PLAN CHATTANOOGA

shaping quality places together

RPA

Chattanooga-Hamilton County

Regional Planning Agency

Open House

November 6-9, 2023

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Welcome

Dan Reuter

Administrator of the Department of Planning and Director of the Chattanooga-Hamilton County Regional Planning Agency

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Agenda

1. Welcome
2. Overview of planning process
3. Sharing your insight
4. Today's activities

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Join at menti.com use code 8148 4761

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Instructions

Go to

www.menti.com

Enter the code

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Overview of the planning process

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Plan Chattanooga is an effort to involve the community in creating a “comprehensive plan” for the city.

- One city-wide growth strategy
- Eight detailed area plans covering all areas of the city

What is a comprehensive plan?

A long-term citywide policy guide to inform local decision-making (with a focus on physical development)

Implemented over time through regulations, development approvals, capital improvements, and private development decisions

Marketing tool that articulates community's vision and how the private sector can support that vision

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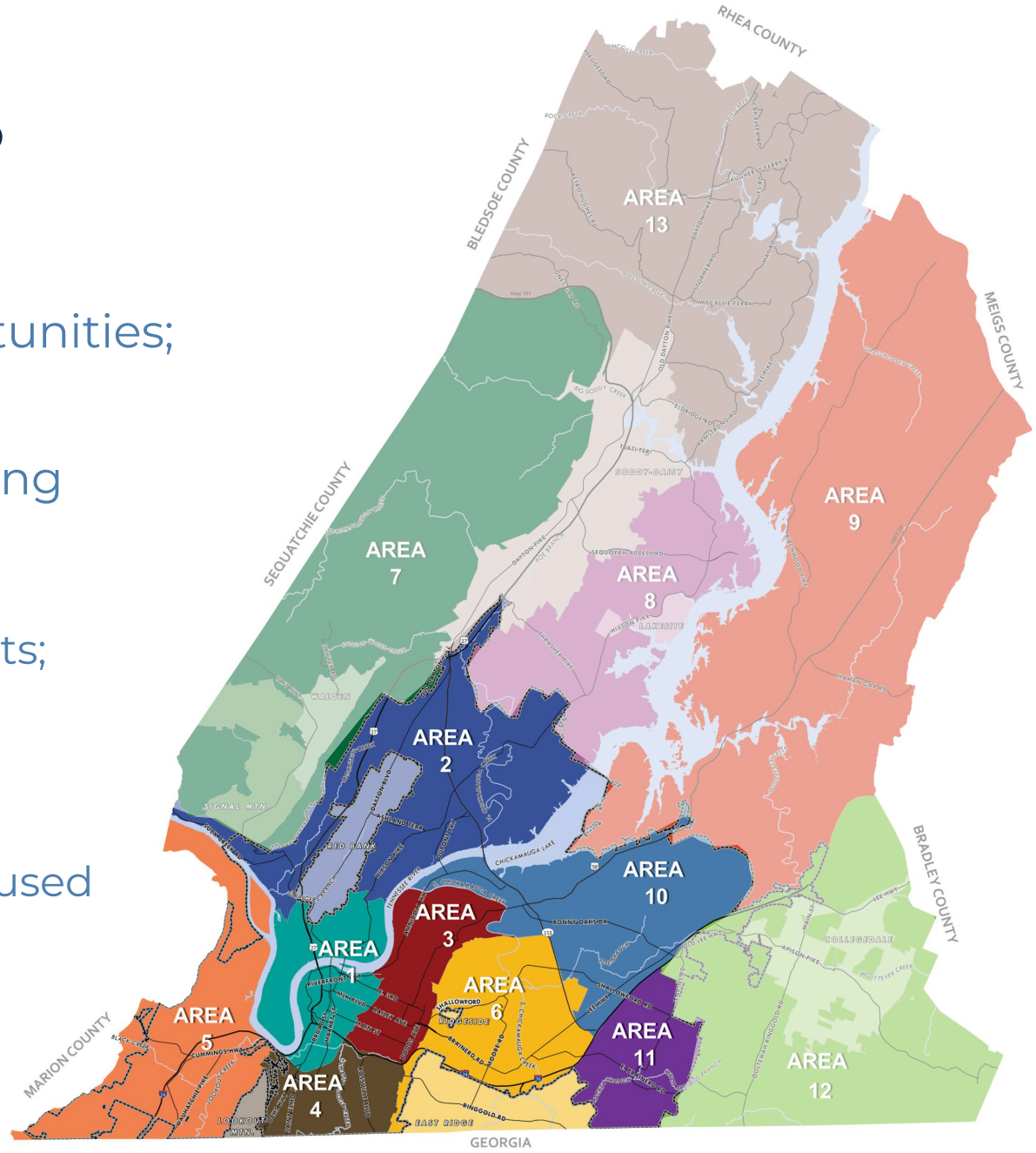
What is an area plan?

Area Plans:

1. Consider local conditions and opportunities;
2. Serves as general policy guides;
3. Provide a set of strategies for achieving specific community goals;

× Do not guarantee funding for improvements;
× Do not change the zoning of property; and
× Are not regulatory or legally binding.

Hamilton County is divided in 13 areas for focused planning. A parallel effort is underway for the unincorporated areas of the county.



