SUMMARY OF ROUND ONE INPUT

February 26, 2024

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

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SUMMARY OF ROUND ONE INPUT

OVERVIEW

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This round of public input consisted of a survey that allowed for input on multiple topics and specific locations in the city. The survey was hosted at PlanChattanooga.org and was available in print and in multiple languages. Input was collected between August 1 and September 25, 2023.

Purpose

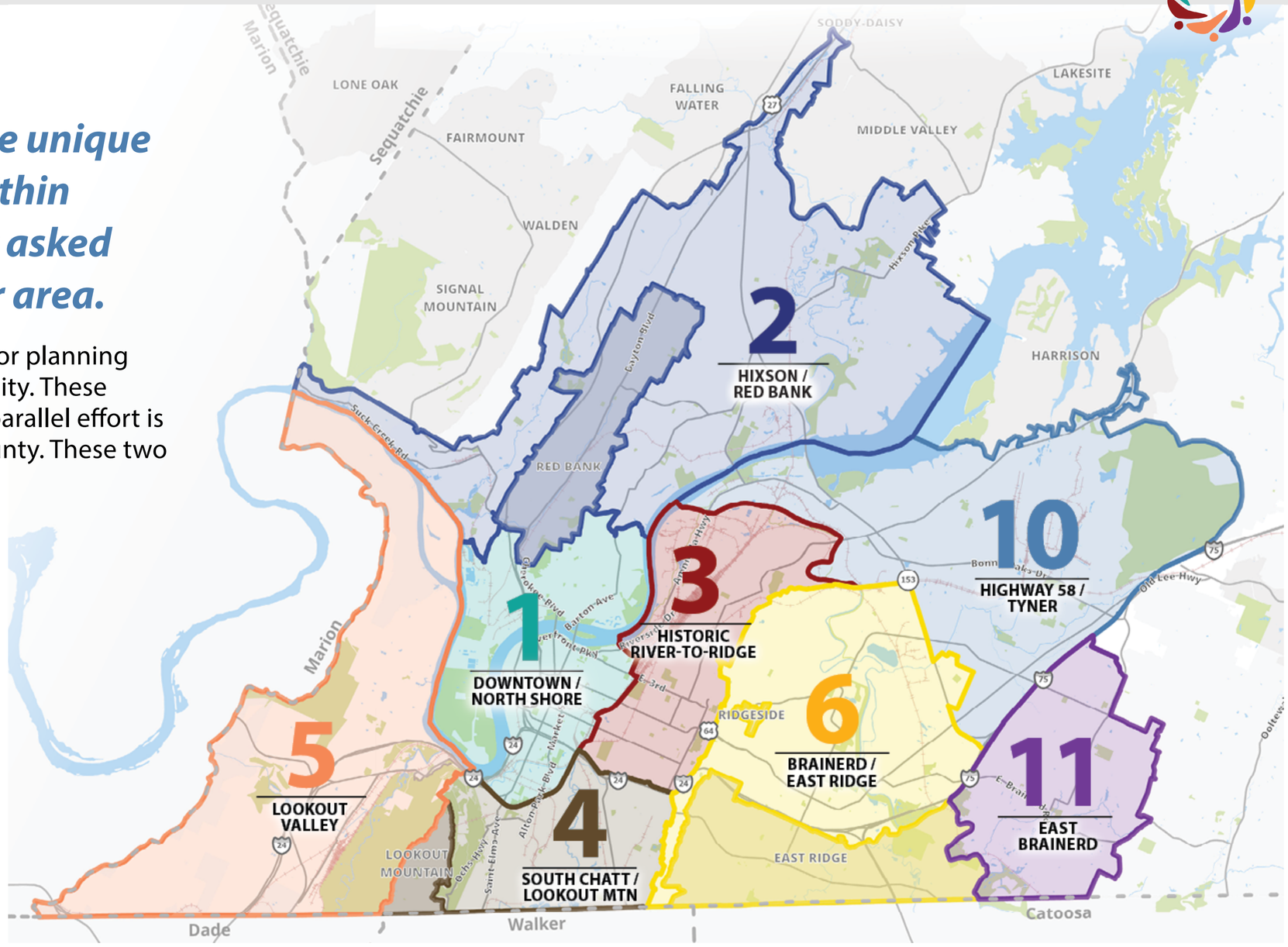
1. **Raise awareness about Plan Chattanooga**
2. **Obtain feedback about citywide progress on goals distilled from recent planning**
3. **Obtain input on priorities related to these goals within each area of the city**
4. **Obtain input on specific locations in the city where these goals can be addressed**

Plan Chattanooga will include recommendations tailored to the unique conditions and opportunities within each area of the city. The survey asked participants to think about their area.

Hamilton County has been divided into 13 areas for planning purposes and eight of these areas are within the city. These eight areas are the focus of Plan Chattanooga. A parallel effort is underway for the unincorporated areas of the county. These two efforts are being closely coordinated.

- **Area 1 Downtown / North Chattanooga**
- **Area 2 Hixson / Red Bank**
- **Area 3 Historic River-to-Ridge ***
- **Area 4 South Chattanooga / Lookout Mtn.**
- **Area 5 Lookout Valley**
- **Area 6 Brainerd / East Ridge**
- **Area 10 Hwy 58 / Tyner**
- **Area 11 East Brainerd ***

** areas with recent plans to be incorporated*



Plan Chattanooga will address many interrelated topics citywide and include specific actions to make all areas more prosperous and livable as the city grows. The topics included in the survey were:

- Equity
- Land use, design, and development
- Housing
- Economy
- Transportation
- Natural Resources
- Health
- Parks and Greenways

DRAFT GOALS

Each topic has a draft statement that captures what the community has previously said is important. These statements are provided to acknowledge the vast amount of planning work the city has undertaken in recent years. They are derived from plans such as One Chattanooga, the countywide Comprehensive plan, the Parks and Outdoors Plan, and other area plans. They will be refined through the Plan Chattanooga process based on community input.

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

Communication and outreach efforts included

The Regional Planning Agency used the following methods raise awareness of the public meetings and to advertise the survey.

- Regular email notices to almost 4,000 contacts
- RPA website
- Plan Chattanooga website
- RPA Facebook page
- 100 Registered Neighborhood Associations
- Partner agency email lists
- Postcards and flyers at numerous community events

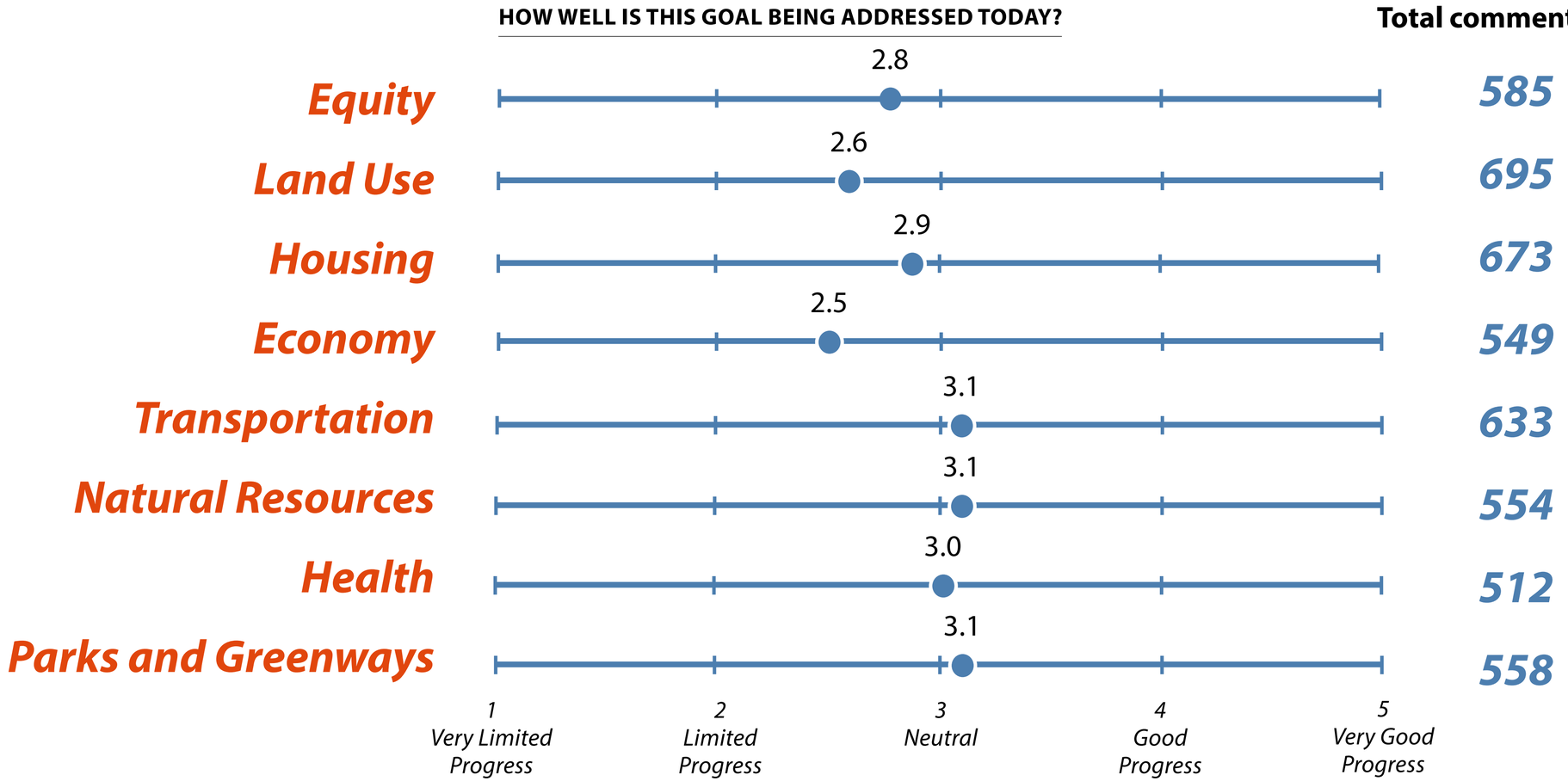
SUMMARY OF ROUND ONE INPUT

WHAT WE LEARNED: RESULTS BY GOAL

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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.



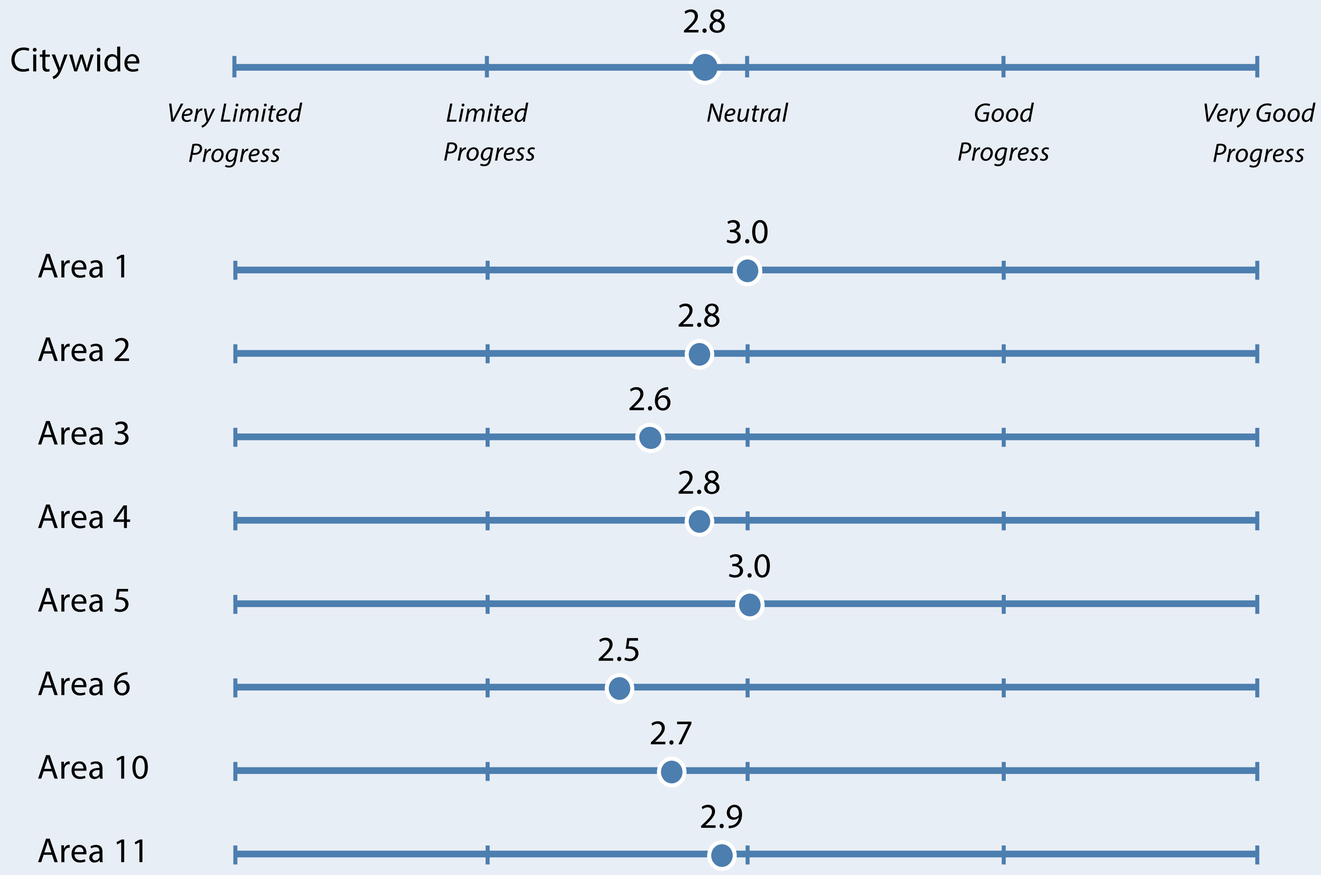
Equity

My Chattanooga is a place where everyone thrives and is a city that makes strides to ensure that those who have been excluded in the past are succeeding in the future, and have meaningful participation in decisions that impact them.

Participants evaluated the goal statements that Chattanoogans previously expressed as important. These statements are aspirations from the city's recent plans including One Chattanooga, countywide Comprehensive Plan, Parks and Outdoors Plan, and other area plans.

EQUITY

How well is this goal being addressed today?



Themes from the 585 comments related to the goal for Equity include:

Geographical Disparities in Development

- Sentiment that equity and development efforts are concentrated in the downtown and affluent areas, leaving outlying and historically neglected neighborhoods without noticeable progress
- Perception of uneven development and resources allocation based on geographic location

Housing Affordability and Gentrification

- Concern over increased rent, lack of affordable and low-income housing, gentrification, and displacement
- Concern about the building of expensive homes and condos, and short-term rentals contributing to displacement and heightened homelessness

Representation and Participation

- Concern of lack of diverse representation in positions of power and decision-making roles. Participants feel that the majority of the businesses and authoritative positions are held by white males
- There is a desire for more meaningful opportunities for historically excluded groups to participate in decisions impacting them

Access to services

- **Schools:** Several comments highlight the disparities and issues within the local education system. They note perceived inequity between magnet/charter schools and other public schools
- **Transportation:** Concern about the availability and quality of public services, such as public transit, with specific mention of limited sidewalk availability and inadequate bus stops. Residents noted issues with safe and practical mobility for non-drivers and those with disabilities
- **Health:** The availability and quality of services for vulnerable populations (homeless, mentally ill, elderly, etc.) were also a point of concern

Positive but Slow Change

- Despite concerns, some respondents acknowledge attempts by the city to include more diverse input and see action being taken towards equity. They commend the new programs, businesses opened by various ethnic groups, and efforts for affordable housing and reduction in homelessness. However, they believe that the progress is slow, and there is still a lot to be done
- A notable number of comments question the motivation behind the goal for equity, either because they believe it is a non-issue or they do not see the role of city government in the issue

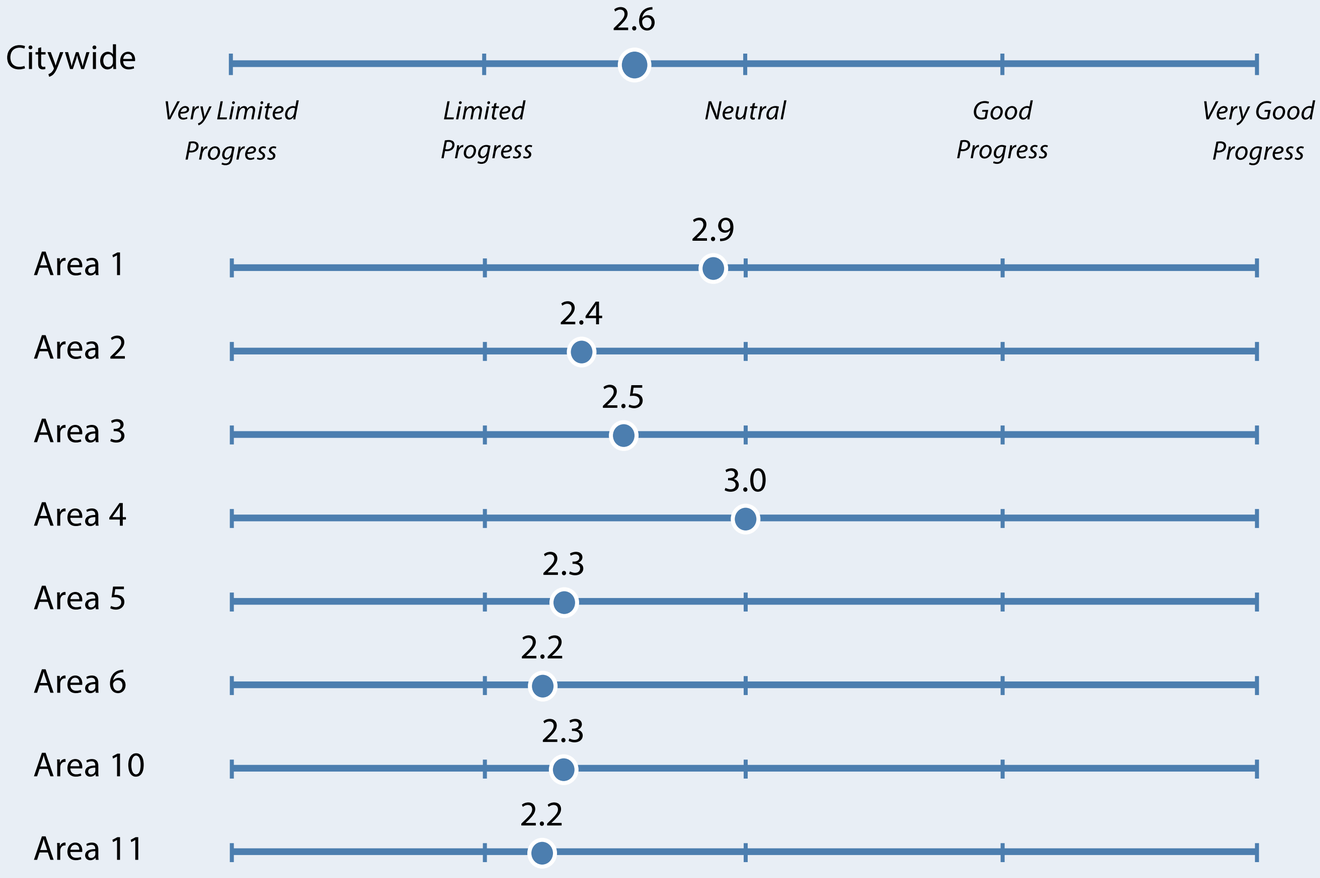
Land Use

My Chattanooga is a city of vibrant, walkable districts, and neighborhoods where land use policies direct development in ways that respect the natural environment, maximize transportation investments to the fullest, and create and sustain great places where Chattanoogans thrive.

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LAND USE

How well is this goal being addressed today?



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

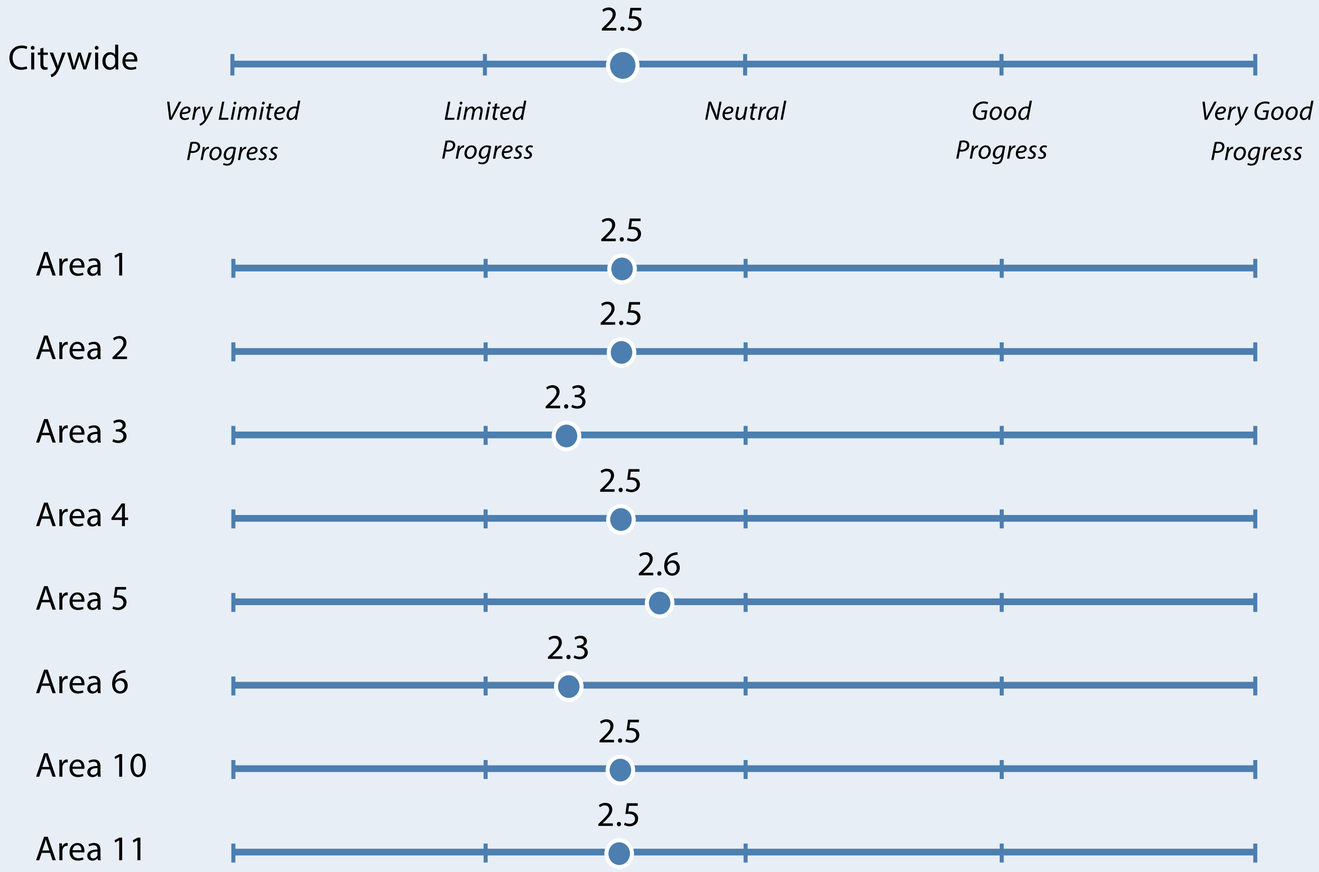
Housing

My Chattanooga is made up of diverse neighborhoods that have safe, high quality housing that fits every Chattanoogan's taste, needs, and is affordable to them.

Participants evaluated the draft goal statements that Chattanoogans previously expressed as important. These statements are aspirations from the city's recent plans including One Chattanooga, countywide Comprehensive Plan, Parks and Outdoors Plan, and other area plans.

HOUSING

How well is this goal being addressed today?



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

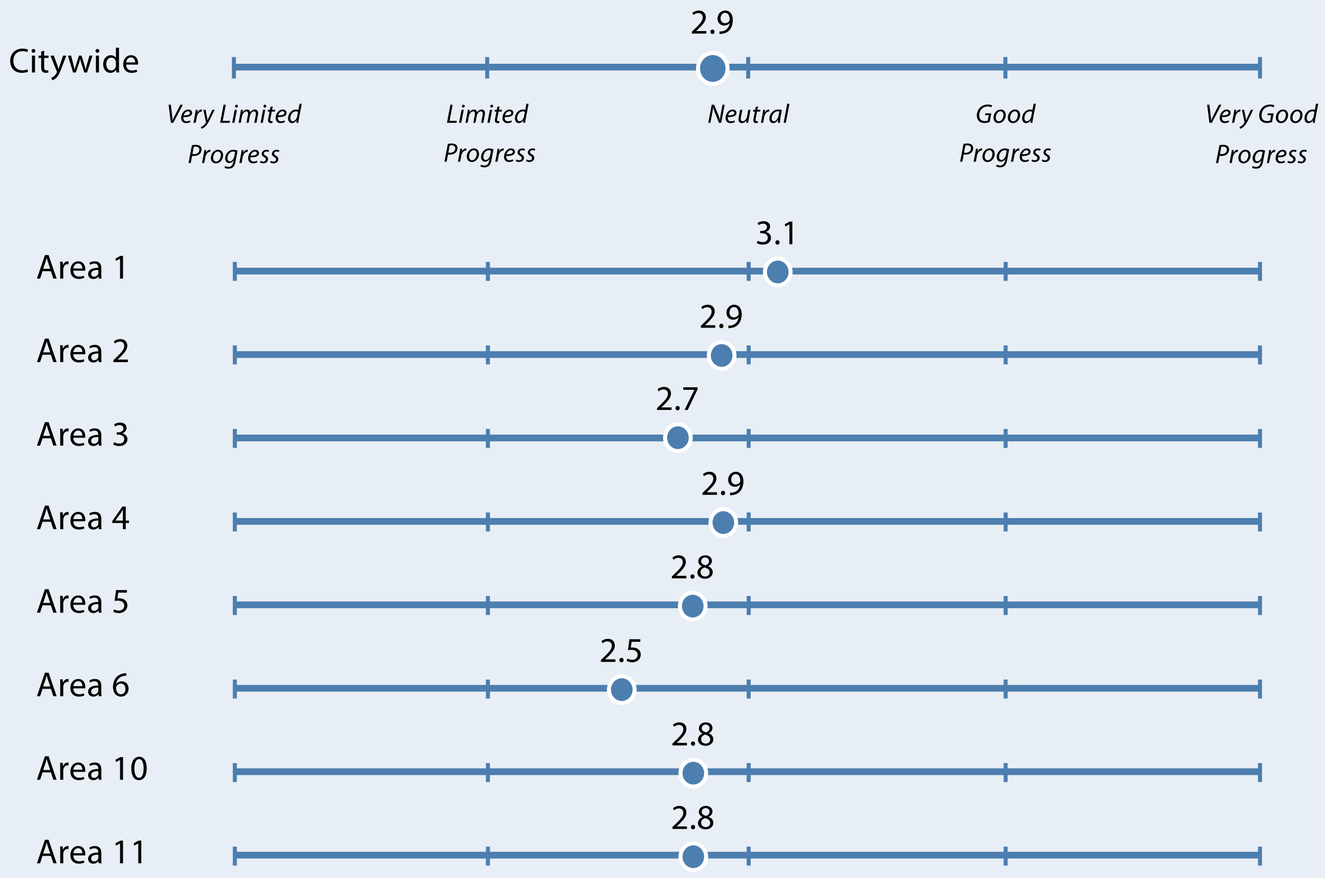
Economy

My Chattanooga has a vital, creative economy that provides opportunities and builds wealth for all Chattanoogans, especially those that have been historically excluded from economic prosperity.

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ECONOMY

How well is this goal being addressed today?



Themes from the 549 comments related to the goal for Economy include:

Economic Inequality

- Perception of economic development benefiting primarily the wealthy and well-connected
- Observations of a significant wage gap and economic disparities among different populations; concerns that economic opportunities and wealth-building are not widely accessible
- Criticism from some small businesses about fees, regulations, crime, and perceived lack of support from the city

Education and Workforce Development

- Observations regarding the state of public education and its alignment with economic opportunities; concern that students are not prepared
- Both appreciation and criticism regarding efforts to prepare young people and adults for the job market

Government and Leadership Role

- Differing views on local government efficacy and its role in economic development; critiques on leadership and policies
- Frustrations around direction in economic strategies

Infrastructure as it Relates to the Economy

- Concern that inadequate infrastructure maintenance contributes to negative perceptions and holds back economic development
- An increase in commercial development not necessarily leading to appealing or safe neighborhoods
- Lack of foresight in using infrastructure investment to encourage economic development

Accessibility, Availability, and Affordability

- Varied opinions on the availability and quality of jobs and opportunities and the ability of some populations to get to these jobs
- Mention of areas (Brainerd Road and along 153 in Hixson are two examples) or populations where economic development is visibly lacking or insufficient
- A concern about affordability and the rising cost of living, and wages not keeping pace with change

Transportation

My Chattanooga has robust transportation options that provide every person with access to job and educational opportunities, daily needs, quality housing, nature, and parks within 15 minutes.

Participants evaluated the draft goal statements that Chattanoogans previously expressed as important. These statements are aspirations from the city's recent plans including One Chattanooga, countywide Comprehensive Plan, Parks and Outdoors Plan, and other area plans.

TRANSPORTATION

How well is this goal being addressed today?



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

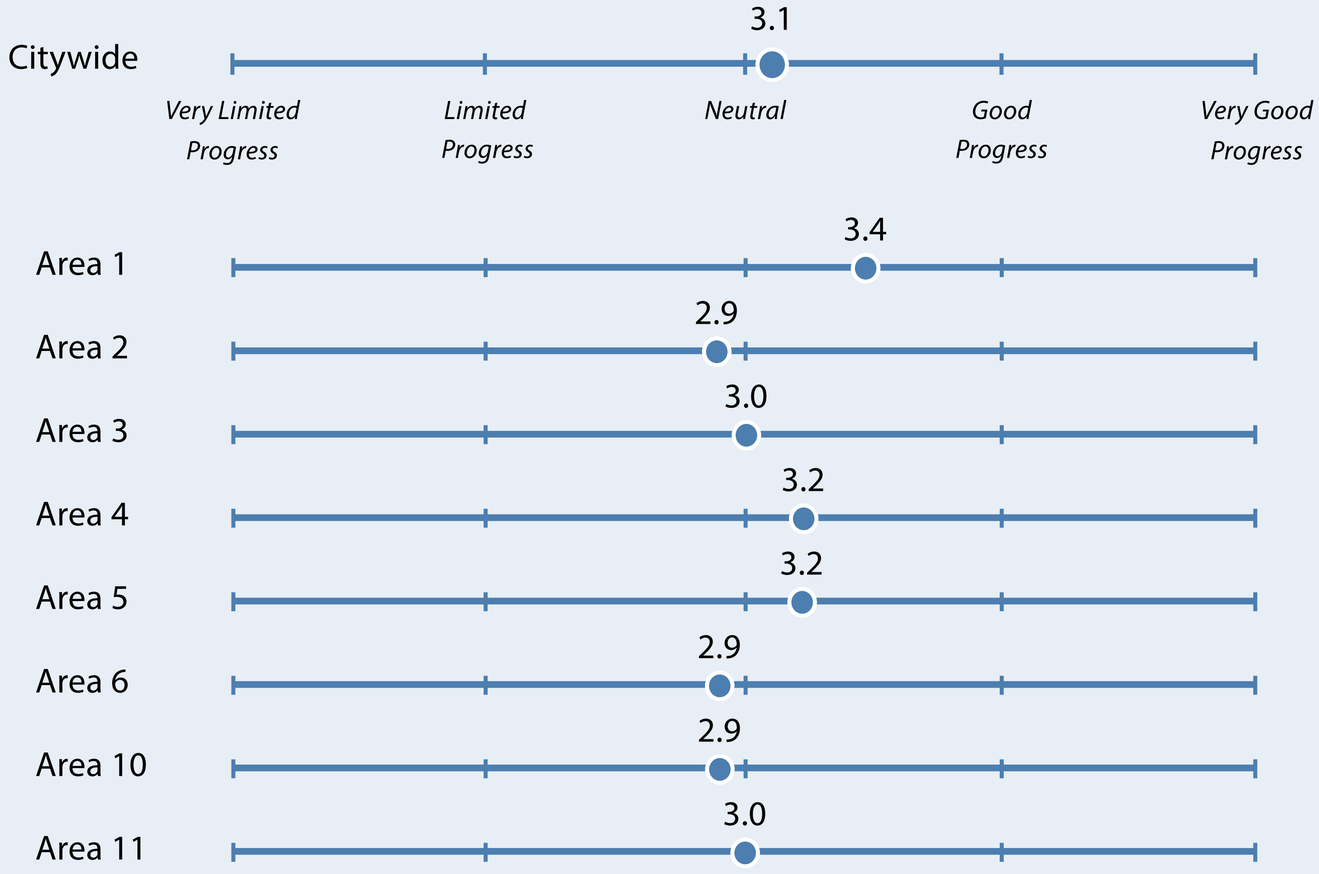
Natural Resources

My Chattanooga honors and protects the city's unique natural environment and cultural landscapes, and ensures every community member has access to nature in their neighborhood.

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NATURAL RESOURCES

How well is this goal being addressed today?



