

AUSTIN HOMES

Master Plan

MASTER PLAN TEAM

Gensler

Gensler is global architecture, planning, and design firm. Gensler will lead the master planning and community engagement process.



Johnson Architecture, Inc. (JAI) is an architecture, planning, and interior design firm based in Knoxville. JAI will provide architectural support services and assist in the community engagement process.



Applied Real Estate Analysis, Inc. (AREA) will provide detailed residential and commercial market analysis.



Civil & Environments Consultants Inc. (CEC) will provide site planning and development, civil engineering, and surveying services.



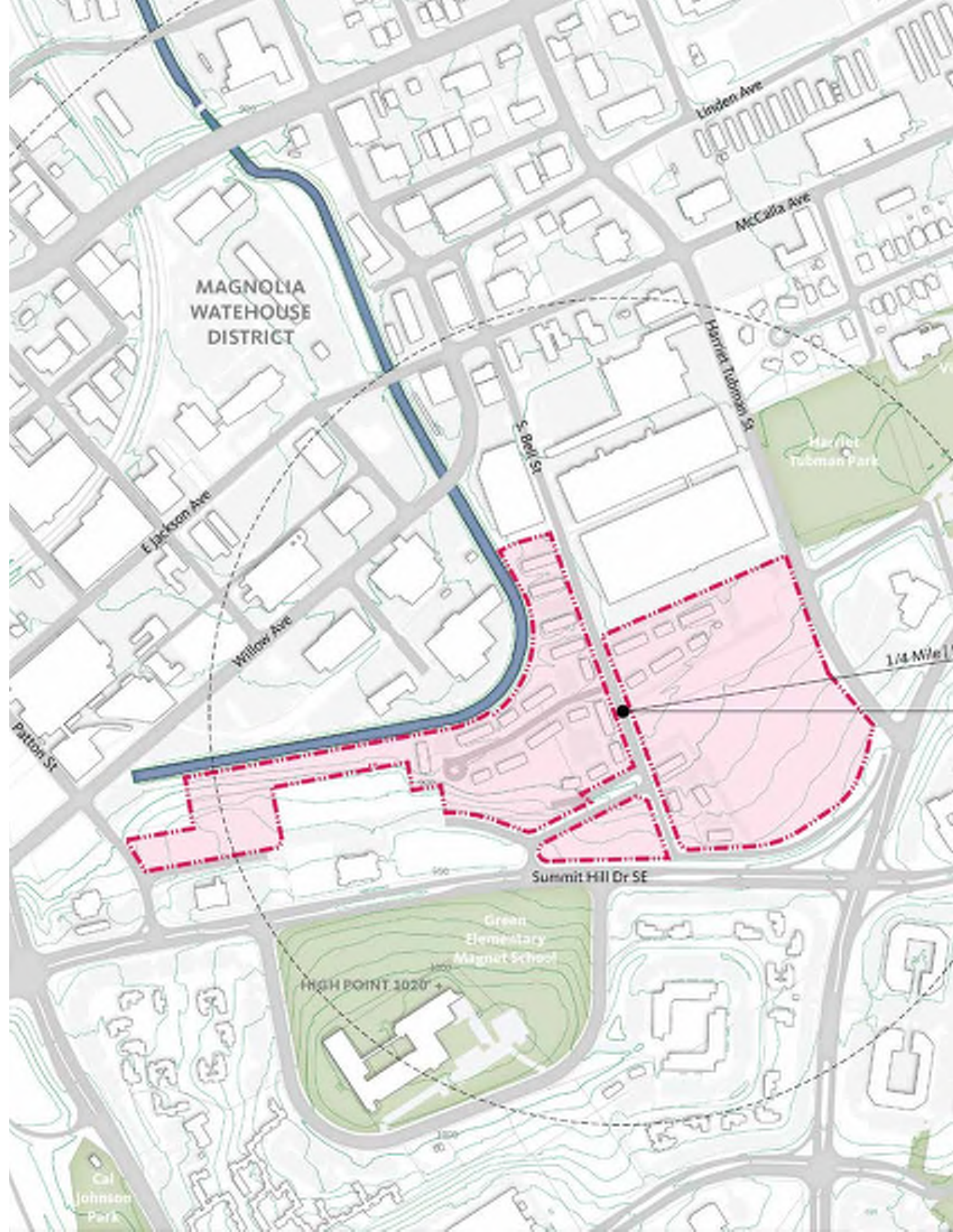
CRJA Landscape Architects will provide landscape architecture, open space planning, green/energy efficient design, and assist with site planning



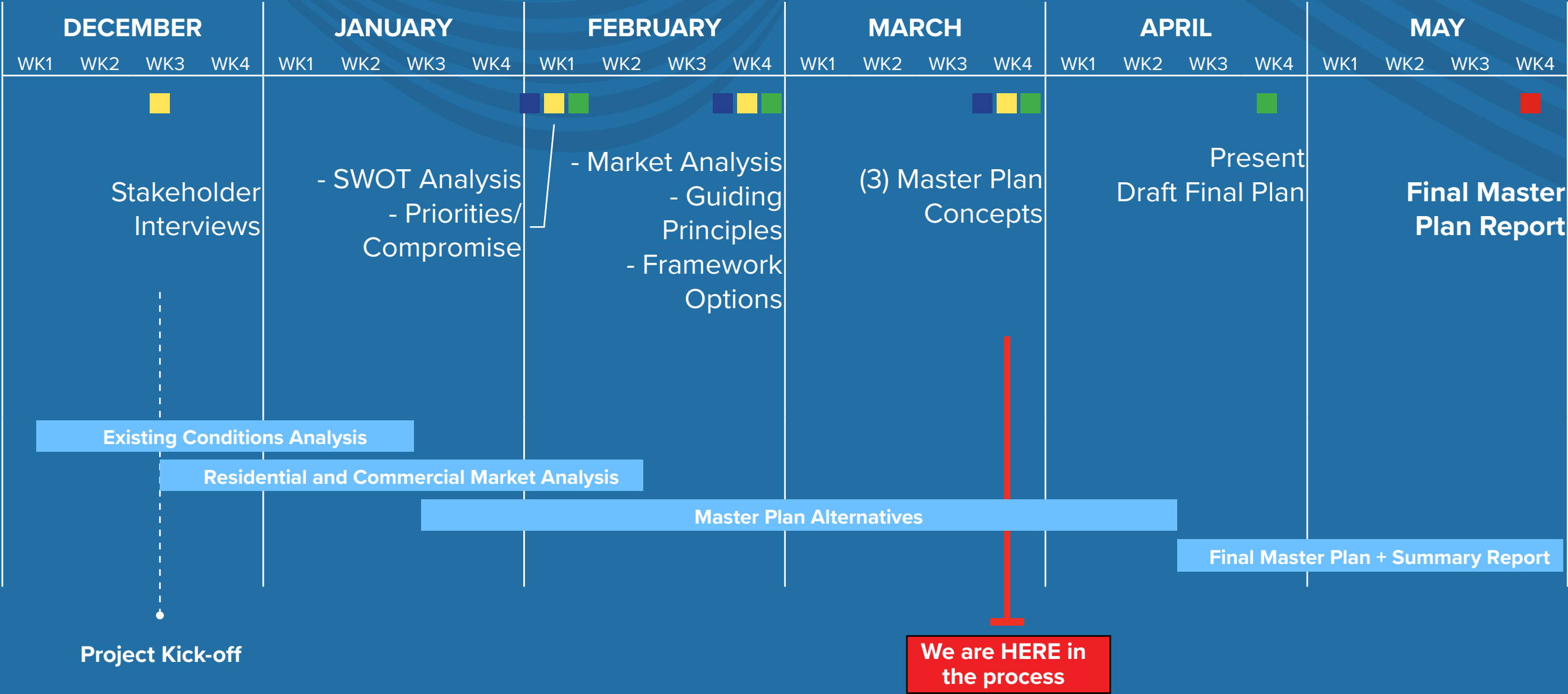
S+ME will provide environmental and geotech services.

TODAY'S AGENDA

- Share what we have learned so far:
 - Feedback from **February 26 and 27 Workshops**
 - Landscape Activities and Elements Options
 - Residential Building Type Options
- Conduct small group discussion:
 - **(3) Development Options**
 - Streets
 - Blocks
 - Trails and Open Space
 - Buildings



A SIX MONTH SCHEDULE



WHAT WE HEARD

Resident Meeting
Stakeholder Meeting
Open House

| February 26, 2019
| February 26, 2019
| February 27, 2019

Framework Options

What Works? What Doesn't?



Resident's Meeting



Stakeholder Meeting Homes Master Plan | Community Engagement Session 3

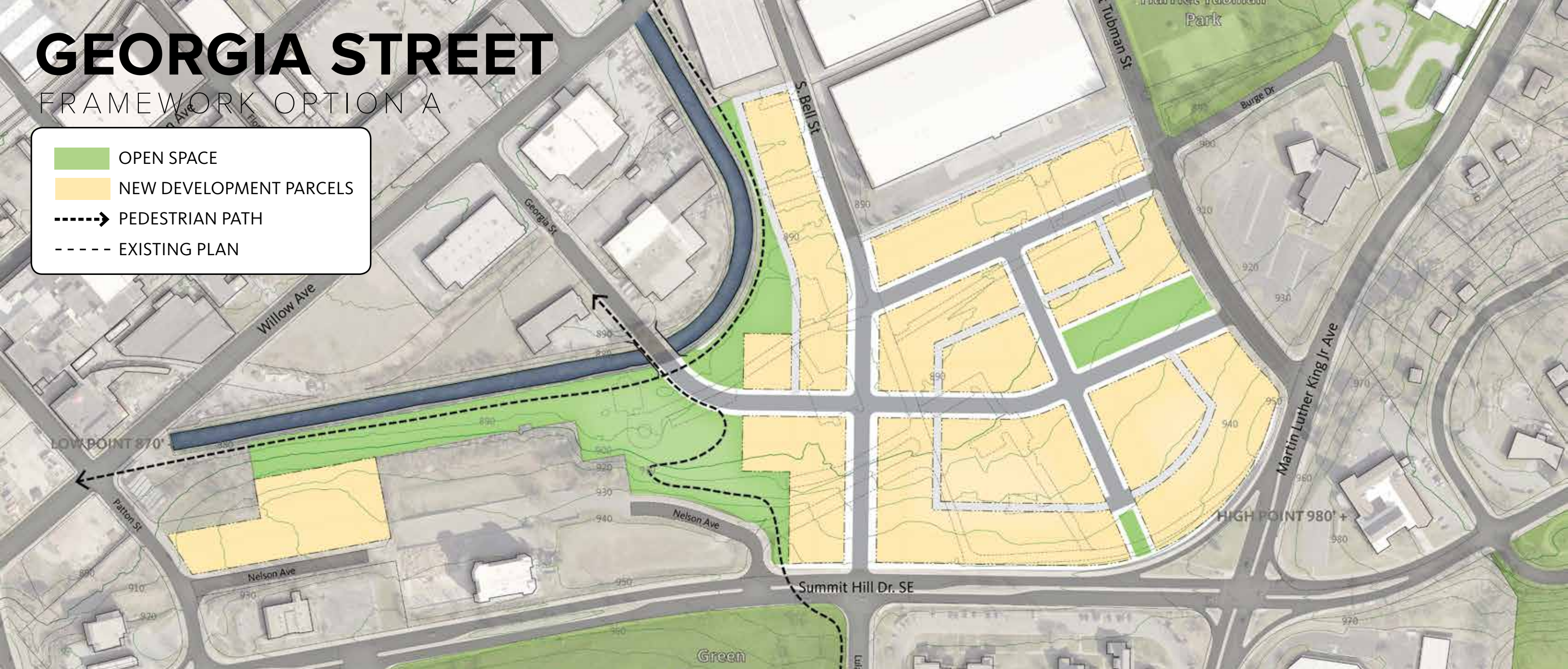


Open House



GEORGIA STREET

FRAMEWORK OPTION A



LIKES

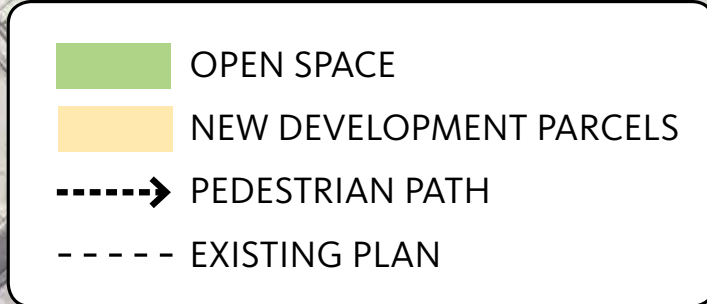
- Georgia Street Connection to Old City.
- Buildings fronting Summit Hill Drive.

DISLIKES

- Lacks green connection between Harriet Tubman Park and First Creek.
- Georgia Street, make it a promenade.
- Georgia Street bridge across First Creek might encourage cut-through traffic.

BIG PARK

FRAMEWORK OPTION B



LIKES

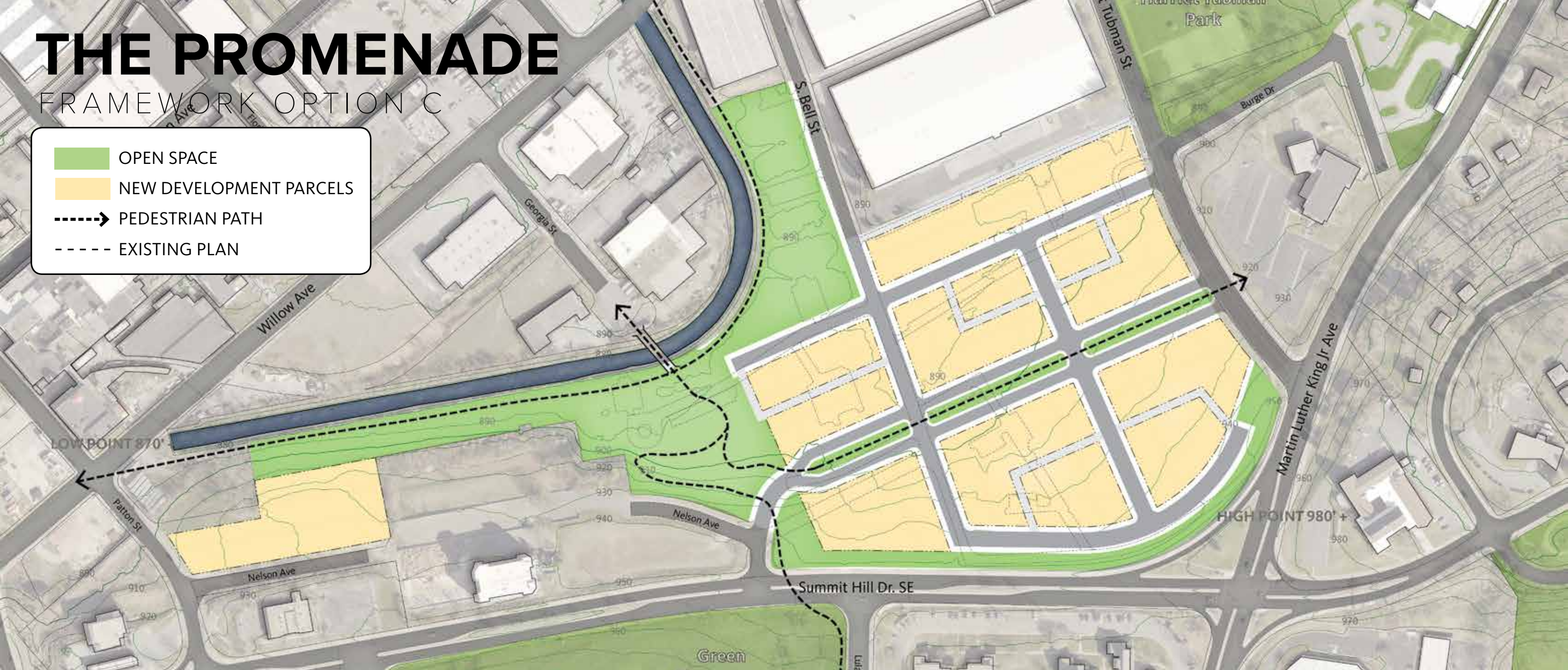
- Connecting Bell Street to Nelson Street at Summit. Grade is less steep.
- First Creek Park. Compliments Harriett Tubman Park.

