



# Cumberland Connect

Cumberland Avenue Merchants Association and Project Archive

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## CONSTRUCTION OF NEW UT GARAGE PROMPTS TWO-WEEK CLOSURE ON LAKE AVENUE

POSTED February 7, 2017



Rendering by Design Innovation Architects, Inc.

Starting Wednesday, Feb. 8, Lake Avenue will be closed to through traffic between 18th and 19th streets as a contractor continues construction of a new 1,000-vehicle University of Tennessee parking garage.

The street will be closed to through commuters for two weeks, but continual access will be maintained to local businesses, including Cool Beans Bar and Grill, 1817 Lake Ave., and the Renaissance III apartments. There will be a temporary no-parking zone on Lake Avenue, which will create space for temporary two-way traffic flow that will accommodate motorists wishing to access the residences or the restaurant.

The new UT garage primarily will serve commuter students, faculty and staff, but there will be some market-rate daytime public parking. On evenings and weekends, public parking will be available on all levels of the garage for a nominal fee.



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## CUMBERLAND AVENUE MILESTONE: CONSTRUCTION OF RAISED MEDIAN TO BEGIN MONDAY, MARCH 13

POSTED March 10, 2017

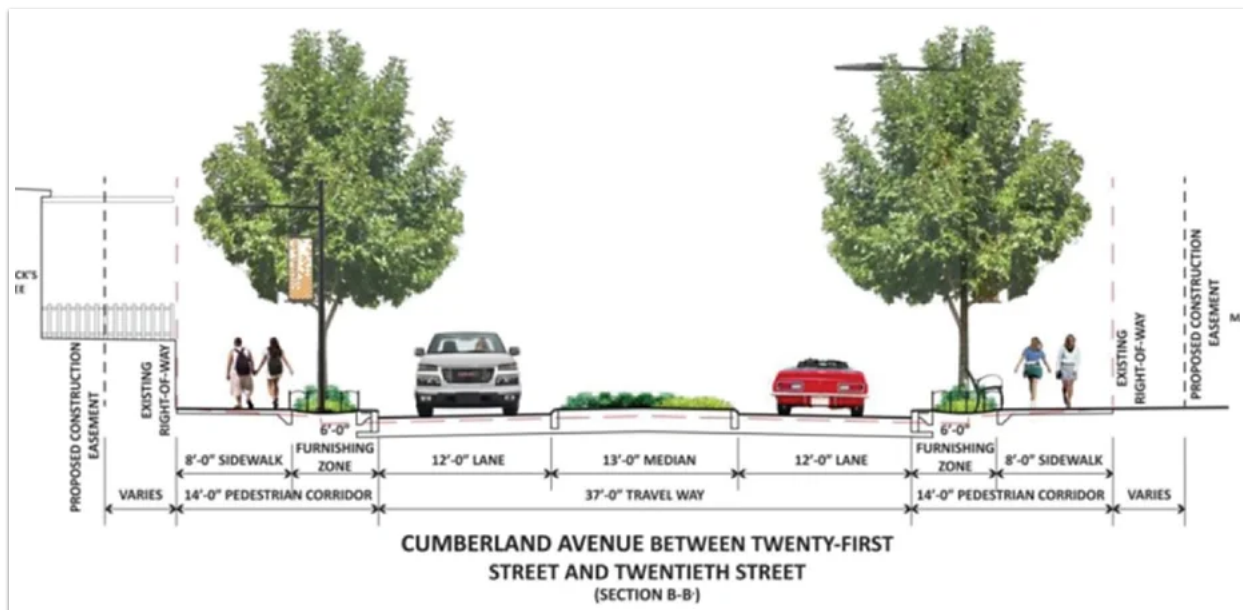
By 6 a.m. Monday, March 13, contractor crews overnight will have shifted the eastbound lane of Cumberland Avenue from 22nd to 19th streets to allow construction of new raised medians to begin.

This latest development in the City's \$17 million reconstruction of Cumberland Avenue represents a milestone, by two accounts.

First, the shift to the new eastbound lane, roughly 13 feet south of the current lane, will mean commuters will be driving on the permanent roadway. That means that, as the streetscape amenities are finished on the south side of Cumberland, between 22nd and 19th streets, pedestrians and motorists will be able to envision more clearly than ever what the new Cumberland Avenue will look like.

The decorative bricks, silva cell beds for trees and landscaping, street lights and other amenities have been in place since last year on the north side.

