



Budget Retreat

Public Infrastructure Plan

February 7, 2014



Vision: Collaborative momentum to build a dynamic city

- Revenue in excess of budget projections
- Hall Income Tax - \$8,630,000
- Real Property Tax / Personal Property Tax / Decreased Expenses - \$1,800,467
- Total Excess Revenue - \$10,430,467
- Unique Opportunity...
 - Add to the General Fund
 - Address deferred maintenance
 - Strategically invest in public infrastructure to enhance private and other public development

1. Fire Department Deferred Maintenance and Repairs

Issues at multiple fire stations:

- Concrete Aprons
- Concrete Driveways
- Concrete Engine Bay Floors
- Oil-Water Separators for bay drains required by storm-water regulations



Knoxville Fire Department Deferred Maintenance and Repairs

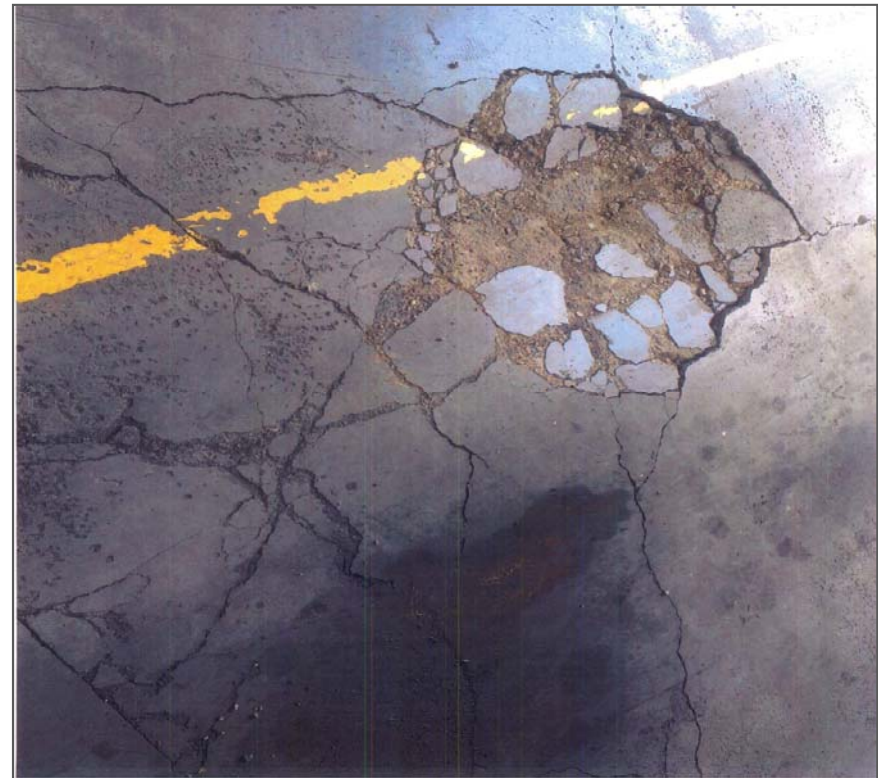
Fire Station 7 – Lonsdale 1216 New York Ave

Issue:

Engine bay floor and concrete apron collapsing in two areas and the concrete apron is separating and collapsing

Estimated Repairs:

- Bay floor repair with oil-water separator: \$75,000
- Apron Repair: \$34,000



Knoxville Fire Department Deferred Maintenance and Repairs

Fire Station 10 – South Knoxville 2911 Sevier Avenue

Issue:

Concrete apron and driveway are separating and collapsing due to subgrade soil failure and lack of slab reinforcement

Estimated Repairs:

\$60,000



Knoxville Fire Department Deferred Maintenance and Repairs

(Continued)

Fire Station 10 – South Knoxville 2911 Sevier Avenue

Issue:

Concrete apron and driveway are separating and collapsing due to subgrade soil failure and lack of slab reinforcement



Knoxville Fire Department Deferred Maintenance and Repairs

Fire Station 15 - Fountain City 5301 Jacksboro Pike

Issue:

Engine bay floor is sinking and separating from the bay walls

Estimated Repairs:

Bay floor repair with oil-water separator: \$85,000



Knoxville Fire Department Deferred Maintenance and Repairs

Fire Station 16 Chilhowee / Holston Hills 5102 Asheville Hwy

Issue:

