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Campus Master Plan

Facility Services

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6-16-2009

# Cherokee Farm: The Innovation Campus

Gresham, Smith and Partners

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

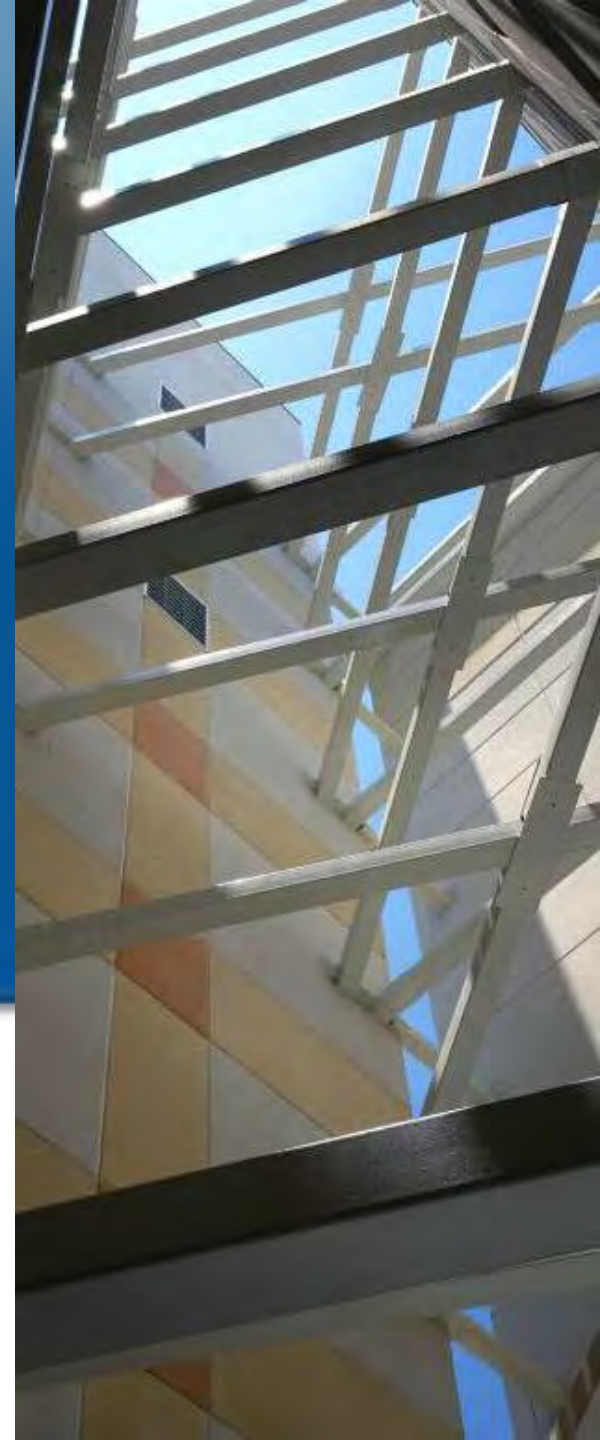
# Cherokee Farm the **innovation** campus

## **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



## *Vision & Mission*

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

A photograph of a rural landscape. In the foreground, there is a grassy field with a large, cylindrical metal silo with a red and white striped top. The silo is surrounded by trees and a fence. In the background, there are rolling green hills and a body of water under a blue sky with scattered clouds.

