

APPROVED

City of Knoxville Downtown Advisory Committee

Meeting #1

November 17, 2004, 11:30 AM

Room 640, City-County Building

MEETING MINUTES

Committee members present: Dave Hill, Chair; Mike Arms, Nicholas Arning, Trey Benefield, Don Bosch, Gwen Brown, Mark Brown, Leigh Burch, Loren Crabtree, Pam Fansler, Phil French, Laurens Tullock, Mahasti Vafaie, Scott West.

Welcoming remarks by Mayor Haslam:

- Wants this group to make plans that will move Knoxville forward.
- Desires to see the Crandall-Arambula plan become a living document.
- Our revenues have to stay ahead of our expenses. The city is working hard to control expenses. We need new growth in the center city to increase our revenues.
- Every town needs a heart – downtown can be our best growth vehicle.

Chairman Dave Hill described the process for this committee:

- To review, update and revise Crandall-Arambula recommendations
- Prepare implementation strategy, schedule and responsibilities.
- Prepare and release draft strategy for public review and input.
- Committee recommendations to the Mayor.
- Mayor's submittal to HZC and MPC for advisory recommendations.
- Mayor's submittal to City Council for adoption.

This committee will be studying the Crandall-Arambula plan and prioritizing the catalyst projects that will be the most strategic and beneficial to the development of downtown Knoxville over the next 5-10 years. The goal is to transition a visioning document into an improvement strategy that can be programmed and adopted by City Council.

One of the early tasks will be to create an updated base map that identifies changes or project decisions made since the Crandall-Arambula recommendations were made. One suggestion was to highlight programmed projects or current projects under construction as way of showing recent successes. Projects such as the transit center, cinema, Market Square parking garage, and TDOT I-40 / James White Parkway improvements were mentioned in this light. It was agreed that an update of the TDOT plans would be provided at the next meeting, and that the status of bridge designs extending over James White Parkway would be discussed. The issue of a downtown library was also mentioned as a possible issue for committee deliberations.

Laurens Tullock presented a brief overview of the Crandall-Arambula plan, stressing the importance the planners placed on the core of the city. He pointed out the 32 strategic

actions that were recommended and encouraged the committee members to study the plan before the next meeting of this group. The plan elements include:

- Transit
- Open space
- Pedestrian/Bicycle
- Cultural/Tourism
- Employment
- Housing
- Retail
- Parking
- Catalyst projects

Tullock also highlighted the last and possibly most important document Crandall-Arambula assembled. It describes the Implementation Strategy to generate momentum for downtown revitalization. Action items include:

1. An organization to implement the civic vision
2. A retail revitalization strategy
3. Top priority projects
4. Time sensitive projects
5. A final plan document
6. Regulations and guidelines

Among the policy issues discussed was the request to consider a recommendation to initiate a separate but coordinated master plan effort for the South Waterfront as a natural extension of the downtown. The committee agreed with this suggestion, with a comment that a representative of South Knoxville, maybe a property owner, should be added to the committee. It was also suggested that the Chairman of the CBID be added to the committee. Dave Hill agreed to consult with the mayor regarding these additions. The issue of codes and regulations affecting downtown development was also raised, with agreement that the committee should make recommendations for improvements.

Dave Hill asked the group to review the process outline and the Crandall-Arambula recommendations and offer any comments regarding revisions, additions, or deletions that should be considered. He also asked that the geographic scope of the Crandall-Arambula plan be reviewed. Fort Sanders and the University of Tennessee were discussed as potential additions to the map. What are the linkages? Who are our natural partners when considering downtown development? Where is our pool of resources? Are we poised to make development happen? What are the "hot spots" that might be impediments to development? How can we align our tools to implement priority projects?

Meeting schedule: Wednesday, December 8, 2004 @ 11:30 a.m.*
 Wednesday, January 19, 2005 @ 11:30 a.m.*
 Wednesday, February 16, 2005 @ 11:30 a.m.*

* Location to be determined

The meeting adjourned at 12:50 p.m.