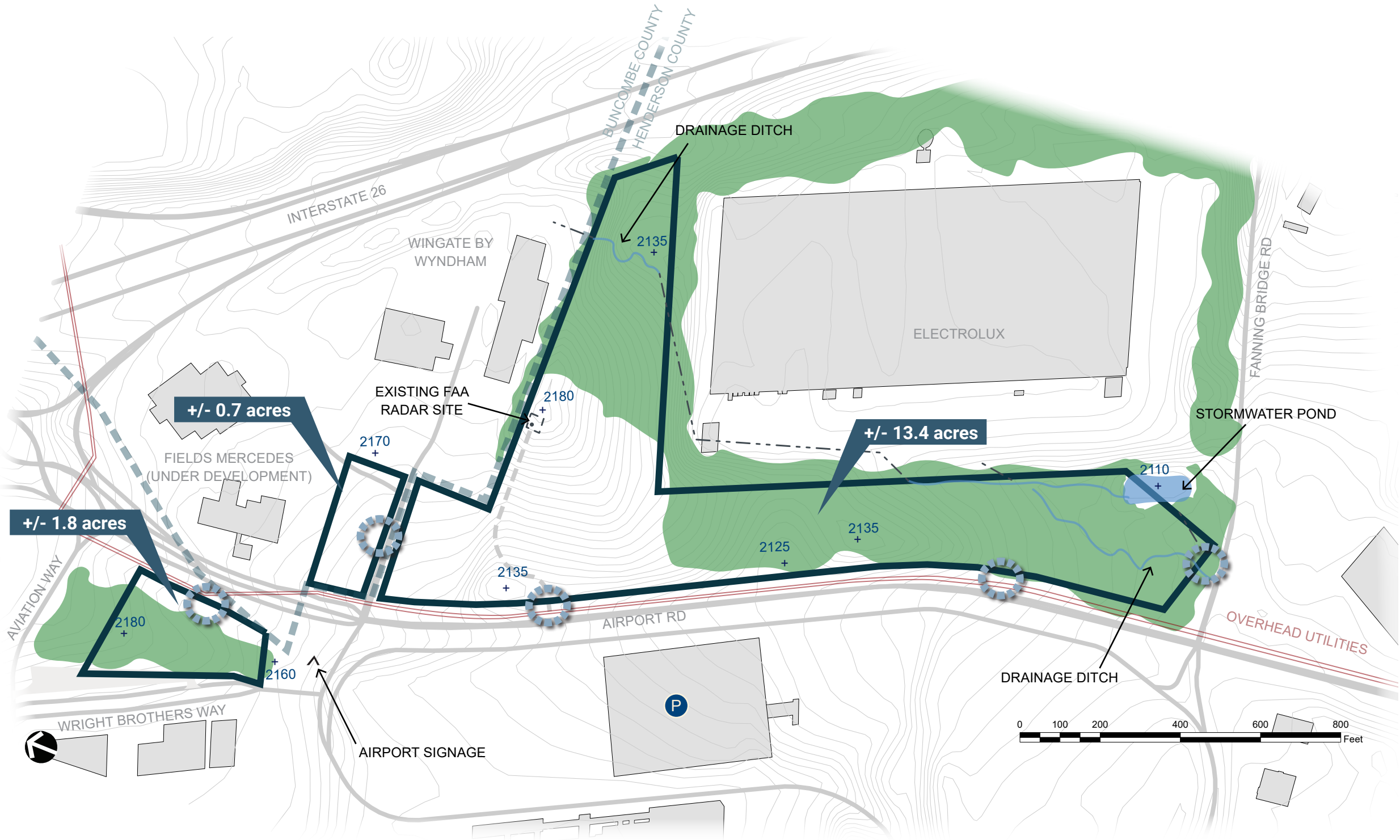
Potential Parcel Boundary

Proposed Use:	Area:
A Industrial:	+/- 5.5 ac
Building Floor Plate:	+/- 75,000 sf
B Office:	+/- 3 ac
Building Floor Plate:	+/- 18,000 sf
C Office:	+/- 2 ac
Building Floor Plate:	+/- 18,000 sf
D Commercial:	+/- 0.5 ac
Building Floor Plate:	+/- 6,000 sf
E Commercial:	+/- 2 ac
Building Floor Plate:	+/- 6,000 sf
F Industrial:	+/- 4 ac
Building Floor Plate:	+/- 70,000 sf
G Office:	+/- 4 ac
Building Floor Plate:	+/- 25,000 sf
H Office:	+/- 3 ac
Building Floor Plate:	+/- 25,000 sf
I Maintenance Expansion	+/- 1 ac
J Existing FAA Radar Site	



AVL Landing Strip

The Landing Strip offers prime frontage along the east side of Airport Road with easy access to the airport and adjacent Interstate 26. Given the narrow nature of the site and its strong topography, much of the land is better suited to smaller users which can adapt to the changing elevations. An existing FAA radar site will need to be accommodated and drainage improvements will be required on both the eastern and southern corners.



