



NEWS RELEASE

FOR IMMEDIATE RELEASE
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KCDC to hold public meeting to present Phase 3 site plan of Five Points Master Plan

Knoxville's Community Development Corporation (KCDC) will hold a public meeting to present a site plan for Phase 3 redevelopment of the Walter P. Taylor Homes and Dr. Lee L. Williams Senior Complex to Five Points' residents and community stakeholders on **Thursday, Dec. 8, at 5:30 p.m. at the Walter P. Taylor Boys & Girls Club, 317 McConnell St.**

KCDC's design team of BarberMcMurry Architects in Knoxville and Urban Design Associates, based in Pittsburgh, Pennsylvania, will present the site plan for Phase 3 of the Five Points Master Plan, which will include 34 duplex and triplex buildings located at Martin Luther King Jr. Avenue and McConnell Street. The 98 one-, two- and three-bedroom units will be constructed to reflect the design and fabric of the existing community.

"This is a very exciting next step of the Five Points revitalization project. The proposed phase will serve as the new 'front porch' to Martin Luther King Jr. Avenue," KCDC Board of Commissioners Chair Dan Murphy said. "The site plan is designed to create neighborhood connectivity, outdoor community spaces and housing amenities that will enhance the Five Points community."

Phase 3 of the plan will also include a new playground and in the center of the community, open green space and park with proposed historical markers. The greenway will be prepared adjacent to the proposed improved Kenner Avenue for future connection to the City of Knoxville greenway system.

In addition to the Phase 3 housing, other community improvements include the Walter P. Taylor Boys & Girls Club and the Cherokee Health. Cherokee Health Systems previously has announced plans to improve and expand the Hardy Clinic at the corner of MLK and Kyle.

"KCDC has been working closely with both of our neighboring partners to ensure these organizations continue to provide their vital resources to our community," KCDC Executive Director Art Cate said. "The leadership of the Boys & Girls Clubs of the Tennessee Valley and Cherokee Health Systems has been involved in our planning from the beginning. We look forward to working together throughout the process."

Based on these plans, KCDC will submit an application for tax credit funding through the Tennessee Housing Development Agency (THDA) in February 2017 with plans to break ground on the project in 2018.

The Five Points Master Plan, which details the phased redevelopment of the footprint of Walter P. Taylor Homes and Dr. Lee L. Williams Senior Center, was finalized and unveiled to the community in 2014. The plan incorporates extensive input gathered from the community over multiple public meetings and interviews beginning in 2012.

Phase 1 of the Master Plan, The Residences at Five Points, currently is under construction with an anticipated opening in mid-2017. The 90-unit development exclusively for elderly and disabled residents will be located at Bethel Avenue and McConnell Street. The three-story building will include 84 one-bedroom units and six two-bedroom units. The property will have two elevators and community space, including a meeting room, computer stations and laundry facilities. The site will also offer a green space with a picnic pavilion and dog park.

Phase 2 of the Master Plan will include a 10-building development that will serve a population of elderly and families on the east side of McConnell Street along Martin Luther King Jr. Avenue. KCDC was awarded \$1.1 million in tax credits over 10 years from THDA to fund this property. Current plans call for KCDC to break ground on Phase 2 in 2017 and open in 2018.

The purpose of the Master Plan is to reduce the density of units in the footprint from 500 at its highest point to approximately 300. KCDC already has invested more than \$21 million in new affordable housing and has added 122 units in Five Points outside the footprint of the Master Plan since 2010.

The total cost of the Five Points revitalization project is approximately \$85 million and is estimated to take place over 10 to 12 years. The City of Knoxville has dedicated \$8 million over a 10-year period to the project.

Since 1936, KCDC has been dedicated to enhancing the quality of life for the citizens of Knoxville and Knox County. KCDC's mission is to improve and transform neighborhoods and communities by providing quality affordable housing, advancing development initiatives and fostering self-sufficiency. For more information, call 865-403-1100 or visit <http://www.kcdc.org>.

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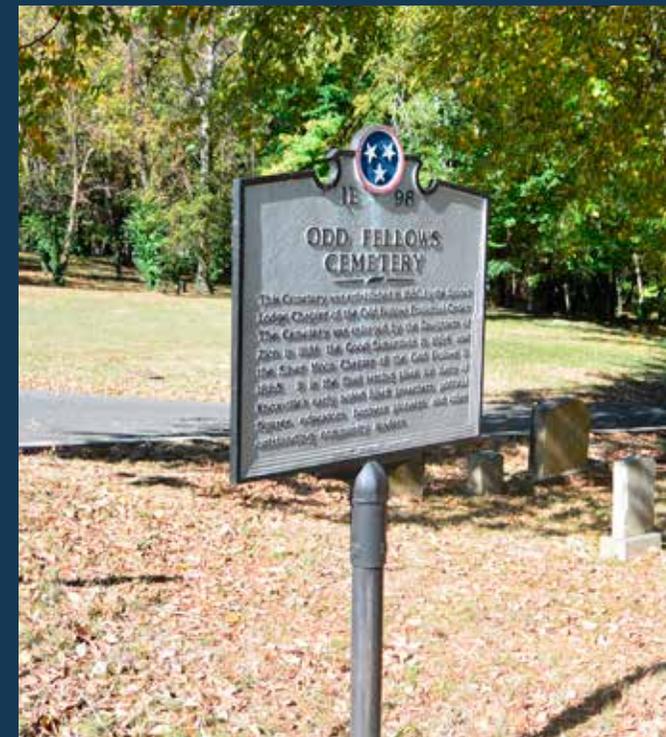
Five Points Neighborhood Phase 3 Master Plan



December 8, 2016

Design Principles

- Preserve and celebrate the HISTORY of the Five Points community
- Reorganize the site to create safety and security for residents
- Use Phase 3 to create a “new front porch” on MLK Boulevard
- Connect to Phase 1 and 2 plus the broader Five Points community
- Support health and wellness through:
 - The preservation of the Boys & Girls Club
 - Connections to the proposed Greenway Trail
 - The addition of sidewalks, a tot lot, and open space
 - Capitalize on Cherokee Health's presence in the neighborhood
- Reflect the scale and character of the surrounding residential neighborhood



2012 Community Engagement

What We Heard...

