

# SUPREME COURT SITE - HISTORY & BACKGROUND

- **2005 State agrees to work with City Industrial Development Board (IDB) through Request for Proposal (RFP) process**
- **2007 RFP awarded to “The Met” but project did not advance**
- **2013 RFP awarded to “Gateway” but project did not advance**
- **2014 City IDB enters into an Option to Purchase Agreement with State**
- **2015 City of Knoxville purchases property**
- **2016 (June) City issues RFP**

# SUPREME COURT SITE - PROJECT TIMELINE

- 2017 Supreme Court LLC (Dover Development) proposal selected
- 2017 (May) – Developer enters Purchase & Sale Agreement with City
- 2018 (March) City Council approval of amendment to Purchase and Sale Agreement
- **2018 (April) Conceptual designs submitted**
- 2018 (December) Deadline for Development Agreement
- 2018 (December) Deadline for closing
- 2019 (December) Deadline for construction to begin
- 2022 (December) Construction complete (36 month timeline)



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SITE LOCATION



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DOVER DEVELOPMENT

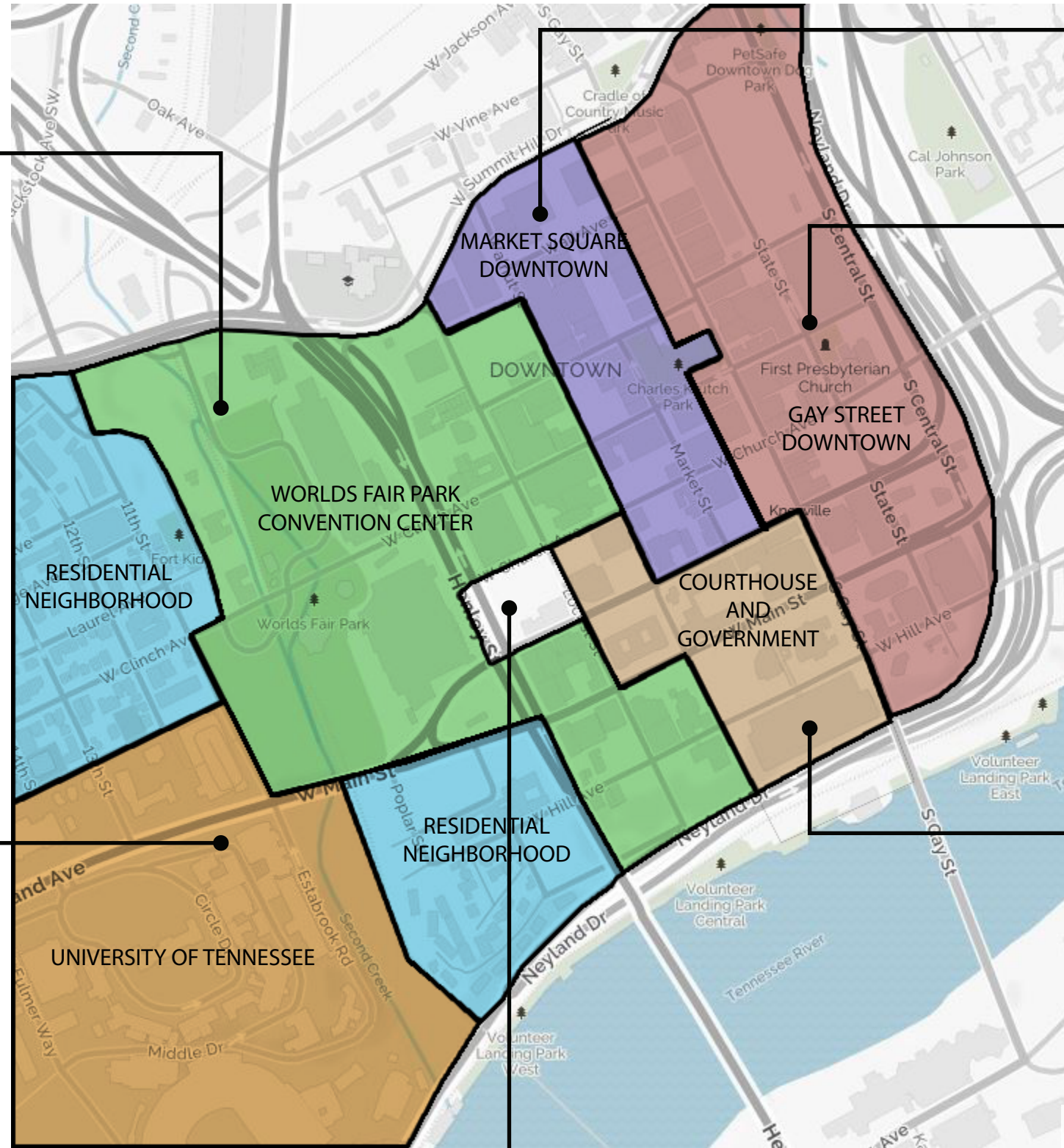
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SITE CONTEXT