Concrete apron is separating and collapsing

Estimated Repairs:

\$35,000



Knoxville Fire Department Deferred Maintenance and Repairs

(Continued)

**Fire Station 16
Chilhowee / Holston Hills
5102 Asheville Hwy**

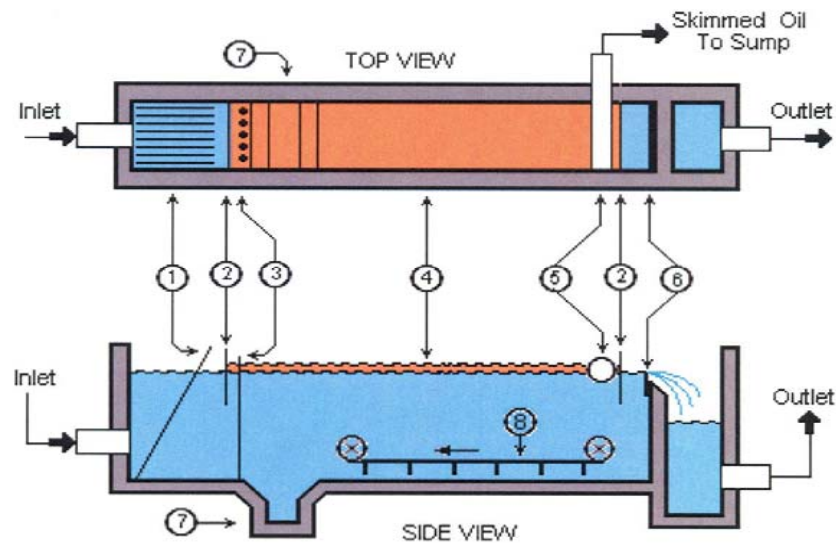
Issue:

Concrete apron is separating and
collapsing



Knoxville Fire Department Deferred Maintenance and Repairs

Oil - Water Separator \$28,000-\$35,000



- 1 Trash trap (inclined rods)
- 2 Oil retention baffles
- 3 Flow distributors (vertical rods)
- 4 Oil layer
- 5 Slotted pipe skimmer
- 6 Adjustable overflow weir
- 7 Sludge sump
- 8 Chain and flight scraper

1. Fire Department Deferred Maintenance and Repairs

Summary

Four fire stations needing:

- Concrete Aprons
- Concrete Driveways
- Concrete Engine Bay Floors
- Oil-Water Separators for bay drains required by storm-water regulations

Total Deferred Maintenance: \$289,000



2. Deferred Maintenance and Repair of Promenade Roof

Issues:

- Failing flat-roof membrane causing water intrusions & damage to adjoining buildings
- Deteriorated materials causing drains to no longer function
- Pitched green roof was installed by City in early 80's over flat roof membrane
- Pitched roof blocks view from redeveloped Gay Street properties
- KUB, garage owner, investing \$1.0 M in improvements to garage
- Renovations to JCP and Tailor Lofts

Project Estimate- \$350,000



Promenade Roof Project – Current Conditions



Promenade Roof Project – Proposed Repaired Roof Deck



Promenade Roof Project – Proposed Repaired Roof Deck (close-up)



3. 700 Block of Gay Street - Streetscape Project

Issues:

- Block has not been upgraded in 20 years
- Deteriorating, patched sidewalks
- Asphalt surface inconsistent with Gay Street improvements
- Medallions at Clinch and Church are in severe state of disrepair
- Citizen complaints
- Design and public process are underway
- Project has long been considered but deferred due to Henley Bridge closure

Project Estimate – \$870,000



700 Block of Gay Street – Streetscape Project

Gay Street at Cumberland facing South towards the river

- Replace medallions
- Remove asphalt and replace with concrete to be consistent with north sections of Gay Street