*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



## *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



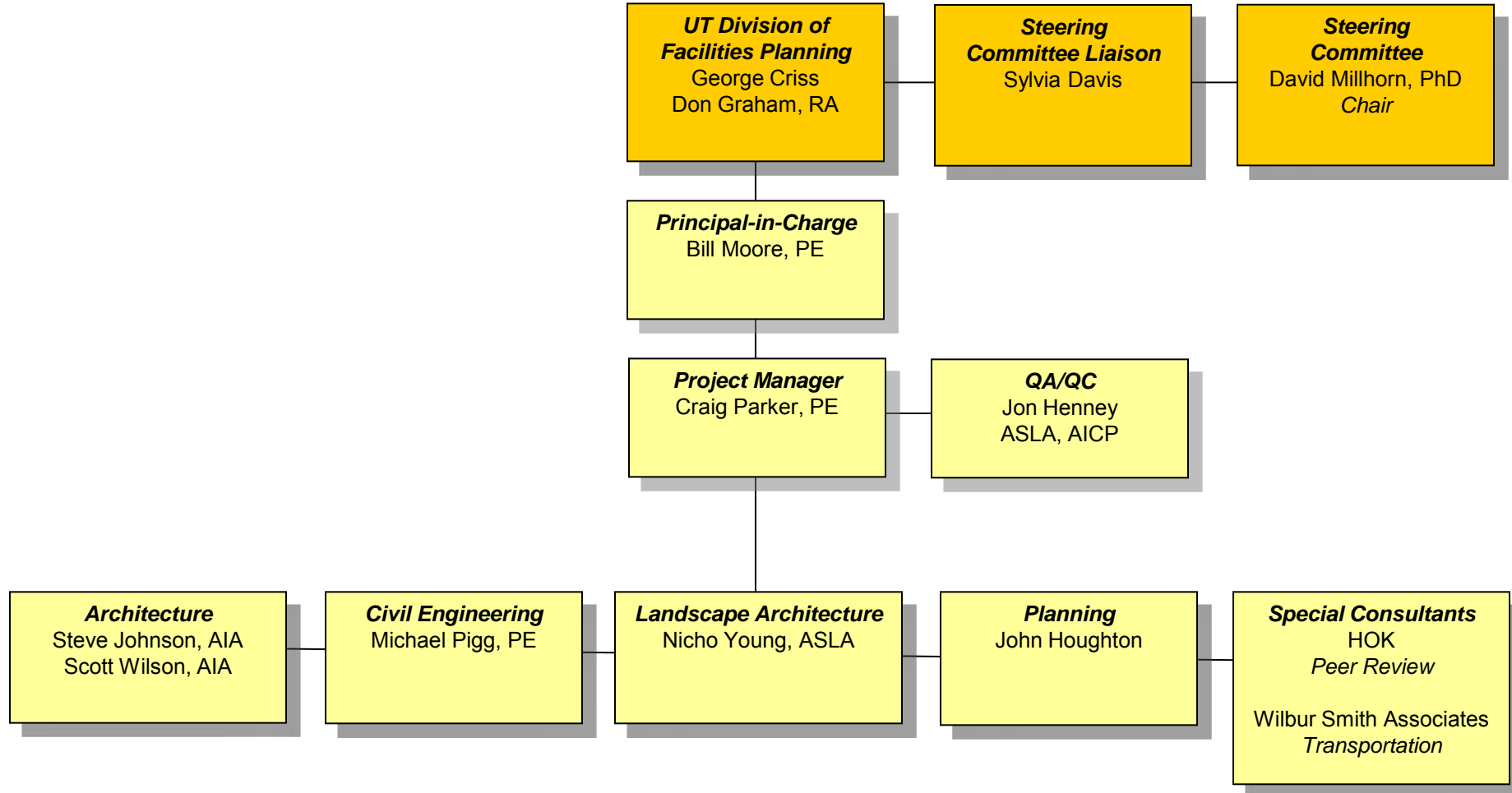
## *Master Plan & Development Guidelines*



# Project Overview



## Planning Team





# Project Overview



## Project Timeline & Status

CHEROKEE FARM CAMPUS	2008		2009				2010				2011			
	IIIQ	IVQ	IQ	IIQ	IIIQ	IVQ	IQ	IIQ	IIIQ	IVQ	IQ	IIQ	IIIQ	IVQ
<b>Master Plan and Development Guidelines</b>														
Programming	■													
Data Collection/Discovery Process	■	■												
Master Development Plan Alternatives		■												
Initial Draft Master Plan		■	■											
Final Draft Master Plan			■	■										
<b>Site Demolition</b>														
Design	■	■	■											
Bidding			■											
Construction Phase			■	■										
<b>Infrastructure</b>														
Data Collection	■	■	■											
Schematic Design			■	■										
Design Development				■	■									
Construction Documents				■	■									
Bidding				■		■								
Construction Phase				■			■	■	■	■	■			
Close Out				■							■	■		