A three-block section of the south side streetscape currently is being finished, and work on the two blocks on the south side between 19th and 17th streets is now underway. Second, the raised median being built will be an important new safety feature – creating an “island” that will help pedestrians crossing the street, while also limiting left turns by motorists to designated intersections.



Rendering by Carol R. Johnson & Associates, Inc.

Mid-block left turns have been prevented so far by temporary barriers. The new medians will be between 3 feet and 13 feet wide (see rendering above), depending on turn lanes and Knoxville Area Transit bus infrastructure. Even though the number of traffic lanes on Cumberland has been reduced, the design is expected to reduce fender benders and improve traffic flow by eliminating blockages created by vehicles turning left across incoming traffic in the middle of the block.

"The project remains within budget and on schedule for substantial completion in August 2017," said Anne Wallace, the City's Deputy Director of Redevelopment.

"Our aim has always been to create a more attractive, safer, logistically-improved and pedestrian-friendly Cumberland Avenue Corridor. The City's investments are helping the district to continue to thrive as a residential, retail and entertainment district. To date, we've helped leverage \$190 million in new private investments."

**In other developments related to the Cumberland Avenue Corridor:**

- Vaughn & Melton, the City's consulting engineers for the reconstruction project, reminds businesses to proactively coordinate deliveries of goods with their transport companies. Similar to how businesses downtown and on Market Square operate, Cumberland businesses are encouraged to request deliveries using smaller trucks, because full-size trucks will have difficulty making turns onto Cumberland between 17th and 22nd streets. Vaughn & Melton has offered to help businesses tailor a plan for deliveries if use of a smaller truck isn't an option.
- From mid-March to mid-August, the University of Tennessee will be installing new steam lines, vaults and water hydrants on a section of Volunteer Boulevard, requiring some lane closures.
- From March 27 to March 31, a lane on Cumberland Avenue near the intersection with Philip Fulmer Way / James Agee Street will be closed while AT&T crews perform utility work.



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## CUMBERLAND AVENUE MILESTONE: CONSTRUCTION OF RAISED MEDIAN CONTINUES

POSTED March 21, 2017

Since Monday, March 13, contractor crews have shifted the eastbound lane of Cumberland Avenue from 22nd to 19th streets and set the stage for the installation of the new concrete median. The next step in the process, starting Wednesday, March 22, is laying the new concrete curb with an extruded curb machine. This will require temporary, intermittent lane closures of Cumberland while the machine lays down the new median curbs.

This is the latest development in the City's \$17 million reconstruction of Cumberland Avenue.

The concrete pours will be scheduled each day to avoid peak traffic hours and will be fully complete by 6 p.m. on Friday, March 24. Flaggers and police officers will be on site to direct traffic around the work zone. If traffic is heavier than expected, an alternate route will be designated and a detour will be implemented ([see detour map](#)).

Additionally, through traffic to points east or west of the area may want to consider using Neyland Drive as an alternate route.

The work will occur starting at 19th Street in the eastbound traffic lane.



Mid-block left turns have been prevented so far by temporary barriers. The new medians will be between 3 feet and 13 feet wide, depending on turn lanes and Knoxville Area Transit bus infrastructure. Even though the number of traffic lanes on Cumberland has been reduced, the design is expected to reduce fender benders and improve traffic flow by eliminating blockages created by vehicles turning left across incoming traffic in the middle of the block.



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## VOLUNTEER YOUR DOLLAR

AND HELP SUPPORT TENNESSEE'S FIRST RONALD MCDONALD HOUSE - ONE VOLUNTEER DOLLAR AT A TIME!

Ronald McDonald House at 1705 W. Clinch Avenue in Fort Sanders has been a blessing to more than 52,000 people from 41 states and 10 foreign countries.

**BIG ORANGE FANS**  
*Have The Best*  
**VOLUNTEER SPIRIT**

Tennessee's first Ronald McDonald House opened in Knoxville on March 8, 1985 and has been a "home away from home" for families of seriously ill children receiving treatment at nearby hospitals. The services are provided regardless of race, sex, color, creed, nation of origin, or a family's ability to pay.

The Cumberland Avenue Merchants are asking for all Big Orange Fans to show their volunteer spirit by "volunteering" ONE DOLLAR to help our local Ronald McDonald House. Help us show we truly are a Big Orange Nation with a Big Orange Heart for helping families of seriously ill children.

