



**Sewanee Village** +  
Implementation Plan



# Sewanee Village + Implementation Plan

## ACKNOWLEDGMENTS

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**Client:** University of the South

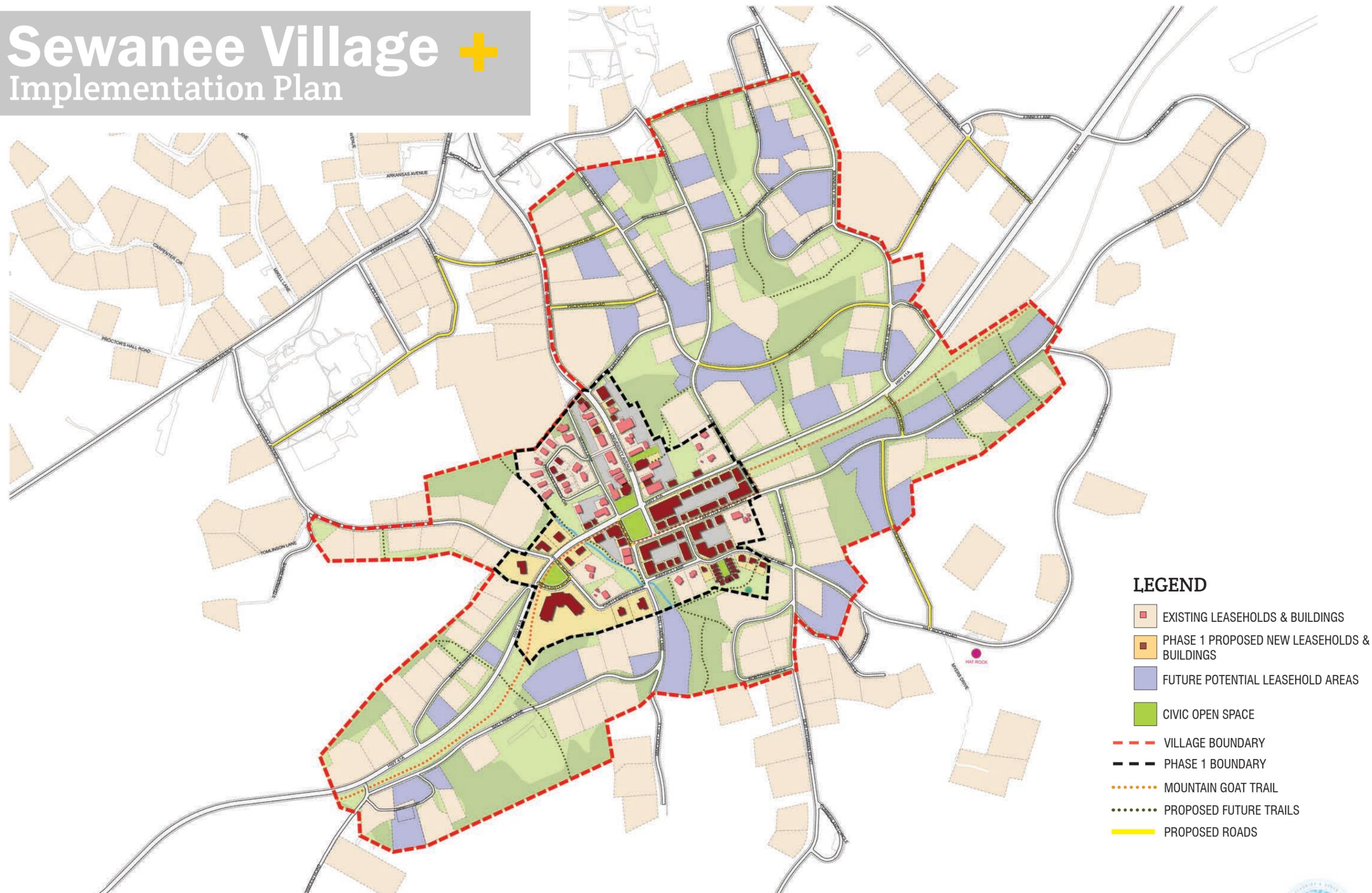
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### **Contributing Organizations:**