## *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

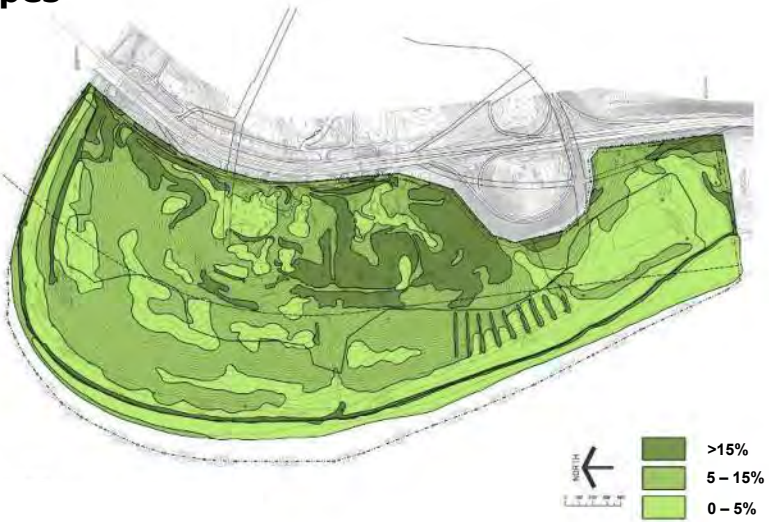
## *Site Analysis Overview*

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

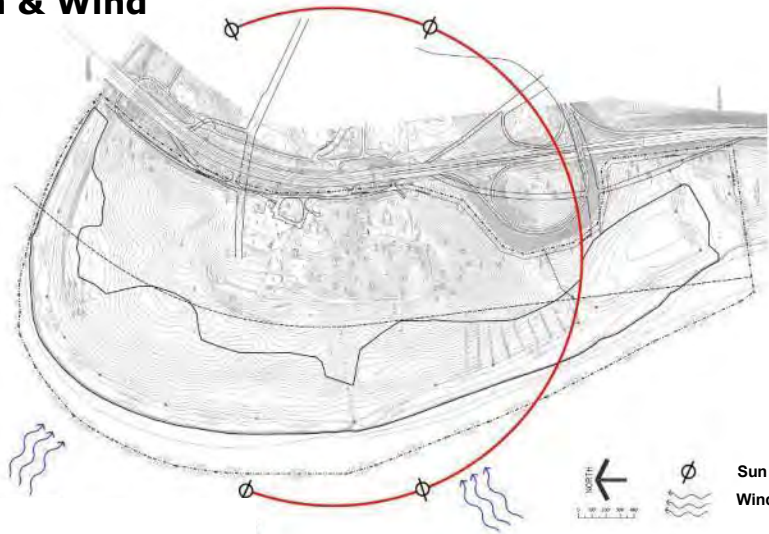
# Draft Master Plan



### Slopes



### Sun & Wind



### Vegetation



### Pedestrians

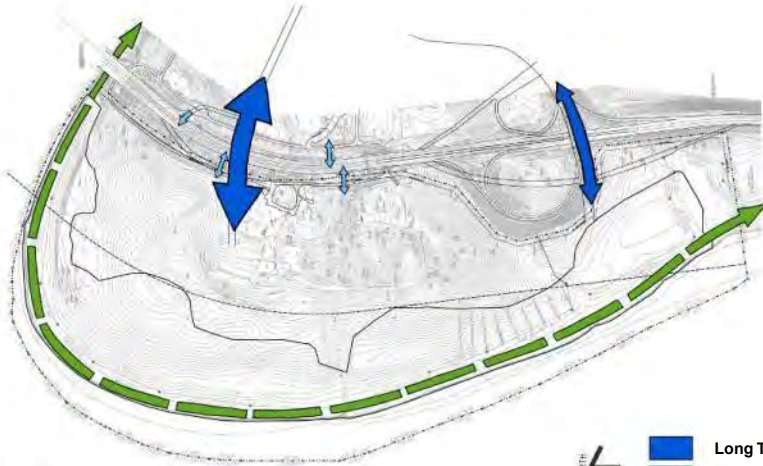




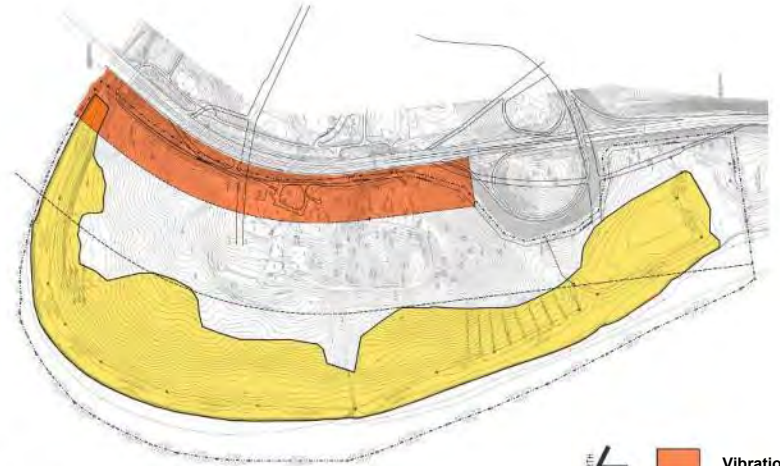
# Draft Master Plan



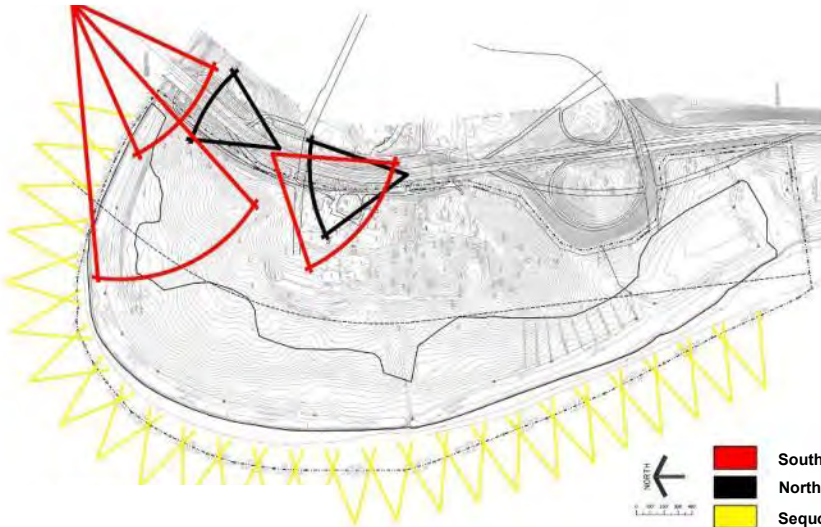
