

Downtown Design Review Board
December 16, 2009

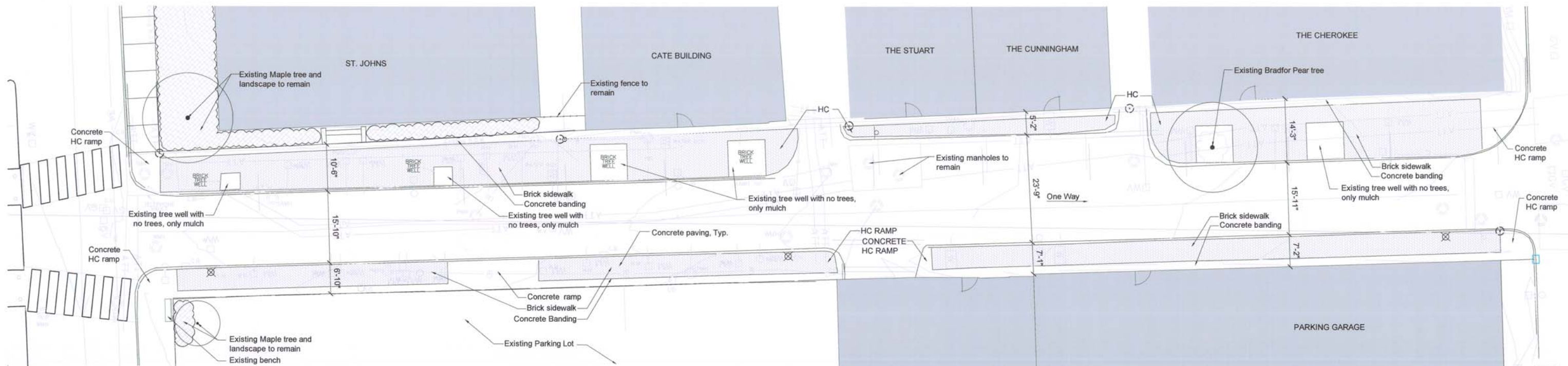
Project: Market St. and Union Ave. Sidewalk Improvements
File Number: 12-C-09-DT

City Public Works and the department of Policy and Communications have recognized the need for improvements on portions of these sidewalks to support economic development in the downtown core and to create aesthetically pleasing streetscapes that are accessible for all users. In order to accomplish this, the city selected Hedstrom Design, a local landscape architecture firm to develop design concepts balancing these complex issues.

The project limits are the sections of sidewalk on Market Street between Cumberland Avenue and Church Street and on Union Avenue between Gay Street and Market Street.

Two design options were presented by Hedstrom Design at a public meeting on September 1st. Both options included new street cross sections, on street parking, street trees, and wider sidewalks with decorative treatments in the furnishing zone. The majority of attendees preferred Option A and it was recommended by the city's consultants. This is the design concept that is included for the Downtown Design Review Board's review. Additional work has been done to recommend trees that will not block views into retail establishments, determine the best location for trees and consider lighting typology and locations for each street.

The City of Knoxville requests the support of the Downtown Design Review Board for the design direction of the Market St. and Union Ave. sidewalk improvements.



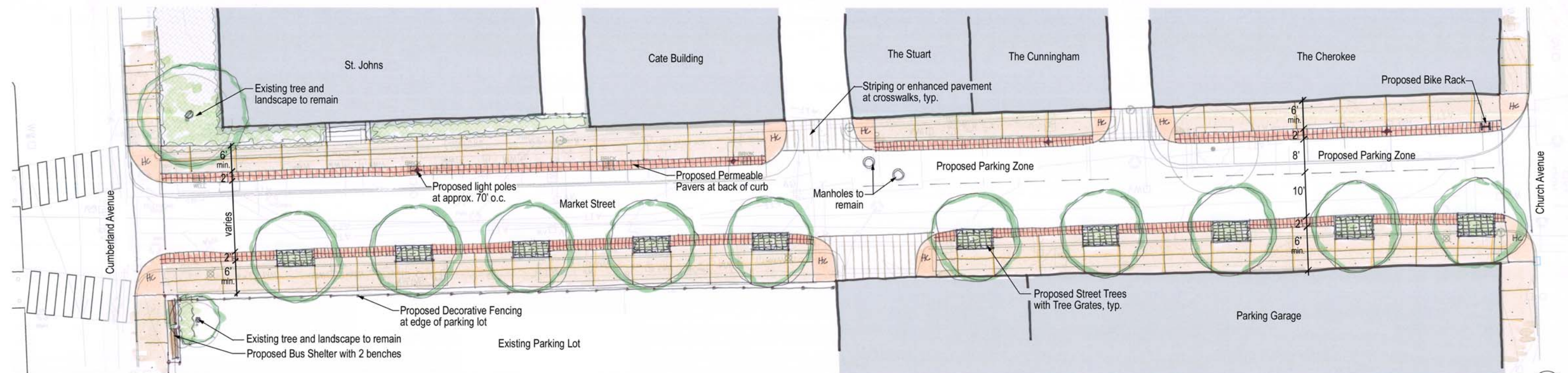
MARKET STREET - Existing Layout

Scale: 1" = 10'-0"



GENERAL NOTES:

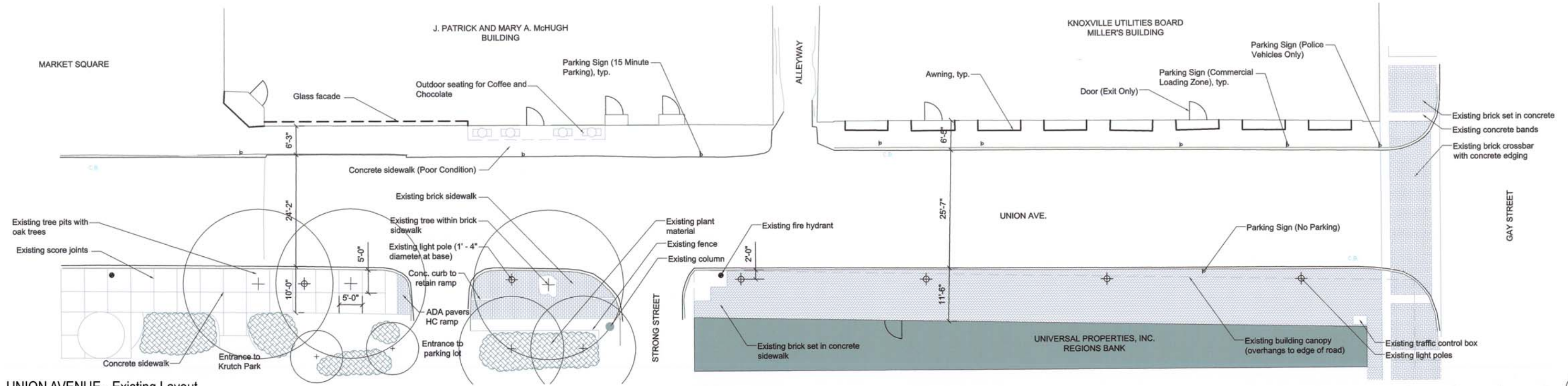
- Street trees will be selected based on the following requirements:
 - Clear site line to adjacent businesses
 - Small foliage so as to not block views or signage
 - Drought and pest tolerance for survival in an urban setting
- Appropriate street tree varieties would be Willow Oak, Chinese Elm, Chinese Pistache or Honey Locust.
- Sidewalk widths are shown as a minimum distance. The distance between the buildings is not consistent, and therefore the difference will allow for more space along the sidewalk. See plans for minimum sidewalk widths.
- There is a plan to include site lighting. The City Engineering Department is preparing a study of the current photometrics to determine where proposed lighting is needed. The acorn fixture with a dark sky compliant full cut off will be used where necessary.



MARKET STREET - Proposed Layout

Scale: 1" = 10'-0"





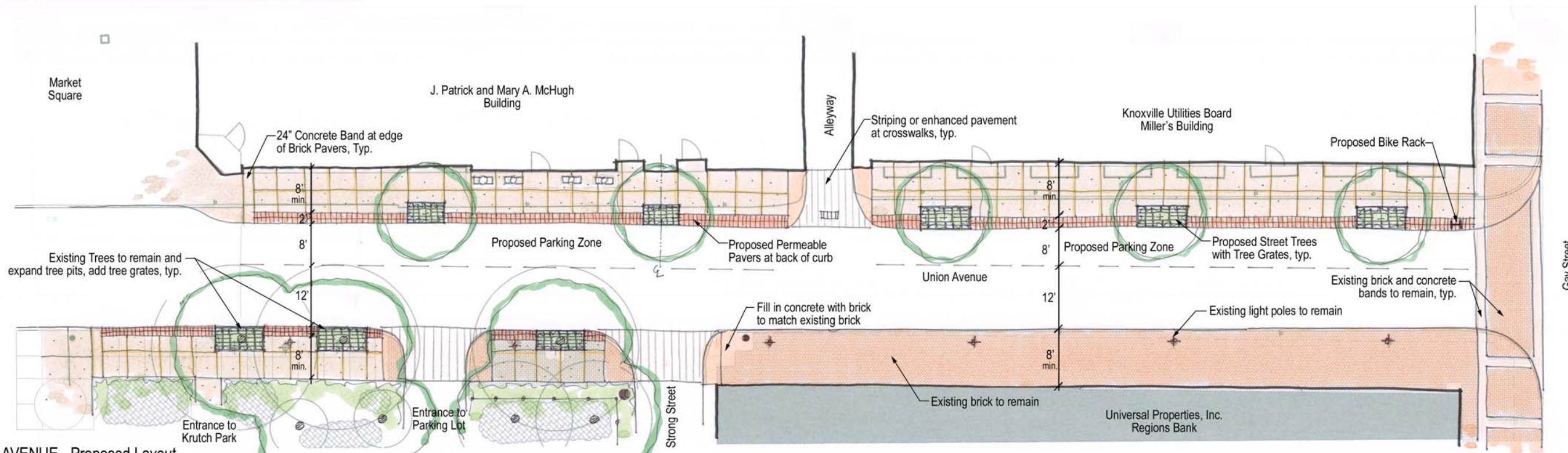
UNION AVENUE - Existing Layout

Scale: 1" = 10'-0"



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