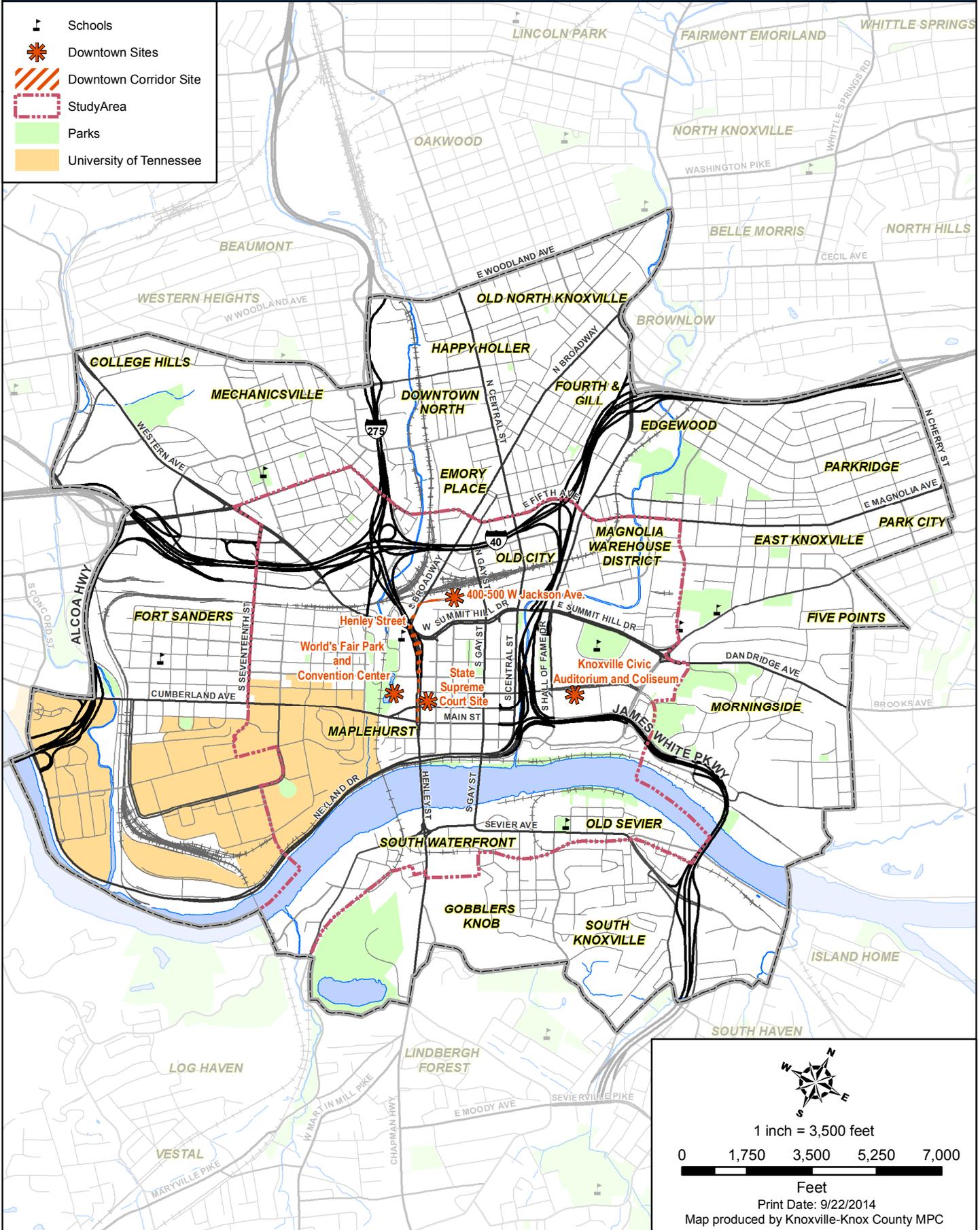


Map 1: Neighborhood Context



The Assignment

More than a decade ago the Urban Land Institute came to Knoxville to make recommendations for the future development of the World's Fair Park, the proposed new Knoxville Convention Center and the revitalization of Downtown Knoxville. Since that time, there has been a full-scale resurgence of Downtown Knoxville as a mixed-use urban district. Most of the already existing buildings have been redeveloped and discussion is turning to what next steps can continue this progress. A great deal of that discussion has revolved around two potential development sites on the edge of the Central Business Improvement District (CBID) currently owned by public entities, and two publicly owned and operated facilities on either side of the CBID. The city would like guidance on how these sites might be enhanced or redeveloped to enable the city to maintain the positive momentum generated during the past decade. A brief summary is included below.

