



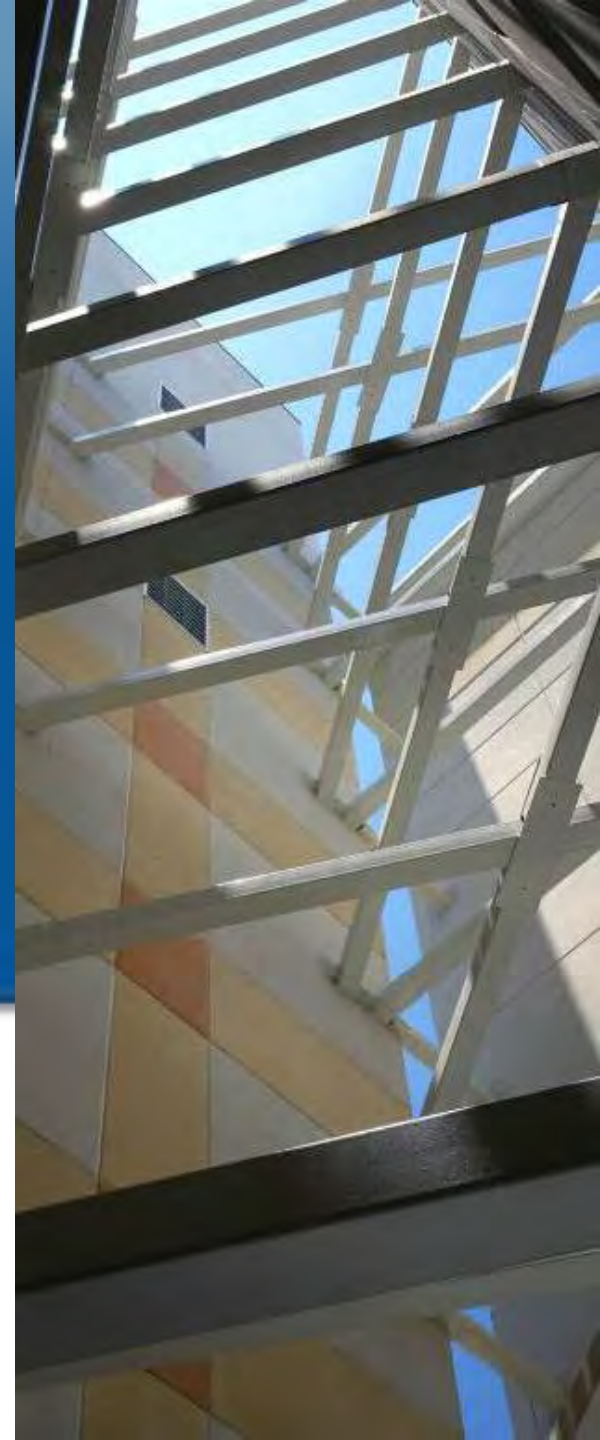
G R E S H A M
S M I T H A N D
P A R T N E R S

Cherokee Farm the **innovation** campus

Master Plan & Development Guidelines
UT Board of Trustees Meeting

June 16, 2009

Property of Gresham, Smith and Partners



Agenda



- I. Introductions
- II. Project Overview
- III. Draft Master Plan
- IV. Discussion
- V. Next Steps



Project Overview



Vision & Mission

The University's stated vision for Cherokee Farm is an interdisciplinary research campus that focuses on solving problems of national significance.

The specific mission of the research campus is to enhance the University's ability to promote economic development, maximize unique resources and partnerships, and take a national leadership position in innovative research.



Project Overview



UT Archaeological Research Lab

- Phase I and II Archaeological Surveys

EDAW

- Feasibility Study

Gresham, Smith & Partners

- Aerial, Topography, Boundary, Utility, and Geotechnical Surveys
- Phase I and II Environmental and Natural Resources Site Assessments

Wilbur Smith Associates

- Traffic Study



Project Overview



Feasibility Study Program Findings

- 200 acres
- Science & Technology Research Labs and Offices
- Hotel/Conference Center
- Services and Cafes/Restaurants
- Greenway & Arboretum
- Bicycle/Pedestrian/Transit Choices
- Sustainable Design
- 2,000,000 sf
- 3,000 employees
- Phased over multiple years