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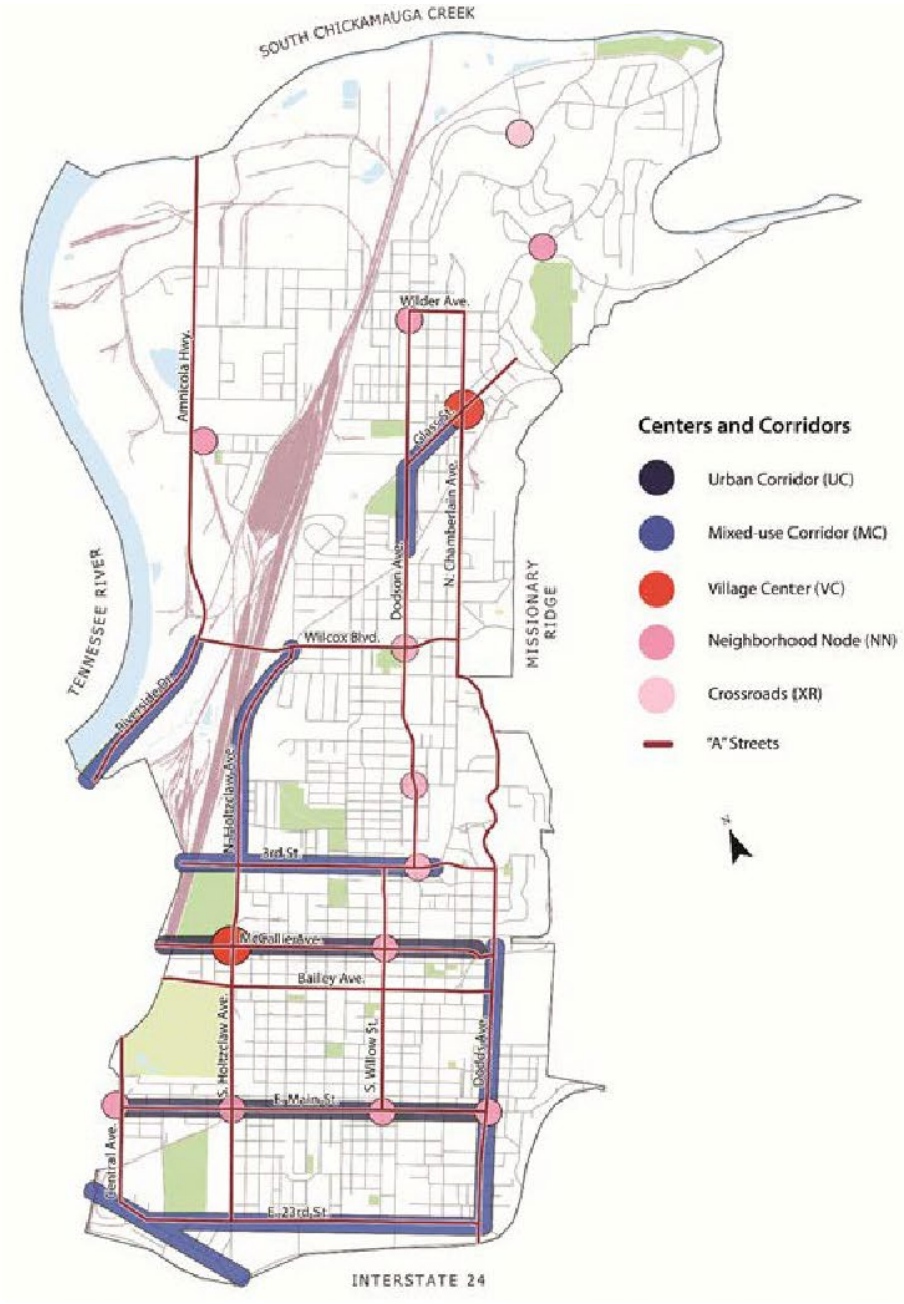
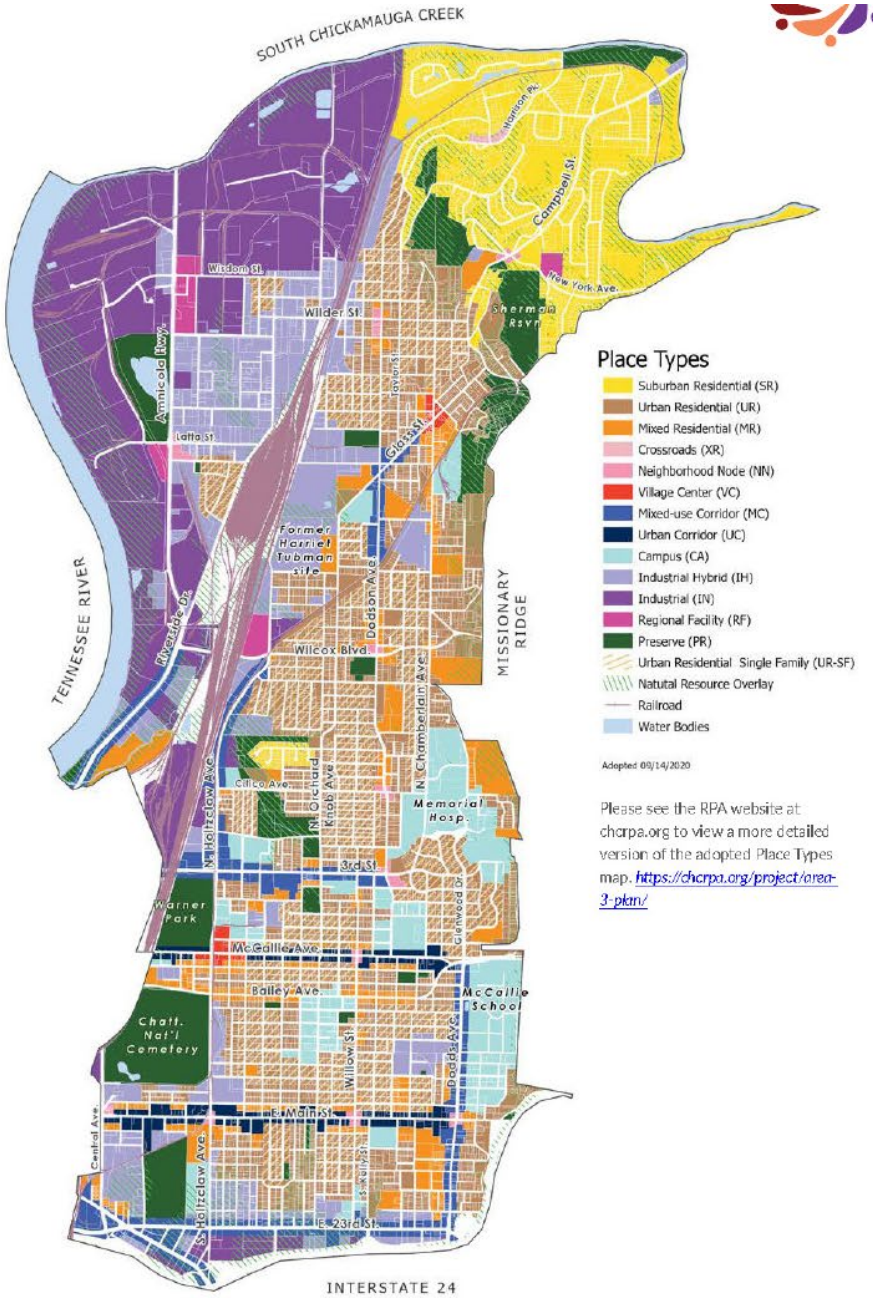
HISTORIC RIVER-TO-RIDGE