**WORLD'S FAIR PARK**  
PARK/CONVENTION CENTER/HOTEL  
MODERN, SIMPLE GEOMETRIC BUILDINGS  
BRICK, STUCCO, GLASS



**SUPREME COURT**  
SITE LOCATION



**GAY ST AND MARKET SQUARE**  
CENTRAL BUSINESS DISTRICT AND URBAN HOUSING  
MIX OF STYLES AND SIZES  
MOSTLY BRICK AND STONE



**COURTHOUSE AND GOVERNMENT DISTRICT**  
COURTHOUSES/POST OFFICE/MUNICIPAL BUILDINGS  
MIX OF MODERN/ART DECO/ GOTHIC



**UNIVERSITY OF TENNESSEE**  
COMBINATION OF BRICK, STONE, & STEEL

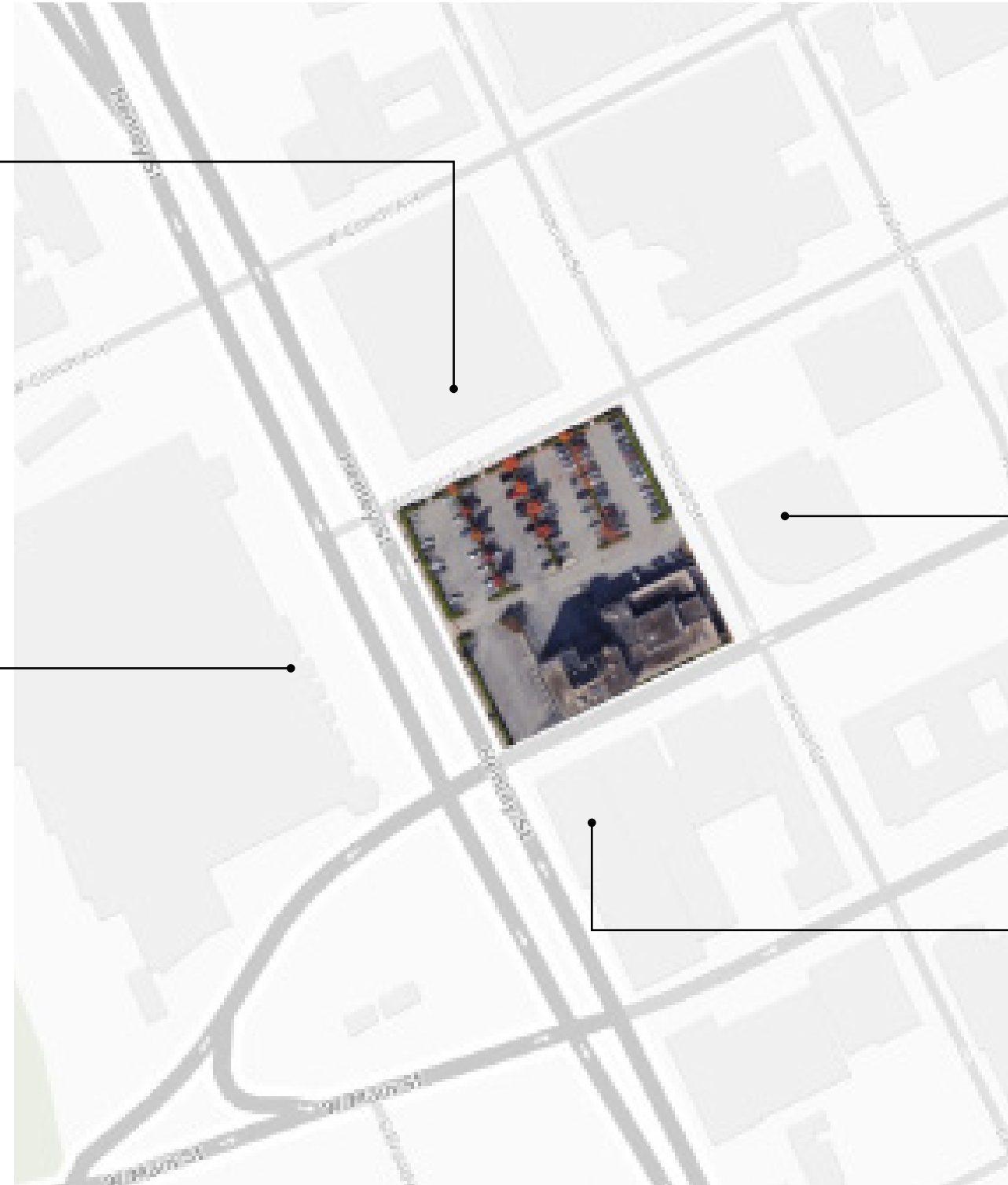
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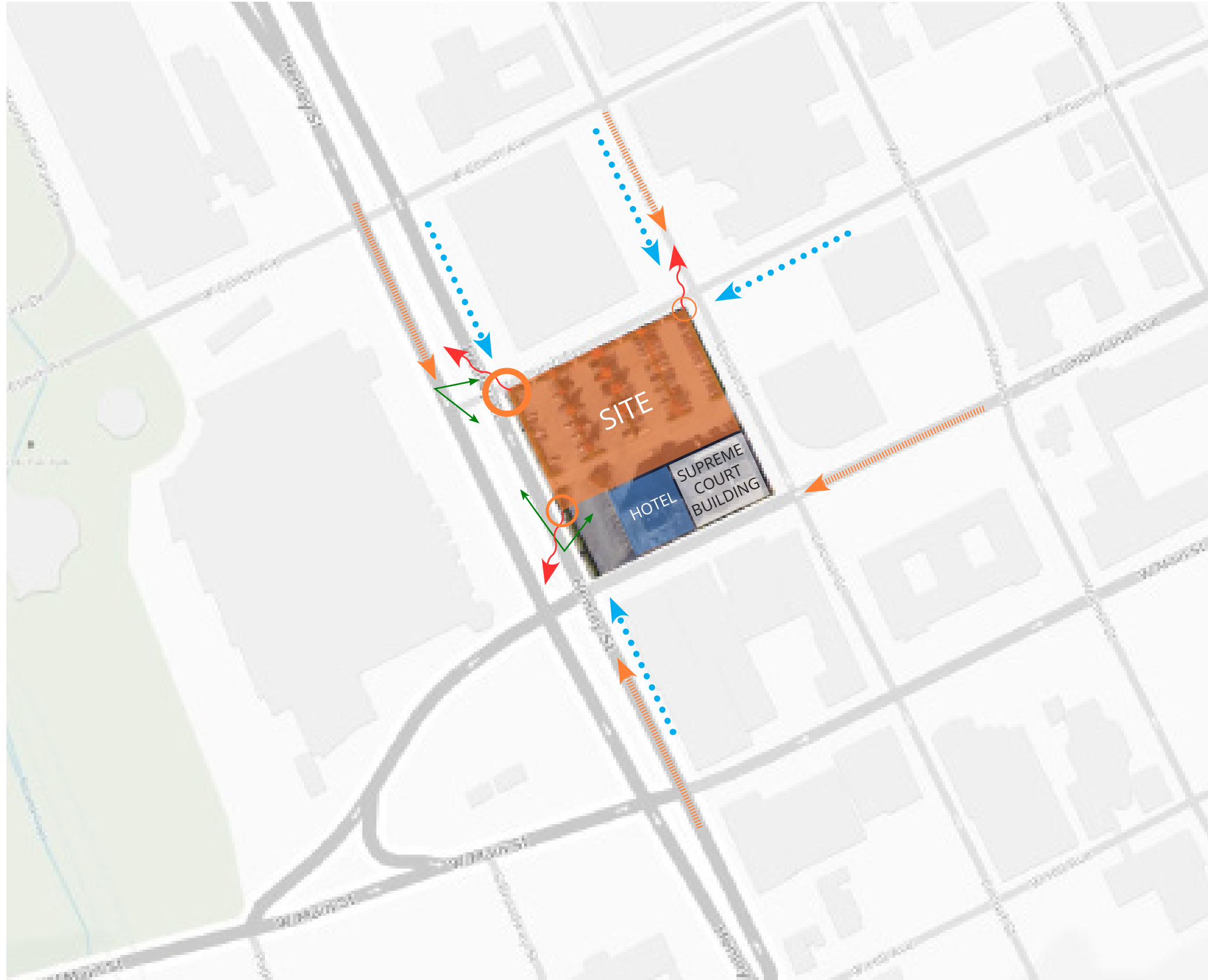
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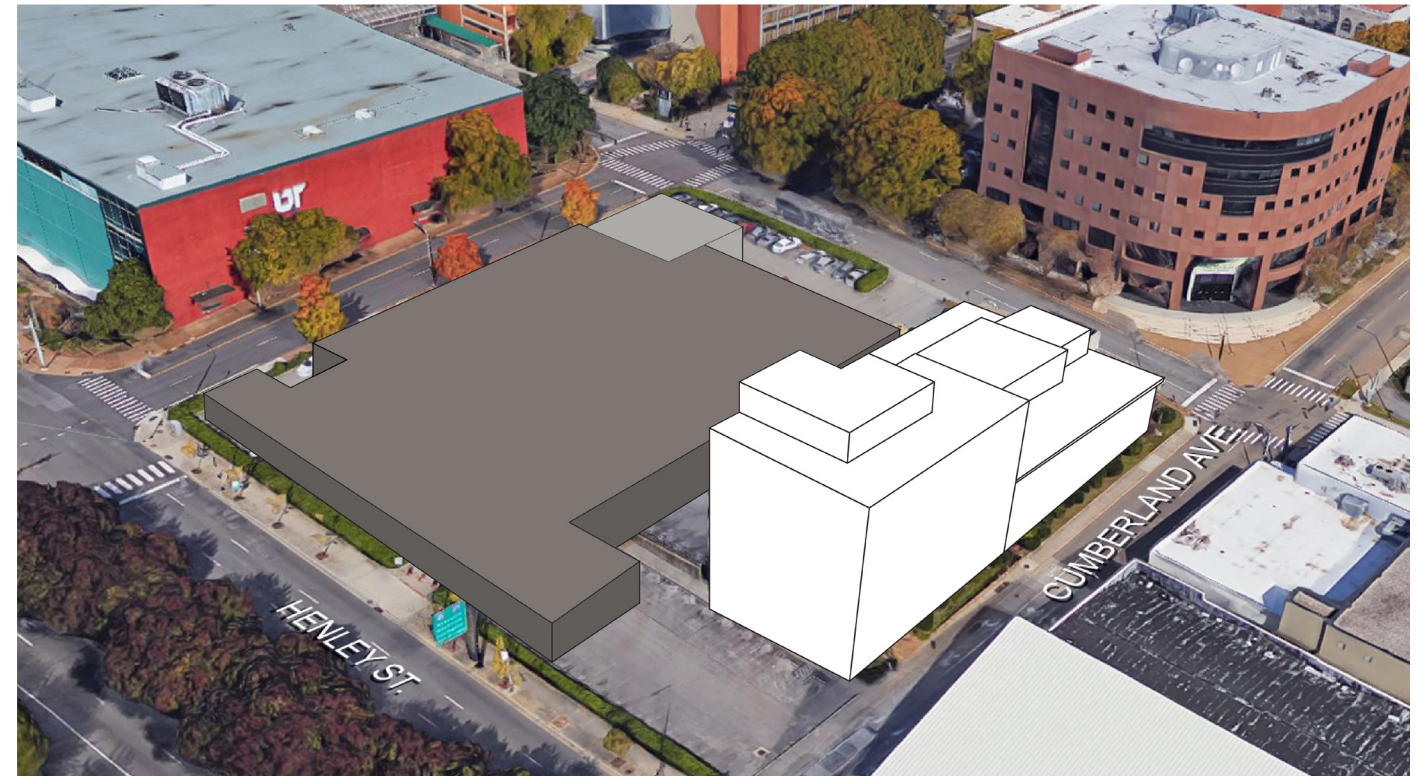
SITE ANALYSIS