Walkable Neighborhood

Police on Foot

Walking Trails

Visibility

Mixed housing

More Parks

Diverse, Safe, Walkable

Safe for Walking, Bike Riding

Enhance connectivity – create a network

Infrastructure Improvements

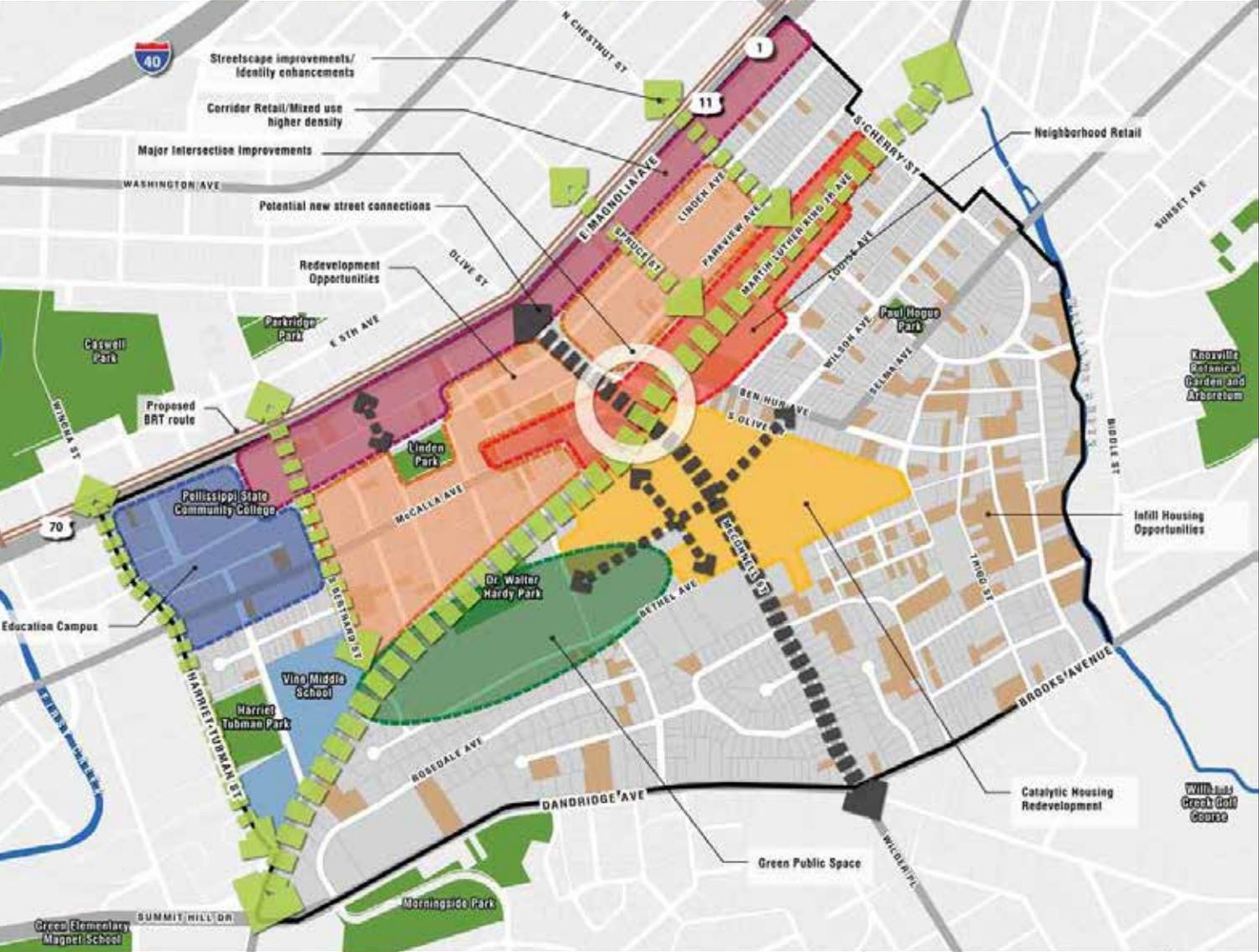
Continuous Sidewalks

Safe community spaces

Quality Construction

