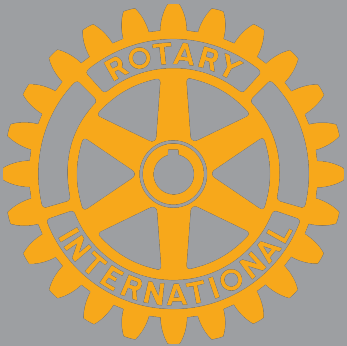


Innovation Park

Master Campus Plan

October 26, 2021



Complex Challenges, Smart Solutions

For Healthcare Real Estate



MARKET COVERAGE

Providing innovative real estate solutions so that clients can **save money, manage risks, and maximize the value of their real estate.**

20+
Years

Serving the
Healthcare
Industry

Affiliate
Company of

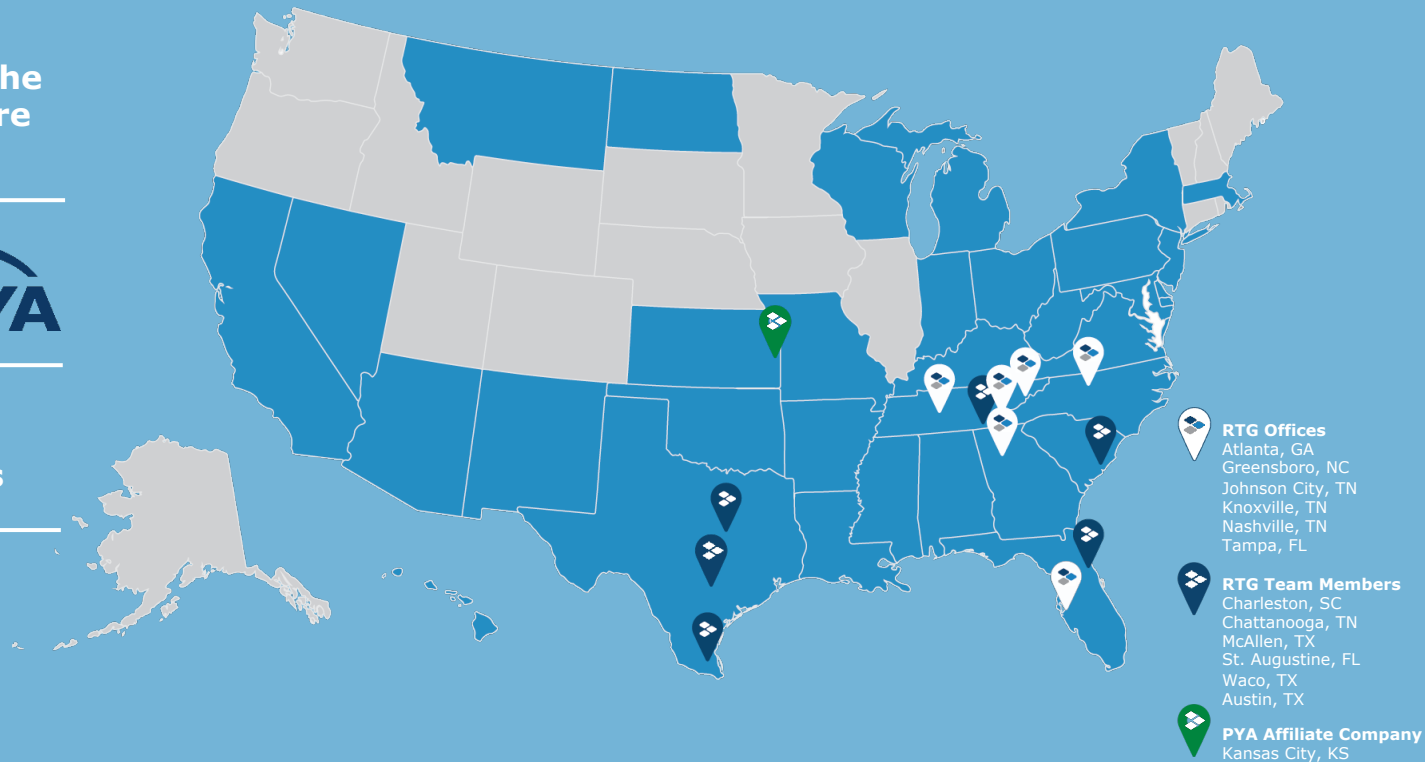


90+

Team
Members

Worked
in

30+
States





RTG – BACKGROUND & EXPERIENCE

- **Commercial Real Estate Firm**
- **Affiliate Company of** The PYA logo consists of a green curved line above the letters "PYA" in a bold, blue, sans-serif font.
- **Serving Clients Since 1998**
- **Extensive Experience**
 - Med Tech Park
 - Land Planning / Infrastructure Design & Development / Design Guidelines & CCR / Land Sales / Organizational Management
 - Millennium Centre (PBA)
 - Land Planning / Design Guidelines & CCR / Land Sales / Organizational Management
 - Innovation Park
 - Land Planning / Design Guidelines & CCR / Land Sales / Organizational Management

