Cumberland Avenue Corridor Project

“Promoting a vibrant local economy, strong neighborhoods, a high quality of life, a thriving downtown and a greener Knoxville”

~ Mayor Rogero’s Key Goals
Office of Redevelopment Strategy

Vision:

- From disinvestment to investment; reinvigorate tax base in city core
- Strong residential, retail, and office segments; emphasis on mixed use
- Development outward from a strong core
- Strategic investment in public infrastructure
- Strategic and careful use of tools to foster quality private development
Principles

- Continuity across Administrations
- Market driven development
- Organic growth
- Sound urban design - not rigid prescription
- Benefits: economic growth, preservation of historic structures, community building

Process

- From conflict to collaboration in making public decisions
- Intensive public input and discussion: public meetings and forums
- Transparent dissemination of information: website, blogs, social media
Focus Areas

- Cumberland Avenue
- Downtown North
- Downtown
- South Waterfront
- Magnolia Avenue
Right Sizing Cumberland Avenue

Existing Conditions on the Corridor

Proposed Conditions on the Corridor

Images from:
“A History of Connection, Cumberland Avenue Corridor Plan”, 2007
Cumberland Avenue Process

- Planning charrette Fall 2006
- Plan adoption Spring 2007 - urban design and streetscape
- Series of Public, Stakeholder, and Business/Property owner meetings

STUDY: “Streetscape construction could leverage $280M private investment”

GOAL: “To chart the course for a more attractive, economically successful, vibrant and safe Cumberland Avenue”
## Cumberland Avenue Project Statistics

<table>
<thead>
<tr>
<th>Project Contact</th>
<th>Number of Meetings (starting in 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Meeting Attendance (average)</td>
<td>Total: more than 600 people (12 meetings)</td>
</tr>
<tr>
<td>Direct Mailings</td>
<td>Total: 6 to affected property owners Cumberland/Ft. Sanders</td>
</tr>
<tr>
<td>Property/Business Owners (one on one meetings)</td>
<td>More than 75</td>
</tr>
<tr>
<td>Cumberland Connect Blog Posts</td>
<td>Total: 200 More than 80,000 views</td>
</tr>
<tr>
<td>CAMA monthly meetings</td>
<td>Total: 106 Not including special events</td>
</tr>
<tr>
<td>Advisory Board</td>
<td>24 meetings More than 35 stakeholders</td>
</tr>
<tr>
<td>Staff &amp; Consulting Engineers</td>
<td>50 monthly meetings</td>
</tr>
</tbody>
</table>
Streetscape Design
Streetscape Design
Cumberland Avenue Construction

- Began April 2015 with KUB work
- Phase I (Alcoa Hwy – 22nd Street) completed December 2015
- Installed new water, sewer, gas and storm water lines
- Put in new turn lanes, traffic signals, storm water quality device and at-grade railroad crossing
- Delivered on time and under budget
Cumberland Avenue Construction

- Phase II (22nd Street - 16th Street) started December 2015
- Installed new gas, water, and sewer lines; overhead utilities moved to alleys; north side sidewalks completed
- Finished south side sidewalks, installed median, street furniture - substantial completion August 2017
- Landscape installed Winter 2017
- Delivered on time and under budget!
Cumberland Avenue Communications

WHAT TO EXPECT
CUMBERLAND AVENUE STREETSCAPE CONSTRUCTION

The images below describe the seven-step process of constructing the new sidewalk area, which is a major component of the Cumberland Avenue Streetscape project.

Step 1: Excavation for Duct Banks
This first step involves the removal of the old sidewalk and excavation for the installation of duct banks. Duct banks are groups of conduits designed to protect and consolidate cabling to and from buildings. In a duct bank, data and electrical cables are laid out within PVC conduits that are branded together; concrete and metal casings protect these groupings of conduit. The duct banks will hold wiring for new street lighting and special event electrical boxes installed by KUB. Once the duct banks are placed, concrete is poured in the excavated area, holding the duct bank in place and providing protection from work to be performed in the next steps of the process. After the concrete has set, fill material is added on top so that step two can begin.