## Access



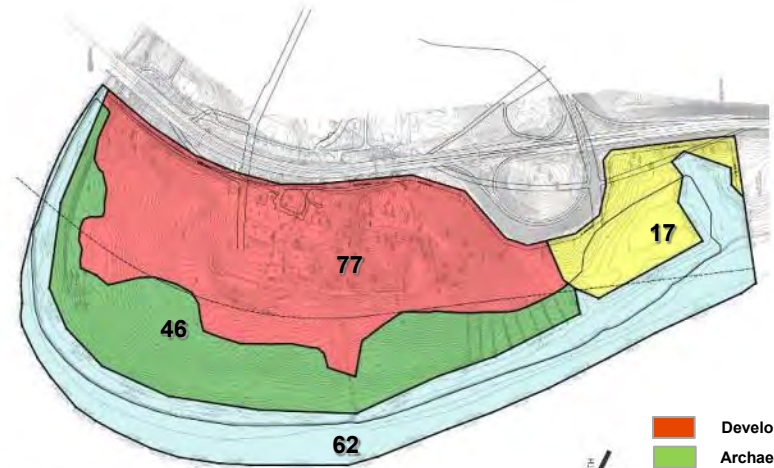
## Zones



## Views



## Development Area



## *Analysis: Findings & Recommendations*

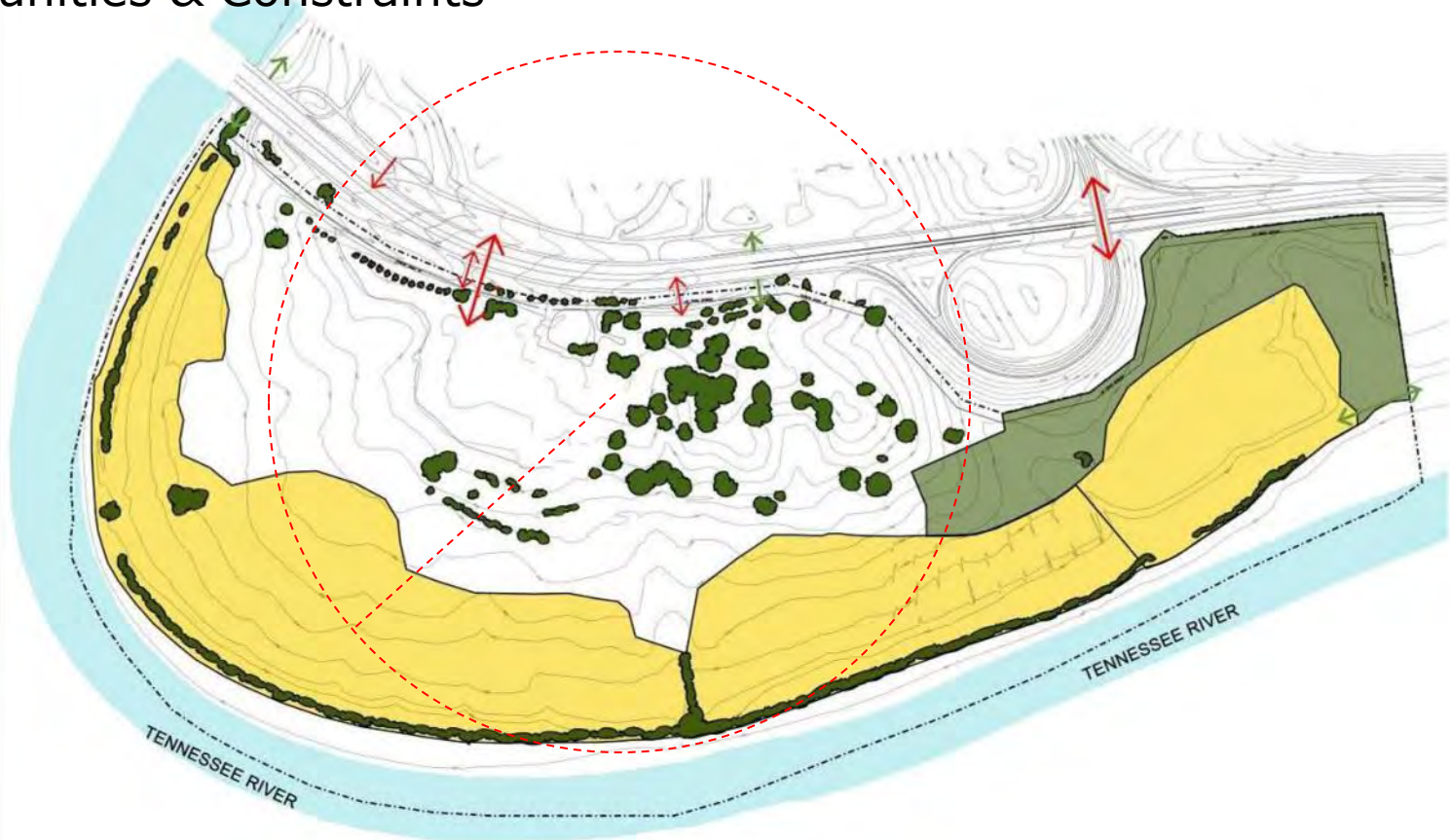
- Recognize importance of and conserve mature trees
- Provide connections across site for pedestrians, bicyclists, and cars
- Develop well defined public spaces
- Respond to different conditions across site
- Concentrate parking adjacent to Alcoa Highway