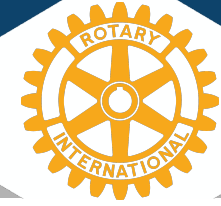


CURRENT CONDITION

Address 3 Primary Issues

1. Land Use
2. Traffic Circulation
3. Pedestrian Access





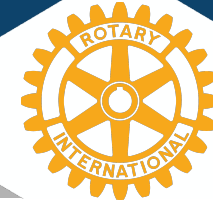
2003 MCCARTY HOLSAPLE MCCARTER MASTER PLAN COMPARISON

2003 McCarty Holsaple McCarter Master Plan 60 Acres



2021 SME Proposed Concept Plan 30 Acres





1. LAND USE

PARCEL ACERAGE

PARCEL A	FOR SALE / FOR LEASE	4.3 A.C.
PARCEL B	FOR SALE / FOR LEASE	2.9 A.C.
PARCEL C	FOR SALE / FOR LEASE	2.8 A.C.
PARCEL D	FOR SALE / FOR LEASE	3.0 A.C.
PARCEL E	FOR SALE / FOR LEASE	2.8 A.C.
PARCEL F	FOR SALE / FOR LEASE	4.1 A.C.
PARCEL G	STORMWATER RETENTION	4.2 A.C.
PARCEL H	FOR SALE / FOR LEASE	1.3 A.C.
ROADWAY	N/A	4.6 A.C.

TOTAL DEVELOPED A.C. 30 A.C.

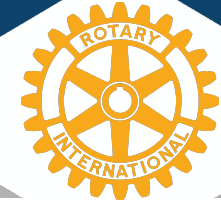
BUILDING SQUARE FOOTAGE

(GROUND FLOOR SQUARE FOOTAGE)

BUILDING 1	30,000 SQ. FT.
BUILDING 2	20,000 SQ. FT.
BUILDING 3	20,000 SQ. FT.
BUILDING 4	20,000 SQ. FT.
BUILDING 5	20,000 SQ. FT.
BUILDING 6	30,000 SQ. FT.
TOTAL	140,000 SQ. FT.

BUILDING 6 ALTERNATE	68,000 SQ. FT.
ALTERNATE TOTAL	178,000 SQ. FT.





PARCELS A, B, & H

Parcel A

- Acreage: 4.3
- Building Footprint: 30,000 SF
- Expected Stories: 2 – 3
- Parking: 350 Spaces (3.9 – 5.9 / 1,000 SF)
- Intended Use: Corporate HQ, Education, Medical

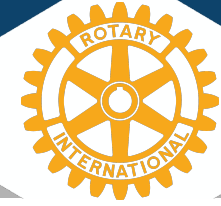
Parcel B

- Acreage: 2.9
- Building Footprint: 20,000 SF
- Expected Stories: 1 – 2
- Parking: 110 Spaces (2.75 – 5.5 / 1,000 SF)
- Intended Use: Education, Technology, Incubator

Parcel H

- Acreage: 1.3
- Building Footprint: n/a
- Expected Stories: n/a
- Parking: n/a
- Intended Use: Green Space, Possible Land Trade





PARCELS C, D, & E

Parcel C

- Acreage: 2.8
- Building Footprint: 20,000 SF
- Expected Stories: 1 – 2
- Parking: 455 shared Spaces (3.8 – 7.6 / 1,000 SF)
- Intended Use: Education, Technology, Incubator

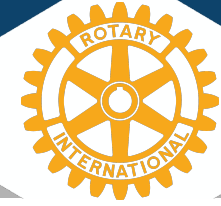
Parcel D

- Acreage: 3.0
- Building Footprint: 20,000 SF
- Expected Stories: 1 – 2
- Parking: 455 Shared Spaces (3.8 – 7.6 / 1,000 SF)
- Intended Use: Education, Technology, Incubator

Parcel E

- Acreage: 2.8
- Building Footprint: 20,000 SF
- Expected Stories: 1 – 2
- Parking: 455 shared Spaces (3.8 – 7.6 / 1,000 SF)
- Intended Use: Education, Technology, Incubator





PARCELS F & G

Parcel F

- Acreage: 4.1
- Building Footprint: 30,000 SF
- Expected Stories: 2 (50 Units / Floor)
- Parking: 192 Spaces (2 Spaces / Unit)
- Intended Use: Multi-Family