DISLIKES

- Larger park along First Creek, too much green.
- The pedestrian bridge over First Creek would be safer as a vehicular bridge.

THE PROMENADE

FRAMEWORK OPTION C



LIKES

- Promenade connections to schools.
- Like promenade look, but will it take development potential?

DISLIKES

- Want more development along First Creek
- Add more green to each block

GREEN WAY

FRAMEWORK OPTION D



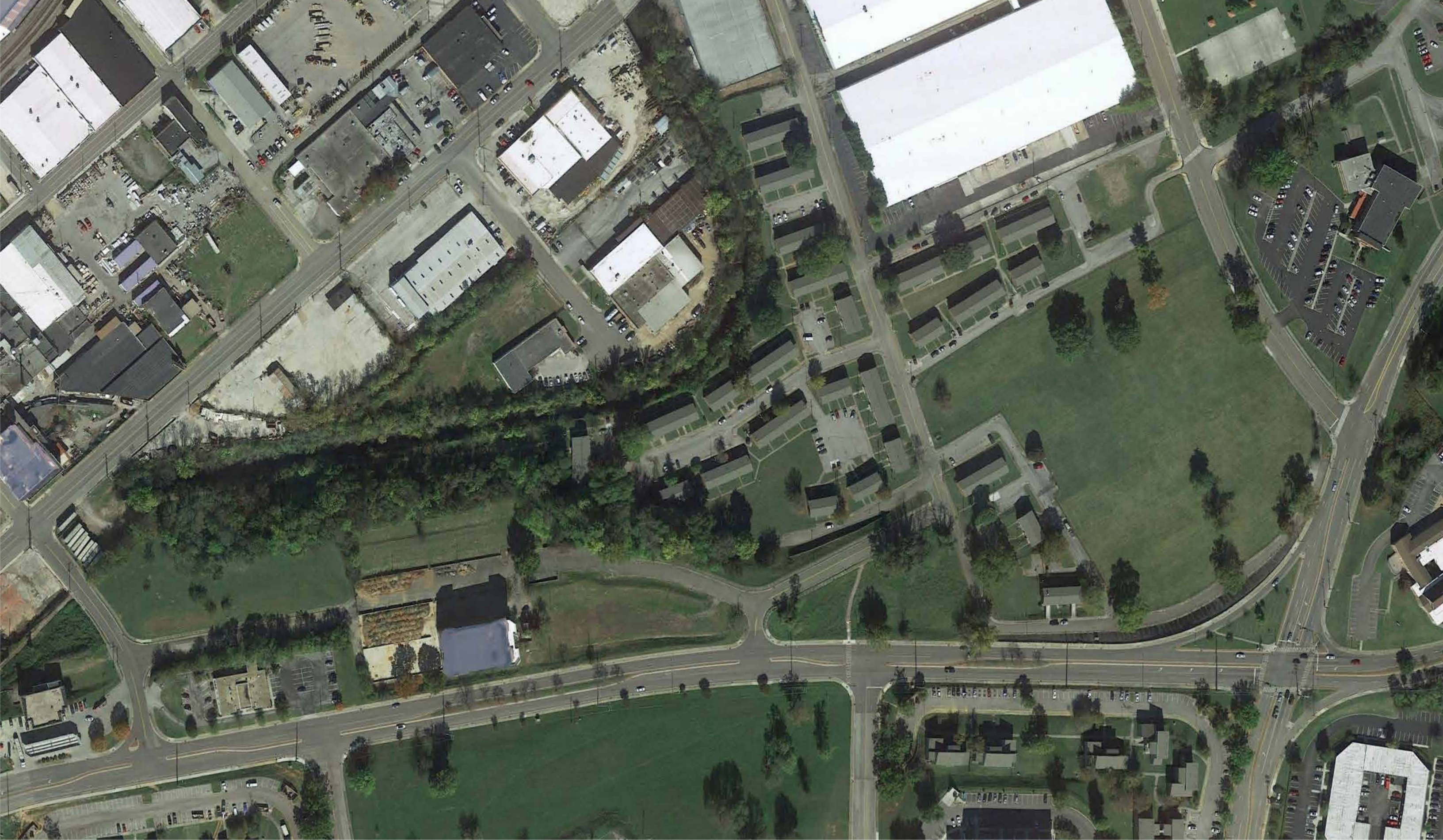
LIKES

- Like the park on Harriet Tubman St.
- Like connecting Bell St. to Lula Powell Dr.
- Like green setback along Summit Hill Dr.
- Preserves the retaining wall along Summit Hill Dr.

DISLIKES

- Lacks a park in the center
- The pedestrian bridge over First Creek would be safer as a vehicular bridge.
- Street grid seems disconnected.