Project Overview



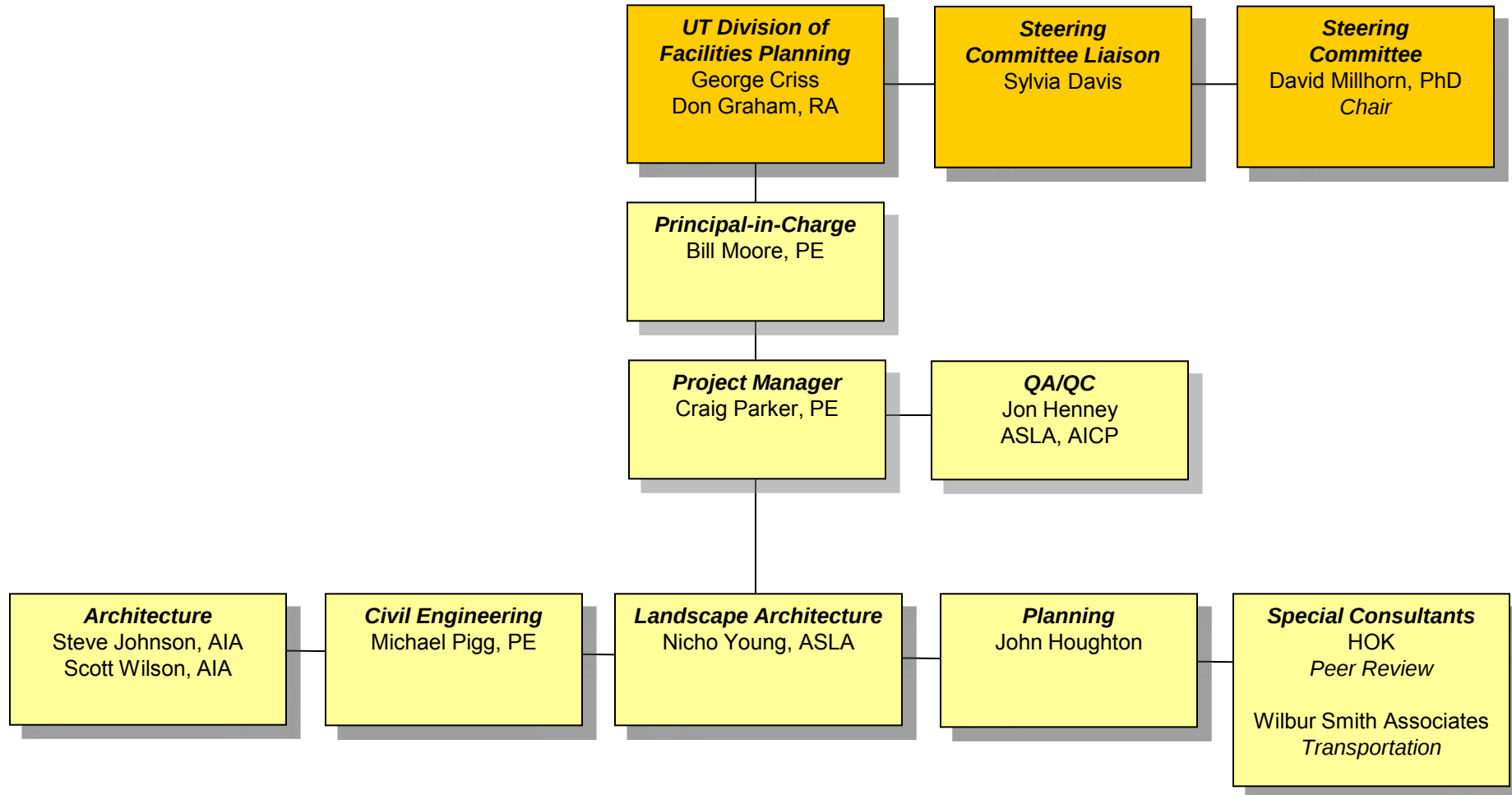
Master Plan & Development Guidelines



Project Overview



Planning Team



[illegible]

Planning Principles

- Emphasize design excellence and innovation throughout the campus
- Establish a campus framework that supports flexible development options
- Integrate sustainable design strategies in all aspects of campus development
- Foster a spirit of collaboration and collegiality across the campus through a well defined, pedestrian friendly and comfortable public realm
- Maximize the site's rich history, context and potential as a cultural resource, a neighbor and a gateway
- Connect the campus to the city and region through multiple modes of transportation and public spaces

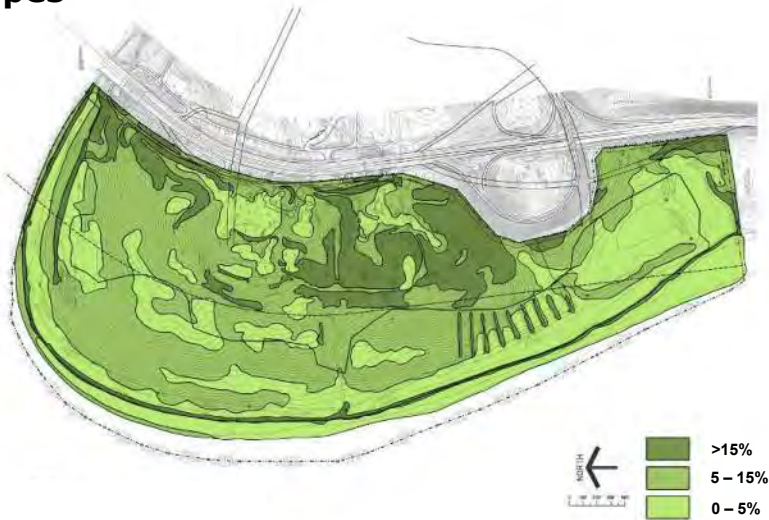
Site Analysis Overview

- Topography
- Vegetation
- Sun & Wind
- Pedestrians
- Access
- Views
- Zones
- Development Area