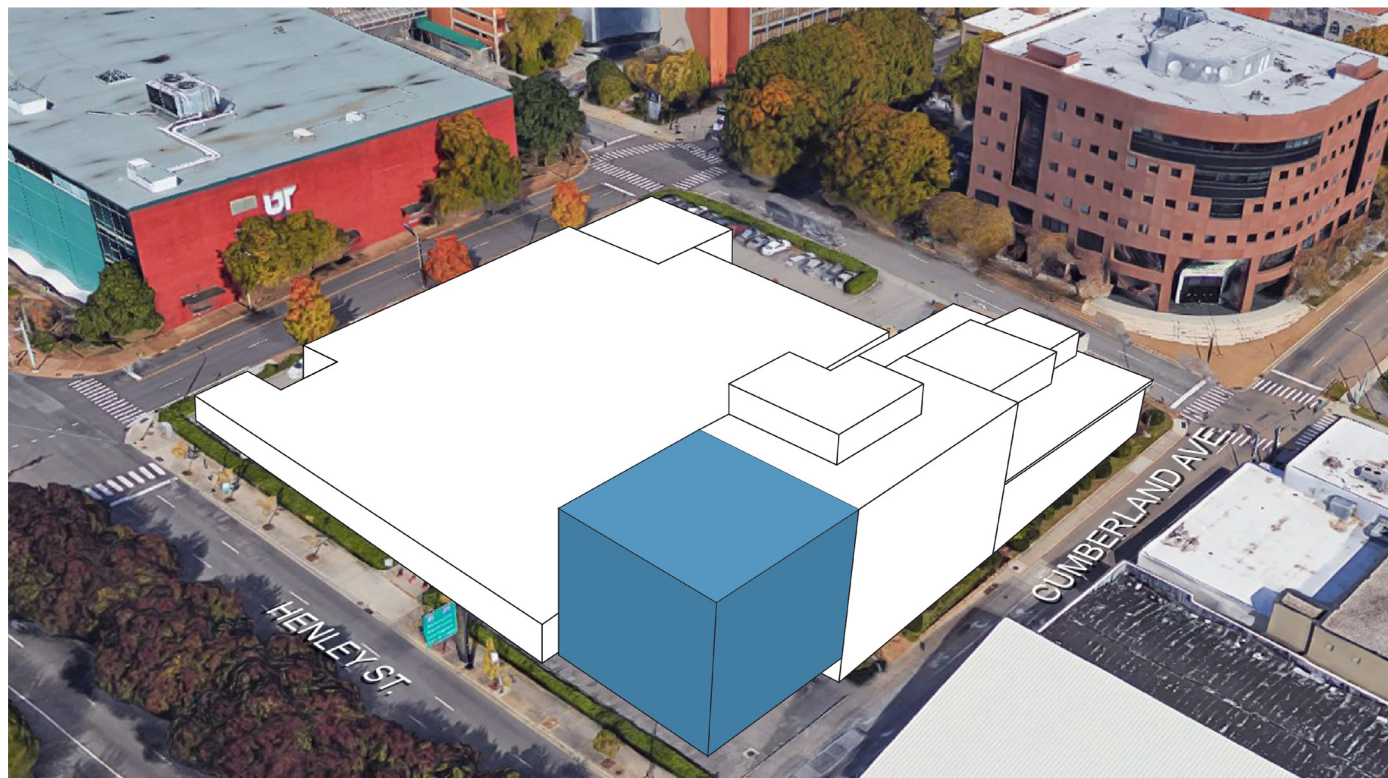
- VEHICULAR APPROACH
- PEDESTRIAN APPROACH
- IMPORTANT VIEWS
- CONNECTIVITY



CURRENT DEVELOPMENT SITE W/  
 EXISTING STRUCTURES



PARKING\*