EVOLUTION OF THE SITE



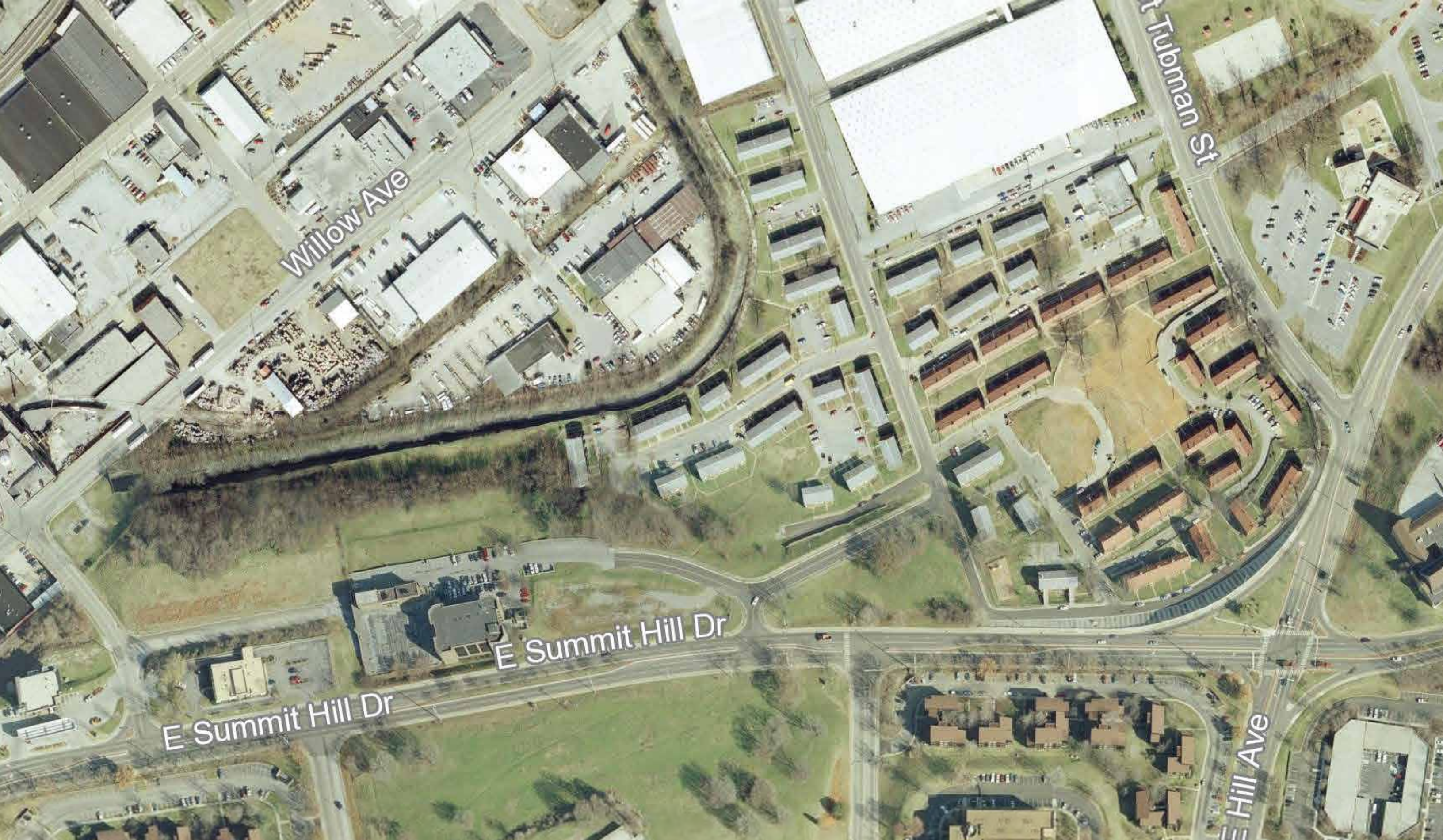


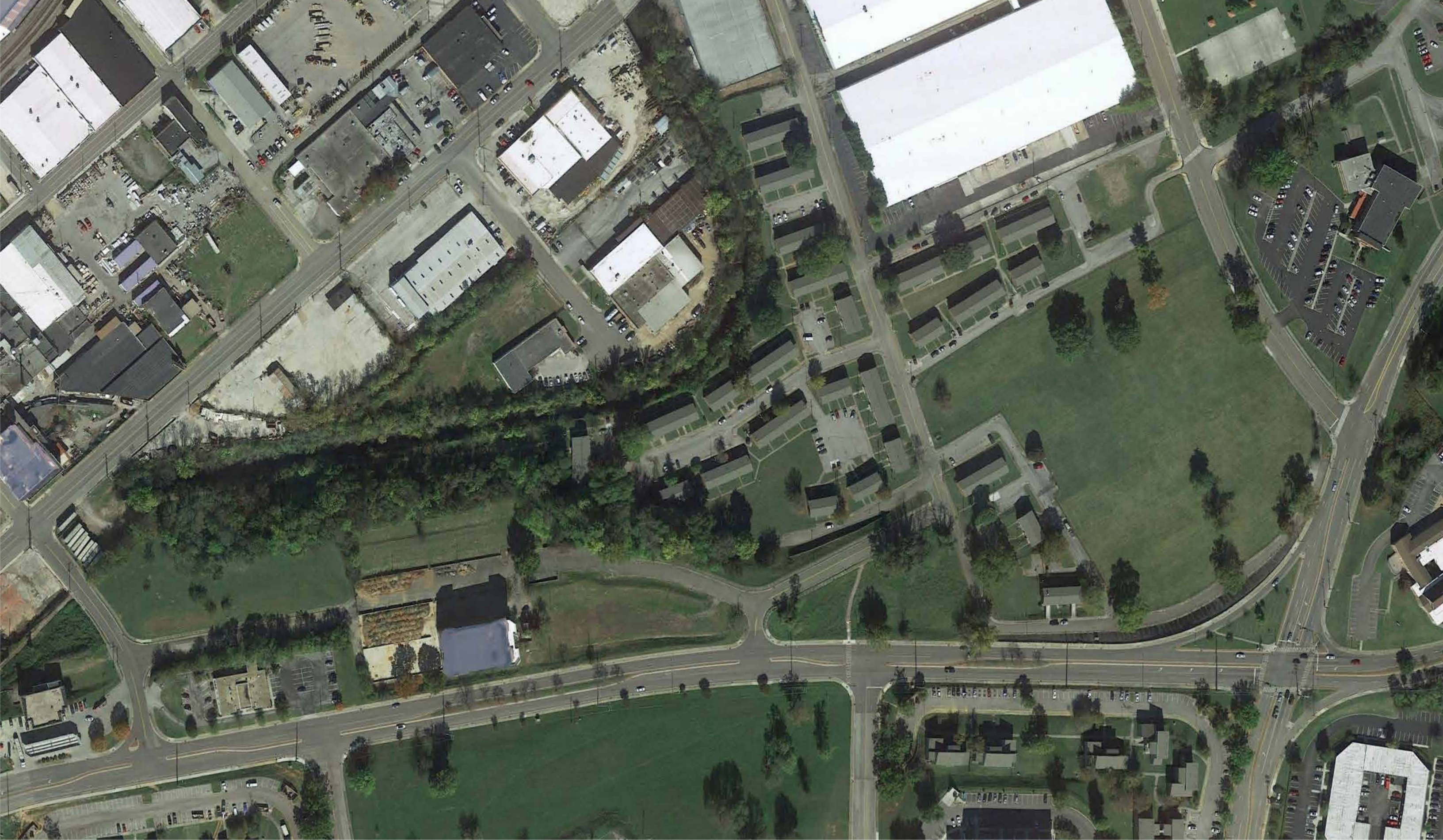














PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

RECREATION



PARKS AND OPEN SPACE

PAVILIONS & KIOSKS



KIDS ACTIVITIES



FIRST CREEK



PARKS AND OPEN SPACE

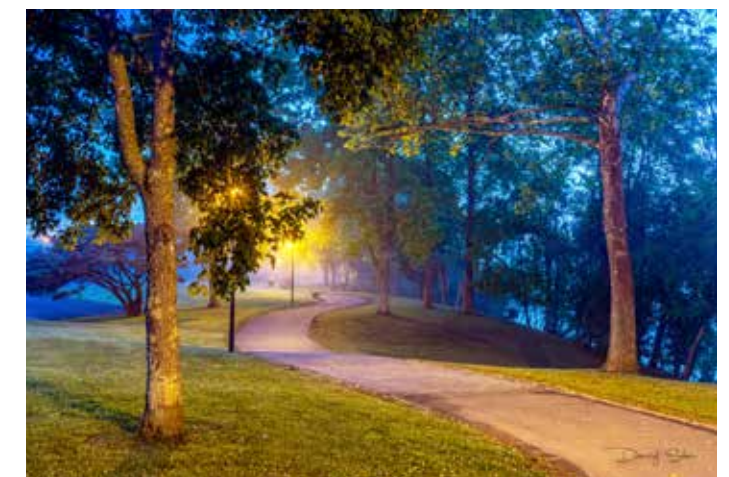
OBSERVATION DECK



COMMUNITY GARDEN

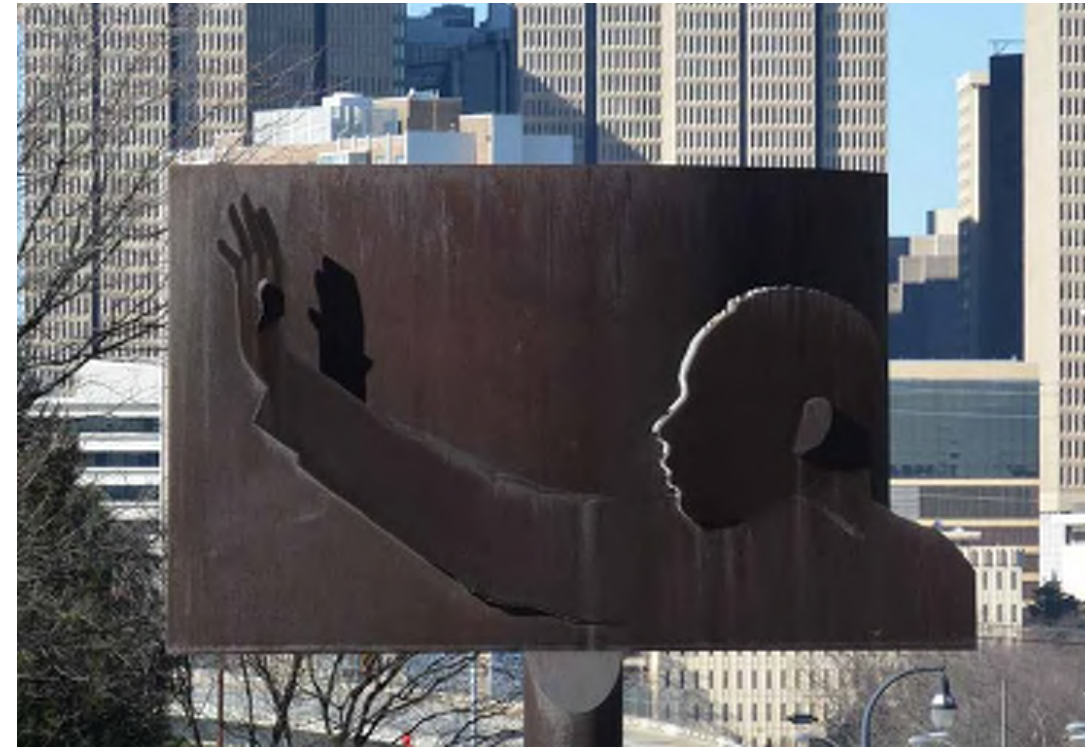
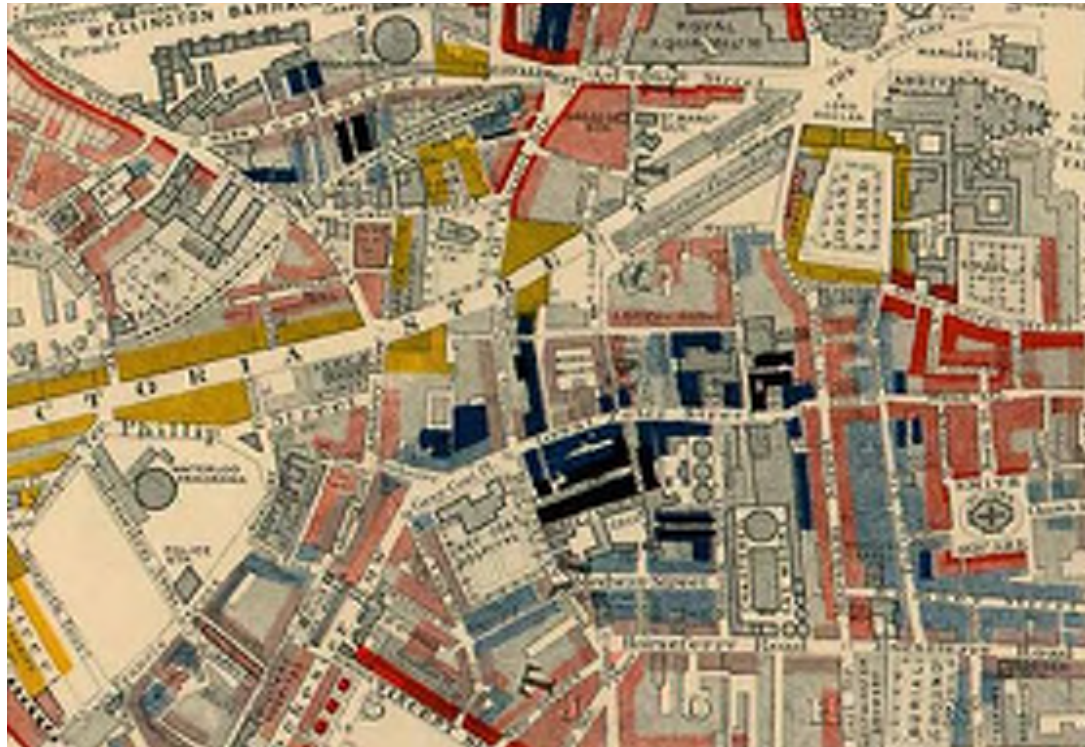


TRAILS



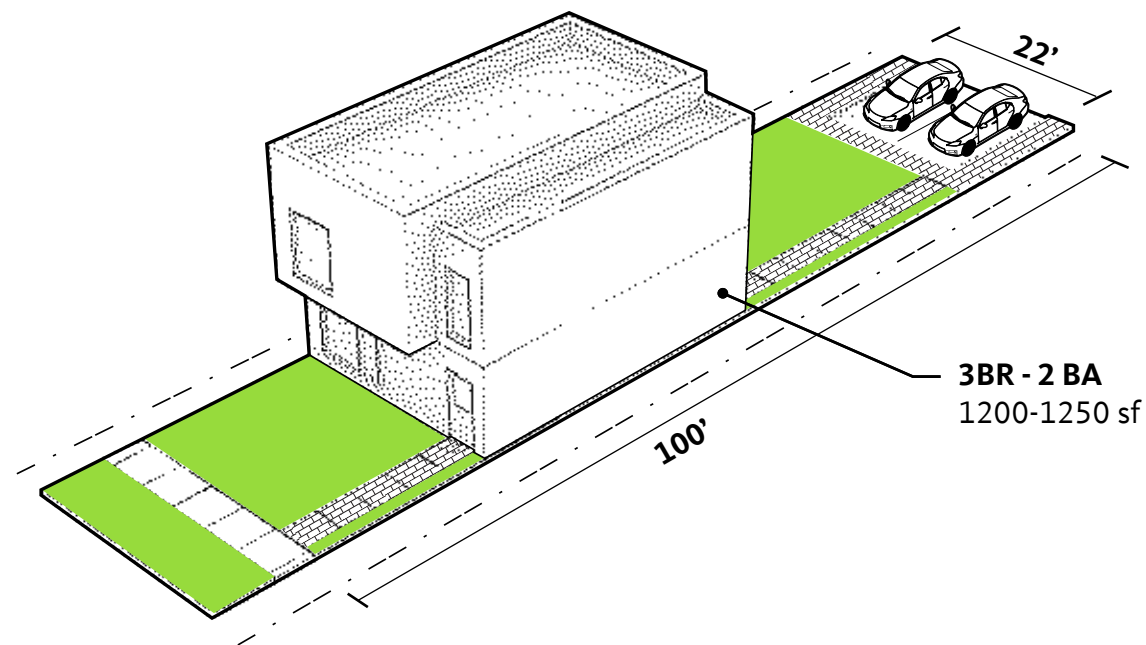
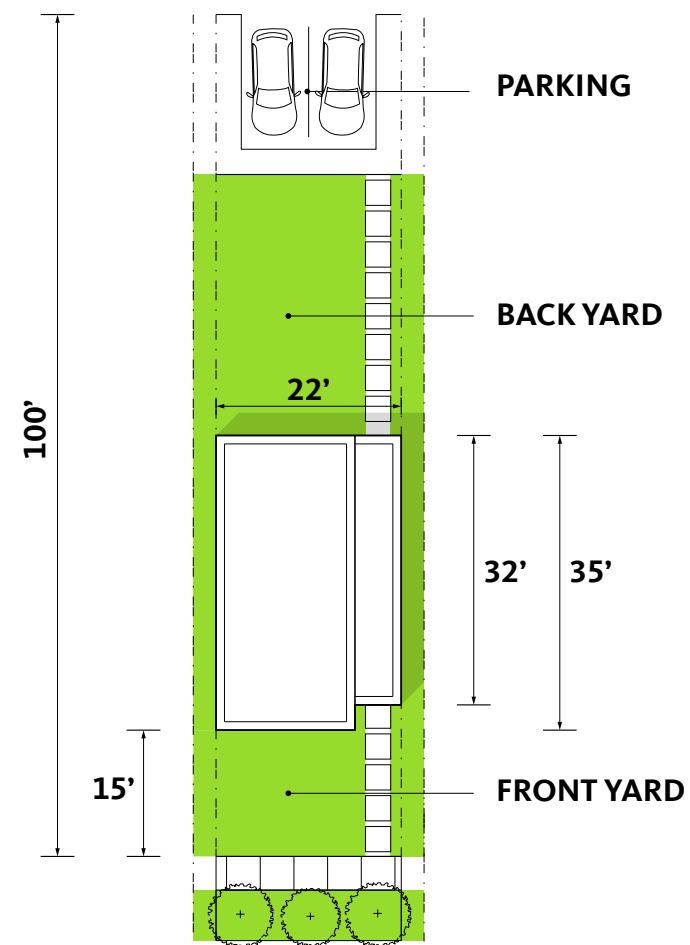
PARKS AND OPEN SPACE