Action Plan Steering Committee  
University of the South Students  
Sewanee Community Council  
Sewanee Business Alliance  
Sewanee Civic Association  
Representatives from Summer Programs  
Senior Center and Community Center  
Business House Students  
Downtown Residents  
University of the South Alumni

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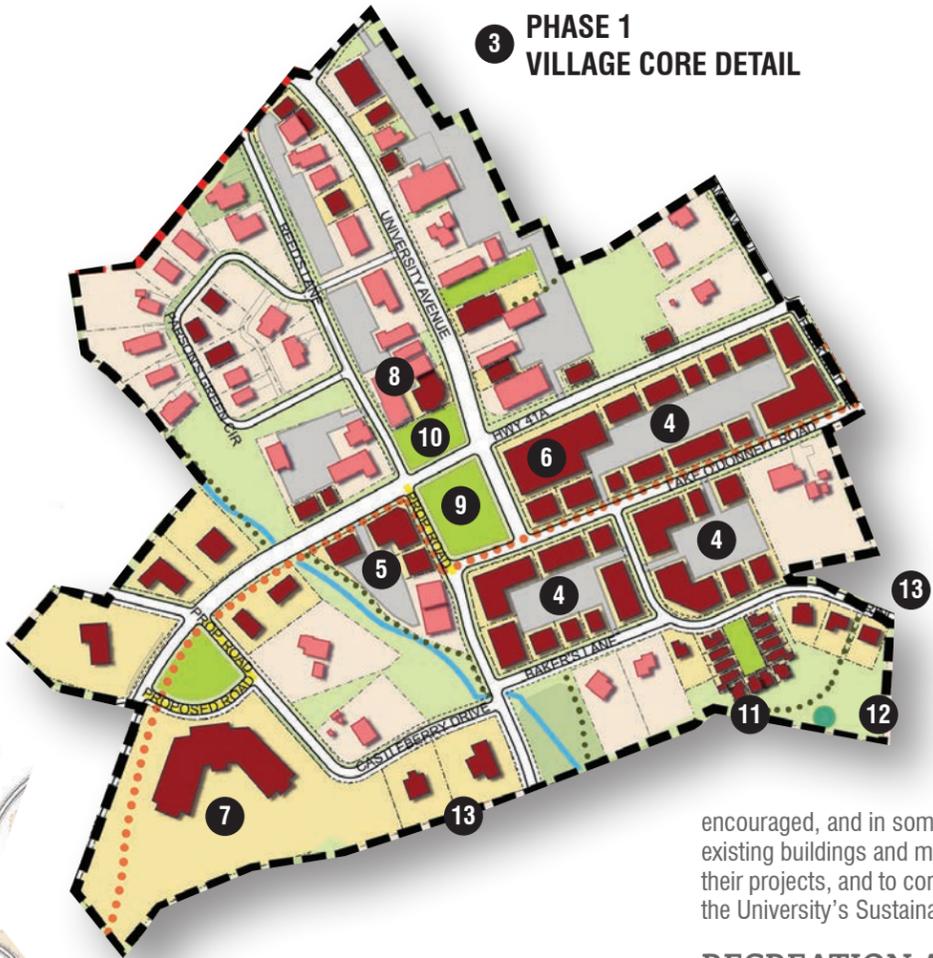
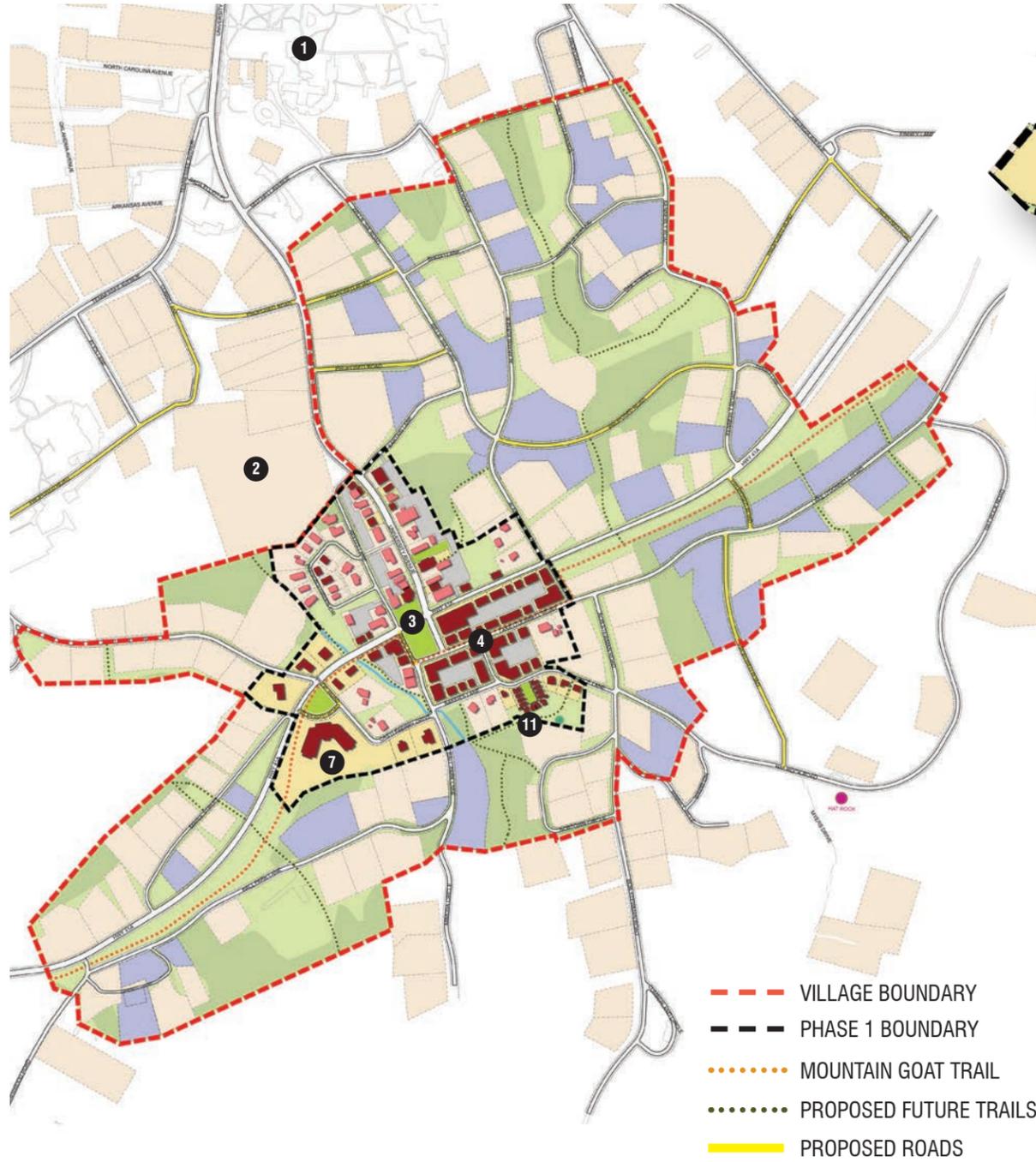


## LEGEND

- EXISTING LEASEHOLDS & BUILDINGS
- PHASE 1 PROPOSED NEW LEASEHOLDS & BUILDINGS
- FUTURE POTENTIAL LEASEHOLD AREAS
- CIVIC OPEN SPACE
- VILLAGE BOUNDARY
- PHASE 1 BOUNDARY
- MOUNTAIN GOAT TRAIL
- PROPOSED FUTURE TRAILS
- PROPOSED ROADS