Legend

Study Parcel

Vegetative Cover

Potential Access Point

P

Existing Parking Garage

+

Approximate Point of Elevation

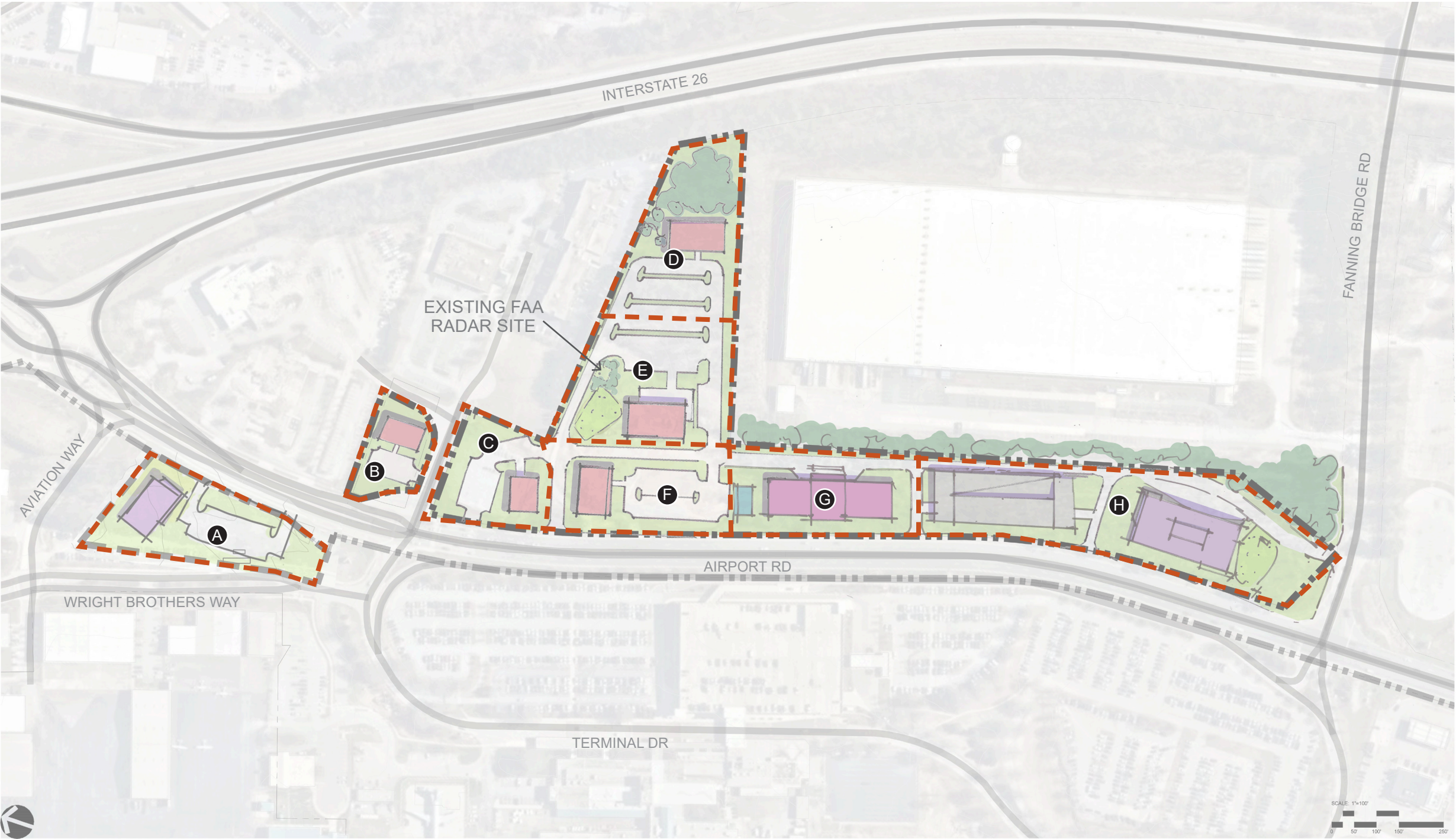
Total Acreage

+/- 15.9 ac



AVL Landing Strip

Whatever you need when you land, we have it! Anchored by a signature hotel, the Landing strip offers a multitude of opportunities for local professional services, small-scale retail, even co-working spaces all with easy access to the interstate and airport. Whether you're visiting for the day or coming home, we have what you need.



TOTAL DEVELOPABLE ACRES:
+/-15.9

Legend

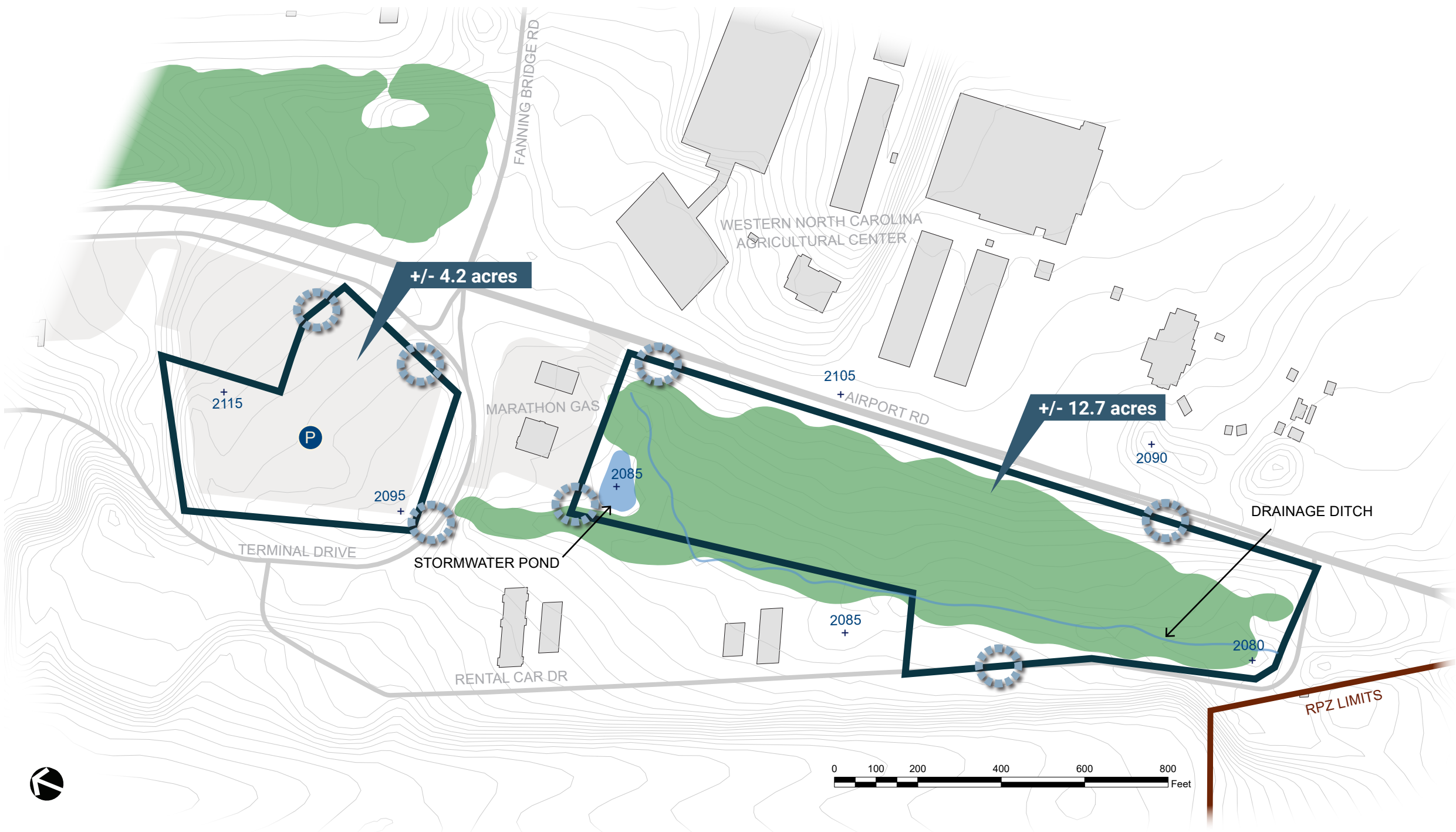
Potential Parcel Boundary

Proposed Use:	Area:
A Office:	+/- 1.5 ac
Building Floor Plate:	+/- 10,000 sf
B Commercial:	+/- 0.5 ac
Building Floor Plate:	+/- 4,500 sf
C Commercial:	+/- 1 ac
Building Floor Plate:	+/- 4,500 sf
D Commercial:	+/- 2.5 ac
Building Floor Plate:	+/- 8,000 sf
E Commercial:	+/- 2 ac
Building Floor Plate:	+/- 9,500 sf
F Commercial:	+/- 1.5 ac
Building Floor Plate:	+/- 7,500 sf
G 125+ Key Hotel:	+/- 1.5 ac
H Office:	+/- 4 ac
Building Floor Plate:	+/- 25,000 sf



Flight View Point

Flight View Point is characterized by gently sloping topography and excellent access to the airport and adjacent Agricultural center. The northern parcel is currently a parking lot, offering ready access and availability for construction. The southern parcel is currently wooded and future development will need to coordinate drainage with the adjacent properties. This land offers excellent opportunities for specialized manufacturing and other large-scale users.