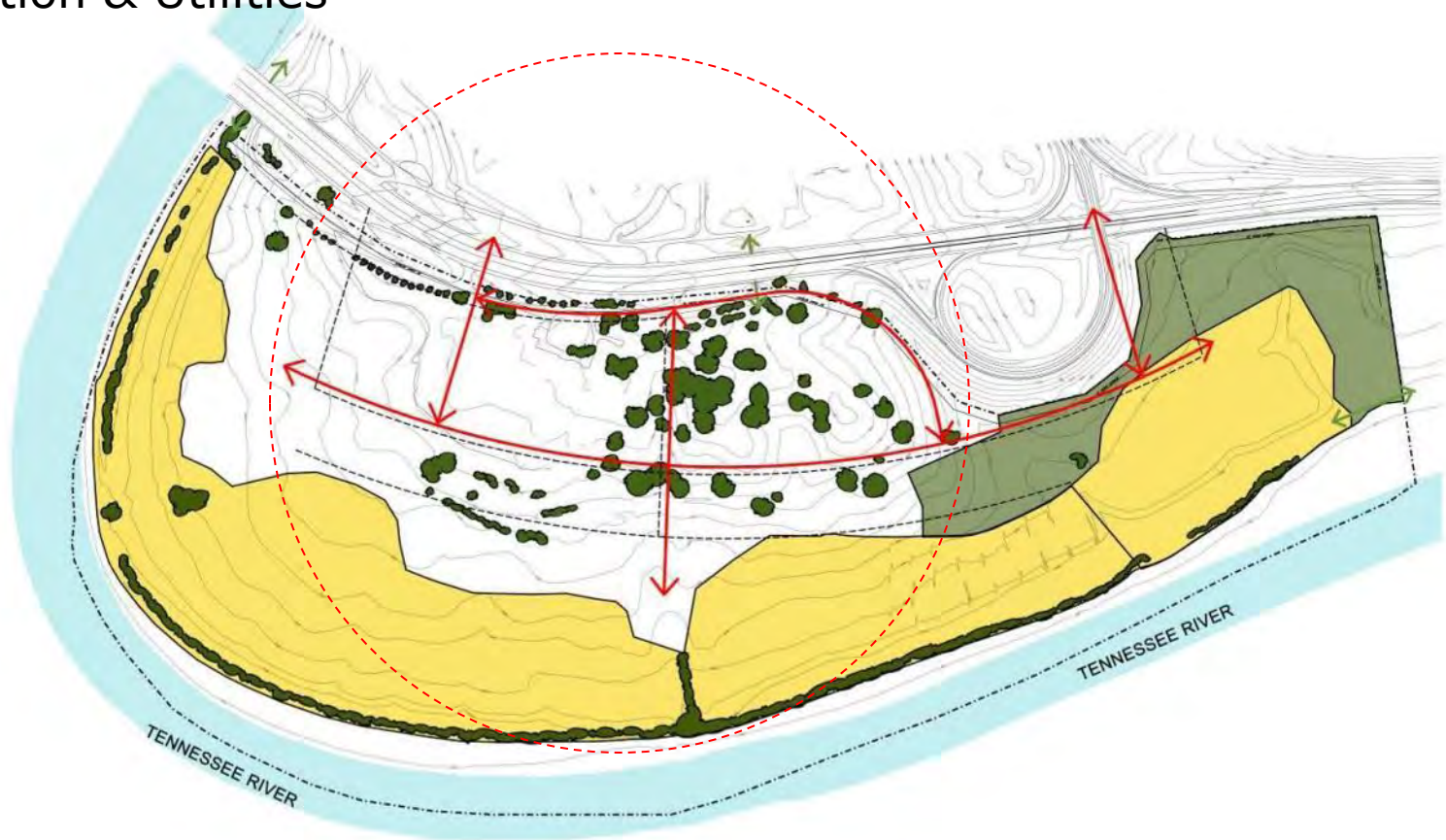
## *Development Framework*

- Opportunities & Constraints



## *Development Framework*

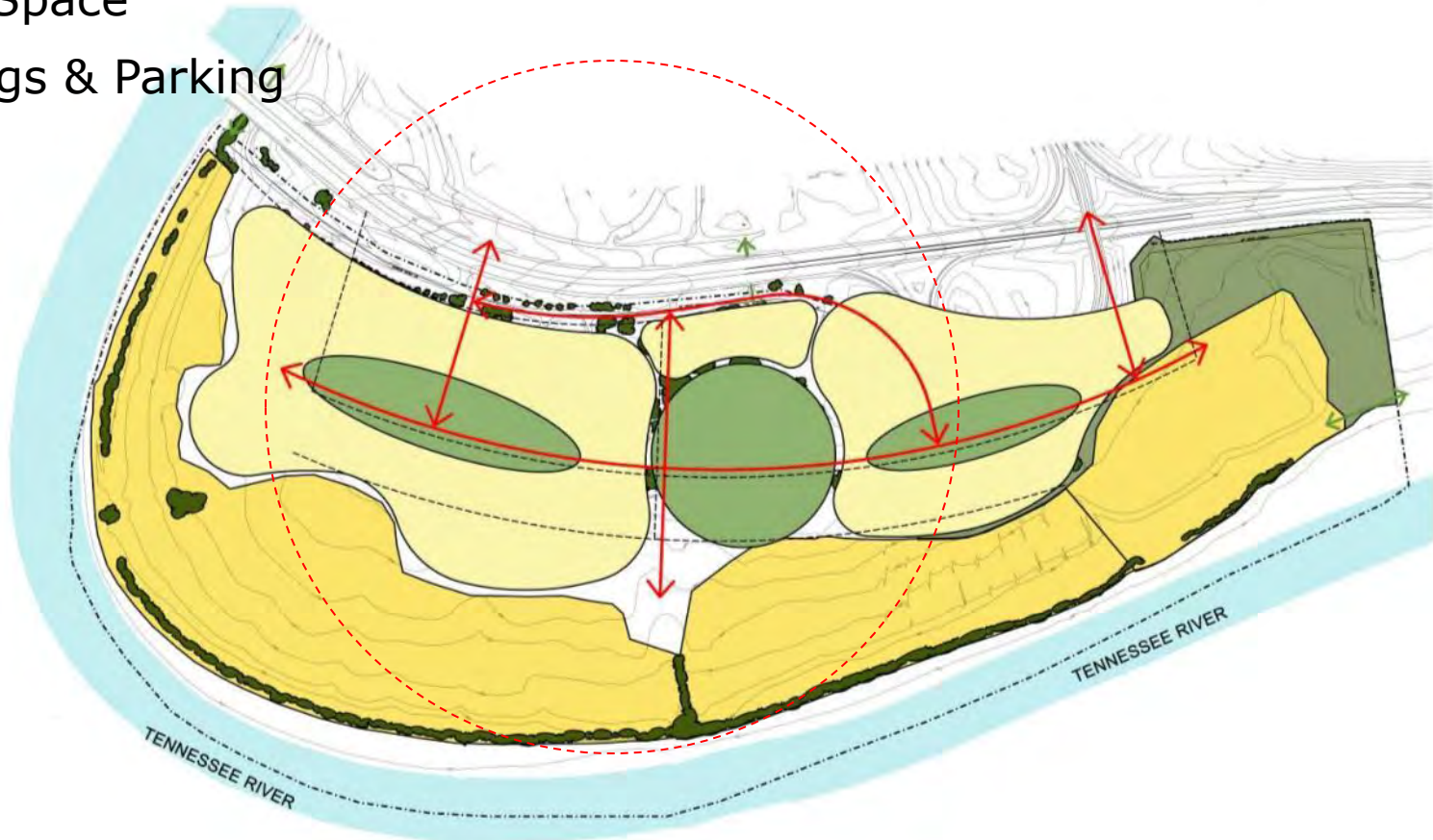
- Circulation & Utilities





## *Development Framework*

- Public Space
- Buildings & Parking