400 & 500 West Jackson Ave: The site includes several now vacant lots that formerly housed the McClung Warehouses that dated back to Knoxville's early industrial days. These buildings were destroyed by fires in February of 2007 and again in February 2014. The city owns the land on which they sat plus a large parking lot adjacent to the building site and hopes to issue a Request for Proposals (RFP) based on the ULI recommendations for this site.

State Supreme Court Site: This site is vacant but still contains the State Supreme Court Structures and is owned by the State of Tennessee. Through an arrangement with the City of Knoxville's Industrial Development board we have the opportunity to locally guide the redevelopment process. During the

past year, the City put forward a RFP for this site which led to the discussion of appropriate uses including: residential, retail, office, and hospitality. Ultimately, the selected RFP which was a combination of hospitality, residential and retail did not acquire funding and generated controversy about future uses of the site. The city hopes to issue a new RFP based on the ULI recommendations.

World's Fair Park: ULI reviewed this site over a decade ago when it made the recommendation on where to place our Convention Center. Recently there have been discussions of adding additional venues to the site plus an ongoing discussion regarding how to repurpose the existing Convention & Exhibition Center. Approximately half a dozen public meetings were held on these concepts last year and the potential need for a new master plan has evolved for this property.

Knoxville Civic Auditorium & Coliseum: This property was built some 50 years ago as a part of an early urban renewal and redevelopment plan for the east side of the City. Its future role in the community needs to be explored, such as daily uses and connection to other public amenities. The City is engaging consultants on the feasibility of the facility and future uses of the site. This effort should be coordinated with ULI's recommendations.

Henley Street: This federal highway (US 441) is a major thoroughfare that connects Interstate 40 to downtown and south Knoxville. Knoxville's CBID, where the Supreme Court site and the W. Jackson Ave. site are located, is just east of this road and World's Fair Park, the Historic Fort Sanders neighborhood, and the University of Tennessee sit immediately to the west. Connectivity across this highway is an ongoing community discussion.