100% of your donation will be given to the Ronald McDonald House of Knoxville.

**\$1**

I VOLUNTEER MY ONE DOLLAR TO SUPPORT THE RONALD MCDONALD HOUSE OF KNOXVILLE

THANK YOU FROM THE CUMBERLAND AVENUE MERCHANTS ASSOCIATION.

If your game-day tradition starts with a visit to a favorite eatery on The Strip, the Cumberland Avenue Merchants Association is seeking your help in demonstrating that Vol fans have big hearts. CAMA is collecting donations for the local Ronald McDonald House – and hopes to raise more than \$10,000 through the Orange and White Game, with more donations to be collected over the summer and fall.

It started with a game-changing idea 32 years ago: Wouldn't it be great for families of seriously ill children to have a less stressful, more familiar "home away from home" while the kids undergo treatment at nearby Knoxville hospitals?

Tennessee's first Ronald McDonald House opened in Knoxville on March 8, 1985. Over the years, the Ronald McDonald House at 1705 W. Clinch Avenue in Fort Sanders has been a blessing to more than 52,000 people from 41 states and 10 foreign countries.

CAMA's "Volunteer Your Dollar" campaign aims to help the Ronald McDonald House help more families in need – \$1 at a time. All proceeds collected from patrons of the participating businesses and restaurants will be given to the Ronald McDonald House of Knoxville.

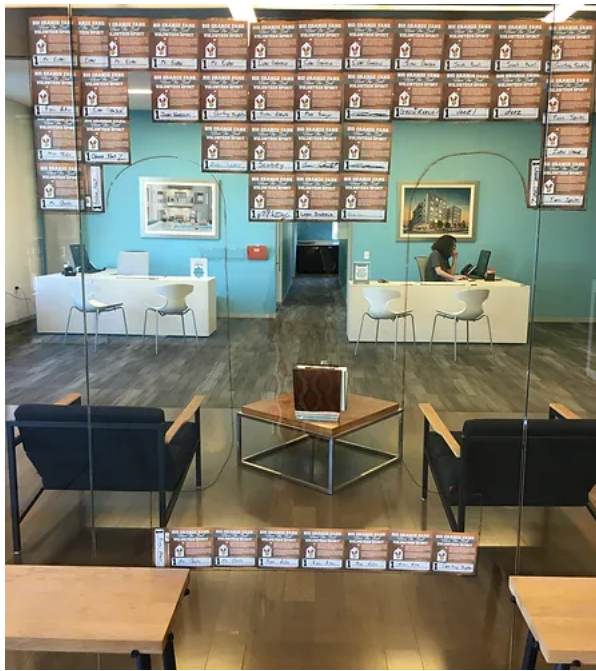
From now through the University of Tennessee fall 2017 football season, the Cumberland Avenue Merchants Association will be giving back. CAMA's "Volunteer Your Dollar" campaign aims to help the Ronald McDonald House help more families in need – \$1 at a time. All proceeds collected from patrons of the participating businesses and restaurants will be given to the Ronald McDonald House of Knoxville.

CAMA hopes to raise more than \$10,000 through the April 22 Orange and White Game, with more donations to be collected over the summer and fall.

"For families facing financial struggles and worried about the treatment for their children, the non-profit Ronald McDonald House can really be a godsend," says Joe Burger, owner of the McDonald's restaurant franchise located at 1720 W. Cumberland Ave.

"Having this facility available lessens some of the burden that these families are facing. It helps them to be able to focus more solely on getting their children healthy again and not be distracted by having to find a place to live while the kids are in the hospital."

## PARTICIPATING MERCHANTS



EVOLVE residents are forming a Power T for RMD!

**MCDONALDS**

**EVOLVE  
HALF BARREL**

**MOE'S SOUTHWEST**

**CAMPUS CUTS BY MONICA**

**ABSOLUTE HAIR**

**REGIONS**

**UNIVERSITY LIQUORS  
UT FEDERAL CREDIT UNION**



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## ANTICIPATE PAVING ON, NEAR CUMBERLAND AVENUE THIS WEEK

POSTED May 16, 2017

As the City's 28-month \$17 million reconstruction of the Cumberland Avenue Corridor nears completion in August, contractor crews will be paving this week on Cumberland Avenue, 17th Street and 18th Street.