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**3 PHASE 1  
VILLAGE CORE DETAIL**

## LEGEND

- 1 EXISTING UNIVERSITY CORE
  - 2 EXISTING ELEMENTARY SCHOOL
  - 3 VILLAGE CORE
  - 4 FUTURE MIXED USE BLOCKS
  - 5 POSSIBLE MOVIE THEATER
  - 6 POSSIBLE MIXED-USE MARKET CENTER
  - 7 POSSIBLE RETIREMENT HOUSING
  - 8 POSSIBLE BOOK STORE
  - 9 VILLAGE GREEN
  - 10 CIVIC PLAZA
  - 11 PROPOSED COTTAGE COURT
  - 12 EXISTING GIANT TULIP POPLAR TREE
  - 13 NEW RESIDENTIAL LEASEHOLDS
- VILLAGE BOUNDARY
  - PHASE 1 BOUNDARY
  - MOUNTAIN GOAT TRAIL
  - PROPOSED FUTURE TRAILS
  - PROPOSED ROADS
  - EXISTING LEASEHOLDS & BUILDINGS
  - PHASE 1 PROPOSED NEW LEASEHOLDS & BUILDINGS
  - FUTURE POTENTIAL LEASEHOLD AREAS
  - CIVIC OPEN SPACE

## DESIGN NARRATIVE

The Sewanee Village Implementation Plan builds on the existing Sewanee Vision Plan and the Sewanee Action Plan and provides specific planning interventions and strategies to guide redevelopment of the Village and the greater Domain. The goal of this Plan is to enhance connections between the University of the South and the Sewanee Village, and to ensure the long-term viability of the Village by creating a mixed-use environment that integrates new businesses, civic spaces, and housing into the existing Village fabric. A strong network of pedestrian paths, trails, and bicycle lanes will also work to connect all residents of Sewanee. The Implementation Plan seeks to make the Sewanee Village a regional model for sustainable redevelopment. Implementation of this vision will likely require a reallocation and creation of new leaseholds over time.

In addition to seeking qualified developers to construct the new buildings and spaces proposed in the Implementation Plan, the University of the South is committed to improving existing structures and infrastructure including streetscapes, street lighting, stormwater management and utility relocation to accommodate new development.

The Sewanee Village Implementation Plan has five main components:

## SUSTAINABILITY

Development in the Sewanee Village will adhere to the primary principles of sustainability, including a mix of uses, a multi-modal transportation system that promotes non-vehicular travel, a network of interconnected green space, and a commitment to environmentally responsible development practices including sustainable stormwater systems, green roofs and alternative energy use. The Implementation Plan seeks to enhance the cultural and natural resources of Sewanee and to create a balance between the built and natural environment. Developers in the Village will be

encouraged, and in some cases required, to preserve existing vegetation and topography, to reuse and repurpose existing buildings and materials, to incorporate sustainable stormwater principles, to pursue LEED certification for their projects, and to contribute positively to the overall goals of both the Sewanee Village Implementation Plan and the University's Sustainability Master Plan (2003).

## RECREATION AND OPEN SPACE

The Plan incorporates an extensive network of parks, paths, trails, and open space. Safe, attractive, interconnected routes will give Sewanee residents and visitors alike the chance to explore with ease. One essential feature is the enhancement of facilities at crucial junctions of Mountain Goat Trail. As a leader in eco-tourism and outdoor recreation, Sewanee must strive to provide information, bathroom facilities, and rest spots for all bikers, hikers, and nature-lovers. In celebrating the unique character of this area, a central civic space is located at the Highway 41A-University Avenue intersection and includes a hardscape plaza and green common.