Themes from the 554 comments related to the goal for Natural Resources include:

Conservation Versus Development

- Concern over the loss of natural resources due to development, especially on green spaces and old growth trees; concerns about clear-cutting, dense building, and non-native plantings
- Perception that development prioritizes profit over preservation
- Desire for greenbelts, buffer zones, and other natural resource protection ordinances to protect wildlife, pollinators, and residents
- Ongoing tension between preserving historical sites and resources and allowing development (Specifics include the demolition of historic Patten Parkway and developments on Signal Mountain)

Governance and Public Involvement

- Perceived influence of developers over City Council and decision-making processes
- Some positive feedback about the Parks Department, but also desires for more transparency and information on projects and decisions (relocation of war memorials)
- Calls for more public education on environmental conservation and for local government to proactively involve citizens in decision-making processes related to natural resources

Safety and Usability of Natural Areas

- Issues related to safety, including homeless camps in green areas.
- Signage and infrastructure (like walkways) in existing natural spaces, such as the RiverWalk, require improvements
- Concerns about maintenance issues and invasive plants

Water Quality and River Management

- Dissatisfaction with the perceived lack of effort or impact in cleaning and preserving waterways
- Concerns about the water quality of the Tennessee River and its impact on recreation and wildlife; notable tension between enjoying riverfront areas and concerns about water contamination

Inequality in Access to and Distribution of Green Spaces

- Disparity in the availability of accessible parks and green spaces across different neighborhoods; areas like Brainerd and Hixson cited as lacking adequate or any green spaces, while others are well-served;
- There is a lack of connectivity between greenspaces

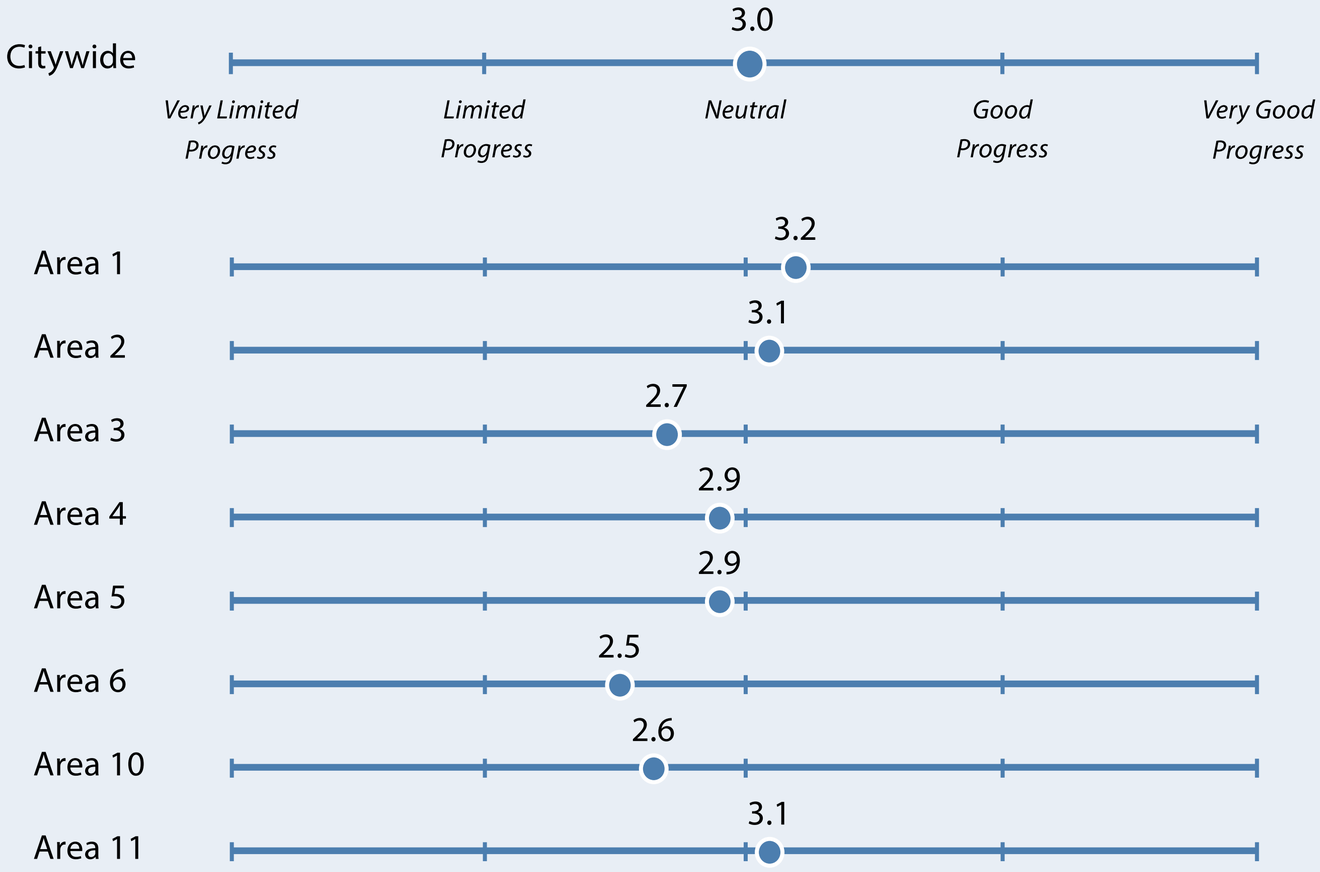
Health

My Chattanooga is a community where everyone has access to health care facilities, healthy food options, and clean air and water.

Participants evaluated the draft goal statements that Chattanoogans previously expressed as important. These statements are aspirations from the city's recent plans including One Chattanooga, countywide Comprehensive Plan, Parks and Outdoors Plan, and other area plans.

HEALTH

How well is this goal being addressed today?



Themes from the 512 comments related to the goal for Health include:

Accessibility and Availability of Healthy Food Options

- Varied opinions on accessibility to healthy, affordable food across different neighborhoods; presence of food deserts in some areas, while others have diverse choices; in some cases affordability of healthy food is a barrier
- Desire for more varied grocery store options beyond big-box retailers
- Interest in programs related to nutrition education and community gardening; observations that some dietary preferences are cultural

Quality and Accessibility of Healthcare Services

- Mixed reviews on the quality of healthcare facilities; experiences with hospitals and urgent care facilities vary widely in different areas
- Concerns regarding the accessibility and affordability of healthcare for all, particularly for small business owners and middle-income citizens
- Perceptions of inequality and insufficient health resources in certain communities

Environmental Health and Pollution

- General acknowledgment of clean air and water, but some specific concerns about air quality (air quality has been getting worse)
- Discussions about water quality and concerns about sewer system overflows

Economic Influences on Health

- Struggles of small businesses to provide health insurance to employees
- Socioeconomic disparities highlighted through varying access to healthcare and healthy living resources
- Links between poverty, job availability, and health outcomes were noted

Community Infrastructure and Public Spaces

- Acknowledgment of the relationship between the physical environment and health; responses about walkability, public spaces, tree cover, access to nature
- Concerns that inadequate or poorly maintained infrastructure like sidewalks, pedestrian paths, limits their use and health benefit

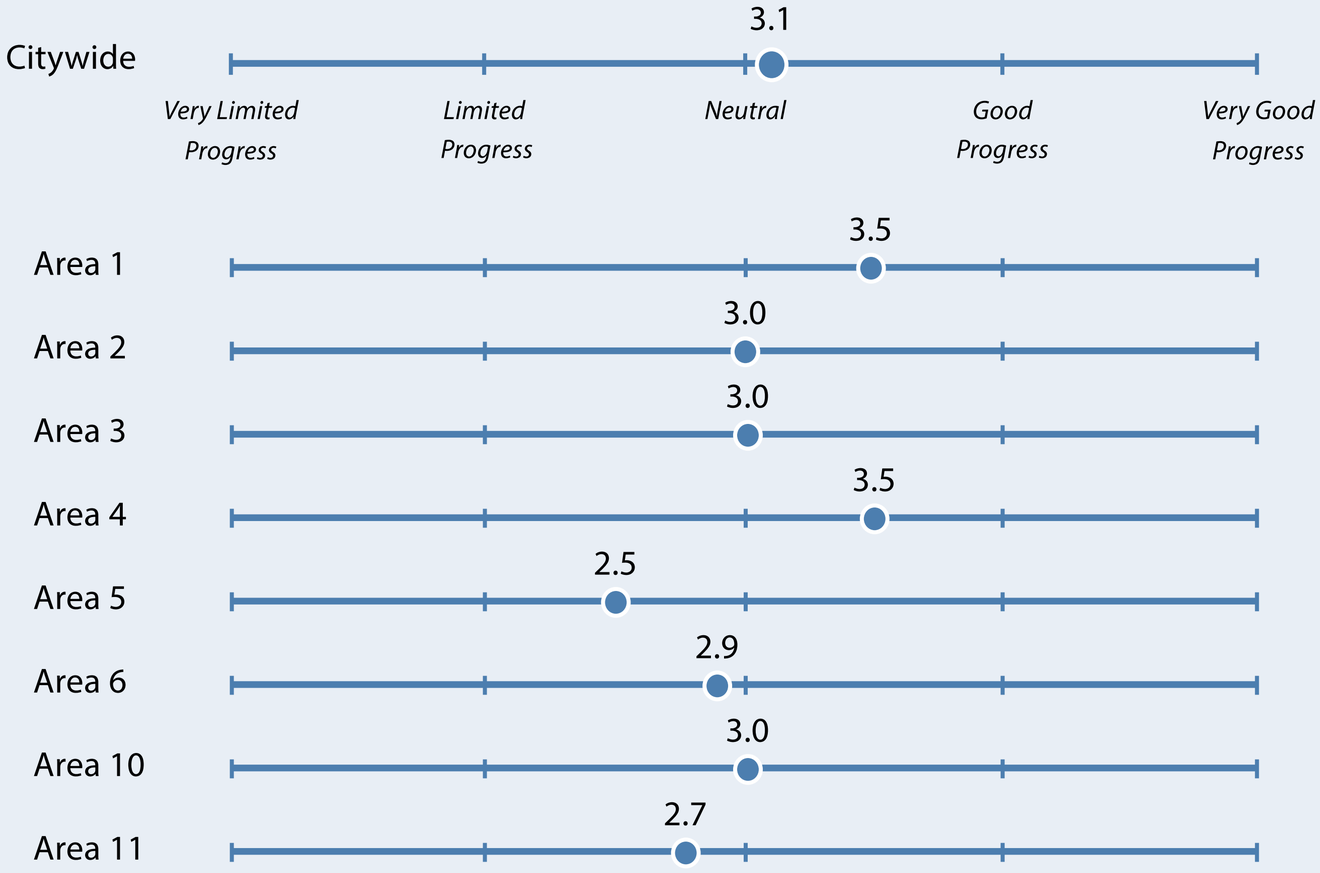
Parks and Greenways

My Chattanooga is a city in a park, where natural areas, greenways and community parks are the key building blocks and connectors of our neighborhoods.

Participants evaluated the draft goal statements that Chattanoogans previously expressed as important. These statements are aspirations from the city's recent plans including One Chattanooga, countywide Comprehensive Plan, Parks and Outdoors Plan, and other area plans.

PARKS AND GREENWAYS

How well is this goal being addressed today?



Themes from the 558 comments related to the goal for Parks and Greenways include:

More Parks, Green Spaces and Features

- Multiple comments appreciated the existing greenways and parks but underscored the need for more, particularly in areas experiencing new housing development
- Concerns about loss of natural habitats due to development and a desire to curb development or preserve more land
- Desires for particular features, like native plant infrastructure, wildlife-friendly elements, and more parking at parks and greenways

Safety, Security, and Maintenance

- Incidents of violence at the greenway in Hixson and safety concerns in downtown parks were noted
- Issues regarding the materials used for park pathways and infrastructure, such as treated lumber being slippery and potentially dangerous
- Specific issues, such as trash, graffiti, and dog waste, are noticeable and detracting from the park experience
- Concerns about the current state of existing parks and pathways, indicating a need for regular maintenance and upgrades

Parks Should Serve Everyone

- Observations that the benefits of parks and greenways are not equally distributed throughout the city; Some areas have not benefited from park investments
- Comments about retirees being able to enjoy parks hints at a need to ensure that parks and greenways serve all demographics effectively

Accessibility and Connectivity

- Desire for more for safe walking and cycling routes to connect different parts of the city
- Desire to enhance connectivity to parks and greenways when developing new neighborhoods
- Some neighborhoods, particularly around Brainerd Rd and Interstate 24, feel cut off and isolated

SUMMARY OF ROUND ONE INPUT

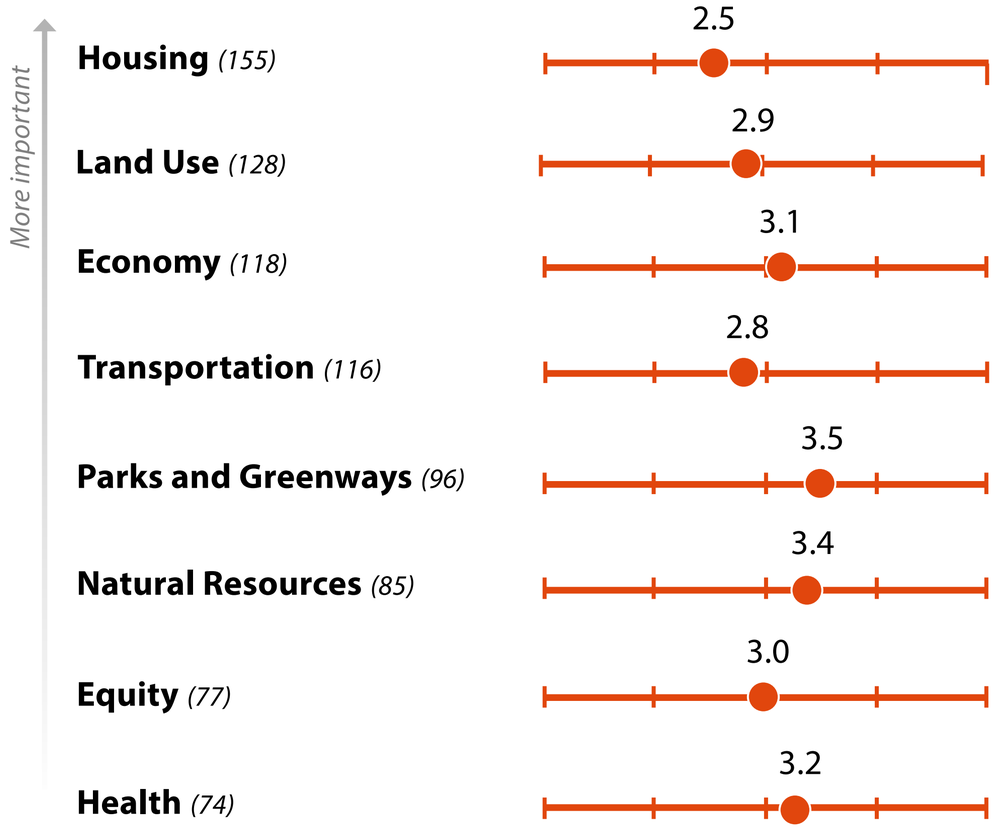
WHAT WE LEARNED: RESULTS BY AREA

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Downtown / North Chattanooga

Which goals are most important? How well are they being addressed?



Why?

Housing

- Concerns that housing being built is not affordable (particularly in Downtown and Southside)
- However others acknowledge that Chattanooga is relatively affordable and has many housing options

Land Use

- Appreciate seeing underutilized land developed, yet there are many areas that remain underutilized
- Concerns about overbuilding, the density of development, and adverse impacts of that density (traffic) specifically Downtown and North Chattanooga
- Concern that zoning and other standards are not enforced

Economy

- While there is a thriving entrepreneur economy and growing industries, not everyone is benefiting. There are few opportunities for low skill workers
- Wages lag behind other regions

Transportation

- Downtown is becoming more walkable, but pedestrian safety is still a big issue
- Sidewalks are still absent in many areas beyond the Downtown or are in disrepair
- Transit options are needed
- Concern about bike lanes worsening traffic and parking issues

Parks and Greenways

- RiverWalk is noted as an asset
- Need more parks to accompany new development

Where are opportunities to address the goals?

This area received the largest number of geographic comments covering many specific strengths and weaknesses. A few of the many ideas include:

1. North Shore

- Extend the RiverWalk
- Traffic safety issue with new development (Manufacturers Road)

2. Downtown

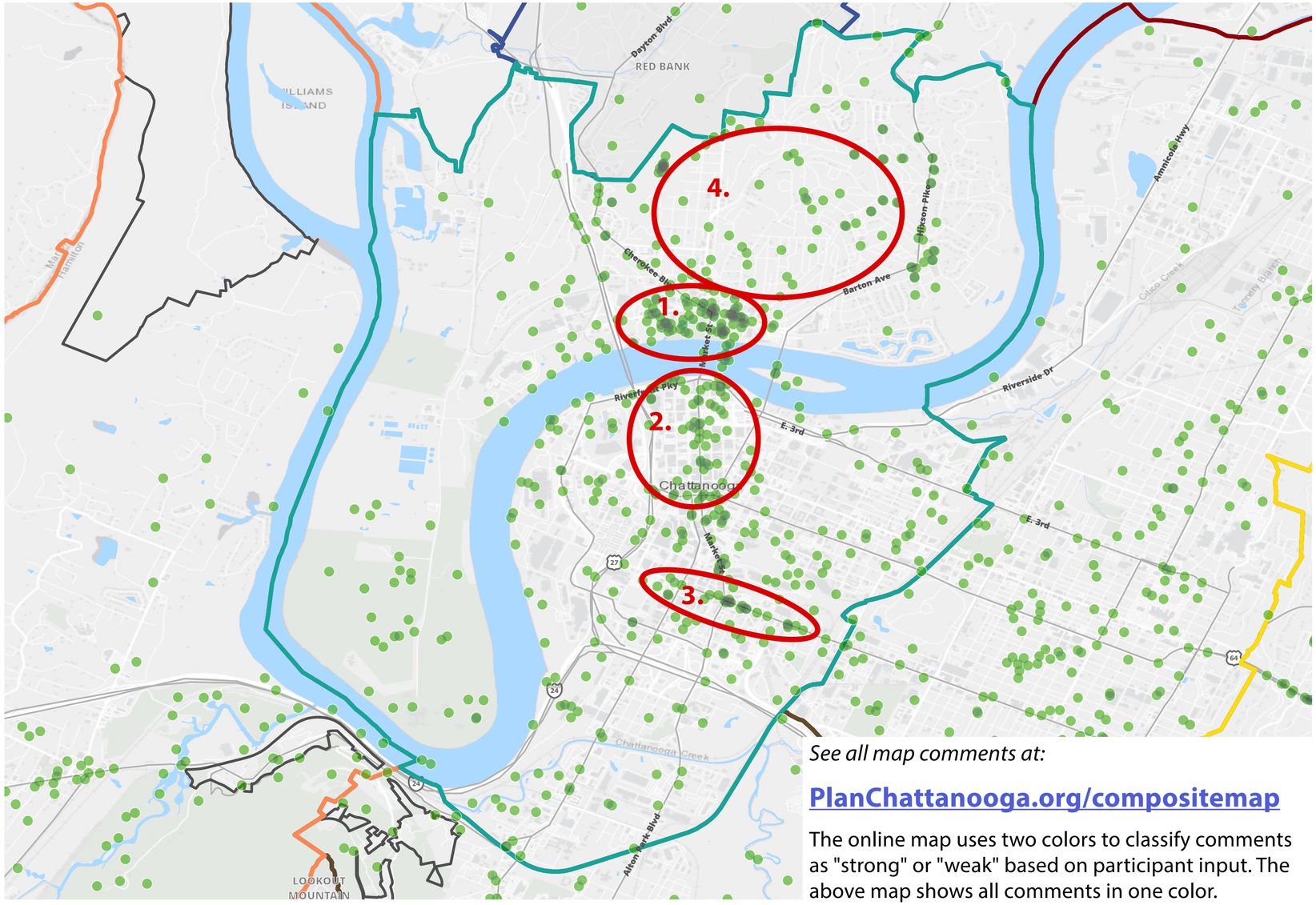
- Still built for cars - too much surface parking that could be buildings or open space

3. Main Street

- Pedestrian safety concerns

4. North Shore Neighborhoods

- Inadequate sidewalks, street conditions



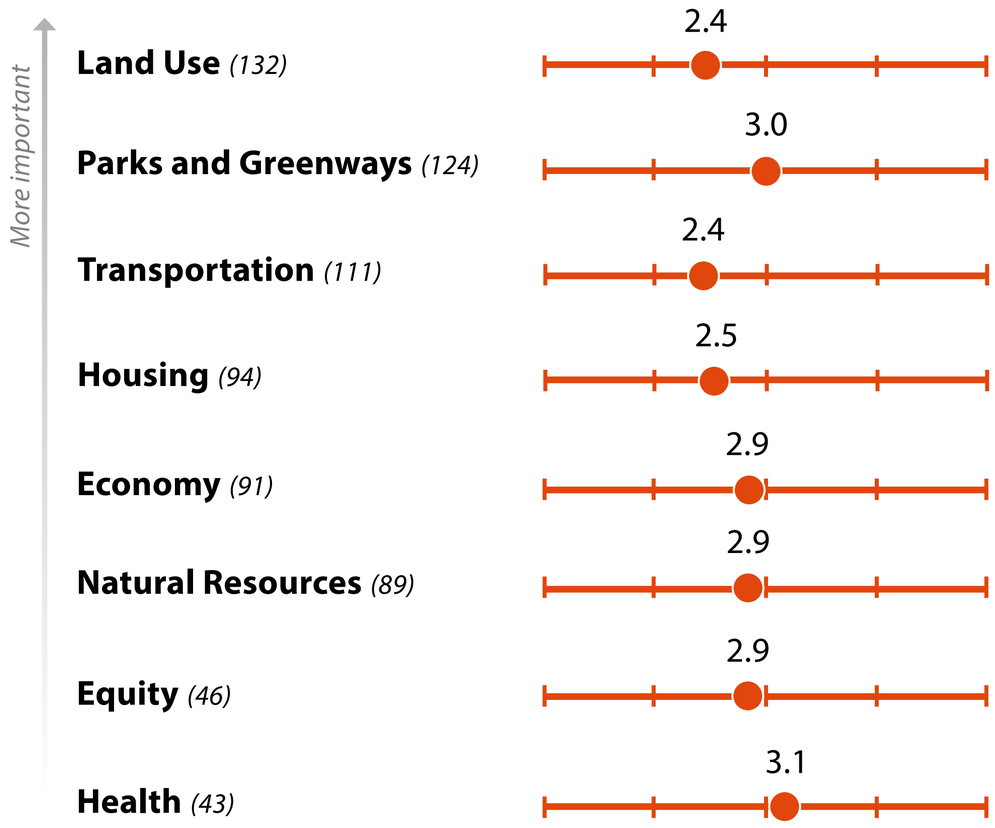
See all map comments at:

PlanChattanooga.org/compositemap

The online map uses two colors to classify comments as "strong" or "weak" based on participant input. The above map shows all comments in one color.

Hixson / Red Bank

Which goals are most important? How well are they being addressed?



Why?

Land Use

- Hixson is not walkable and lacks vibrant districts
- The area has too many auto-oriented land uses (car washes and gas stations)
- New strip commercial development occurring while other commercial areas are vacant or declining
- Growth in residential is not supported with adequate road infrastructure

Parks and Greenways

- The Greenway is great, but there is a desire for more greenways connections and parks
- Concerns about safety within parks and lack of safe bike/pedestrian access between neighborhoods and parks and greenways

Transportation

- Area is not built for transit, but it is needed
- The area is dangerous for pedestrians and cyclists
- Lack of connectivity creates congestion

Housing

- Housing is generally seen as good, diverse, and relatively affordable
- Some people hate apartments while others see the benefit of density and mixed-use in protecting natural areas

Economy

- Concern that Hixson and Red Bank have not seen economic development

Natural Resources

- Concern about clear cutting, building on steep slopes, stormwater runoff

Where are opportunities to address the goals?

1. Hickory Woods / North Chickamauga Creek

- Waterway needs to be protected
- Traffic safety issues and high vehicle speeds
- Lack of grocery options

2. Lupton City

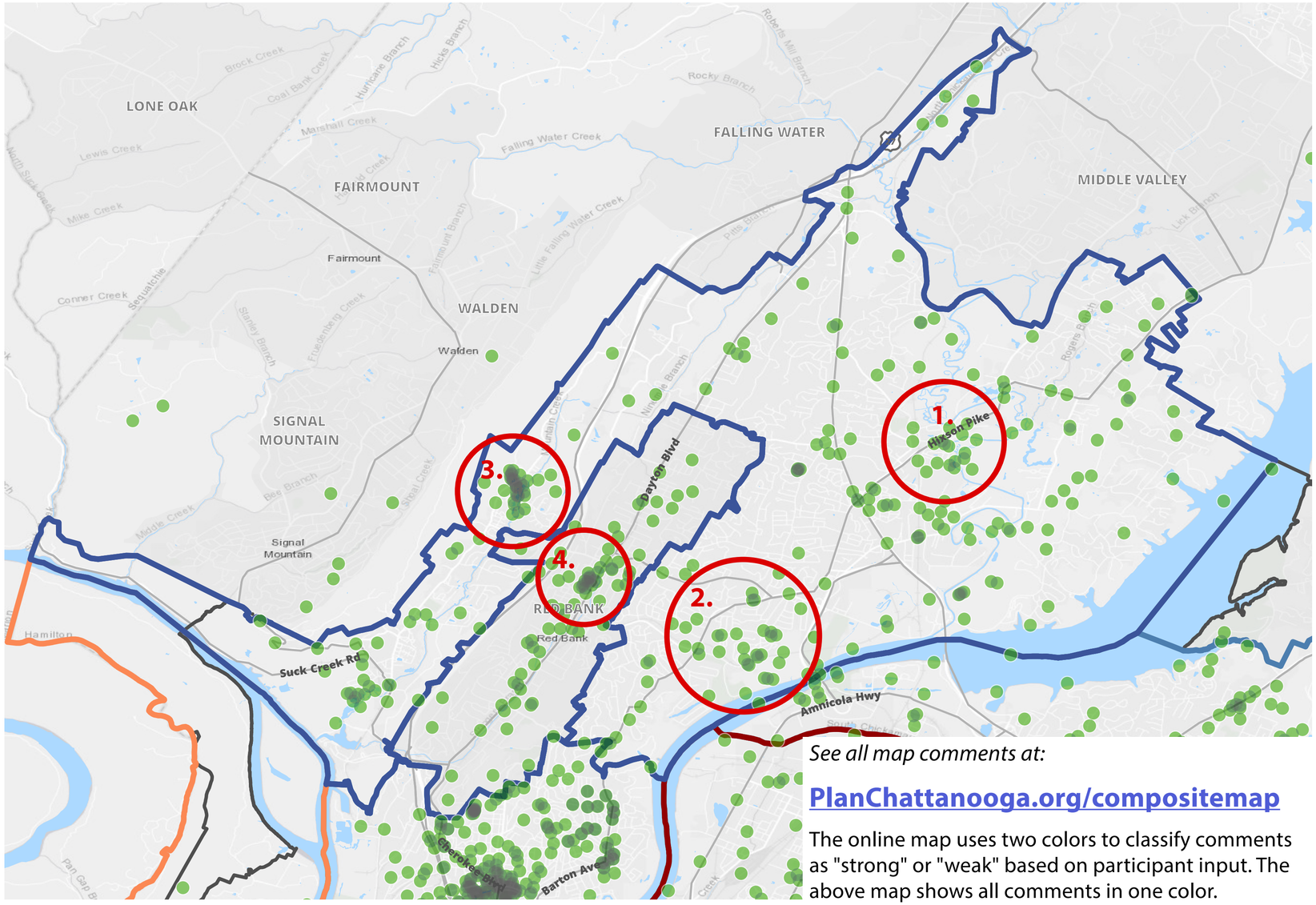
- Expand Park development
- Span of public transportation is lacking

3. Old Quarry Golf Course

- Quarry should be a preserved greenspace

4. Red Bank

- Lack of sidewalks and public transportation options
- Needs park re-development



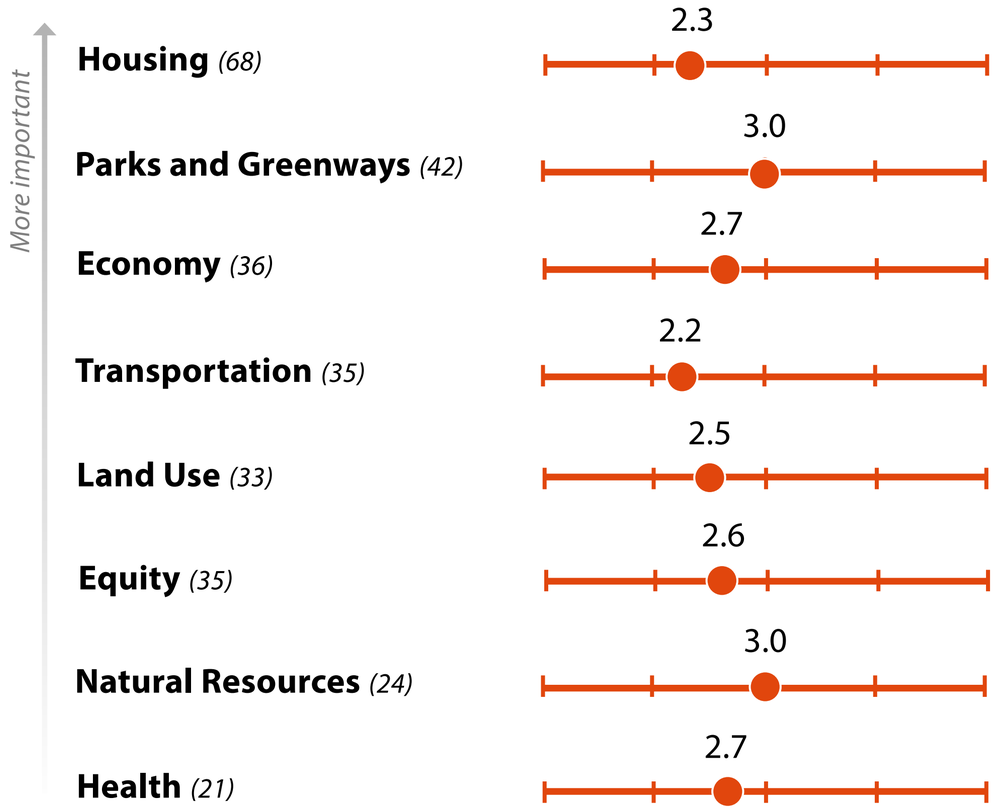
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Historic River-to-Ridge

Which goals are most important? How well are they being addressed?



Why?

Housing

- Concerns about affordability, outside investment and short-term rentals
- Concern current zoning is an obstacle to affordability
- Desire for more ownership options

Parks and Greenways

- Observations of park investment in the city yet many residents lack neighborhood parks
- Desire for more park spaces and community centers for families
- Desire for more greenway connections and cultural trails

Economy

- Frustration over investment in other parts of the city (Downtown)
- Concern about wages and workforce readiness

Transportation

- Transit service is inconvenient, uncomfortable (lack of benches and shade) and does not connect people to jobs (Enterprise South)
- While most of the area has well-connected streets, sidewalks are often in bad shape or too narrow making walking dangerous
- Some people do not feel safe on unprotected bike lanes

Land Use

- Not enough green spaces
- Many empty buildings

Equity

- The divide in prosperity between neighborhoods is wide. Some see progress
- Concerns about minority businesses struggling, affordability, food deserts

Where are opportunities to address the goals?

1. Glass St./ East Chattanooga

- High vacancy rate
- Food desert

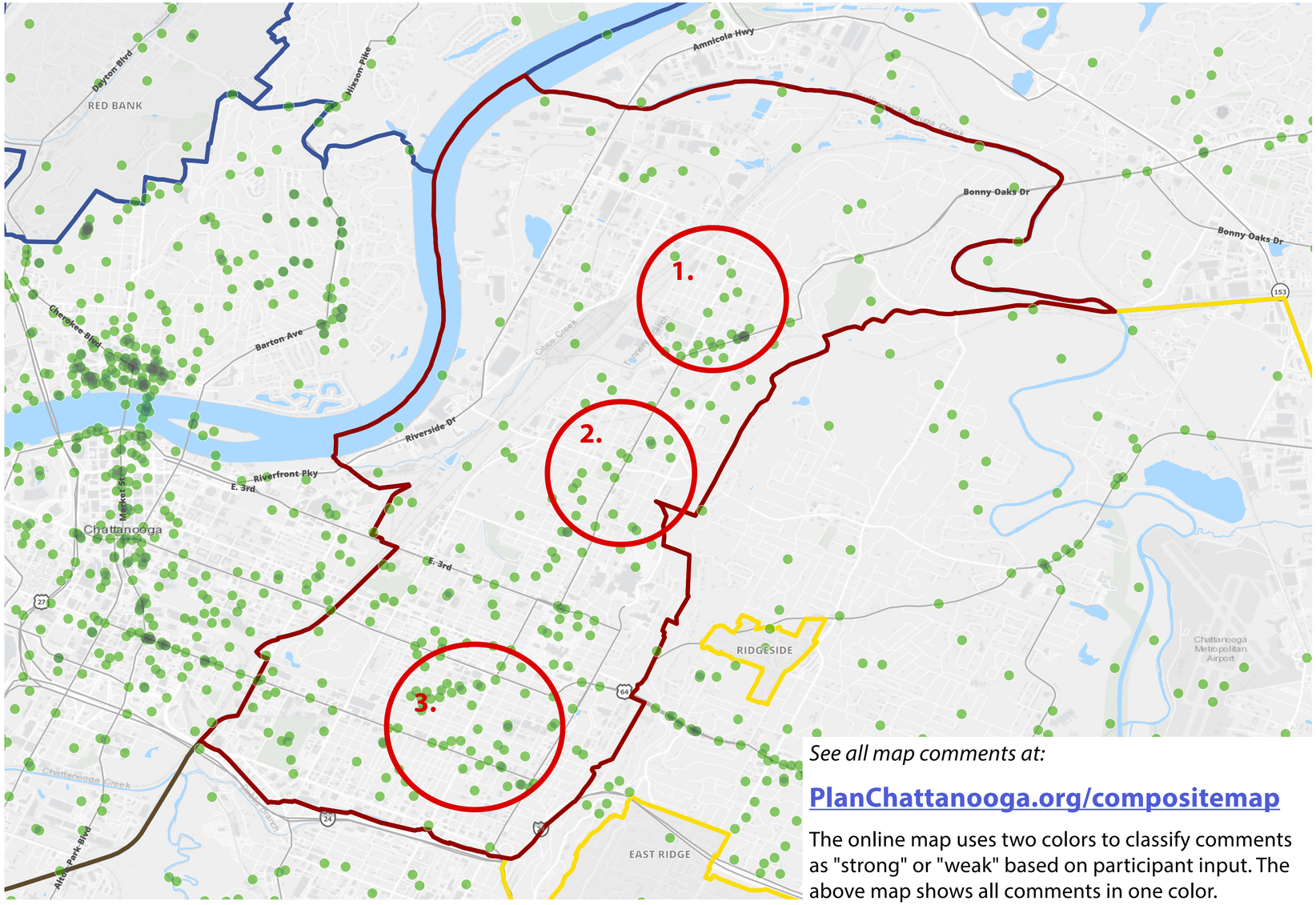
2. Avondale

- High poverty rate
- Gang violence and crime

3. Ridgedale

- Crime and blight
- Area needs economic development

Please note that comments and summary findings were provided as documented in a survey that began in 2023 with results presented to the community in November 2023. These findings may not fully reflect the full voice of all the residents at that time or currently.