The paving work by Southern Constructors Inc. begins at 6 a.m. Wednesday, May 17, and will continue through Friday evening.

The last section of the eastbound lanes on Cumberland Avenue, between 19th and 16th streets, will be paved to the new subgrade in preparation for the last section of median to be installed in June. (A final paving will be done upon substantial completion of the project later this summer.) Motorists will maintain the current traffic pattern on Cumberland during this week's paving.

A section of South 18th Street, between Cumberland and an alley south of Cumberland, will be closed from 6 a.m. Wednesday until 6 p.m. Thursday. Motorists should take South 19th Street or Melrose Place as an alternate route.

From 6 a.m. Wednesday until 6 p.m. Friday, the far right northbound lane of 17th Street will be closed between Cumberland and the alley north of Cumberland while SCL crews patch the pavement.

Additional paving will be done on South 22nd and South 21st streets with flagging around the work areas when paving is underway.



The Cumberland Avenue reconstruction project began with Knoxville Utilities Board infrastructure improvements in April 2015, and it's scheduled to be completed by August 2017. The existing four-lane Cumberland between 22nd and 17th streets is being remade into a safer, more pedestrian-friendly corridor with a three-lane cross section, a raised median and left-turn lanes at intersections. An earlier phase of work on the western end of Cumberland focused on improving traffic flow between the Alcoa Highway ramps and 22nd Street; that phase finished at the end of 2015, on time and under budget.



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## CONCRETE POUR SCHEDULED FOR NEW HIGH-RISE ON CUMBERLAND AVENUE

POSTED May 25, 2017

A contractor building a privately-owned mixed-use high-rise between Cumberland and Lake avenues will be pouring concrete overnight tonight – the first in a series of night-time operations.

Continental Building Co. is scheduled to begin concrete-pouring operations at 11:30 p.m. today (Thursday, May 25) and will continue until 7 a.m. Friday, May 26, for the 1830 Cumberland project, a new eight-story building that will house 600 residents and offer street-level retail space.

Construction vehicles will enter the 1800 block of Cumberland Avenue work site from Lake Avenue, which will remain open to motorists wishing to access nearby businesses and residences. No lane closures are scheduled. (There currently is a temporary no-parking zone in that section of Lake Avenue to accommodate this project and construction of a University of Tennessee parking garage.)

As work on the 1830 Cumberland project continues into the summer, the sidewalk on the south side of the 1800 block of Cumberland Avenue is expected to be closed. At that time, pedestrians on the south side of Cumberland will be detoured across the street at an intersection to the north sidewalk to avoid that future stage of construction work.

Meanwhile, tonight's operations are expected to generate some noise, and work-site lighting will be installed. Questions about the concrete pours should be directed to Continental Building's Project Executive, Rick Adante, at [radante@continental-buildingsystems.com](mailto:radante@continental-buildingsystems.com).

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## CONSTRUCTION OF RAISED MEDIAN ON CUMBERLAND CONTINUES

POSTED June 9, 2017



Since Monday, June 5, contractor crews have shifted the eastbound lane of Cumberland Avenue between 19th and 16th streets and set the stage for the installation of the new concrete median.

The next step in the process, starting Monday, June 12, is laying the new concrete curb with an extruded curb machine. This will require temporary, intermittent lane closures of Cumberland while the machine lays down the new median curbs.

The concrete pours will be scheduled each day to avoid peak traffic hours and will be fully complete by 6 p.m. on Friday, June 16. Flaggers and police officers will be on site to direct traffic around the work zone. If traffic is heavier than expected, an alternate route will be designated and a detour will be implemented.

Additionally, through traffic to points east or west of the area may want to consider using Neyland Drive as an alternate route.

Mid-block left turns have been prevented so far by temporary barriers. The new medians will be between 3 feet and 13 feet wide, depending on turn lanes and Knoxville Area Transit bus infrastructure. Even though the number of traffic lanes on Cumberland has been reduced, the design is expected to reduce fender benders and improve traffic flow by eliminating blockages created by vehicles turning left across incoming traffic in the middle of the block.



## CUMBERLAND AVENUE CORRIDOR PAVING SCHEDULED: TEMPORARY NO-PARKING ZONES ON SIDE STREETS

POSTED July 21, 2017

### **The \$17 million Cumberland Avenue reconstruction project is drawing to a close, with the next big step starting on Sunday evening, July 23.**

Milling will begin on Cumberland Avenue and a dozen side streets that connect to Cumberland in preparation for paving.