Legend

Study Parcel

Vegetative Cover

Potential Access Point

P

Existing Parking Lot

+

Approximate Point of Elevation

Total Acreage

+/- 16.9 ac



Flight View Point

All work and no play is not the problem at Flight View Point! the industrial, office and commercial uses provide a complementary mix that has this area humming with activity day and night. The restaurants are well patronized by the nearby workers during the week, but wait times can get long on event days at the Agricultural center across the street.



TOTAL DEVELOPABLE ACRES:
+/-16.9

Legend

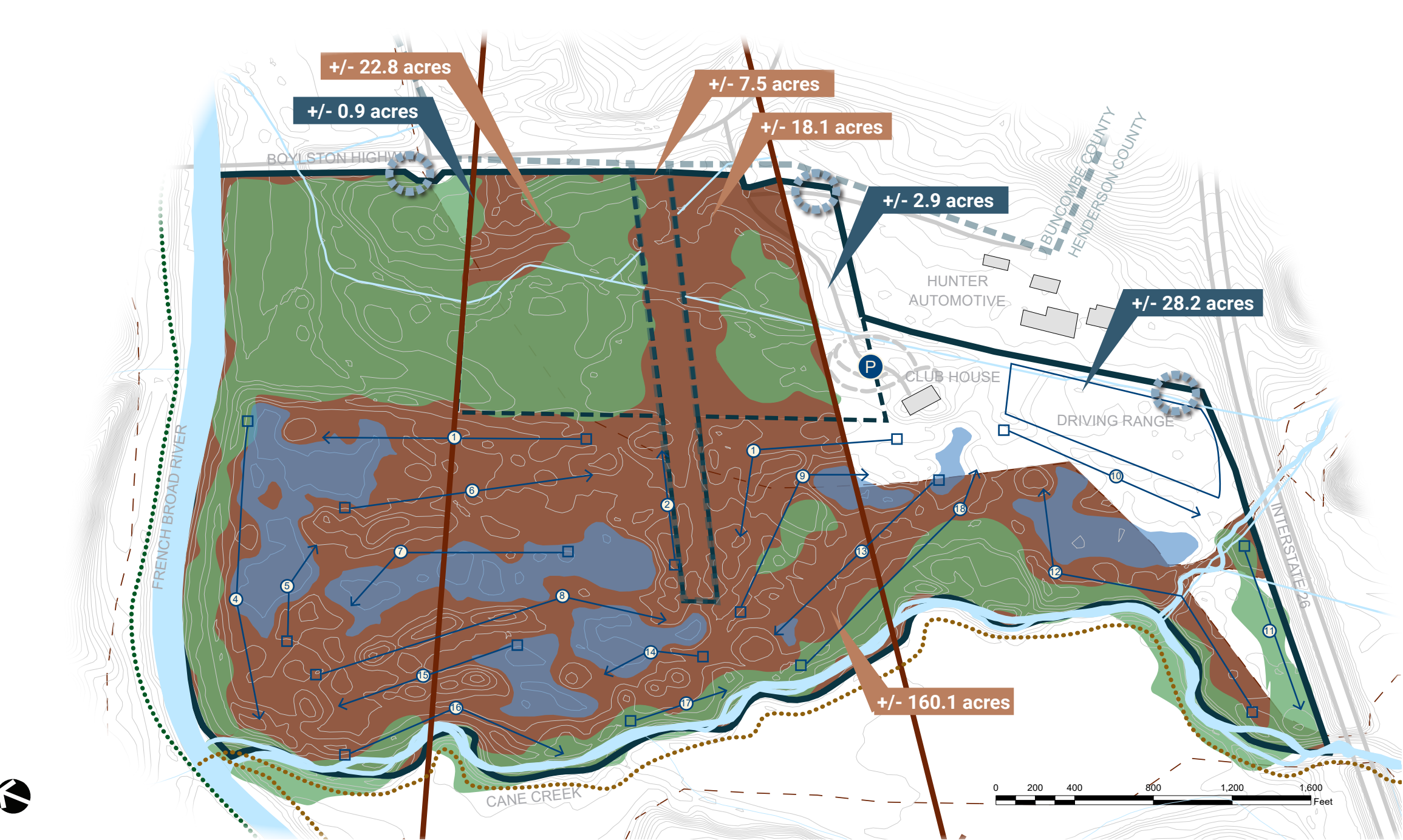
Potential Parcel Boundary

Proposed Use:	Area:
A Industrial/Office:	+/- 4 ac
Industrial Floor Plate:	+/- 45,500 sf
Office Floor Plate:	+/- 18,000 sf
B Commercial:	+/- 1.5 ac
Building Floor Plate:	+/- 6,500 sf
C Commercial:	+/- 1.5 ac
Building Floor Plate:	+/- 6,500 sf
D Industrial:	+/- 5.5 ac
Building Floor Plate:	+/- 65,000 sf
E Industrial:	+/- 2 ac
Building Floor Plate:	+/- 25,500 sf



The Village

The Village offers a rare opportunity for expansive land development in a pristine setting immediately adjacent to the airport and all of its offerings. With an existing 18-hole golf course designed by the renowned Karl Litten, the lands offer prime opportunity for recreational and leisure-related development. In order to unlock the full potential, a flood study and CLOM-R process, or Conditional Letter of Map Revision, will be required along with the relocation of three golf holes and the driving range. In addition, any development will likely be subject to review by the FAA due to the proximity of the lands to the flight path of the airport.