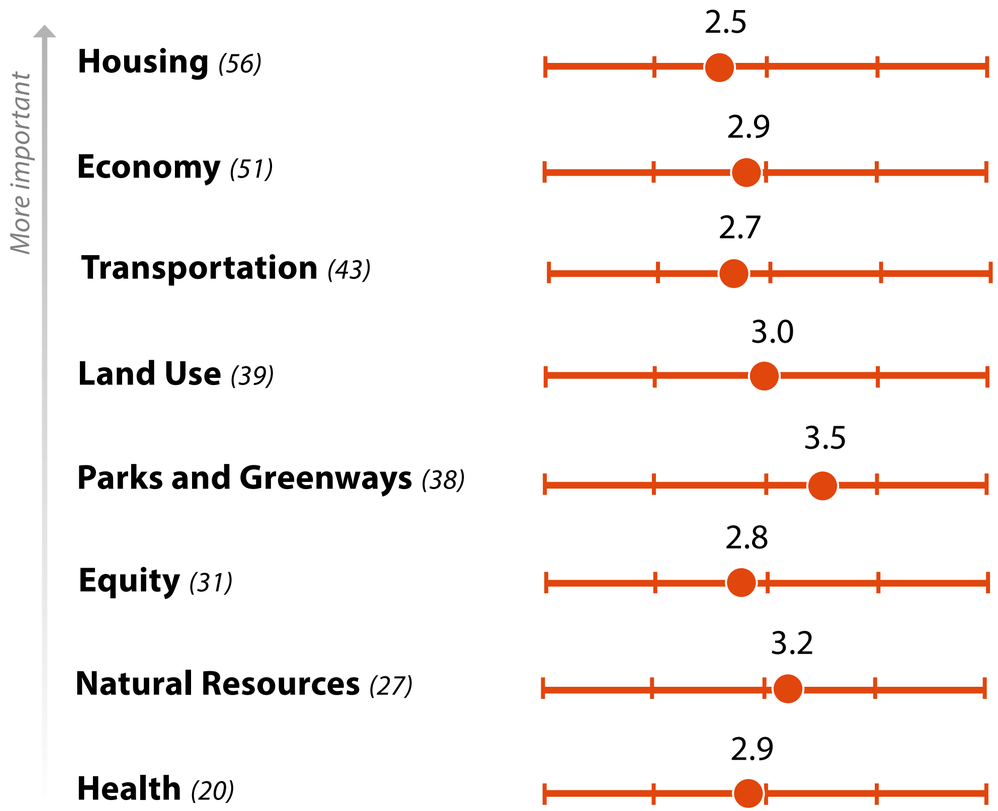
See all map comments at:

PlanChattanooga.org/compositemap

The online map uses two colors to classify comments as "strong" or "weak" based on participant input. The above map shows all comments in one color.

South Chattanooga / Lookout Mtn.

Which goals are most important? How well are they being addressed?



Why?

Housing

- Concern about affordability
- Some see progress but others are concerned about low quality of recent development
- Desire for more housing types (small units, etc)
- Concern about unhoused population

Economy

- Comments are general to the city and include themes already mentioned (disparities in who is prospering, in access to jobs, education)
- Lack of economic development in this area

Transportation

- Mixed opinions on transit experience, but some see improvements. Transit is a need.

Land Use

- Desire for more redevelopment (to reduce visible 'blight' and conserve natural resources)
- Lack of walkable places
- Concerns about recent development (not affordable, low quality, environmental impacts)

Parks and Greenways

- Greenway and Riverwalk are great; More parks and connections are desired
- Concerns about safety of greenways and parks (lighting) and about quality (weeds, invasive plants, equipment)

Equity

- The divide in prosperity between neighborhoods is wide. Some see progress

Where are opportunities to address the goals?

1. Rossville Blvd./ Clifton Hill

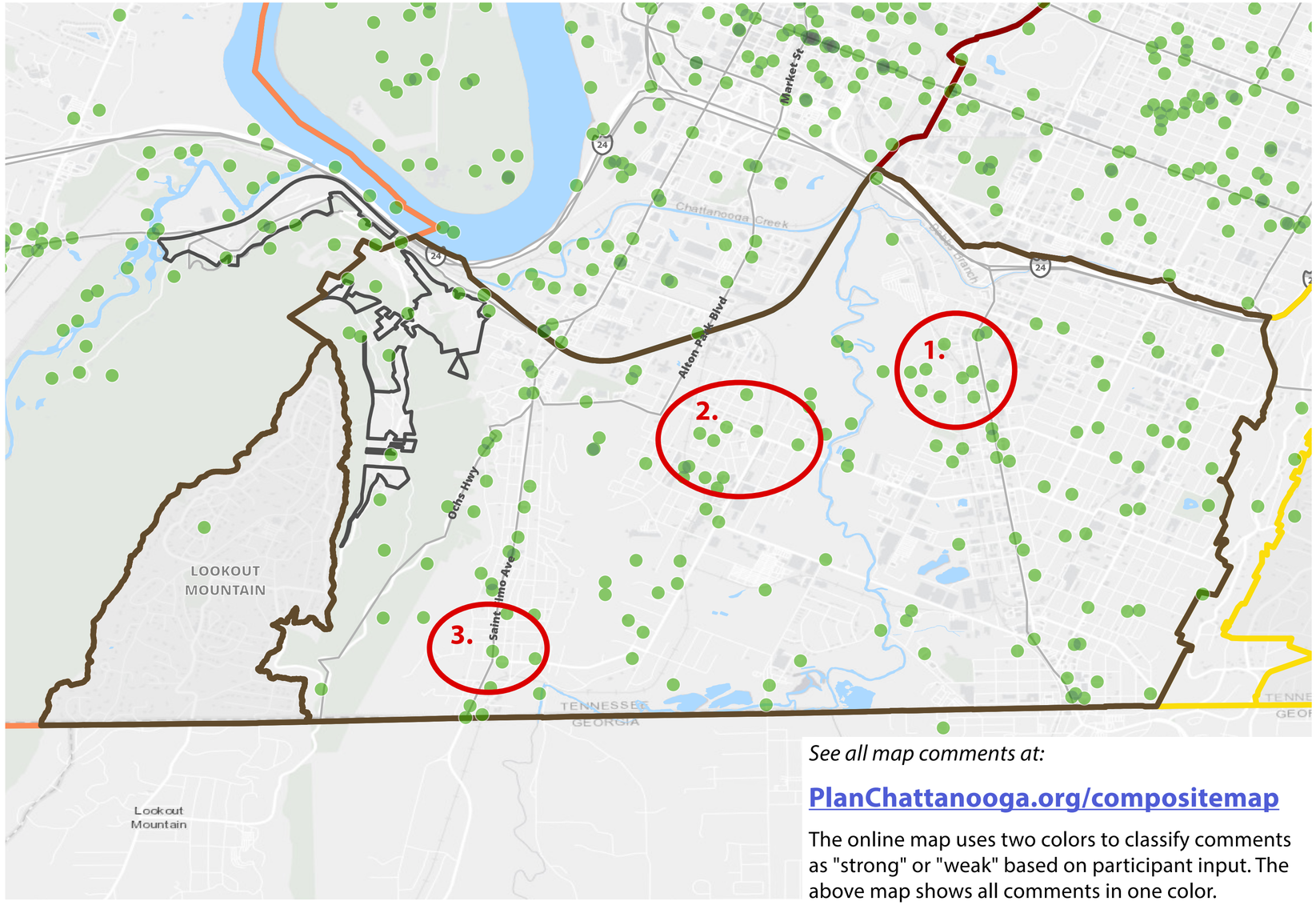
- Road infrastructure needs improvement
- Area is underutilized

2. Alton Park

- Area lacks equity - more quality affordable housing is desired

3. St. Elmo

- Park renovation has been effective



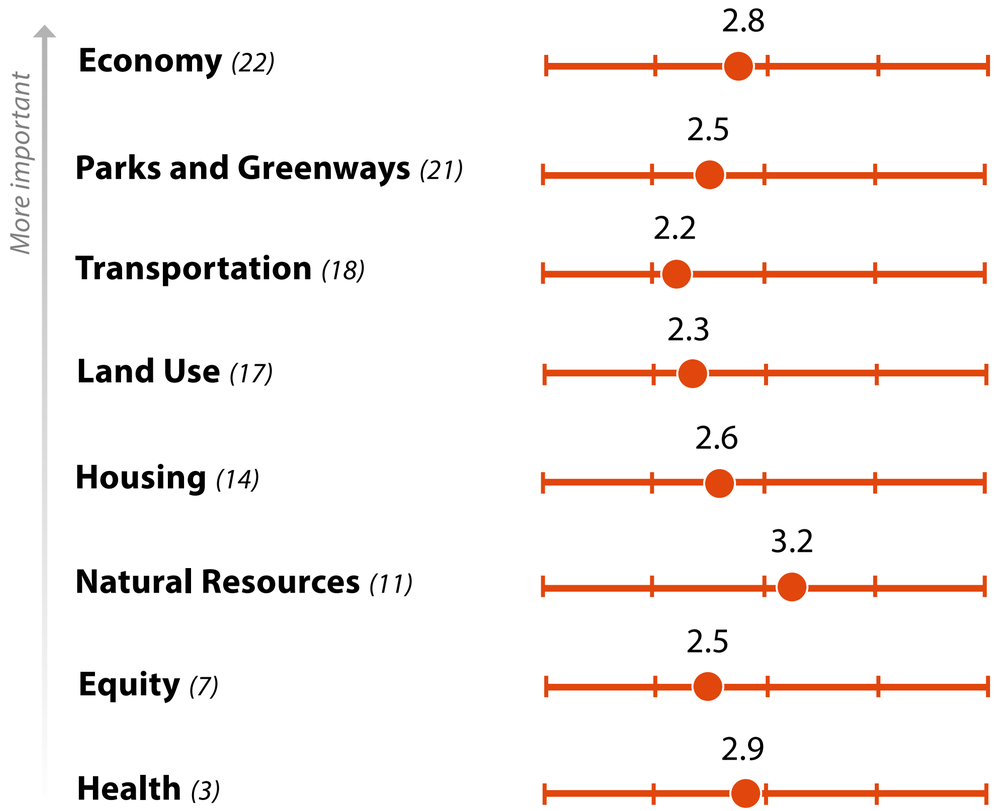
See all map comments at:

PlanChattanooga.org/compositemap

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Lookout Valley

Which goals are most important? How well are they being addressed?



Why?

Economy

- Many opportunities in the city/region, but limited jobs in Lookout Valley
- Limited commercial services and basic needs in Lookout Valley

Parks and Greenways

- Lookout Valley is underserved by parks and greenways (only one park aside from schools)
- There is limited access to those features that do exist

Transportation

- No connectivity, not a walkable area, it is not safe to walk or bike anywhere
- A car is a necessity here; Traffic on I-24 is a concern and limits residents from making trips to other areas; Traffic is getting worse

Land Use

- Concern about development that lacks pedestrian infrastructure
- Too much auto-oriented development

Housing

- The area is mostly built-out and there is little new development; Some like it that way
- Concern about affordability; Affordable housing in the area is very low quality

Natural Resources

- Nature is the area's biggest asset; more can be done to protect it
- Concern about limited zoning protections and recent industrial/ mining proposals

Where are opportunities to address the goals?

1. Parker Lane Greenway

- Road infrastructure needs improvement
- Area is underutilized

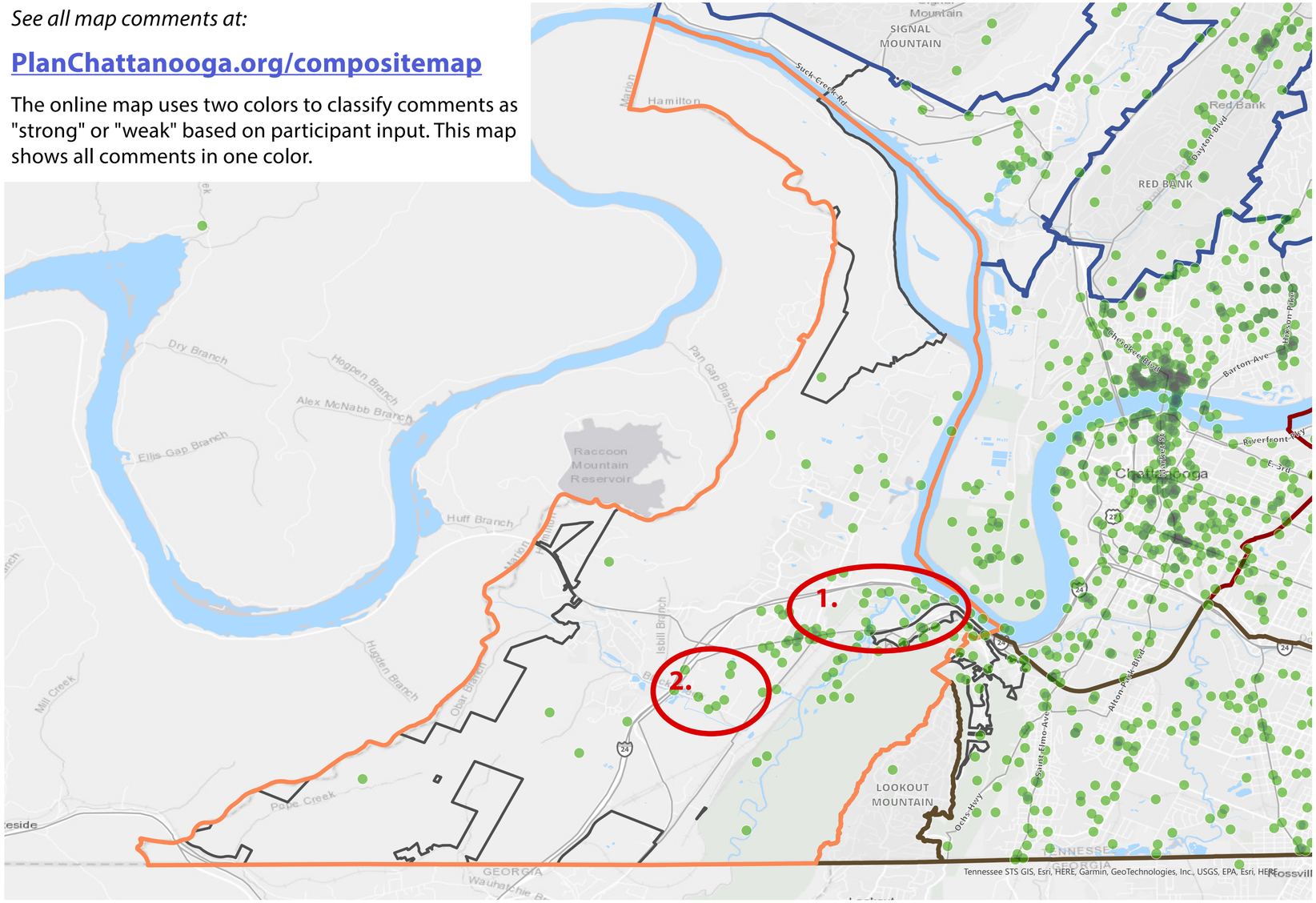
2. Lookout Valley

- Open spaces need more environmental conservation
- Needs expanded public transportation options

See all map comments at:

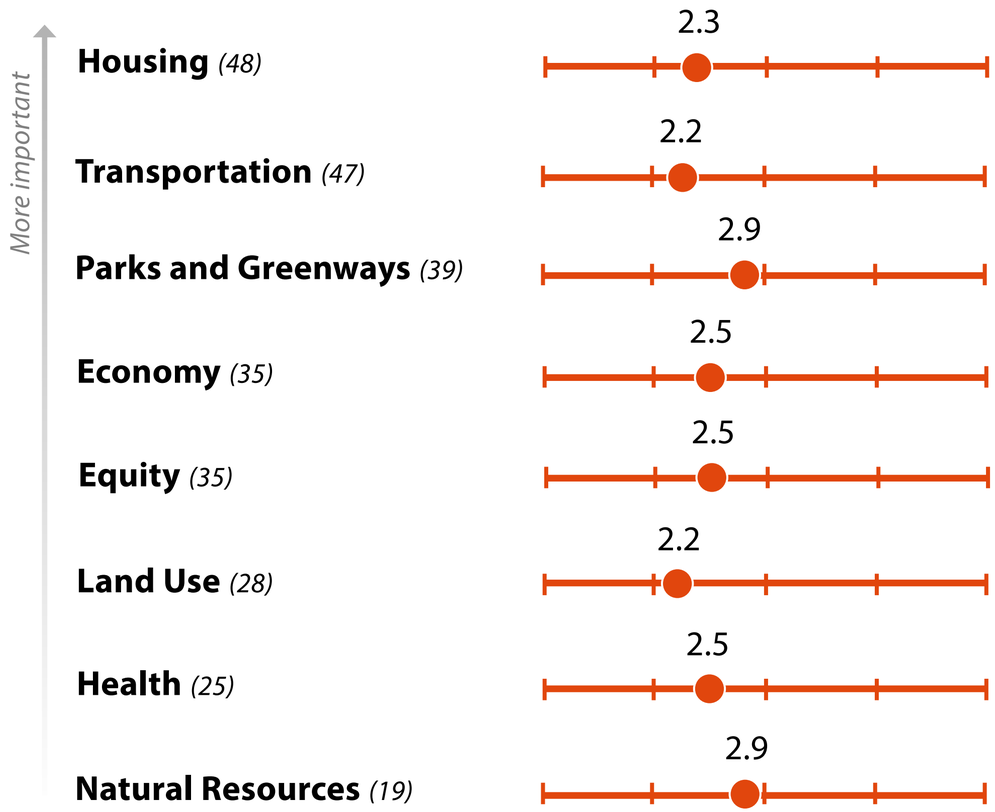
PlanChattanooga.org/compositemap

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Brainerd / East Ridge

Which goals are most important? How well are they being addressed?



Why?

Housing

- Little housing development in Brainerd and many homes are in poor condition
- Concern about affordability and displacement
- Concern about homeless population

Transportation

- Poor sidewalk connectivity
- Brainerd Road is relatively well served by transit, but it is still limited (third shift coverage, lack of shelters)

Parks and Greenways

- This area needs more parks and greenways and better access to those places - those that exist are nice
- Concern about safety and appearance of parks in Area 6

Economy

- Concern about large amount of retail in area - much of which is declining
- Concern for struggles of small / local businesses
- Concern about lack of economic development in Area 6 compared to other areas
- Concern about workforce readiness

Equity

- Divergent views on whether equity is being addressed
- Brainerd seems to be neglected compared to other areas (Downtown); East Ridge is less of an issue
- Concern about schools

Land Use

- Lack of walkable development
- Deteriorating properties

Where are opportunities to address the goals?

1. Brainerd Rd.

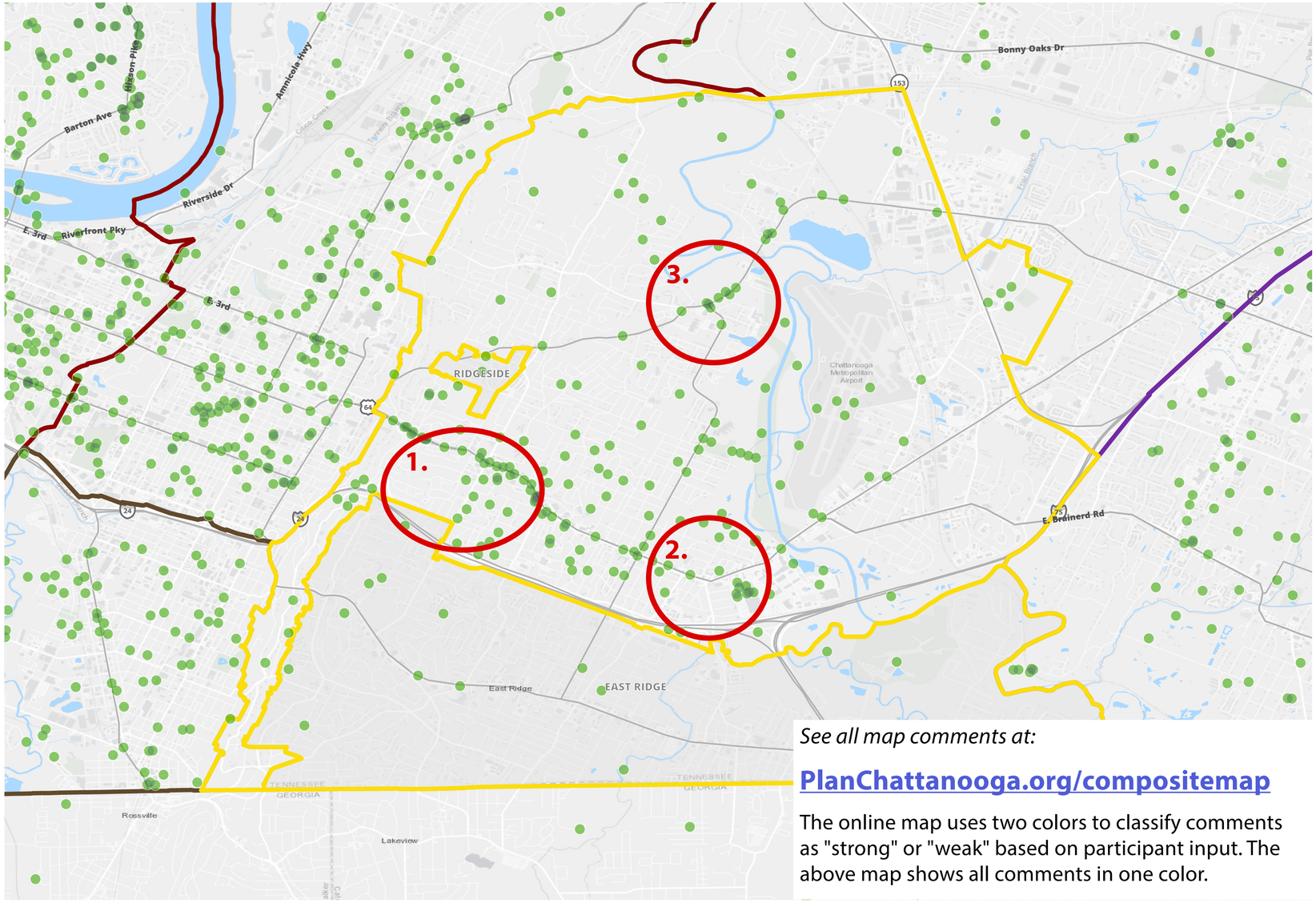
- High speed traffic, pedestrian safety is a concern
- Lack of bike and transit connectivity

2. Eastgate

- Area has potential to be hub for economic development

3. Shallowford Rd.

- Needs street facade and infrastructure improvements
- High vacancy rate



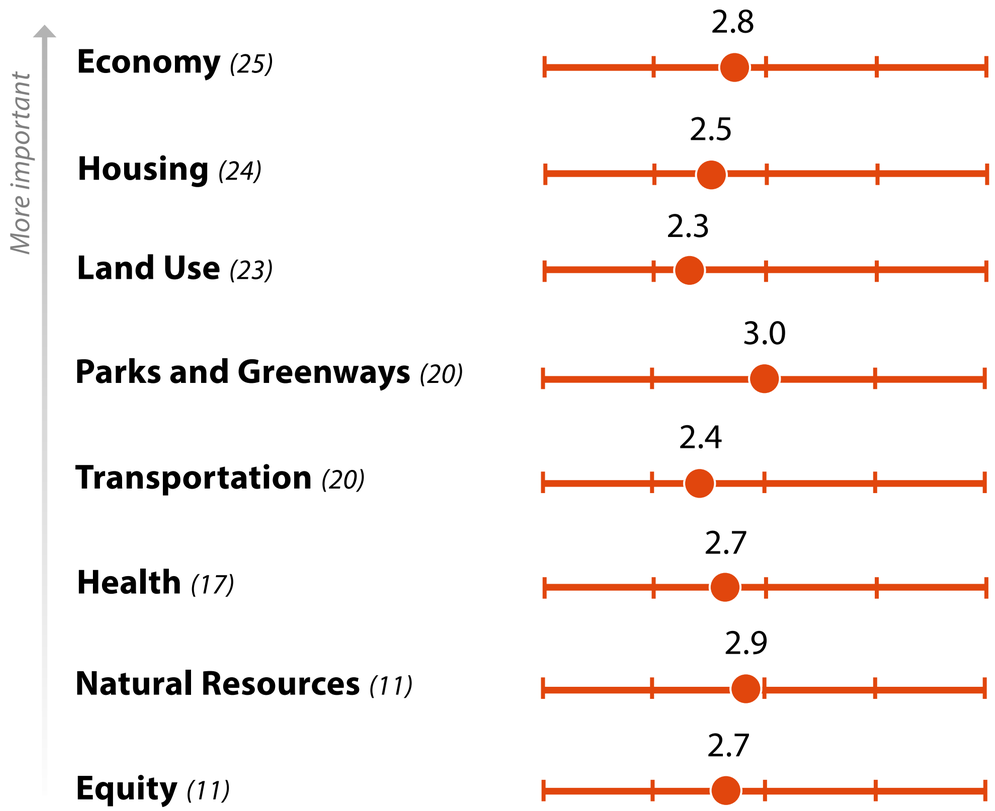
See all map comments at:

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Hwy 58 / Tyner

Which goals are most important? How well are they being addressed?



Why?

Economy

- Little new economic activity in this area
- Concern about challenges for small businesses

Housing

- Some opportunities for new housing
- Concern that much of the area's housing is in poor condition and declining

Land Use

- Lack of walkable development
- Concern about declining areas while new development consumes open spaces

Parks and Greenways

- Acknowledgment of positive progress citywide but frustration with limits of parks or access to parks and greenways in this area
- Proposed shared use path has not been implemented

Transportation

- Lack of walkability
- Weak public transportation

Health

- Few healthy food options

Where are opportunities to address the goals?

1. Highway 58

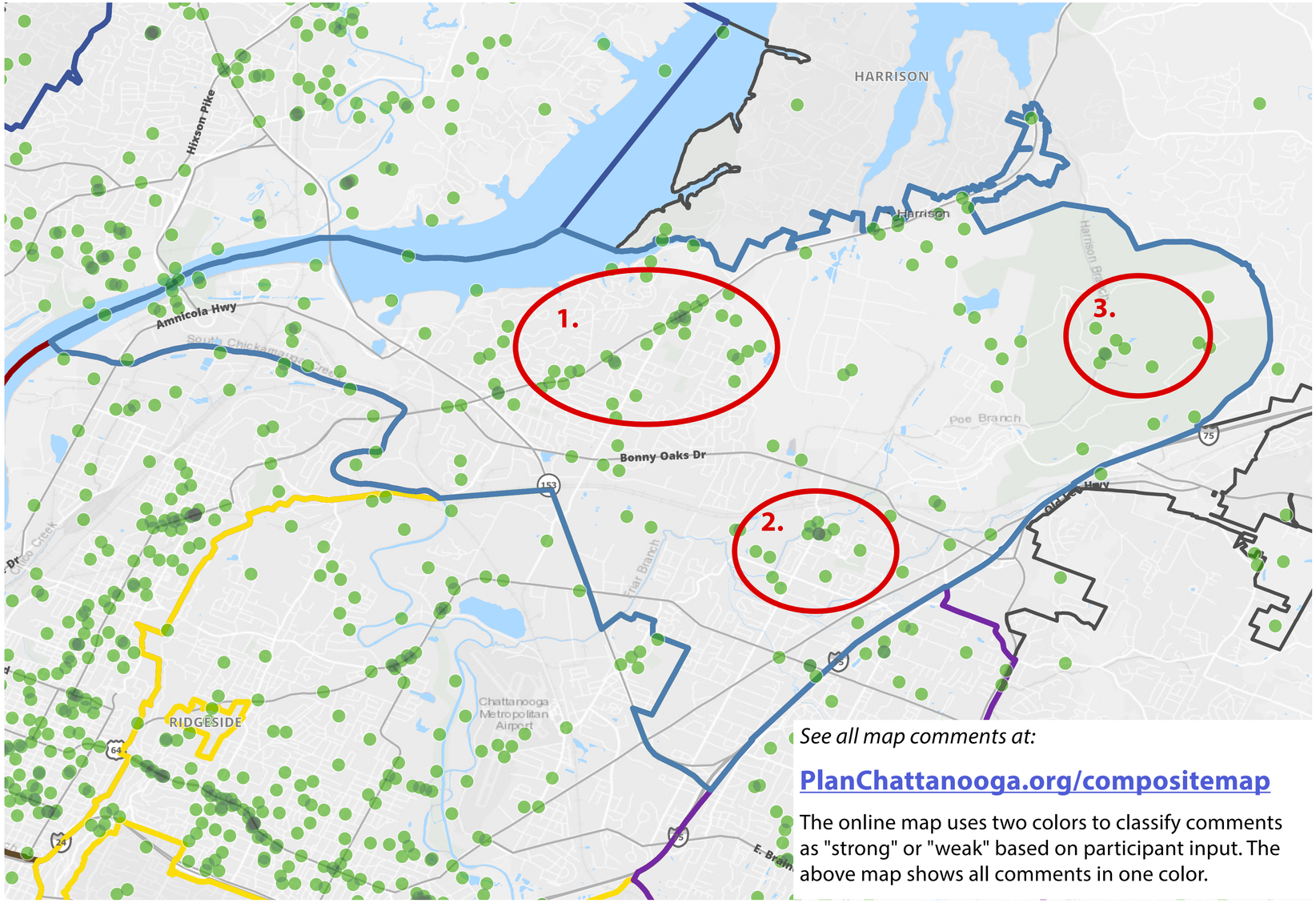
- Street infrastructure improvement needed
- Business district needs beautification and signage

2. Tyner

- Needs more attention to parks and recreation

3. Enterprise South

- Lack of sidewalk connectivity
- Park is great example of well-maintained nature area



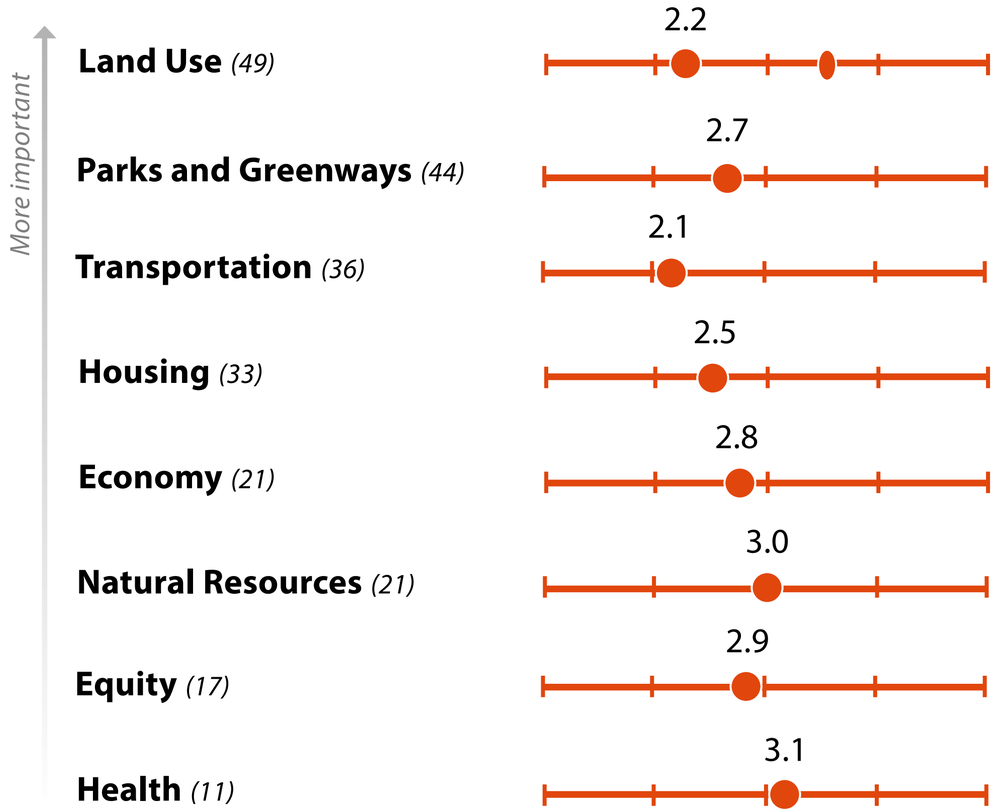
See all map comments at:

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East Brainerd

Which goals are most important? How well are they being addressed?



Why?

Land Use

- Concern about the pace of development and that it occurs without adequate infrastructure or consideration of impacts (traffic, schools, environment)
- Desire for more walkable places

Parks and Greenways

- The area is underserved by parks and greenways

Transportation

- Few transportation options in this area (and most suburban areas)

Housing

- Concerns about affordability
- Concerns about neighborhood safety

Economy

- Wealth disparity is very evident in East Brainerd
- Concern about new commercial and big box commercial development and lack of local businesses

Natural Resources

- The area has limited walk/bike access to natural areas but there are many places to experience nature within a short drive
- Concern that natural areas are being lost amid rapid development

Where are opportunities to address the goals?