Parcel F Alternate

- Acreage: 4.1
- Building Footprint: 68,000 SF
- Expected Stories: 2 (100 Units / Floor)
- Parking: 200 Spaces below grade, 200 Spaces at grade (2 Spaces / Unit)
- Intended Use: Multi-Family

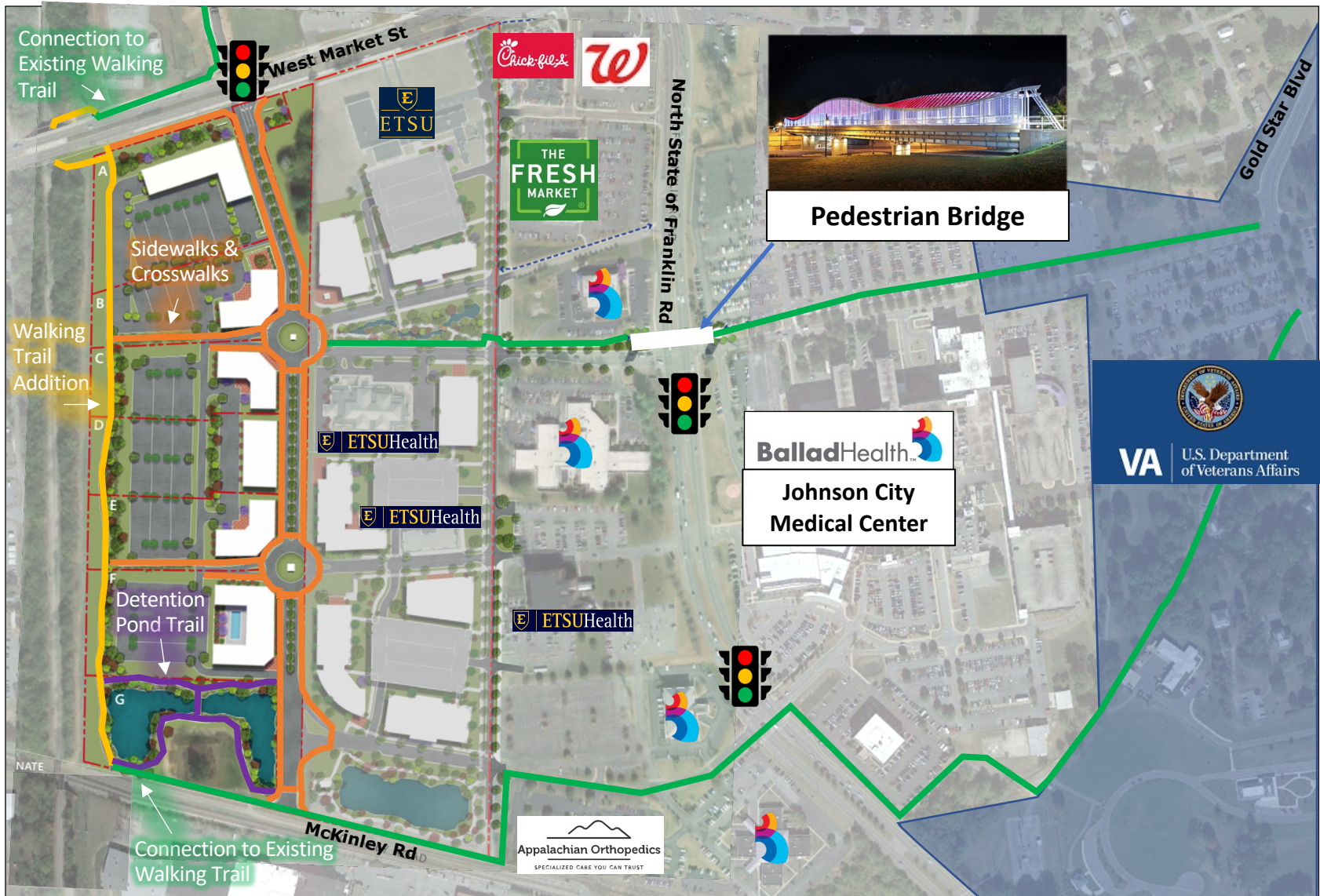
Parcel G

- Acreage: 4.2
- Building Footprint: n/a
- Expected Stories: n/a
- Parking: n/a
- Intended Use: Stormwater Retention / Cemetery Preservation



