

Downtown Kingsport

April 2012

Model City Coalition

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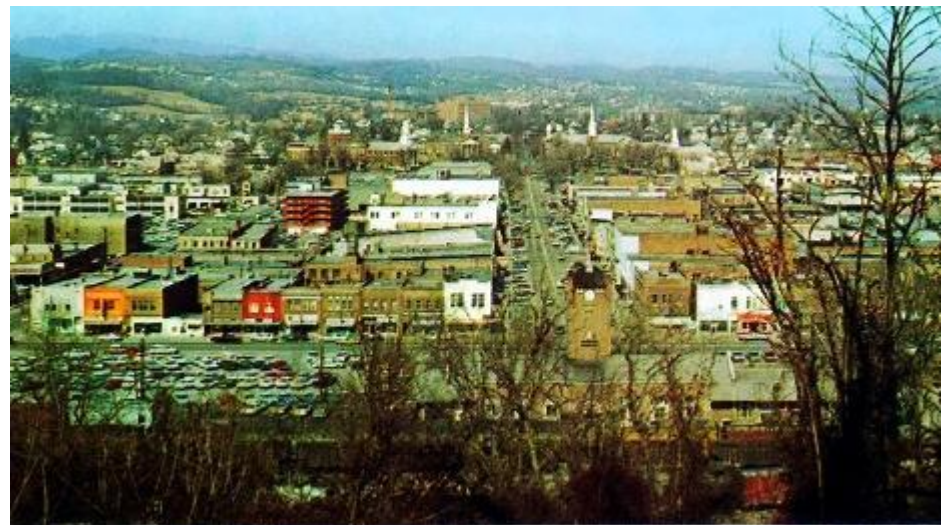
Dennis Phillips, Mayor

John Campbell, City Manager

Jeff Fleming, Asst City Mgr/Development

2011 ^

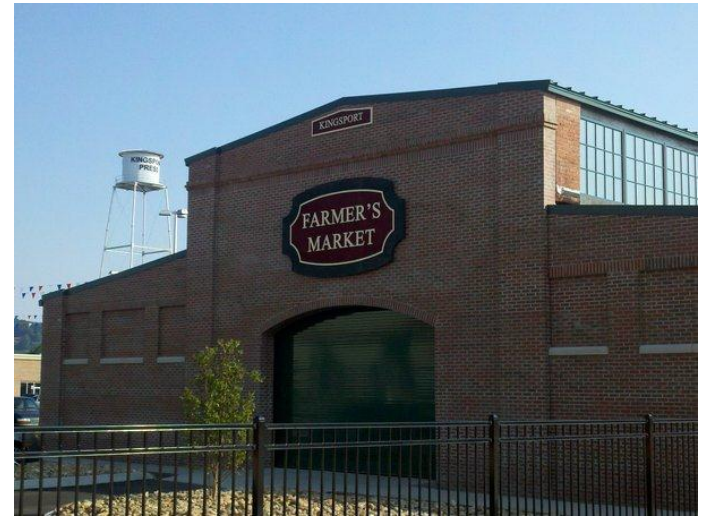
1967 >



Downtown since 1997

- ✓ Broad Street streetscaping
- ✓ Academic Village / Higher Education
- ✓ Public Art/Sculpture Walk
- ✓ Parking garage
- ✓ Medical offices
- ✓ New corporate office (TriSummit Bank)
- ✓ Lofts
- ✓ Signage (wayfinding & gateways)
- ✓ Farmer's Market
- ✓ Full-service grocery store/deli/pharmacy
- ✓ Restaurants
- ✓ Specialty shops (clothing, art, accessories)
- ✓ Board of Education / Chamber of Commerce
- ✓ Landscaping at key gateways
 - Sullivan/Wilcox
 - Sullivan/Main
 - Clinchfield/Center

- ✓ \$41,700,000 private taxable investment (1998-2011)
- ✓ Excluding public/semi-public non-taxable investment (an additional \$129,000,000)



Primary Recommendation

How to move further faster:

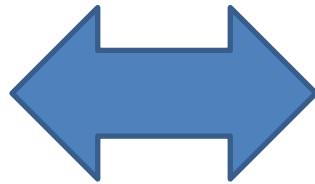
Create a small oversight team to guide and manage plan execution.

- Hold work teams accountable
- Report results
- Adjust, align & improve plan as needed

Three Focus Areas

Mission

Make downtown Kingsport a viable place to live, shop, entertain and work.