PUBLIC ART

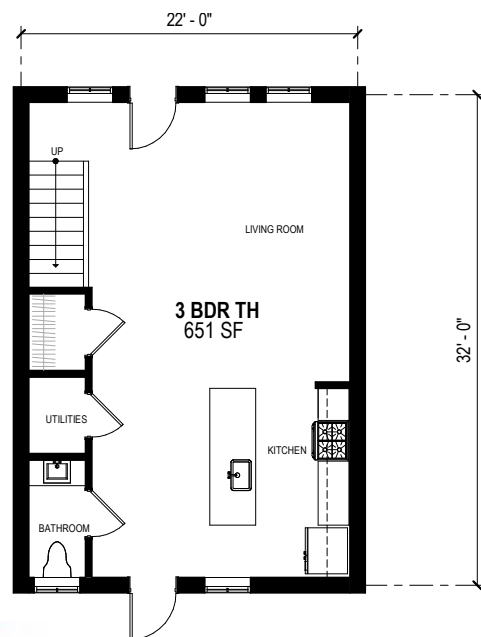


BUILDING TYPES

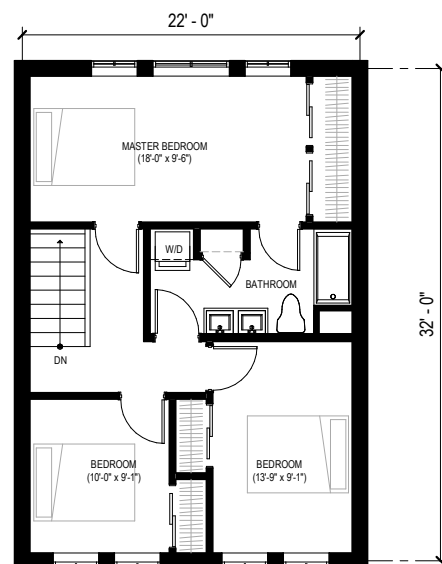
TOWNHOMES



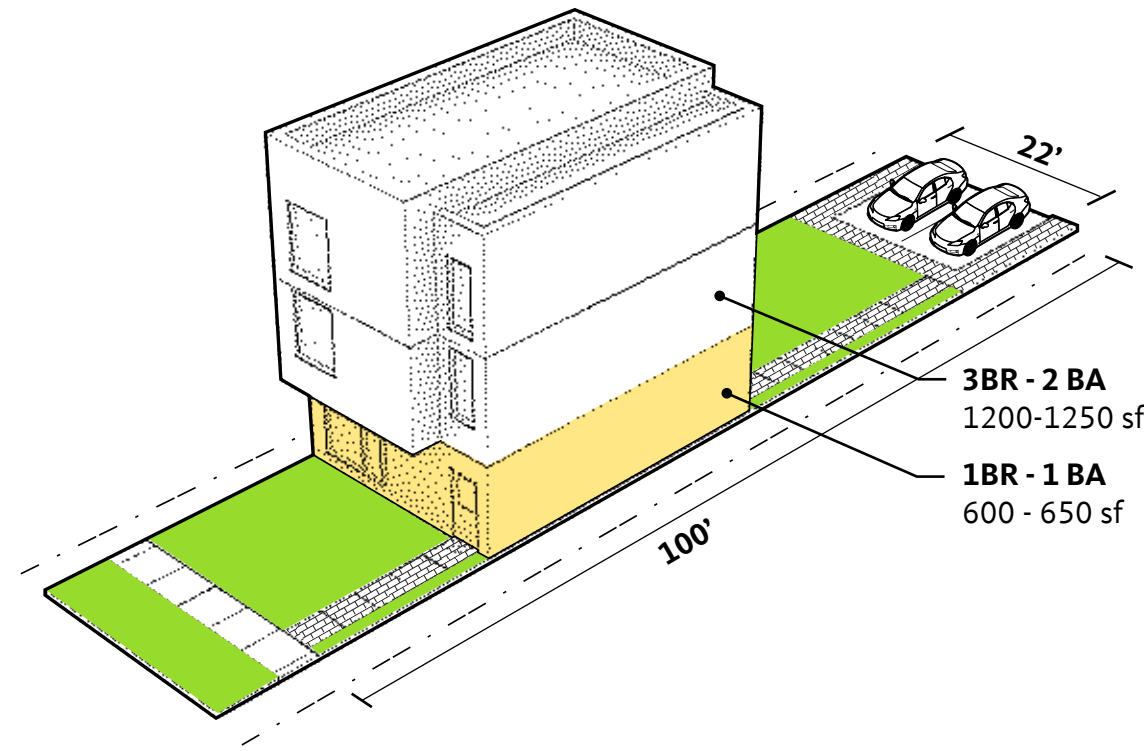
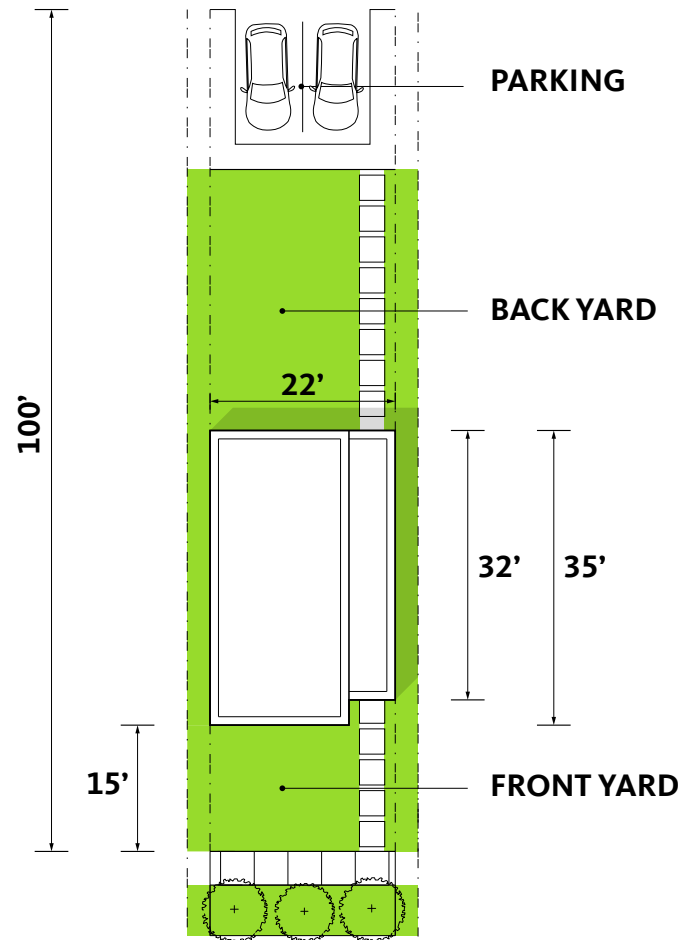
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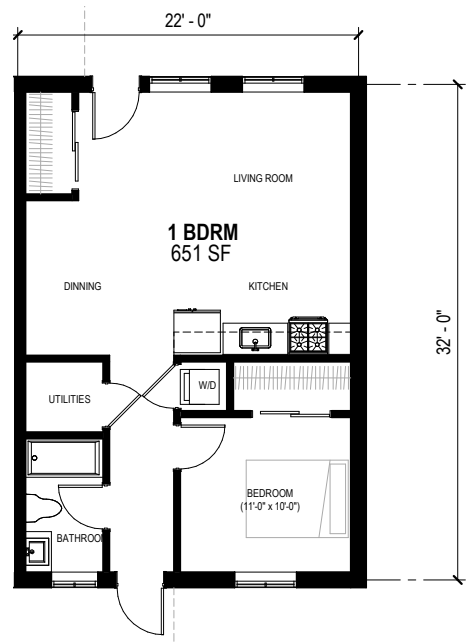
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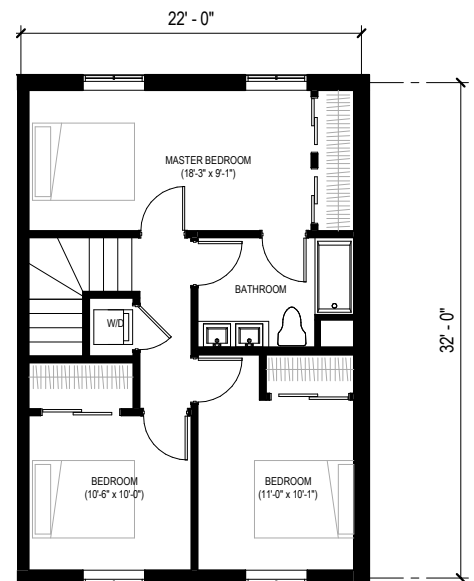
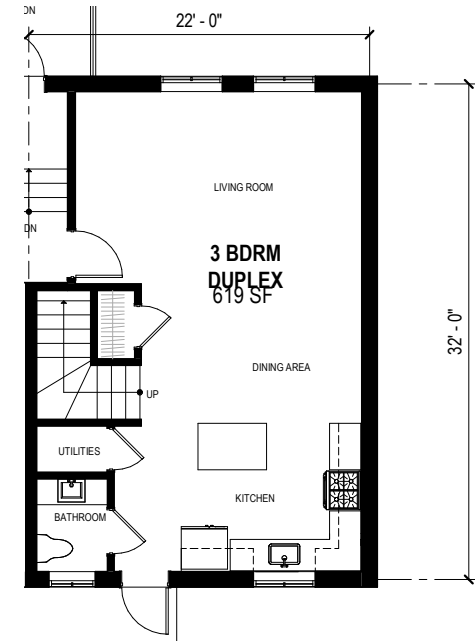
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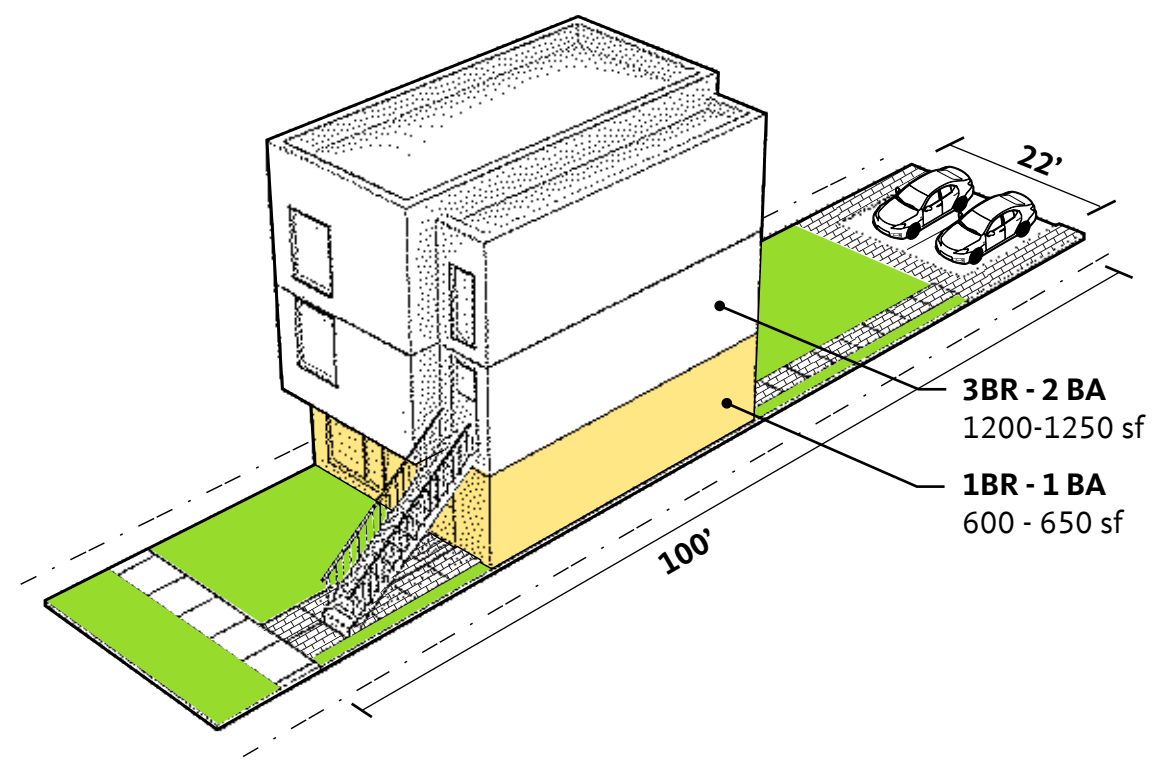
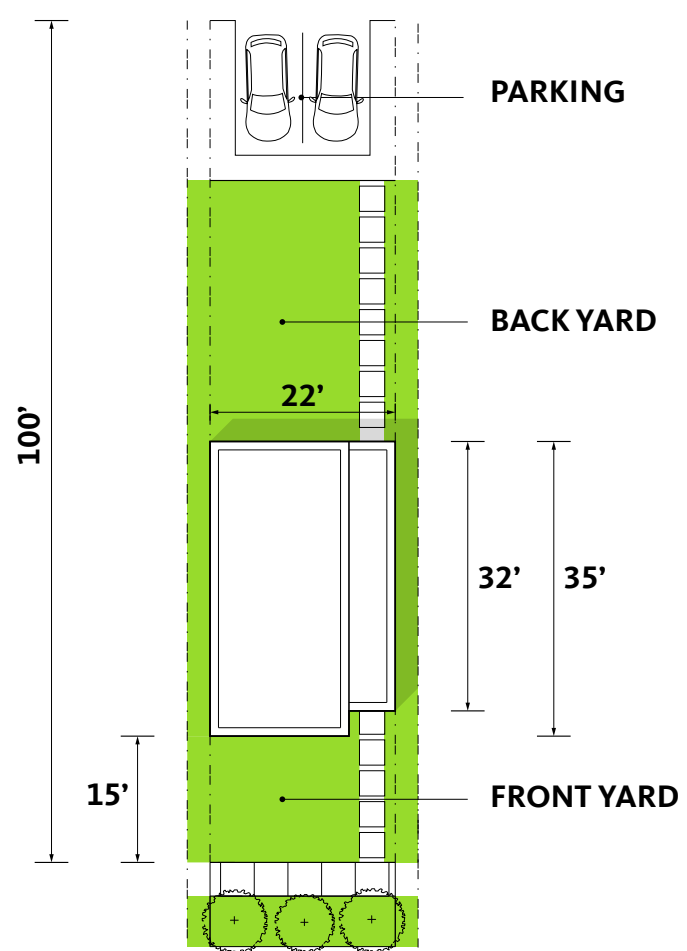
1BR - GROUND FLOOR



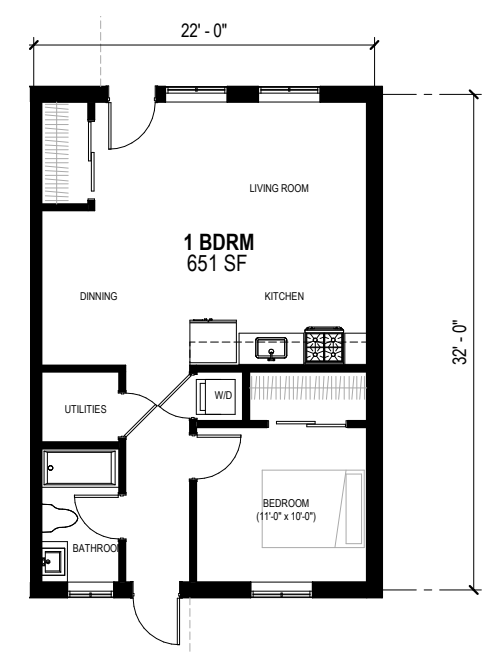
3 BR - SECOND + THIRD FLOOR



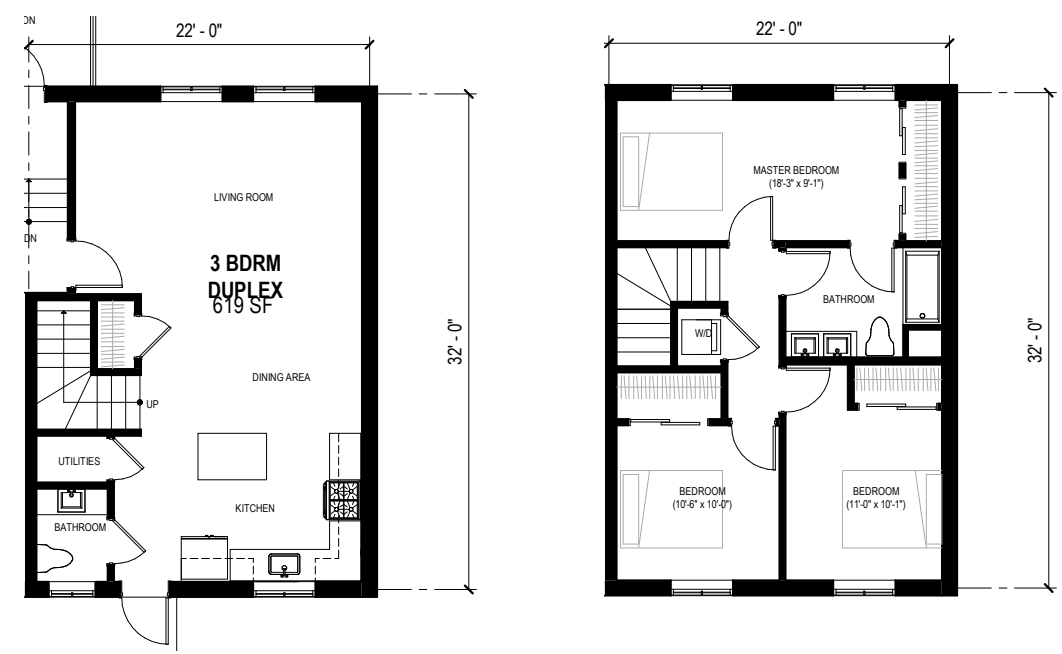
TOWNHOMES OVER FLAT



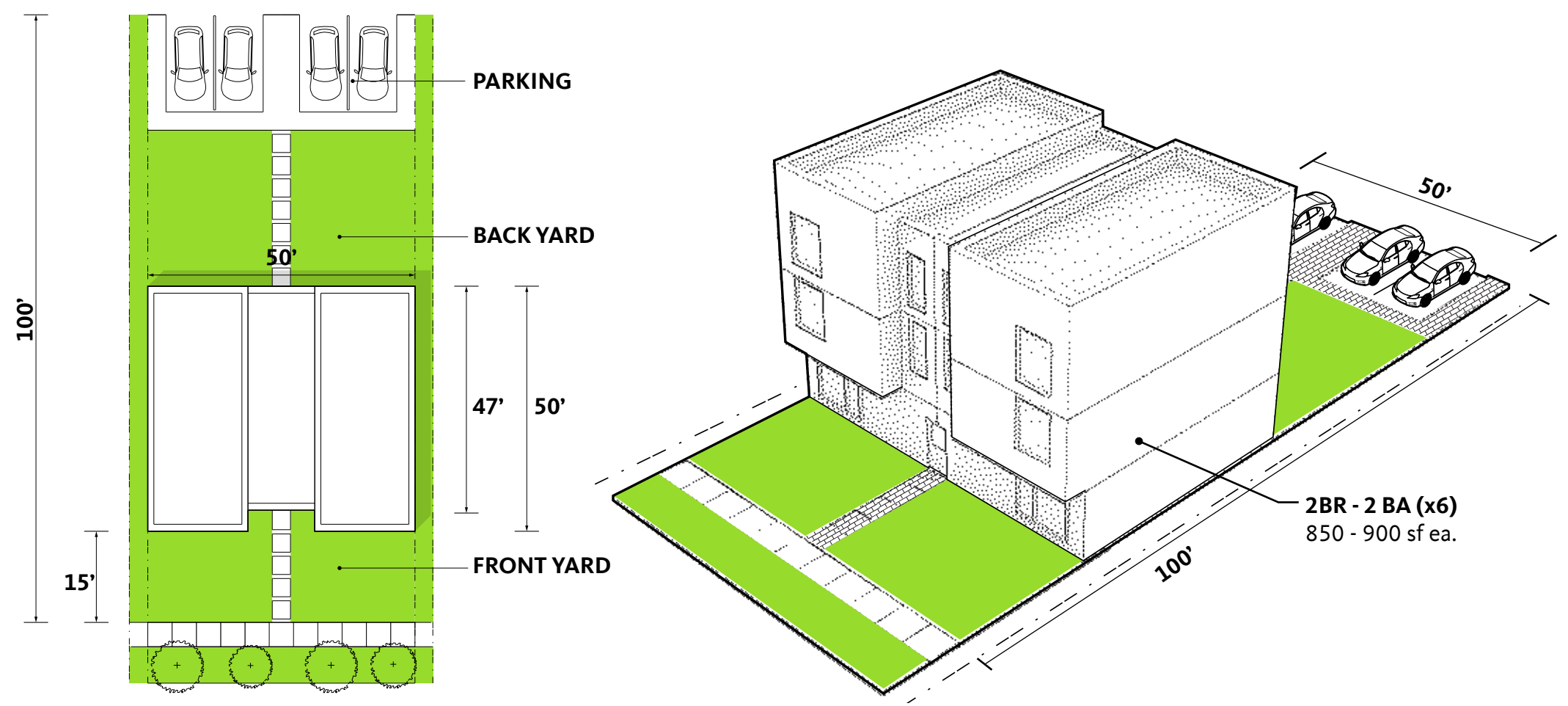
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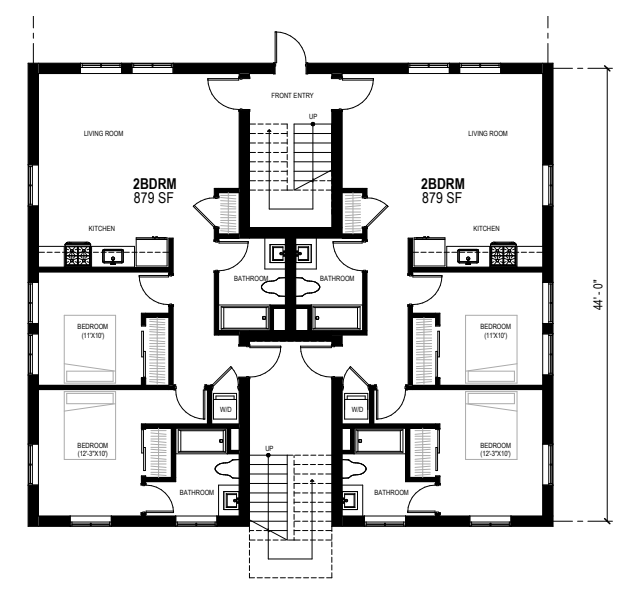
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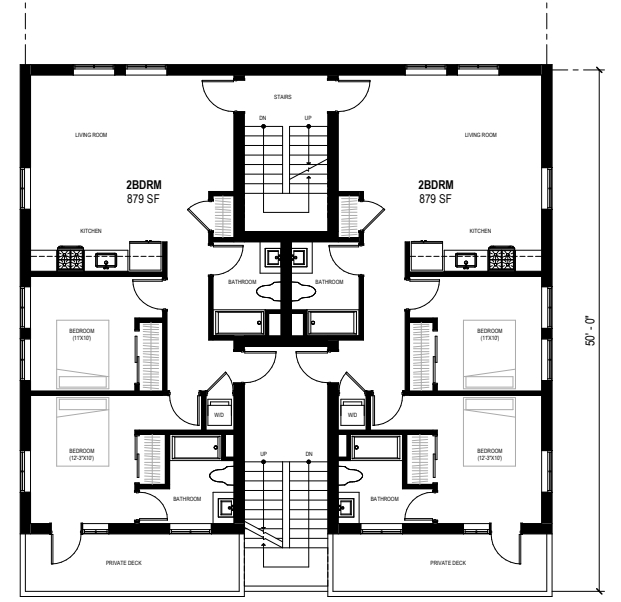
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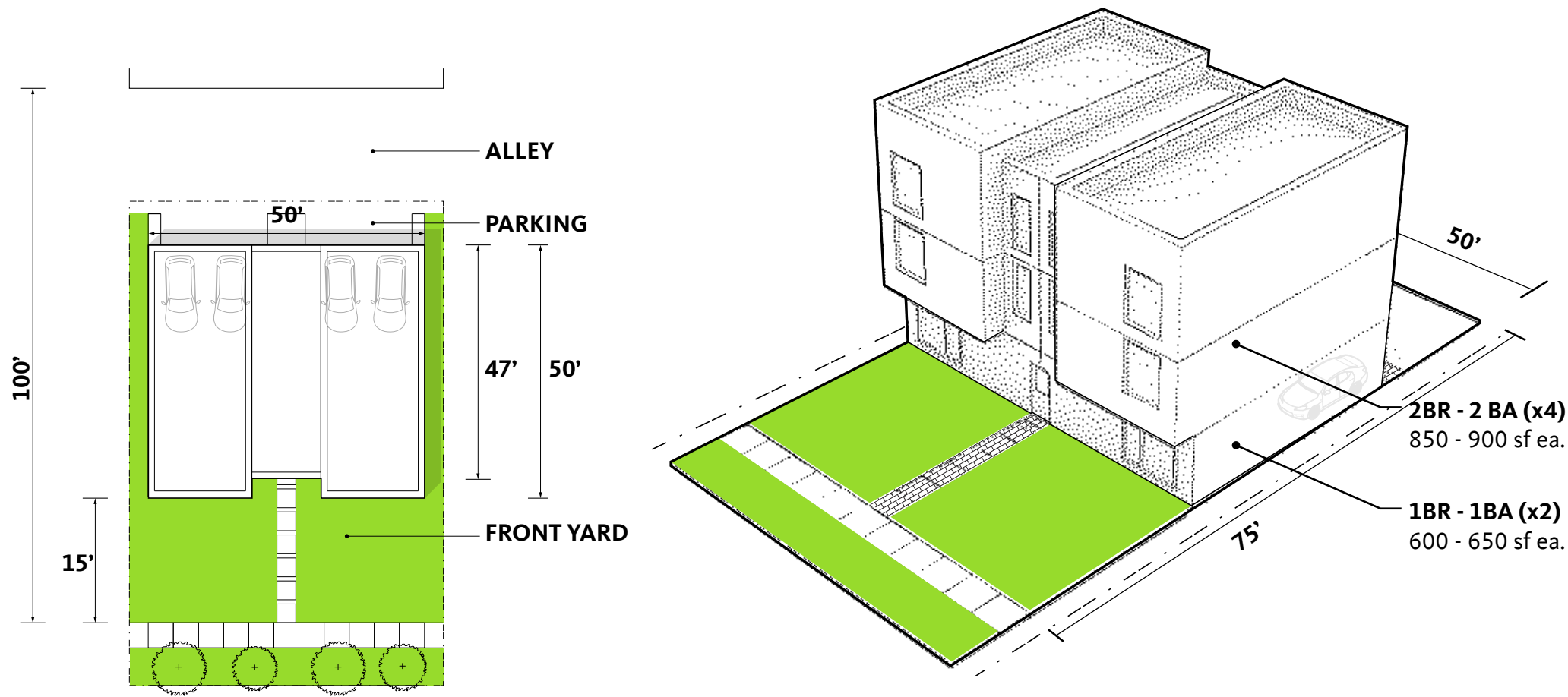
FIRST - THIRD FLOOR