Adopted in 2020





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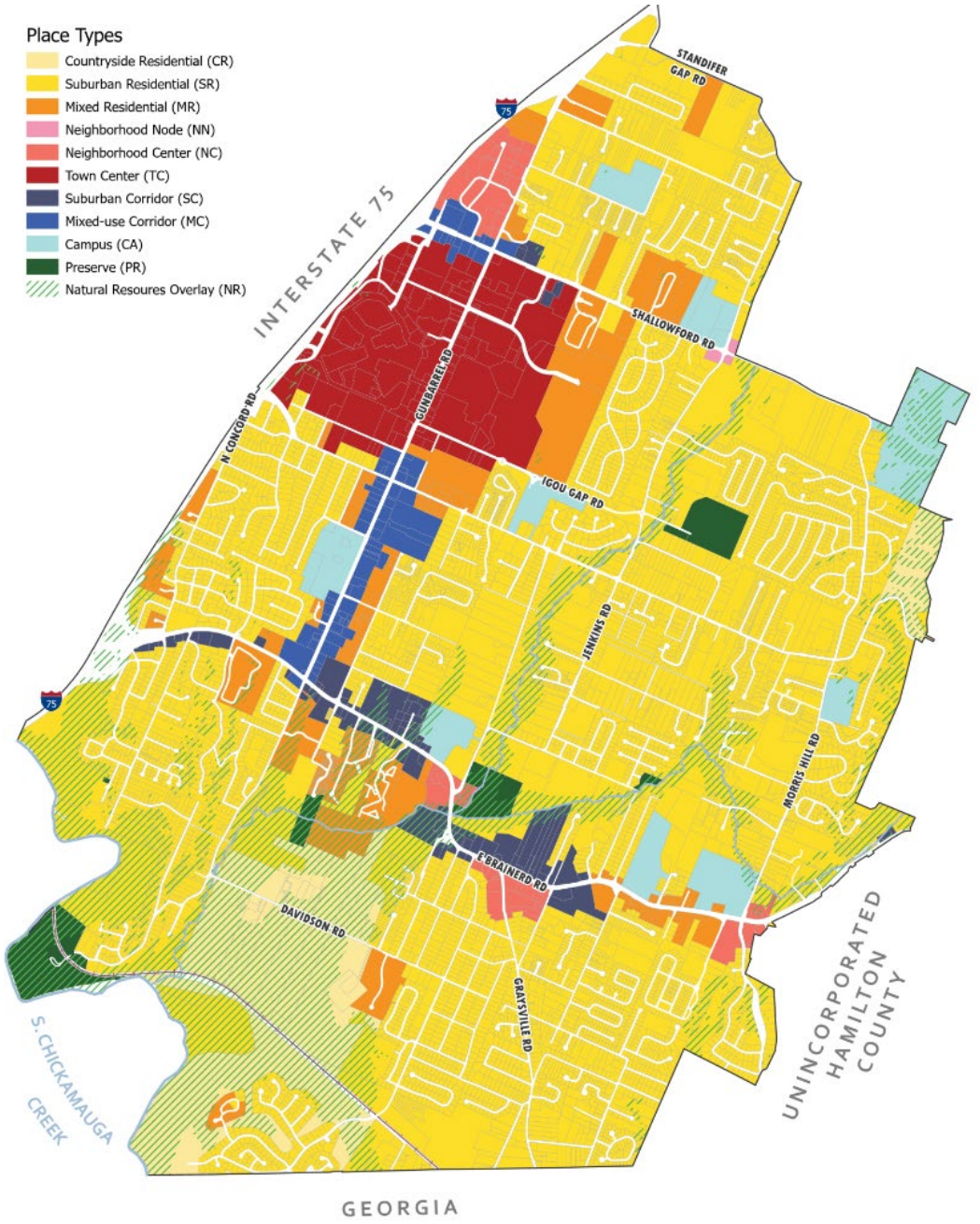
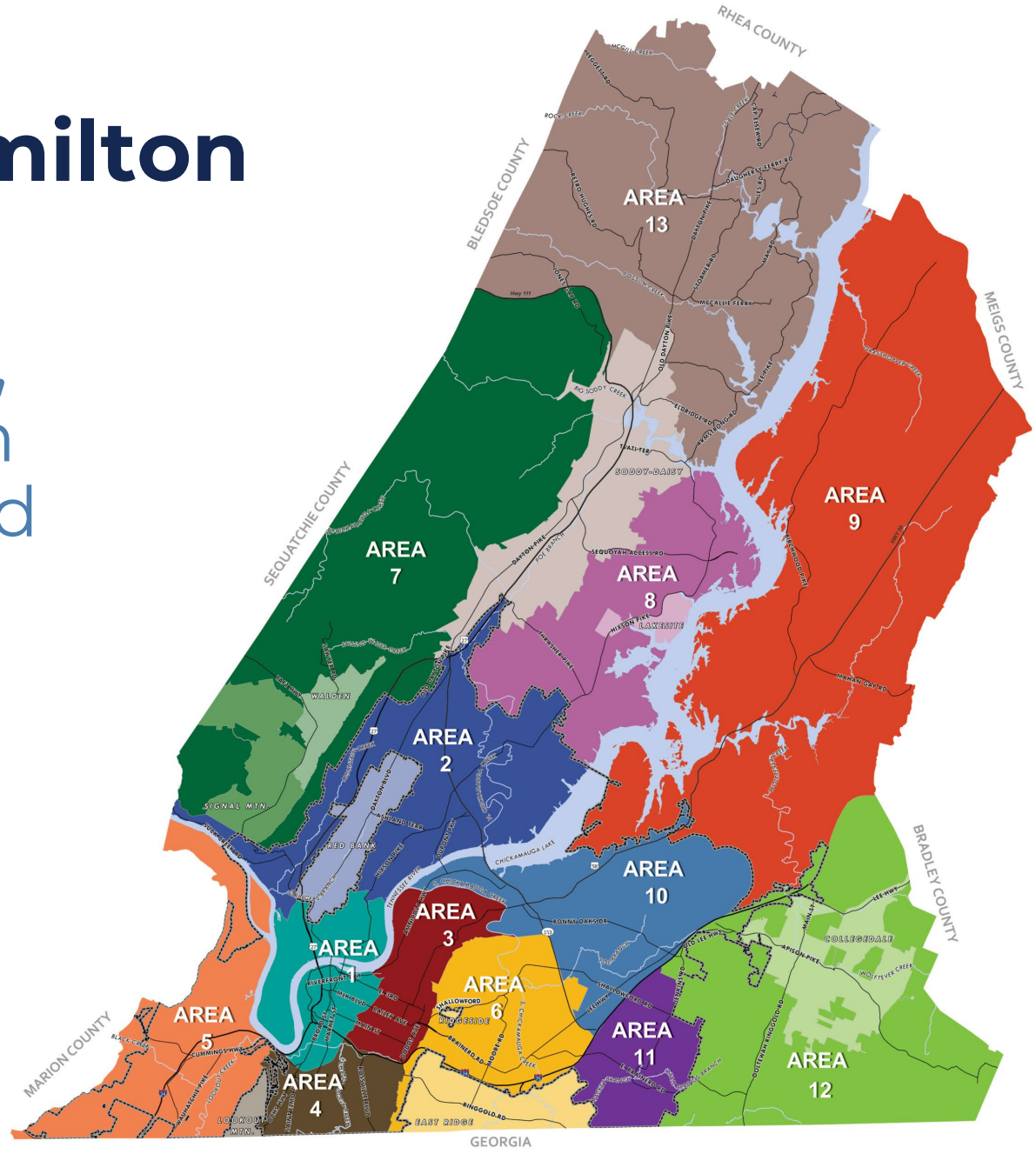
EAST BRAINERD

Adopted in 2022



Chattanooga and Hamilton County are growing

Over the next two decades, Chattanooga and Hamilton County are projected to add 43,000 households.