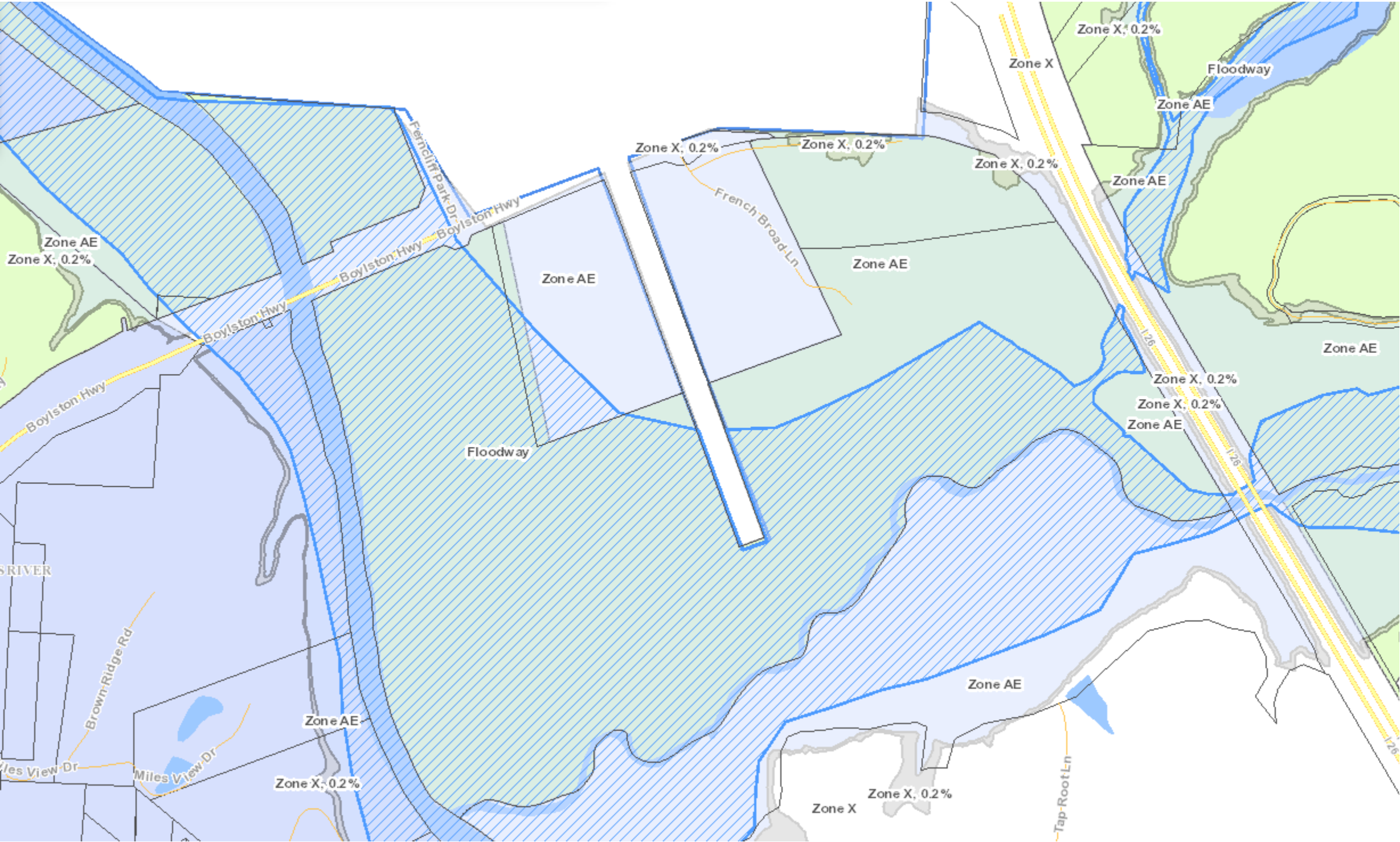


Legend		Total Acreage
	Study Parcel	+/- 240.4 ac
	Internal Parcel	+/- 51.3 ac
	Non-Developable	+/- 208.5
	Vegetative Cover	
	Pond	
	Flood Hazard Zone	
	Streams	
	Existing Golf Course	
	Proposed Priority Greenway	
	Proposed Secondary Greenway	
	Potential Access Point	



The Village

The Greater Asheville Regional Airport Authority engaged AVCON Inc. to conduct a preliminary review of site drainage and floodway / floodplain along the property. Initial findings indicate that much of the floodplain, and even some of the floodway may be available for development use pending further study and permitting. The entire property lies within the floodplain resulting in all development requiring coordination with the Town of Fletcher, Henderson County and FEMA as deemed appropriate for floodplain review. The map below shows the existing floodplain and floodway conditions as depicted by Henderson County GIS records.



The Village - Phase 1

The Village offers resort style amenities and lively entertainment - a place to stay and a place to play. An 18 hole golf course, driving range, and pro shop attract golfers of all abilities - those seeking to strengthen their short game or form lasting business relationships. The brand new conference center and event lawn offers space to collaborate, congregate, and celebrate. Whatever reason brings you to the Village, you will find twice as many reasons to stay!