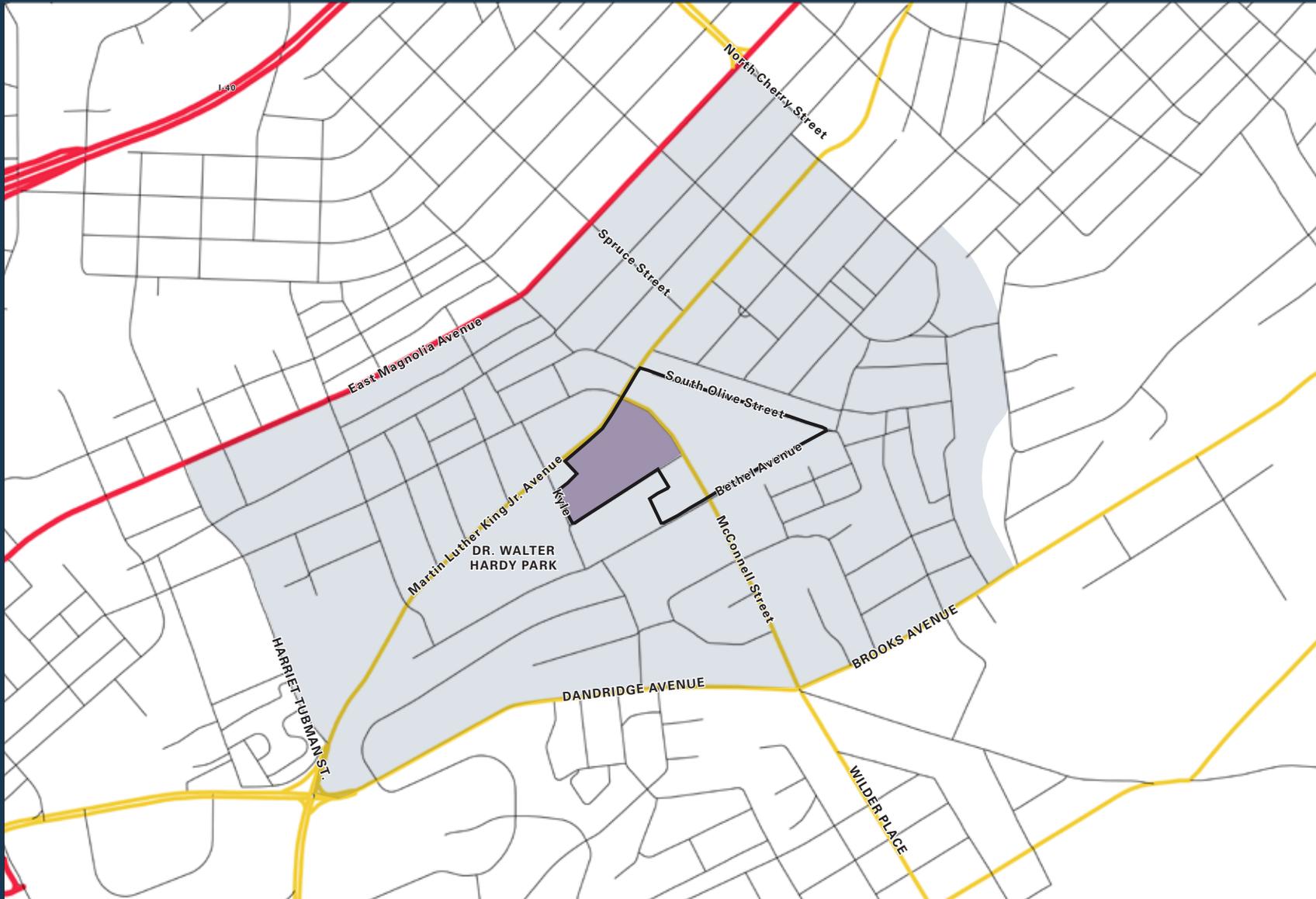
Positive Image of East Knoxville

Neighborhood Framework Plan

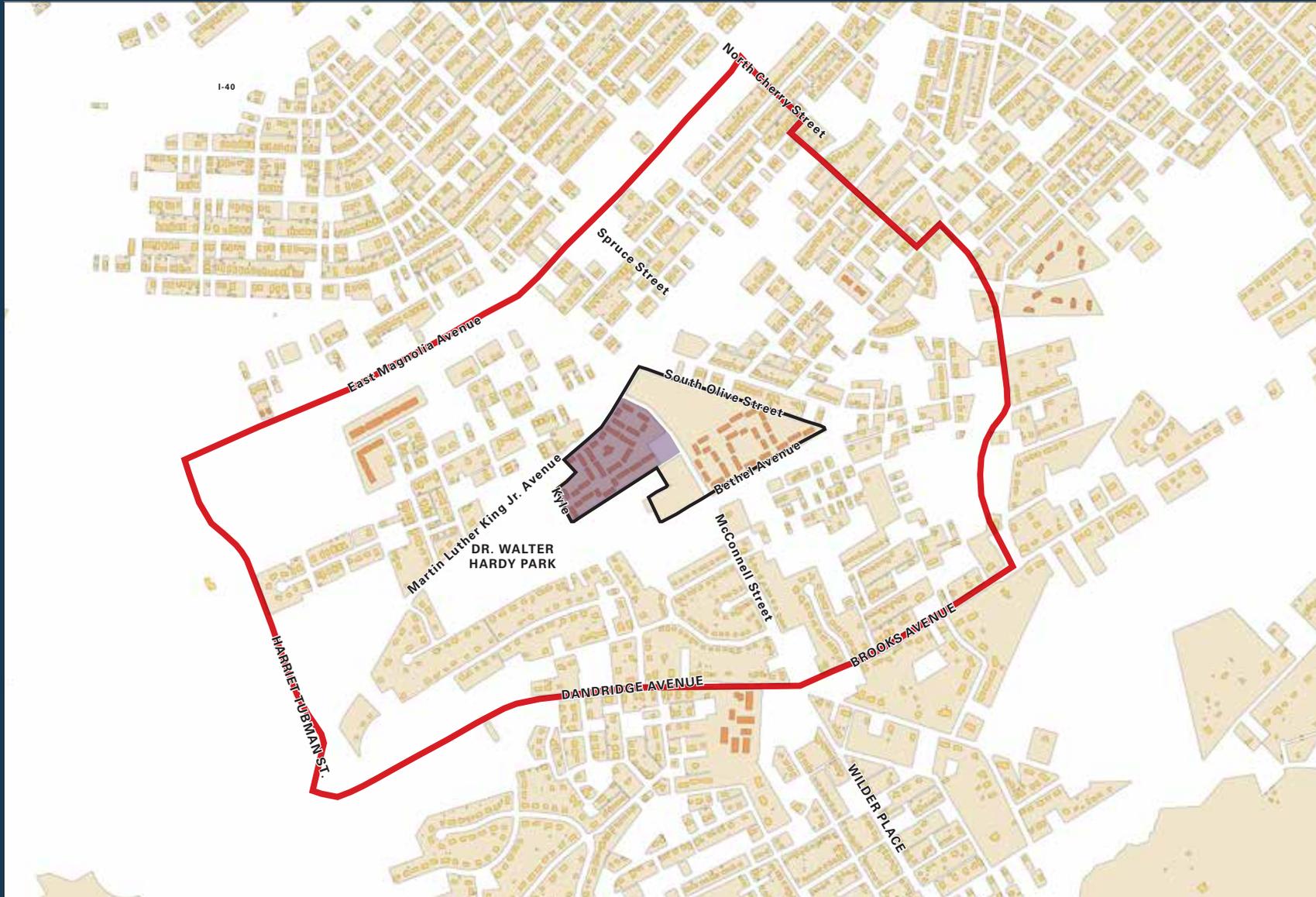


Existing Conditions Neighborhood

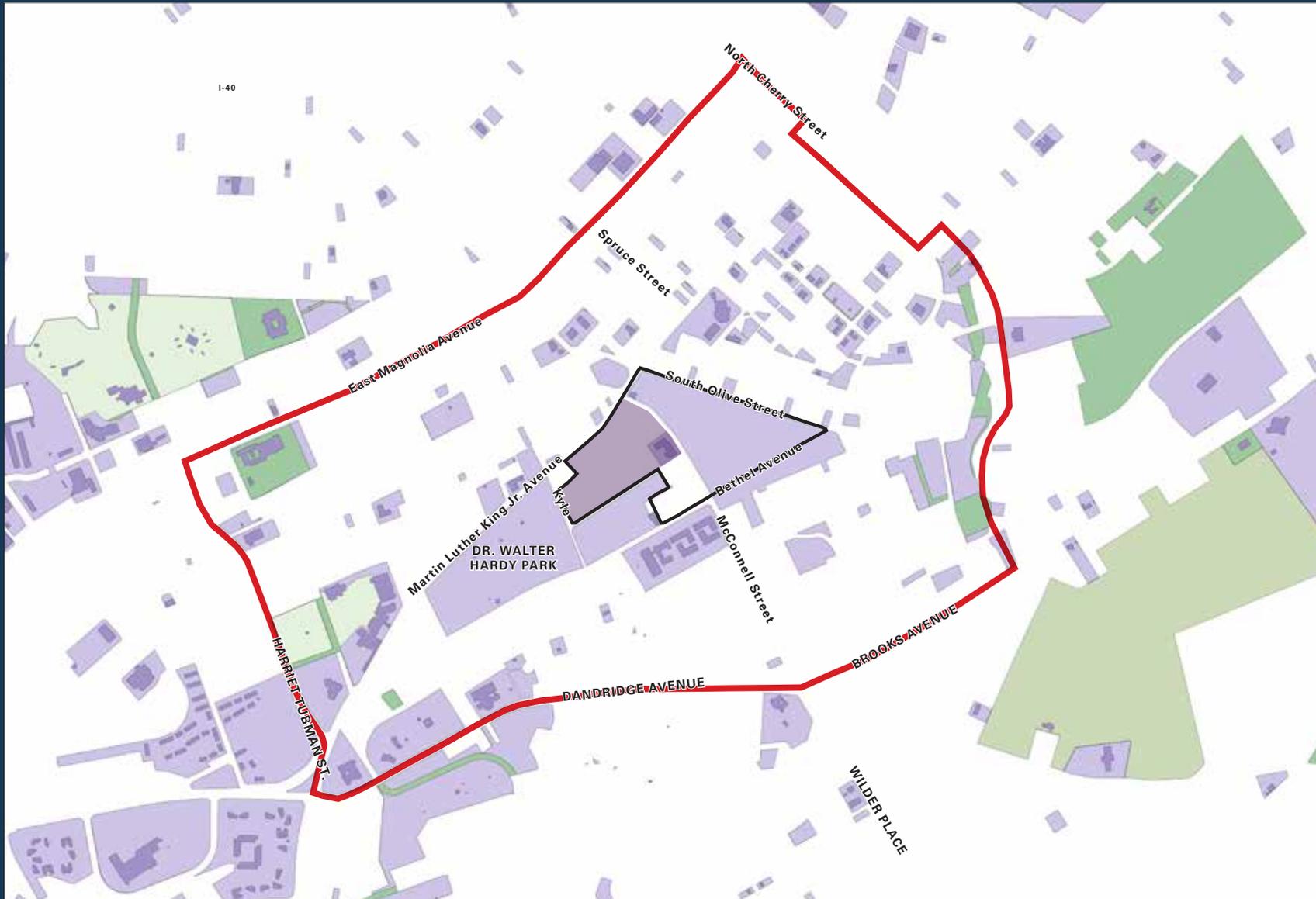
Street Patterns – Neighborhood



Residential Uses – Neighborhood

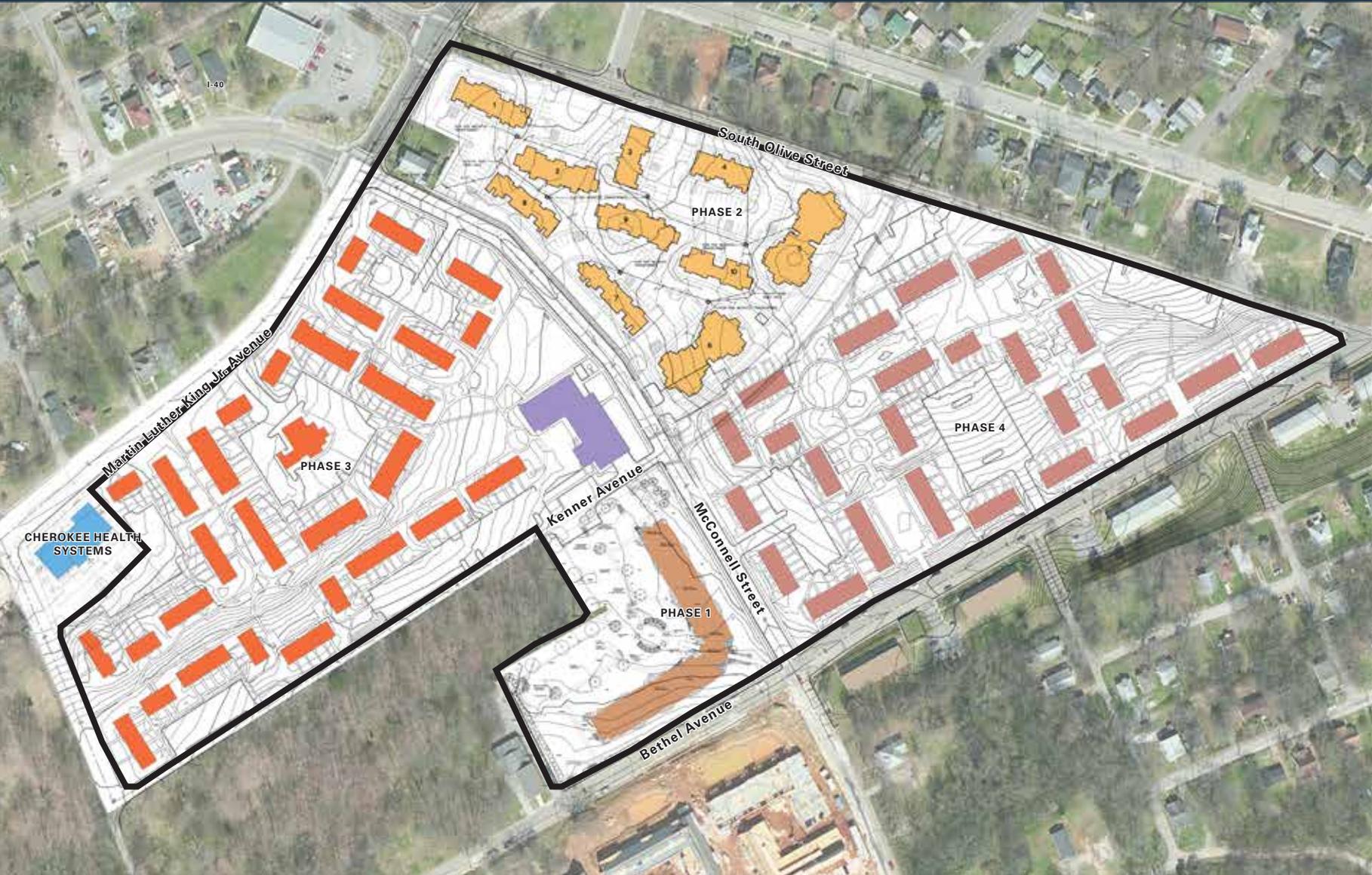