1. East Brainerd (generally)

- Area needs more parks and open spaces
- Strong economic opportunity

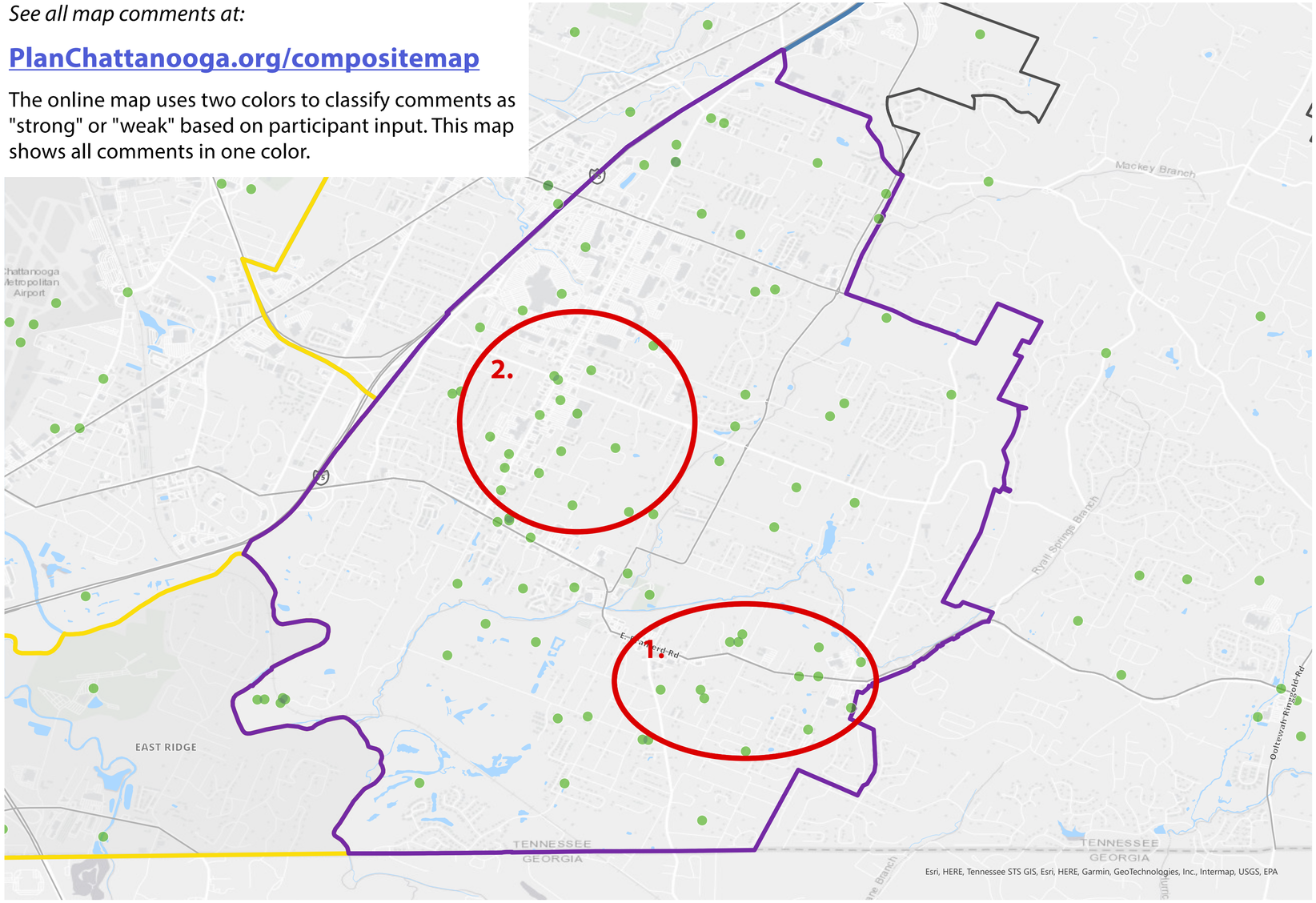
2. Hamilton Place

- Dangerous roads
- Needs improvements for pedestrian and bike infrastructure

See all map comments at:

PlanChattanooga.org/compositemap

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SUMMARY OF ROUND ONE INPUT

WHO WE HEARD FROM

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

The following characteristics are based on responses from participants. Not all participants provided this information.

Which planning area are you most interested in?		*Count of participants*
Area 1	*Downtown / North Chattanooga*	*354*
Area 2	*Hixson / Red Bank*	*290*
Area 3	*Historic River-to-Ridge*	*116*
Area 4	*South Chattanooga / Lookout Mtn.*	*122*
Area 5	*Lookout Valley*	*47*
Area 6	*Brainerd / East Ridge*	*118*
Area 10	*Hwy 58 / Tyner*	*63*
Area 11	*East Brainerd*	*96*
Multiple areas		*11*

1,218

Total survey participants

The following characteristics are based on responses from participants. Not all participants provided this information.

What is your zipcode?

37402	1%
37403	2%
37404	7%
37405	12%
37406	2%
37408	3%
37409	4%
37410	1%
37411	6%
37412	2%
37415	10%
37416	3%
37419	3%
37421	9%
Other or no response	35%

How long have you lived here?

0-4 years	28%
5-19 years	40%
20+ years	33%

What is your connection to the planning area you identified?

Participants could provide multiple answers.

	count	
I own the home I live in	877	61%
I rent the home I live in	161	11%
I own a business	96	7%
I own other property	76	5%
I work at a local business	145	10%
Other	78	5%

How did you hear about Plan Chattanooga?

Participants could provide multiple answers.

Word of Mouth	14%
Newspaper Article / Ad	11%
Online News	16%
Poster/Flyer	5%
City or RPA website	10%
Email	28%
Facebook / Twitter / etc.	16%

The following characteristics are based on responses from participants. Not all participants provided this information.

Race	RESPONDENTS	CENSUS*
Asian	0.9%	2.4%
Black/ African American	5.5%	29.5%
American Indian/ Alaska Native	1.3%	0.2%
White/ Caucasian	87.3%	59.3%
Other	0%	2.4%
Two or more races	5.1%	6.3%

Hispanic/Latinx?	%	CENSUS*
Yes	5.3%	7.6%
No	94.7%	92.4%

Level of education	%	CENSUS*
Less than high school diploma	0.2%	11%
High School Diploma	4.0%	24.7%
Some College	13.2%	22.3%
Associates Degree	8.8%	7.9%
Bachelors Degree	42.9%	21.0%
Masters Degree/ Ph.D.	31.0%	13.1%

Annual Household income	%	CENSUS*
Less than $40,000	8.9%	30%
$40,000-$60,000	24.0%	30%
Greater than $60,000	67.0%	40%

Age	%	CENSUS*
<15 years	0.0%	16.9%
15-24 years	3.2%	13.6%
25-34 years	23.2%	16.8%
35-44 years	22.2%	12.3%
45-54 years	14.6%	10.6%
55-64 years	15.6%	12.7%
65 or over	21.2%	14.9%

*Source: 2022 ACS 5-Year Estimate

SUMMARY OF ROUND ONE INPUT

view all written comments

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

SUMMARY OF ROUND TWO INPUT

February 26, 2024

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

CONTENTS

1. Overview, purpose, and format

2. Choices survey results by area

3. Mapping places to preserve, grow, or change

4. Scenarios

5. Who we heard from

SUMMARY OF ROUND TWO INPUT

OVERVIEW

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

This round of public input consisted of a survey that allowed for input on multiple topics and specific locations in the city. The survey was hosted at PlanChattanooga.org and was available in print and in multiple languages. Input was collected at public meetings between November 6th through November 9th, and online between November 1st, 2023 and January 15th, 2023.

Purpose

1. **Raise awareness about Plan Chattanooga**
2. **Collect area-specific input building upon round 1 survey**
3. **Introduce scenario planning and collect input on citywide preferences to inform the scenario development**



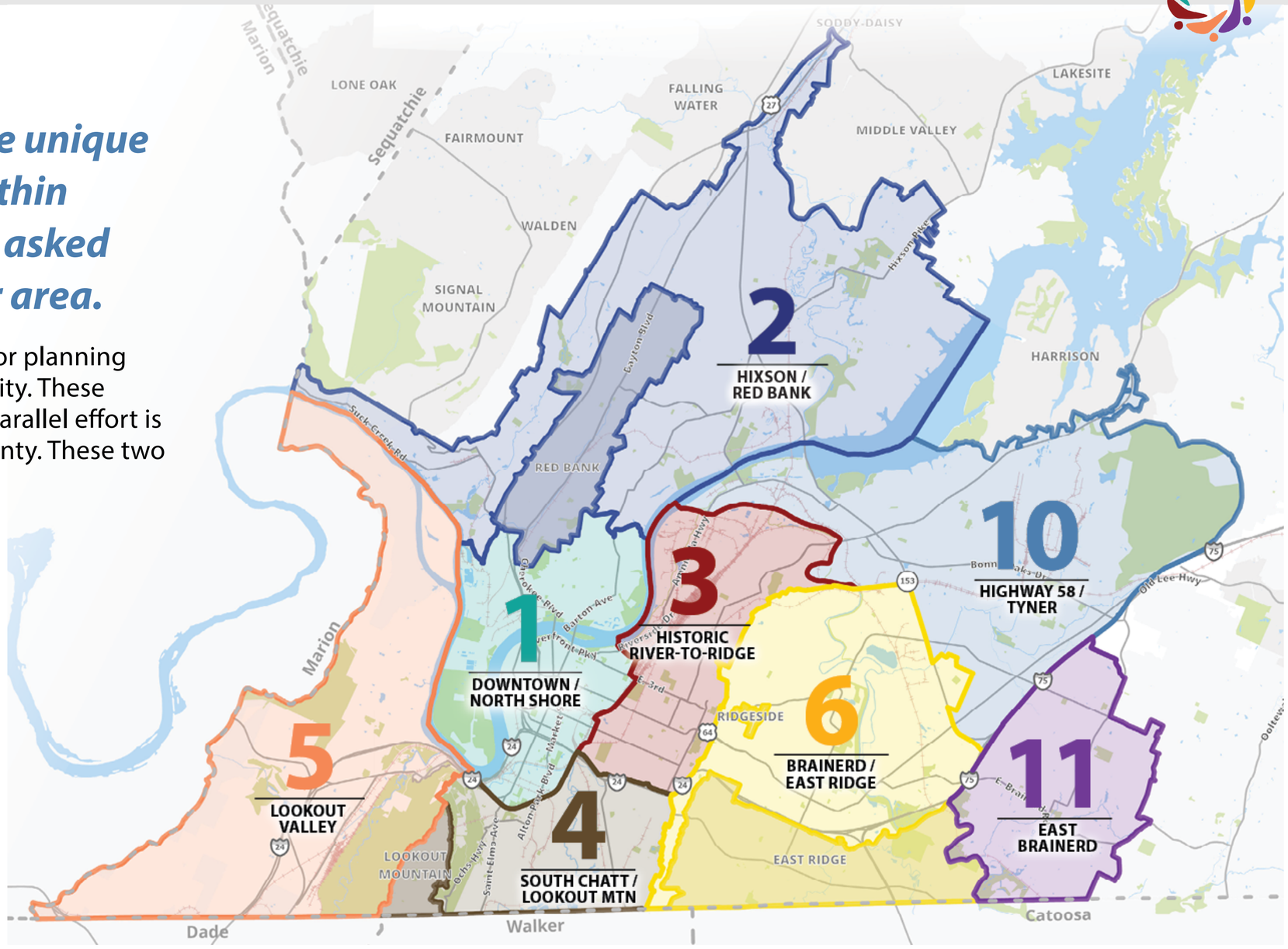


Plan Chattanooga will include recommendations tailored to the unique conditions and opportunities within each area of the city. The survey asked participants to think about their area.

Hamilton County has been divided into 13 areas for planning purposes and eight of these areas are within the city. These eight areas are the focus of Plan Chattanooga. A parallel effort is underway for the unincorporated areas of the county. These two efforts are being closely coordinated.

- **Area 1 Downtown / North Chattanooga**
- **Area 2 Hixson / Red Bank**
- **Area 3 Historic River-to-Ridge ***
- **Area 4 South Chattanooga / Lookout Mtn.**
- **Area 5 Lookout Valley**
- **Area 6 Brainerd / East Ridge**
- **Area 10 Hwy 58 / Tyner**
- **Area 11 East Brainerd ***

** areas with recent plans to be incorporated*



The survey was organized into three parts

Part 1: Choices survey for each area

Respond to questions about housing, transportation, commercial centers, and parks/ natural resources specific to your part of Chattanooga.

Part 2: Mapping places to protect, grow, and change

Using a map of the area, identify places to PROTECT (don't change what's there), GROW (enhance and strengthen what's there), or CHANGE (replace with something new and different).

Part 3: Scenarios

What do you like or what concerns you about each of three conceptual scenarios for how and where Hamilton County could grow?

Participation at a glance

585

Total survey participants

Each participant provided ratings and comments for the four survey categories.

1,277

Total written comments

Considers comments on each scenario separately. Many participants provided detailed comments on them.

1,078

Locations marked on the map

Communication and outreach efforts included

The Regional Planning Agency used the following methods raise awareness of the public meetings and to advertise the survey.

- Regular email notices to almost 4,000 contacts
- RPA website
- Plan Chattanooga website
- RPA Facebook page
- 100 Registered Neighborhood Associations
- Partner agency email lists
- Postcards and flyers at numerous community events

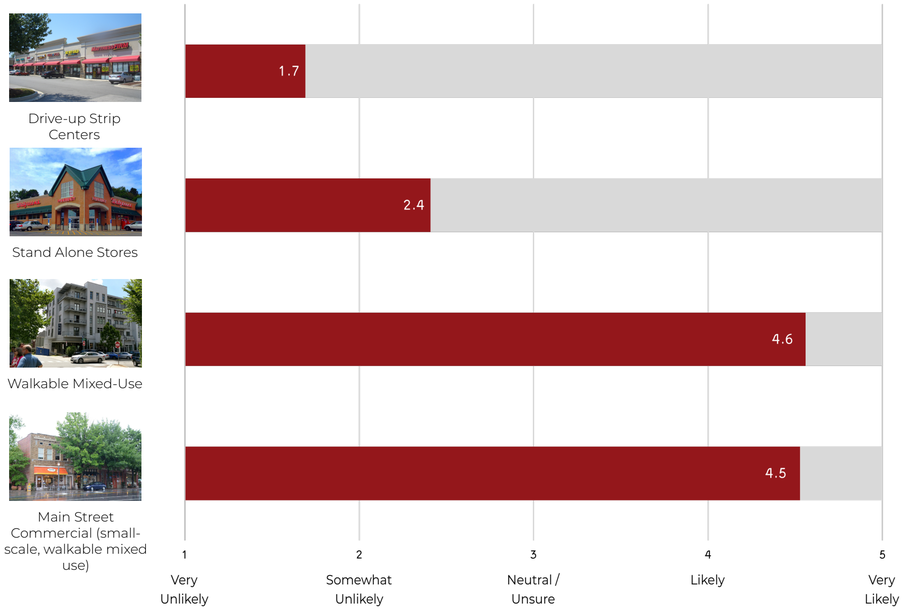
SUMMARY OF ROUND ONE INPUT

WHAT WE LEARNED: CHOICES SURVEY RESULTS BY AREA

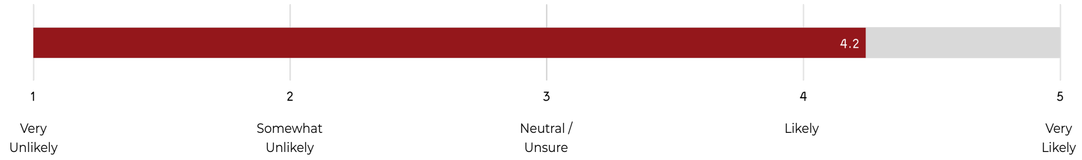
RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

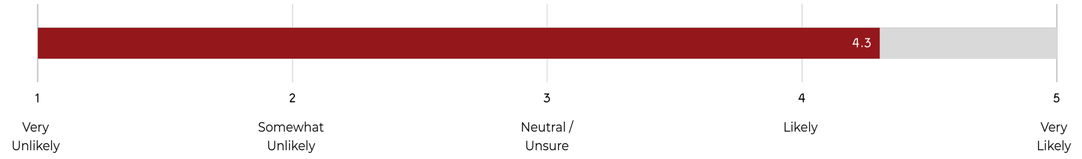
How likely would you be to support the following types of commercial development as existing commercial corridors or centers are redeveloped? *(Average response)*



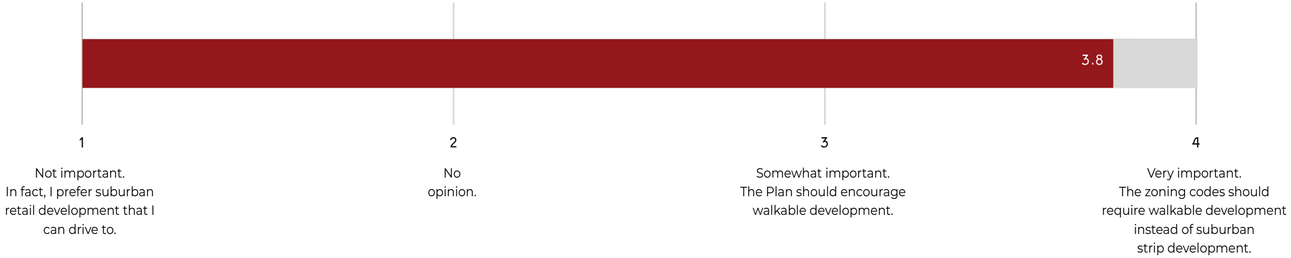
Think about smaller neighborhood shopping centers, perhaps with a small locally-owned restaurant, salon, or office. How likely would you be to support a small cluster of such commercial businesses at an intersection near your neighborhood?



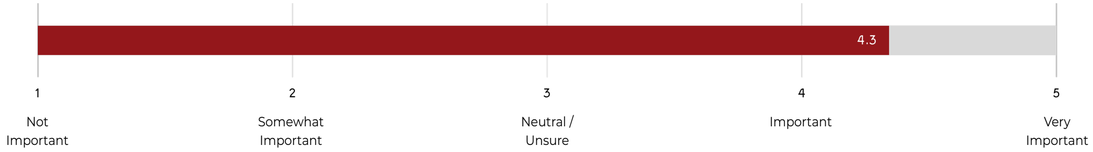
How likely would you be to walk to a small commercial cluster? (assuming safe routes exist). *(Average response)*



How important is it that future commercial development be "mixed use and walkable" as opposed to "drive-up strip" commercial? *(Average response)*



How important are the appearance and development quality, such as landscaping or signage, of commercial places to you? *(Average response)*



How likely are you to support these types of housing within or at the edge of your neighborhood? *(Average response)*


Multi-unit buildings

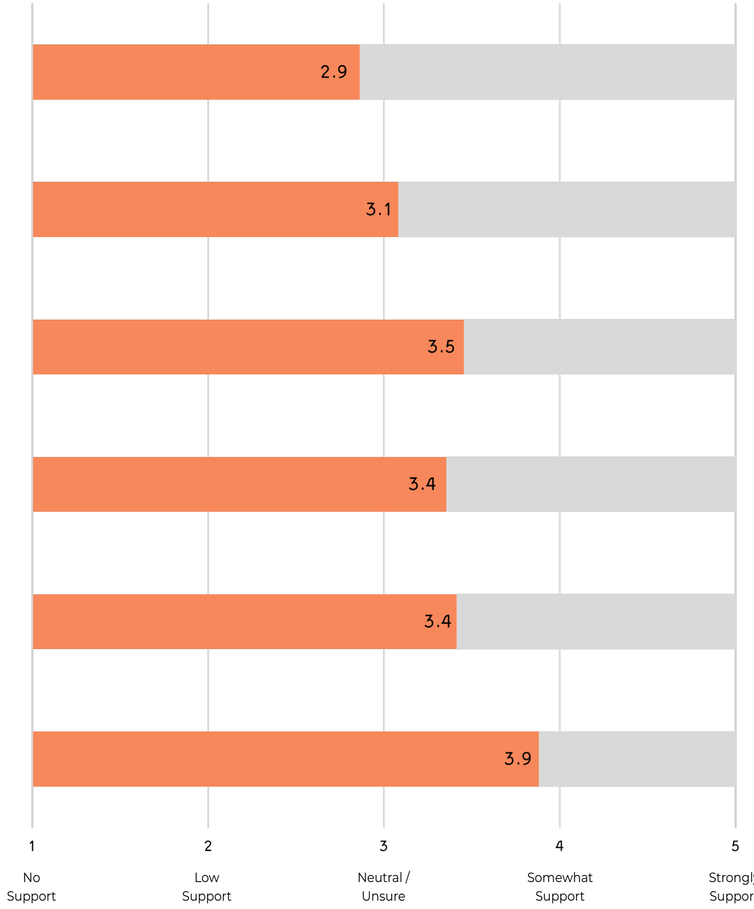

4-8 unit buildings


Bungalow court

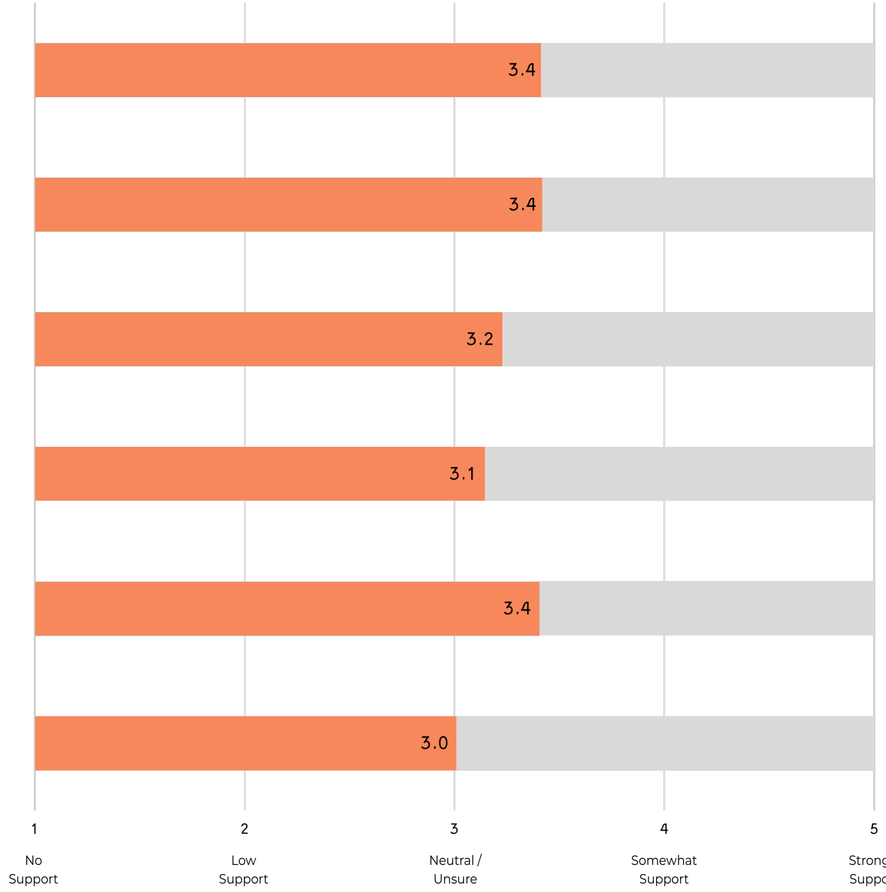

2-unit homes


Attached townhomes

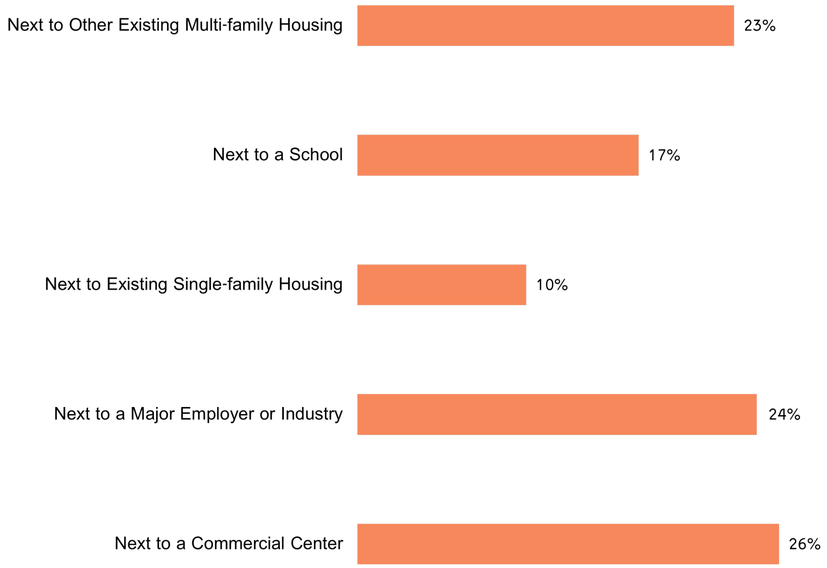

Small-lot single family home



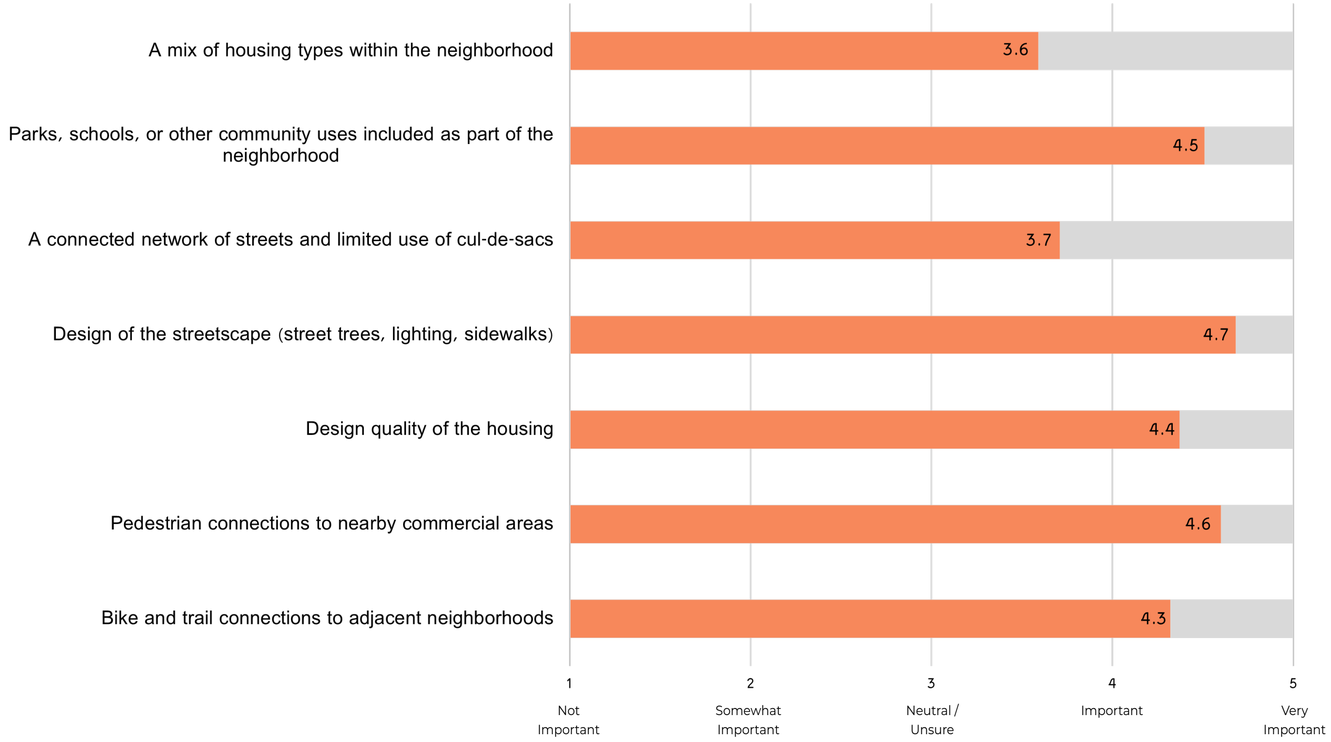
How likely are you to support any of these types in a commercial center or corridor? *(Average response)*



Where in your area would you support seeing more medium or mixed-density housing?
(percentage based on total respondents)



When you think about new neighborhood development, how important area each of the following features? *(Average response)*



My favorite park: Name your favorite park in your area. What is great about that place? *(Top 5 most mentioned)*

1. Coolidge Park
- Large, open spaces with proximity to water
- Access to biking, woods, tall trees, fountains, paths
- Located near restaurants and shopping
- Family-friendly atmosphere.

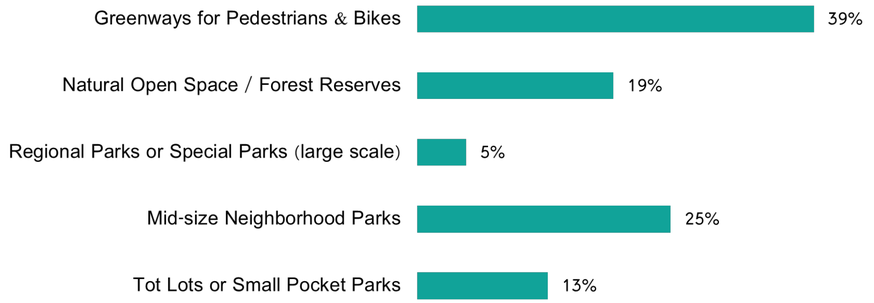
2. Riverwalk
- Convenient for commuting and downtown transportation
- Beautiful, great for walks, brings people together
- Great for running, biking, etc.
- Not too crowded, excellent for biking to restaurants and bars

3. Stringers Ridge
- Quiet hiking in thick nature in the heart of the city
- A lot of tree coverage and good trails for multi-use

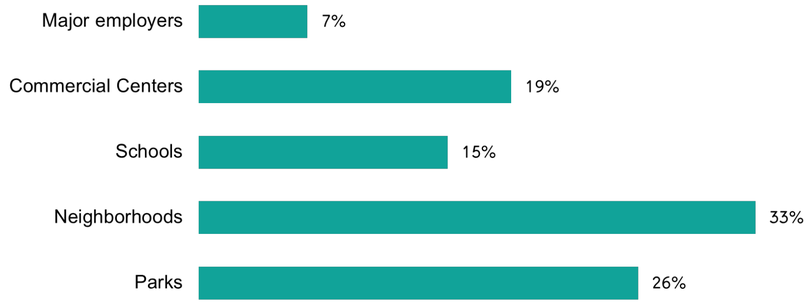
4. Renaissance Park
- Feels like you're not in the city
- Trails, proximity to the river, and beautiful views

5.Montague Park
- Combines open space with art, sculpture, and walking paths

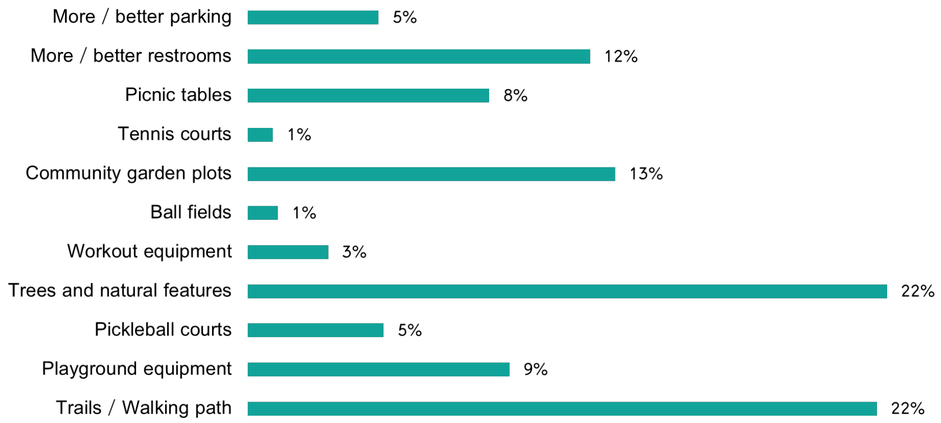
The recent Parks and Outdoors Plan (POP) proposed an initiative to invest in neighborhood parks. Which of the following types of parks are most needed in your area? Select two.
(percentage based on total respondents)



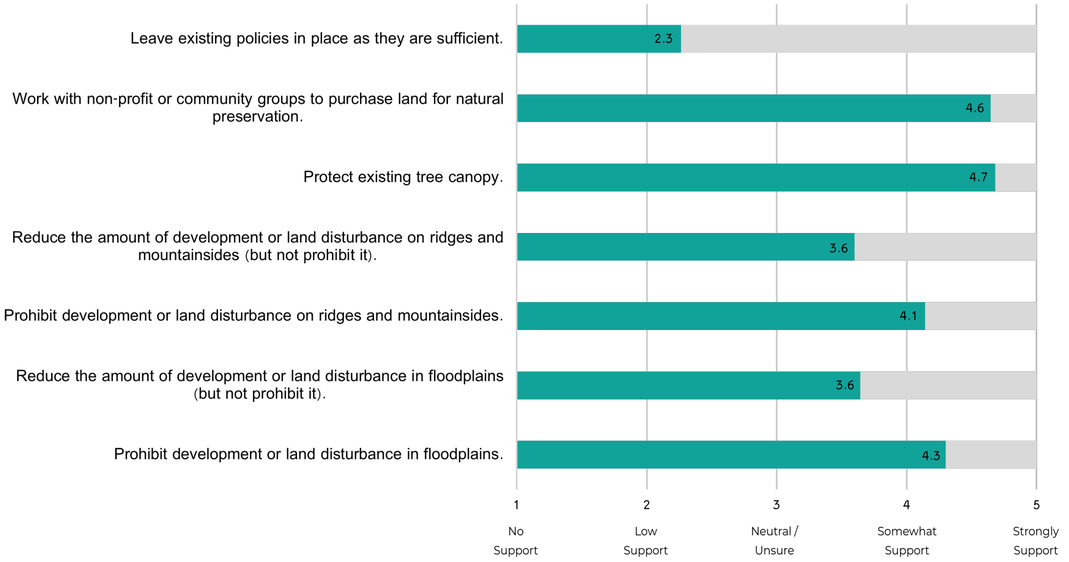
Greenways can serve as connectors between destinations. If new greenways were to be built in this area, which types of destinations are most important to connect? Select up to three.
(percentage based on total respondents)



