



mayors
innovation
project

URBAN CONNECTIVITY AND TRANSFORMATIVE PLACEMAKING

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City of Knoxville, TN

SUMMER
2024

Placemaking and Implementation Tools for Public Private Partnerships

City of Knoxville
Urban Design and Development



The logo features a large blue key shape. Above the key's head is a small icon of a sun rising over green hills and blue waves. The words "Key Development Priorities" are written in a bold, blue, sans-serif font, with the key shape acting as a design element behind the text.

Key Development Priorities

The City of Knoxville values public private partnerships that are aligned with our strategic development priorities and support public benefits and amenities. Public Private Partnerships can include PILOTs, TIFs, Development Agreements, and the like.

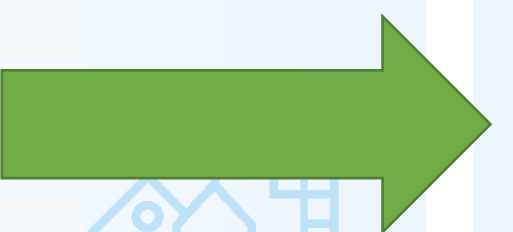
Applicants for economic development assistance should thoughtfully design their projects with these development priorities in mind. Full application review will be required for all projects.



1 PROJECT TYPE

Favorable Projects Include:

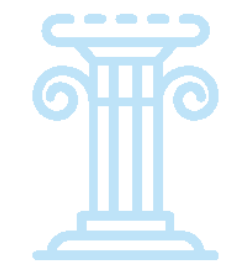
- Expansion of the permanent housing supply, geared toward family, workforce, or senior demographics, with a preference for affordable and mixed-income properties
- Mixed-use developments incorporating ground floor commercial and/or the activation of under-utilized street frontage
- Development of commercial projects that support job growth and expand economic opportunity in alignment with the Knoxville Chamber's Path to Prosperity



3 PROJECT CHARACTERISTICS

Incorporate forward-thinking and creative design characteristics that could include but are not limited to:

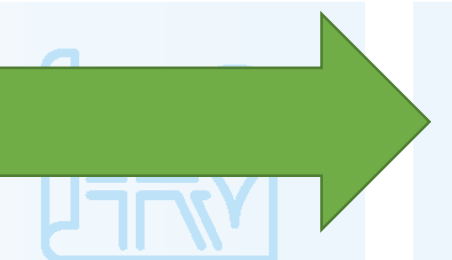
- Preservation, restoration, and reuse of historic structures
- Programmatically or architecturally distinctive, innovative or creative
- Properties incorporating other environmentally friendly and sustainable engineering characteristics



2 PROJECT LOCATION

Project location should promote strategic public benefits in focus areas such as:

- Existing redevelopment areas
- Sites where development would include blight remediation
- Knoxville's primary transit corridors, particularly locations served by Knox Area Transit (KAT)