PROPOSED ADDITION TO HOTEL\*



RESIDENTIAL PROGRAM\*





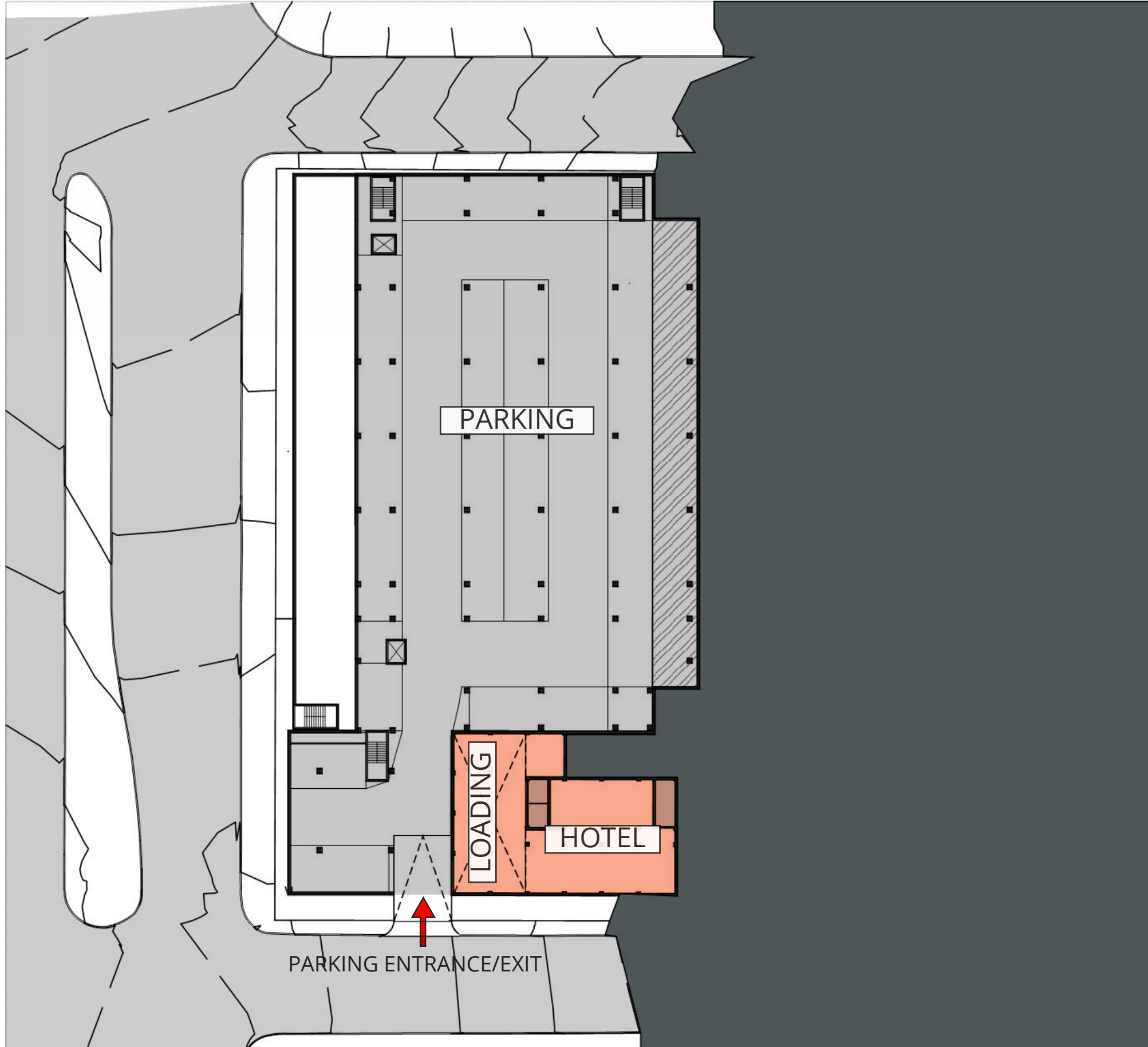
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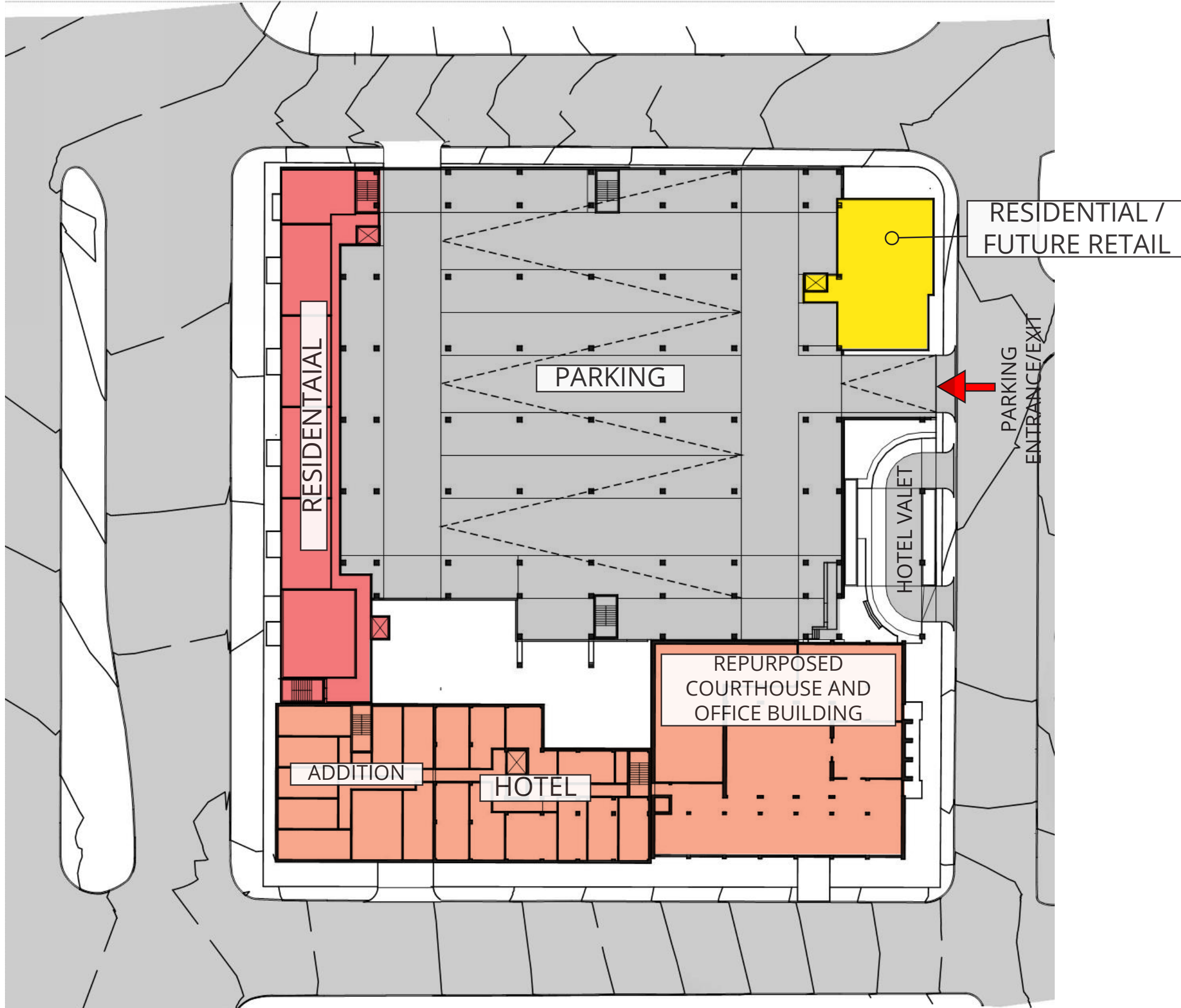