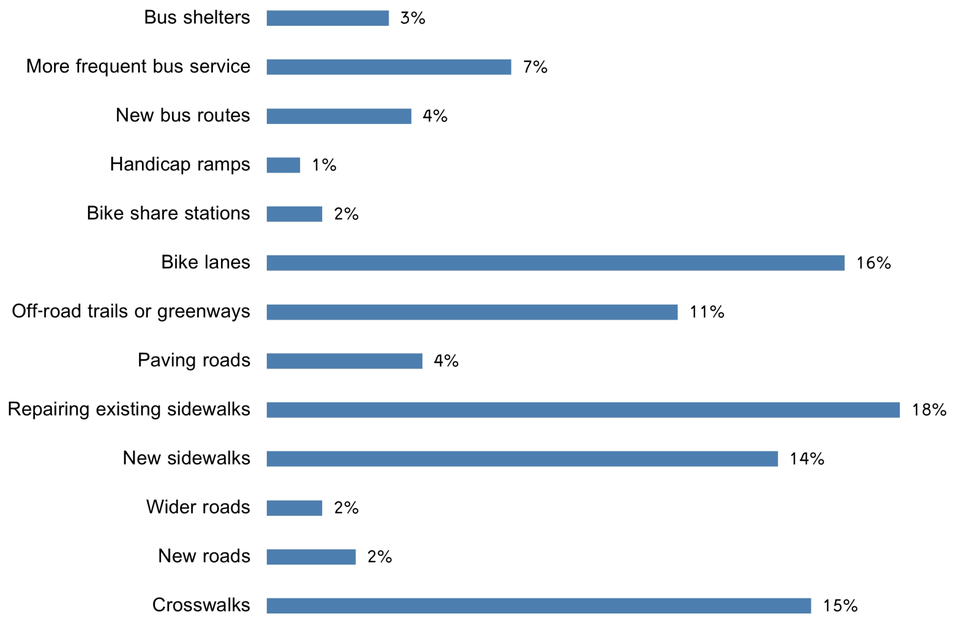
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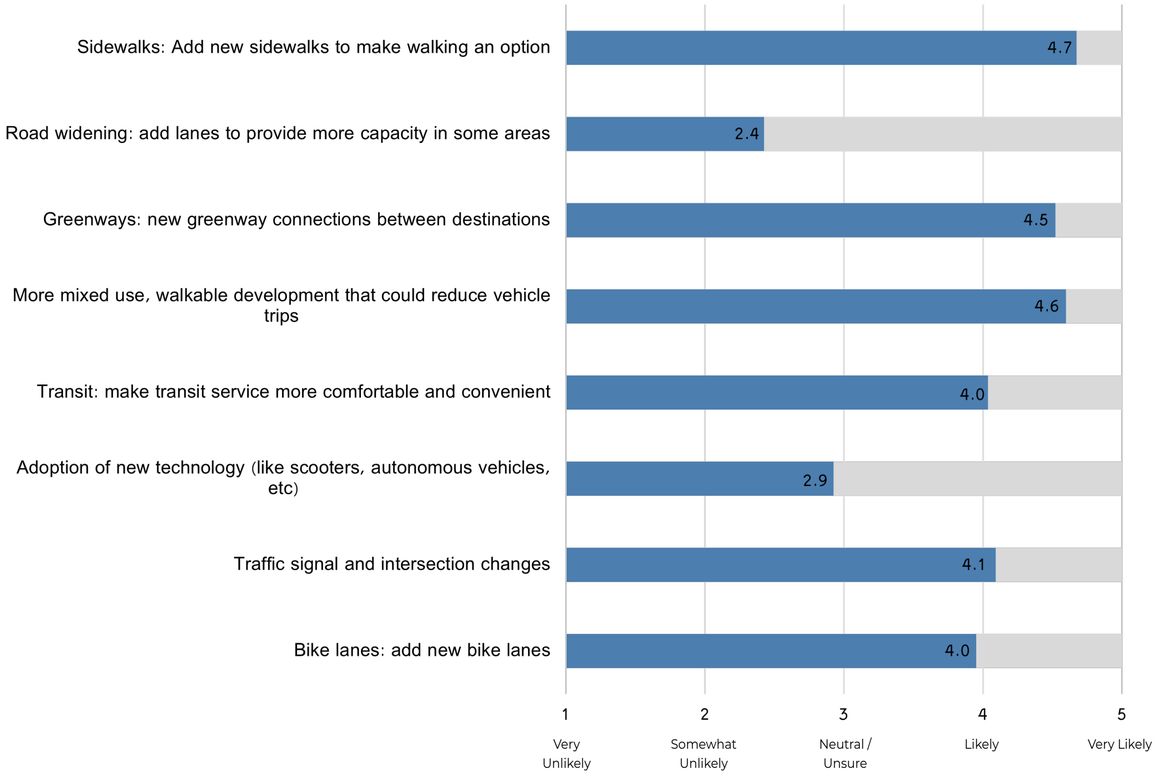
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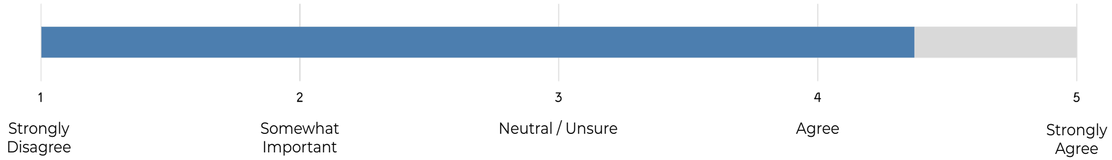
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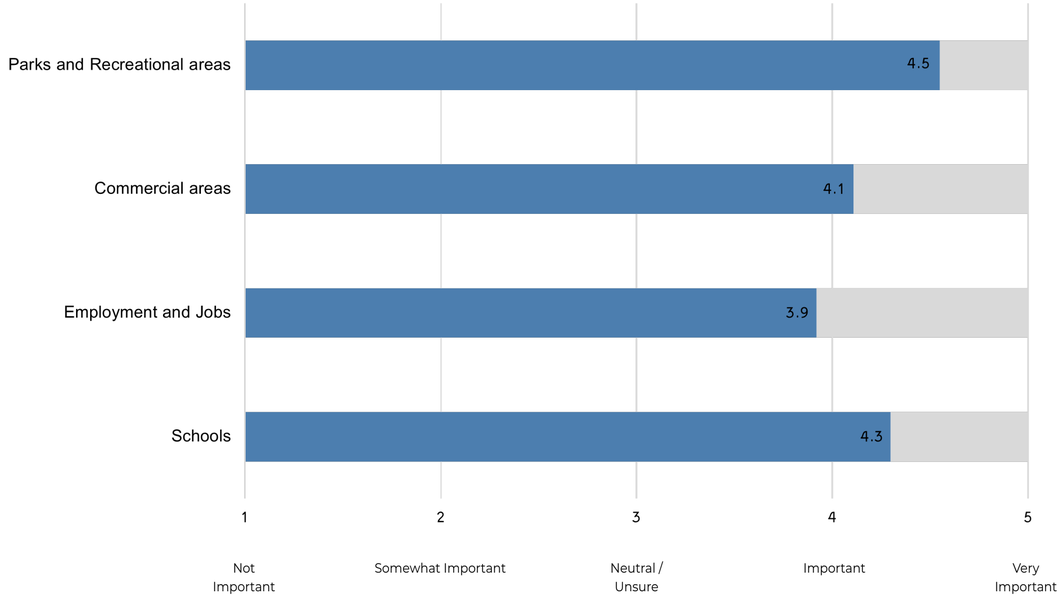
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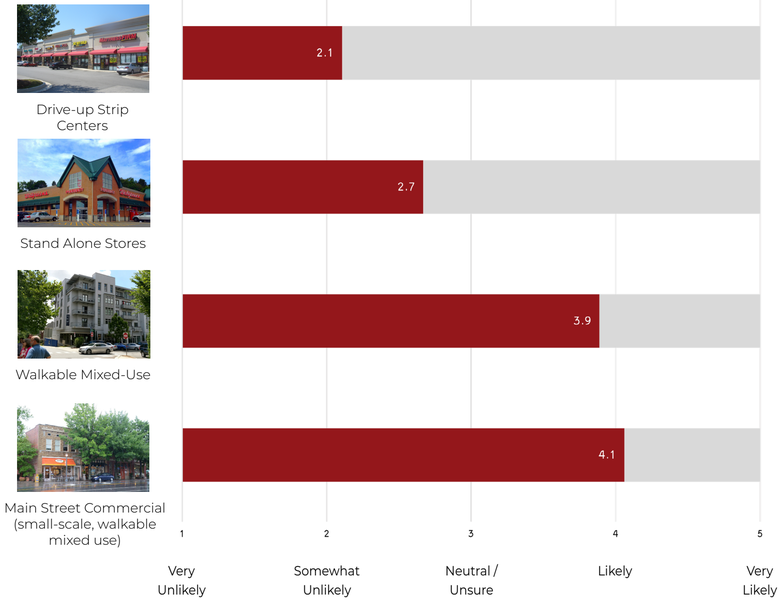
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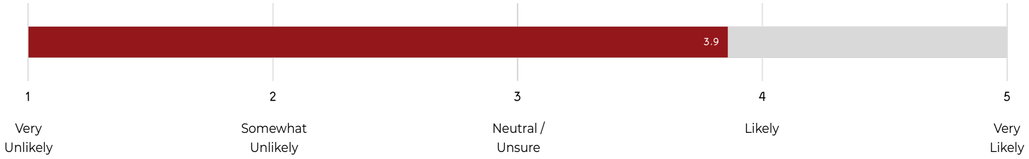
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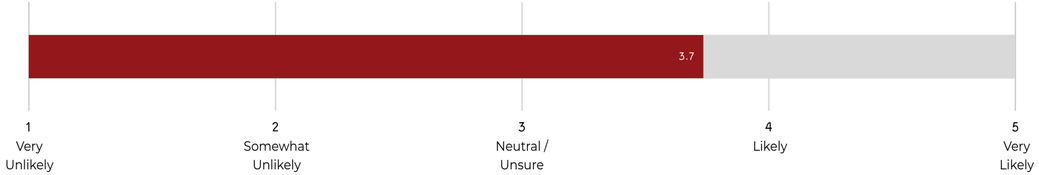
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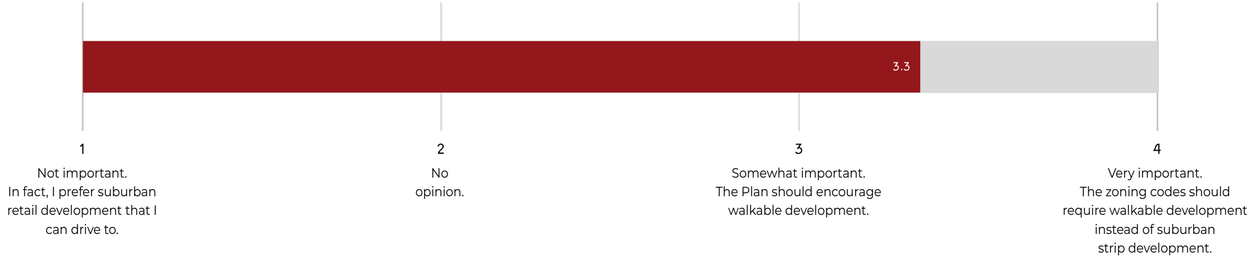
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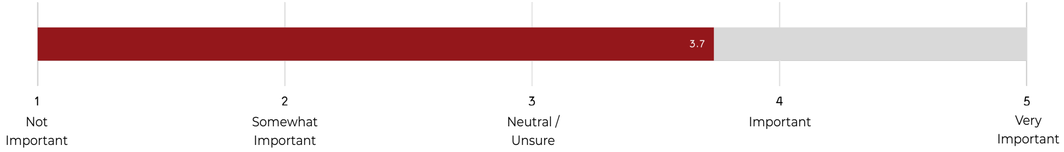
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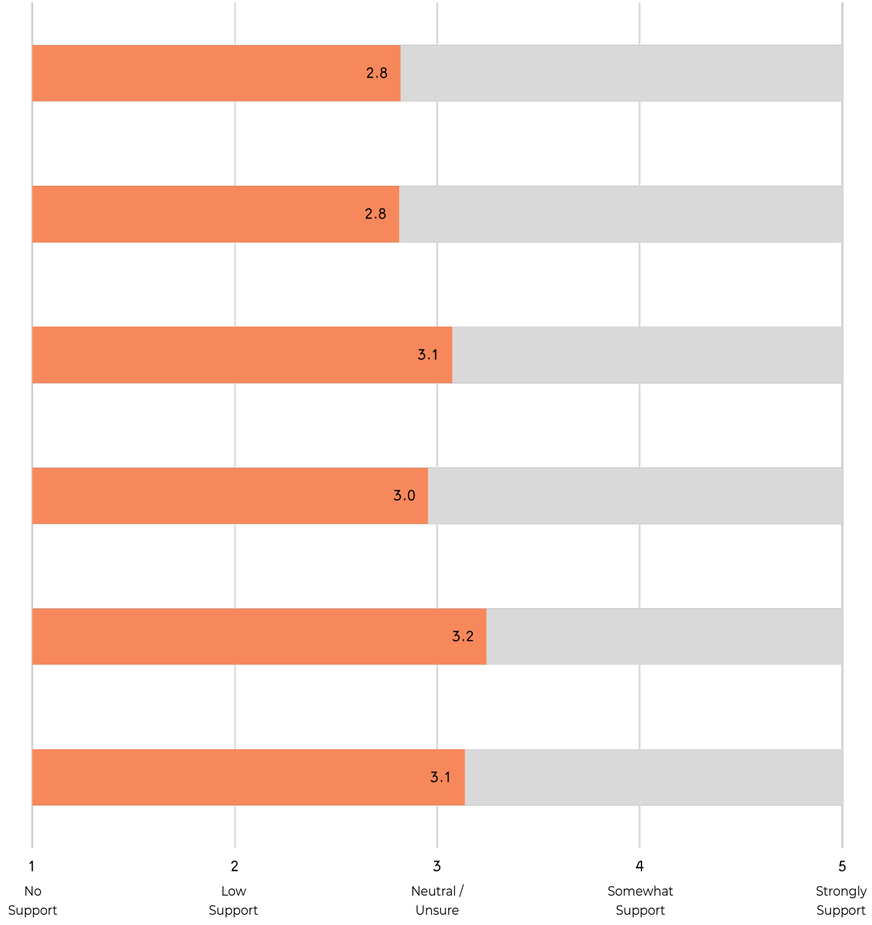
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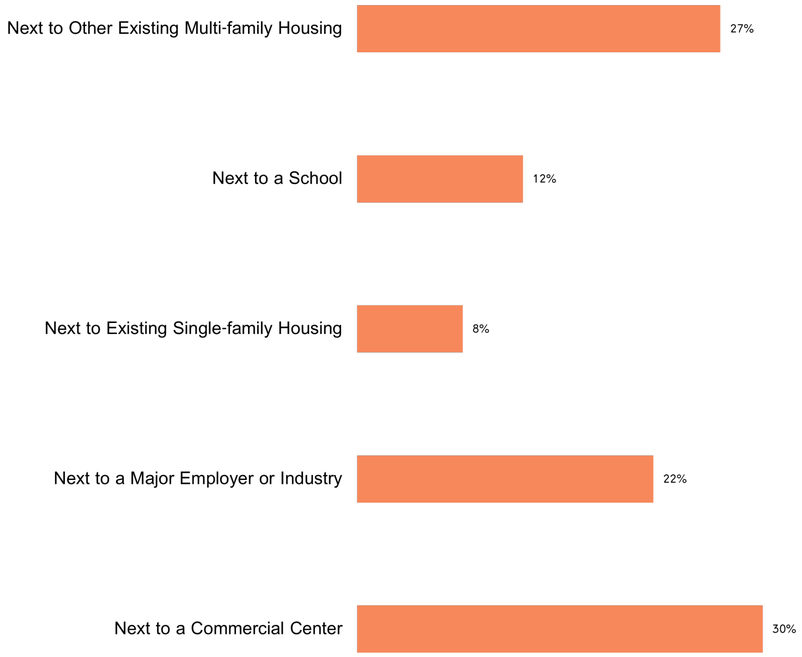
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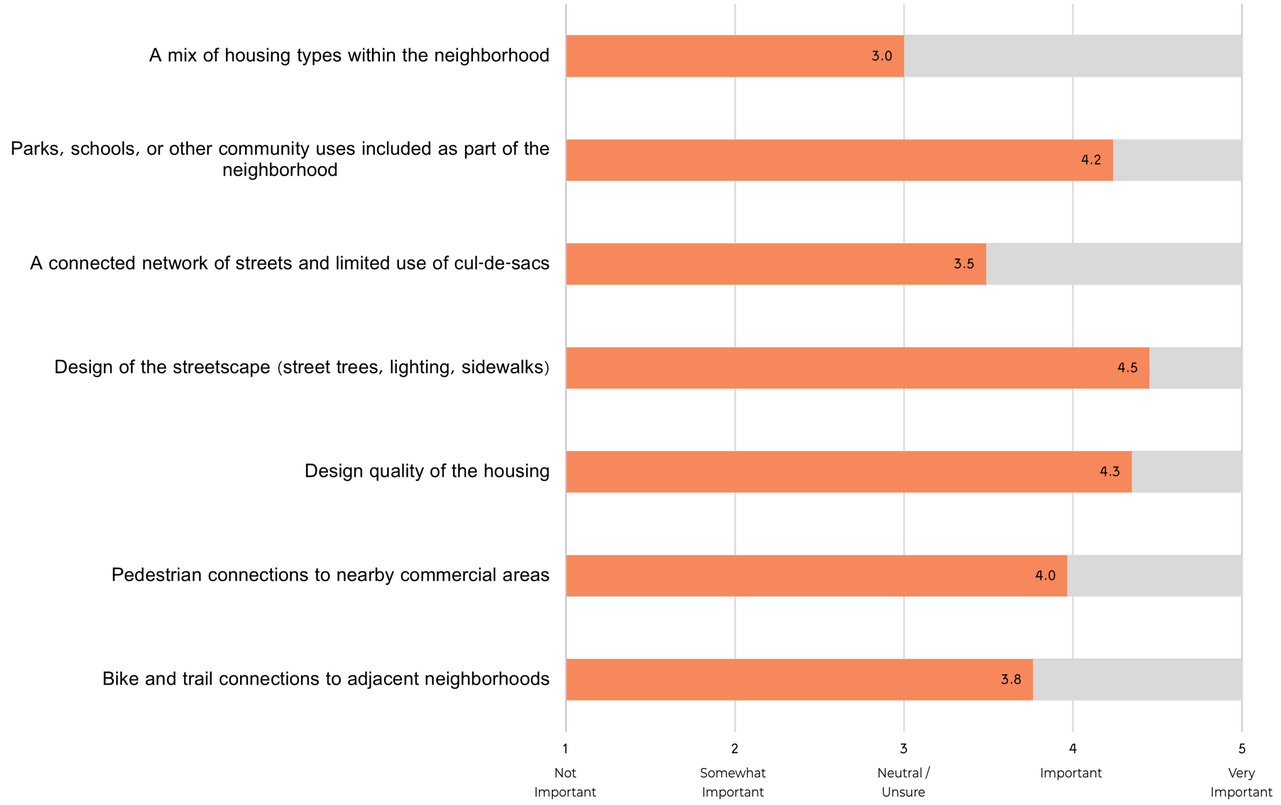
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Where in your area would you support seeing more medium or mixed-density housing?
(percentage based on total respondents)



When you think about new neighborhood development, how important area each of the following features? *(Average response)*



My favorite park: Name your favorite park in your area.
What is great about that place? *(Top 4 most mentioned)*

1. Greenway Farms

- It has a dog park and a lot of wildlife
- Open green spaces, walking trails, circular walkway
- A multi-use space for various activities like music events, hiking, walking, and recreation
- Well-kept nature, ample parking, and a variety of landscapes

2. White Oak Park

- Multi-use features, including a dog park, playground, and walking path, and a nice picnic area
- Connector trail to Stringers Ridge.
- Big and open with the potential for more

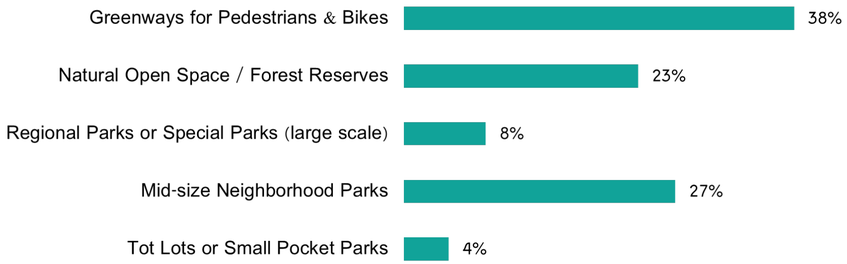
3. Red Bank City Park

- Centrally located green space in the heart of Red Bank
- A community gathering place among mature hardwood trees
- Enjoyed for its walkability from neighborhoods, hosting events, and having activities for multiple age group

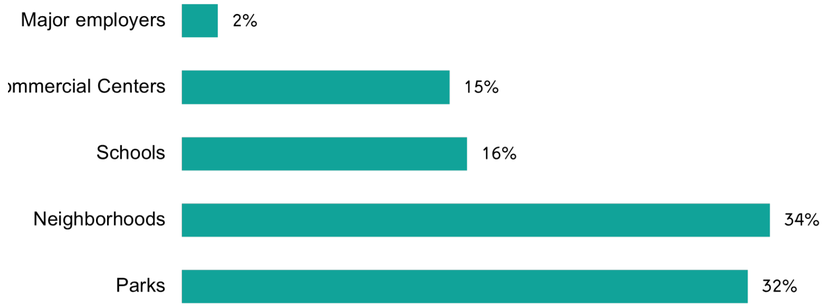
4. Chester Frost

- Camping, swimming, and location near the water
- Family-friendly atmosphere and a space for outdoor events

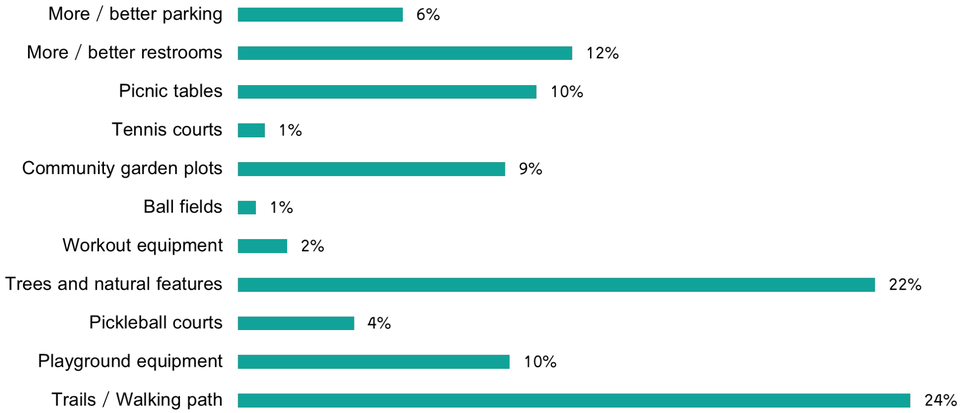
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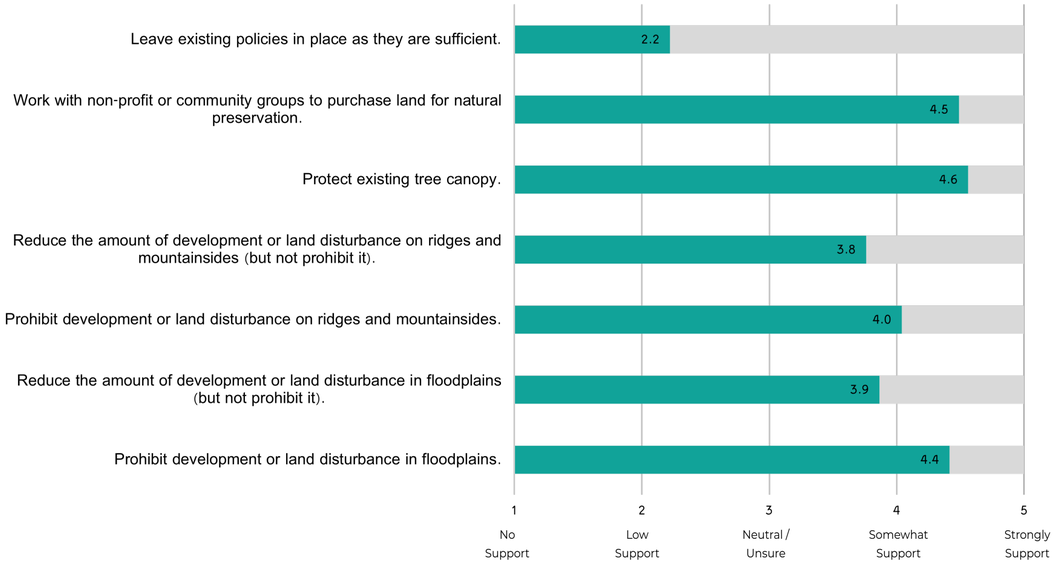
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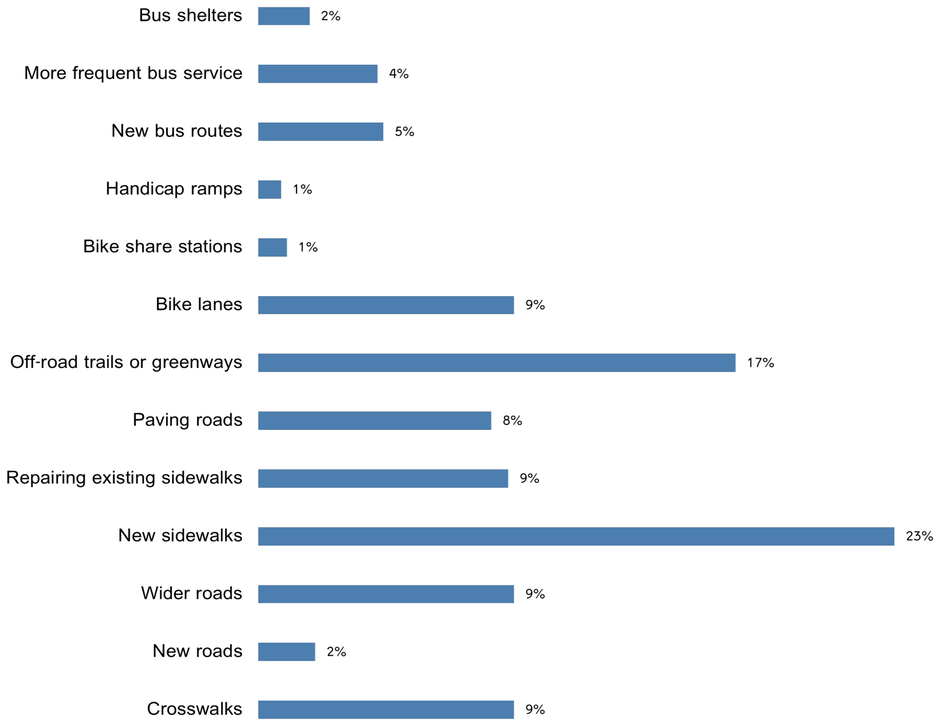
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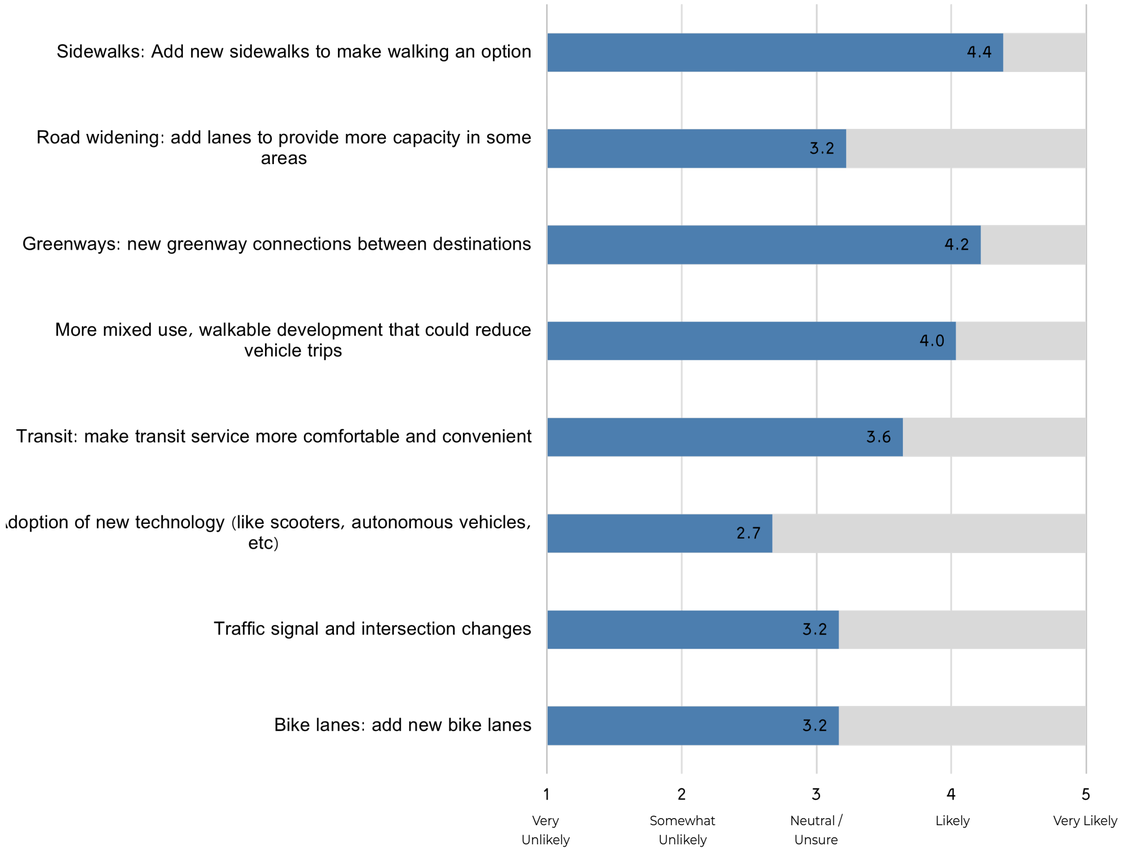
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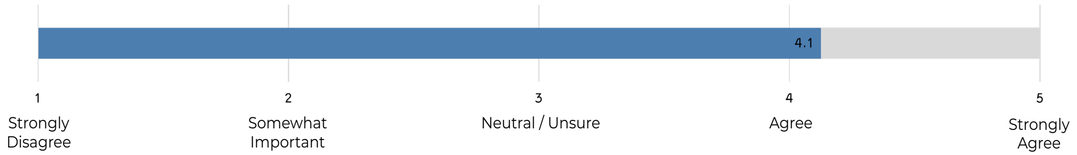
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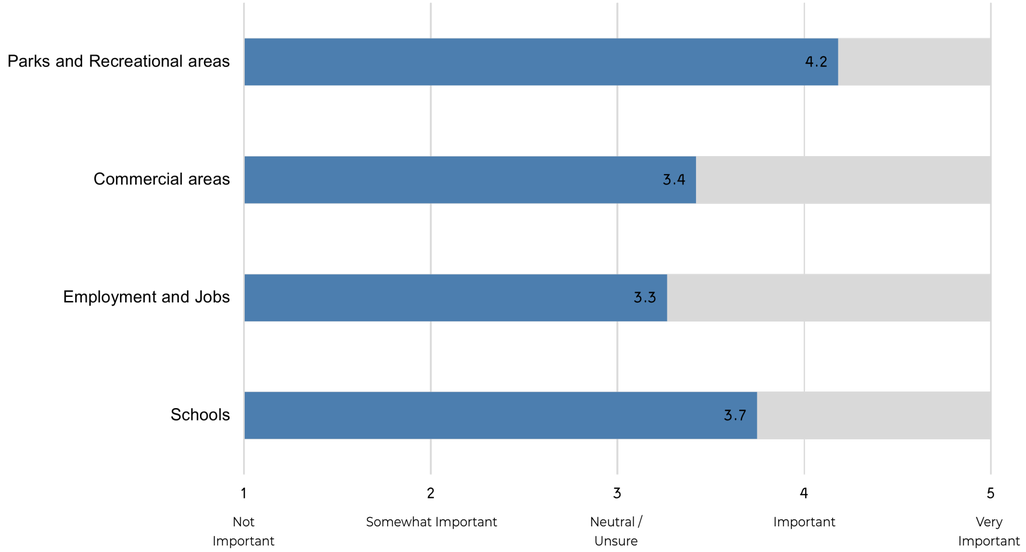
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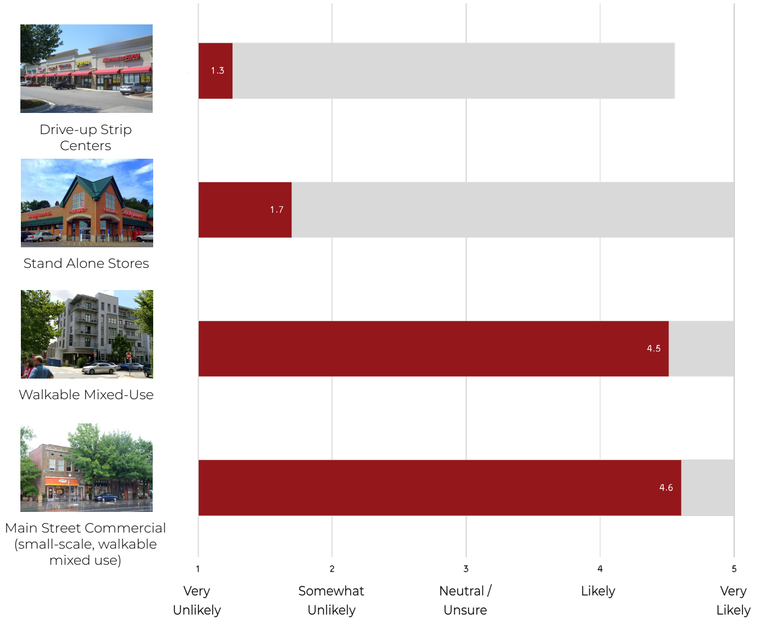
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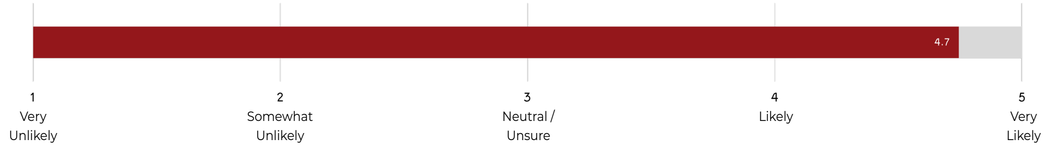
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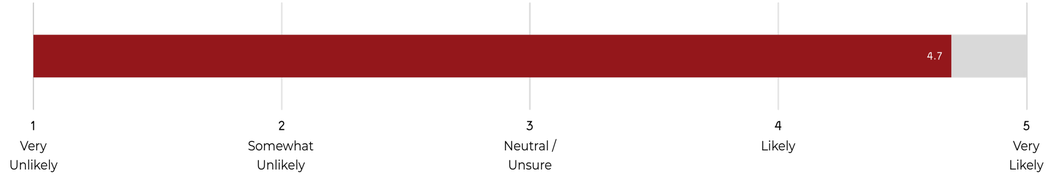
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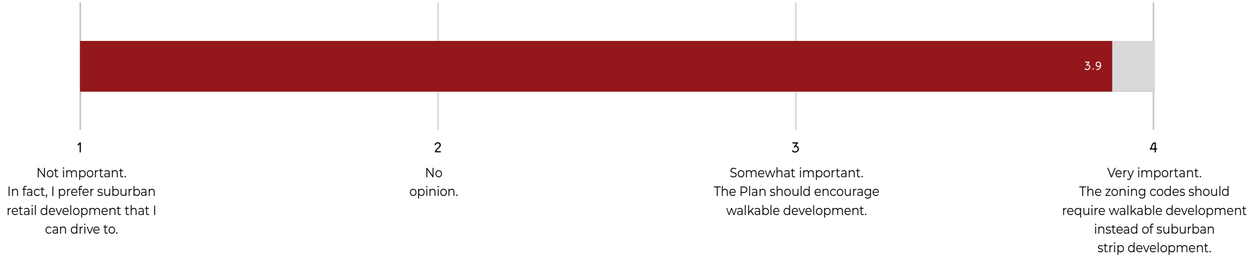
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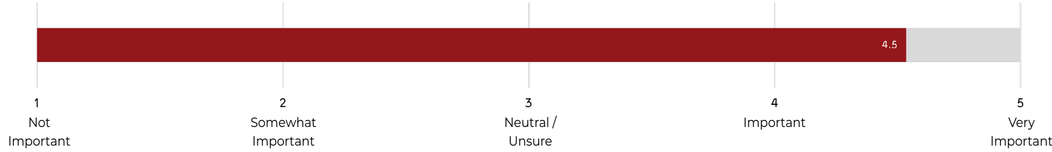
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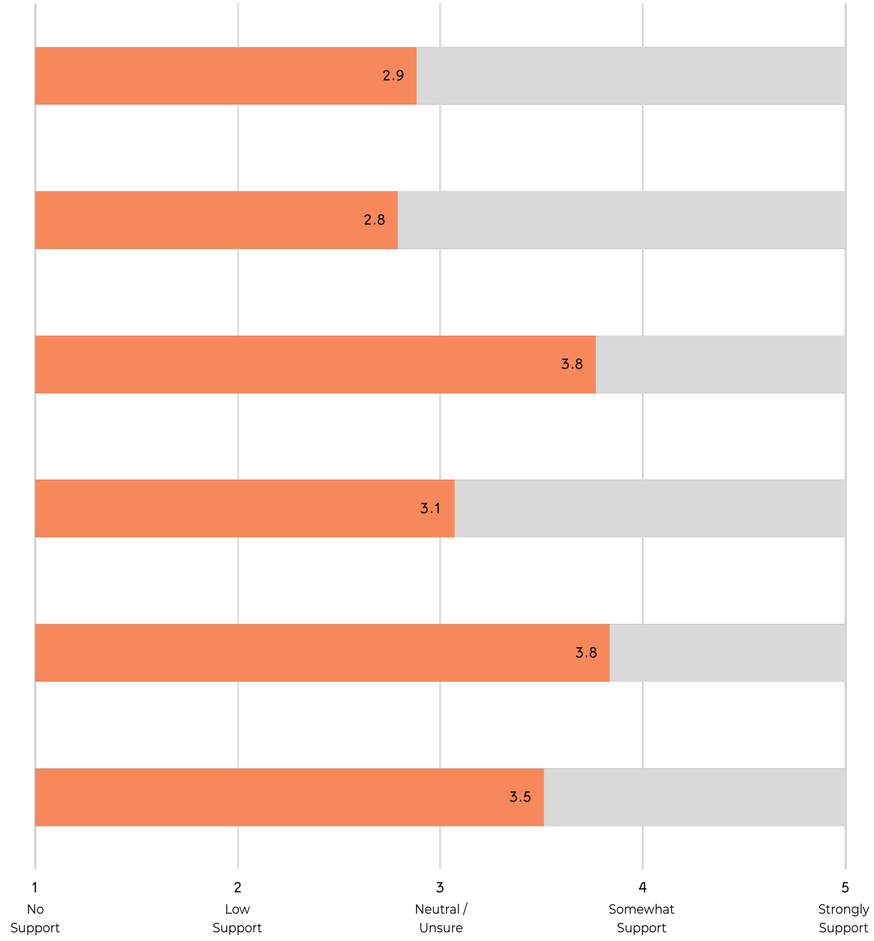
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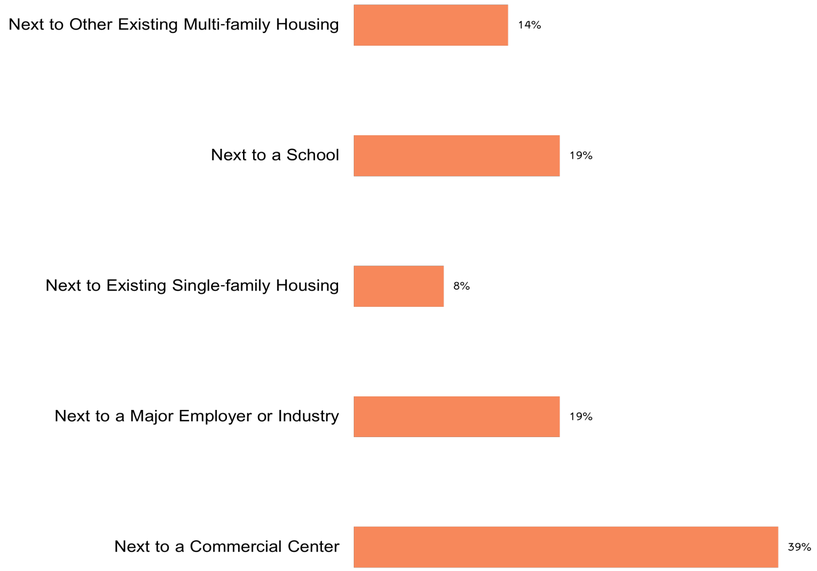
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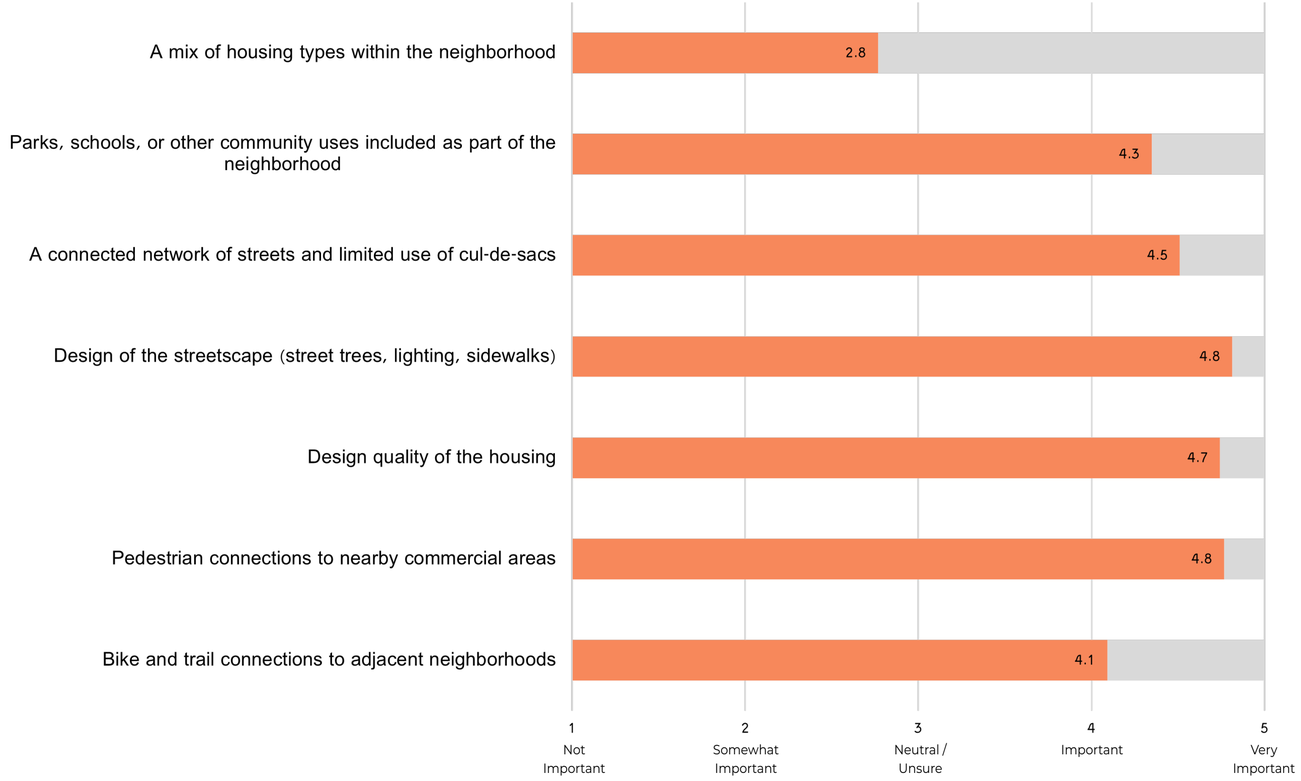
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When you think about new neighborhood development, how important area each of the following features? *(Average response)*



