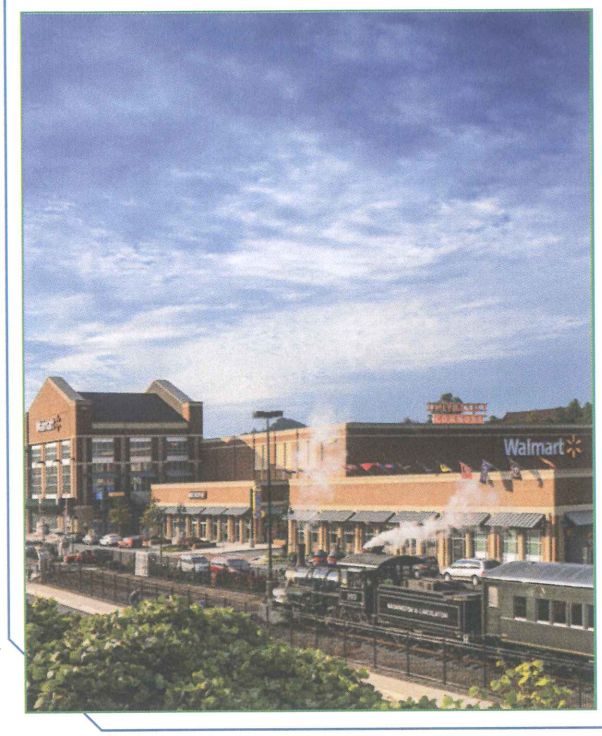

NEW DEVELOPMENTS

GOLD AWARD

University Commons
Knoxville, Tennessee

Total Retail Space: 208,073 sq. ft.
Number of Stores: 30

Development Company: CHM, LLC
Owner: University Commons, LLC
Design Architects: Pieper O'Brien Herr Architects
Production or Executive Architects: Terry Herr, AIA
Graphic Designers: Pieper O'Brien Herr Architects
Landscape Architects: Manley Land Design
General Contractors: Stewart Perry
Leasing/Management Company: CHM, LLC

University Commons is the first urban, vertical retail structure in Knoxville, within walking distance of the University of Tennessee campus. The project revitalized a blighted abandoned industrial brownfield into a productive retail center. Built upon the former site of Fulton Bellows, a metal workings and foundry operation, the 200,000-sq. ft. development revives the look and feel of an earlier 1930s period, adapted for a pedestrian-friendly shopping and dining experience. Timeless materials like brick and ornamental steel are used throughout the design to help create a nostalgic, inviting addition to the local landscape.

The "main street" townscape suggests a small town built along a local railroad. Brick and stone walls with painted steel beams, columns, and period details serve to delineate the desired architectural time period. Designers built a small train station on the site to accommodate the G&O railroad's seasonal Three Rivers Rambler steam excursion trains. This attraction brings patrons from distances outside the normal trade area while adding vibrancy and excitement to an area previously devoid of retail opportunities.

This center is home to two of the most recognizable retailers in the country (Publix and Walmart), as well as approximately 40,000 sq. ft. of retail shops. University Commons provides grocery and retail shopping to an area truly lacking these basic conveniences in a way that is environmentally responsible. The project has transformed a long-standing brownfield site by paying careful attention to the designs of foundation systems (that had minimal impact on the area) and by providing an ecologically-friendly storm water management system that removes suspended solids, oil, and grease from parking areas.