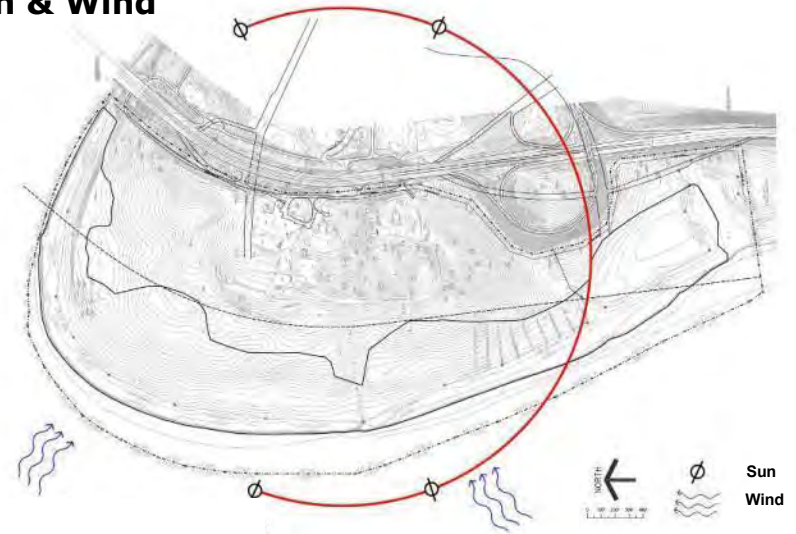
Draft Master Plan



Slopes



Sun & Wind



Vegetation



Pedestrians



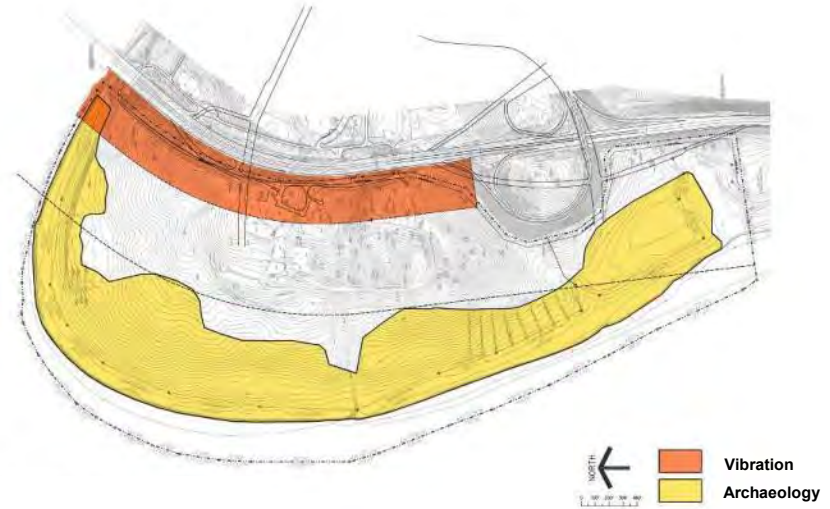
Draft Master Plan



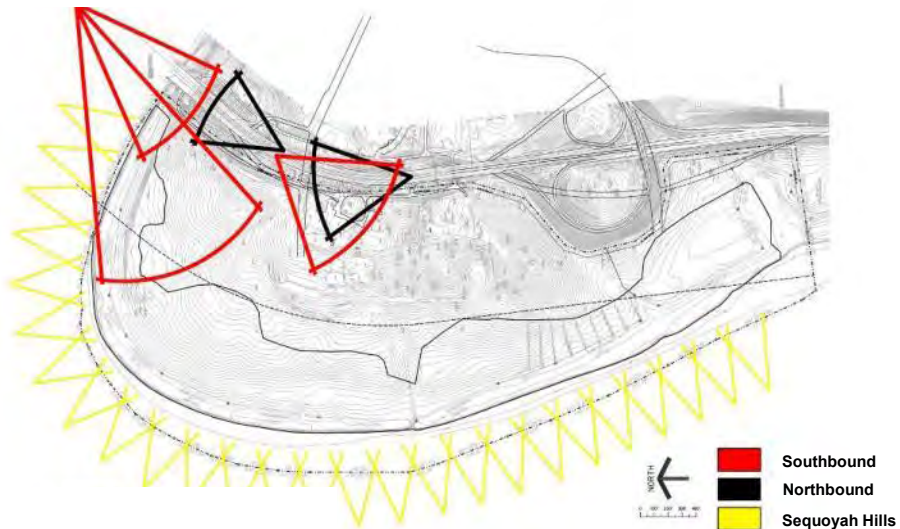
Access



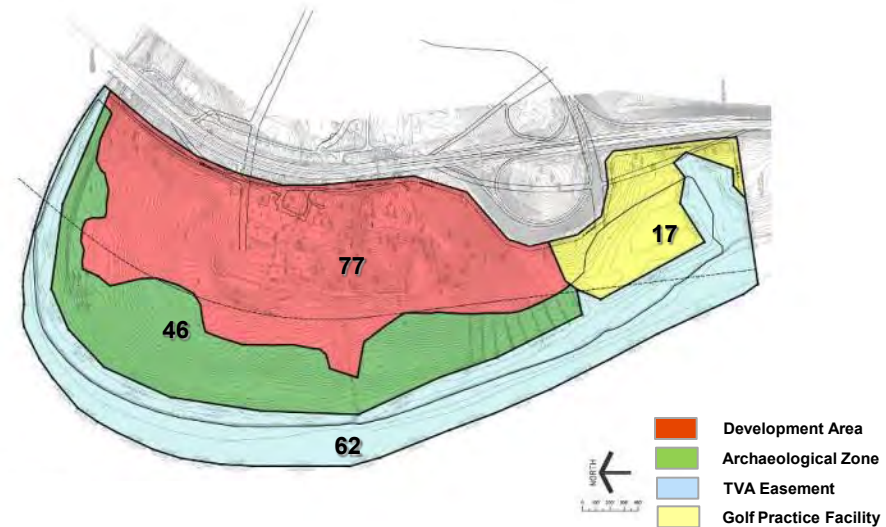
Zones



Views



Development Area