Completion Time for Step One: Approximately 1 Week

Step 2: Excavation for Tree Well and Silva Cell
The next step involves excavation of the tree well and Silva Cell pit. The Silva Cell is a modular building block for containing specified amounts of healthy soil beneath paving while supporting traffic loads and accommodating surrounding utilities. The Silva Cell is filled with high-quality, uncompacted soil to grow trees and manage the rate, quality, and volume of stormwater.

Completion Time for Steps Two Through Six: Approximately 3 Weeks

Step 3: Sand Beds Created
A sand bed is created within the tree well and Silva Cell pit to help provide drainage and support to the Silva Cell, soil and plantings.

Step 4: Silva Cell Installation
After sand bed is completed, the Silva Cell is added. The photo on the left shows the bottom component of a Silva Cell in front of Cookout at the corner of 22nd Street. The photo on the right shows another Silva Cell near the eastern corner of the Cookout property.

Step 5: Amended Soil
Amended soil is placed in the Silva Cells, which provides adequate rottable soil volume crucial to growing healthy trees.

Step 6: Root Barrier Fabric
Once the amended soil and the Silva Cell top are placed, root barrier fabric is placed around the pit to help guide the growth of the future tree roots. This helps to make sure roots stay underground rather than growing upward.

Completion Time for Step Seven: Approximately 4 Weeks

Step 7: Curb, Gutter and Sidewalk
After the root barrier fabric is in place, fill material is added for leveling so that the concrete, curb and gutter can be poured. The photo on the left shows the construction of the forms that have to be made before concrete can be poured. The photo on the right was taken on April 20 in front of Cookout and shows the new sidewalk and tree wells.

Completion Time Steps One Through Seven: Approximately 8 Weeks

Note: Completion time can be impacted by weather and unforeseen conditions.
Cumberland Avenue Details
Cumberland Avenue Completion
Cumberland Avenue Completion
**Cumberland Avenue Leveraging**

**Hilton Garden Inn** – approximately $17,000,000 investment in a vacant and blighted structure, seven story hotel with parking underground, opened September 2013 (Paramount Hospitality Group)

**Evolve** – six story mixed use development, former petroleum brownfield site, opened fall 2014, $20,000,000 investment; one floor underground parking, first floor retail space, approximately 55 units and 200 bedrooms (Campus Acquisitions)
Cumberland Avenue Leveraging

**University Commons** - $65,000,000, reuse of brownfield site, open to the public fall 2014, more than 240,000 sq. feet of retail space, covered parking, primary tenants Publix & Walmart (CHM, LLC)

**The Standard** - 6 story residential development on 17th Street, $39,000,000, opened January 2017, providing 300 parking spaces, approximately 250 units and 650 bedrooms (Landmark Properties)
The TENN at 1830 Cumberland Avenue - $45,000,000 reuse of single story, single use facilities, including a surface parking lot and former drive through teller facility; this development will provide approximately 9,500 sq. ft. of new retail, 345 structured parking spaces, and 138 apartment units (600 beds), opened August 2018 (Collegiate Development Group)
Aspen Heights - $70,000,000
reuse of single story, single use facilities, including a former gas station, auto lube and business offices; this development will provide mixed uses including a 15,000 sq. ft. CVS pharmacy, 470 structured parking spaces, and 213 apartment units (587 beds), opening August 2020 (Breckinridge Development)

These projects represent $260 Million leveraged from the public investment of $25 Million.
Cumberland Avenue - Accomplishments

- Delivered on time and under budget!
- 25-40% reduction in vehicle crashes
- NO reported bike or pedestrian crashes in the 12 months post project completion (September ‘17- ’18)
- Transformation from a cut through to a destination (reduction in vehicle trips from 5-20%)
- 1,400 new residents along the half-mile corridor
- $25,000,000 has leveraged $260,000,000 in private investment
- Approximately 25,000 square feet of new retail space and 15,000 more coming
- More than 90 trees planted and water quality improvements
Cumberland Avenue Corridor Project

For more information, please visit our website: www.knoxvilletn.gov/redevelopment

Anne Wallace, AICP, Assoc. ASLA 865.215.2029 awallace@knoxvilletn.gov