

TVA

MUSCLE SHOALS

Adaptive Use Study

MUSCLE SHOALS, ALABAMA

PLANNING PRINCIPLES - APPROACH

Develop a Set of Interconnected, Walk-able Districts on the Site, Based on the Uses Identified in the Market Analysis

Re-Imagine the Original Street Framework in the Historic District

Re-Connect the Original Street Grids to the South, East, and West of the Site

Integrate the New "Edge Districts" with the Surrounding Neighborhoods

Encourage Density in the Connected Districts, and Preserve the Wooded, Natural Character of the Site

Create Access to the River, and Connect to the Districts

PLANNING PRINCIPLES - SUSTAINABILITY

Brownfield Site

Re-Use of Existing Buildings

Dedicated Open Space - Farming and Recreation

Develop High-Performance Infrastructure Standards

Walk-able Street Network

Sustainable Streetscape Designs

Pervious Paving

Recycled Materials

Local Materials

Facilities for Recycling and Environmental Education On-Site

Rainwater Harvesting Network

Develop High-Performance New Building and Rehabilitation Standards



INCUBATOR DISTRICT

Total Area: 225 Acres

Proposed: 765,650sf

Existing: 471,350sf

New Const: 30% (68 Acres)

Open Space:

LIGHT INDUSTRIAL/OFFICE DISTRICT

Total Area: 94 Acres

Proposed: 601,000sf

Use: 30% (28 Acres)

Open Space:

MIXED-USE DISTRICT

Total Area: 61 Acres

Proposed: 500 Units

Residential: 200 Keys

Hotel: 350,000sf

Retail: 45,000-75,000sf

Entertainment: 50,000-100,000sf

Boutique Office: 30% (21 Acres)

Open Space:

SINGLE-FAMILY RESIDENTIAL DISTRICT

Total Area: 72 Acres

Proposed: 250 Houses

Open Space: 30% (22 Acres)

MULTI-FAMILY RESIDENTIAL DISTRICT

Total Area: 74 Acres

Proposed: Multi-Family: 340 Units

Senior: 200 Units

Open Space: 30% (25 Acres)

MULTI-FAMILY RESIDENTIAL DISTRICT

Total Area: 44 Acres

Proposed: Residential: 360 Units

Retail: 45,000sf (max)

Open Space: 30% (15 Acres)

COMMERCIAL DISTRICT

Total Area: 52 Acres

Proposed: Retail: 50,000sf

Office/Hotel: 270,000sf

Open Space: 30% (16 Acres)

COMMERCIAL DISTRICT

Total Area: 49 Acres

Proposed: Retail/Rest: 45,000-75,000sf

Office/Hotel: 160,000sf

Open Space: 30% (15 Acres)

PARK/OPEN SPACE

LORD • AECK • SARGENT

ARCHITECTURE

July 31, 2009