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This process will address

Land Use
Transportation
Housing
Equity
Economy
Natural Resources
Health
Parks and Greenways

Integrating recent studies

- Real Estate Market Projections
- Housing Action Plan
- Parks and Open Space Plan
- One Chattanooga

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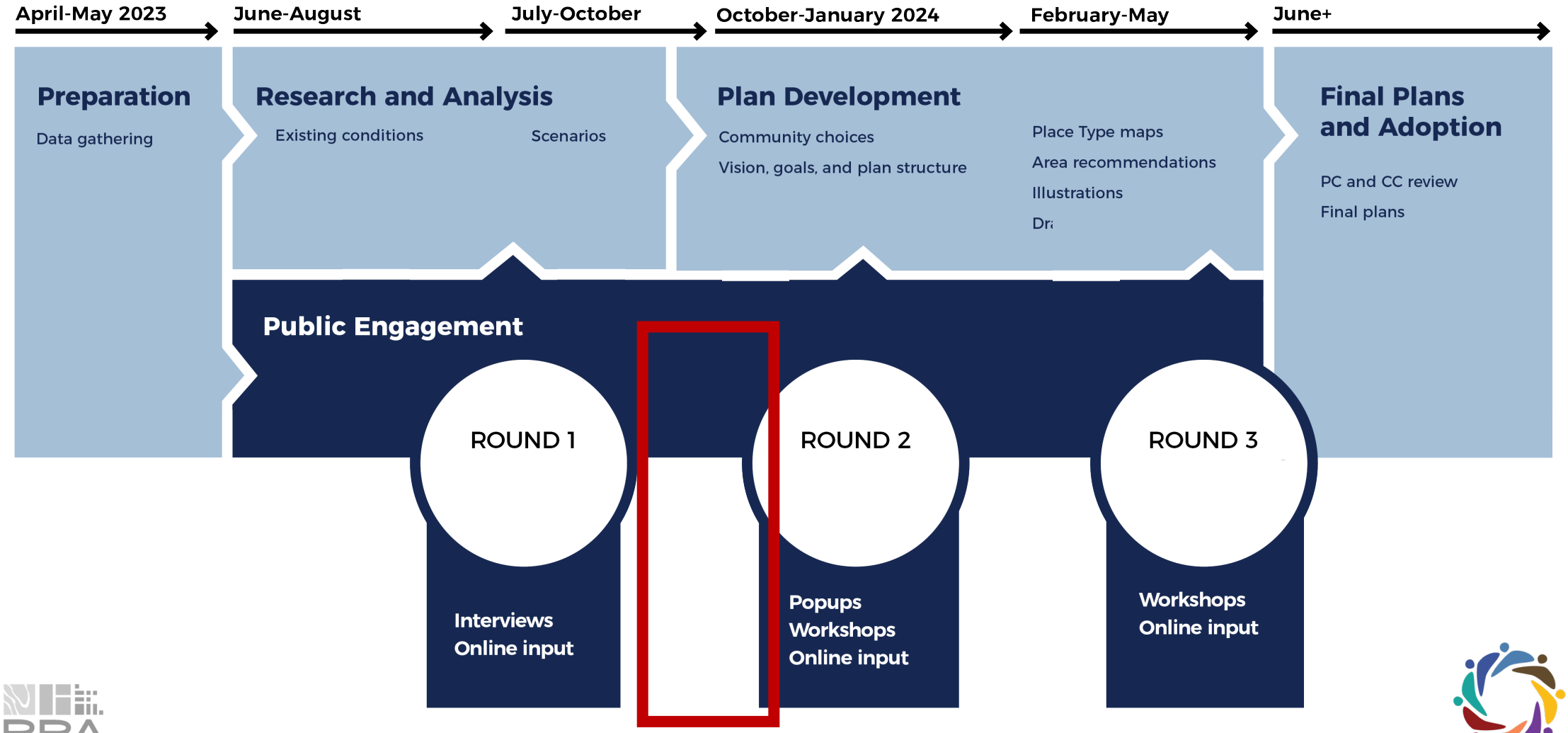
Process


April-May 2023
June-August
July-October
October-January 2024
February-May
June+
Preparation
Data gathering
Research and Analysis
Existing conditions
Scenarios
Plan Development
Community choices
Vision, goals, and plan structure
Place Type maps
Area recommendations
Illustrations
Dr
Final Plans and Adoption
PC and CC review
Final plans
Public Engagement
ROUND 1
Interviews
Online input
ROUND 2
Popups
Workshops
Online input
ROUND 3
Workshops
Online input

This week

NOV 6th
Monday

Time: 5pm to 8pm
Areas: 6, 10 & 11 (Brainerd / Hwy 58 / Tyner / E. Brainerd)
At: Shepherd Community Center
2124 Shepherd Rd,
Chattanooga, TN 37421

NOV 7th
Tuesday

Time: 5pm to 8pm
Areas: 2 & 1 (Hixson / N. Chattanooga)
At: Stuart Heights Baptist Church
1505 Cloverdale Dr,
Chattanooga, TN 37343

NOV 8th
Wednesday

Time: 11am to 2pm
Area: 1 (Downtown / N. Shore)
At: Bessie Smith Hall
200 East M. L. King Blvd,
Chattanooga, TN 37402

NOV 9th
Thursday

Time: 5pm to 8pm
Areas: 3, 4 & 5 (Historic River-to-Ridge / S. Chattanooga / Lookout Valley)
At: South Chattanooga Community Center, 1151 West 40th St,
Chattanooga, TN 37409

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What is scenario planning?

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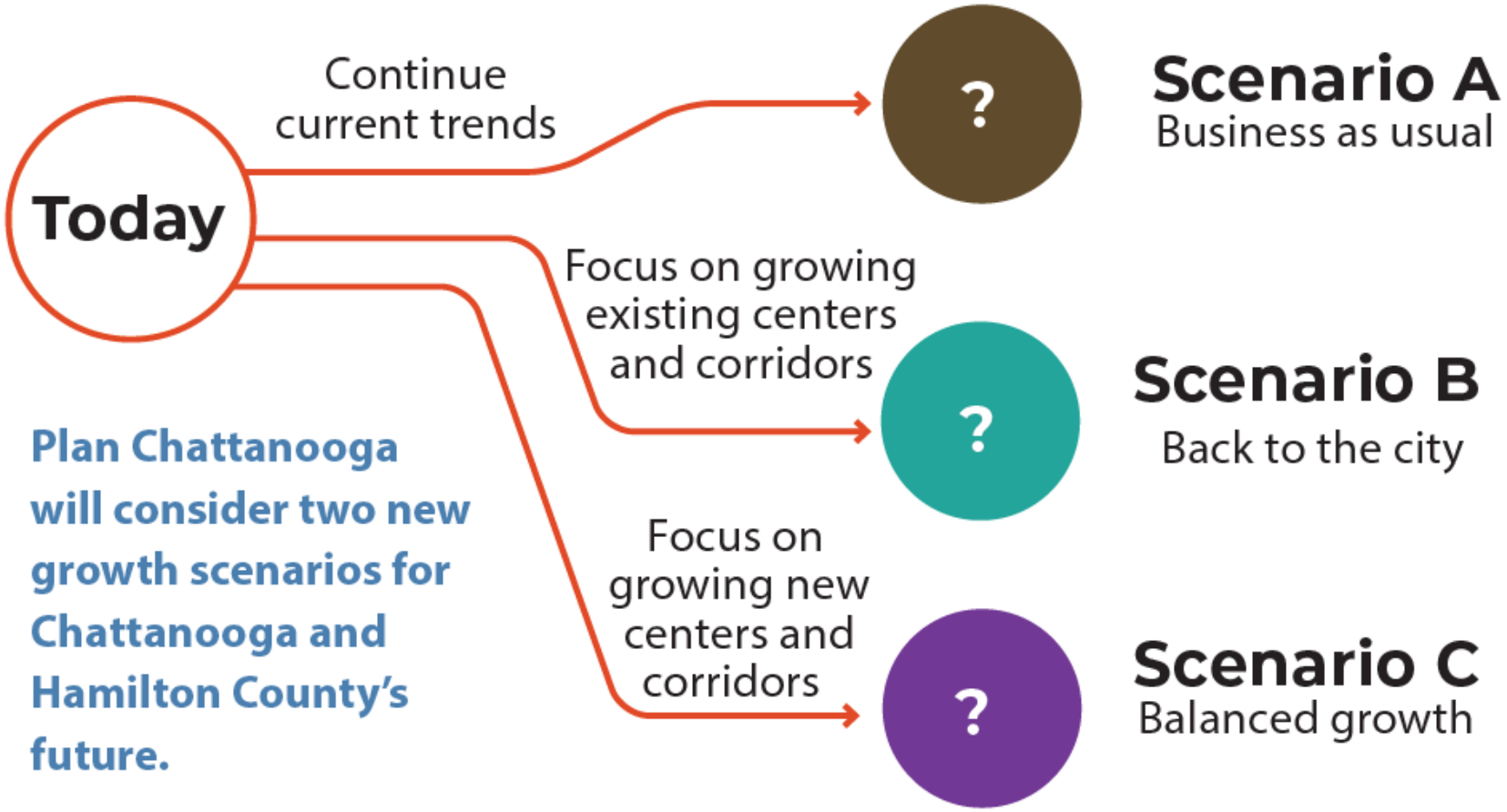
Scenario Planning is about Choices