The milling and paving will be done by contract crews overnight – 8 p.m. to 6 a.m. – through Sunday, Aug. 6. Cumberland Avenue will be paved from 22nd Street to Henley Street, and side streets will be paved north of Cumberland to White Avenue and south of Cumberland to Lake Avenue.

Motorists should anticipate intermittent night-time detours, depending on where the milling and paving crews are working.

In addition, no-parking zones will be in effect on these side streets from 8PM - 6AM:

North of Cumberland to White Avenue

- North 22nd Street;
- North 21st Street;
- North 20st Street;
- North 19th Street;
- North 18th Street; and
- 17st Street.

South of Cumberland to Lake Avenue

- South 22nd Street;
- South 21st Street;
- Mountcastle Street;
- South 19th Street;
- South 18th Street; and
- Melrose Place.

The Cumberland Avenue reconstruction project began with Knoxville Utilities Board infrastructure improvements in April 2015, and it's

scheduled to be completed by next month (August 2017).

Cumberland Avenue has been reconstructed between 22nd and 17th streets into a safer, more pedestrian-friendly corridor with a three-lane cross section, a raised median and left-turn lanes at intersections.

An earlier phase of work on the western end of Cumberland focused on improving traffic flow between the Alcoa Highway ramps and 22nd Street; that phase finished at the end of 2015, on time and under budget.



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## CUMBERLAND AVENUE OFFICIAL RIBBON-CUTTING: AUGUST 17, 2017

POSTED August 3, 2017



**IT'S HERE!**  
**THURSDAY, AUGUST 17, 2017 • 4PM**

**YOU ARE INVITED**  
TO THE OFFICIAL  
**CUMBERLAND AVENUE**  
**RIBBON-CUTTING EVENT!**

**THURSDAY, AUGUST 17 • 4PM**  
**THE BAKER CENTER**  
AT THE CORNER OF 17TH AND CUMBERLAND

 **CITY OF KNOXVILLE**

**WHAT** Ribbon-cutting for the Cumberland Avenue Streetscape Project

**WHEN** 4 PM Thursday, August 17, 2017

**WHERE** The Howard H. Baker, Jr. Center for Public Policy

**WHO** Governor Bill Haslam, Mayor Madeline Rogers, members of City Council, City staff, Cumberland Avenue business owners, and members of the public

The Cumberland Avenue reconstruction project began with Knoxville Utilities Board infrastructure improvements in April 2015. Twenty-eight months later, a top-to-bottom modernization is complete – on time and within budget.

Cumberland Avenue between 17th and 22nd streets has been transformed into a safer, more pedestrian-friendly corridor with new utility infrastructure, wider sidewalks, improved traffic flow, a raised median and left turn lanes at intersections.

The public investment of \$25 million has helped leverage more than \$190 million in private investment.

Come celebrate the opening of the **NEW** Cumberland Avenue and its transformational quality-of-life improvements for the area's residents, businesses, hospitals and the University of Tennessee community.

**MORE INFO** Ample parking is available at UT's White Avenue Garage, 1621 White Avenue (between 17th and 16th streets; note that White Avenue runs one-way eastbound). Taking a KAT bus? Routes 10 and 11 serve Cumberland Avenue as part of the Free Fare Zone.

**WWW.CUMBERLANDCONNECT.COM**

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## WELCOME UT STUDENTS!

POSTED August 11, 2017



### It's that time of year again!

Thousands of University of Tennessee students are making their way to Knoxville and will be moving into apartments and dormitories.

The City of Knoxville and Public Building Authority (PBA) officials welcome the students and remind them and their parents of City parking enforcement regulations that took effect July 1, 2016.

The City has installed over 1,000 parking meters, adjusting rates for on-street and City garage parking, and increasing parking enforcement. The goal is to create more turnover of on-street parking spaces in high-demand areas, which benefits merchants and restaurant owners. For general parking information, visit <http://www.knoxvilletn.gov/parking>. For information on downtown parking garages, visit <http://www.knoxparking.com>. To contact PBA, please call 865-215-4218, during regular business hours.