Institutional and Open Space Uses – Neighborhood

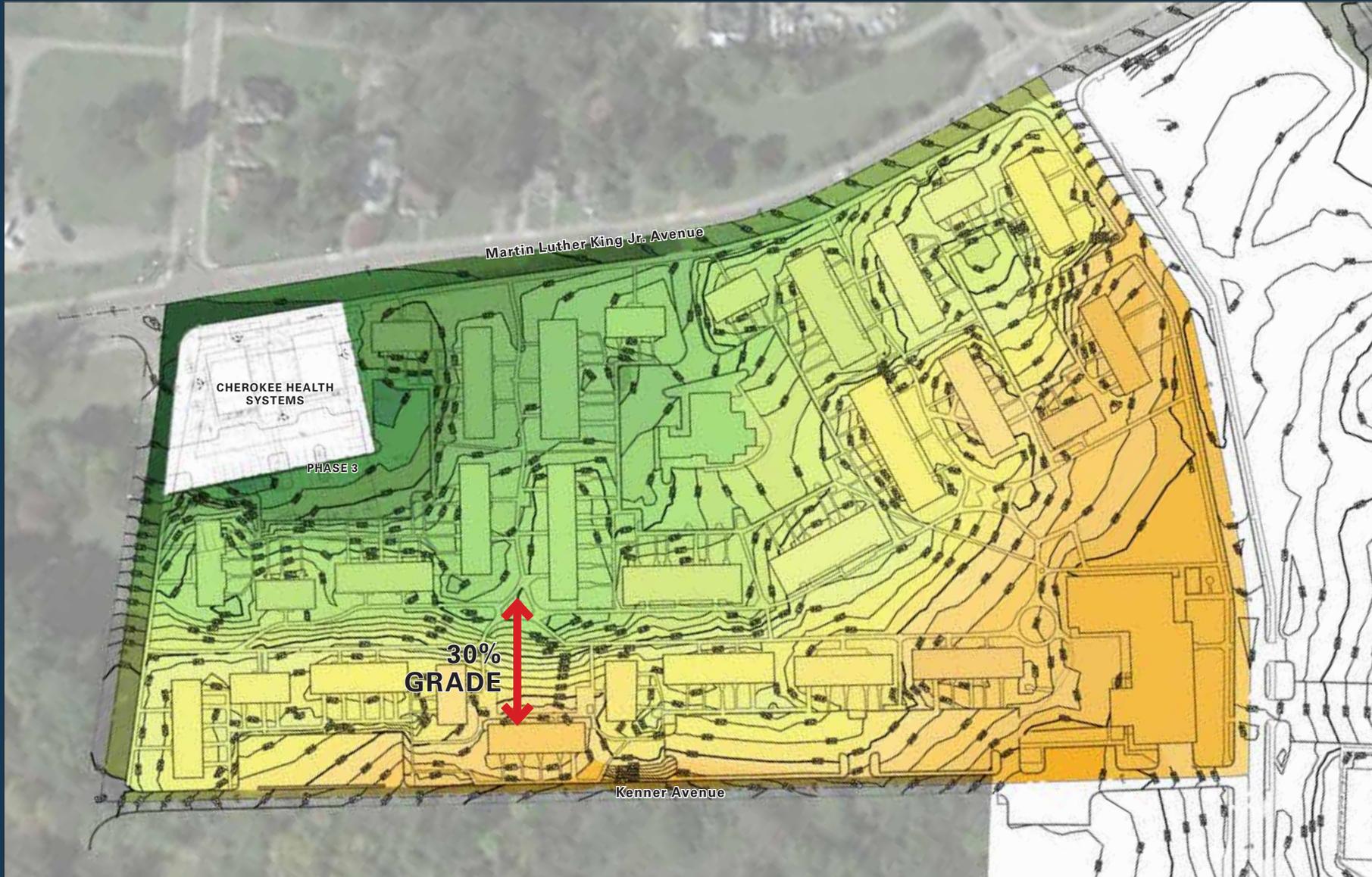


Existing Conditions Phase 3 Site

Five Points Site – Phasing



Five Points Site – Topography and Grading Challenges





Concept Master Plan

Illustrative Master Plan



Boys & Girls Club / Management Building Renovation