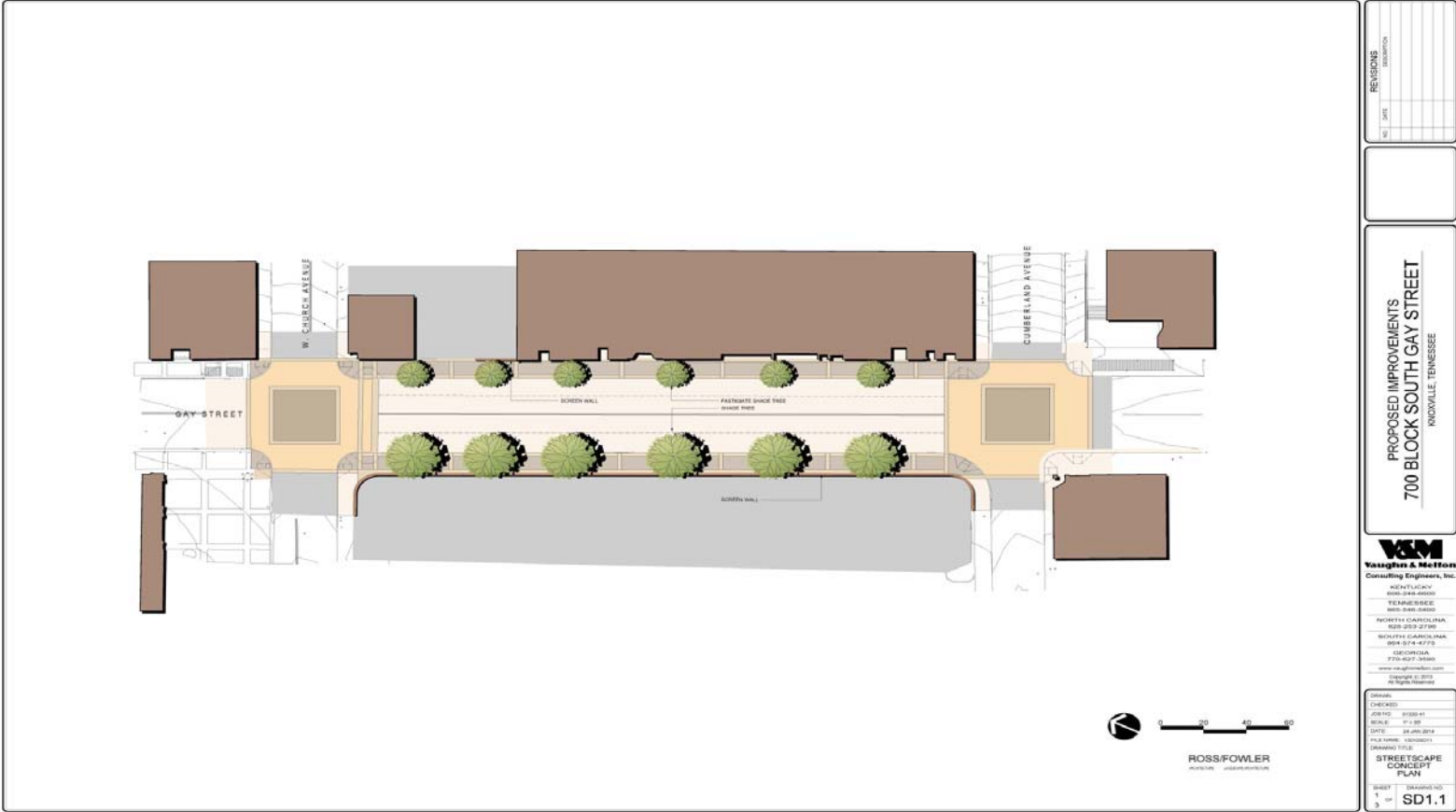


700 Block of Gay Street – Streetscape Project



- Sidewalk repairs will remove inconsistent materials and patch jobs
- Provide a new streetscape with street trees and furnishings consistent with the northern blocks of Gay street

700 Block of Gay Street – Streetscape Project



REVISIONS	
NO.	DATE

PROPOSED IMPROVEMENTS
700 BLOCK SOUTH GAY STREET
 NIDSVILLE, TENNESSEE

V&M
Vasughis & Melross
 Consulting Engineers, Inc.
 401 N. LICKING
 SUITE 204E, ANDOVER
 TENNESSEE
 37165-0450
 PHONE: 615.252.2700
 FAX: 615.252.2700
 www.vam-engineers.com

DESIGNER:
 CHECKED:
 JOB NO: 81550-01
 SCALE: 1" = 30'
 DATE: 04 APR 2014
 FILE NAME: 14080001
 DRAWING TITLE:
**STREETSCAPE
 CONCEPT
 PLAN**
 SHEET
 1 OF 3
SD1.1