My favorite park: Name your favorite park in your area. What is great about that place? *(Top 3 most mentioned)*

1. Montague Park

- Organic landscape mixed with architectural elements and public art
- Beautiful, quiet, and peaceful
- Well-preserved native plants and a lot of open space
- Diverse artwork and periodically hosts pop-up events that are on brand with the artistic theme of the park

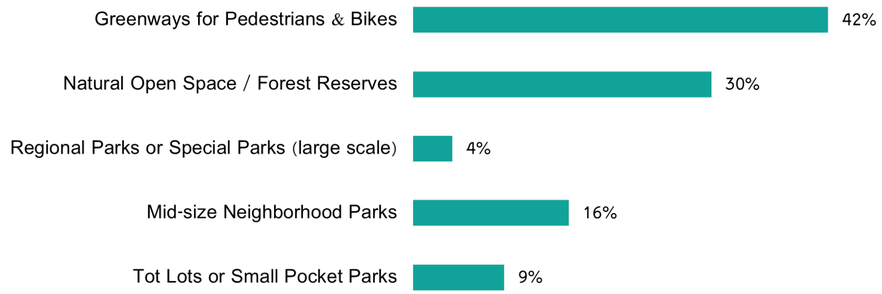
2. BlueCross Healthy Place at Highland Park

- A nice place to workout
- Used constantly, with an adjacent playground.

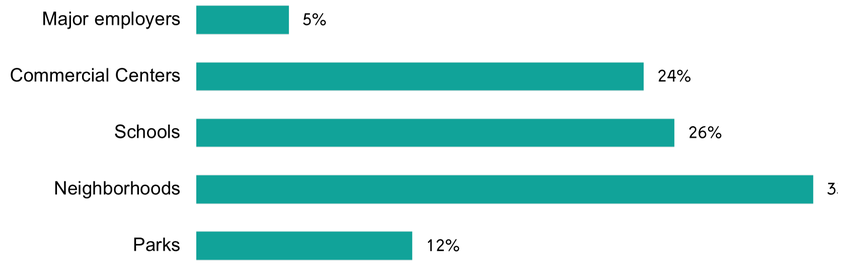
3. Tatum Park

- Great park nested in neighborhood
- Proximity to residents, walkable
- Small but always tidy

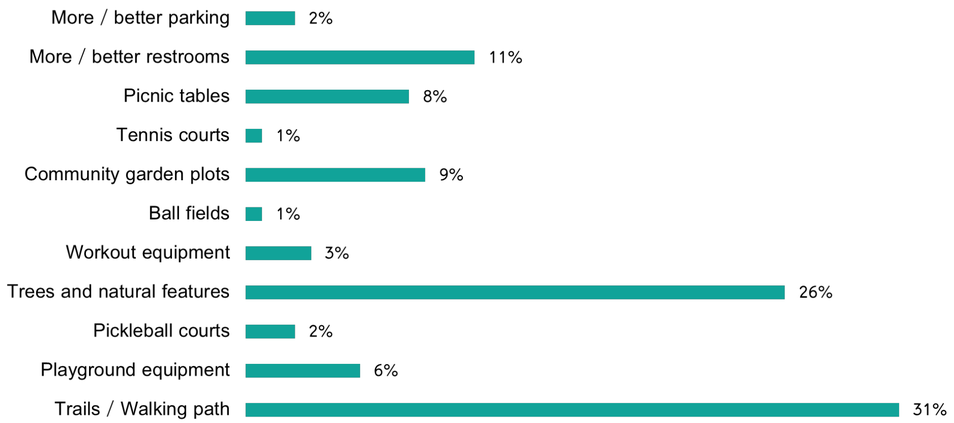
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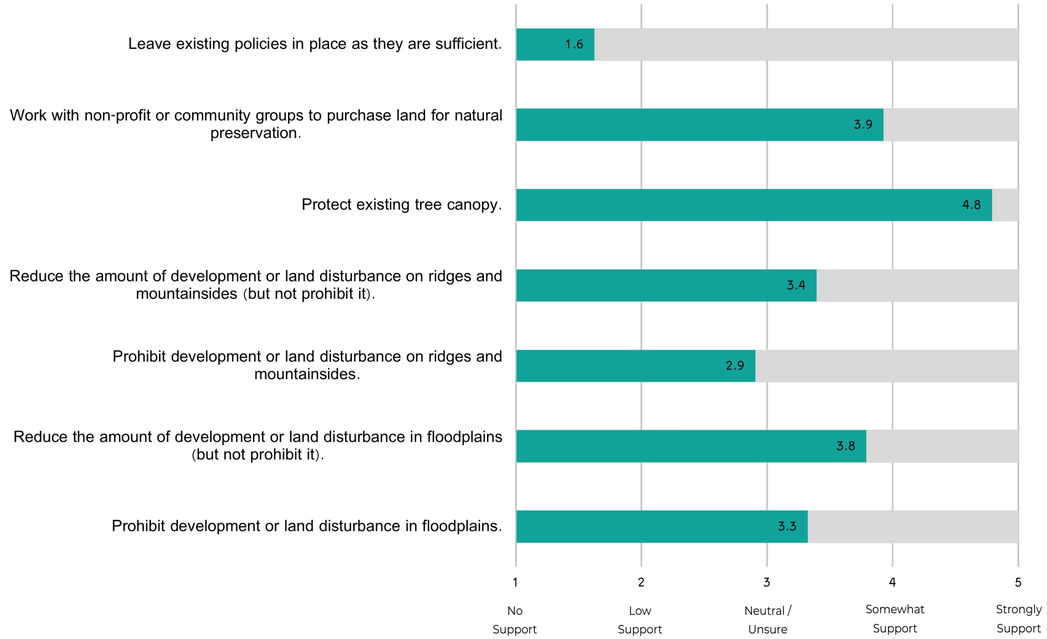
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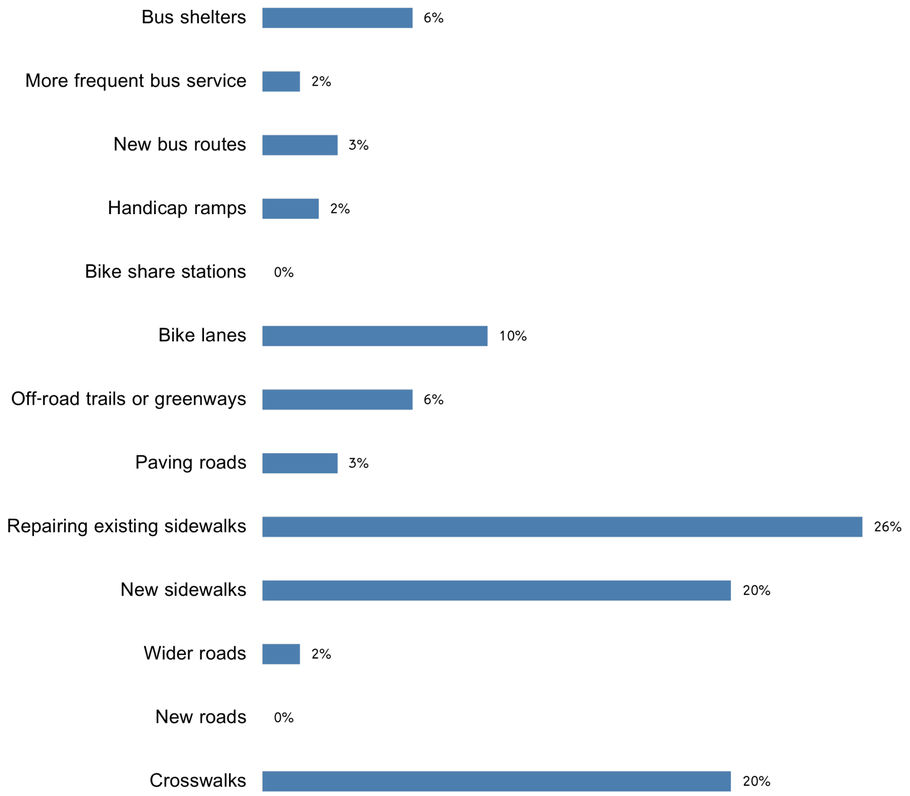
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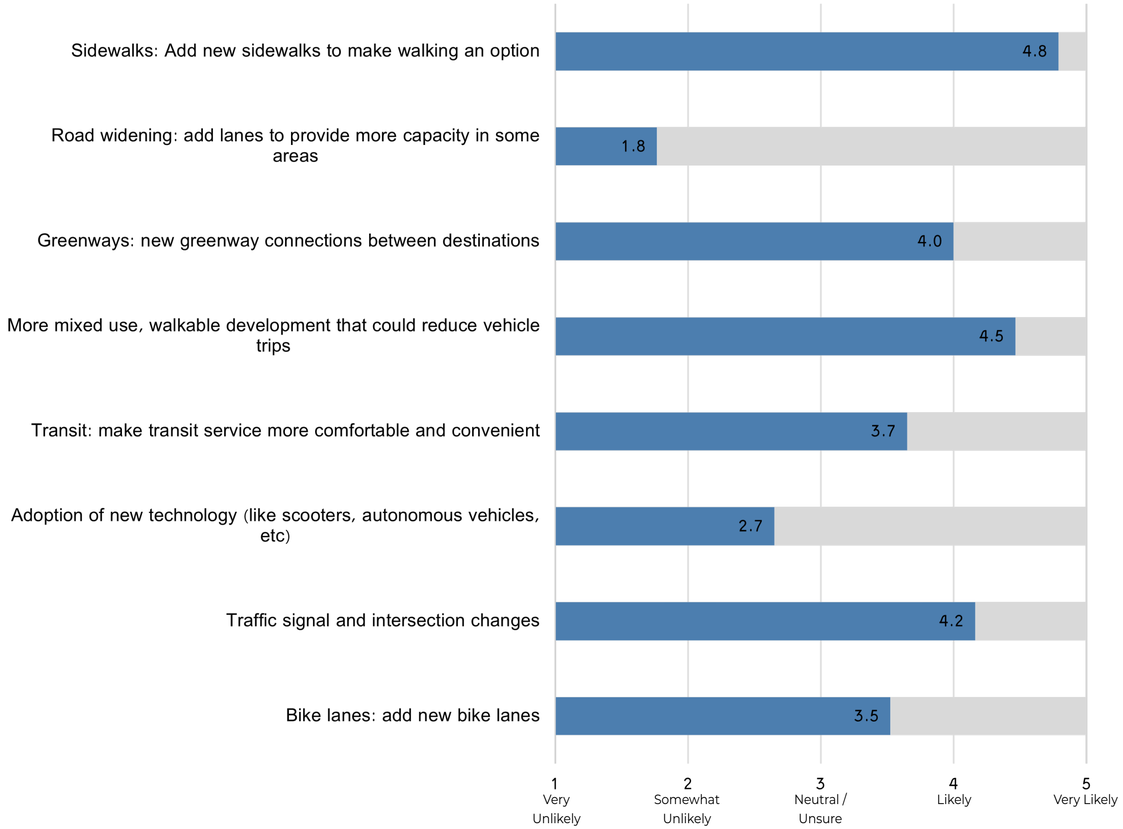
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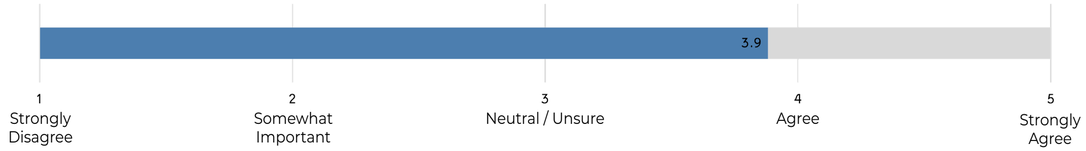
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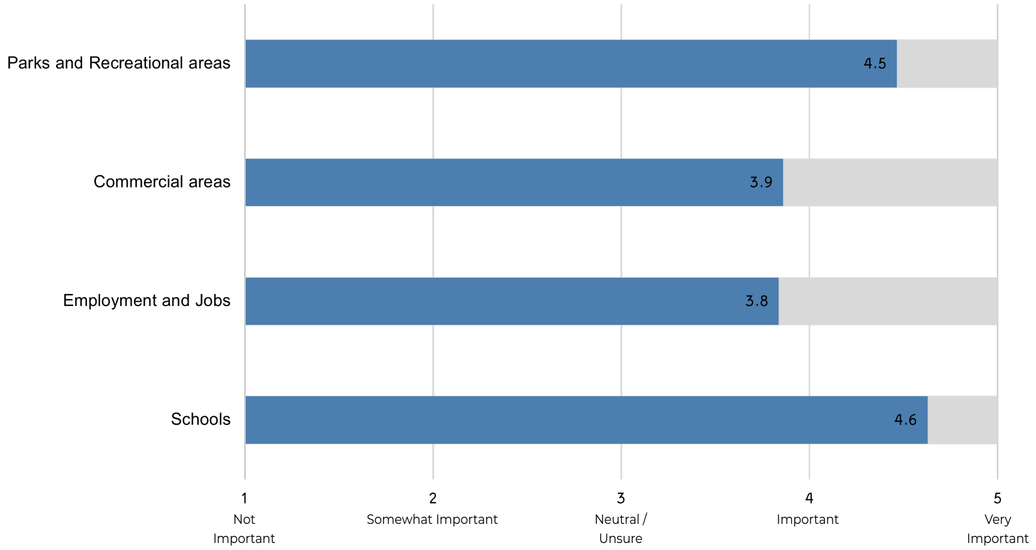
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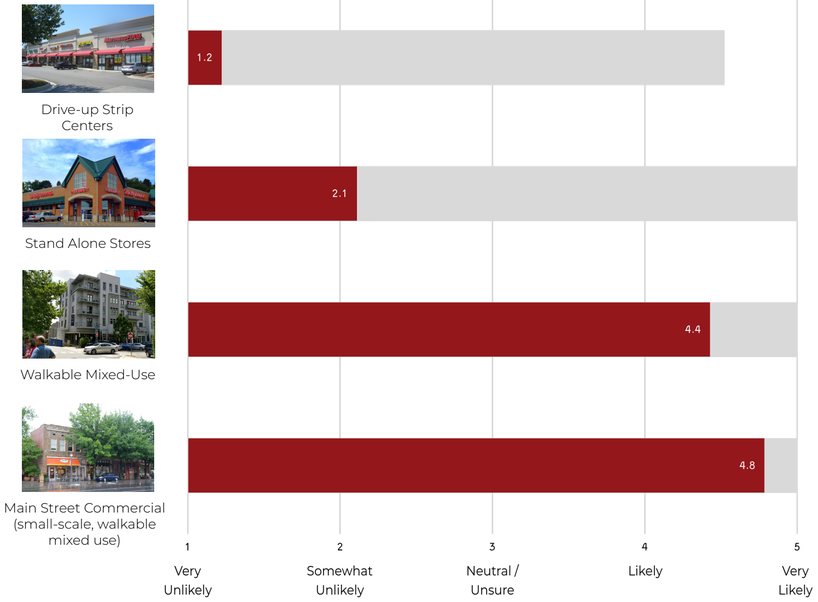
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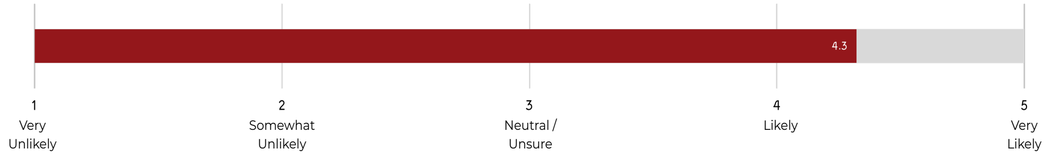
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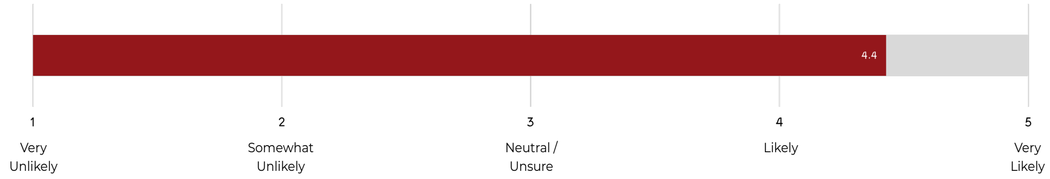
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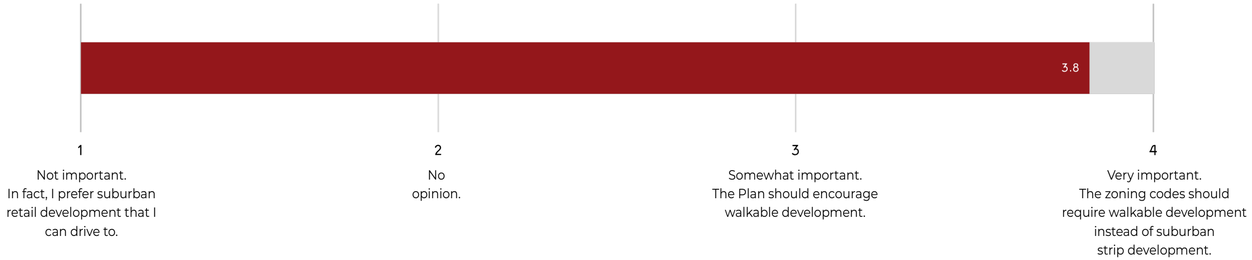
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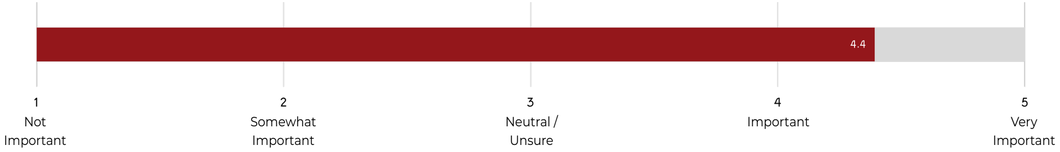
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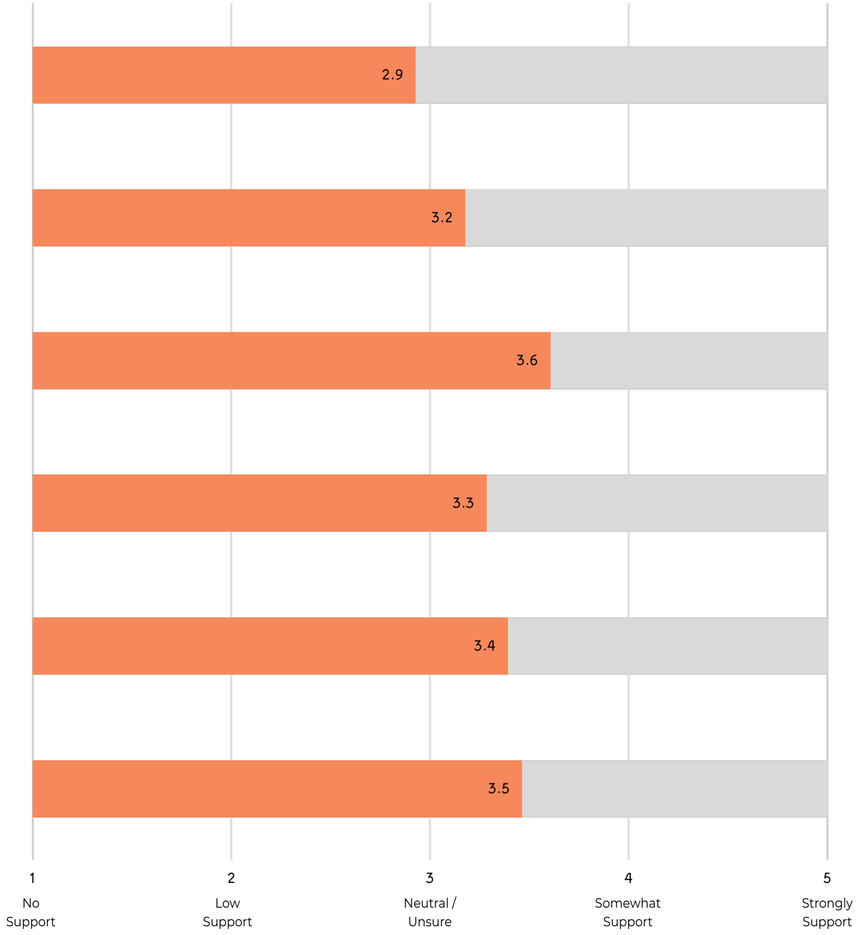
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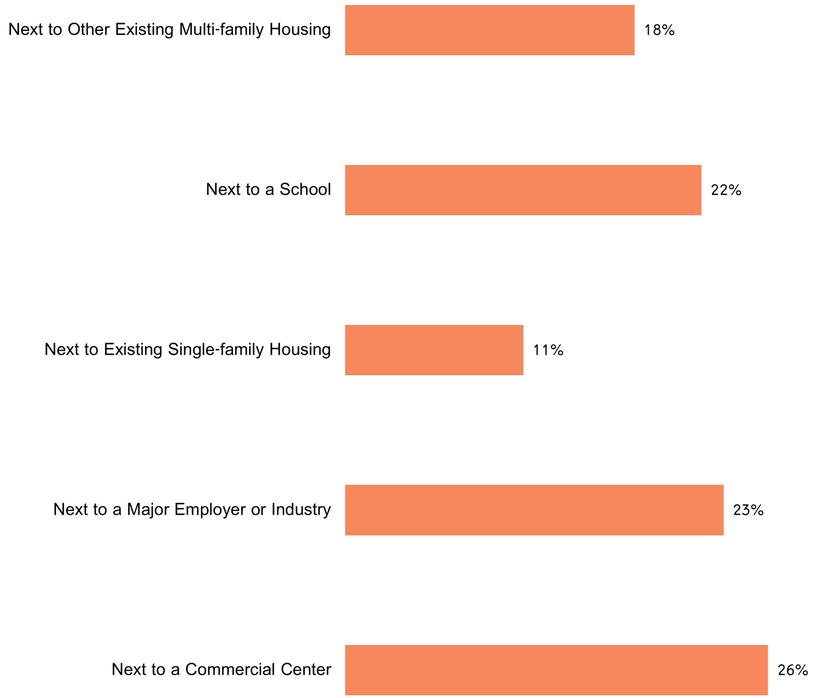
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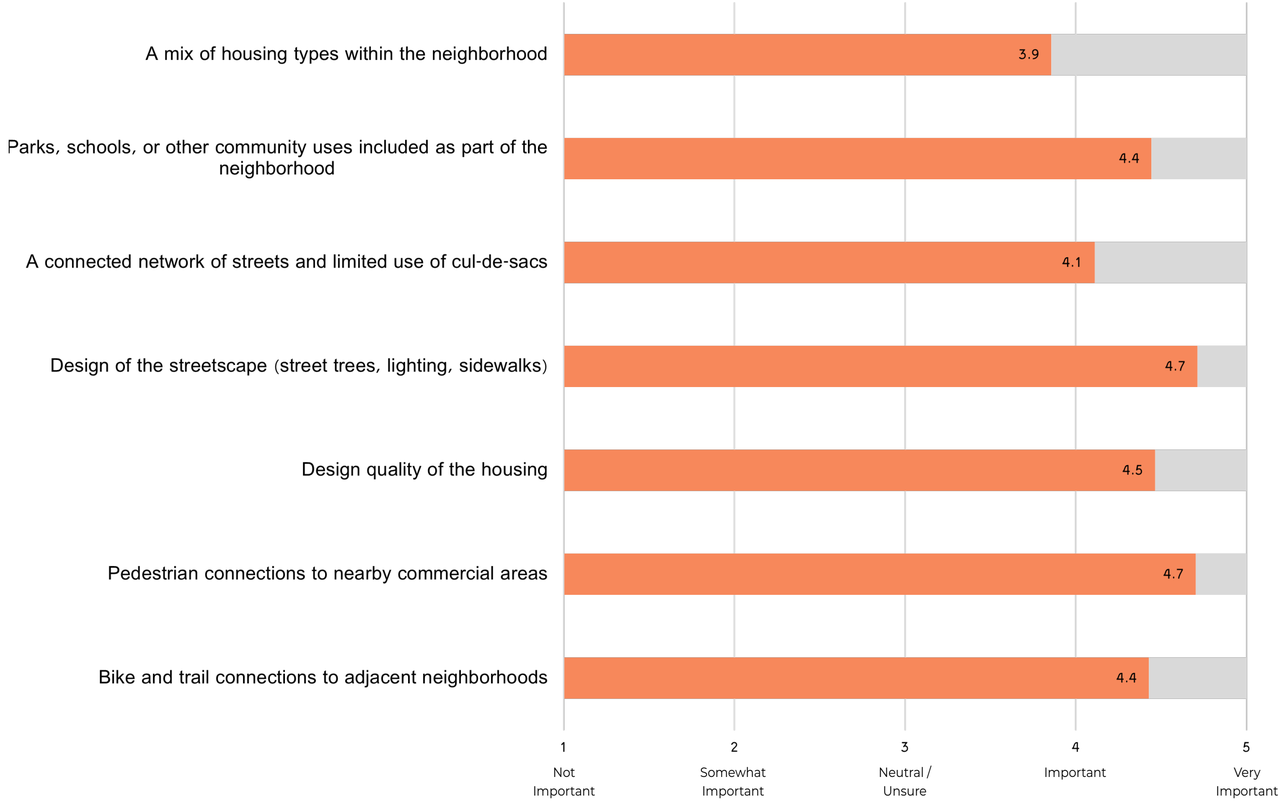
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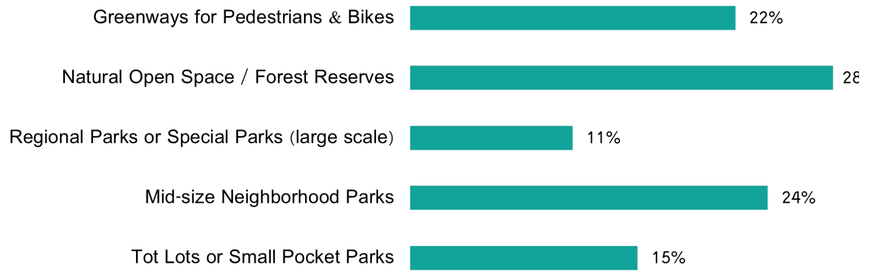
1. Tennessee Riverwalk
- A connector to downtown
- Offers a lot of variety and options
- Great for running and biking year-round