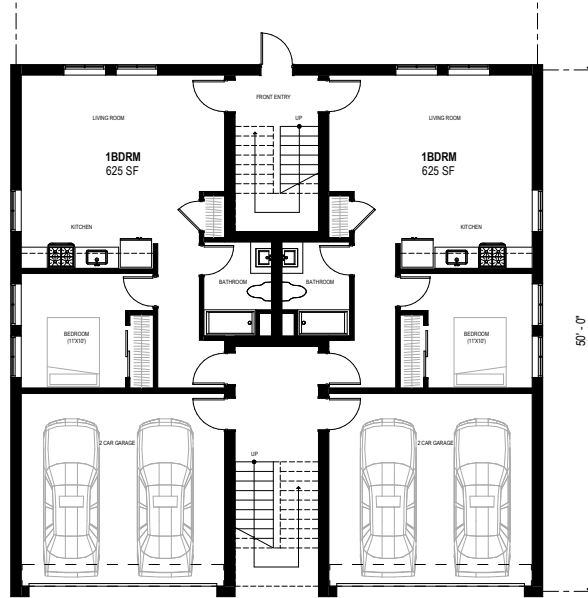
SECOND + THIRD FLOOR



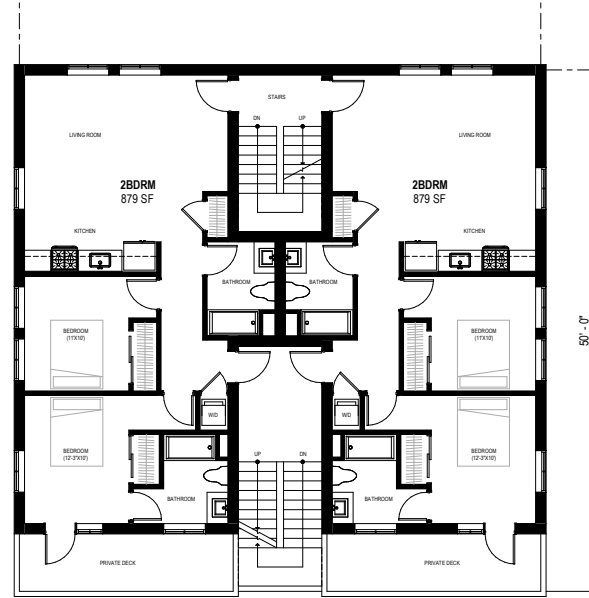
SIX-FLAT - TYPE II



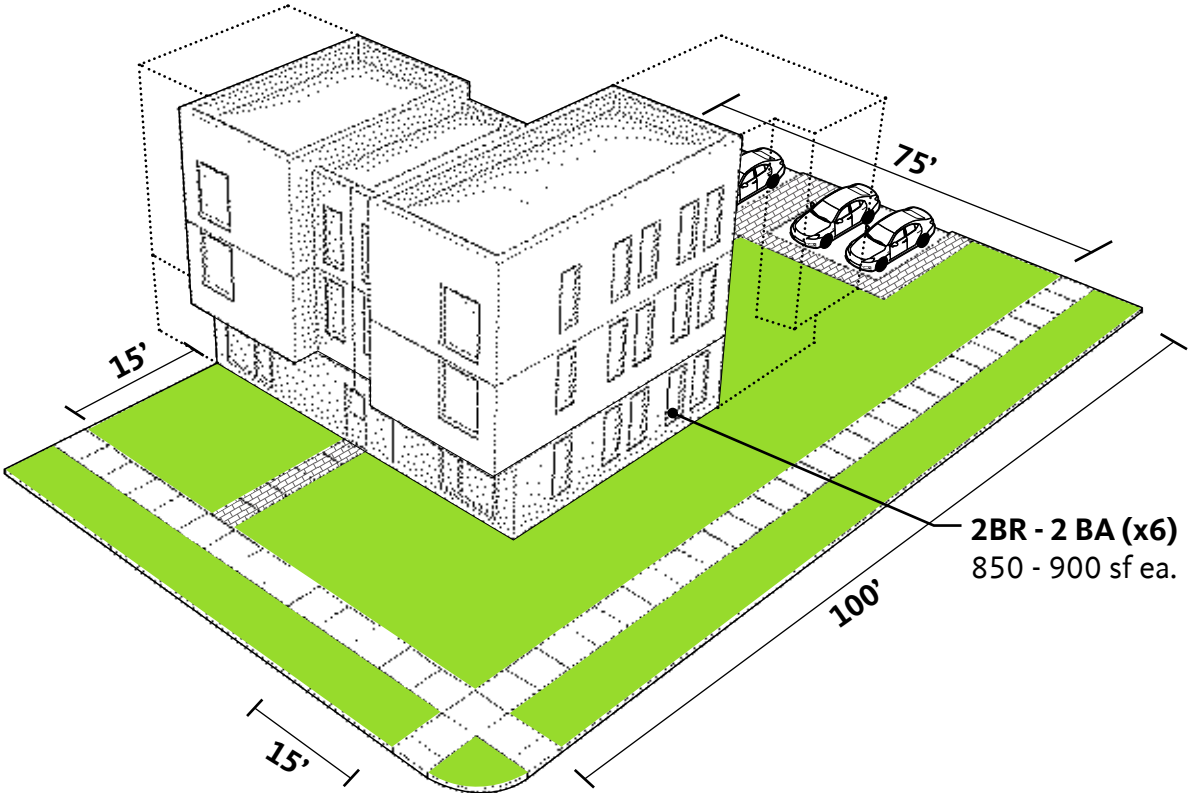
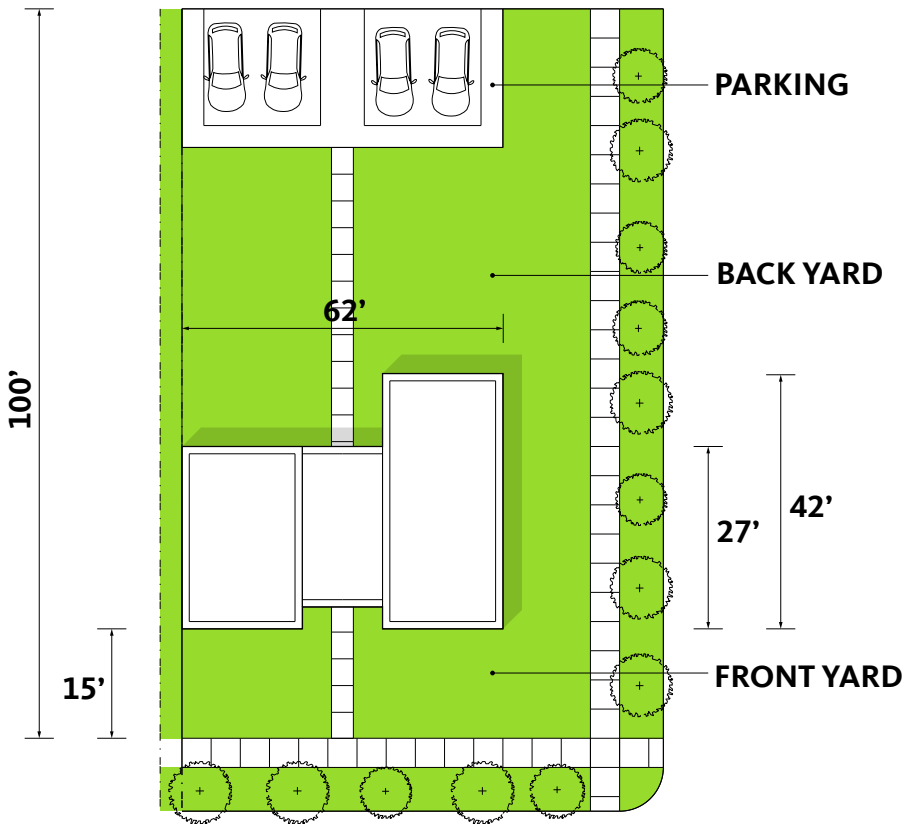
GROUND FLOOR



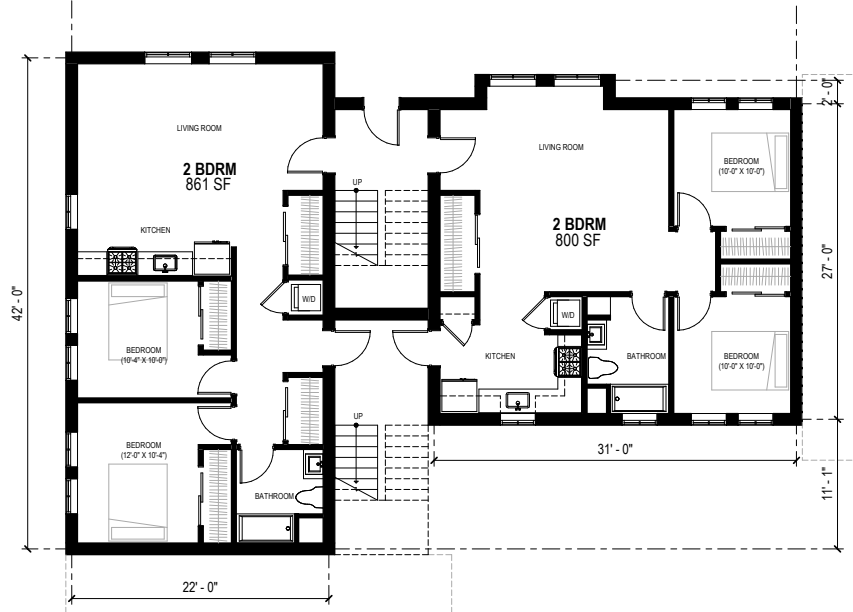
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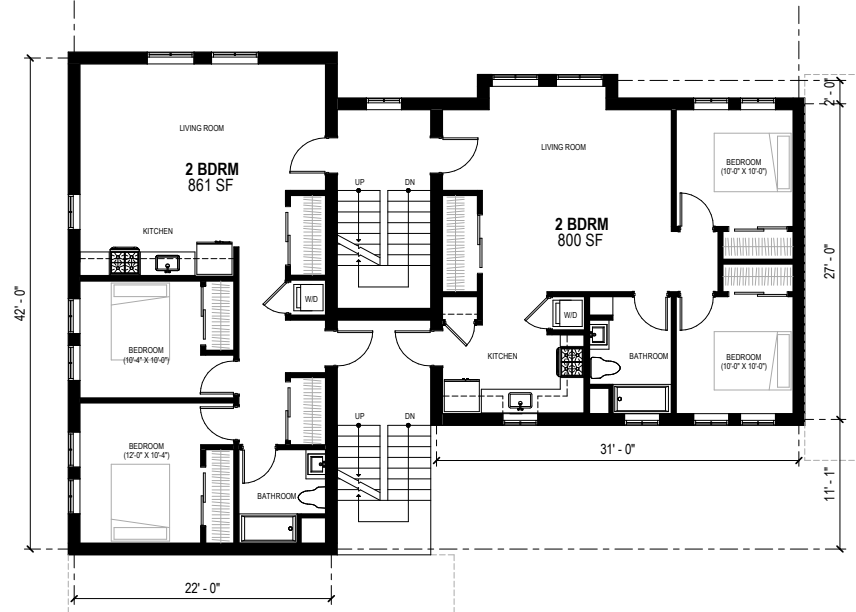
SIX-FLAT - CORNER