4. Henley and Clinch Pedestrian Bridge Improvements with Fort Sanders Connector

Issues:

- Storm damage to pedestrian bridge and elevator tower: expecting \$210,000 settlement
- Creates a dynamic entrance to Downtown
- Enhanced connections to KCC
- Covered walkway connector from Hilton Hotel and Garage
- Covered Walkway from Holiday Inn and Tennessean
- Enhanced pedestrian connector for UT, Fort Sanders, World's Fair Park, and Downtown

Project Estimate – \$950,000



Henley and Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



PROPOSED SITE PLAN

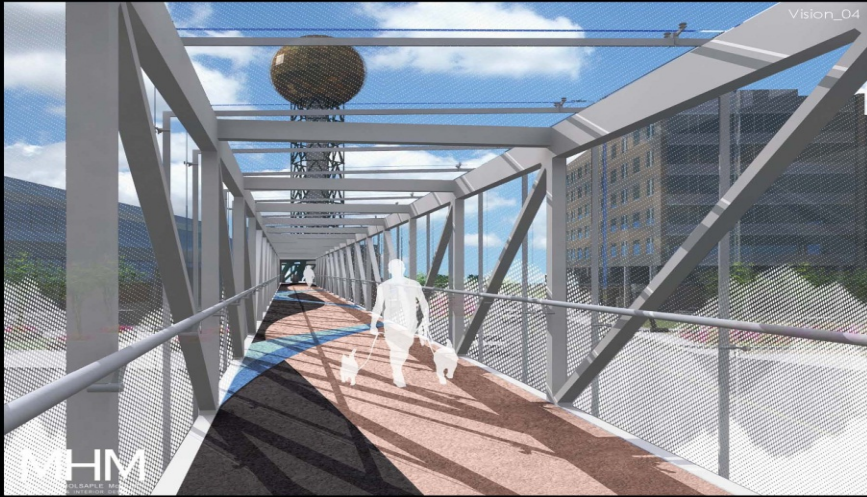
Henley & Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



Locust and Hilton Garages UT Conference Center

- Adds covered area over pedestrian connections to garages.
- Establishes improved pedestrian crossings at intersection of Clinch and Locust

Henley & Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



Henley Street Pedestrian Bridge

- Replaces roof panels with clear panels like the State Street Garage pedestrian bridge
- Replaces fencing with decorative perforated panels with imaging
- Adds decorative walkway

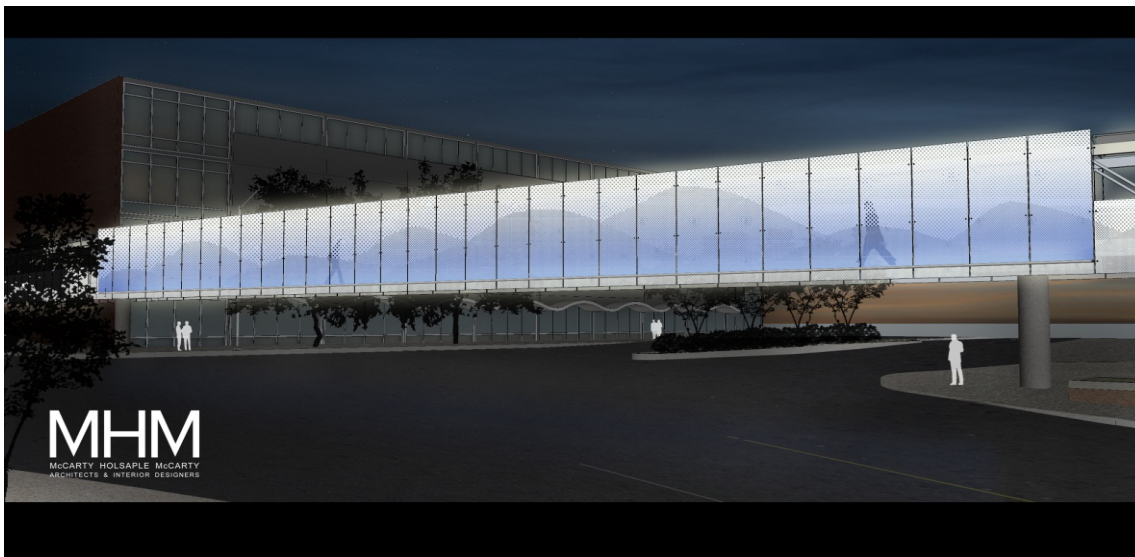


Henley & Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



Henley Street Pedestrian Bridge

- Decorative perforated panels with new lighting to create a dynamic entrance to downtown
- Add decorative panels to existing stairwell and elevator at Convention Center.