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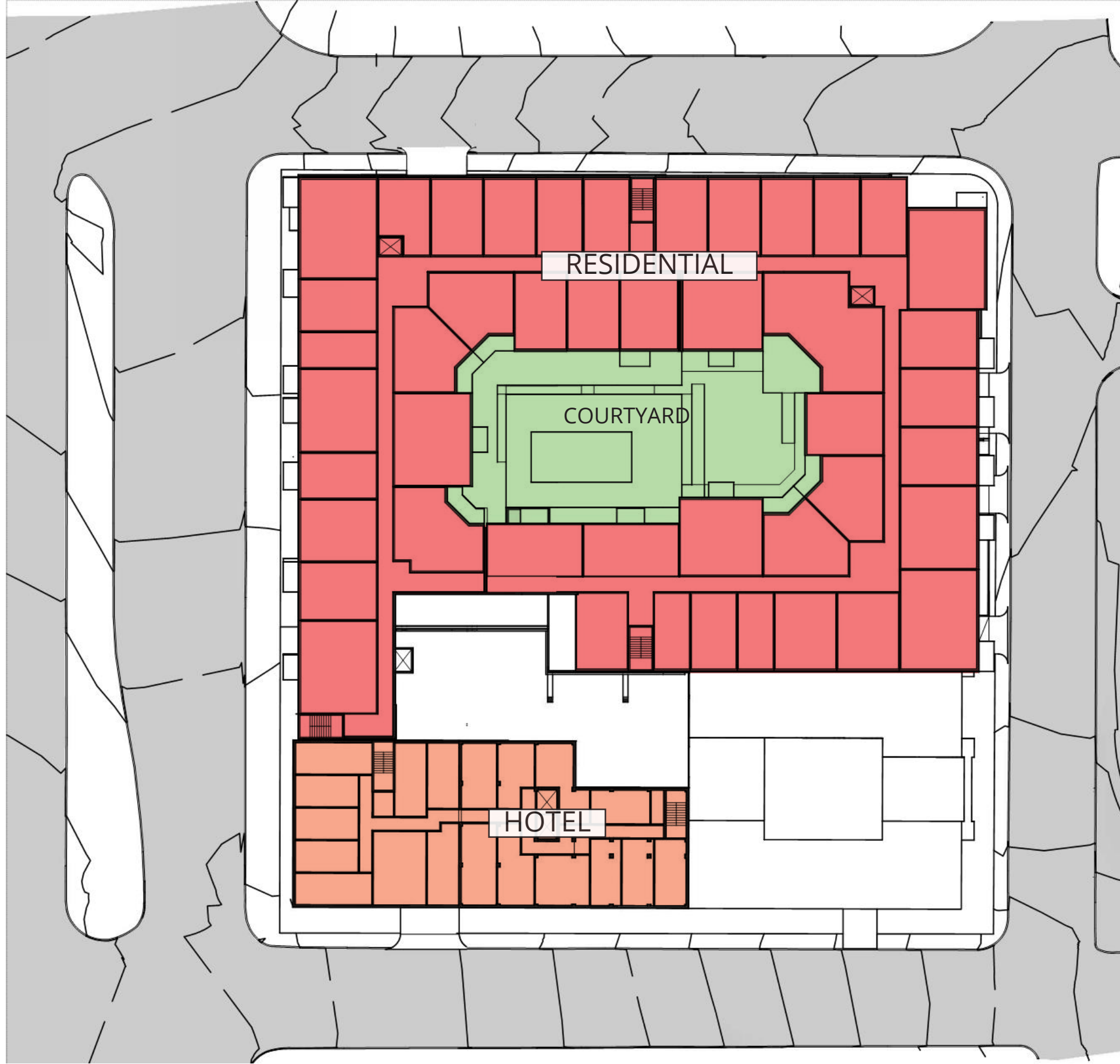
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HENLEY STREET ELEVATION