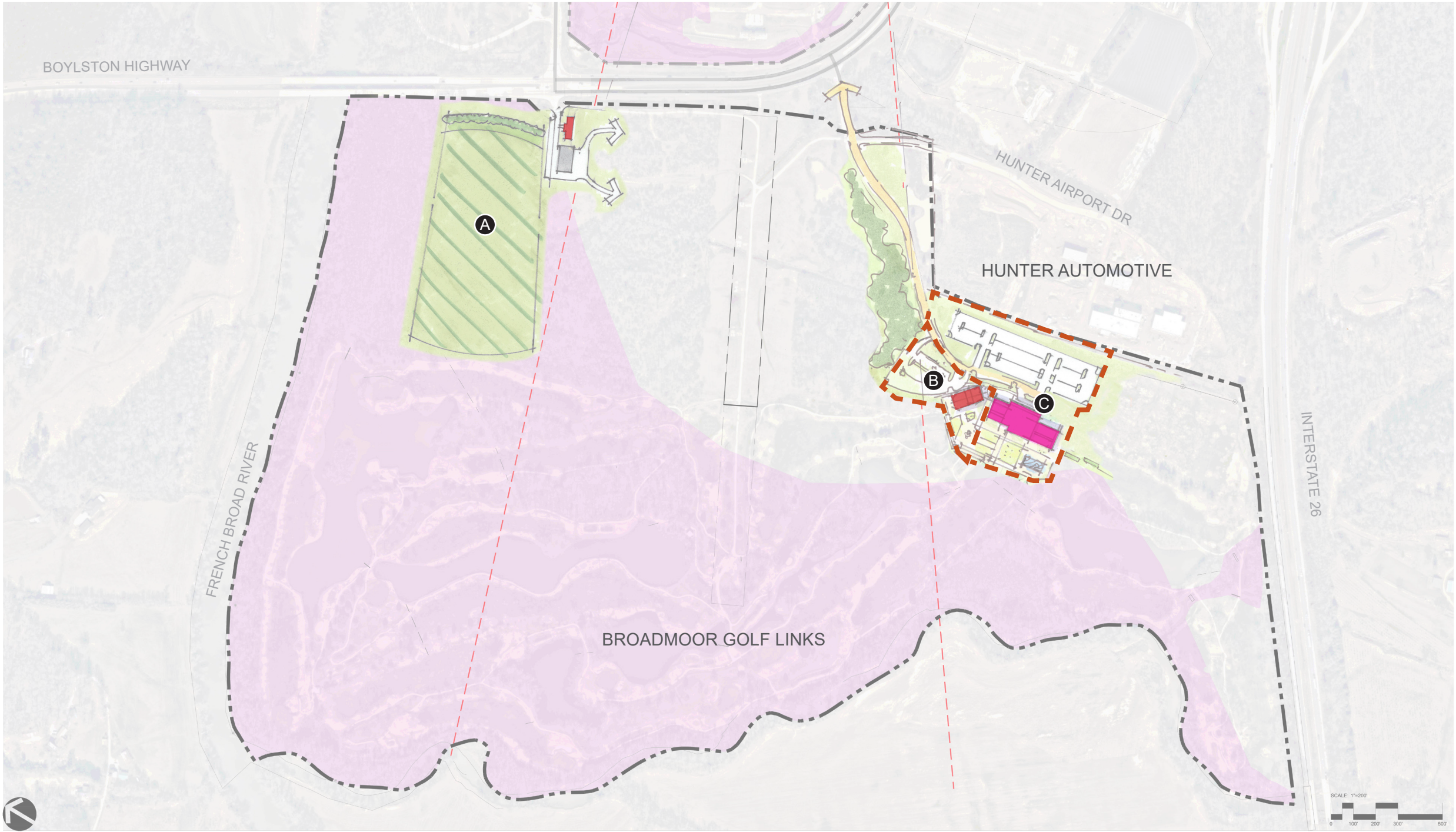


TOTAL DEVELOPABLE ACRES:
+/-31.9

Legend

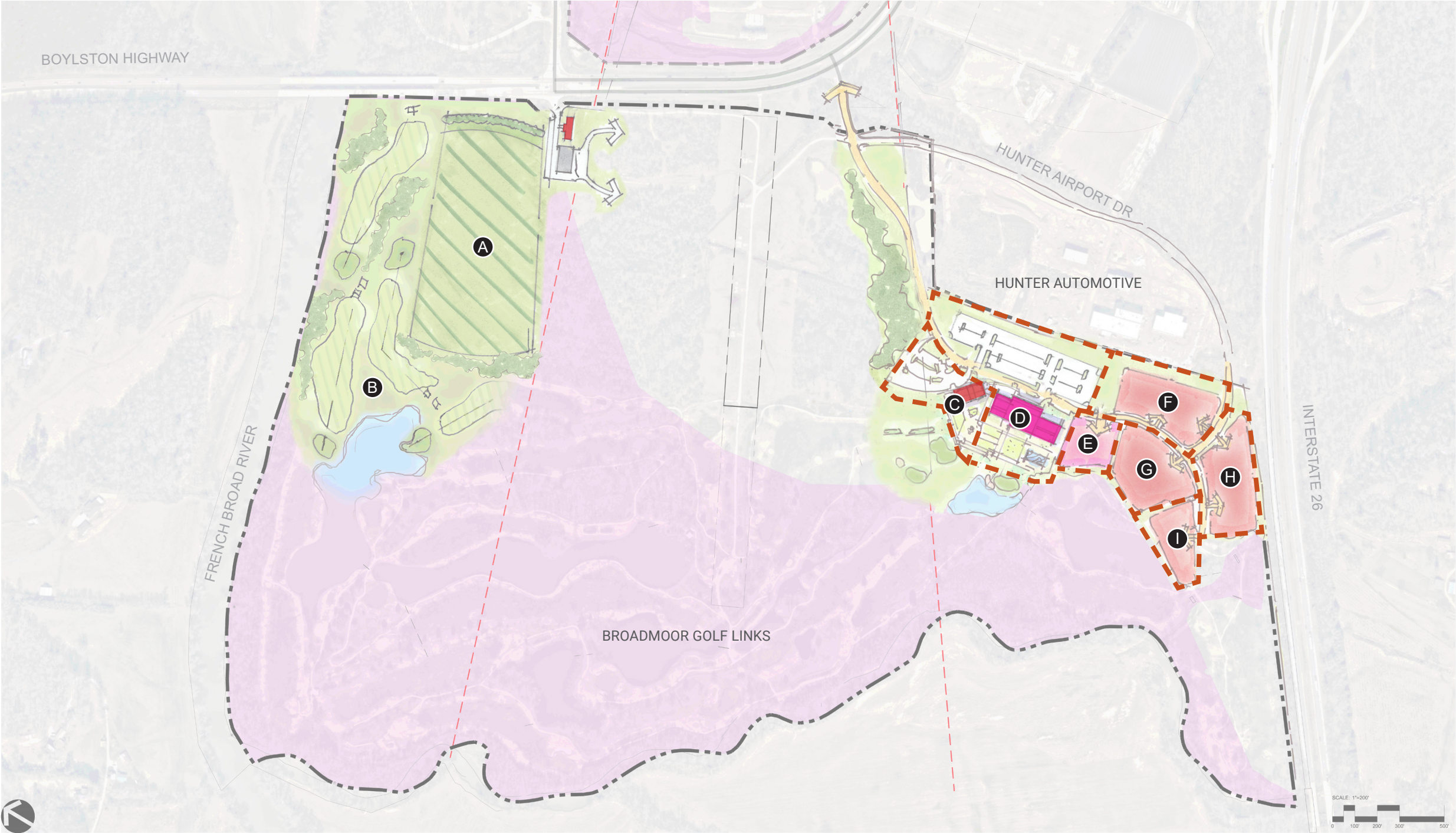
- Flood Zone
- Potential Parcel Boundary

Proposed Use:	Area:
A Driving Range:	+/- 17 ac
Building Floor Plate:	+/- 3,000 sf
B Existing Pro Shop:	+/- 3 ac
Building Floor Plate:	+/- 9,000 sf
C 125+ Key Hotel:	+/- 8 ac



The Village - Phase 2

To accomodate for resort expansion, Phase 2 of the Village relocates part of the exisiting course to the west along the French Broad River. This allows for commercial opportunities just east of the hotel and event lawn, as well.