- Enhance the entrances to the Boys & Girls Club and Management Building
- Paint the buildings different colors
- Create a drop-off route off street to prevent conflicts between parents dropping kids off and pedestrians and cyclists
- Add dedicated parking to replace the existing parking that's being lost





Cherokee Health Systems Renovation – MLK Frontage

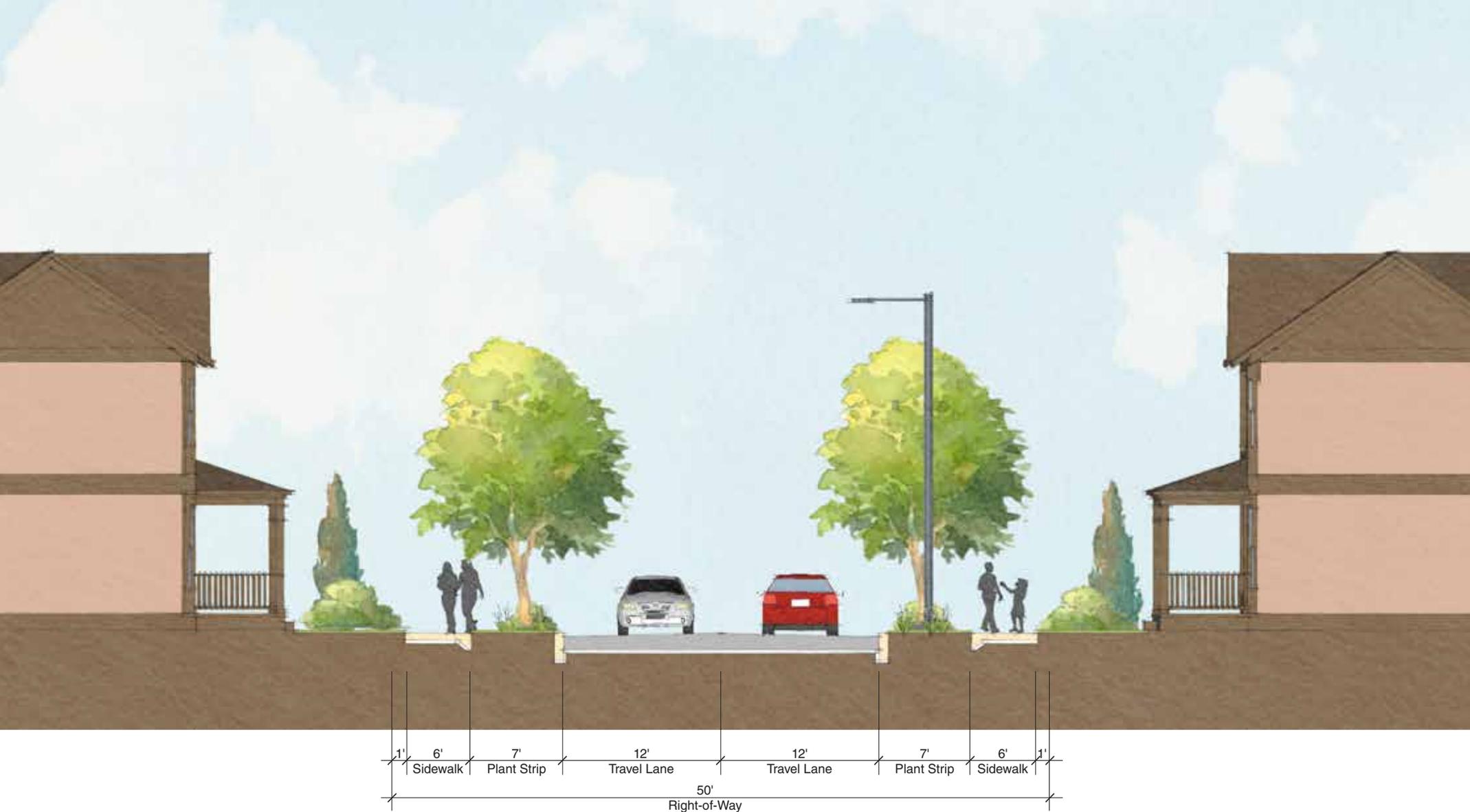


- Infill with 2 Main Street buildings between the existing Hardy buildings
- Expand Cherokee Health's parking lot behind
- Create a green buffer along S. Kyle Street
- Extend a more urban character along MLK