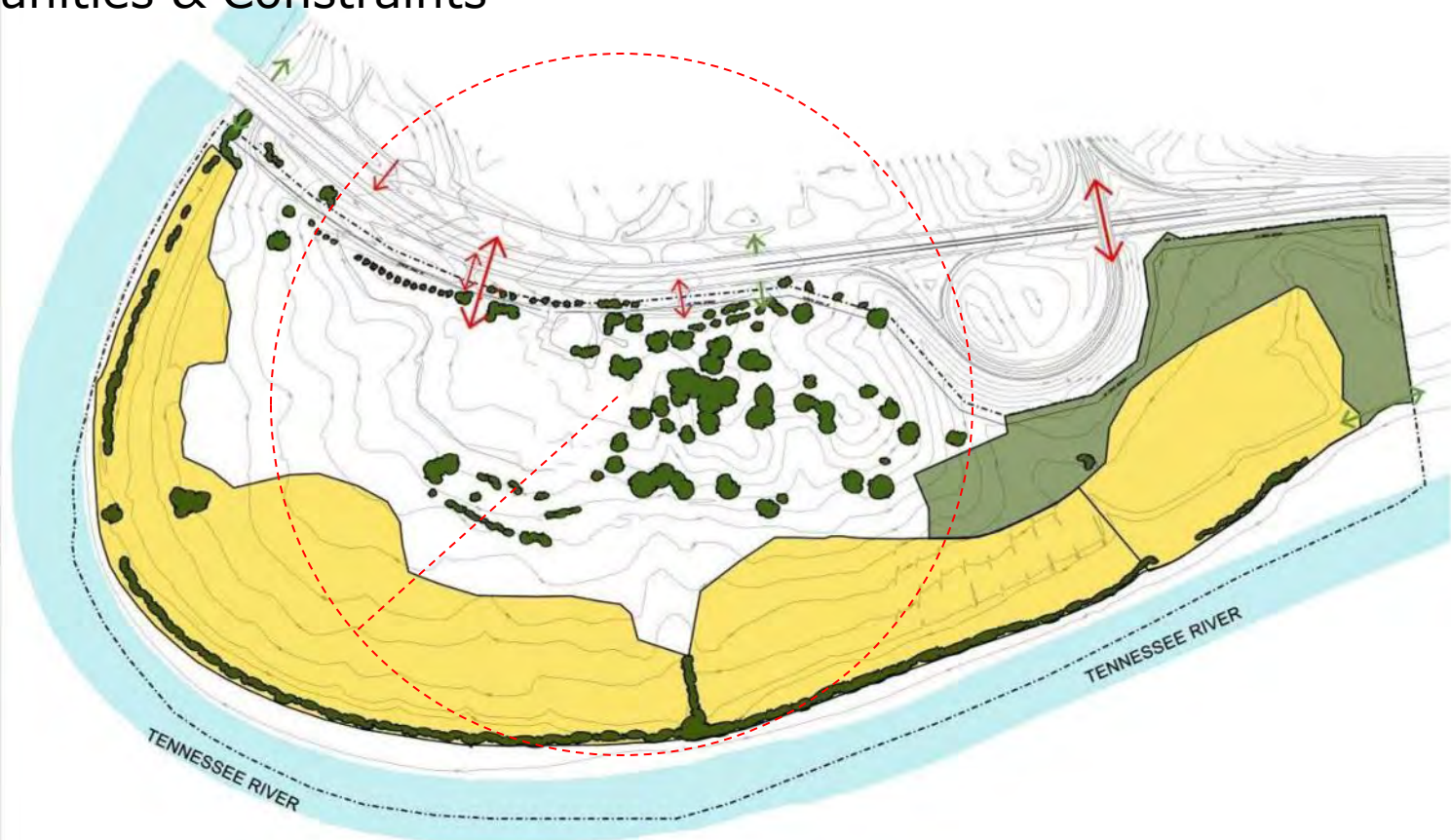
Analysis: Findings & Recommendations

- Recognize importance of and conserve mature trees
- Provide connections across site for pedestrians, bicyclists, and cars
- Develop well defined public spaces
- Respond to different conditions across site
- Concentrate parking adjacent to Alcoa Highway