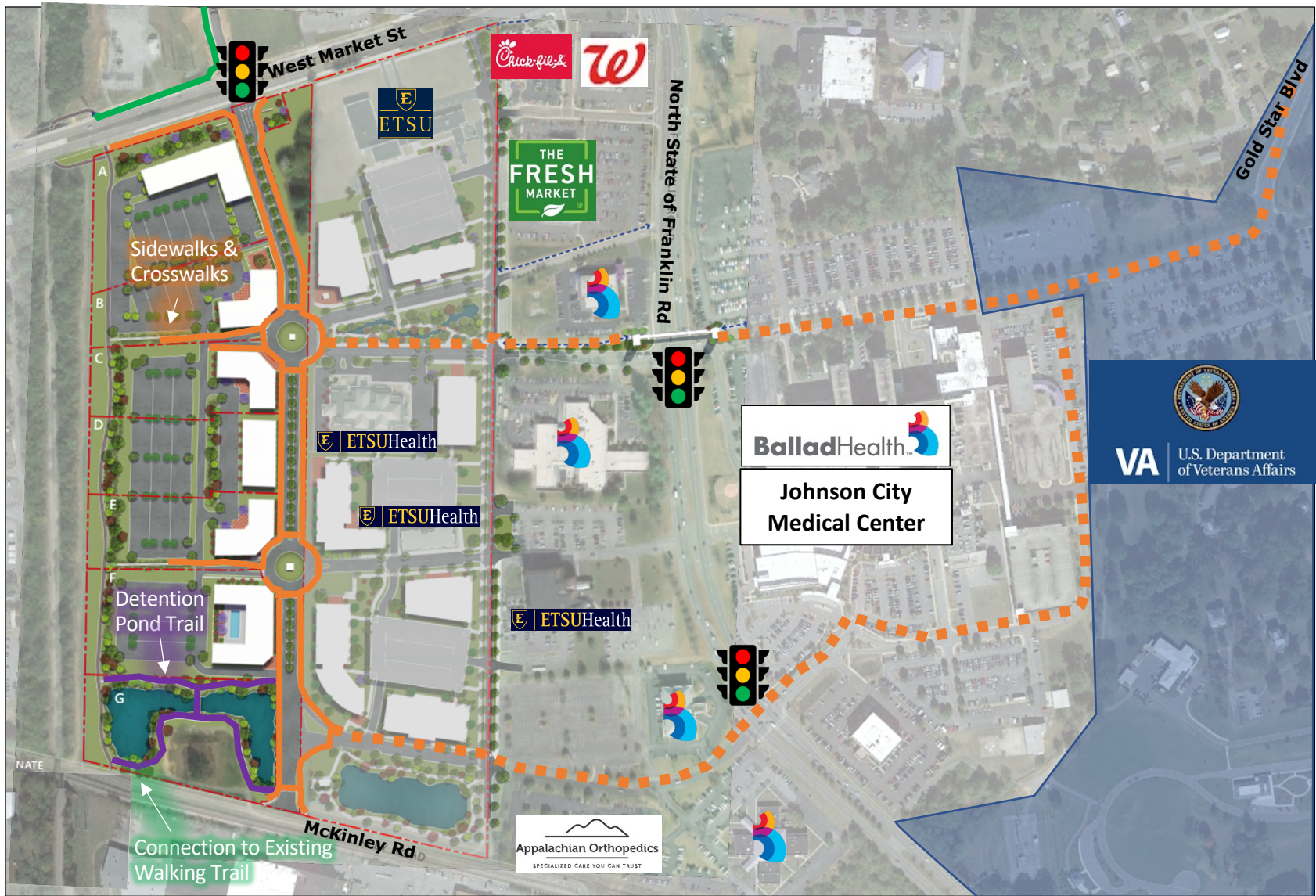


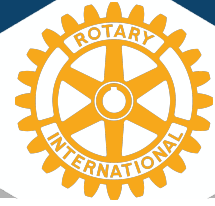
2. PEDESTRIAN WALKWAYS





3. TRAFFIC CIRCULATION





RECOMMENDED CONCEPT PLAN

1. Flexible Land & Building Uses / Sizes

- Corporate / Office
- Educational / Technology
- Medical
- Incubator
- Residential / Retail

2. Encourages Pedestrian Access

- Existing Walking Trail
- JCMC / Quillen College of Medicine / VA
- Avoids Vehicle Interaction
 - Under W Market
 - Over State of Franklin

3. Maximizes Vehicle Circulation

- West Market St.
- State of Franklin Road
 - Century Drive / Vonderfecht Way
 - Med Center Prof Park Drive
- McKinley Drive





Reviewing Stakeholders

- ETSU Engineering and Facilities
- JC Planning & Zoning
- JC Public Works
- PBA Approved
- ETSU Submitted to President (Approval Pending)
- JC City Commission (Approval Pending)

Complete Schematic Design

- Roads
- Utilities
- Stormwater
- Landscape
- District Gateway Monument
- Traffic Impact Study
- ROW Acquisition Support

Phase 1 Completed

- December 2021 / January 2022



Complex Challenges, Smart Solutions
For Healthcare Real Estate

Atlanta

Greensboro

Johnson City

Knoxville

Nashville

Tampa