

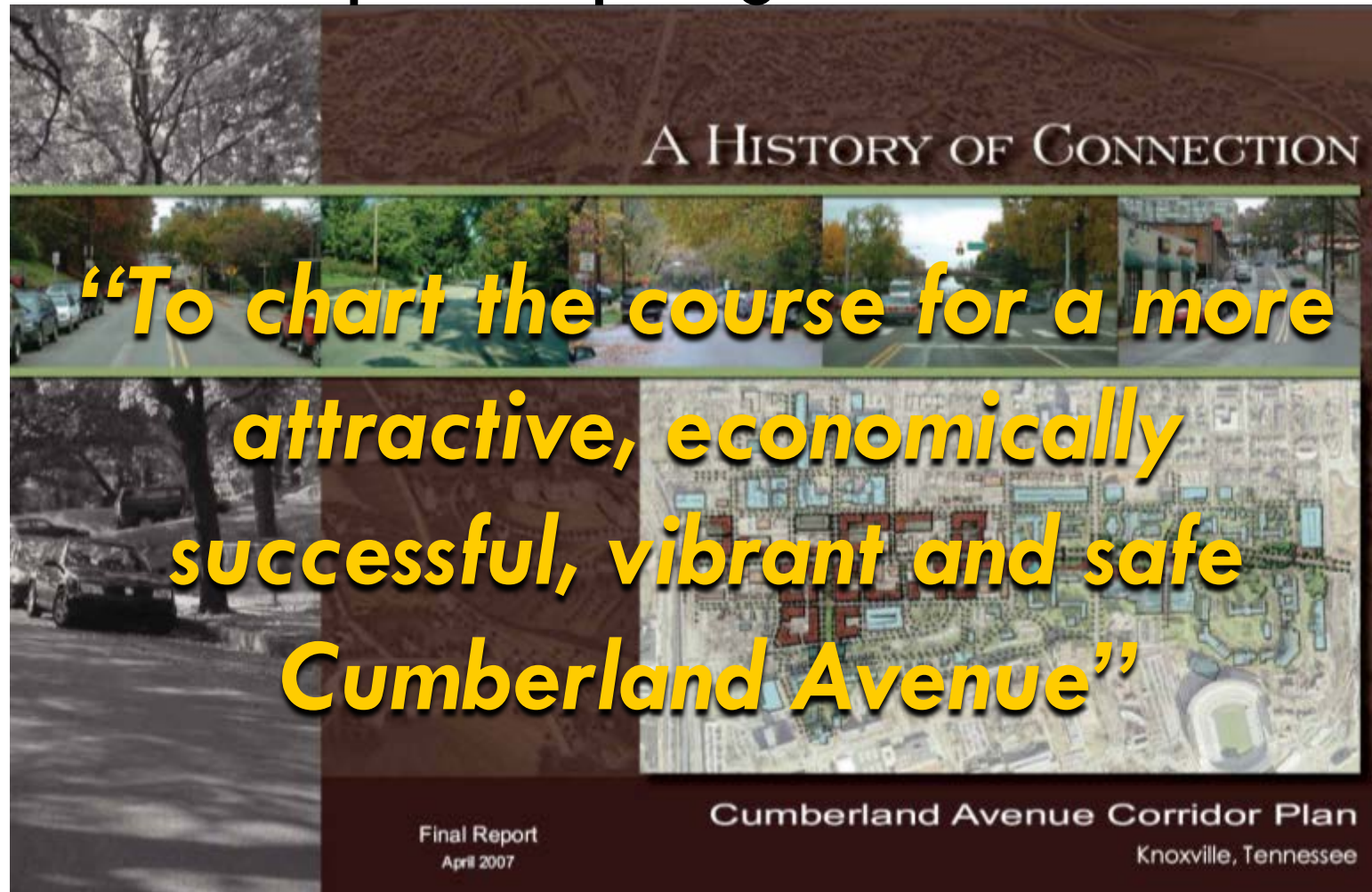
April 02, 2015



Image Credit: Bruce Mccamish, www.amazingaerialphotography.com

Project History - Execution

Plan Adopted Spring 2007:



- City hired a project manager in 2008 to implement plan
- Two components of plan:
 - ▣ Streetscape
 - ▣ Urban Design
- Funding
 - ▣ TDOT Local Programs
 - ▣ CIP Local Dollars

Project History - Goals

Convert
the “Pike” to a “Street”



□ **Convert Cumberland from 4 to 3-lanes**

Wider sidewalks

Street trees, landscape

Reduce curb cuts

On-street parking

Transit stops/bus pull outs

Bike Friendly

Transform
the “Strip” to a “Place”



□ **Rewrite C-7 District Standards**

District approach to parking

Higher density

Adopt Form Based Code

Mix of Uses

Strengthen Design Guidelines

Redevelopment District?

Reconnect
the “Strip” to its Neighbors



□ **Reshape Mount Castle Park**

Joint development opportunities w/hospitals, UT

Shared parking

Public space connection

Project History - Vision



Existing Conditions on Corridor



Proposed Conditions on Corridor

Streetscape – Challenges

Access Management

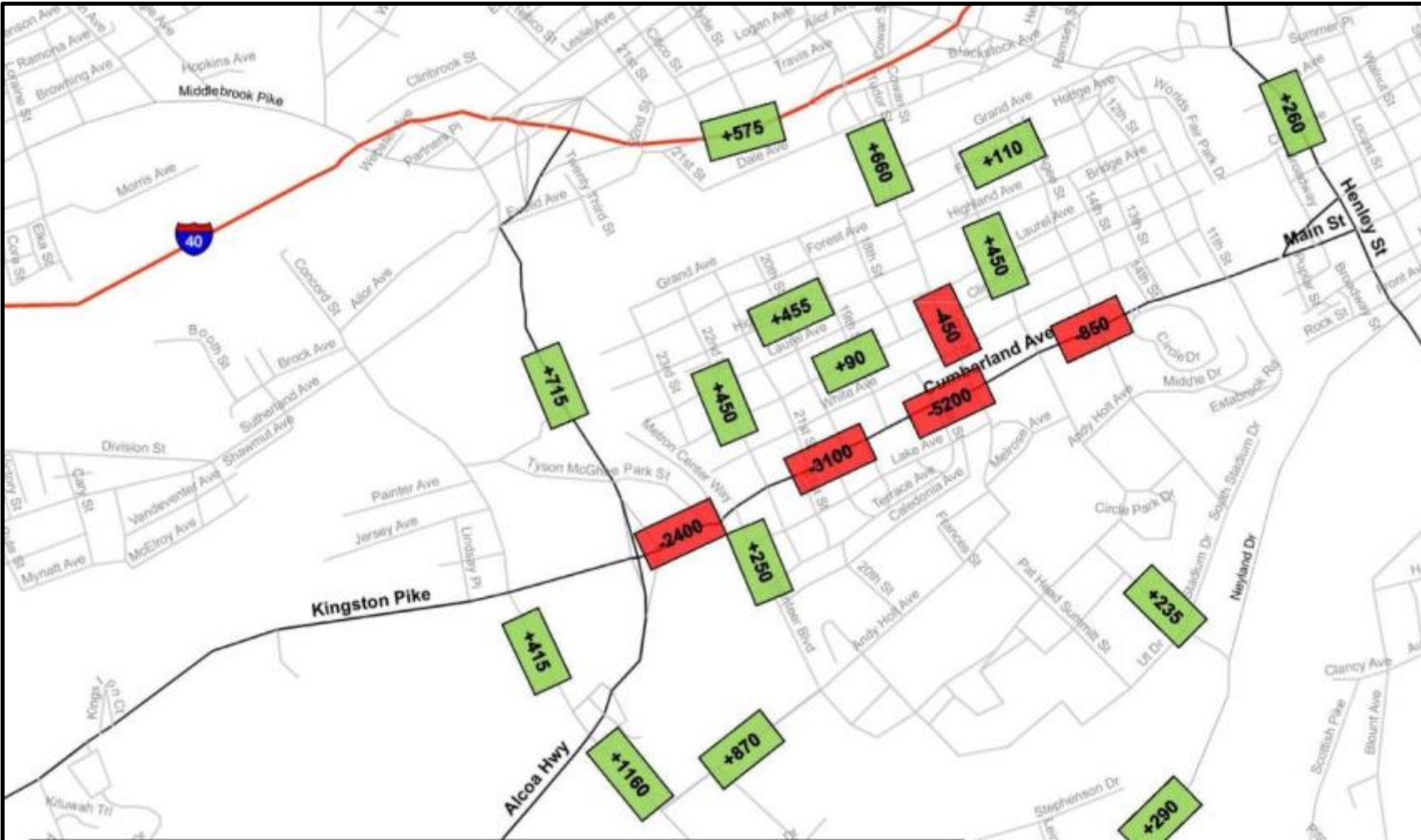
- 36 driveway curb cuts in 6 blocks (both sides of street)
- Vision plan assumed closure of all curb cuts
- All driveway curb cuts cannot be closed
- Center turn lane conflicts
- Commercial loading zones for delivery trucks