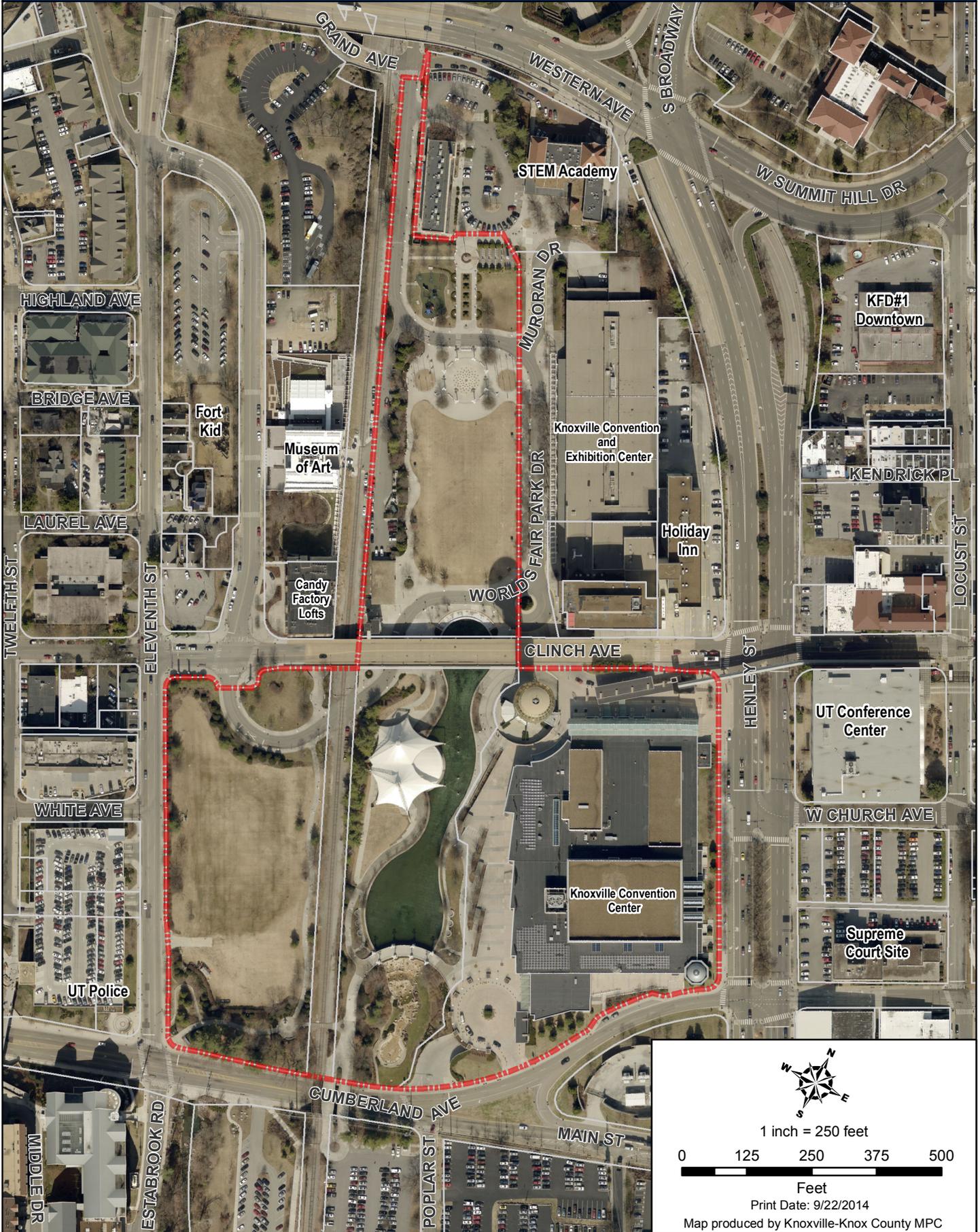
Map 2: 400 - 500 W. Jackson Ave.



Map 3: State Supreme Court Site



Map 4: World's Fair Park and Convention Center



Map 5: Knoxville Civic Auditorium and Coliseum



Map 6: Henley Street Corridor



Questions for Panelists

Overarching:

- 1) How can the City of Knoxville set the stage for future growth and development on the periphery of the downtown core?
- 2) What are recommended strategies to connect these resources to downtown and potentially to each other?
- 3) What are some key implementable steps that can be taken in the short term to address development and connectivity issues?

Site Specific Questions:

400 and 500 West Jackson Avenue:

- 1) What types of land uses are appropriate/ needed to develop these parcels?
- 2) Should the City of Knoxville control the architecture typology and if so how?
- 3) How should the history of the site be carried forward?
- 4) Where are opportunities to connect for pedestrians, bicyclists, motorist, and public spaces?

State Supreme Court Site:

- 1) What types of land uses are appropriate or needed to develop these parcels?
- 2) How can this site connect to the Convention Center and World's Fair Park and connect back to Market Square and the core of Downtown?
- 3) What of the existing buildings should remain?

World's Fair Park:

- 1) Should additional venues/buildings be added to World's Fair Park? If so, what type of architecture, scale and massing should be utilized?
- 2) How would you overcome the topographic challenges of this site to connect to other areas?
- 3) What are the best ways to connect the existing uses of the park (Museum of Art, STEM School, Convention and Exhibition Center, Convention Center, amphitheater and open space)?

Knoxville Civic Auditorium and Coliseum

- 1) How could this resource be better connected to its surrounding neighborhoods, area and downtown?
- 2) What additional uses could be considered for this venue? Are there daily uses that could be encouraged? How could the City market the parking resources for more daily use?

Henley Street – US Highway 441

- 1) Are there ways to make this more of a complete street?
- 2) What can be done to improve the pedestrian experience and connectivity along this street – are there ways to better incorporate this street into the fabric of the city?