TOTAL DEVELOPABLE ACRES:
+/-31.9

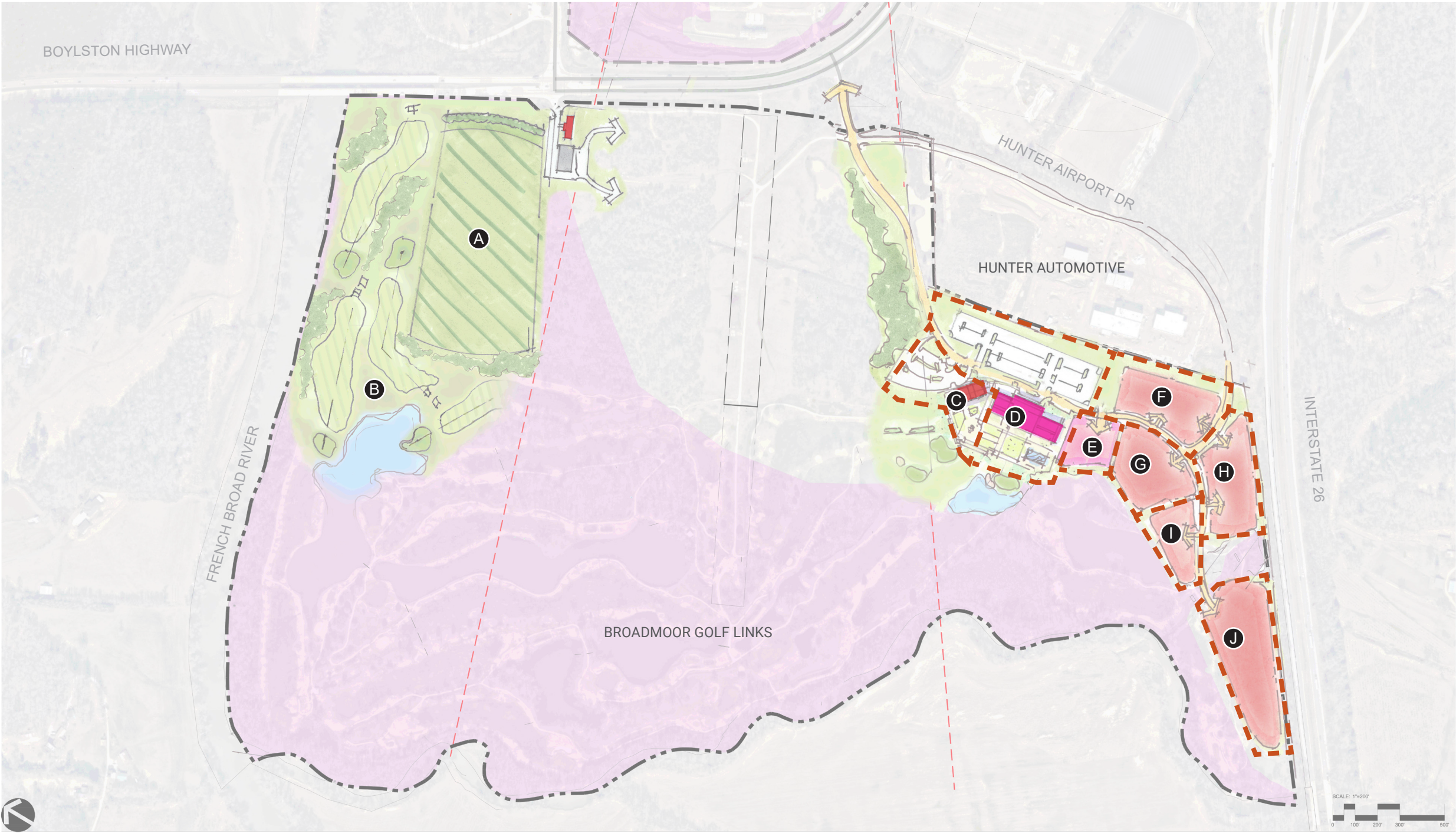
Legend

- Flood Zone
 - Potential Parcel Boundary
- | Proposed Use: | Area: |
|-------------------------------|--------------|
| (A) Driving Range: | +/- 17 ac |
| Building Floor Plate: | +/- 3,000 sf |
| (B) Relocated Holes | |
| (C) Existing Pro Shop: | +/- 3 ac |
| Building Floor Plate: | +/- 9,000 sf |
| (D) 125+ Key Hotel: | +/- 8 ac |
| (E) Resort Expansion: | +/- 1 |
| (F) Commercial Pod: | +/- 2.5 |
| (G) Commerical Pod: | +/- 2 |
| (H) Commercial Pod: | +/- 2 |
| (I) Commercial Pod: | +/- 1 |



The Village - Phase 3

Phase 3 continues to allow for additional commercial development as the Village continues to attract visitors.



