This plan envisions office park development along the Turnpike and new residences at the edge of the district. Office
Road) are characterized by older, low-intensity development, suggesting significant redevelopment opportunities.

This creates an opportunity for boosting the vitality of the town site.

This includes restoring original town site historic resources, chief among them The Guest House, also known as the
"The Castle on the Hill." Acquisition of the site should be pursued to maintain this open space as a central

propose, including three- to five-story buildings lining an esplanade. Central Avenue would be widened to a tree-

Create great places.

The Oak Ridge Original Town Site

A Plan East Tennessee Demonstration Project

The City of Oak Ridge saw the opportunity to blend preservation and new development, which could lead to the town's revitalization. Officials asked for PlanET assistance in

LEGEND

1. Community Park
2. Football Stadium
3. History Museum
4. Neighborhood Linear Park
5. Palace of Fine Arts
6. Tourist Attractions
7. Hillside Playground
8. Recreation Complex
9. House Park
10. Neighborhood Green Park
11. Boardwalk
12. Waterfront
13. Modern Renovated Central

BUILT EXPRESSWAYS
1. Interstate
2. Highway
3. State Street
4. Major Road
5. Minor Road
6. Street
7. Dead End
8. Unpaved

EXISTING BUILDINGS

1. French's Building
2. Whittle's Building
3. The Cellar
4. Du Bois Building
5. La Fonda
6. Alexander Inn
7. Jackson Square Apartments
8. Chapel on the Hill
9. Oak Ridge Arsenal
10. Office Park
11. Retail
12. Offi ce
13. Residential

MIXED

1. Retail: 230,000 sq ft
2. Retail: 556,000 sq ft
3. Residential: 456 units
4. Multi-Family Residential: 393 units
5. Tourist Attractions: 33,000 sq ft
6. Civic/Institutional: 30,000 sq ft
7. Retail: 103,000 sq ft
8. Office: 100,000 sq ft
9. Housing: 300 units
10. Office: 200 units

5 Primary Stormwater Canal
4 Filtration Bog
2 Pedestrian Tunnel
13 Parking Lot
12 Collection Pond
11 Boardwalk

CONCEPTS

Transformation of Jackson Square as the center of the town site – by creating a place as unique as Jackson Square in the
parking area – would create a permanent setting for such events as the Farmers Market and ecumenical Festival. Just
south of Jackson Square, along Central Avenue, an historic building to the Oak Ridge Turnpike, the need for historic development is proposed, including three- to story buildings being an explosion. Central Avenue would be extended to a two-
tiered pedestrian and area building. Offi ce building could be reported.

Preserve our natural fibers.

Existing open space can be maintained, to aff ord higher-intensity development, an opportunity in the urban site. The
energy production system could be used and under the energy,