Plan Chattanooga will consider two new growth scenarios for Chattanooga and Hamilton County's future.

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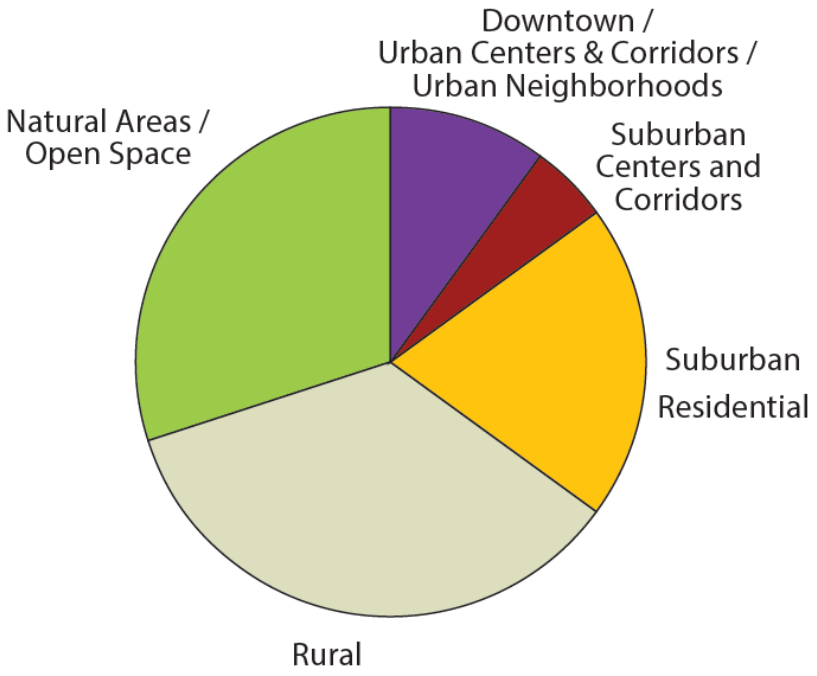
Today

Hamilton County



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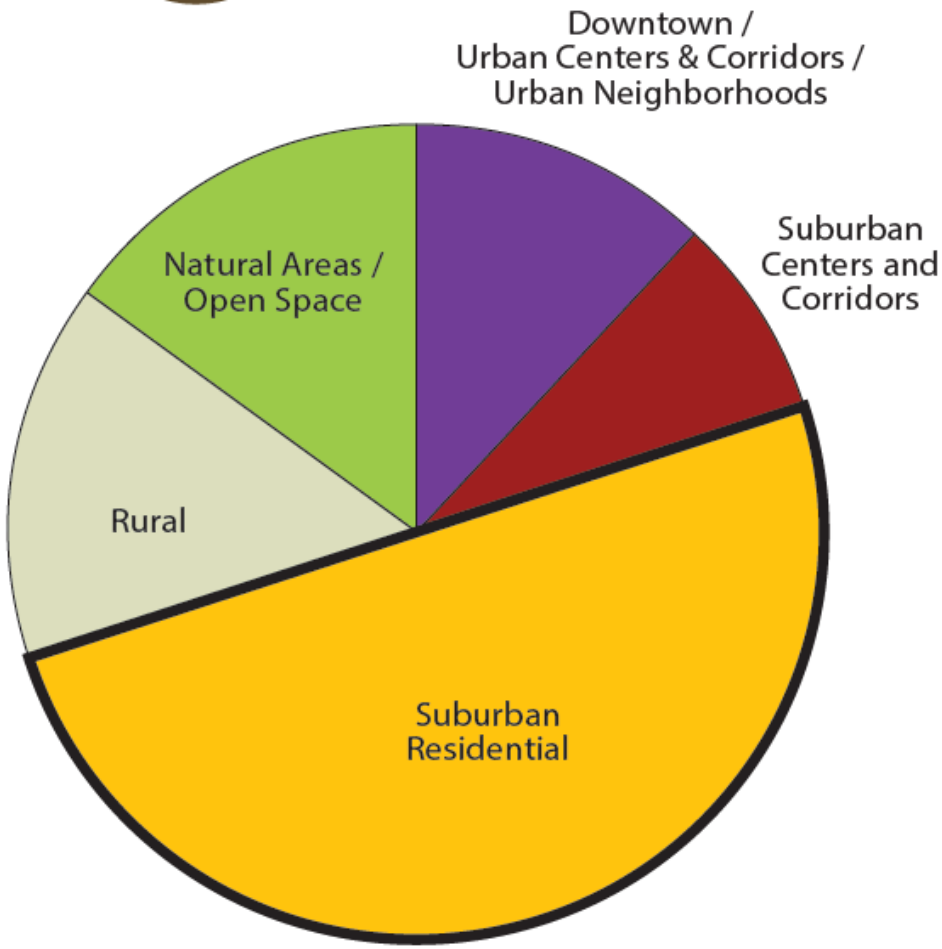
Scenario A

Business as usual



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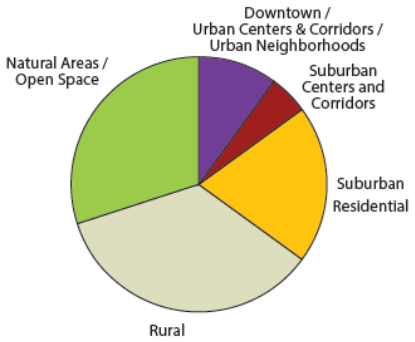