2. Highland Park
- Has multiple parks that are closed to the public during school hours and public outside of school hours
- Great multiuse places, pet-friendly

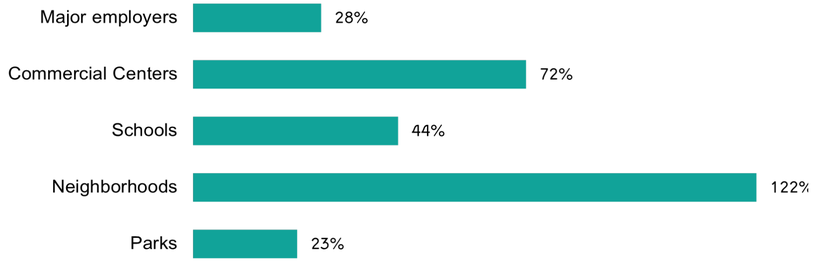
3. St. Elmo
- Playground, kid-friendly

4. Montague Park
- Sculpture fields
- Open spaces

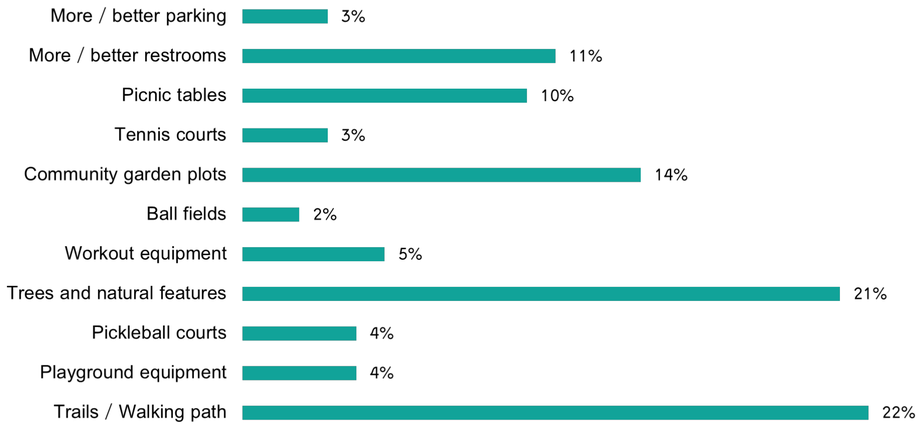
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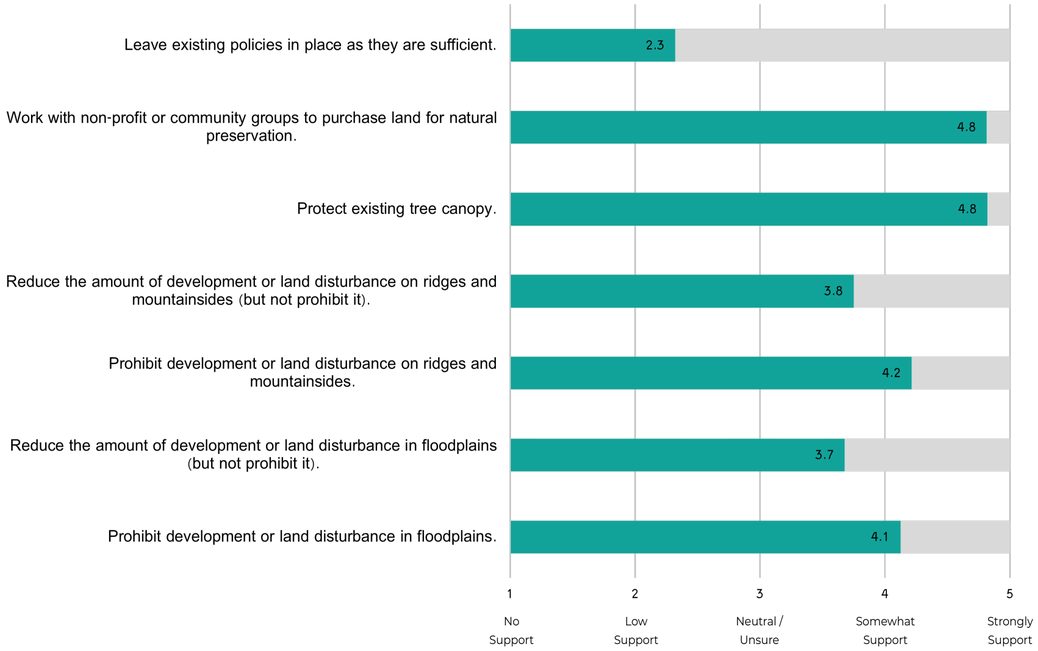
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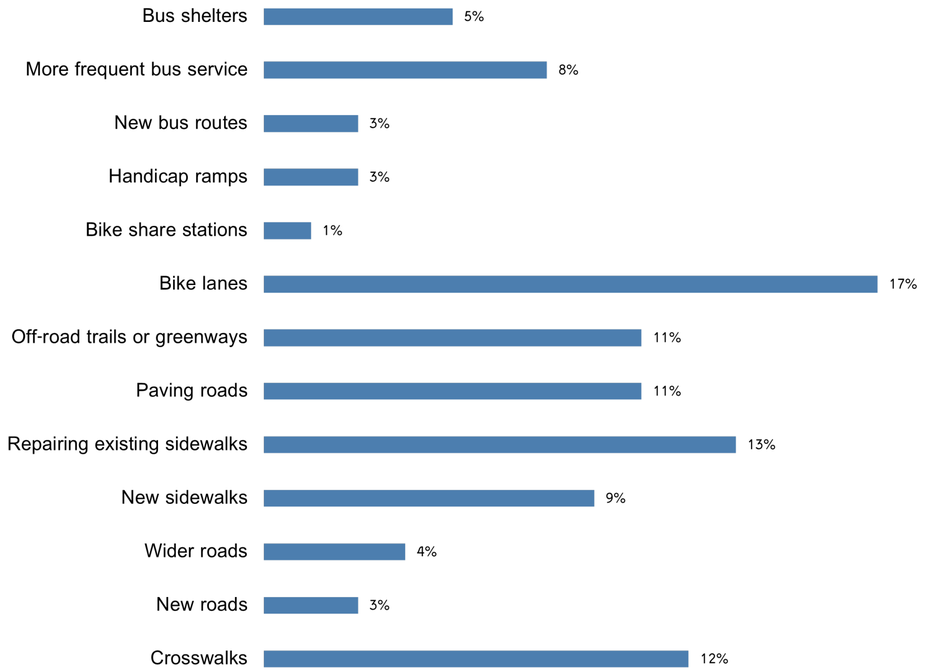
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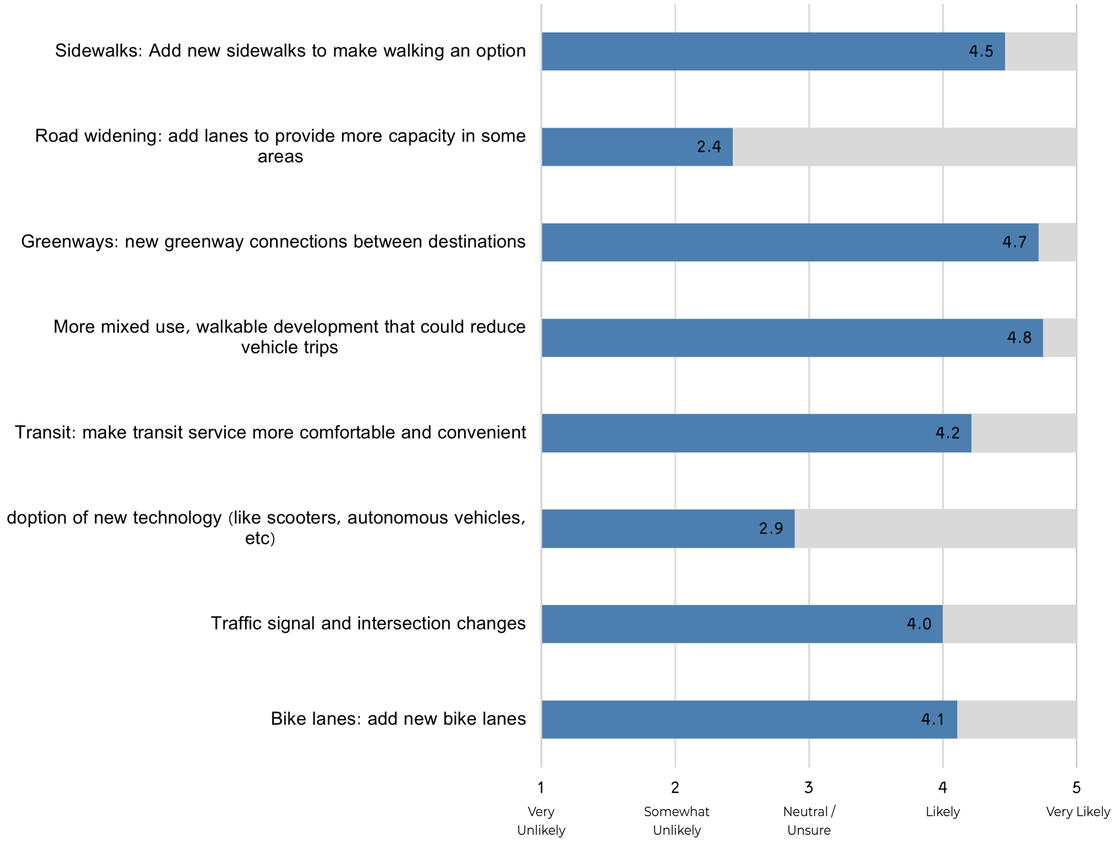
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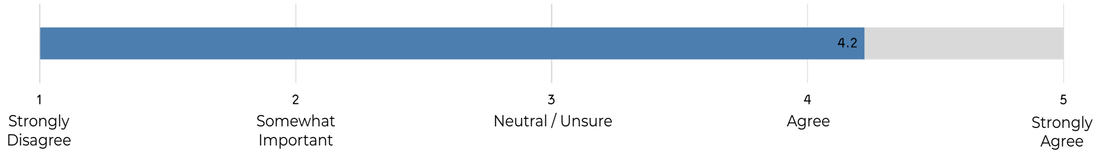
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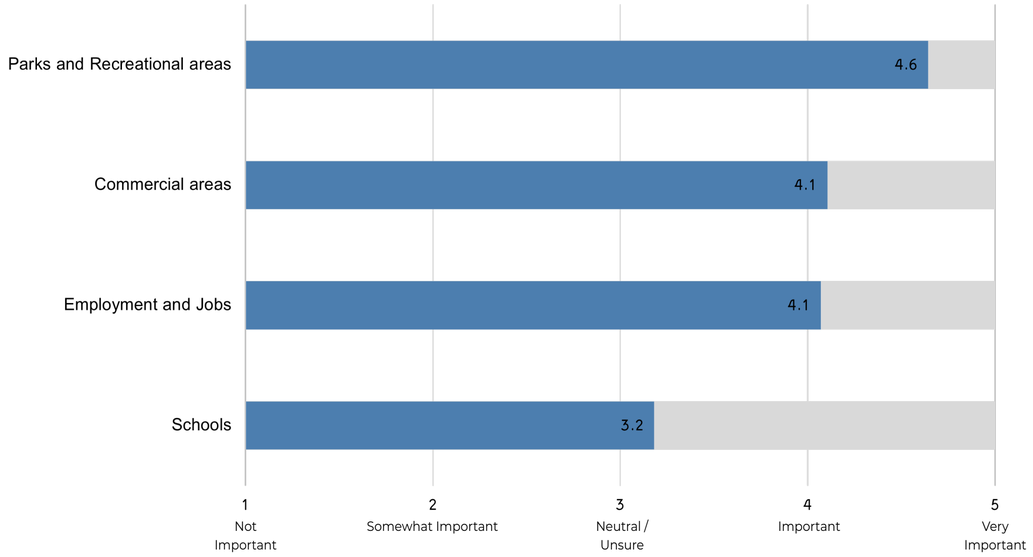
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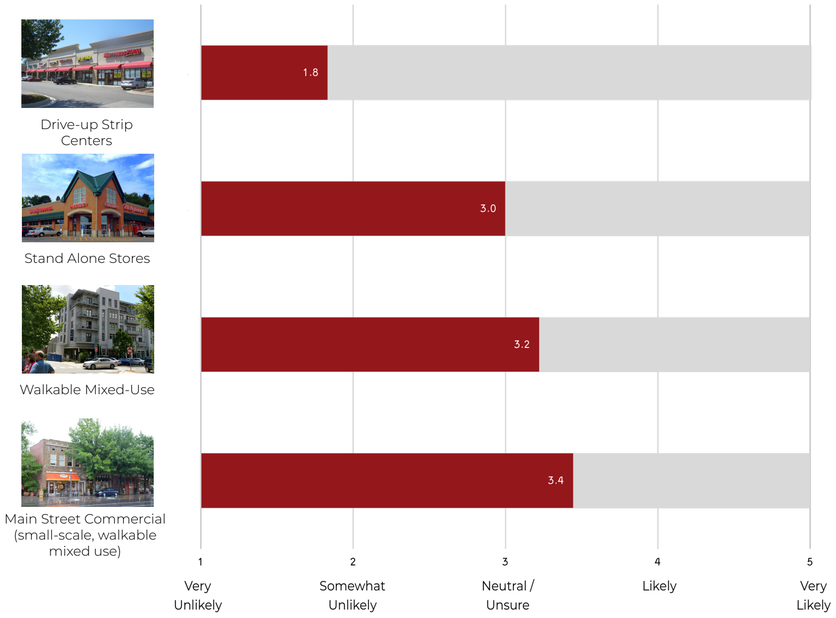
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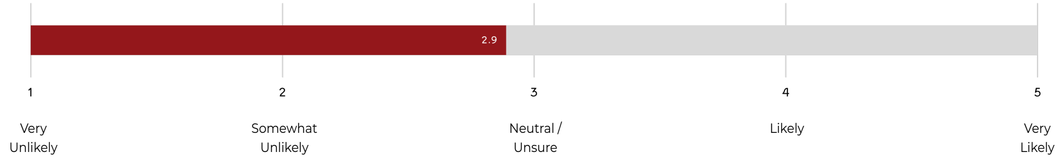
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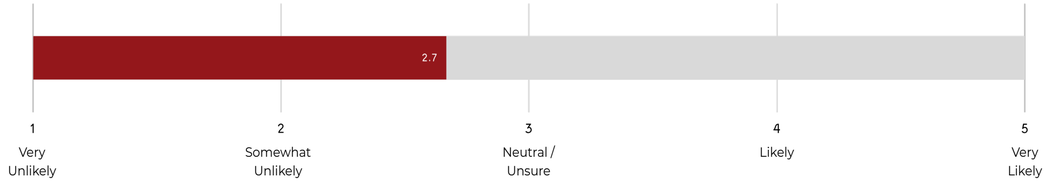
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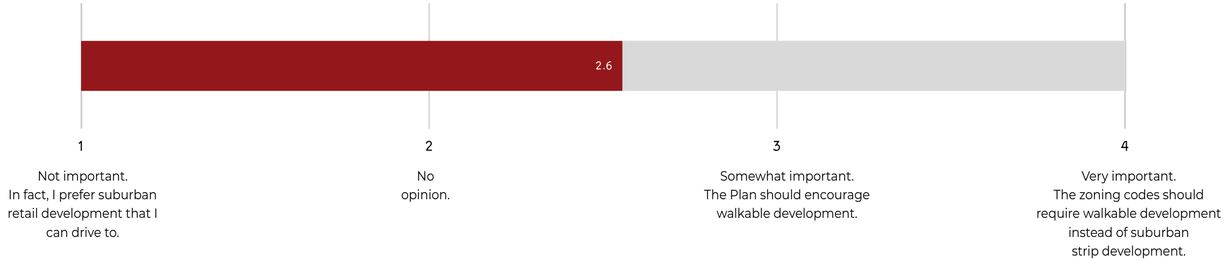
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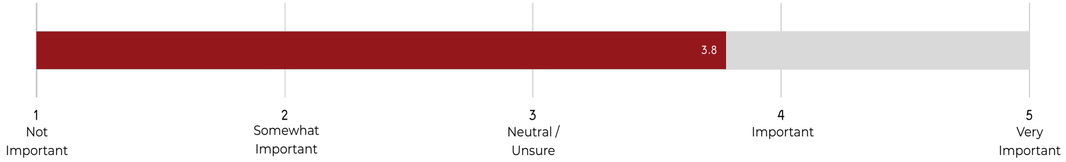
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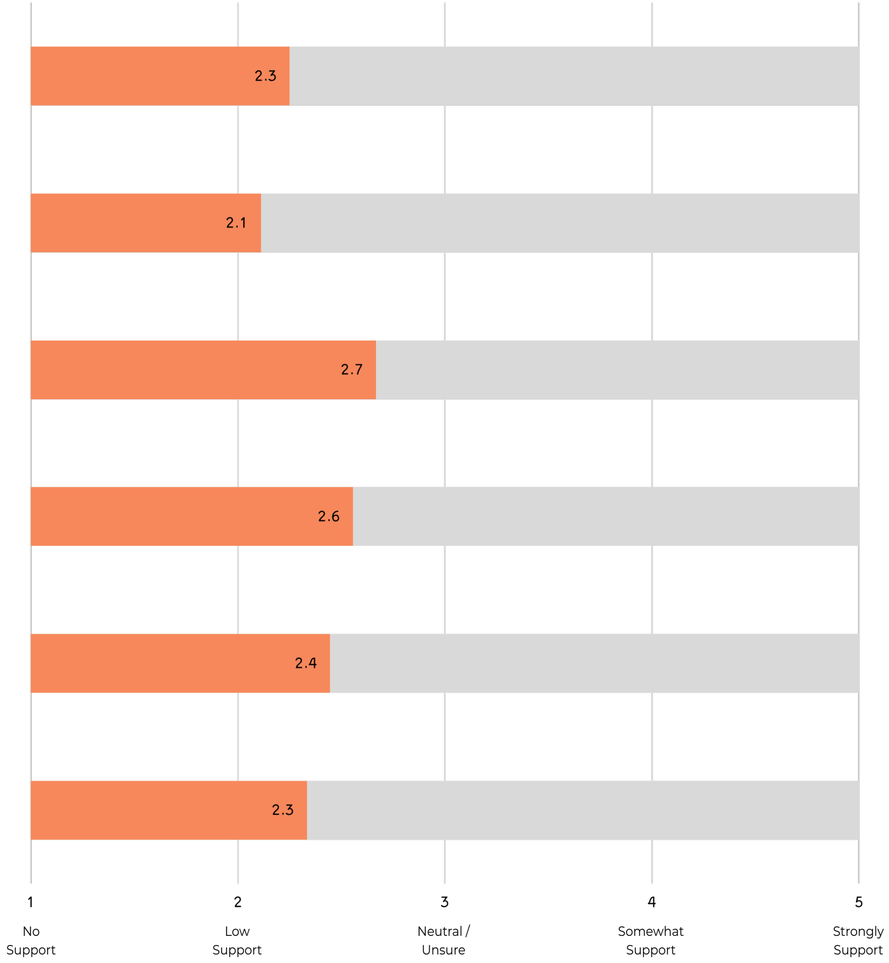
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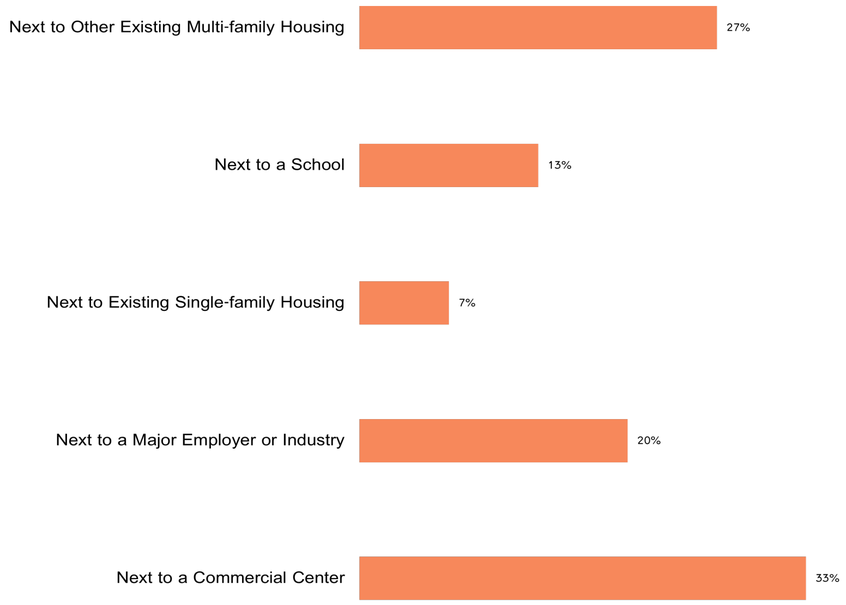
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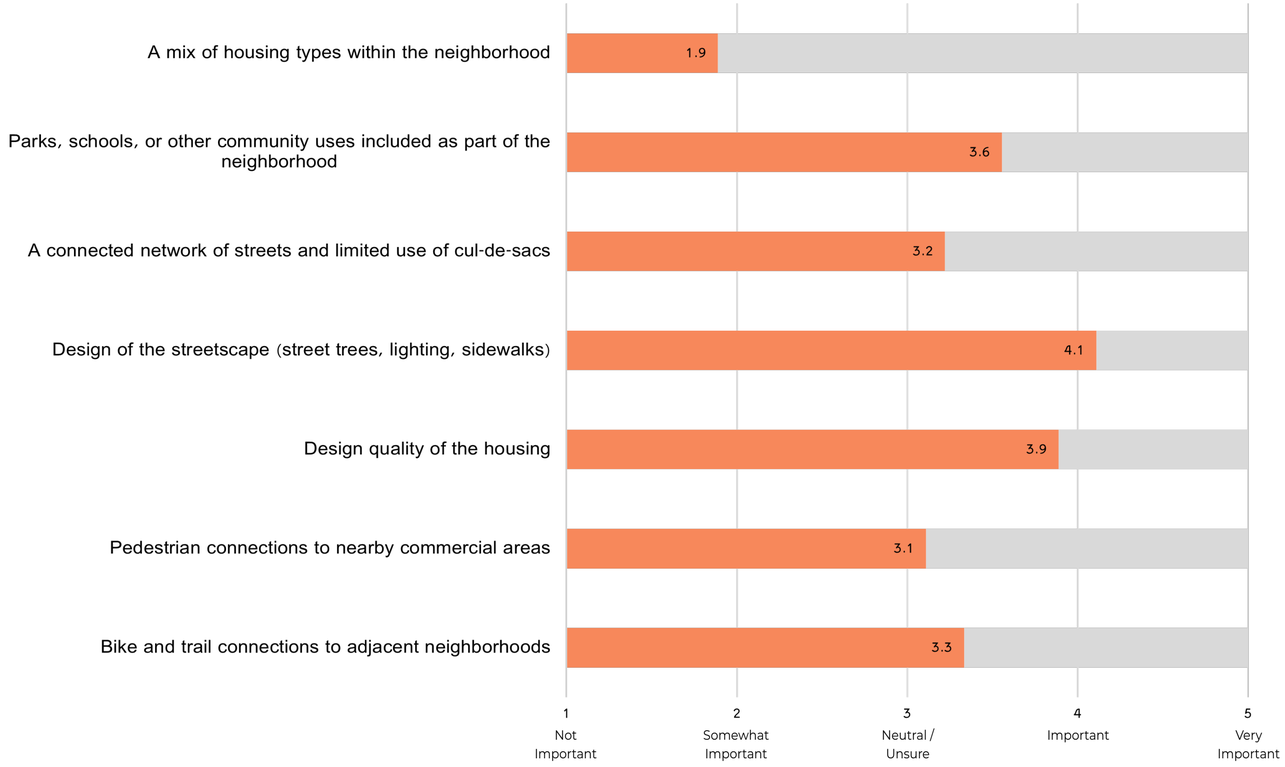
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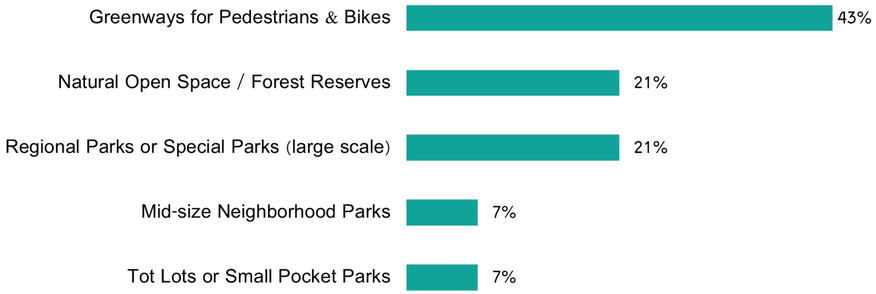


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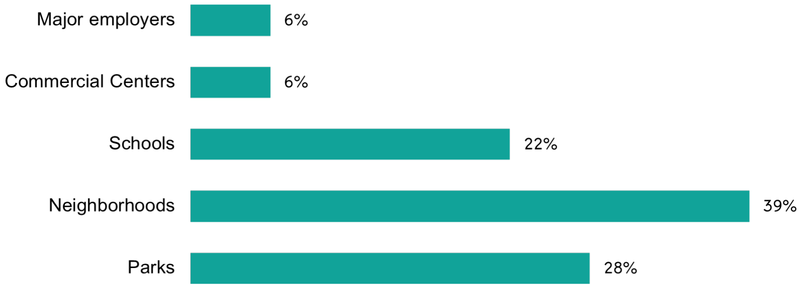
1. John A. Patten
- Close to nearby residents
- Kept clean