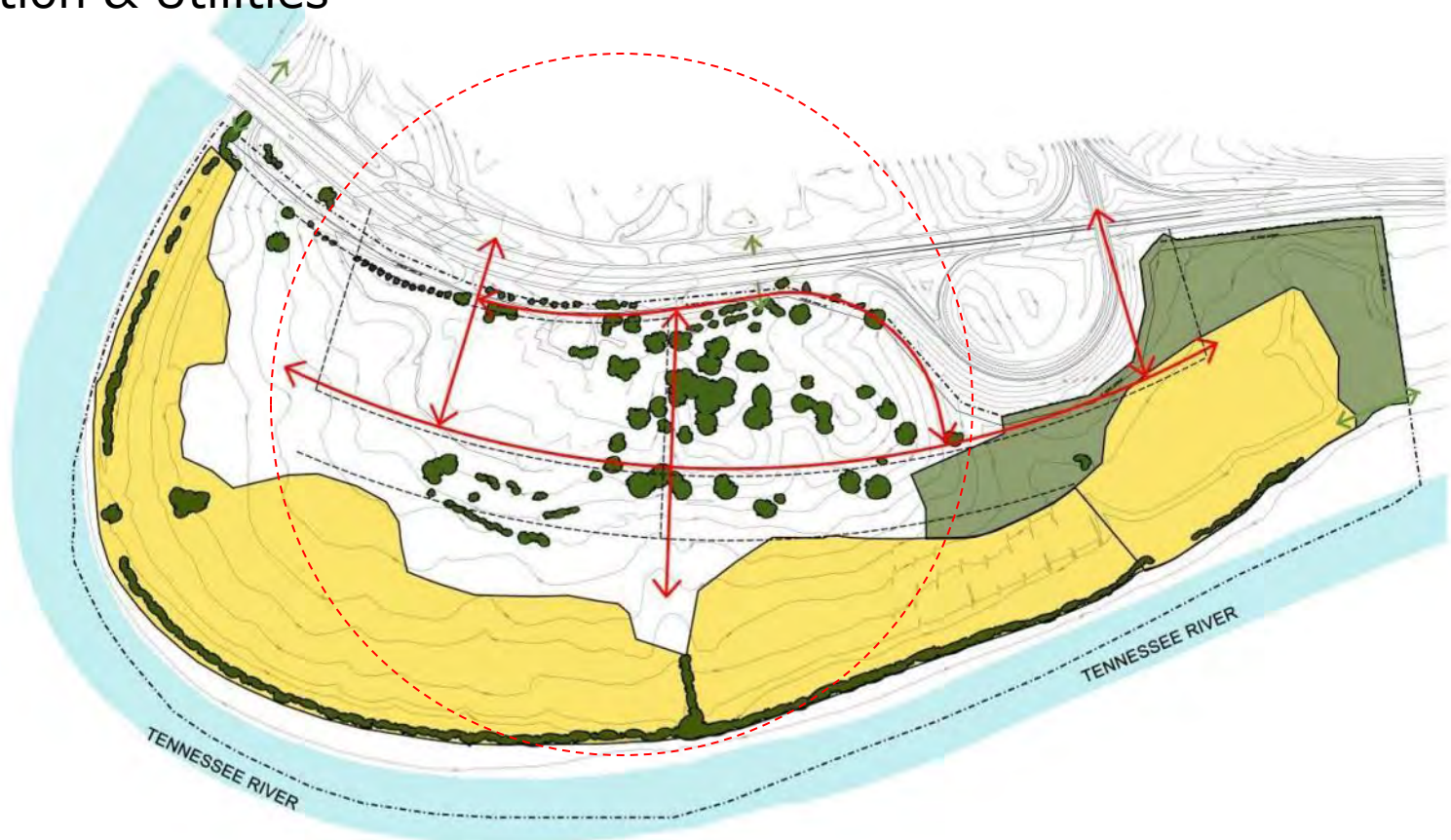
Development Framework

- Opportunities & Constraints



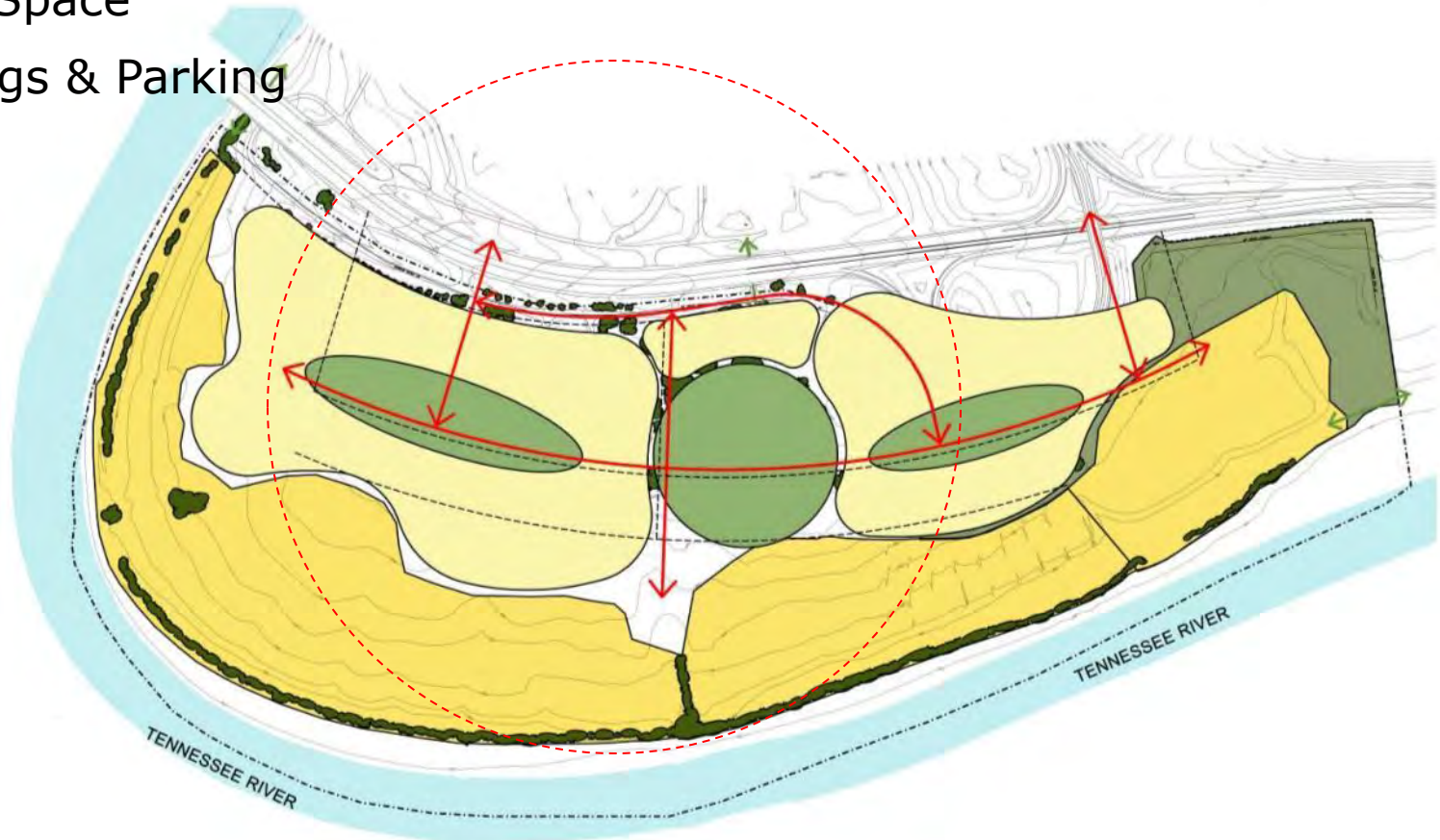
Development Framework

- Circulation & Utilities



Development Framework

- Public Space
- Buildings & Parking



Draft Master Plan



Development Concept

Key:

- A: Proposed partial Interchange
- B: Improved full Interchange
- C: Garages
- D: Hotel Conference Center
- E: Quads
- F: Preserve
- G: Interpretive Center
- H: Greenway



Development Yield

• Research Labs/Office (15)	1,450,000 sf
• Hotel/Conference (1)	160,000 sf
• Nature/Interpretative Center (1)	40,000 sf
TOTAL	1,650,000 sf
• Parking	4,000 spaces