TOTAL DEVELOPABLE ACRES:
+/-31.9

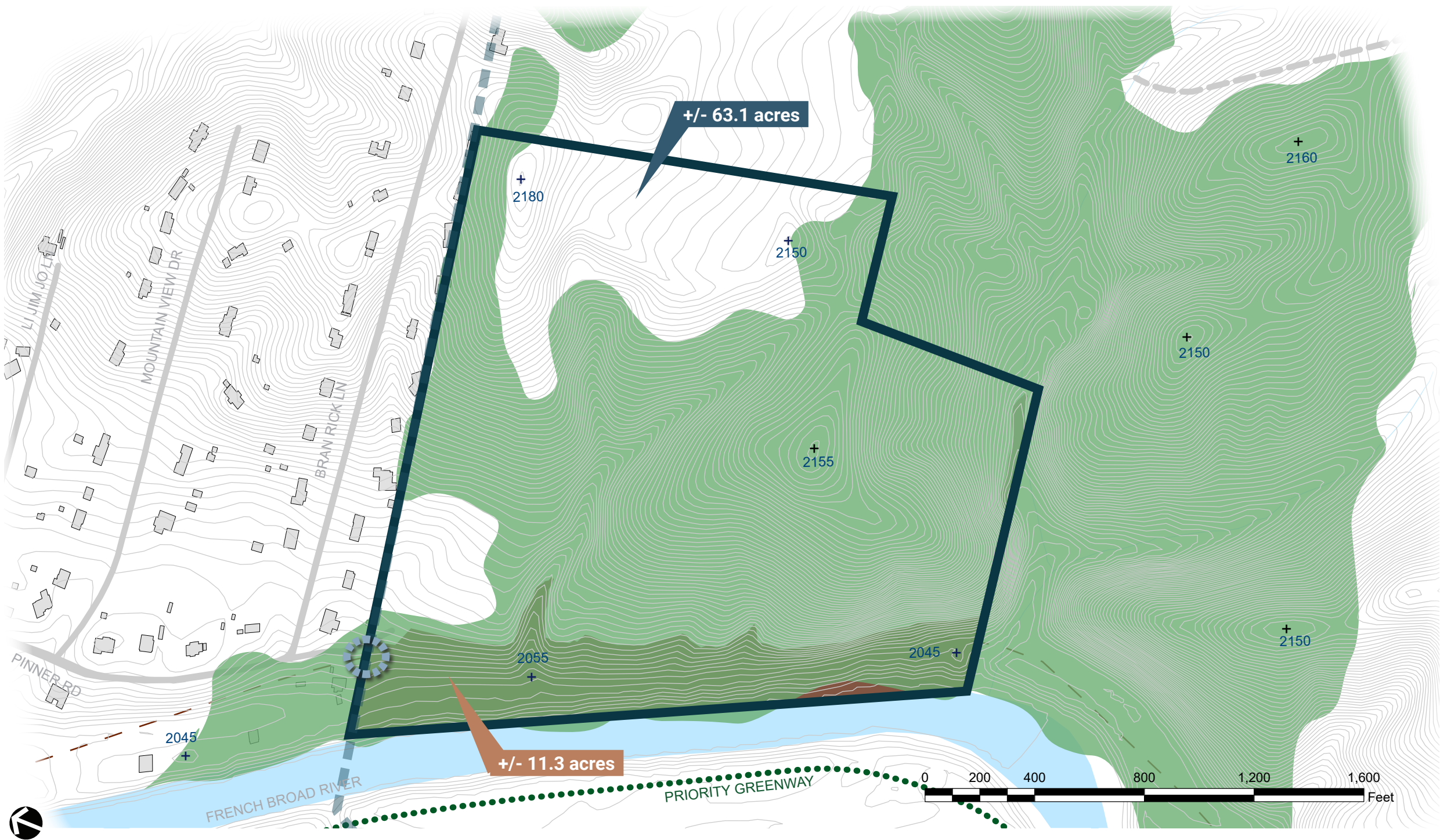
Legend

	Flood Zone
	Potential Parcel Boundary
Proposed Use:	Area:
(A) Driving Range:	+/- 17 ac
Building Floor Plate:	+/- 3,000 sf
(B) Relocated Holes	
(C) Existing Pro Shop:	+/- 3 ac
Building Floor Plate:	+/- 9,000 sf
(D) 125+ Key Hotel:	+/- 8 ac
(E) Resort Expansion:	+/- 1
(F) Commercial Pod:	+/- 2.5
(G) Commercial Pod:	+/- 2
(H) Commercial Pod:	+/- 2
(I) Commercial Pod:	+/- 1
(J) Commercial Pod:	+/- 3.5

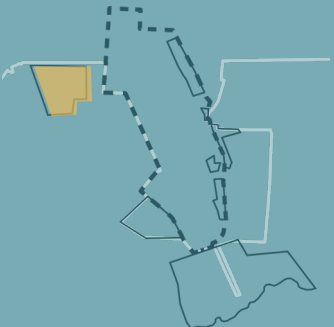


Riverside Air Park

Riverside Air Park includes dramatic topography along the banks of the French Broad River. While floodplain and conservation easements restrict development immediately on the riverbank, the uplands will offer sweeping views and vistas. Access to this parcel is currently limited and future development will need to consider the extension of Riverview Drive as well as connections into the airport lands.



Legend		Total Acreage
	Study Parcel	+/- 74.4 ac
	Non Developable	+/- 11.3 ac
	Vegetative Cover	
	Flood Hazard Zone	
	Streams	
	Proposed Priority Greenway	
	Potential Access Point	
	Approximate Point of Elevation	



Riverside Air Park

Riverside Air Park fosters innovation, production, and crucial operations that fuel the local economy. Efficiency and function are of the utmost importance along the French Broad River but beauty and nature are not far behind. Lush natural spaces abut industrial power houses in a harmonious balance that is both practical and alluring!

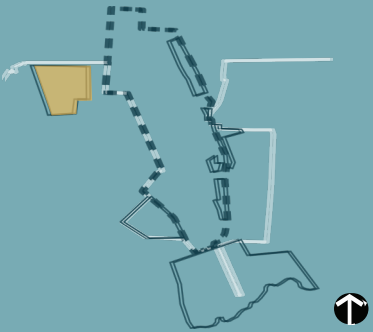


TOTAL DEVELOPABLE ACRES:
+/-63.1

Legend

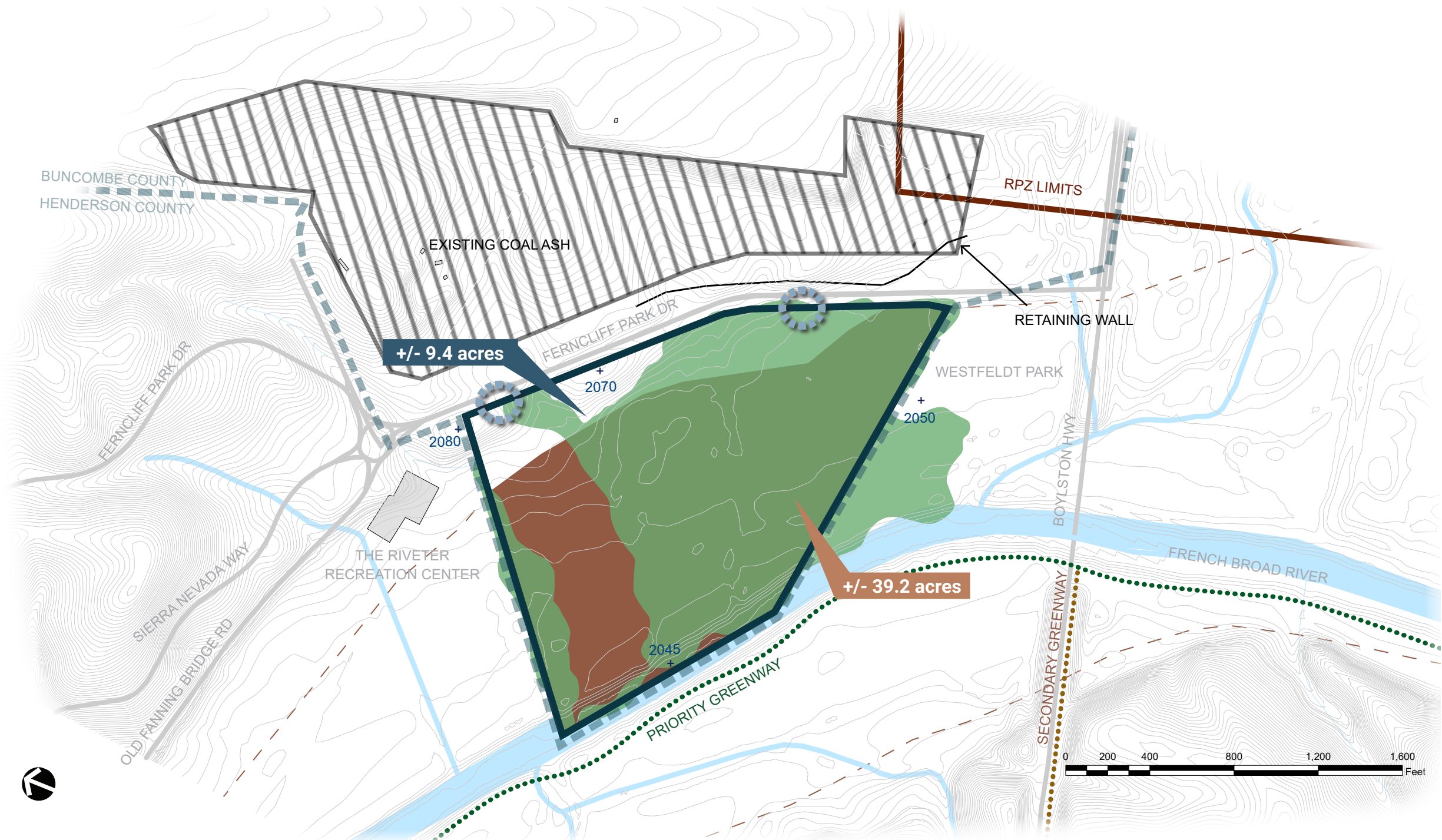
- Flood Zone
- Potential Parcel Boundary