Henley & Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



Covered Pedestrian Crosswalk at Convention Center

- Adds covered walkway from hotels to KCC
- Streetscape enhancements
- Adds decorative pedestrian crossings

Henley & Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



Clinch Avenue Viaduct

- Re-striped to two lanes w/ bicycle lane
- Larger sidewalks with furnishing zone for street trees, landscaping, and benches
- Creates a passive park connector for Downtown, World's Fair Park, and Fort Sanders



4. Henley and Clinch Pedestrian Bridge Improvements with Fort Sanders Connector



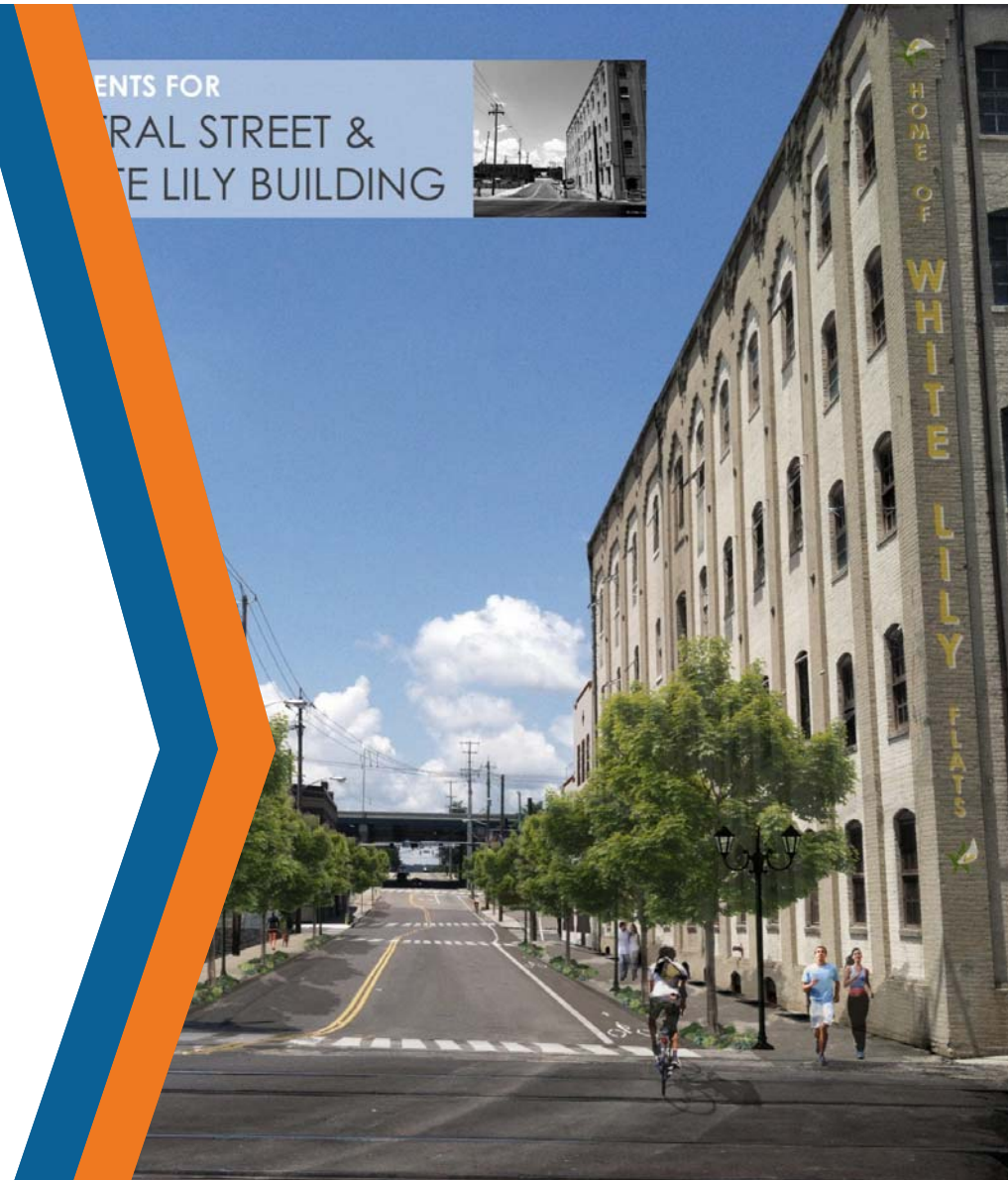
PROPOSED SITE PLAN

5. Central Street Sidewalks between Depot Ave. and Railroad

- Block not included in funding for Downtown North Redevelopment plans due to complex railroad regulations
- \$5M Redevelopment of White Lily facility necessitates improved sidewalks
- Lack of connectivity from Old City to Downtown North
- Preliminary design includes bike lanes wider sidewalks, street trees, and lighting
- Complements Community Development façade grant for exterior improvements

Project Estimate- \$200,000

MENTS FOR
RAL STREET &
E LILY BUILDING



Central Avenue Sidewalks between Depot Street and Railroad (Current Conditions)



Central at Depot looking south toward Old City/RR



Central Ave at RR looking north toward Depot St

Central Avenue Sidewalks between Depot Street and Railroad



6. Traffic Signal at Grand and 17th Street

- Requests & complaints from residents and medical community
- Cumberland Ave Project construction for the next 2.5 years (projected completion: Fall 2016)
- 400 unit multi-family property at Northwest corner of neighborhood (opening Summer 2015) increases density and traffic
- Provides safe signalized access to interstate
- Engineering study of intersection

Project Estimate - \$125,000



Traffic Signal at Grand and 17th Street

Uphill on
17th to
Clinch Ave
and UT



To interstate

17th Street looking west towards Grand Ave.

7. Dale Avenue Streetscape at the Sansom Sports Complex

- Mr. Bill Sansom's \$5 -6 million investment to develop the site into the new Sansom Sports Complex
- Facility to be managed by Emerald Youth Foundation
- Gift necessitates streetscape improvements
- New sidewalks, street trees, ornamental lighting transforms industrial site into a new, safe, urban park
- Creates sports venue for inner city-youth and venue for VK to promote for regional tournaments to drive tourism dollars

Project Estimate – \$500,000



Dale Avenue Streetscape at the Sansom Sports Complex (Current Conditions)