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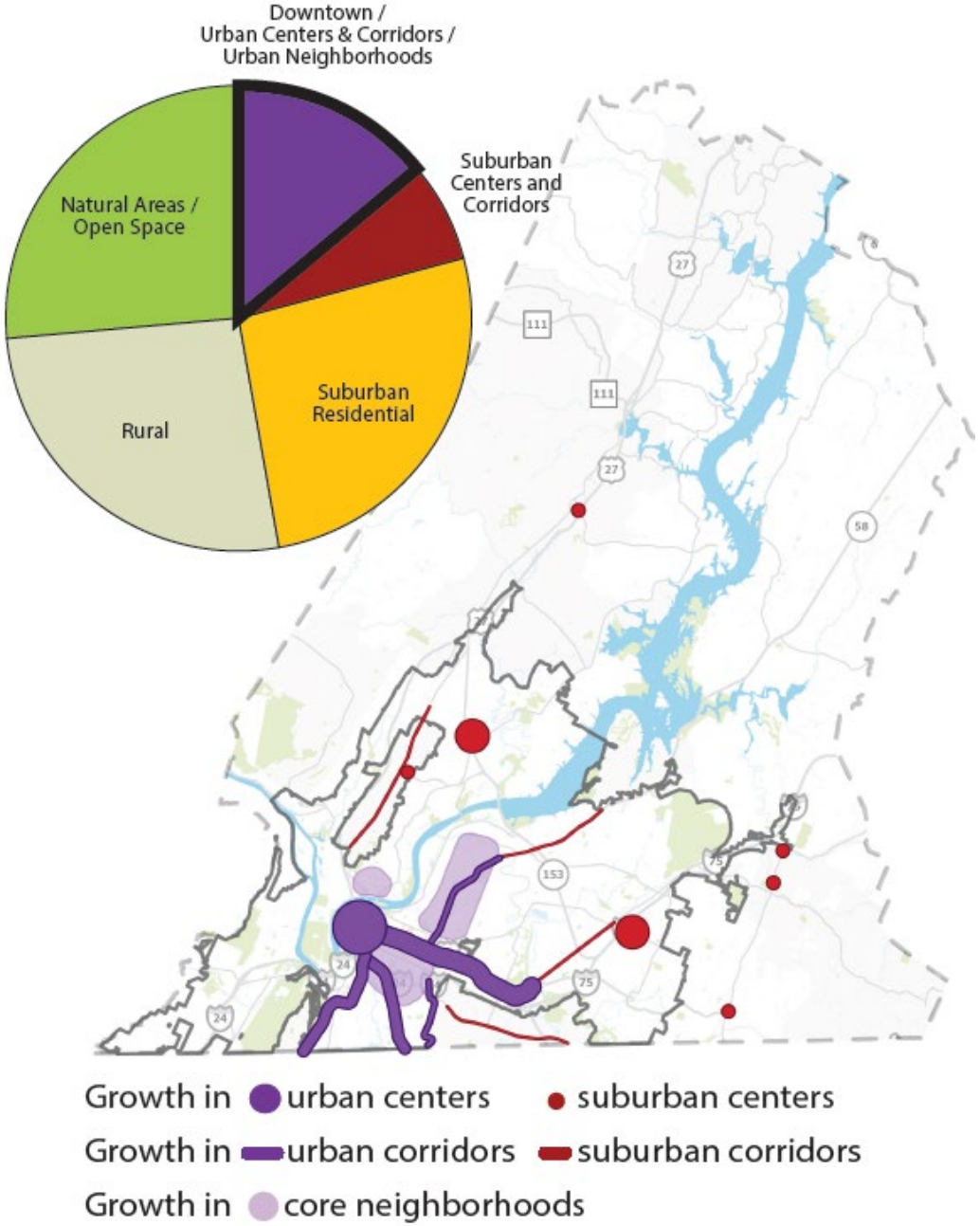
Scenario B

Back to the city



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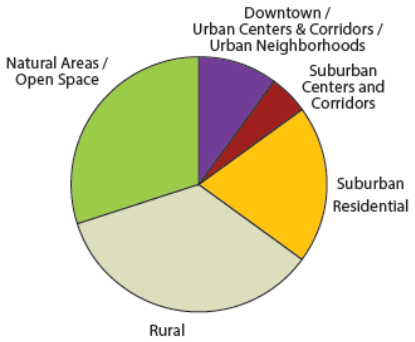