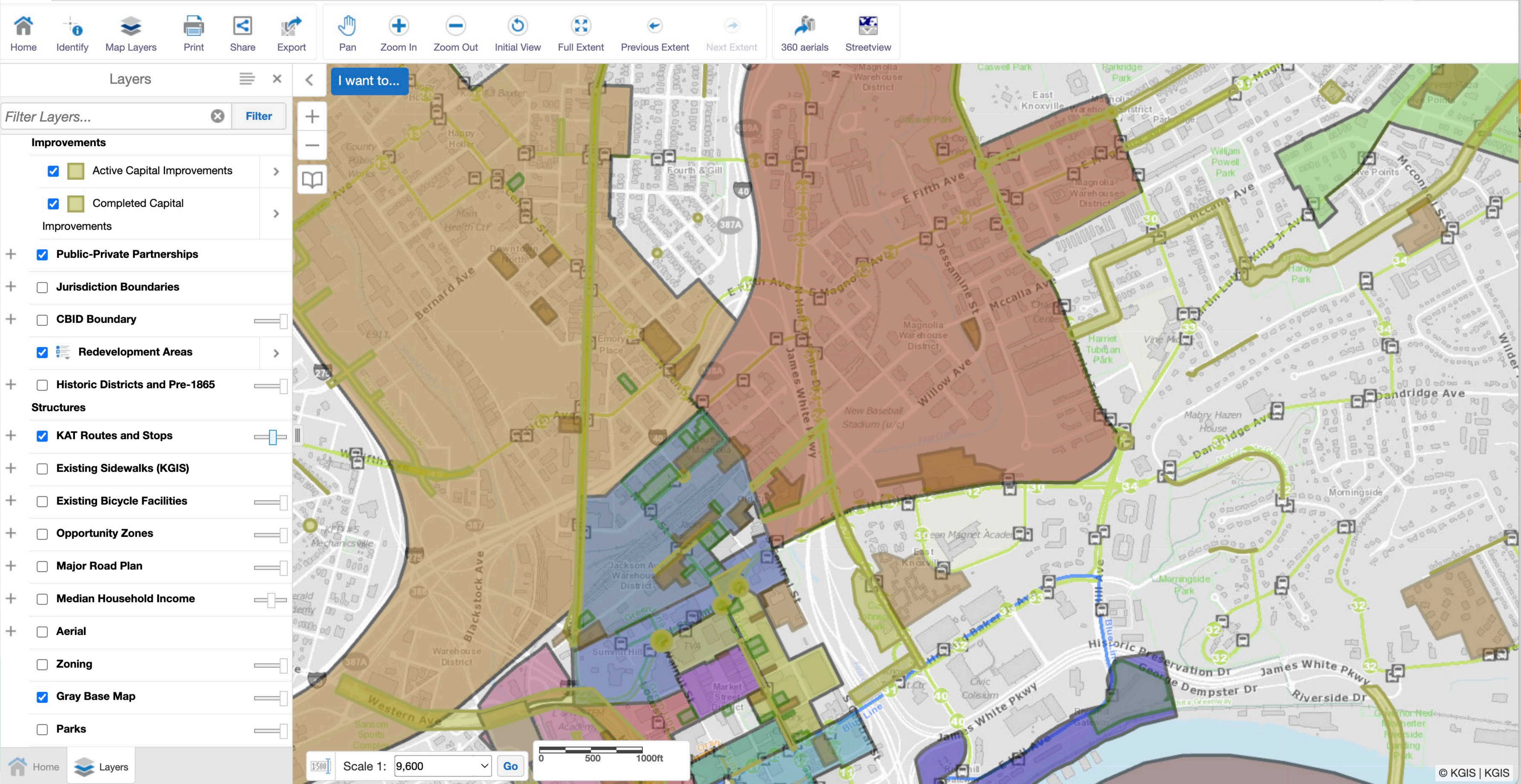
4 PROJECT INTEGRATION WITH PUBLIC AMENITIES & TRANSPORTATION

Project should include an emphasis on continued development of public amenities and transportation resources toward holistic growth.

- Incorporate new or improved public spaces within the project's footprint and/or the expansion of, or significant upgrades to, connectivity to existing public amenities (e.g. parks, plazas, greenways, water/river front access, etc.)
- Leverage recent City investments in public infrastructure
- Widen the supply of smart-parking, structured-parking, and shared-parking resources
- Further multimodal and alternative transportation opportunities



Urban Design and Development Mapping tool



Public Private Partnership Case Study Projects

Lone Tree Pass – TIF and Development Agreement



Key Development Priorities

Include: Housing; Mixed Use; Ground Floor Retail; Existing Redevelopment Area; Activation of Gay Street; Blight Remediation

- \$30 Million Investment
- \$3.7 Million TIF
- 53 Units (4 Workforce)
- 22K Sq Ft Retail

Public Private Partnership Case Study Projects

Caswell Manor – LIHTC PILOT



Key Development Priorities

Include: Affordable Housing; Near a Transit Corridor; Close proximity to recent COK Infrastructure Investments (Magnolia Ave Streetscapes and Caswell Park)

- 48 Permanent Supportive Housing Units
- \$15 Million Investment
- LIHTC PILOT
- Leverages Other COK and KCDC Resources including Affordable Housing Trust Funds and Project Based Vouchers



Public Private Partnership Case Study Projects

HUB Knoxville – PILOT



Key Development Priorities

Include: Housing Supply; Mixed Use; Structured Parking; Transit Corridor Development; Near recent Infrastructure Investments (Cumberland Ave).

- \$530 Million Investment
- PILOT (5 Years)
- 2000+ Student Beds
- 2000+ Parking Spaces
- 30K Sq Ft Retail
- Covenant/ ETCH Partnerships



Public Private Partnership Case Study Projects

Cumberland Avenue Streetscape – CIP



The City's Investment laid the groundwork for a safer more walkable Cumberland, while incentivizing development aligned with key development priorities.

- \$25 Million COK Capital Investment
- \$1 Billion in Private Investment
- 4000+ Beds
- Street Level Retail



Public Private Partnership Case Study Projects

Urban Wilderness Gateway Park, Baker Creek Preserve– CIP



Grassroots and philanthropic efforts bolstered energy for transformative placemaking and economic boost

- \$10+ Million COK Capital Investment
- Multiple Stakeholder Partnerships
- Placemaking and Infrastructure transformation
- Smart transportation options, recreation, conservation



Curate an internal team of staff and agency **partners**.

Develop **priorities** that are specific and **strategic**.

Create a **clear process** and timeline **communication** plan.