HARDIE PANEL REVEAL SYSTEM

STUCCO TRIM

STUCCO

VINYL WINDOWS AND SLIDING DOORS (BLACK) WITH CLEAR GLASS

STEEL CANTILEVERED CANOPY WITH METAL PANEL FACE AND STEEL RAILINGS - ALL PAINTED BLACK CANOPY SOFFIT TO BE FINISHED WOOD

HARDIE PANEL REVEAL SYSTEM

ALUMINUM STOREFRONT (BLACK) FINISHED WOOD AT HORIZONTAL BAND

BLACK BRICK

STEEL CANOPY PAINTED BLACK WITH FINISHED WOOD AT FACE

CHURCH STREET ELEVATION



HARDIE PANEL REVEAL SYSTEM

HARDIE PANEL REVEAL SYSTEM

VINYL WINDOWS AND SLIDING DOORS (BLACK) WITH CLEAR GLASS

STUCCO

STEEL CANTILEVERED CANOPY WITH METAL PANEL FACE AND STEEL RAILINGS - ALL PAINTED BLACK CANOPY SOFFIT TO BE FINISHED WOOD

METAL SCREEN - BLACK

BLACK BRICK

LOCUST STREET ELEVATION



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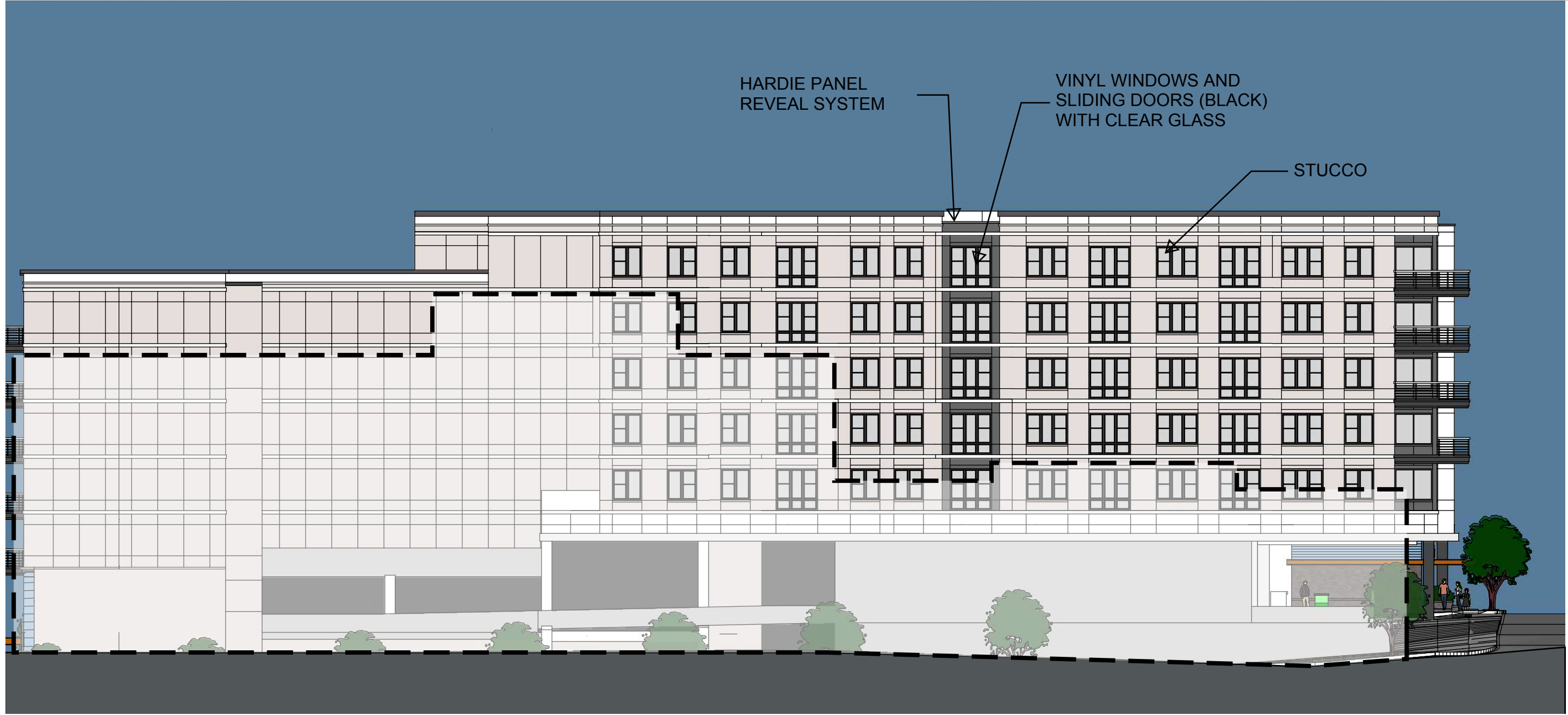
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