**Meanwhile, here's a Q&A to help newcomers to Knoxville better understand the dos and don'ts on parking on City streets in the Cumberland District and in downtown:**

**QUESTION: How and where is parking enforced by the City of Knoxville near the UT campus?**

**ANSWER:** City parking enforcement in the Cumberland District includes White and Lake avenues; Melrose Place; and Mountcastle, 17th, 18th, 19th, 20th, 21st and 22nd streets. PBA has assigned four PBA officers to handle parking enforcement in the Cumberland Avenue area. PBA officers also enforce 30-minute limits for commercial vehicles only to park in designated commercial loading zones, and they also will be ticketing drivers who park vehicles illegally on sidewalks or in other non-designated areas.

**QUESTION: How much does it cost to park at a metered on-street space? What are the hours of operation, when I'm subject to getting a parking ticket?**

ANSWER: The rate for parking in an on-street metered space is uniformly \$1.50 an hour. Vehicles typically can be parked for up to two hours at a time.  
Hours of operation in the Cumberland District are 8 a.m. to 6 p.m. Mondays through Saturdays. (The same hours are in effect downtown, except on Gay Street and around Market Square; on those streets, enforcement hours extend til 11 p.m.)

**QUESTION: If I'm downtown, isn't it cheaper to park in a City-owned garage?**

ANSWER: The downtown City garage rate is \$1 an hour – that's 50 cents an hour less than metered on-street rates. You can park all day in the garage for \$7/day (maximum). Parking in City-owned garages will remain free on weekends and upon entry after 6 p.m. on weekdays.

**QUESTION: If I get a parking ticket, how much would I have to pay? Can I pay it online? What if I think the ticket is undeserved and I want to talk with someone in City Court?**

ANSWER: The smallest fee, for a meter violation, starts at \$11. But the penalties vary depending on the violation. Parking in a space reserved for a disabled driver, for example, is punishable by a \$50 fine.  
Anyone wishing to pay a ticket for a traffic meter violation or other parking violation can do so online at <http://www.knoxvilletn.gov/payticket>. Or contact City Court at 865-215-7474 or visit the court in the Safety Building, 800 Howard Baker Jr. Ave.

**QUESTION: What do I do if the Knoxville Police Department has authorized my vehicle to be towed for illegally parking in a commercial zone or a fire lane?**

ANSWER: Vehicles that are towed are taken to the City's Vehicle Impoundment Lot on Vice Mayor Jack Sharp Road in East Knoxville. The contact number for the lot is 865-215-6215.

To retrieve a vehicle from the Impoundment Lot, you'll need a government-issued photo ID, a licensed driver, and proof of ownership. The Impoundment Lot is open 24 hours a day, 7 days a week, but vehicles are only released between 8 a.m. and midnight. Impound fees may be paid with cash, a Mastercard or VISA credit card, a debit card with a VISA emblem, a company check, a cashier's check or a money order.

**QUESTION: I'm new to town and I see red trolley buses around downtown and near UT. Really – I can park and ride for free?**

ANSWER: The City's transit service, Knoxville Area Transit, operates three free trolley routes, Mondays to Thursdays until 8 p.m. (and until 10 p.m. on Fridays and Saturdays).  
The Orange Line serves the UT, University Commons and World's Fair Park areas, with a trolley rolling by every 15 minutes.  
The Green Line serves the Old City, Market Square and Gay Street, with a trolley rolling by every 10 minutes.  
The Blue Line is KAT's Waterfront Connection, linking the Civic Coliseum parking garage to downtown and the City County Building, returning via Hill Avenue. A trolley rolls by every 7 minutes on weekdays (every 15 minutes on Saturdays), offering a direct connection on to UT campus for residents east of downtown or for parkers at the Coliseum.

**QUESTION: I'm a parent, and I'm moving my child into student housing off Cumberland Avenue this weekend. Can I unload the vehicle and then go park somewhere?**

ANSWER: There's a Fort Sanders Regional Medical Center surface parking lot at 19th Street and White Avenue, the most eastern of a series of parking lots in that block. It's available to UT parkers and the general public after 6 p.m. weeknights and on weekends. To be sure you're parking in the right place, pay attention to the posted signs on the lots – the signs will indicate if you're in the hospital's lot or a non-public tow-away lot.

## University of Tennessee Knoxville Move-In 2017

For information from UT on Move-In Day, please visit: <http://housing.utk.edu/move-in/>

### Move-In Day: August 19

During the Day on Saturday, August 19, UT Police and staff will be working to manage traffic flow in the most efficient way possible. To assist with this, we ask that you approach your residence hall according to the directions linked below. Lines of vehicles will likely exist close to the residence halls, and the directions below will ensure that you are in the best position possible for a smooth Move-in Day!