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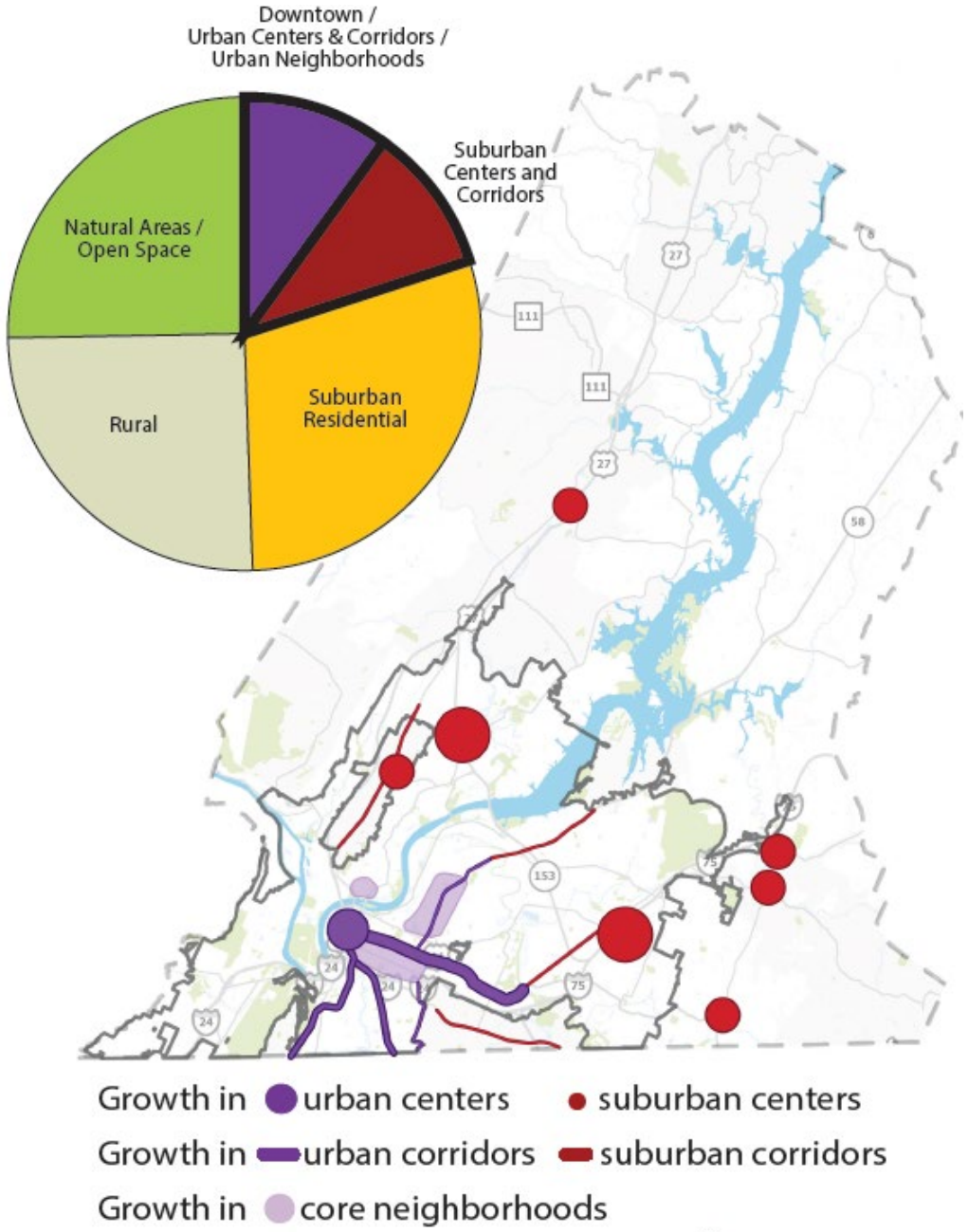
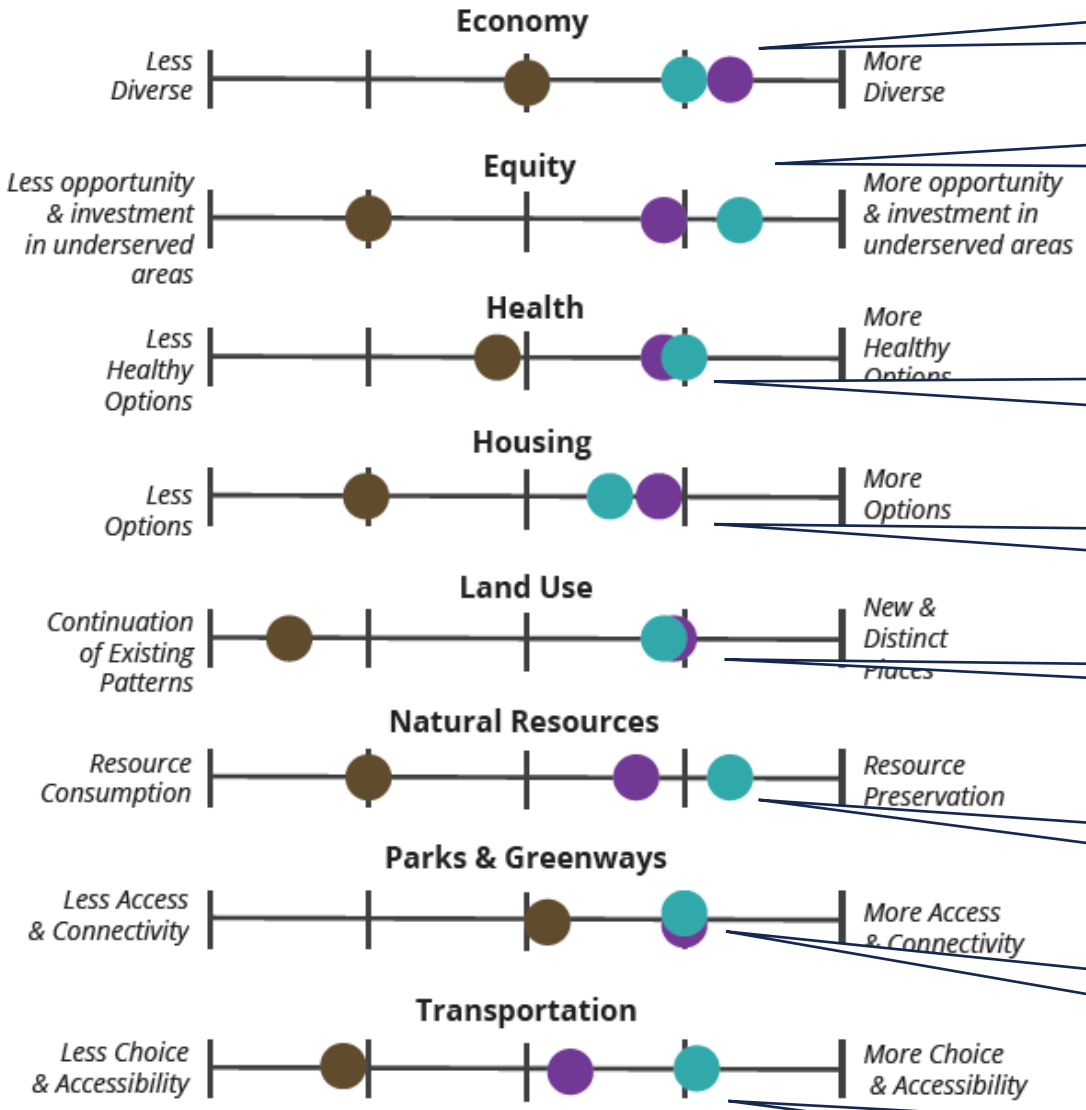
Scenario C
Balanced growth





Redevelopment of obsolete industrial centers creates new opportunities to diversify.

Emphasis on investment in historically underserved and socially vulnerable communities.

Development in walkable places with 15-minute destinations encourages physical activity. Greater access to healthy food options.

New housing options to include multifamily, small lot single family and missing middle/single family attached.

More efficient use of land. New life to old places.

Focus on infill and redevelopment maximizes rural land and natural resource preservation.

More neighborhoods have good access to Chattanooga's extensive park system and growing greenway network.

More new homes within walking distance to high-frequency transit corridors. More new neighborhoods are located within a short walk or bike ride to daily needs and activities.

What we heard in Round 1

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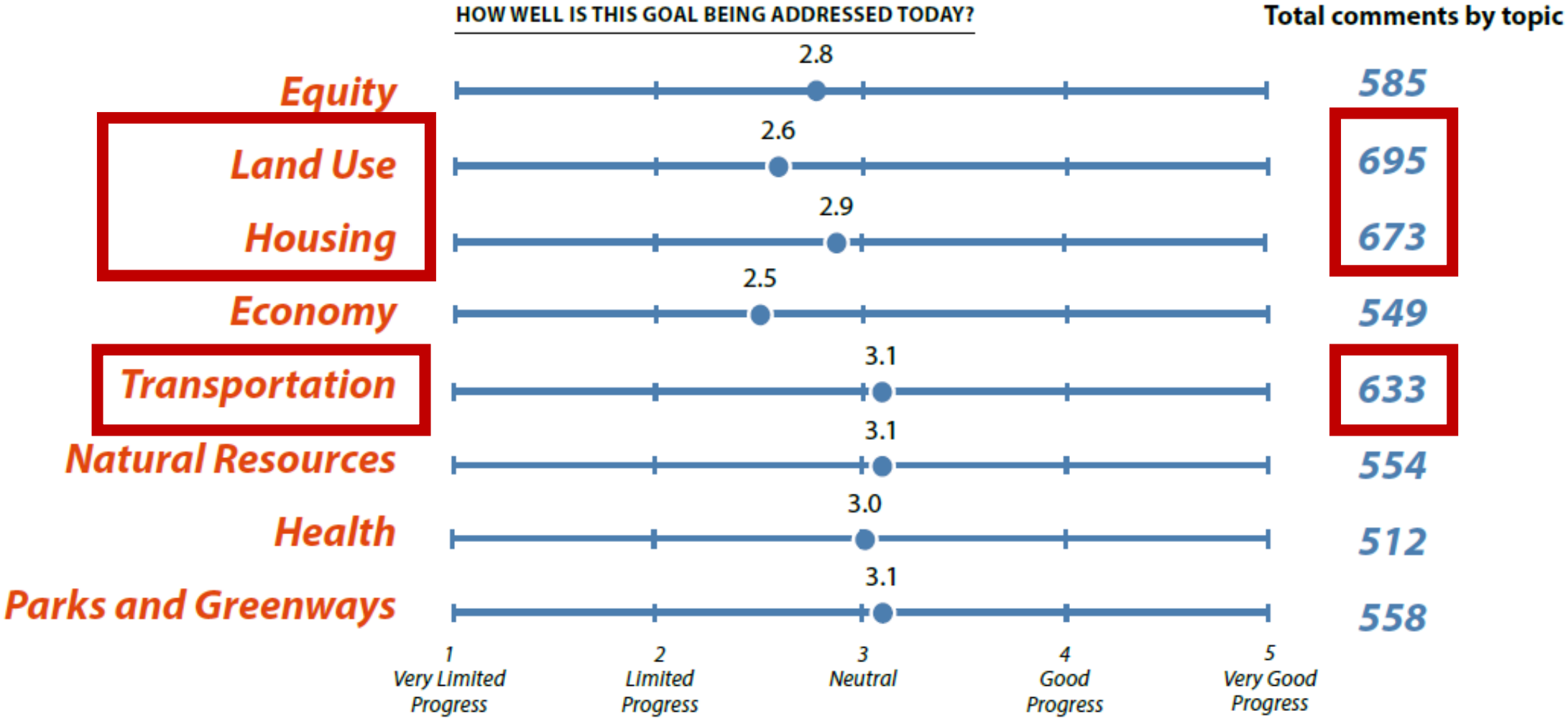
The following are the average citywide ratings of each goal. Ratings varied widely across the city. The average ratings came close to neutral, but most participants selected either limited progress or good progress.