Draft Master Plan



Development Concept

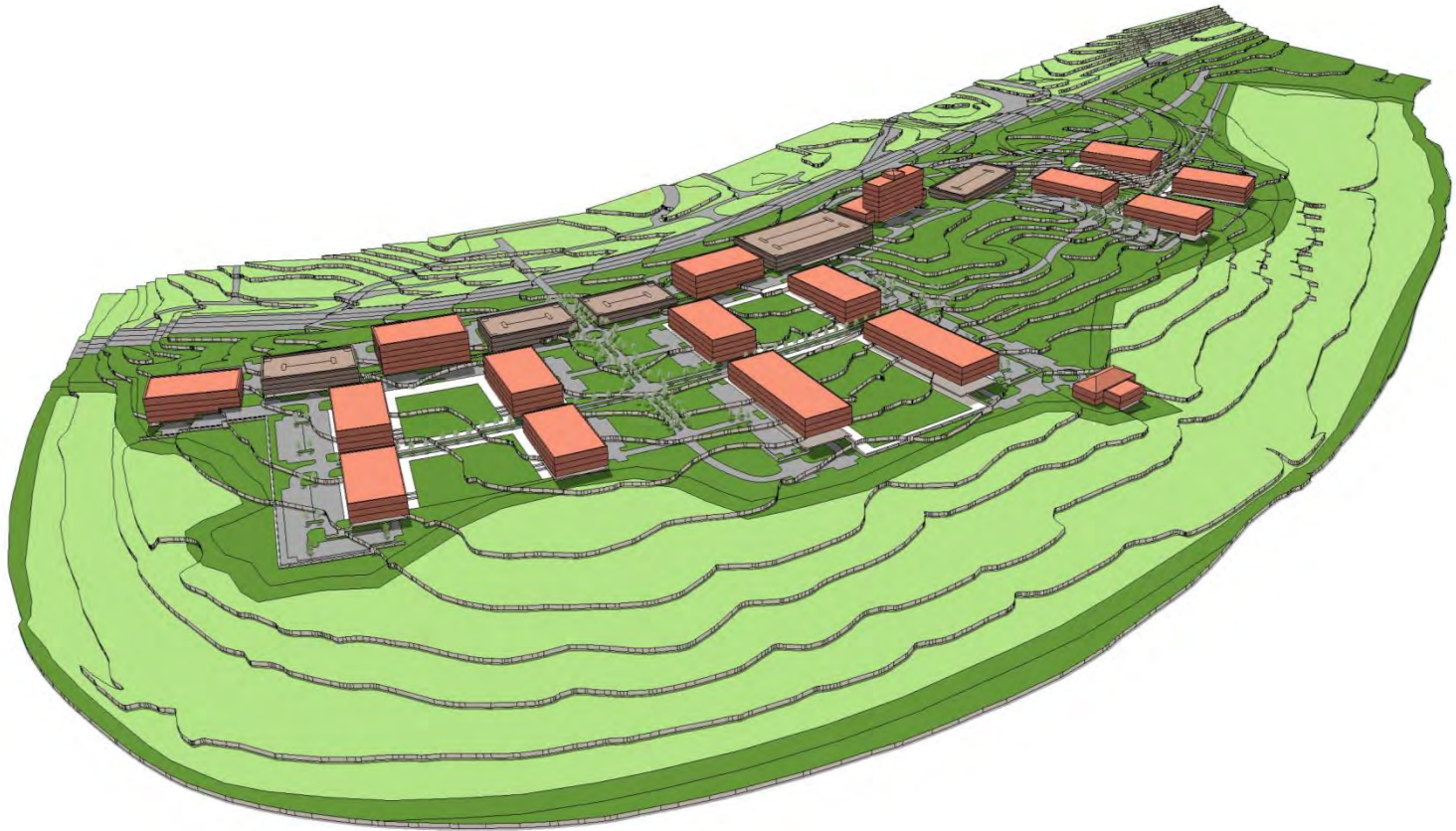


View from Southwest

Draft Master Plan



Development Concept

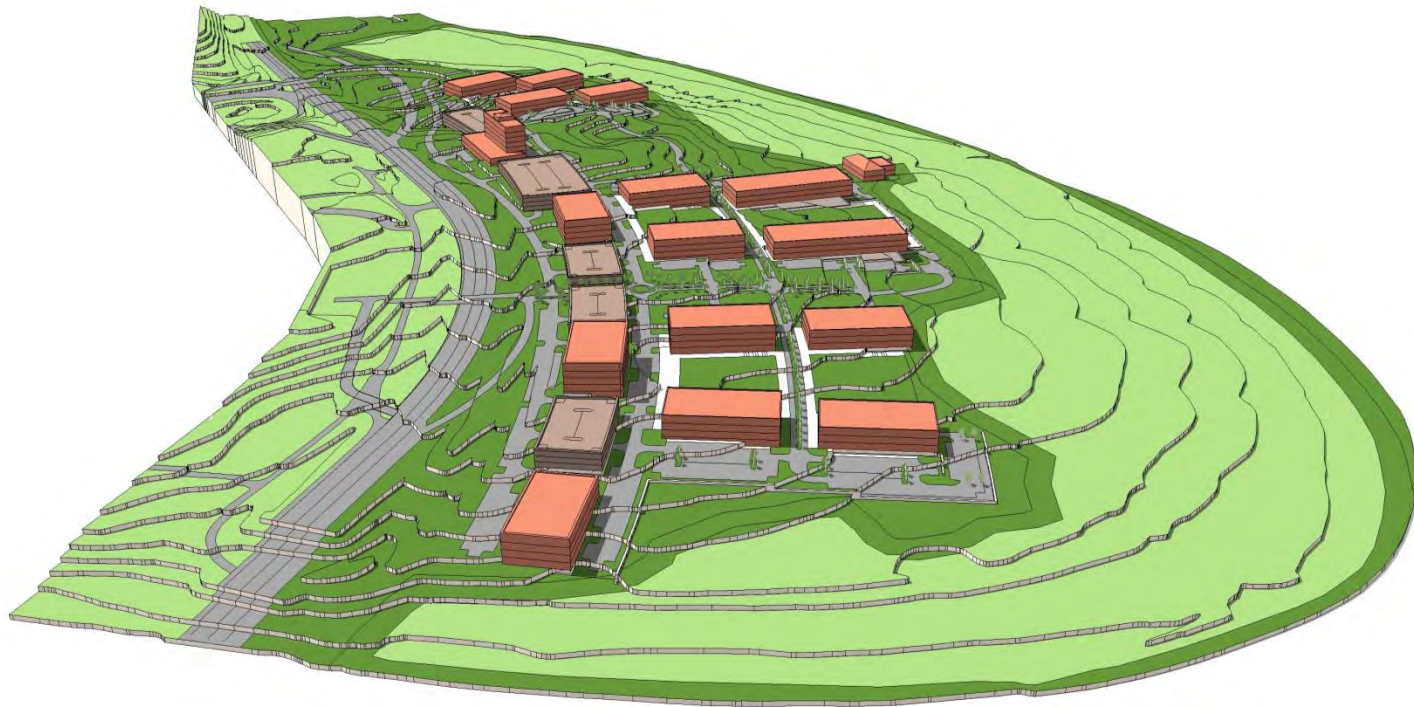


View from Northwest

Draft Master Plan



Development Concept

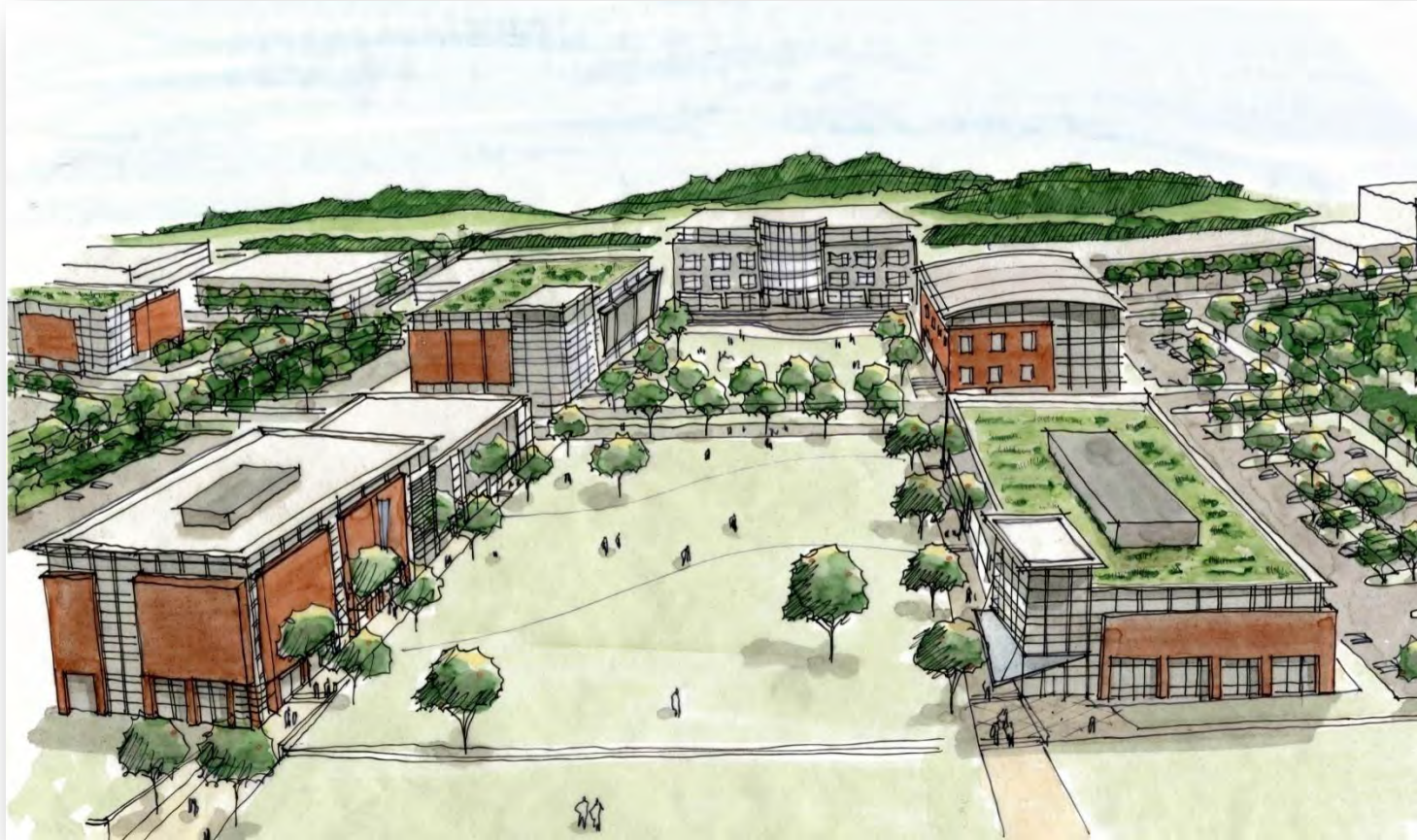


View from North

Draft Master Plan



Development Concept



Conceptual Perspective of Central Quad

Draft Master Plan



Development Concept



Conceptual Perspective of Main Entrance

Draft Master Plan



Development Guidelines

1.0 Introduction

- 1.1. Background
- 1.2. Master Plan
- 1.3. Sustainable Design
- 1.4. Relationship to Other Documents

2.0 Development Guidelines

2.1 Architecture

- 2.1.1 Goals
- 2.1.2 Building Setbacks
- 2.1.3 Building Heights
- 2.1.4 Building Location and Orientation
- 2.1.5 Facades
- 2.1.6 Massing
- 2.1.7 Materials and Colors
- 2.1.8 Roofs
- 2.1.9 Exterior Building Lighting
- 2.1.10 Exterior Building Signage
- 2.1.11 Interior Building Systems

2.2 Parking, Access, Utilities

- 2.2.1 Goals
- 2.2.2 Surface Parking
- 2.2.3 Surface Parking: Perimeter and Interior Landscaping
- 2.2.4 Surface Parking: Lighting
- 2.2.5 Structured Parking
- 2.2.6 Loading, Service and Storage
- 2.2.7 Utilities

2.3 Signage

- 2.3.1 Goals
- 2.3.2 Design and Materials
- 2.3.3 Lighting

2.4 Landscape and Streetscape Design

- 2.4.1 Goals
- 2.4.2 Planting
- 2.4.3 Pavement
- 2.4.4 Furnishings
- 2.4.5 Walls
- 2.4.6 Stormwater
- 2.4.7 Pedestrian Plan
- 2.4.8 Street Plan
- 2.4.9 Street Cross Sections