GROUND FLOOR

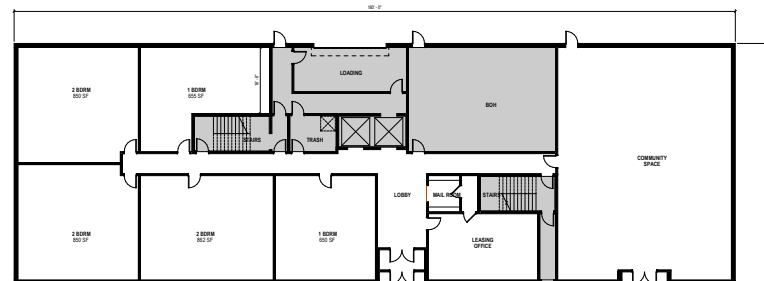


GROUND FLOOR

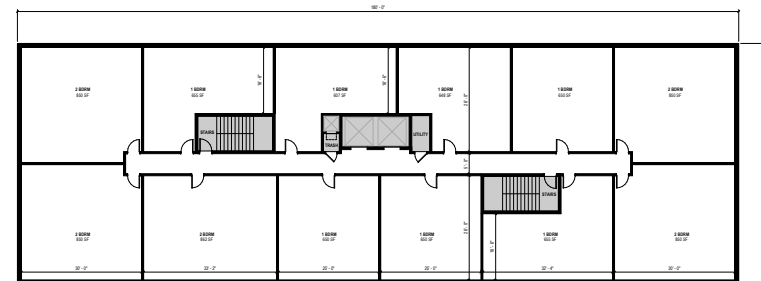




GROUND FLOOR

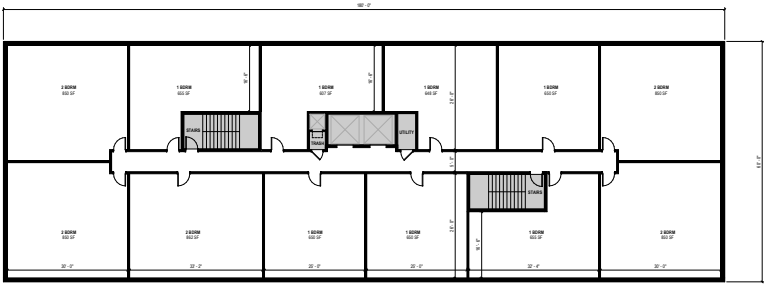


SECOND - FOURTH FLOOR





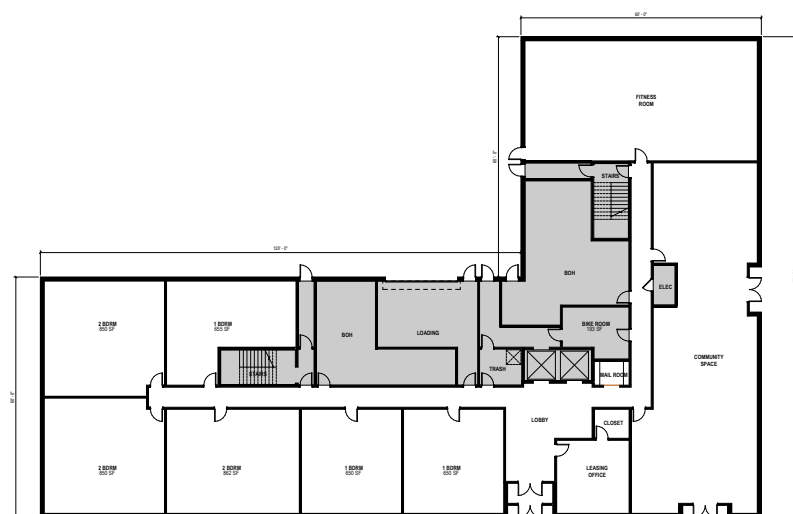
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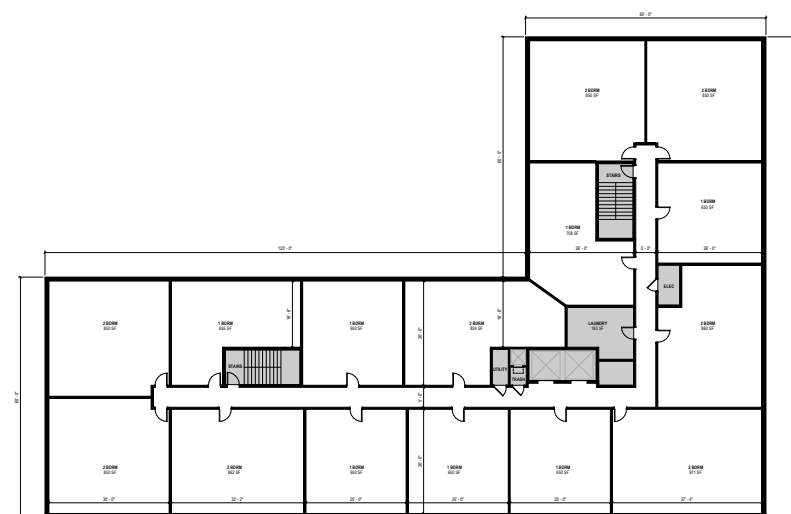
MID-RISE CORNER



GROUND FLOOR



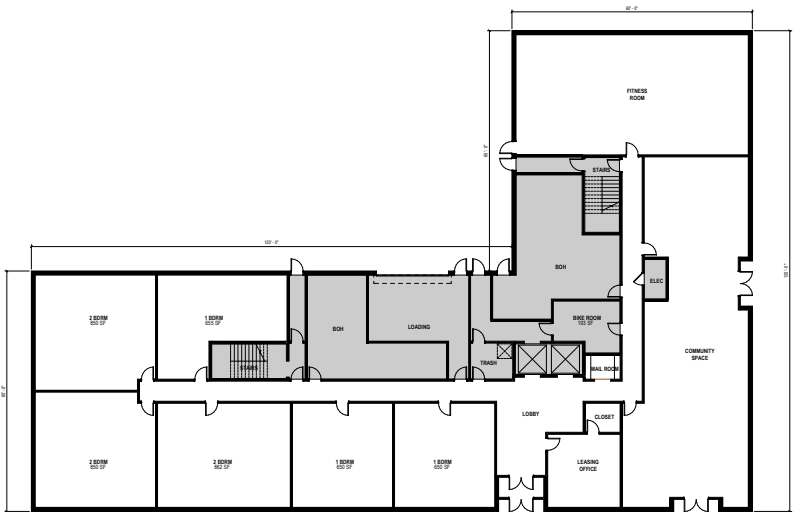
SECOND - FOURTH FLOOR



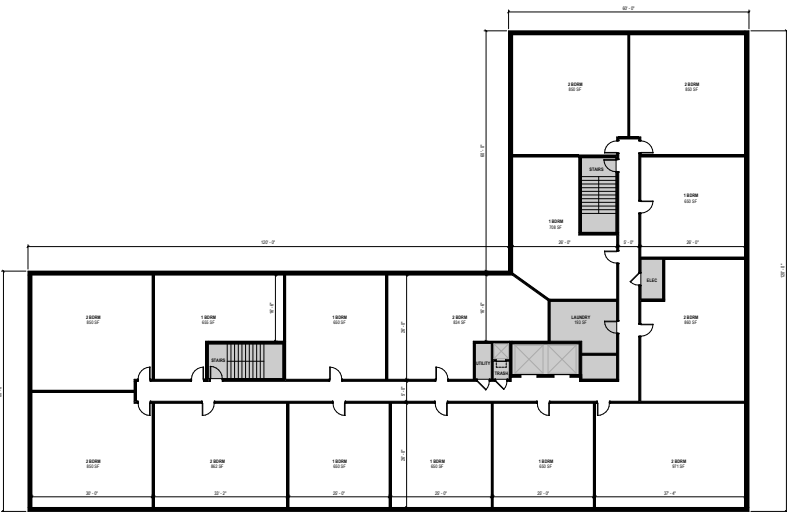
MID-RISE CORNER



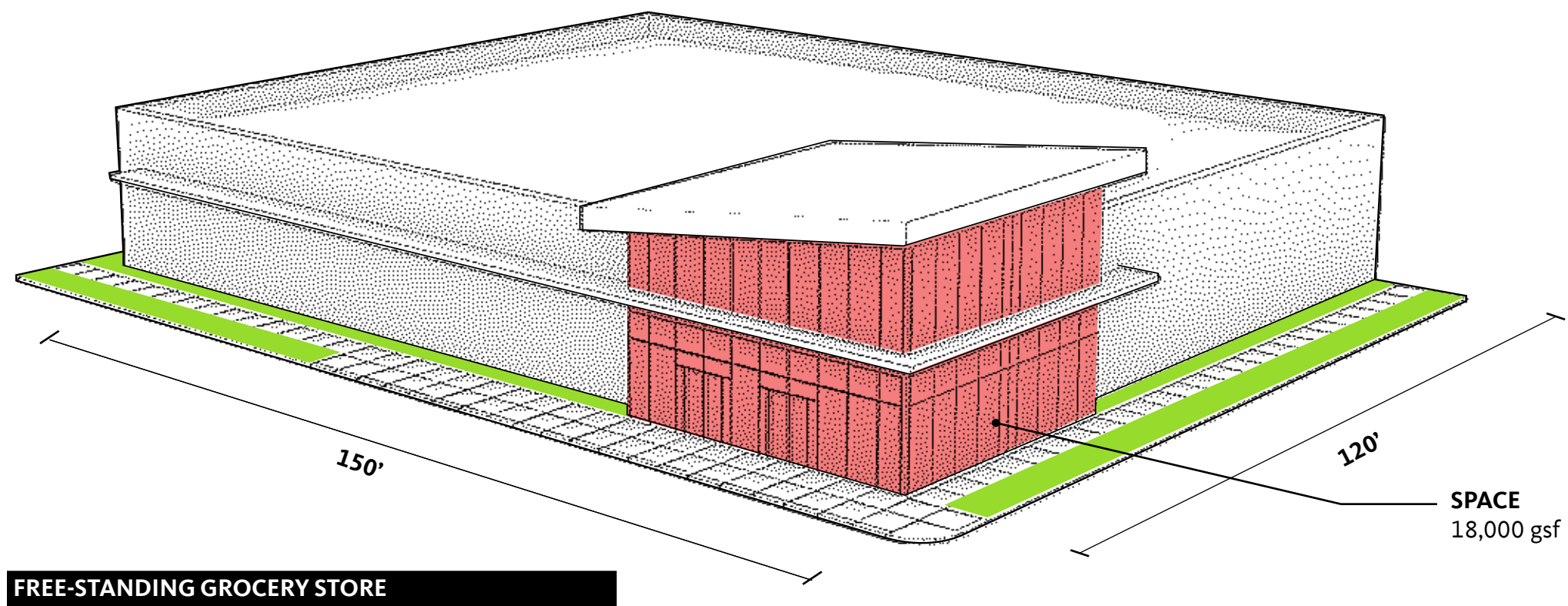
GROUND FLOOR



SECOND - FOURTH FLOOR



GROCERY STORE



Residential Building Types

TOWNHOUSE

TOWNHOUSE OVER FLAT


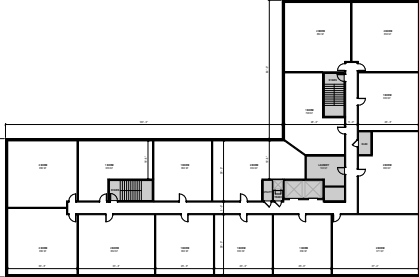
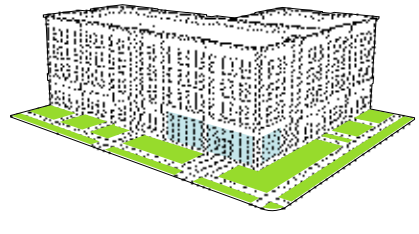

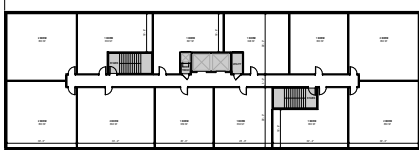


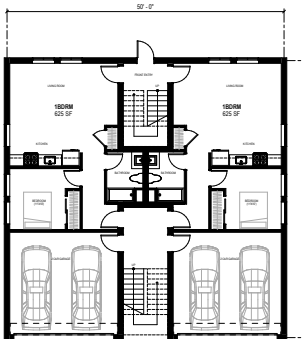
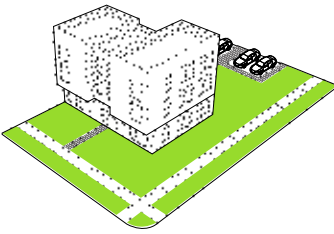

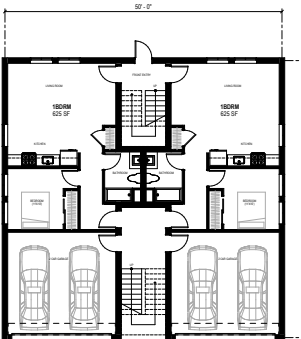
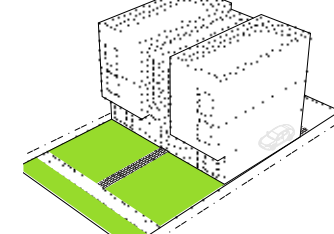

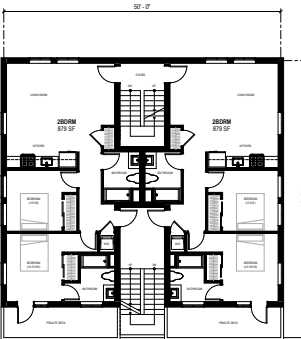
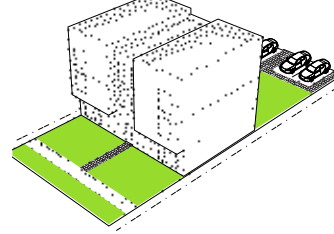

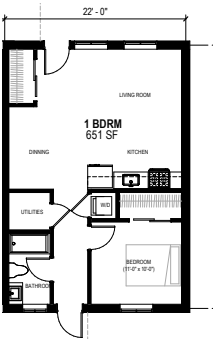
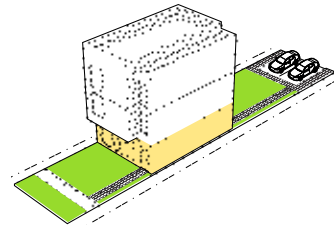

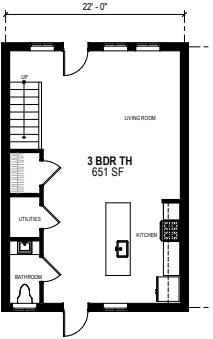
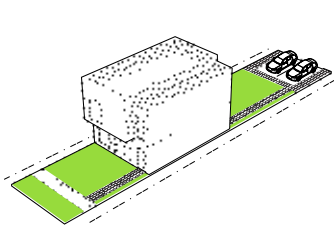
SIX FLAT - TYPE I