1. Housing (to attract residents)

- Upscale apartments/condos
- Lofts
- Single family residential

2. Magnets (to attract traffic)

- Retail
- Entertainment
- Sports
- Leisure & Festivals
- Higher Education
- Government

3. Aesthetics, Gateways & Infrastructure

- Wilcox Drive Gateway Corridor
- Stone Drive Gateway Corridor
- Nolen Square
- Streetscaping & infrastructure

Recommendations - Housing

- 1. Insure Kingsport's permitting process is effective, streamlined, and fast.**
- 2. Incent developers of downtown housing with a \$1 per square foot incentive package**
- 3. Acquire and/or control strategically critical developable property in Downtown**
- 4. Aggressively market the opportunity to key urban developers.**

Recommendations - Magnets

- 1. Target & recruit high potential retailers and restaurants**
- 2. Acquire and/or control strategically critical historic entertainment properties**
- 3. Target & recruit high potential entertainment venues to open in Downtown**
- 4. Facilitate sports/training venue**
- 5. Develop Main Street & Centennial Hill**
- 6. Support completion of the Carousel project**
- 7. Renovate Glen Bruce Park**
- 8. Develop Phase 2 of Academic Village**
- 9. Retain government offices downtown**

Recommendations – Aesthetics, Gateways & Infrastructure

Gateway Corridors

- **Improve interchange plantings**
- **Improve the corridor streetscape**
- **Improve the Holston River bridge**
- **Develop the Wilcox/Sullivan portal**
- **All surfaces of the railroad underpass should receive natural stone.**
- **Develop the Sullivan/Center portal**
- **Develop the Center/Clinchfield portal**

Nolen Square

- **Further develop the Center & Main Street streetscapes**
- **Landscape and beautify between City Hall and Justice Center**
- **Develop curb extensions**
- **Extend the downtown standard pedestrian scale light pole**
- **Up light the street trees on Broad**
- **Continue the Façade & Redevelopment Incentive Programs**

Model City Coalition Requested Capital

CAPITAL

Fiscal*	Rank	Project	Request	Total
2013	1	Control Super Market Row (Bray + adjacent prop)	\$ 2,800,000	
2013	2	Control property at General Shale (72 of 112 ac)	\$ 2,000,000	
2013	3	Control vacant land at Cement Plant (E Main St) 3.4 ac	\$ 300,000	
2013	4	Stone facing of underpass at Wilcox	\$ 100,000	
2013	5	Control former Gas Station at Market/Sullivan	\$ 300,000	\$ 5,500,000
2014	1	Install permanent "up" lights on trees on Broad St.	\$ 40,000	
2014	2	Centennial Hill Park Phase 1	\$ 1,000,000	
2014	3	Nolen Square Streetscape Ph 1	\$ 225,000	
2014	4	Beautify between City Hall & Justice Center	\$ 50,000	
2014	5	Plantings at Market/Sullivan	\$ 30,000	
2014	6	Open a Kingsport history & heritage museum	\$ 500,000	\$ 1,845,000
2015	1	Centennial Hill Park Phase 2	\$ 1,000,000	
2015	2	Nolen Square Streetscape Ph 2	\$ 225,000	
2015	3	Improve entrance landscaping Wilcox/Meadowview/I-26	\$ 750,000	
2015	4	Plantings & walls at Sullivan, Center, Wexler	\$ 30,000	\$ 2,005,000
2016	1	Centennial Hill Park Phase 3	\$ 1,000,000	
2016	2	Nolen Square Streetscape Ph 3	\$ 225,000	\$ 1,225,000
2017	1	Nolen Square Streetscape Ph 4	\$ 225,000	\$ 225,000
2018	1	Landscape corner Center & Clinchfield	\$ 100,000	\$ 100,000
				\$ 10,900,000

OPERATING

2013	Facilitate State Theatre & make operational	\$	50,000	\$	50,000
2013	Facilitate construction of indoor sports/training facility	\$	120,000	\$	170,000
2013	Façade Grants	\$	100,000	\$	270,000
2013	Redevelopment Incentive Grants	\$	100,000	\$	370,000
2013	Housing Incentives (\$1 per sf)	\$	25,000	\$	395,000

CIP - NOT IN MODEL CITY COALITION REPORT, BUT IMPACT DOWNTOWN

Justice Center Expansion	\$	6,000,000		
Library Expansion	\$	8,000,000		
Improvements to support Carousel Round House	\$	750,000		
Additional Building(s) at Academic Village	\$	5,000,000		
Additional Parking Garage for Academic Village	\$	4,000,000	\$	23,750,000