Goal: To provide ADC with a set compelling ideas to help jumpstart conversations about how the urban fabric of The Block might provide a guiding framework for future development.

Students were asked to focus on developing specific ideas that could form the basis for design guidelines as ADC was beginning its work. The first of these ideas, which is shared across all proposals, is that sustainable urban design strategies should guide all potential design projects in the area. This would specifically affect infrastructural upgrades such as bio-swale systems that could be integrated into pedestrian areas, parking areas, and surface streets in anticipation of specific development projects that may follow.

Each student was also asked to develop an idea that builds upon existing characteristics and opportunities in the area that may foster a specific cultural identity for the district. In many exhibits, sustainable strategies are coupled with art-based interventions that may foster a set of unique and locally driven design characteristics for the area.

Check Out the Appendix on Page 72

UNCC / D+SRC Student Work

Full project boards, with in-depth explanations from each student, are available for download.
Urban Remedy (Martin Holland)

- Charlotte Street as a major gash in the urban fabric.
- Enhance infrastructure along Eagle and Beaumont Street.
- Removal of on street parking along Eagle near Biltmore (create a 2-lane).
- Realignment of South Beaumont street through Triangle Park.
- Activation and definition of Sycamore and Wilson Alleys using overhead elements.
- Placemaking at intersection of Eagle and Charlotte (plaza in front of new development).
- Celebration of African-American history and culture through the use of mural near Triangle Park.
- Pedestrian enhancements at Beaumont and Eagle along Charlotte.
- Large block redevelopment of Public Works site.
- Small block infill opportunity behind Market Building.
- Infill development at current pedestrian bridge landing site.

- Replacement of existing surface parking lot north of Pack Square Park with new development.
- Improvements to Market Street sidewalks to promote pedestrian movement.
- Enhance existing green space at corner of Eagle/Market parking garage.
- Introduction of Velvet Street.
- Tree-lined median along Charlotte street.
- Expand existing edible garden near East End neighborhood; this includes new community gardens and recreation spaces focused upon sustainable practices.

Hidden Heartbeat (Chris Muryn)

- Façade screening of parking garage at corner of Eagle/Market.
- Programming of Wilson Alley with an entertainment focus: texture paving, addition of small pubs and galleries.
- New development at corner of Eagle/Charlotte.
- New plaza space created within the Mt. Zion complex, which will connect to pedestrian paths.
- Extension of City/County Plaza over Marjorie to meet PAC site at grade, underground parking and services along Marjorie; this extends the public open spaces of Pack Square Park and transitions into a series of terraced public green spaces, which connect to a new urban green space. These new green spaces will also serve to capture rainfall and water run-off and, thus, serve as a sustainable urban infrastructure element.
Eagle/Market Street District Vision Plan
(Aleksandra Borisenko)

- Unique treatment of bridge over Marjorie to PAC site, running down center to a greenway at Velvet as well as terminating on the roof of cornet building at Eagle/Spruce. PAC site has three distinct masses, with the highest along Spruce and Davidson. Vertical development should be emphasized here, which would encourage residential or major hotel development.

- Contextually scaled development across from Triangle Park and beside Mt. Zion, with smaller-scaled row houses along Spruce behind Mt. Zion (row houses have parking access off Spruce and back to greenway).

- Infill development of Market Building back, triangle lot north of Triangle Park, Public Works building on Charlotte (parking deck below), and parking lot at corner of Davidson/Marjorie.

- Enhancement of existing pedestrian bridge across Charlotte with additional landings, one at PAC site and the other at open area where Public Works parking lot is today. Architecturally unique, serve as a gateway and landmark.

- Setback of PAC buildings along Spruce to be 15-30 feet to preserve views of Mt. Zion church.

- Activate public plaza at Eagle/Market with retail frontage (build into parking deck).

- Screen parking deck and bring retail to street edge on ground level along Eagle Street.

- Activate Wilson Alley with semi-public and intimate plazas that may serve as outdoor cafes.

- Low lying areas would be developed as urban open spaces that will provide urban recreation (walking trails) and water management infrastructure (these landscaped areas would serve to capture water run-off in the area) through the introduction of bio-swales and water retention areas.

In With the Old, In With the New
(Taylor Bishnal)

- Opportunity to blend new construction with old street facades by emphasizing the preservation of existing structures and the vertical development of new residential above. This maximizes existing developed footprints and allows for a generous amount of new public open space, which will include public art.

- New development directly across from Triangle Park, zero setbacks and full scale continuous with Market Street.

- Introduction of bio-swales in existing open spaces, vertical gardens and urban agriculture.
The Patch: Asheville's Reconnected Eagle Market District
(Taylor Smith)

- Infill development and enhancements should be introduced along Biltmore Avenue to reinforce a "main street" connector to the district.
- Eagle Street would serve as the "front of house" for the district itself.
- Traffic calming enhancements should be introduced along Charlotte Street to better connect Downtown with the East End neighborhood; this would help heal the "scar" that this major auto thoroughfare has introduced.
- An urban park could be developed to flank Charlotte Street on both sides: this urban park would serve as both a productive (urban agriculture) and a recreational landscape for the city. This new public green space would also serve to capture water run-off that might be caused by new development and, thus, help to minimize the impacts of new construction.