## 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 |



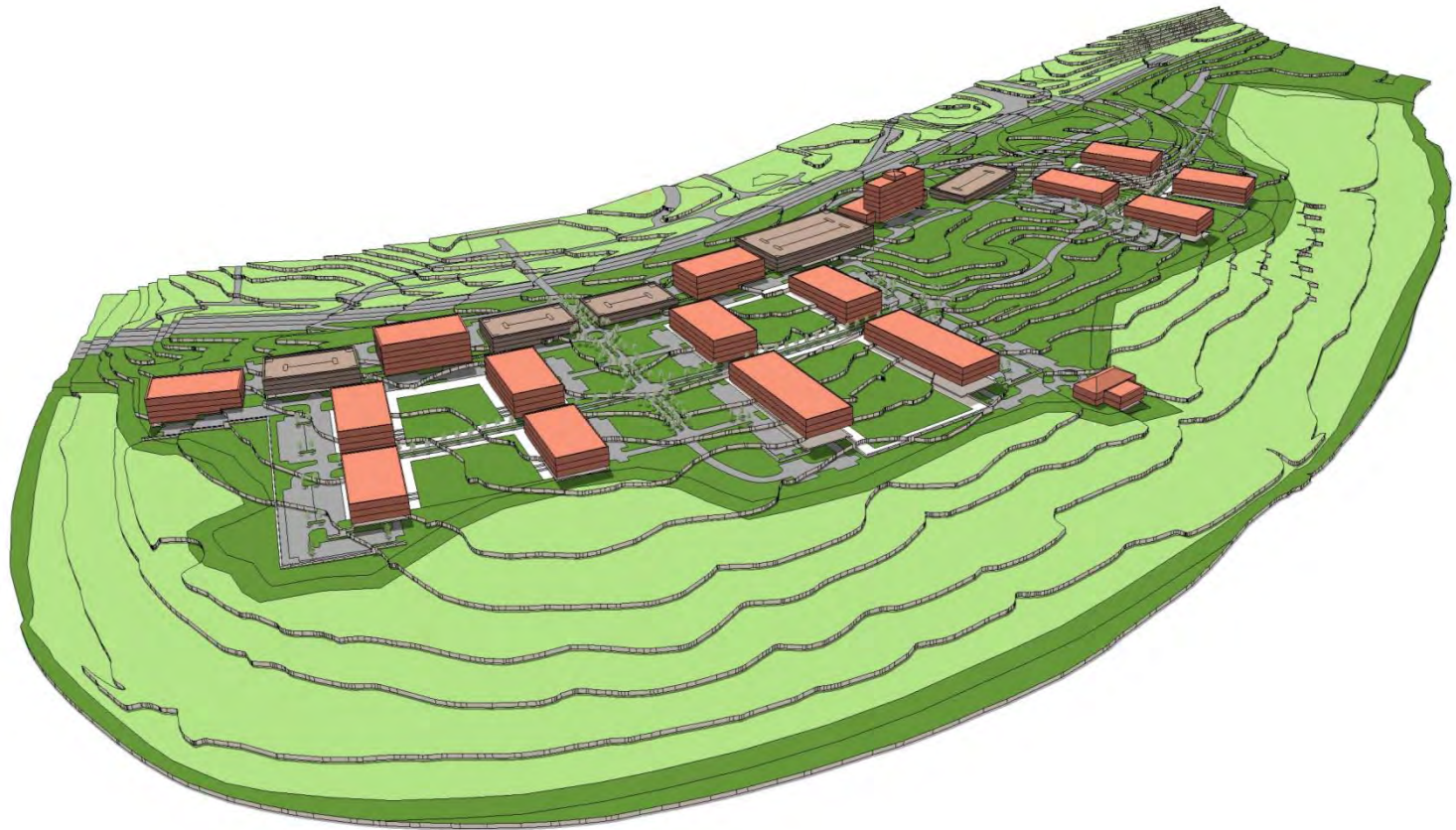
## *Development Concept*



View from Southwest



## *Development Concept*



View from Northwest

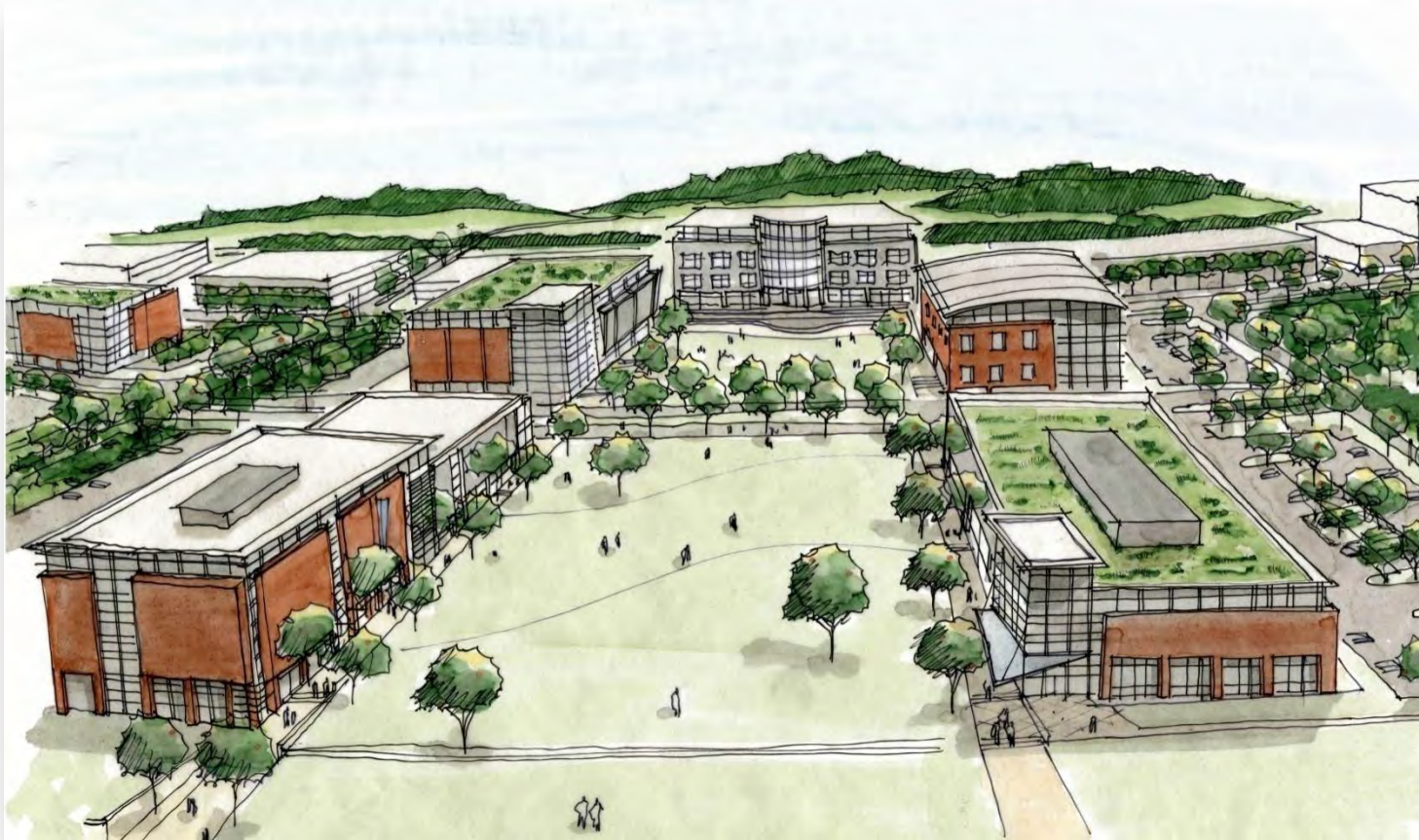
## *Development Concept*



View from North



