

400 & 500 Blocks of West Jackson Avenue
Public Meeting Comments
April 3, 2014

Comment Card

- Corporate HQ – visible site
- Any parking garage must be hidden behind active uses
- No restriction on design, but must be high quality
- Get Scripps Networks to do a public attraction as part of this development
- Iconic use for closest to bridge
- Greenway along tracks instead of on Jackson Ave.
- Maintain public access by rails
- Connect to Vine Ave & Market Square
- Courtyard public space
- Public space under viaduct

Comment Card

- Parking for current demand plus new demand from development
- Mixed use including: retail; restaurant; residential; climbing wall, work out space, etc. integral with offices; creative class collaborative center – Federal grant? “ACW”- active collaborative workspace; see Brooklyn Boulders – bkbs.brooklynboulders.com – spaces for: Knoxville American Advertising Federation, Knoxville American Marketing Association, American Institute of Architects, American Institute of Graphic Artists
- “Google East” Headquarters
- “Printer’s Alley” feel on backside of property?
- Greenway on backside like NYC “high line”/Lots of landscaping & lighting
- Lots of glass on backside reveals collaborative workspaces at night from interstate
- Separated RFP process helps mitigate risk of a grand failure

Comment Card

- Iconic use such as a home for a children’s or art & science museum
- Any housing element should include inclusionary zoning – affordable housing targeted towards ensuring space for young families, teachers, and the creative class – we need more residential downtown to take it to the next level
- Create iconic places – unique design that enhances the surrounding area – develop unique public space – place over parking that bridges Vine to Jackson
- Enhance connectivity to Vine & World’s Fair
- RFP should require LEED certification
- Parking at Jackson & Gay should be limited to bottom floors with an active use at street level
- Park (currently underutilized). Don’t lose the greenway connection/enhance connection & maintain along public alley

- Reduce (eliminate) all surface parking
- Wrap all parking with uses
- Other uses: grocery, public market (home for farmers market), hardware, pharmacy, childcare

Comment Card

- No parking at the corner of Gay St./Jackson Ave. This is the key to having an active corridor.
- Keep a public courtyard adjacent to the Jackson Ave. ramp
- Put parking under buildings or put large parking structure near AT&T building on Depot
- Maybe a pedestrian connection over tracts
- Make a connection from Vine to Jackson – either via part of a structure or open stairs – potentially have a plaza on top of a new building on the south side of Jackson at the same level as Vine
- Put greenway behind buildings, adjacent to the tracts
- If there is parking under building, make sure it is screened properly for the greenway
- If properties are split into multiple development projects, maybe a united parking garage can be built under the new buildings as building pad
- Use the Downtown Design Review Board to score (or give a recommendation) to the design of the proposals as part of the RFP review
- Make sure the design of structures are unique and don't look like one large project

Comment Card

- Use: housing, parking lot, shops, restaurants, housing above, similar to Gay St.
- Design: water conscience soil treatment/foundation; from street, the view of train tracks is blocked/broken up; most west of property on W. Jackson is iconic, potentially taller, otherwise match
- Public: possibly the city property south of W. Jackson is green space, park next to tracks may not be used

Comment Card

- Whatever happens – please build a statement building, something interesting, quality architecture
- Pedestrian Bridge
- Museum – history of transportation because Knoxville is at the crossroads of the eastern United States – and because this area has been traveled by Indian trails, horseback, wagon, riverboat, trains, etc. and research is being conducted to develop new fuel sources and modes of transportation – Knoxville is the perfect place to educate and celebrate how far mankind has traveled.
- Bourbon distillery – make some high quality Tennessee whiskey to lure the tourists travelling the Kentucky bourbon trail.

Comment Card

- Raised green space

- Small park space
- Commercial attraction – museum: transportation/innovation
- Dog day care
- Mixed use – no residential only
- Building that make a statement yet represents the history
- Tech shop – fab lab
- Dog museum
- Bike rental
- Small retail
- Tie into greenway
- Bus, bike & pedestrian connections
- Open connection for WFP under Broadway to access redevelopment area
- Railroad museum
- Clarence Brown Theatre vs. WFP
- Children’s Theatre
- Creative space
- Comments: loved the idea of craft village and raised green space; flexible RFP for individual & large concept; smaller scale near Gay larger scale OK near Broadway

Comment Card

- Authentic retail – support college and recreation amenities
- Music/entertainment – theatre, big venue
- Hide parking garage/under functional building
- Telling our history, our assets & story
- Connect Vine with Jackson; use buildings with stairs, escalators, elevators to connect “Levels” and streets for pedestrian access
- Children’s museum
- Utilize north side area of tracks near AT&T building
- Park, urban refuse, nature, with shops that opens up to the green corridor
- Greenway with a linear park/green space buffer- small, scale Central Park
- Rooftop gardens, greenways
- Keep view of city surround, maybe building height ordinance 3-4 stories with roof access/use
- Public market, regional size
- Craft & arts hub
- Good highway access for headquarters of some sort
- Evaluate track usage & infrastructure, are all the tracks needed?
- Tracks for transportation & entertainment uses
- If parking is taken care of with a structure/building – functional building combo, then maybe remove parking on the Gay Street bridge

Comment Card

- Green next to railroad & under Broadway with store fronts facing

- Architecture - look like what is there or maybe totally different

Comment Card

- On grade bike/pedestrian connections
- Avoid Broadway traffic
- "Tow Path" along rail for bike connectivity
- Traffic calming on 400 Jackson
- Layered parking
- Parking structure mid-block to connect Jackson with Vine

Comment Card

- A truck intermodal transfer station; see www.knoxtransit.org

Comment Card

- Preferred location for intermodal transit transfer point-see Nine Counties One Vision plan. Note-not just one type of transit, but carpool, bus, train, bicycle, even pedestrian transfer point (greenways, etc.) – "Rails to Trails" concept?
- Industrial chic aesthetic
- Lower SW corner area is expensive to develop due to elevation difference-city might build parking decks up to street level to make the constructability more feasible and appealing for developers
- Flexibility in recognition of future transit needs/civic needs
- Retail along street at public level
- Visible from Interstate; +/- 6 stories minimum, with 4-6 maximum at corner on Gay
- Uses beyond just restaurant, bar, condos. Perhaps gym, grocery, other supportive functions for downtown residents and offices or studios
- Consider retail areas being multiple scale so no one becomes too entrenched and smaller startups can thrive & change scales with increased success
- Maintain city control of some portion for long-term city needs-the location is too lucrative as a major "node" to downtown area to "sell" its entire potential

Comment Card

- Parking
- Railroad cars lined-up (David Duneau)
- Creative class collaborator center
- Greenway along railroad tracks behind buildings
- Form based zoning

Comment Card

- Uses: Multiple use, corporate HQ, children's museum

- Design: something remarkable, daring, iconic; architecturally – visible from I-40; use vertically to connect with Vine via multiple-level buildings; connect with WFP on grade; modern design with other inspiration
- Public amenities: greenway connection

Comment Card

- I am not a developer or an architect so my ideas might lack connection with actual feasibility. These are just thoughts. The Old City is seeing a significant increase of resident who like to shop locally. Any decent size city provides some kind of markets to its residents to ensure sustainability of the city life style.
- Covered winter market or supermarket/groceries
- Foot connection to Market Square
- Foot connection to World's Fair Park
- Provision of parking spaces for residents and visitors
- Foot path on side of the Jackson Ave. bridge (ground level) to connect both sides of Jackson
- Mixed and interesting architecture to promote foot traffic, retail shopping and the concept of an "Art Corridor"