Connecting Arts to the Parks (Kemena Brooks)

- Spruce/Eagle as central activity node, central to three connected parks (two existing and one proposed behind Public Works). Pedestrian routes would connect these parks, particularly using an extension of Spruce into a greenway behind Mt. Zion.
- Preserve view of Mt. Zion looking down Spruce.
- Infill sites: large development across from Triangle Park, triangular parcel north of Triangle Park, parking lot at Eagle/Charlotte featuring large parking deck screened with mixed use, Mt. Zion parking lot, areas behind Mt. Zion along Spruce, tall structure at corner of Spruce/Eagle at Mt. Zion site, infill behind Market Building.
- Greenway with linear sculpture park along former Velvet St. right-of-way.
- Triangle Park is expanded and enhanced to accommodate larger gatherings and events; sustainable design strategies enable the park and other open spaces to serve as water management systems.
The Performing Arts District
(Nick Bushon)

- Reconfiguration of open space at corner of Eagle/Market.
- Conversion of former Velvet ROW into new street with development along it.
- Large-scale development at corner of Eagle/Charlotte with parking garage wrapped mixed-use.
- Sky bridge connecting City/County Plaza to PAC site at sky bridge landing connecting Marjorie to Eagle.
- Street frontage retail with living units above at PAC site along Spruce and Eagle, primary PAC on eastern portion of site (monumental scale that continues rhythm of City and County buildings).
- Infill development at Davidson/Marjorie, preserving and enhancing the pedestrian bridge across Charlotte.
- Use and enhancement of existing alleys that will connect to new pedestrian pathways with programming and street life.
- Greenway replacing parking next to Mt. Zion and extending to Triangle Park with numerous connections to streets along it: Spruce and Velvet, Beaumont, etc. The greenway will provide a series of nature trails along bioswales, which will help mitigate water management issues and promote sustainable conservation of open spaces.

Amplify Asheville
(Thomas McCarthy)

- Injection of new street from Biltmore to Beaumont, roundabout intersection at Beaumont/Market.
- Mixed-use structures at corners of Beaumont/Market.
- Extension of Triangle Park to Biltmore along new street.
- Extension of Wilson Alley south to new street.
- Extension of City/County Plaza across Marjorie to PAC site, through the center of PAC site, and onward to greenway along former Velvet.
- PAC to have rotunda and increased height at corner of Davidson/Eagle.
- Large-scale corner development (mixed housing focus) at corner of Charlotte/Eagle. Would have parking deck with at-grade courtyard in back (parking entry from Charlotte, courtyard access from Velvet greenway).
- Infill development behind Market Building
- Sustainable development techniques would be emphasized including green roofs, edible gardens, water reclamation, compact development and land reclamation.

- Infill development at Davidson/Marjorie, preserving and enhancing the pedestrian bridge across Charlotte.
- Use and enhancement of existing alleys that will connect to new pedestrian pathways with programming and street life.
- Greenway replacing parking next to Mt. Zion and extending to Triangle Park with numerous connections to streets along it: Spruce and Velvet, Beaumont, etc. The greenway will provide a series of nature trails along bioswales, which will help mitigate water management issues and promote sustainable conservation of open spaces.
Eagle Market District (Ashley Moore)

- Affordable housing would bring life to the new urban node; community gardens would be developed as a part of the new residential fabric.
- New mixed-use infill development along Eagle Street.
- Sky bridge connects Pack Square Park to PAC and to existing pedestrian bridge over Charlotte.
- Improved crossings of Charlotte at Eagle and Beaumont.
- Tree-lined median along Charlotte and new infill development along the west side of Charlotte.

Eagle Park District (Lindsey Trogdon)

- Strong analysis of view corridors.
- Contemporary pedestrian bridge from PAC site to Pack Square Park (pattern mimics stage of park). Angled path from Park through PAC site to plaza at corner of Spruce and Eagle.
- Textured intersection enhancement throughout.
- Velvet street as off-street pathway.
- Access to Mt. Zion parking from Spruce behind church.
- Improvements to existing pedestrian bridge over Charlotte (similar pattern to other bridges).
- Medians at intersection of Eagle/Charlotte.
- West frontage of PAC site is drawn back to reveal Mt. Zion from Pack Square Park.

- Direct extension of Beaumont to Biltmore (different than above, this preserves more of Triangle Park in order to create a new public square).
- Spruce Extension is extended further south to align with Triangle Park.
- Infill development behind Market Building.
- Emphasis on sustainable urban infrastructure such as rain gardens and pervious surface treatments in streets and pedestrian spaces; this will help mitigate storm water run-off and the heat island effect often associated with urban development. Additionally, environmental assets such as ridges and mature tree canopies should be preserved.