Streetscape – Challenges

Delay & Diversion

- ▣ Delay from 60 seconds to 150 seconds during afternoon rush hour
- ▣ Diversion from 5-10% to 15-20%
- ▣ Will “settle at an acceptable level of service”



Streetscape – Challenges



Design Options Presented April 2010

- A: Center Turn Lane
- B: Median
- C: 4 Lane removal of utilities

Design Solutions

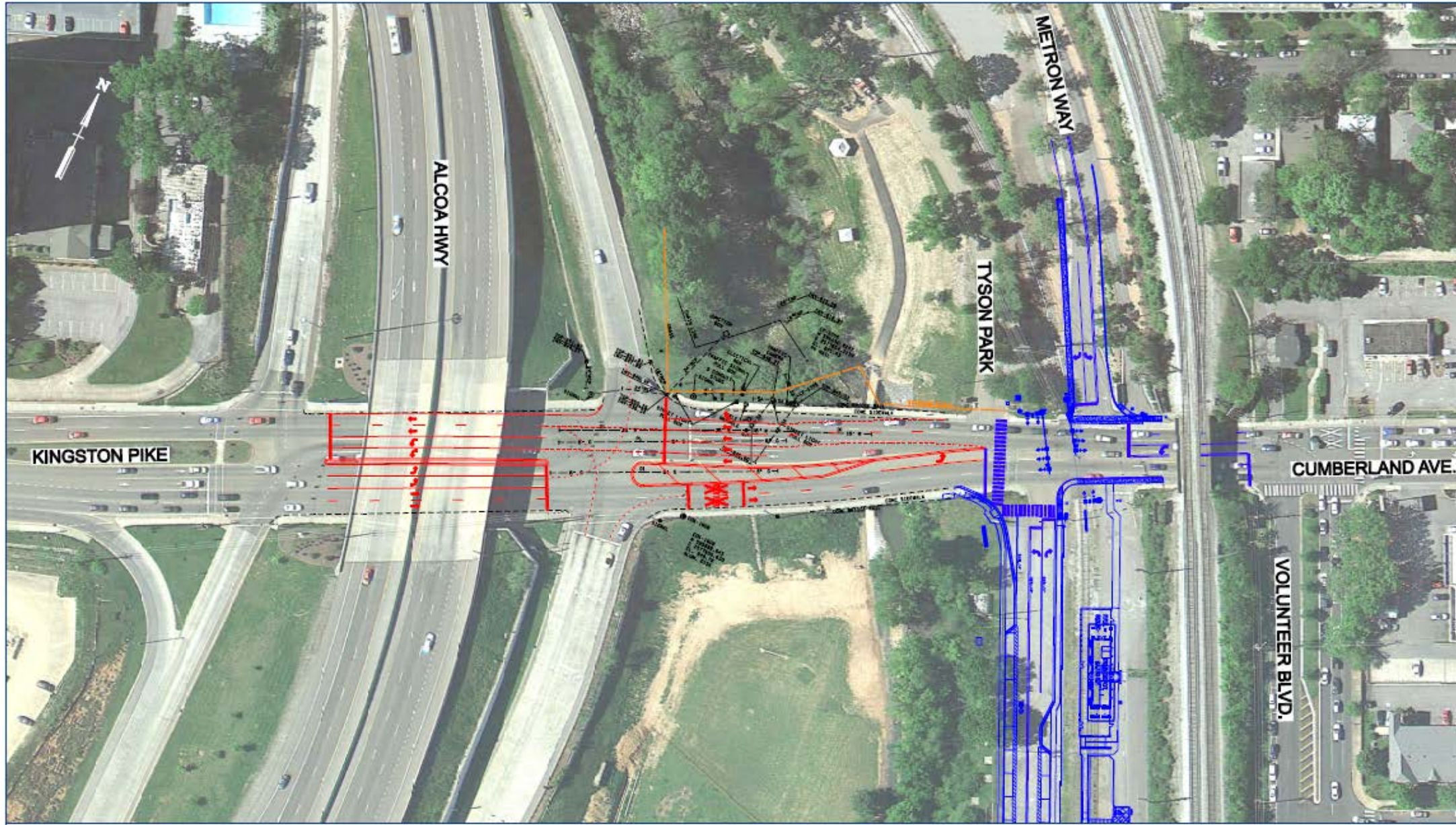
Access Management

- Utilize a median to direct left turn movements
- Change side streets to two way traffic
- Commercial loading zones and parking will be maintained on side streets (reduction in total spaces less than 50)