## *Development Concept*



Conceptual Perspective of Central Quad

## *Development Concept*



Conceptual Perspective of Main Entrance



## 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

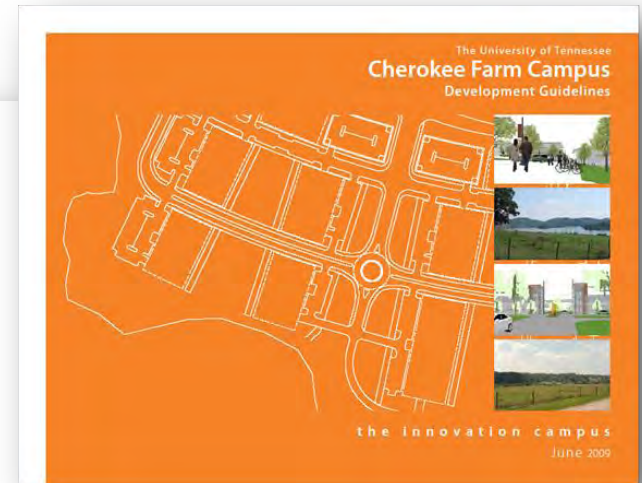
#### 2.3 Signage

- 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

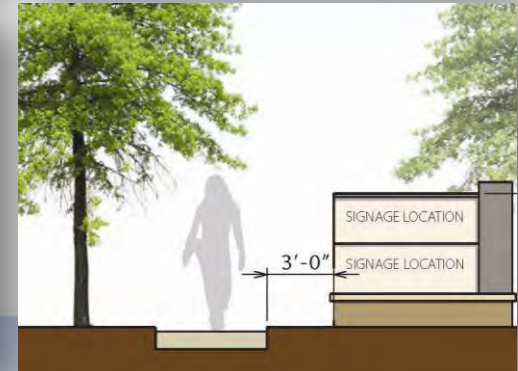


# Draft Master Plan



## *Development Guidelines*

- Architecture
- Parking, Access & Utilities
- Site Signage



## SECTION A



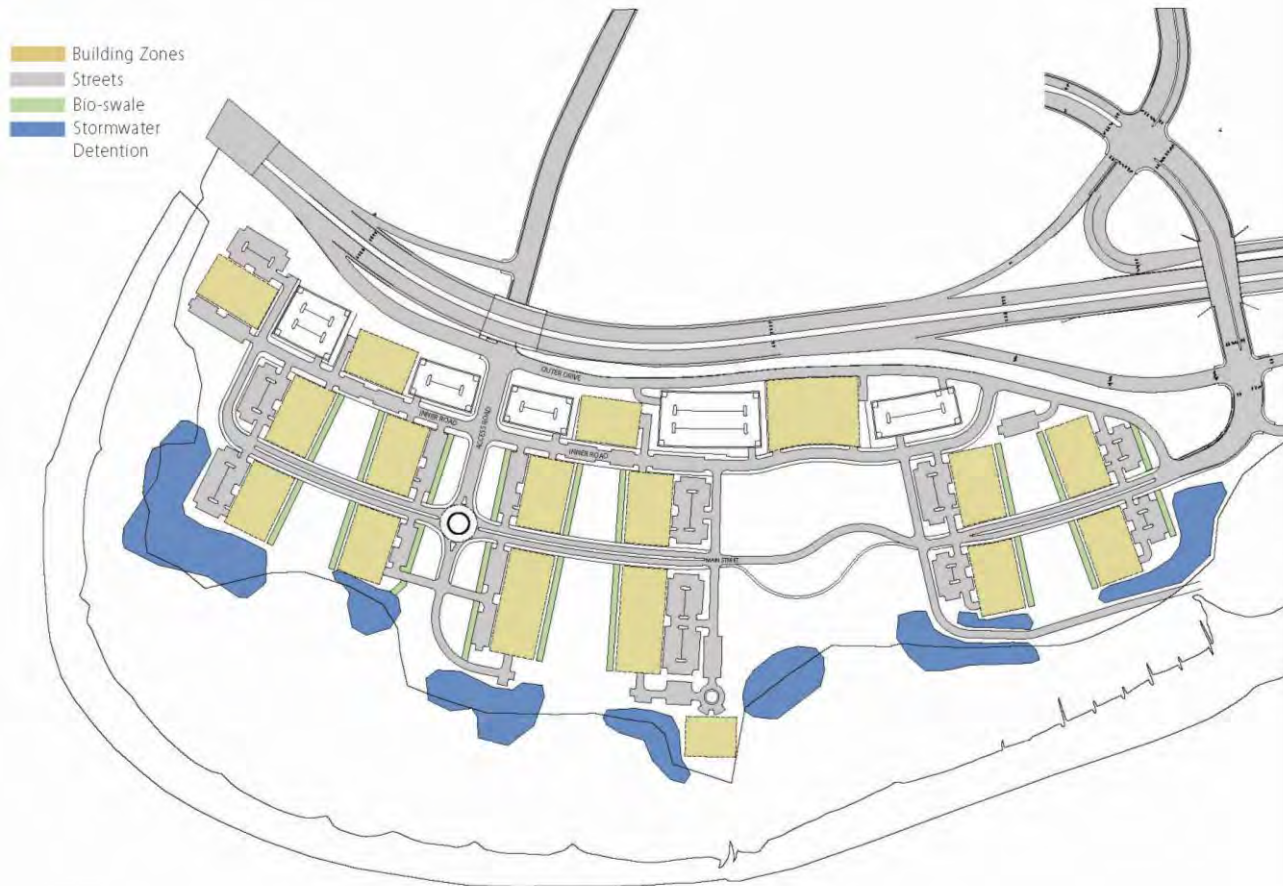
View to North

# 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*