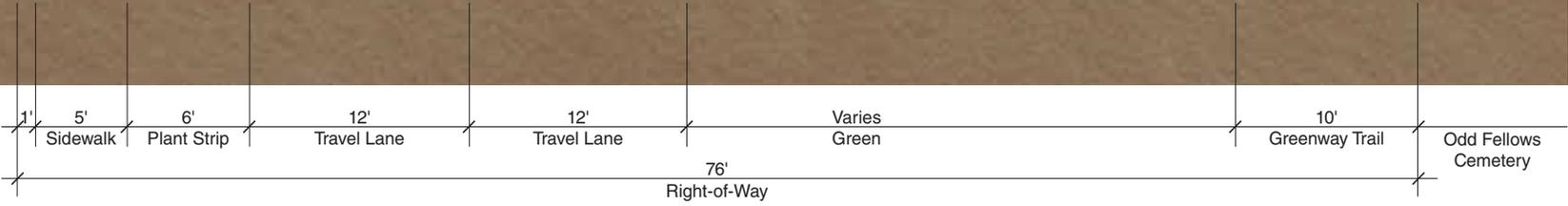
Proposed 50' ROW Residential Street Section





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Proposed Kenner Avenue Section





Crime Prevention through Environmental Design (CPTED)

Natural Surveillance

- Place windows overlooking sidewalks and parking lots
- Remove visual obstructions
- Use passing vehicular traffic as a surveillance asset
- Ensure good lighting along pathways, parks, stairs, entrances, and children's play areas

Natural Access Control

- Locate resident parking behind buildings
- Locate walkways in front of units
- Use appropriate fencing for each condition, including low, waste-level fences between front and rear yards, with gates
- Plant landscaping to reduce opportunities for crime

Territorial Reinforcement

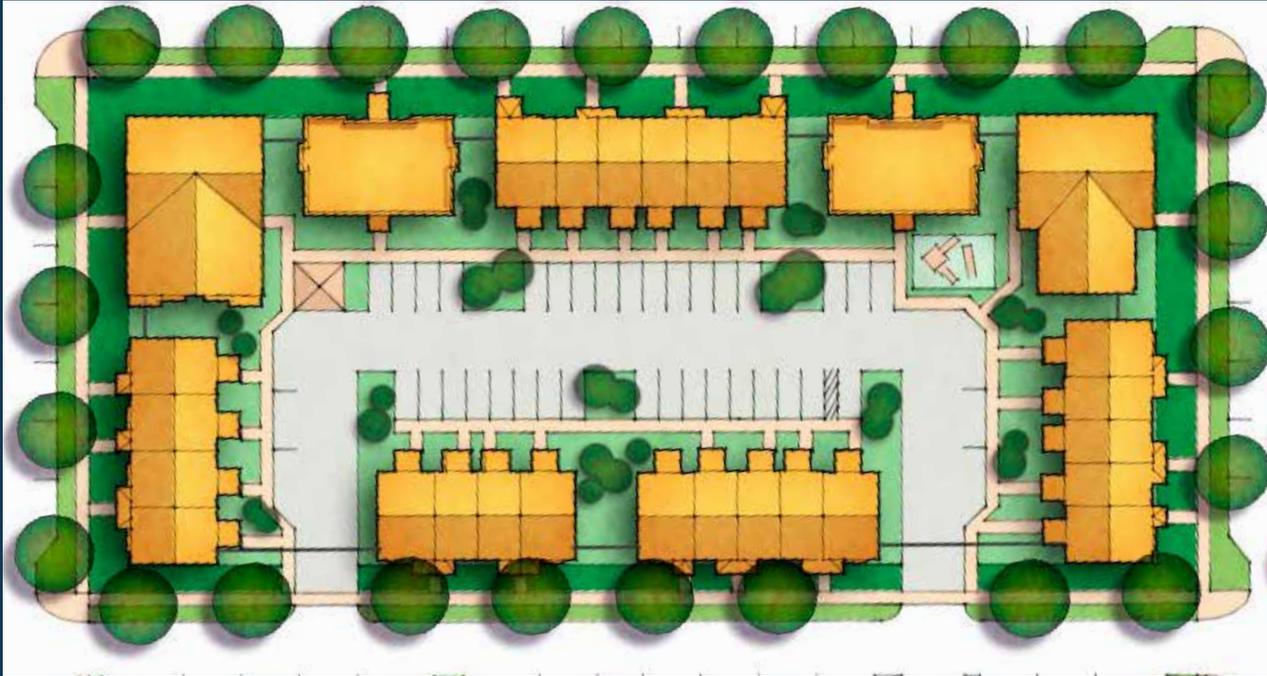
- Maintain landscaping and buildings to communicate active presence
- Differentiate public, semi-public, and private spaces
- Expand residents' "sphere of influence"
- Place seating amenities in common spaces
- Locate motion sensor lights at entries

Maintenance

- Poor maintenance can lead to decline of a neighborhood
- Implement a maintenance plan
 - Eliminate issues as they arise
 - Ensure a sense of ownership through high quality maintenance and public spaces

Building Types and Architecture

Principals of Good Block Design



- Locate Parking in the interior of the block
- Front 4 sides of the block with architecture, front doors, and windows
- Place trash receptacles in the parking court in a location that is easy to access for trucks
- Connect walkways from sidewalks to front doors
- Locate small tot lots, children's play areas, and gardens in rear courtyards