**Special Programs**

Students participating in special academic programs have received prior written approval to move in early\*.

Sunday, August 13: Summer School, Band Camp, Math Camp

Monday, August 14: Ignite Serves & Ignite Knoxville

Wednesday, August 16: Sorority recruitment, upper division students

Thursday, August 17: Ignite Summit Session 2

Friday, August 18: Living & Learning Communities (times vary by community. [Download the Volunteer Life app](#) for details)

Saturday, August 19: Opening Day

\*students without prior approval to move-in early will not be checked in. To request an early move-in date, please contact the University.



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## NEW TRUCK ROUTE SIGNS DIRECT TRAFFIC AWAY FROM INTERSECTION AT 17th AND CUMBERLAND

POSTED SEPTEMBER 22, 2017



New signs installed this week direct commercial truck traffic away from the newly redesigned intersection of Cumberland Avenue and 17th Street, near the University of Tennessee campus.

To protect pedestrians at that busy intersection and avoid trucks having to make a tight turn, the signs direct trucks coming off of Interstate 40 to Dale Avenue, Western Avenue, Henley Street and then Cumberland. For drivers who miss those signs, signs along 17th Street will direct them along White Avenue to 16th Street to reach westbound Cumberland.

Signs have been added on 17th Street indicating "No Thru Trucks" and "No Right Turn Trucks" at the Cumberland intersection. Truck drivers not abiding by those signs will be subject to traffic enforcement.



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## MORE THAN 90 TREES TO BE PLANTED ALONG CUMBERLAND AVENUE

POSTED DECEMBER 15, 2017

Merchants and University of Tennessee students alike have been eagerly awaiting one of the final touches of the Cumberland Avenue rejuvenation – the greening up of The Strip.

The temperatures are colder. Tree root systems are dormant. UT fall semester classes are finished. It's now the perfect time for digging holes and planting 93 big trees up and down Cumberland, between 16th and 22nd streets.

The work begins at 5 a.m. Monday, Dec. 18, and will continue around the clock through Thursday, Dec. 21.

Lane closures will be minimized during the day, and planting crews will avoid rush-hour closures. Flag crews and uniformed officers will direct traffic around the work crews. Side streets will remain open as alternate routes.

A range of species of trees was selected by the City's Urban Forestry Division – everything from round-lobed sweetgums, to lacebark elms, to sweetbay magnolias, to greenspire little leaf linden. The 4-inch caliper trees will be 15 to 20 feet tall when planted.

The tree plantings is one of the final steps in the two-year top-to-bottom reconstruction of Cumberland Avenue, which was substantially completed in August – on time and within budget.

Cumberland between 17th and 22nd streets has been transformed into a safer, more pedestrian-friendly corridor with new utility infrastructure. The sidewalks have been widened, traffic flow has been improved, and a raised median and left-turn lanes at intersections have been added.

The public investment of \$25 million in infrastructure has helped leverage more than \$190 million in private investment in retail storefronts, groceries, entertainment venues, overnight lodging, restaurants and student apartments.

Two new apartment buildings, The Standard and Evolve, have opened since 2014, and a third – the TENN Student Living mixed-use redevelopment project – is scheduled to open next year. Combined, the three properties will be home to about 1,450 students.

But at the same time that the new Cumberland has become more economically robust, it's also becoming greener – both leafier and more sustainably responsible – than ever:

- n Energy-efficient LED lights have improved the quality of the illumination along the corridor while decreasing energy consumption;

- n The new stormwater infrastructure filters trash and pollution, ensuring that run-off water reaching Third Creek is the cleanest in modern times; and

- n The widespread use of the Silva Cells – a trademark product name for a box-like planter structure – is a significant improvement over traditional planting methods for trees. Silva Cells provide greater soil volume, and they support the weight of the overhead sidewalk and reduce the need to compact the soil to support the sidewalk, which helps the tree roots.

"The project team wanted to create the right atmosphere along the new Cumberland Avenue," said Anne Wallace, the City's Deputy Director of Redevelopment and the Cumberland project manager.

"We envisioned a place where visitors, residents and stakeholders will want to spend quality time, with inviting, wide, shady sidewalks, places to sit, and easy transit connections. We eagerly await spring, when the new trees green up the whole corridor."