The survey was organized into two parts

Part 1: Goals, Priorities, and Ideas

- What area of the city are you most interested in?
- Rating the goals: How well are these being addressed today (in your area)?
- Ranking the goals: Which three goal topics are priorities for improving your area of the city in the future?

Part 2: Mapping Opportunities

- Identify places in Chattanooga that have opportunities to address the goals. Use the map and indicate the type of opportunity (strong or weak), the name of the location (address, business, intersection, etc.), and a description of the opportunity.

Participation at a glance

1,218

Total survey participants

Each participant provided ratings and comments for the eight draft goals.

4,759

Total written comments

Considers comments on each goal separately. Many participants provided detailed comments on some goals.

1,953

Locations marked on the map

Themes from the 695 comments related to the goal for Land Use include:

Development Quality and Pace

- Concerns about the rapid rate of new subdivisions and other developments, and their aesthetics, quality, and density
- Frustration with current practices, perceived lack of adherence to planning/zoning, and concerns about specific developers

Development and Infrastructure Maintenance

- Comments about the presence of derelict or underutilized buildings that could be repurposed or revitalized
- Comments on lack of basic maintenance, such as sidewalk repairs and cleanliness of the neighborhoods

Balance of Development

- Mention of the need for a balanced mix of local businesses and chain stores/restaurants, as well as a desire for more accessible shopping and dining options
- Desire for development/investment in other areas of the city that have been neglected

Walkability and Safety

- Concerns about perceptions of safety as a barrier to walkability (from traffic and homelessness)
- Lack of pedestrian infrastructure in various neighborhoods

Environment and Green Spaces

- Concerns about environmental degradation due to development, calls for additional parks and recreational areas, and observations of negative impacts on wildlife and natural spaces

THEMES THAT ALSO RELATE TO OTHER GOALS

- **Equity, economy, and housing:** Comments indicating a divide in economic opportunities and housing options (affordability). Concern about developments focusing more on certain communities while seemingly neglecting others
- **Transportation:** Criticisms of public transportation availability, functionality, and coverage, along with calls for improved, diverse, and expanded transit options

Themes from the 673 comments related to the goal for Housing include:

Affordability and Diversity of Housing

- Praise for the city's existing affordable and diverse housing options.
- Concern that there is not enough housing or housing in the right types to match demand (apartments, condos, single family houses); This applies to many areas but East Brainerd was mentioned many times
- Concern about socio-economic segregation across the city

Concerns about Development Pressure

- Concern about the pace of building, overbuilding, maintaining a balance of housing types
- Desire to preserve green spaces amidst development

Location of Development and Zoning Issues

- Diverse opinion about the ideal location for affordable housing. Some advocate for more centralized approach with affordable housing near services, transit, and jobs, while others advocate for a decentralized (anywhere and everywhere approach) including suburban areas.
- Concerns about short-term rentals and their impact on neighborhood integrity and housing affordability

Quality and Safety

- Concern that some types of development may adversely impact neighborhood safety (apartments/density)
- Concern about unsafe conditions at some rental property are not being addressed
- Comments about homeless populations, both concerns and praise for the city's efforts to address these vulnerable populations

Neighborhood and Historic Preservation

- Concerns about historic preservation (St. Elmo) and a desire to maintain existing character amid new development
- Concern with how new housing fits in with existing neighborhoods

Themes from the 633 comments related to the goal for Transportation include:

Inadequate Public Transportation

- Several areas, particularly outlying ones like East Brainerd, Hixson, and Lookout Valley lack robust public transportation, with infrequent or non-existent service
- Residents observe buses being unused or under-utilized; there is room for improvement and expansion of CARTA bus services

Road Conditions and Traffic Management

- Complaints about poor road conditions and maintenance in various areas, including neighborhood roads and secondary streets.
- Complaints about congestion, particularly in downtown areas; concerns that giving up space to cyclists (bike lanes) makes traffic worse and parking difficult

Infrastructure Limitations

- Concerns suggesting development is sometimes prioritized without ensuring adequate infrastructure to support it
- Acknowledgment that Chattanooga's topography and historical development is a limitation to some street design improvements

Accessibility for Biking and Walking

- Biking is perceived as unsafe due to inattentive or disrespectful drivers and insufficient or disjointed bike lanes or other bike facilities;
- Street design practices have not been effective in making many places more walkable, and in some places encourage bad driving behavior
- Inconsistent access to sidewalks, and issues with pedestrian rights-of-ways and crosswalks are noted (examples being signs and utilities obstructing sidewalks)

Equity and Accessibility Across Neighborhoods and Communities

- The need for more public transport options in specific areas, like East Brainerd and Red Bank, and a call for routes that serve essential and service workers are stated.
- People observe that disadvantaged communities have limited access to pedestrian and bike lanes even though they need it most
- There is a lack of awareness about transit services that exist

Sharing your insight

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What we are doing

All activities can also be done online: PlanChattanooga.org

Background

Choices Survey

- *Survey related to your part of Chattanooga*

Mapping Preserve, Grow, Change

- *Specific maps for three of the planning areas – mark places to preserve, grow, or change with a sticker dot and us a comment card to tell us why*

Scenarios

- *Rate the alternative scenarios with a sticker then use the post-its to tell us what you like and what concerns you about them.*

Housing

Commercial Centers and Corridors

Parks, Natural Resources

Transportation

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Thank you

Continue to provide input at:
PlanChattanooga.org

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