3.0 Development Review Process

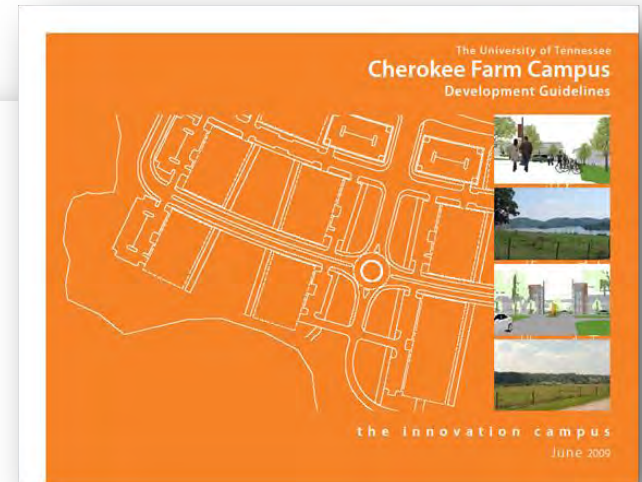


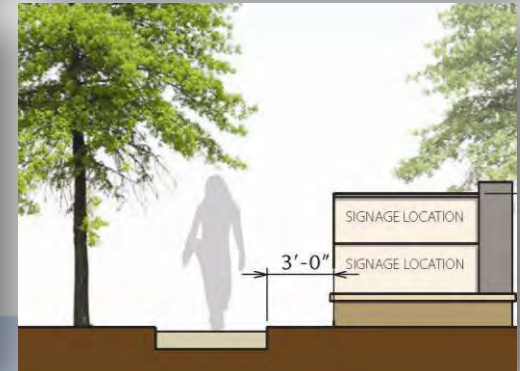
Table of Contents

Draft Master Plan



Development Guidelines

- Architecture
- Parking, Access & Utilities
- Site Signage



SECTION A



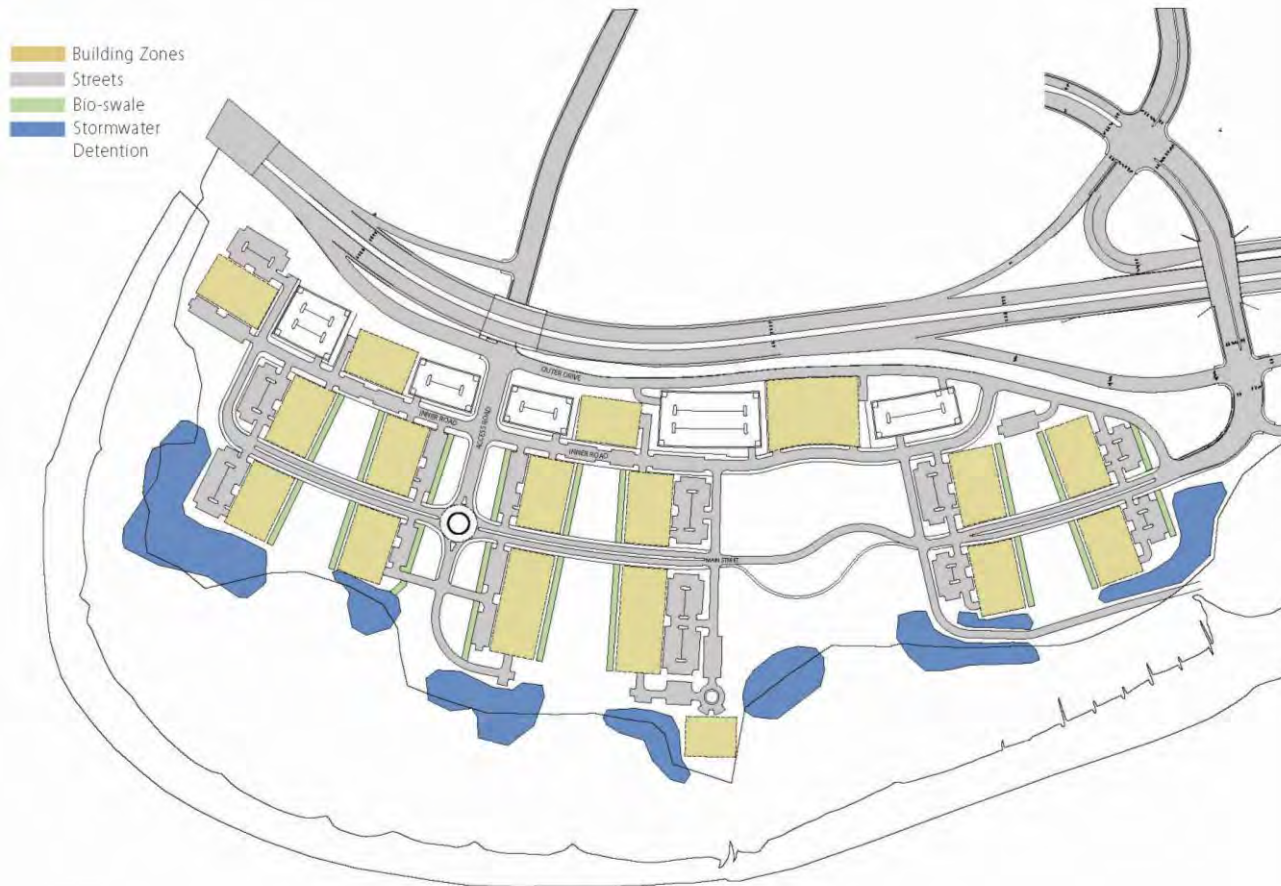
View to North

Draft Master Plan



Development Guidelines

- Landscape & Street Design



Questions & Answers

Key:

- A: Proposed partial Interchange
- B: Improved full Interchange
- C: Garages
- D: Hotel Conference Center
- E: Quads
- F: Preserve
- G: Interpretive Center
- H: Greenway



Next Steps



- *Presentation to Tennessee Higher Education Commission*
- *Presentation to State Building Commission*
- *Submit Final Master Plan*