## VILLAGE CHARACTER

The Plan recognizes the colorful, eclectic character of the Sewanee Village and how it differs from the University campus. The University has hired a Town Planner to conduct design review of proposed construction and changes to existing structures within the Village boundary. In addition, a Pattern Book of architectural styles and guidelines has been implemented in order to preserve the unique character of the Village and ensure new buildings are harmonious with the existing urban fabric.

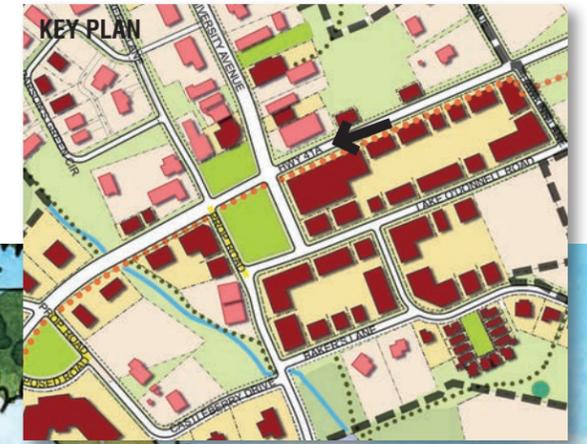
## HOUSING

The Implementation Plan anticipates a range of residential building types from cottage courts and affordable single-family units to multi-family buildings. There may be an opportunity to support infill housing near the Sewanee Village, especially in Mixed-Use centers. The Plan also incorporates a collection of new leaseholds, increasing the opportunity for affordable housing creation throughout the Village. In keeping with the unique character of Sewanee, the Plan aspires to encourage creative and modern residential situations, including multi-generational housing and cottage court communities.

## STREETS AND CONNECTIVITY

The Implementation Plan anticipates a harmonious integration of various modes of transportation including pedestrian, bicycle, vehicular, and transit connections in the form of a shuttle bus. All thoroughfares are designed to be pedestrian-friendly and incorporate multi-modal design features including generous sidewalks and bike lanes where possible. The Plan strives to "civilize" Highway 41A by narrowing the driving lanes, enhancing parking and pedestrian lanes, adding a traffic signal, and rebranding it as Main Street. When this is done, there may be opportunities to integrate new buildings and civic spaces to enhance the sense of community and the character of the Village.

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**VIEW WESTWARD DOWN MAIN STREET (HIGHWAY 41A)**

Highway 41A reimagined as Main Street connotes a comfortable, friendly, and safe neighborhood atmosphere. Narrowed driving lanes, reduced speed limits, and on-street parking all serve as traffic calming measures. Protected bicycle lanes, widened sidewalks, street trees, and civic spaces all work together to attract and comfort pedestrians and cyclists of all ages and abilities. The newly activated streetscape will invite visitors and residents of Sewanee to explore and patron the surrounding businesses, stimulating the economy and the culture of the Sewanee Village.

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## EXAMPLE COTTAGE COURT RENDERING

A unique and modern example of new housing types, this cottage court offers a close-knit and affordable alternative to many existing housing options in Sewanee. Small to medium cottages surrounding a communal outdoor space and interconnected with pedestrian trails, communities such as this are appealing to students, “in-betweeners,” new faculty with small families, and older residents. Communities such as this could be incorporated into existing neighborhoods as infill or small enclaves in previously undeveloped areas.

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## VIEW EASTWARD OVER THE VILLAGE GREEN

A large Village Green at the center of the Sewanee Village provides gathering space for Sewanee visitors and residents alike. Across the street, a plaza provides additional civic space for a variety of activities. The juxtaposition of greenspace and hardscapes creates opportunities for active and passive recreation. This rendering demonstrates how complementary new businesses could fit in with existing restaurants, shops, and facilities already living in the Village. Together, these businesses serve to entertain, fuel, and invite people of all ages and interests to the Sewanee Village. This rendering includes a movie theater, a new location for the student book store, and a new Mixed-Use market building.