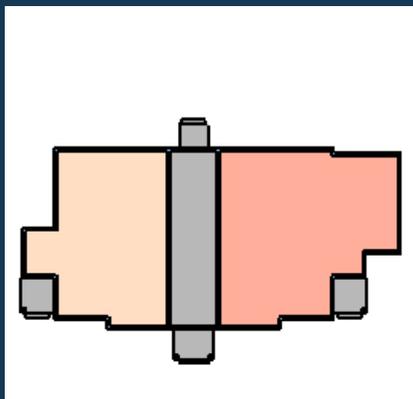
Five Points Neighborhood Precedents



Mechanicsville Commons – Pattern Book Houses

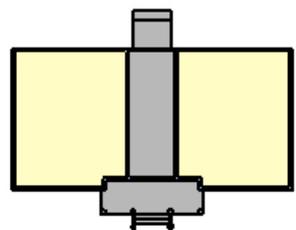


Building Types



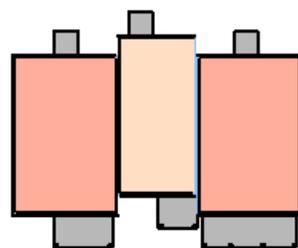
**Accessible
4-Unit Garden**

3-BR-a 1 unit
2-BR-a 1 unit
1-BR 2 units



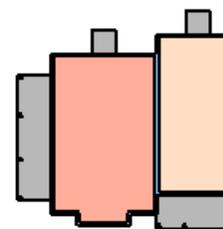
**4-Unit
Garden**

1-BR-a 2 units
1-BR 2 units



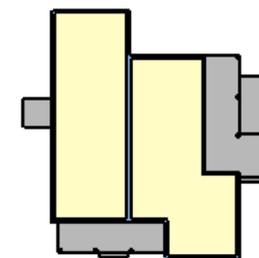
**Townhouse
Triplex**

3-BR 2 units
2-BR 1 units



**Townhouse
Duplex**

3-BR 1 unit
2-BR 1 unit



**Cottage
Duplex**

1-BR 2 units

Building Type Diagram



- Property Line
- Cottage Duplex
- Townhouse Duplex
- Townhouse Triplex
- 4-Unit Garden
- Accessible Garden

Architectural Styles Diagram



-  Property Line
-  Colonial
-  Victorian
-  Federal
-  Craftsman

Replacement Housing Program

MASTER PLAN

1-BR	66 units
2-BR	14 units
3-BR	18 units
Total	98 units

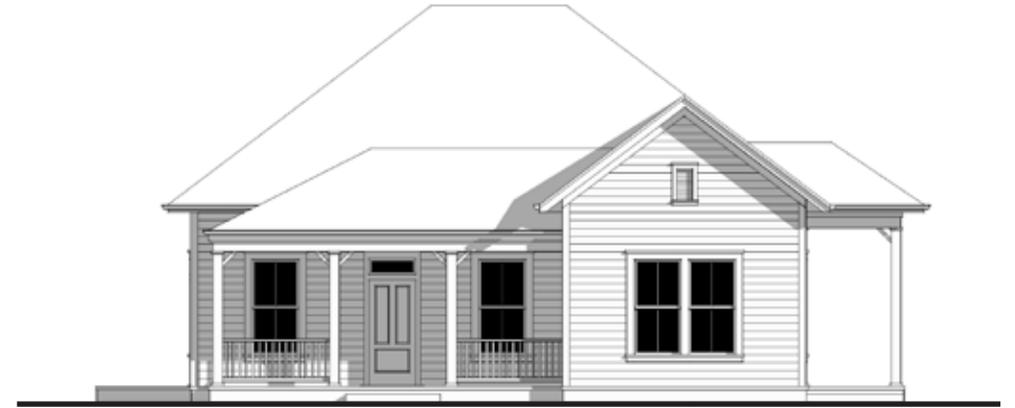
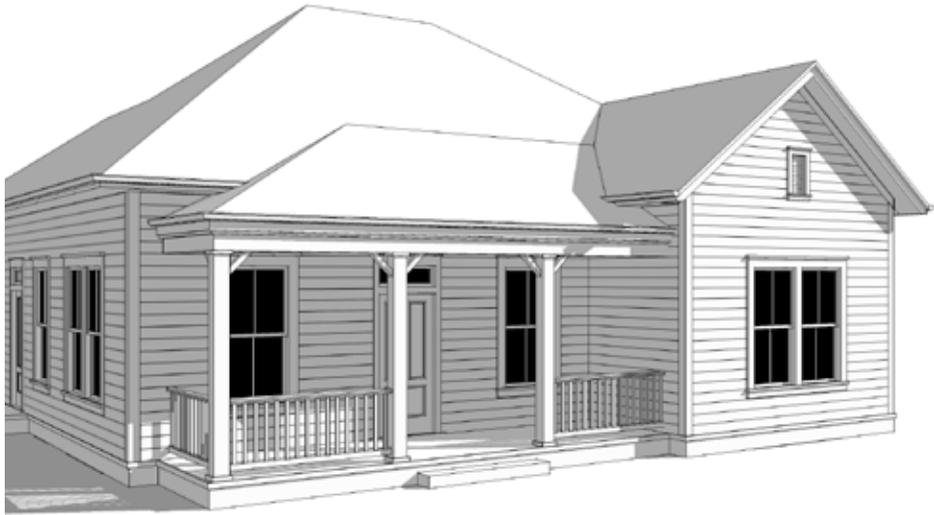
Cottage Duplex



Townhouse Triplex



Cottage Duplex and Triplex Townhouse



Townhouse Duplex



Townhouse Duplex



Accessible 4-Unit Garden



Accessible 4-Unit Garden Building



4-Unit Garden



4-Unit Garden Building



Illustrative Master Plan





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Questions and Discussion