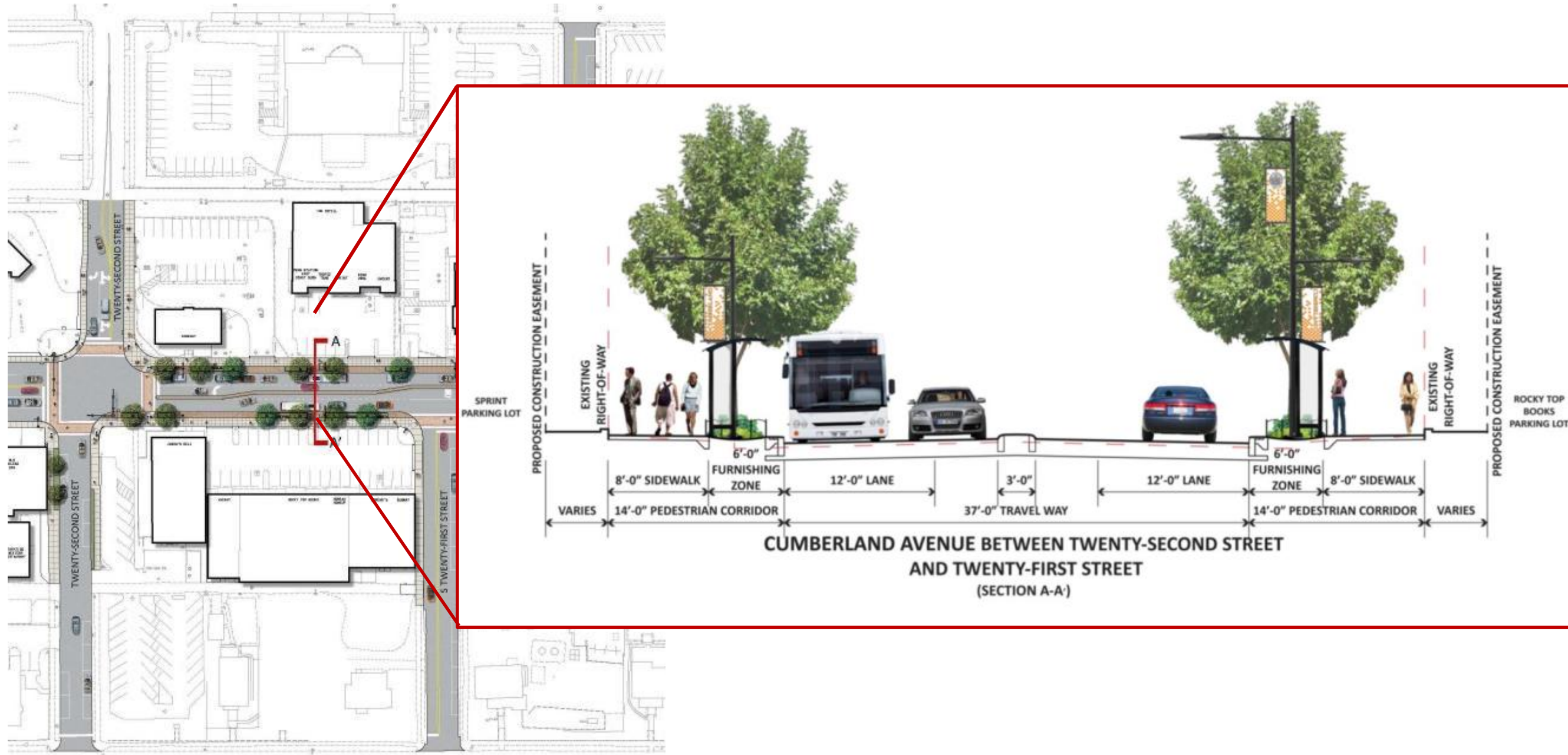
Streetscape Design

Cumberland Avenue
CORRIDOR PROJECT



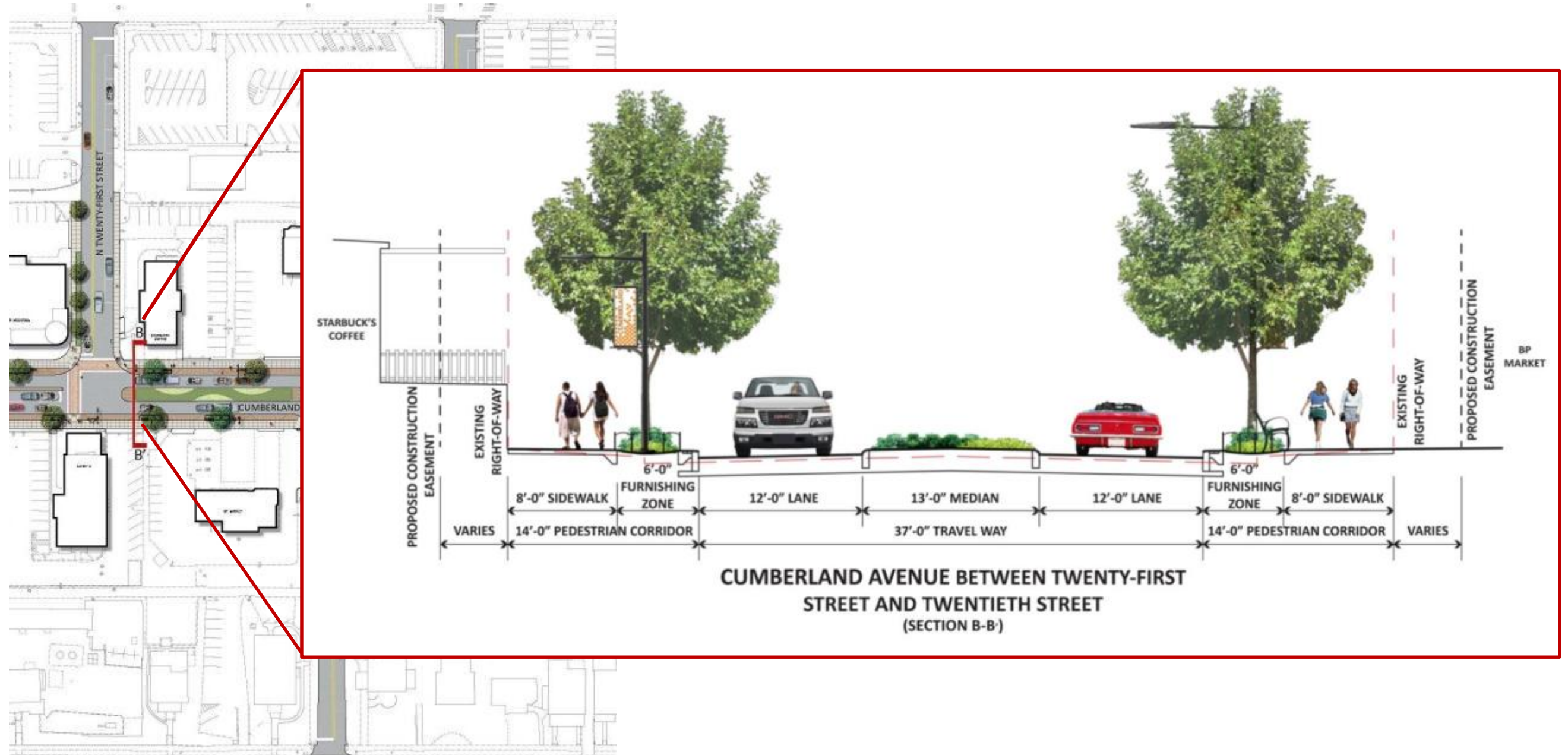
Streetscape Design

Cumberland Avenue
CORRIDOR PROJECT



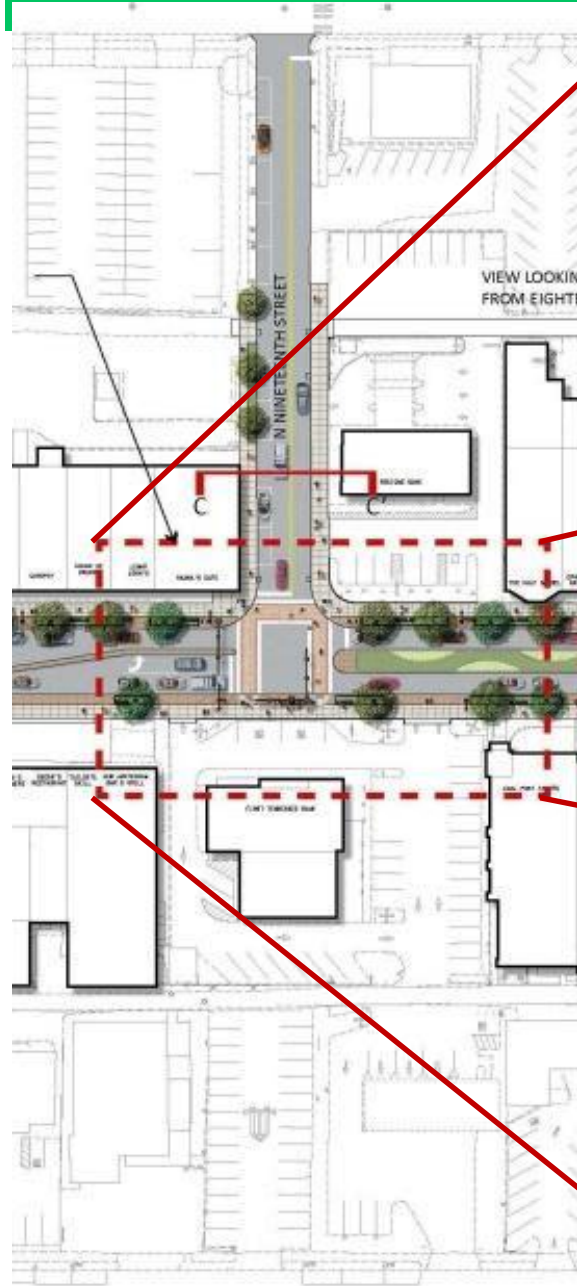
Streetscape Design

Cumberland Avenue
CORRIDOR PROJECT