Corner of 17th and Dale Ave looking east towards downtown

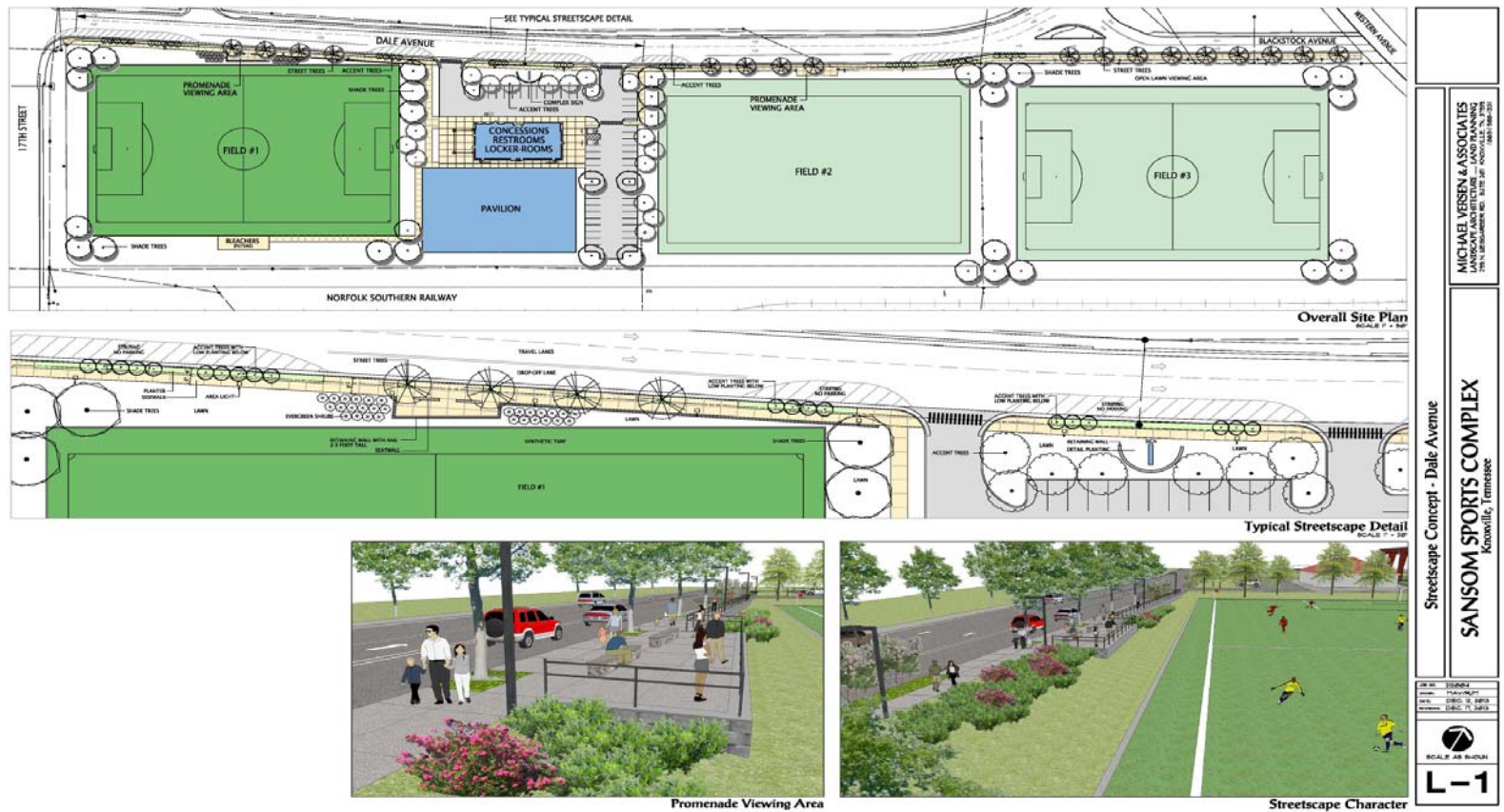
Dale Avenue Streetscape at the Sansom Sports Complex

Plan includes:

- 3 outdoor soccer fields
- a covered pavilion

City investment:

- new sidewalks
- street trees
- ornamental lighting



8. Marble Alley Streetscape and State Street Road Project

- 238 unit apartment complex bounded by State St, Commerce, Union, and South Central
- Private investment of \$30 Million
- Knox County IDB 10 year PILOT with annual payments to City of \$42,516
- City infrastructure in very poor condition
- Provides improved public sidewalks, street trees, and ornamental lighting
- State Street to become 2-ways to provide better mobility
- Connects Gay St. retail with Old City

Project Estimate – \$650,000



Marble Alley Streetscape (Current Conditions)



Marble Alley Streetscape and State Street Road Project



Public Infrastructure: Deferred Maintenance, Repairs, and Improvements

Knoxville Fire Department	\$ 289,000
Promenade Roof	\$ 350,000
700 Block Gay St. Streetscape	\$ 870,000
Pedestrian Bridge/Clinch Viaduct	\$ 950,000
Sidewalk - Central at Depot	\$ 200,000
Traffic Signal - 17 th & Grand	\$ 125,000
Dale Ave Streetscape	\$ 500,000
<u>Marble Alley Streetscape</u>	<u>\$ 650,000</u>
<u>Total Estimate:</u>	<u>\$3,934,000</u>

Excess Revenue Funds Available	\$10,430,467
Revenue to General Fund	\$6,496,467



Private development and other public entity investment:

Promenade (current projects):

- KUB Garage Improvements \$1M
- JCPenney Bldg \$9M
- Tailor Lofts \$3M

Henley Pedestrian Bridge:

- Holiday Inn Renovations \$8M
- Tennessean \$16.5M

Central St Sidewalks at Depot:

- White Lily Development \$6.2M

17th St and Grand Ave Signal:

- Apartment Complex \$20M
- Children's Hospital Renovation \$75M

Dale Avenue Streetscape:

- Sansom Soccer Complex \$6M

Marble Alley: \$30M

Total Private and Other Public Investment \$175M

Proposed City Infrastructure Investment (2%) \$3.5M