SIX FLAT - TYPE II

SIX FLAT - CORNER

MID-RISE

MID-RISE CORNER





ALTERNATIVES

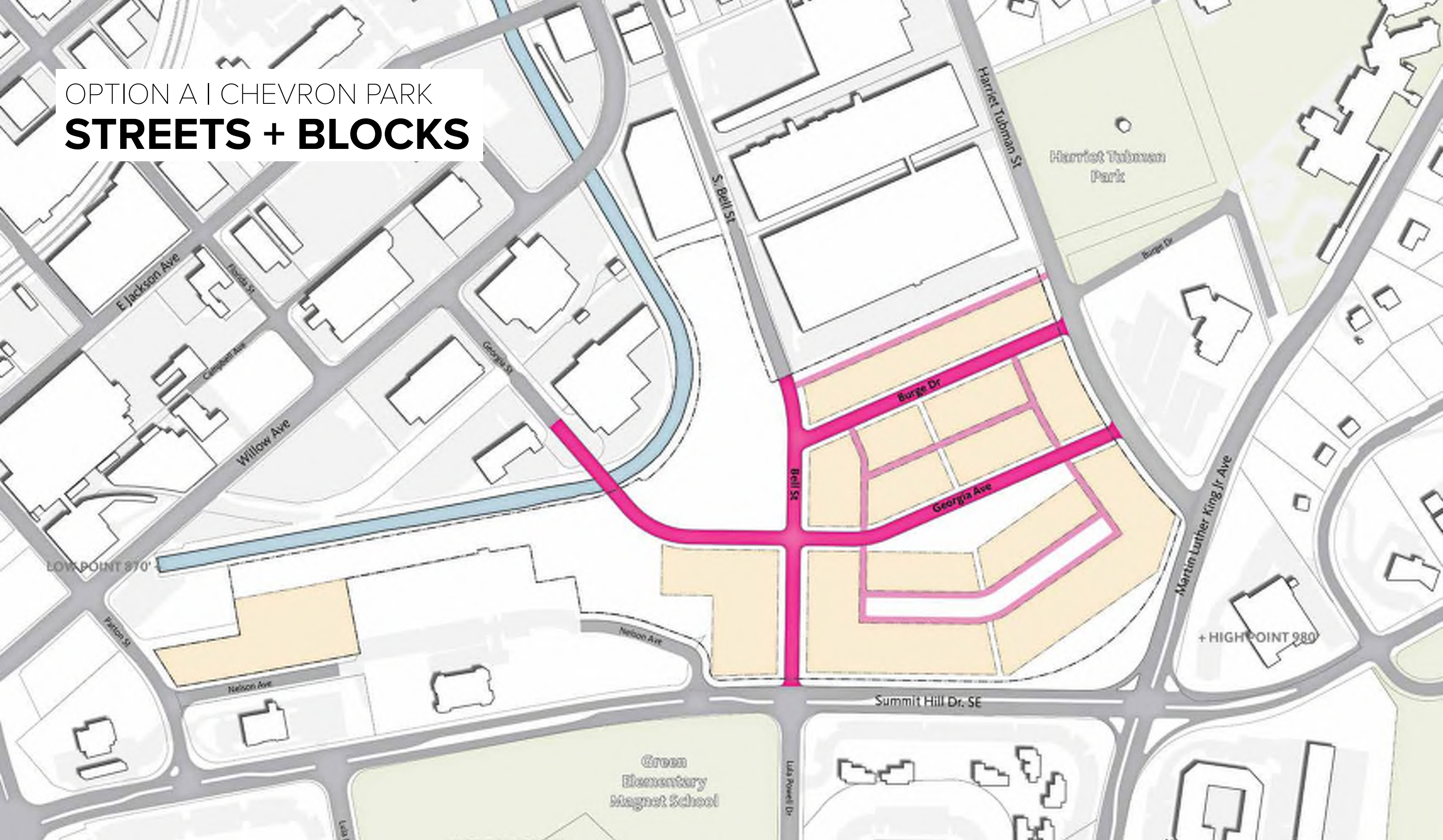
OPTION A | **CHEVRON PARK**

A decorative, light blue wavy line that flows horizontally across the lower half of the image, starting from the left edge and ending at the right edge, adding a dynamic, organic feel to the design.

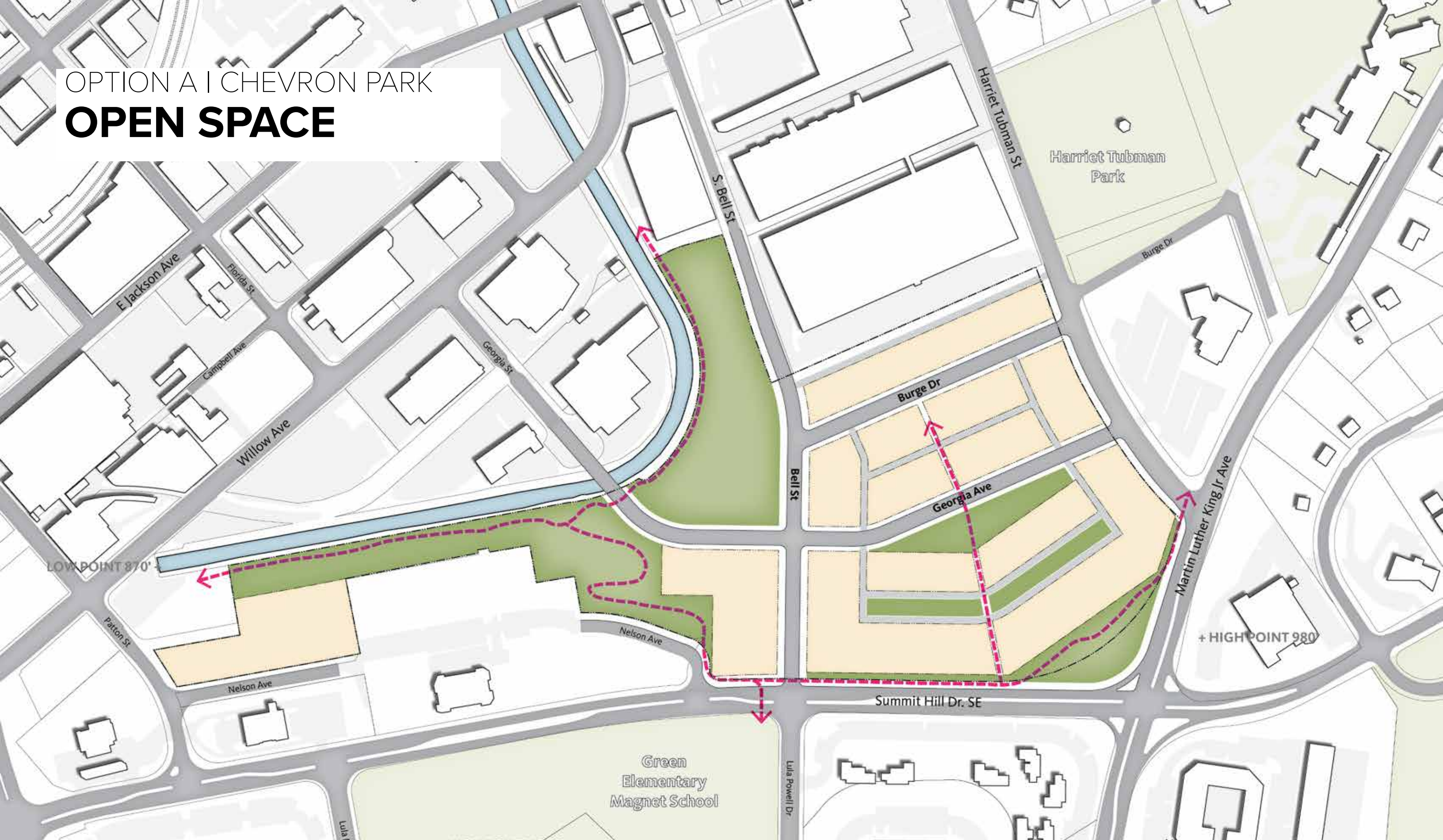
OPTION A | GEORGIA STREET
EXISTING PLAN



OPTION A | CHEVRON PARK
STREETS + BLOCKS

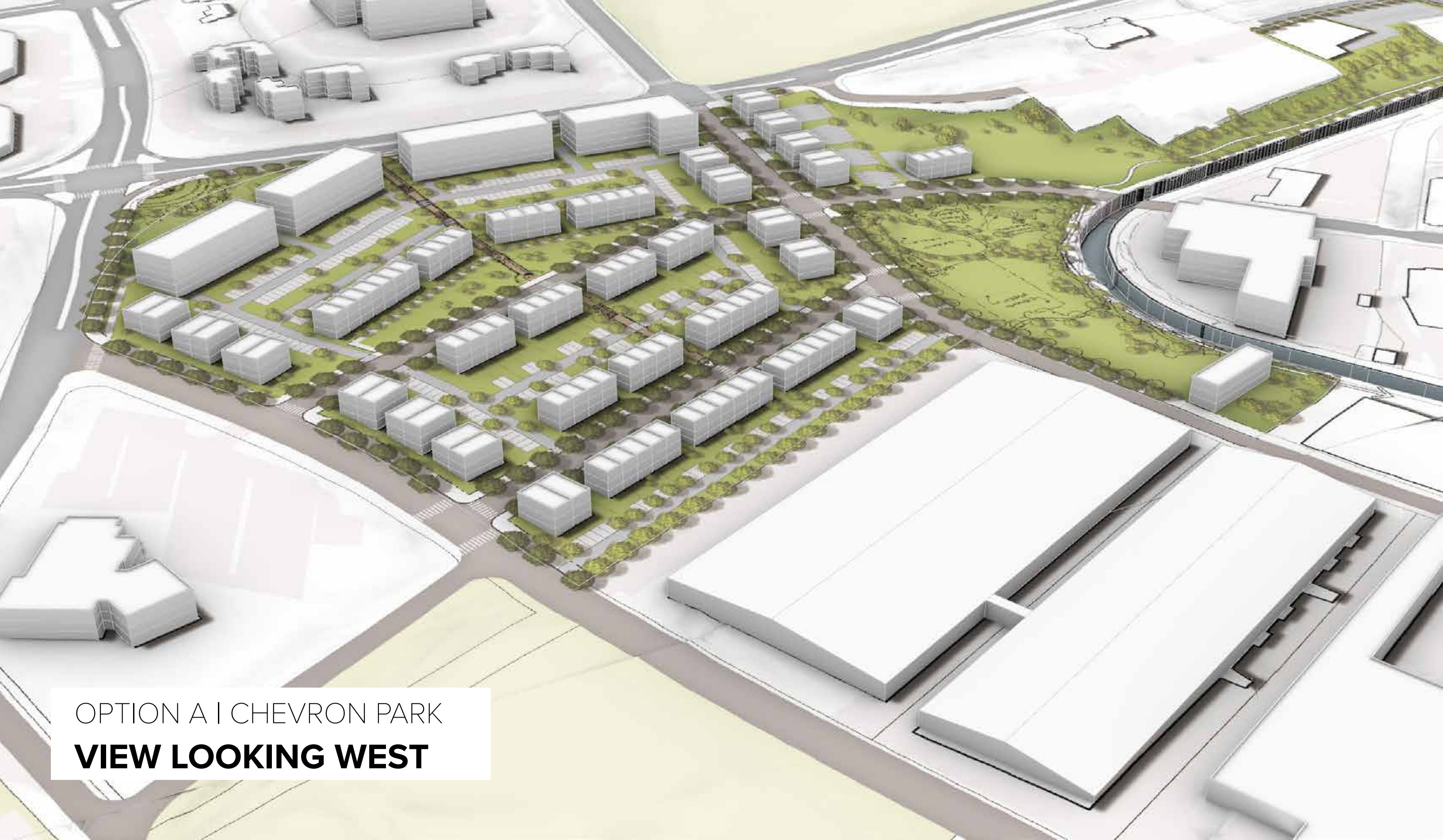


OPTION A | CHEVRON PARK
OPEN SPACE



OPTION A | CHEVRON PARK
ILLUSTRATIVE PLAN





OPTION A | CHEVRON PARK
VIEW LOOKING WEST

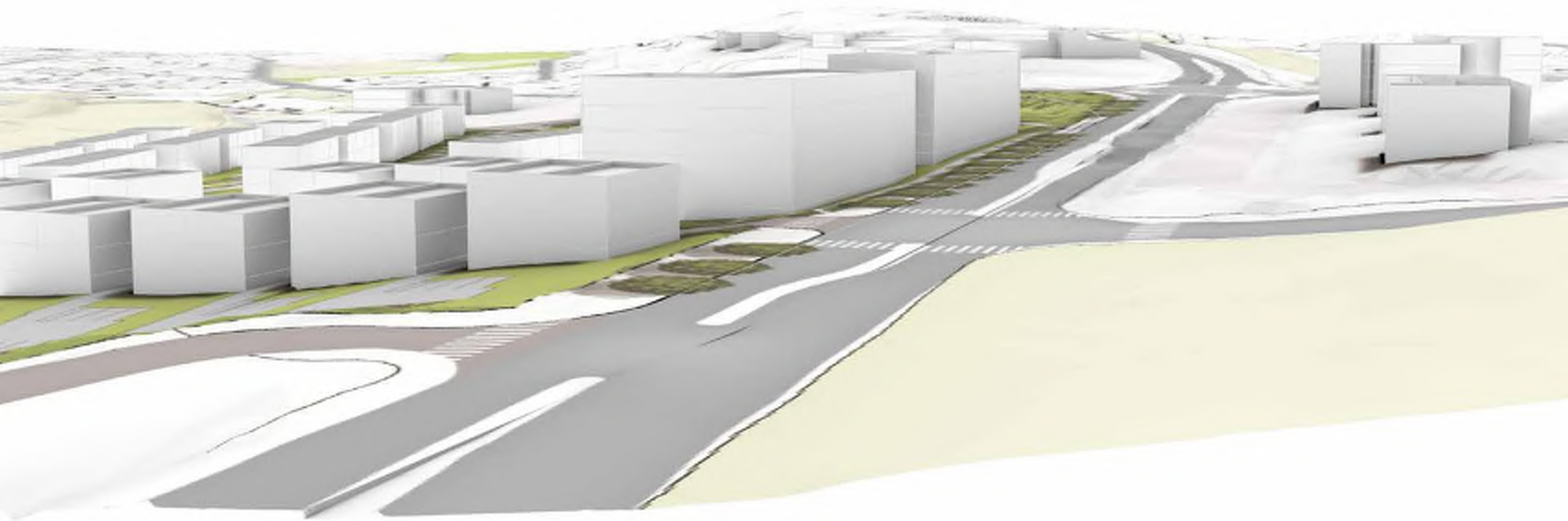
OPTION A | CHEVRON PARK
VIEW LOOKING EAST





OPTION A | CHEVRON PARK
VIEW LOOKING EAST

OPTION A | CHEVRON PARK
VIEW AT SUMMIT + NELSON



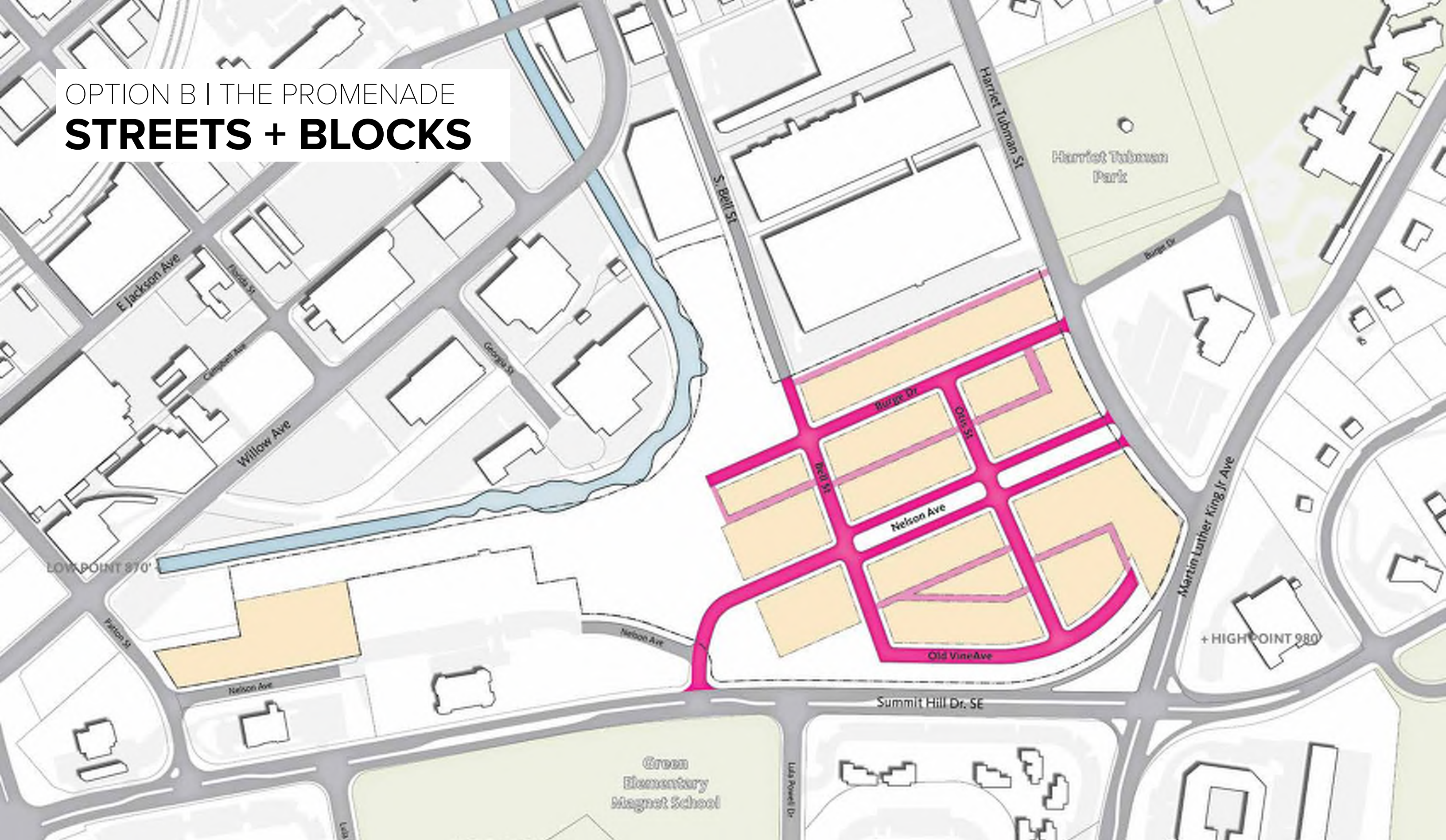
OPTION B | **THE PROMENADE**

The background features two light blue wavy lines that sweep across the lower half of the image, creating a sense of movement and depth.