Proposed Use:	Area:
A Industrial:	+/- 20 ac
Building Floor Plate:	+/- 295,000 sf
B Office:	+/- 5 ac
Building Floor Plate:	+/- 30,000 sf
C Office:	+/- 6 ac
Building Floor Plate:	+/- 30,000 sf
D Office:	+/- 6 ac
Building Floor Plate:	+/- 30,000 sf



Runway Industrial Park

Runway Industrial Park offers excellent frontage along Ferncliff Park Drive and potential access to the French Broad River. Floodplain and conservation easements will prohibit development directly on the riverbanks, however the lower lands may be well suited for recreational uses that complement the adjacent Westfeldt Park and Riveter Recreation Center. Uplands may offer unique opportunities for manufacturing or related support services. Floodplain studies may unlock additional lands for full development.



Legend		Total Acreage
	Study Parcel	+/- 48.6 ac
	Non Developable	+/- 39.2 ac
	Vegetative Cover	
	Flood Hazard Zone	
	Streams	
	Proposed Priority Greenway	
	Proposed Secondary Greenway	
	Potential Access Point	
	Approximate Point of Elevation	

Runway Industrial Park

Tapping into the thriving industrial economy that surrounds the Asheville Regional Airport couldn't be easier than at Runway Industrial Park. Flat open lands are available with easy access and visibility off Ferncliff Park Drive, just minutes from Electrolux, GF Linamar, and the brand-new Amazon distribution facility.

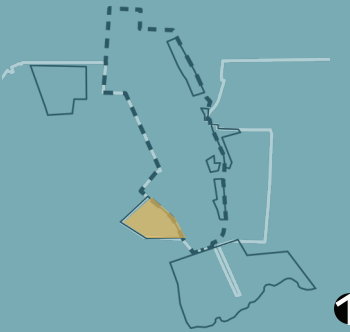


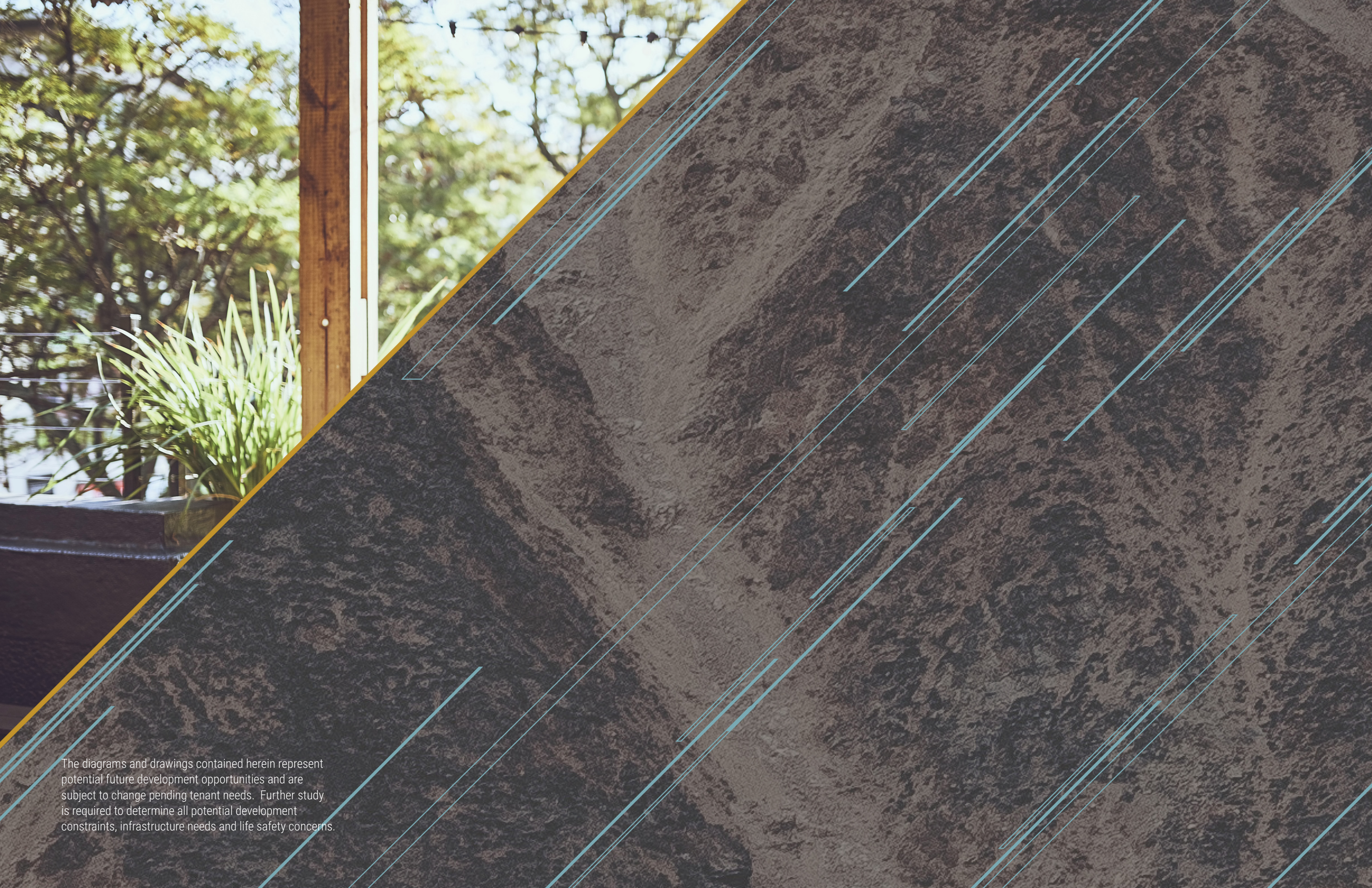
TOTAL DEVELOPABLE ACRES:
+/-9.4

Legend

- Flood Zone
- Potential Parcel Boundary

Proposed Use:	Area:
A Light Industrial:	+/- 3.5 ac
Building Floor Plate:	+/- 22,000 sf
B Light Industrial:	+/- 3.5 ac
Building Floor Plate:	+/- 23,500 sf
C Light Industrial:	+/- 2 ac
Building Floor Plate:	+/- 18,000 sf





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