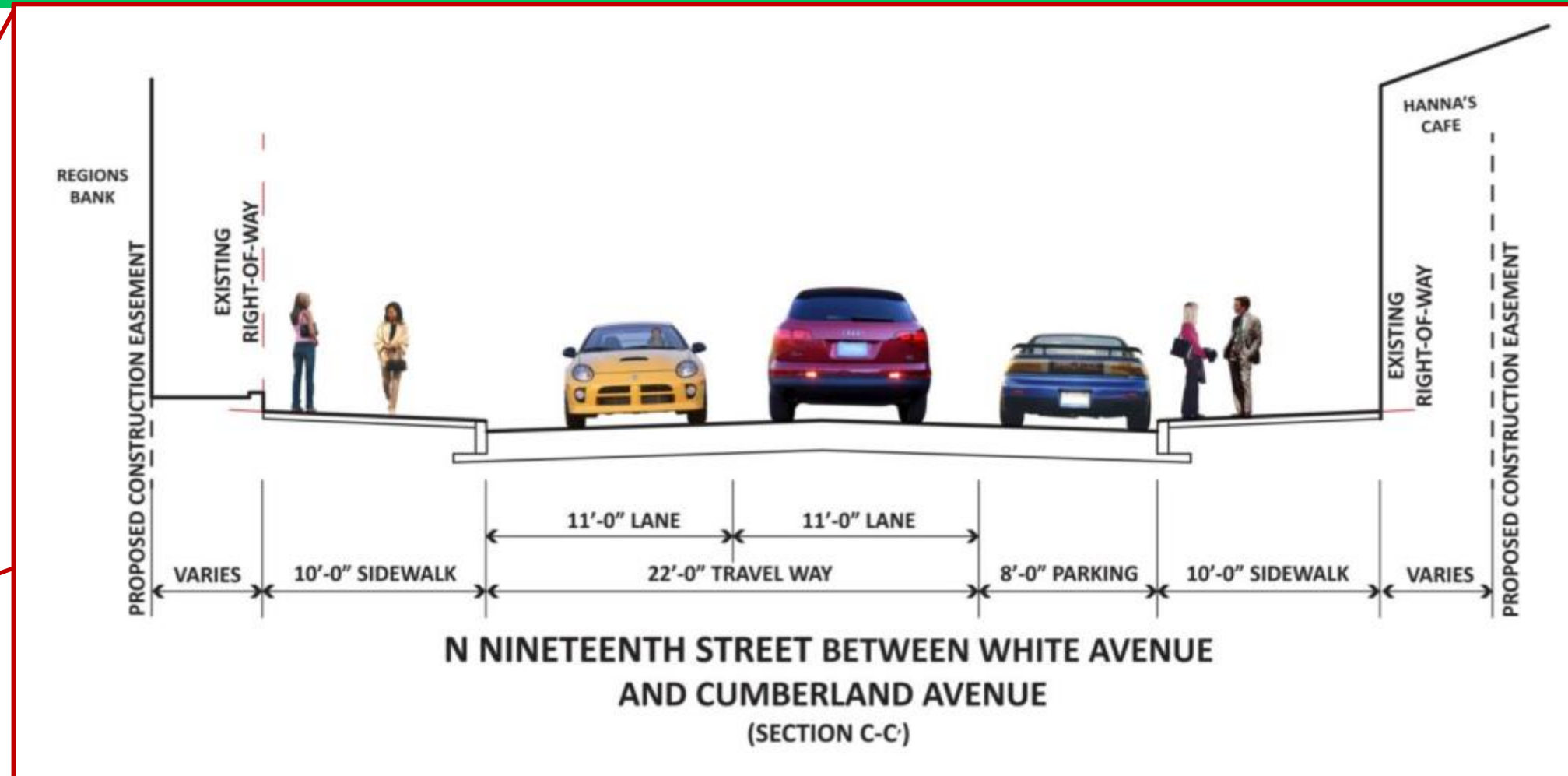
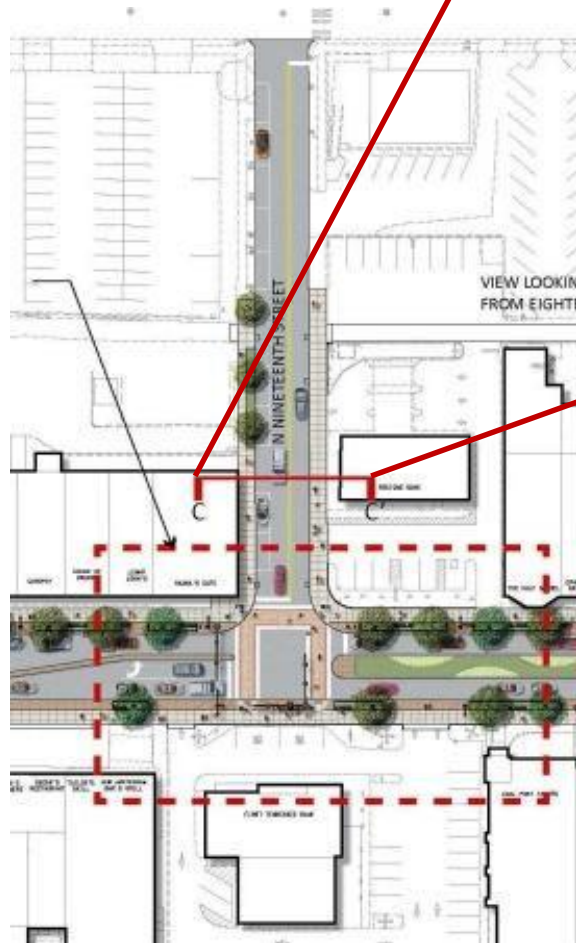
Streetscape Design

Cumberland Avenue
CORRIDOR PROJECT



Streetscape Design/Parking

Cumberland Avenue
CORRIDOR PROJECT



Streetscape Design

Cumberland Avenue
CORRIDOR PROJECT



Leveraging Investment

Cumberland Avenue
CORRIDOR PROJECT

Private Investment:

- *McDonald's Renovation* - \$1,500,000, completed 2011
- *Relocation of Sunspot Restaurant* – opened spring 2013
- *Hilton Garden Inn* - \$17,000,000 investment, construction completed, opened September 2013
- *2010 Cumberland Ave./Evolve* – six story mixed use development, under construction, \$20,000,000



Leveraging Investment

Private Investment:

- **University Commons** - \$65,000,000, reuse of brownfield site, open to the public
- **White Avenue Development** – 6 story residential planned development, between \$30 – 50,000,000, under construction
- **ETCH Expansion** - \$75,000,000, expansion of the surgery center and NICU, under construction



Questions and Comments

For more information please visit our Websites
& Blog:

www.cumberlandconnect.com

www.cityofknoxville.org/cumberland

www.cumberlandconnections.blogspot.com



Office of Redevelopment

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