OPTION B | THE PROMENADE
EXISTING PLAN



OPTION B | THE PROMENADE **STREETS + BLOCKS**



OPTION B | THE PROMENADE
OPEN SPACE



OPTION B | THE PROMENADE ILLUSTRATIVE PLAN





OPTION B | THE PROMENADE
VIEW LOOKING WEST

OPTION B | THE PROMENADE
VIEW LOOKING EAST

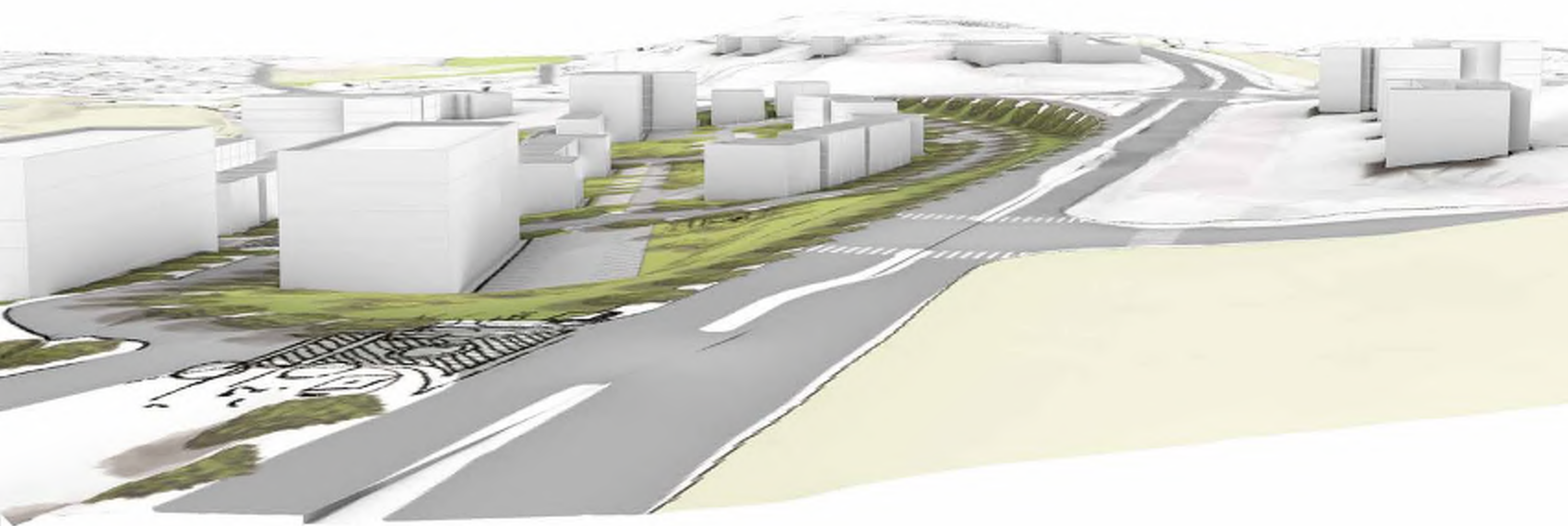
54





OPTION B | THE PROMENADE
VIEW LOOKING EAST

OPTION B | THE PROMENADE
VIEW AT SUMMIT + NELSON



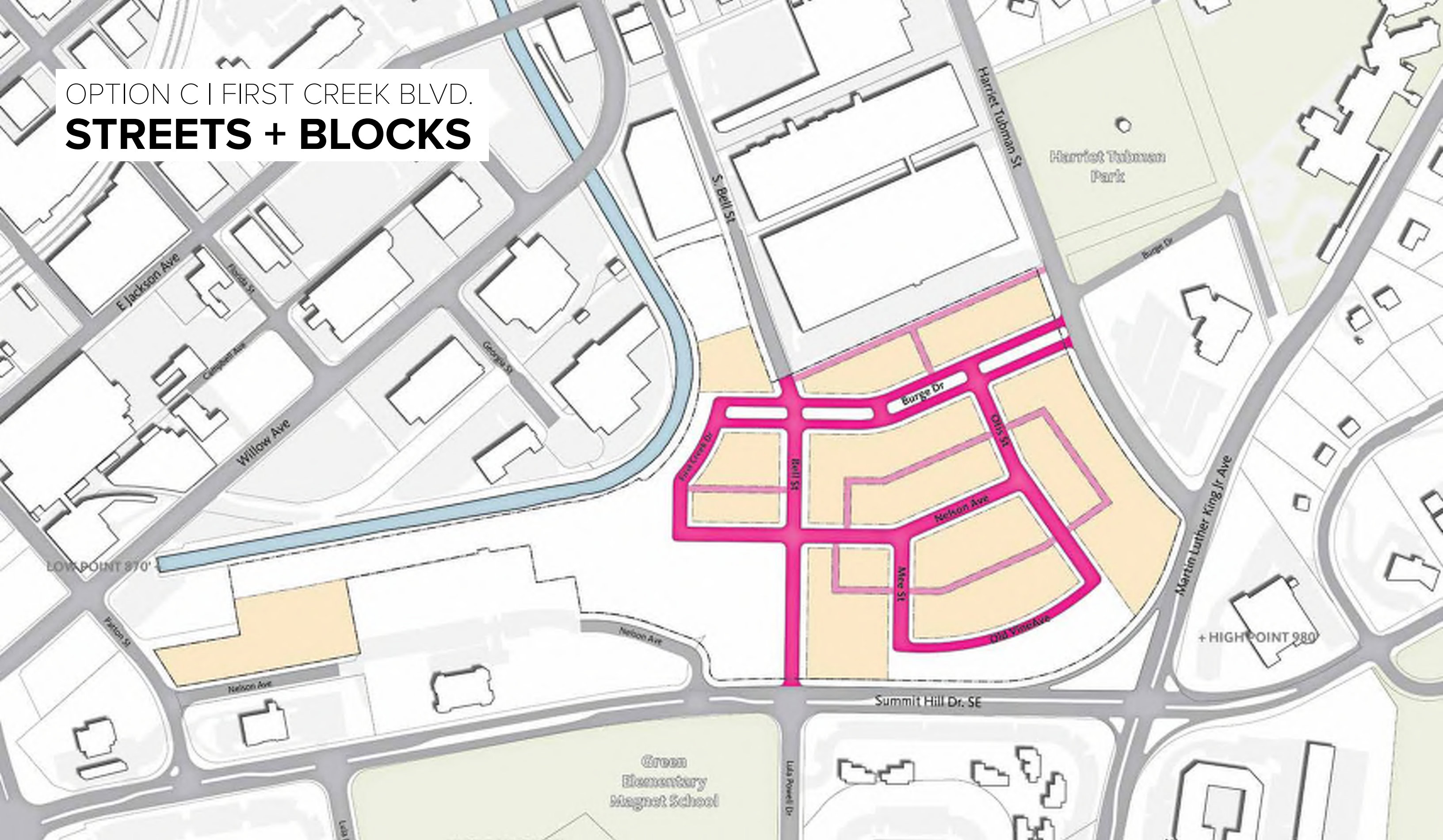
OPTION C | **FIRST CREEK BLVD.**

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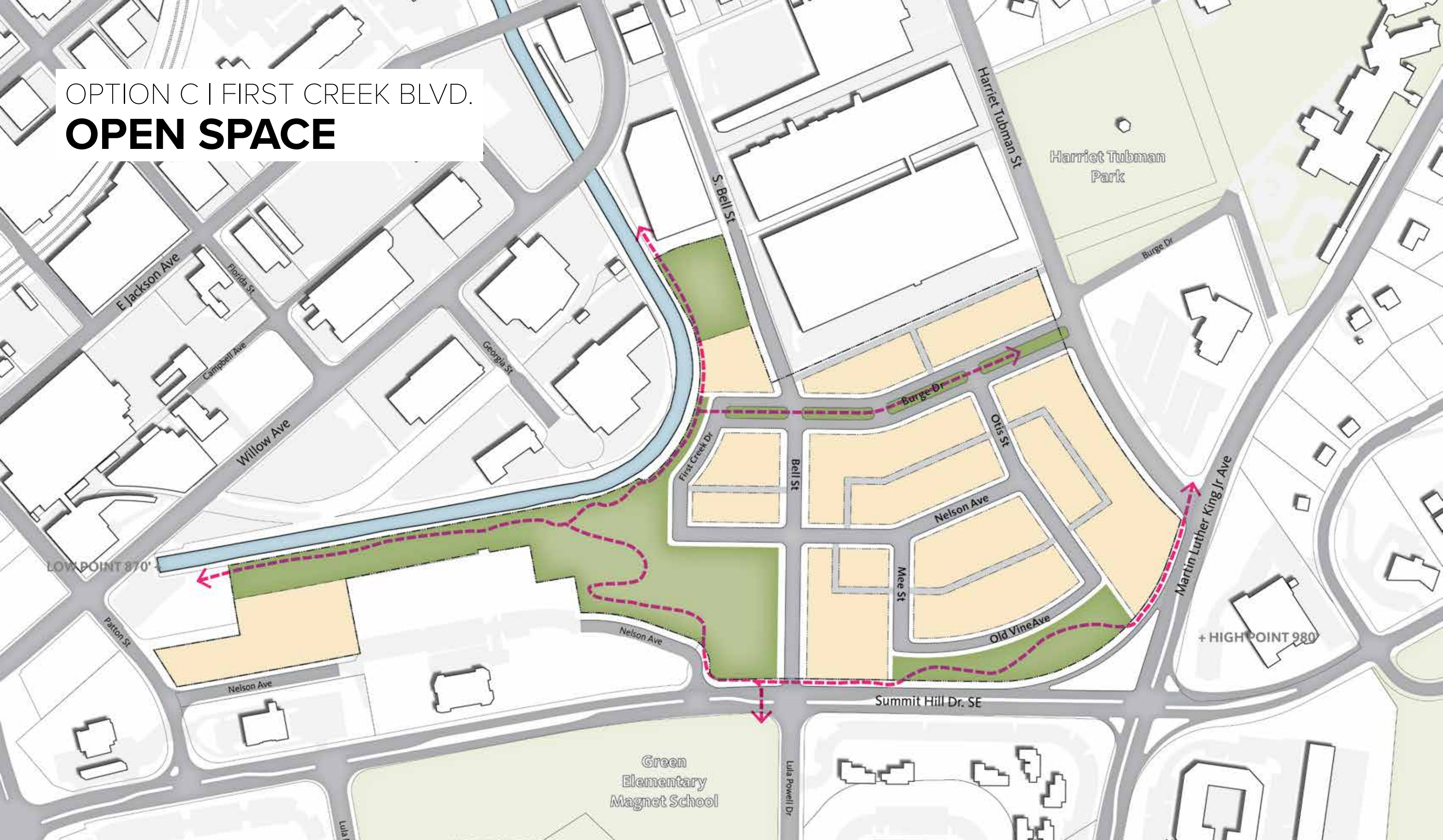
OPTION C | FIRST CREEK BLVD.
EXISTING PLAN



OPTION C | FIRST CREEK BLVD.
STREETS + BLOCKS



OPTION C | FIRST CREEK BLVD.
OPEN SPACE



OPTION C | FIRST CREEK BLVD.
ILLUSTRATIVE PLAN





OPTION C | FIRST CREEK BLVD.
VIEW LOOKING WEST

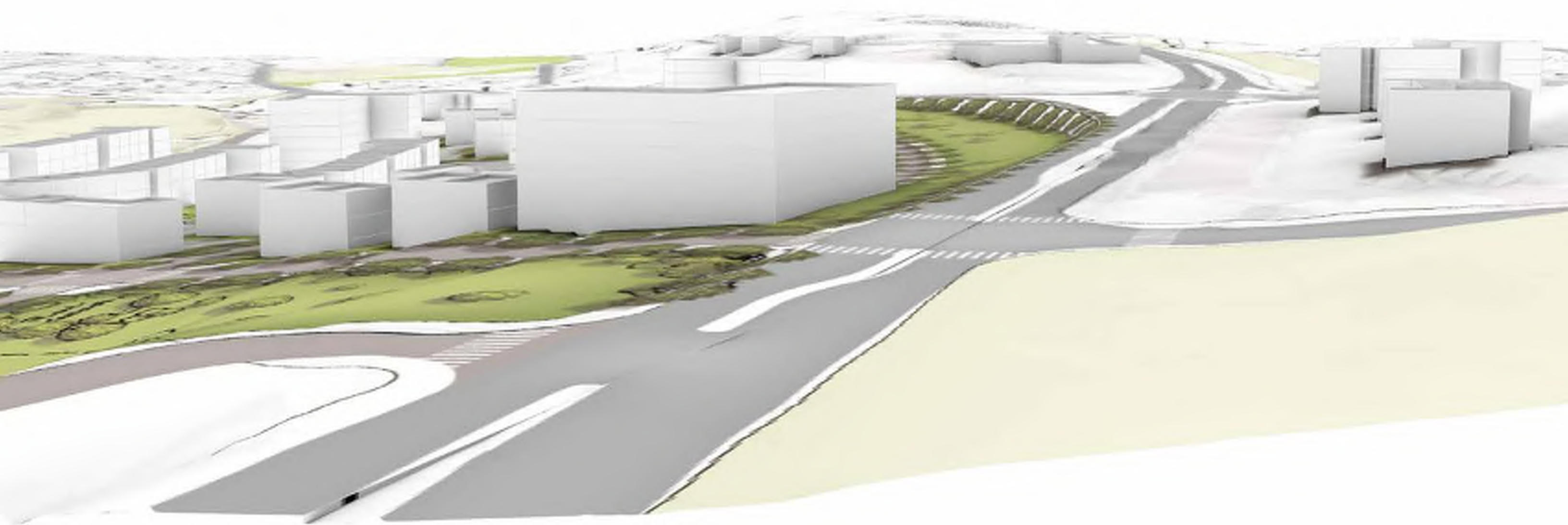


OPTION C | FIRST CREEK BLVD.
VIEW LOOKING EAST



OPTION C | FIRST CREEK BLVD.
VIEW LOOKING EAST

OPTION C | FIRST CREEK BLVD.
VIEW AT SUMMIT + NELSON



SMALL GROUP DISCUSSION: REVIEW 3 PLANS

1. What components do you like?
2. What components do you dislike?

THANK YOU!

NEXT MEETING

COMMUNITY OPEN HOUSE #3

TOMORROW 4:30 P.M. - 7 P.M.

GREEN MAGNET ACADEMY

COMMUNITY OPEN HOUSE #4

WEEK OF APRIL 29

STAY TUNED FOR MORE INFORMATION!