2. Raccoon Mountain
- Great views and trails

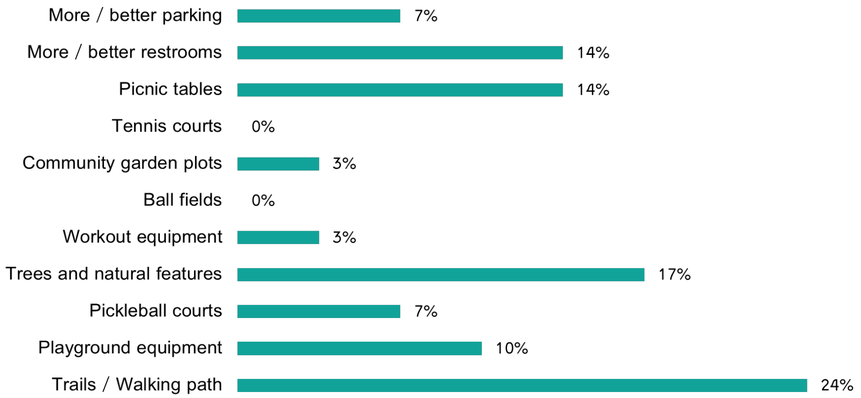
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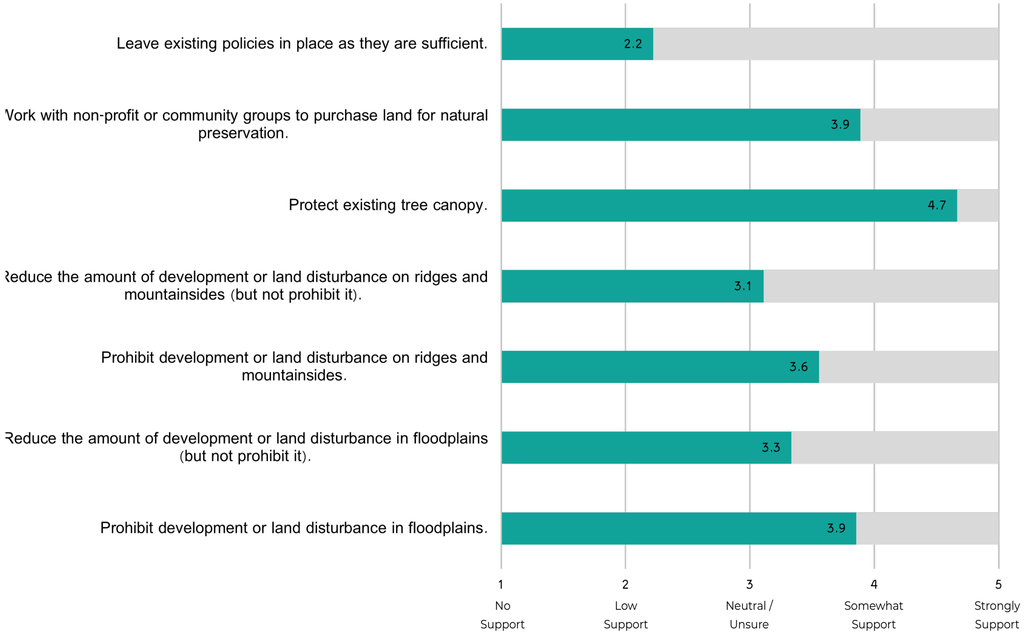
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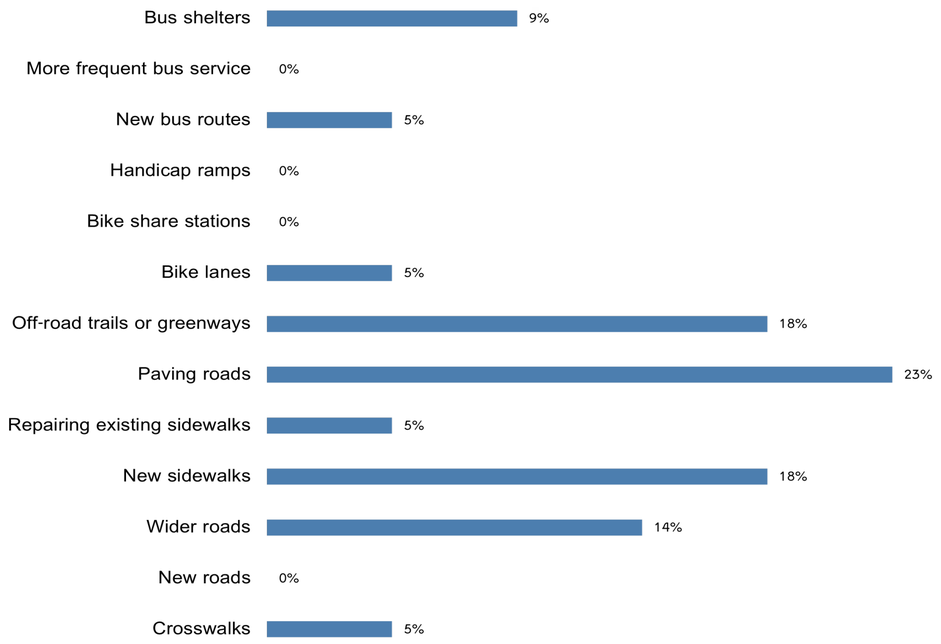
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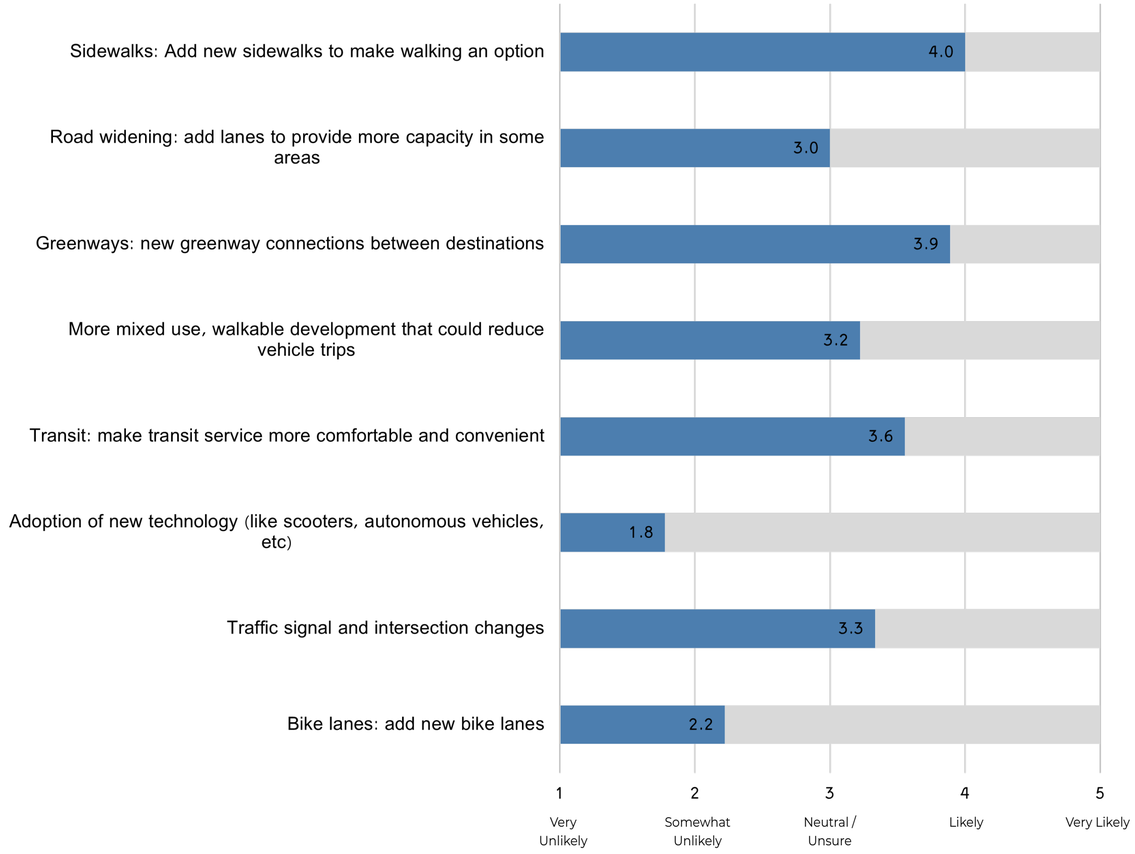
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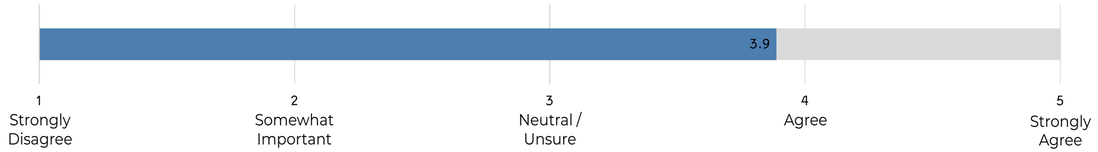
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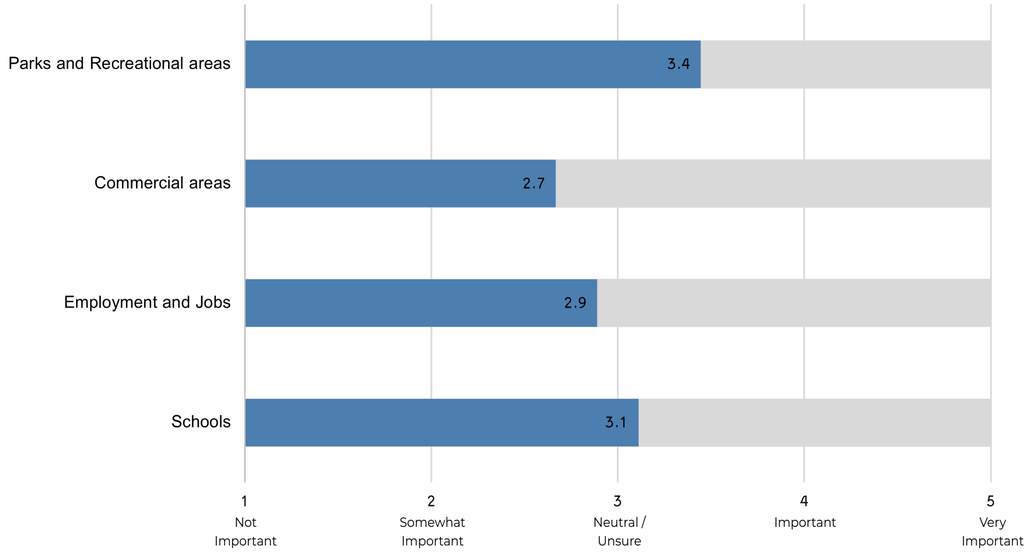
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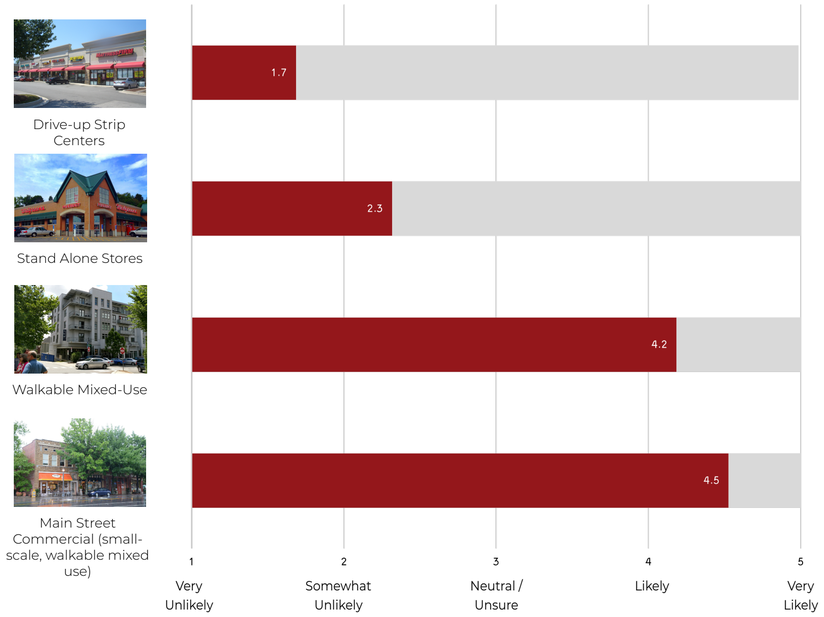
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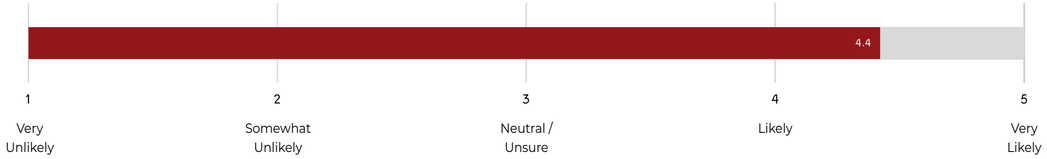
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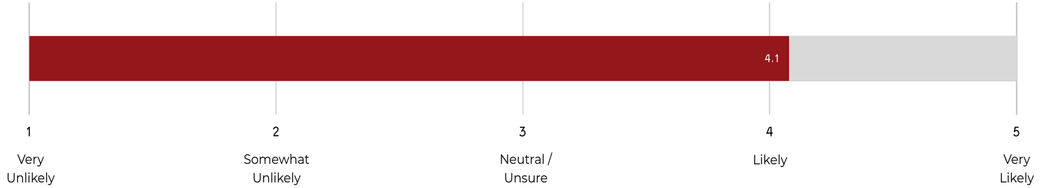
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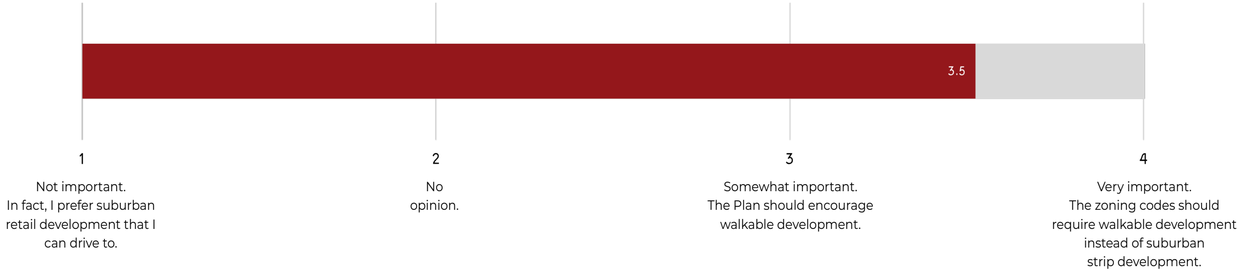
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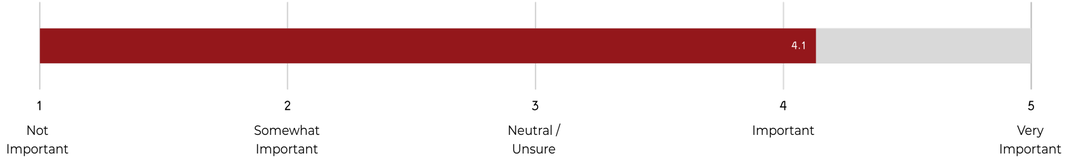
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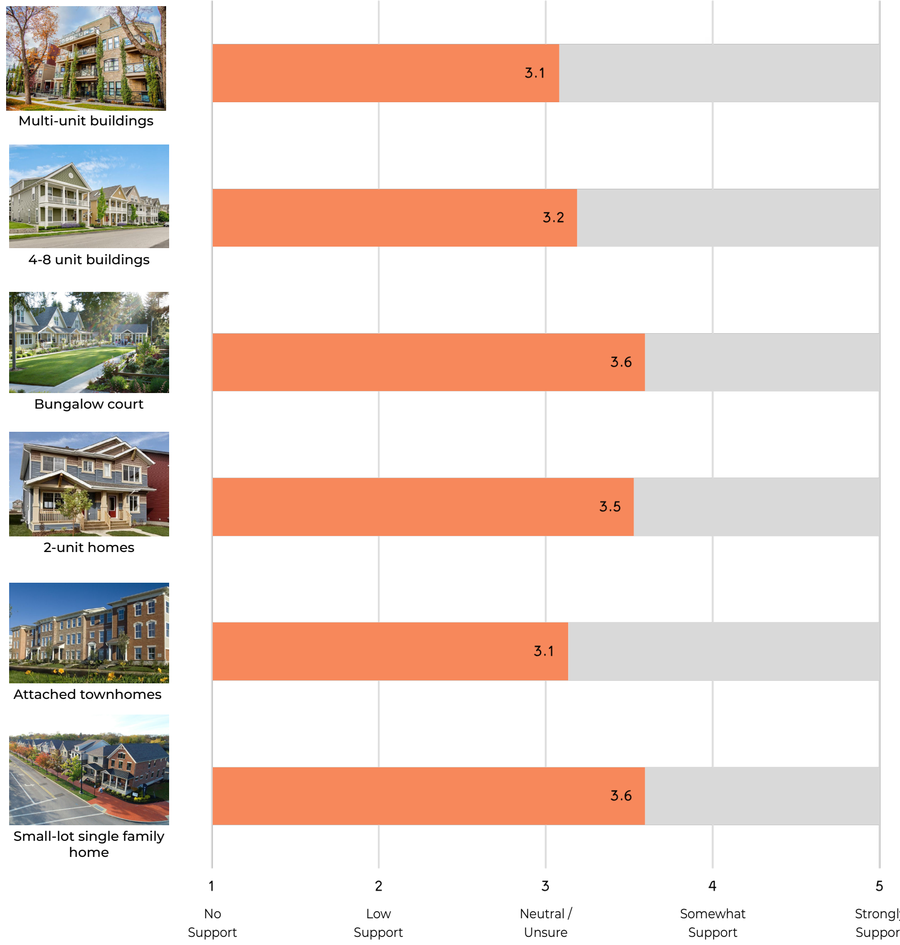
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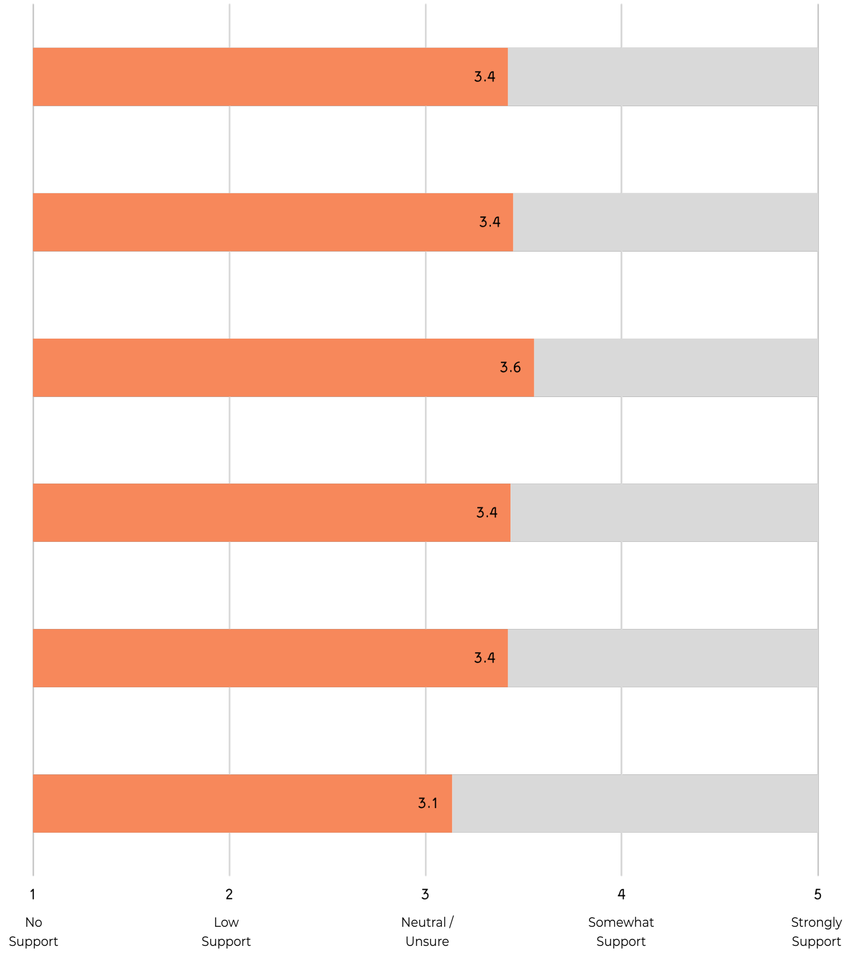
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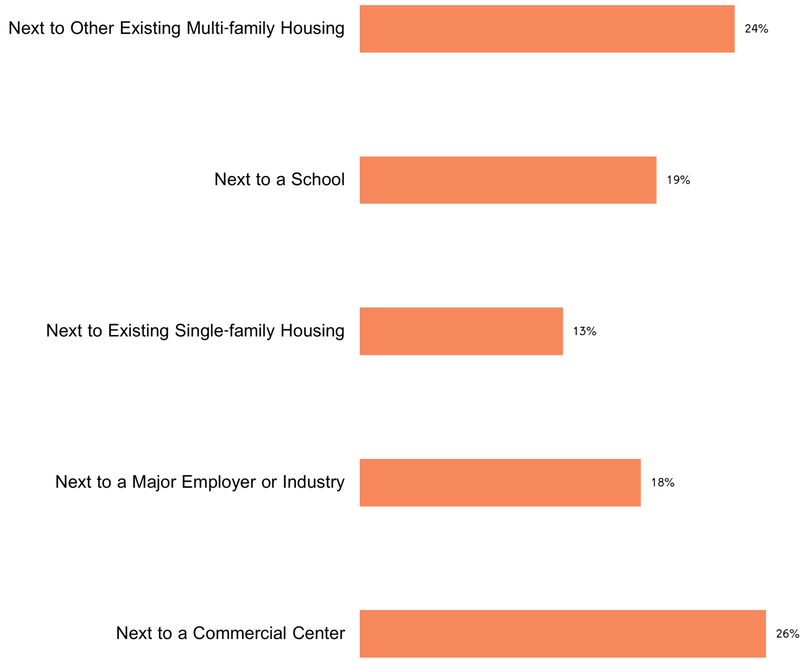
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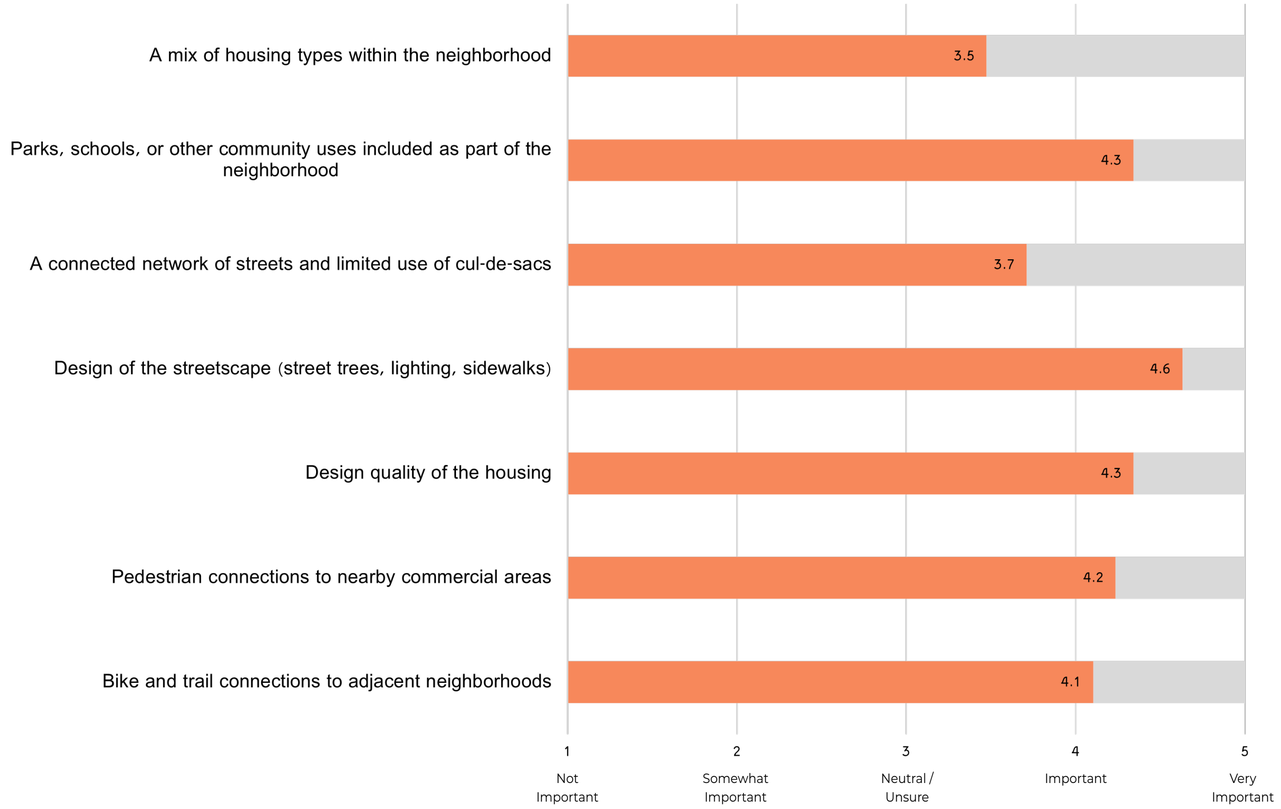
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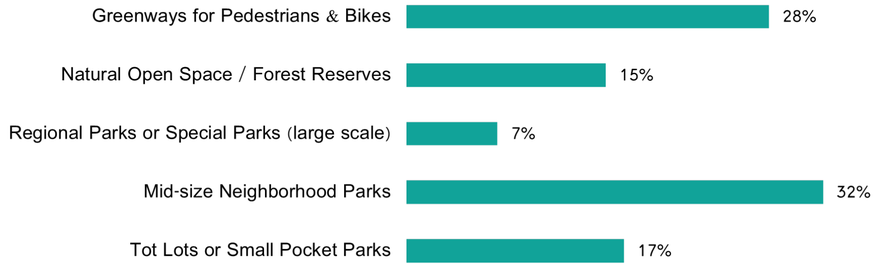
1. Camp Jordan
- A great foraging opportunity with lots to do and lots of space
- Noted for feeling safer than parks downtown
- A kid and pet-friendly park in the neighborhood
- Great facilities and activities

2. Pioneer Frontier Park
- Clean, kid-friendly with a great playground and splash pad
- Located next to other facilities like the library and a dog park

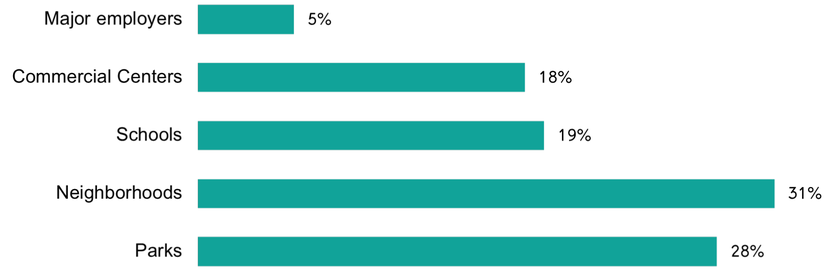
3. South Chickamauga Creek Greenway
- Quiet and great place for biking and walking

4. Triangle Park
- A small, comfortable place to sit and view nature

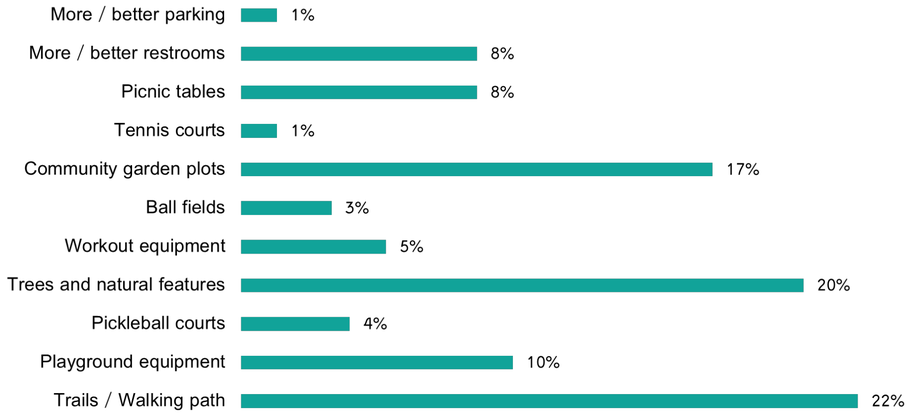
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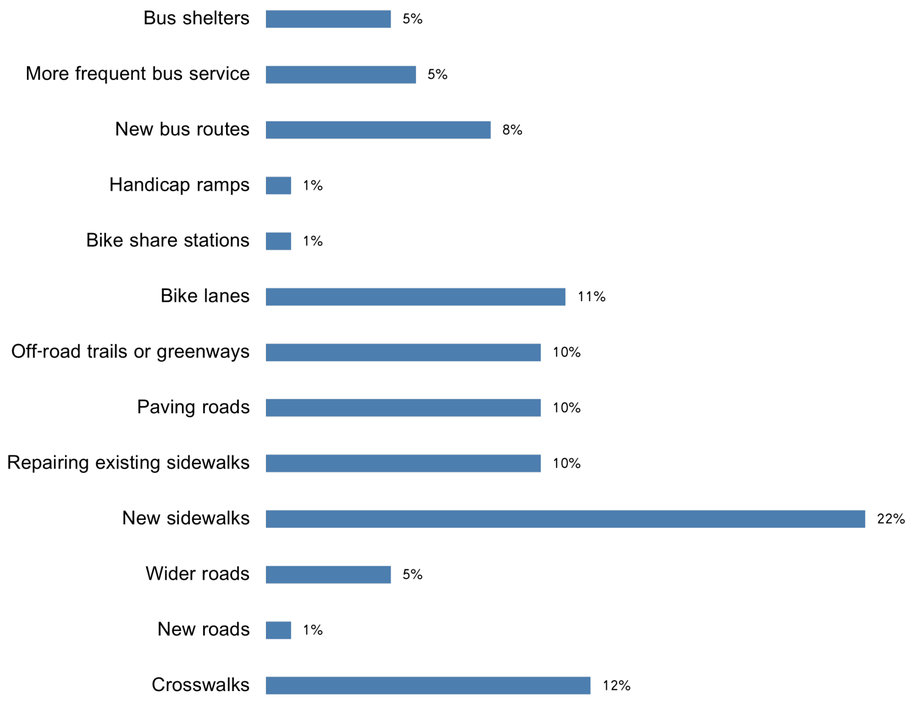
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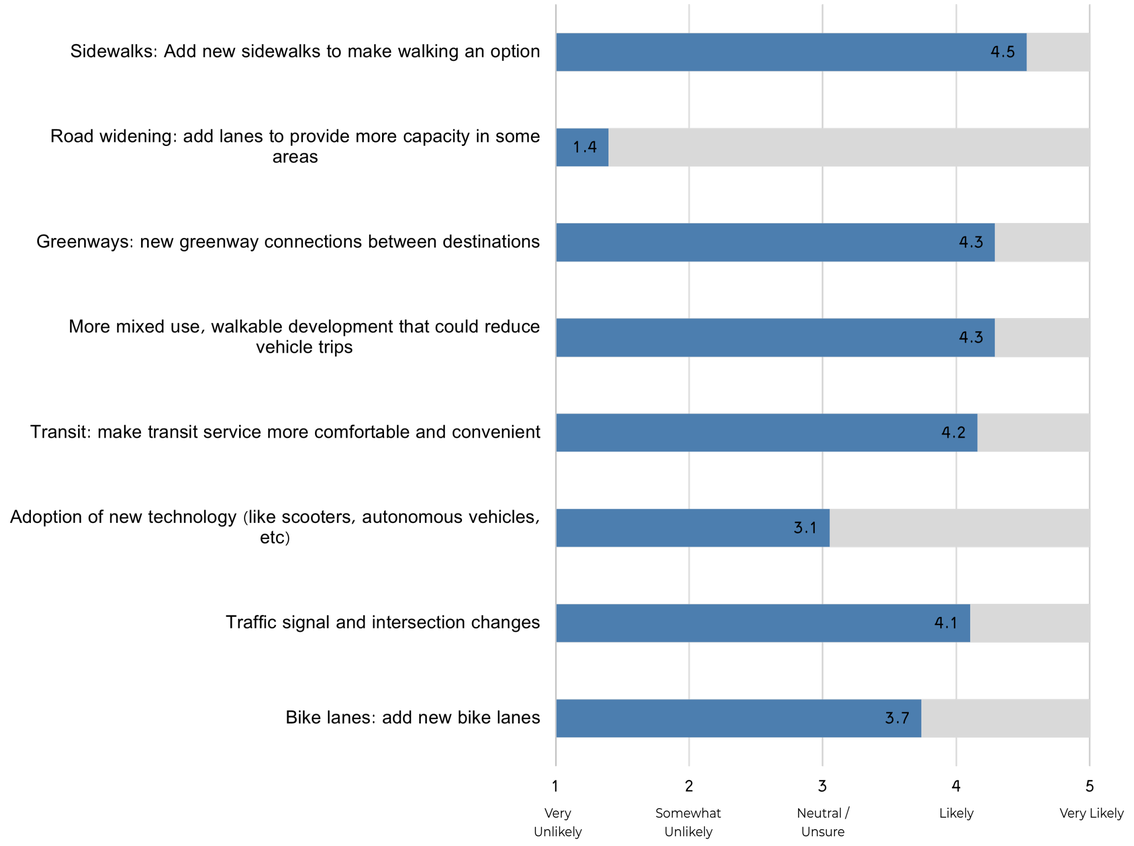
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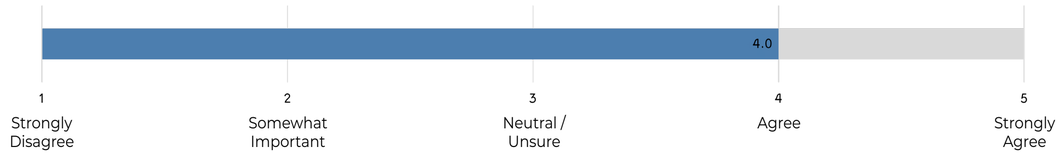
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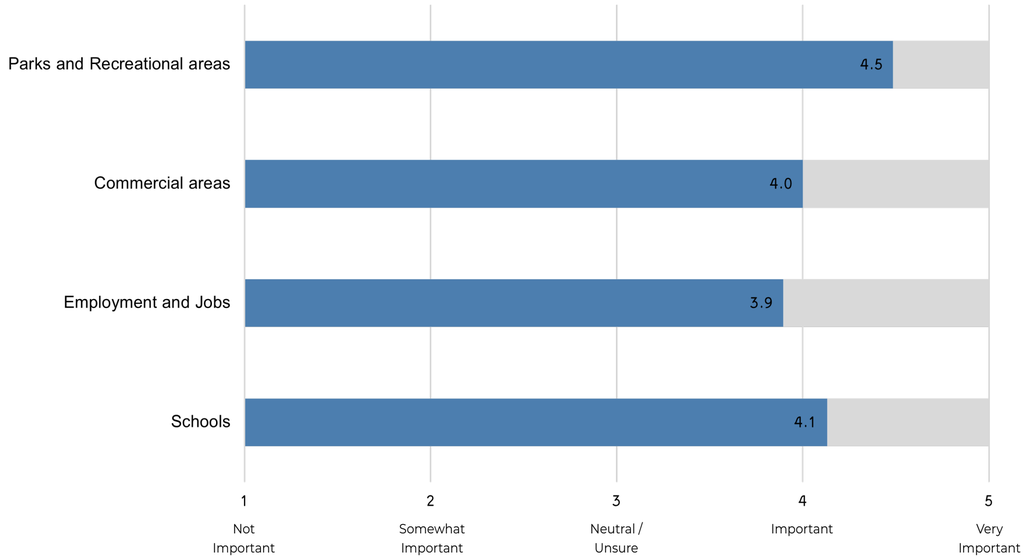
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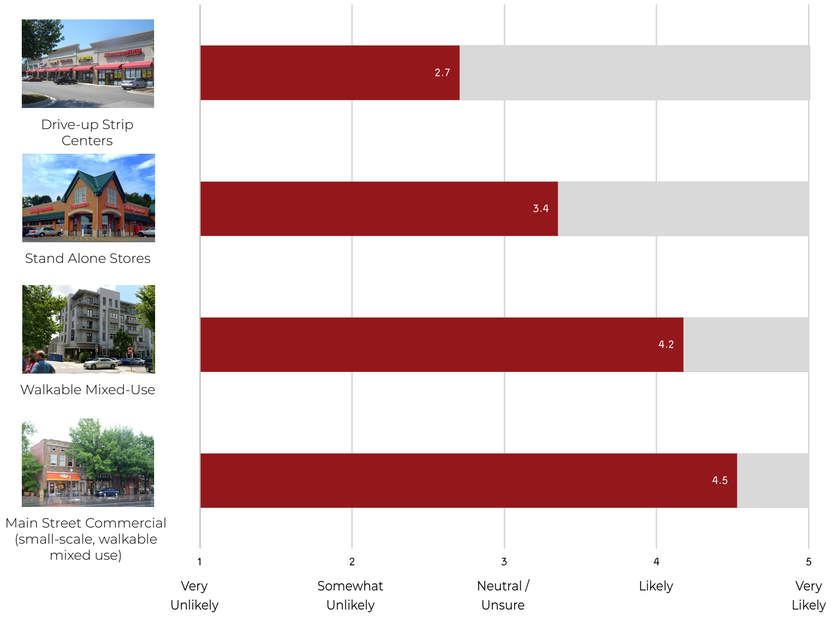
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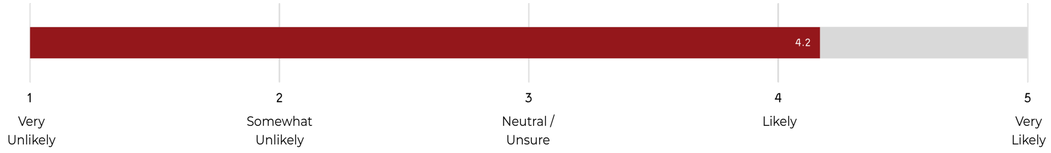
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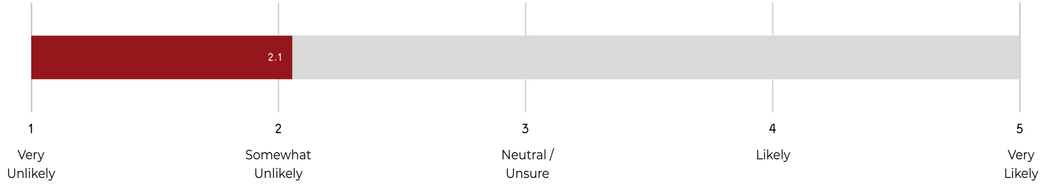
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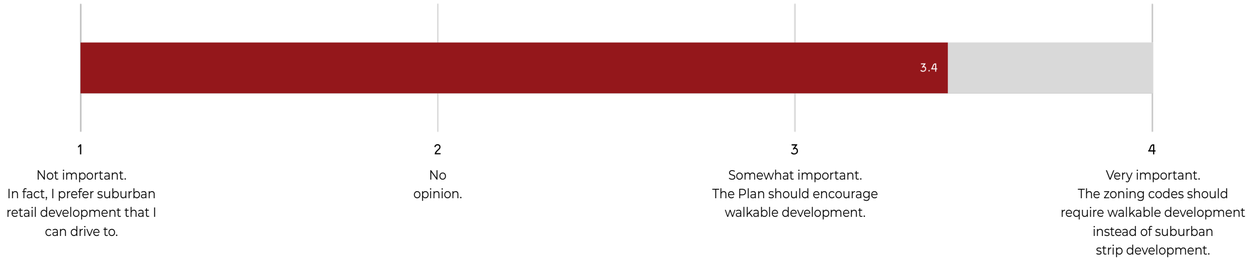
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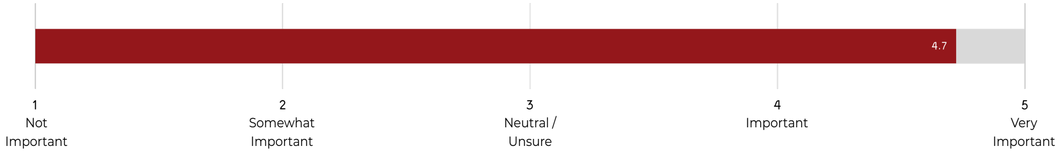
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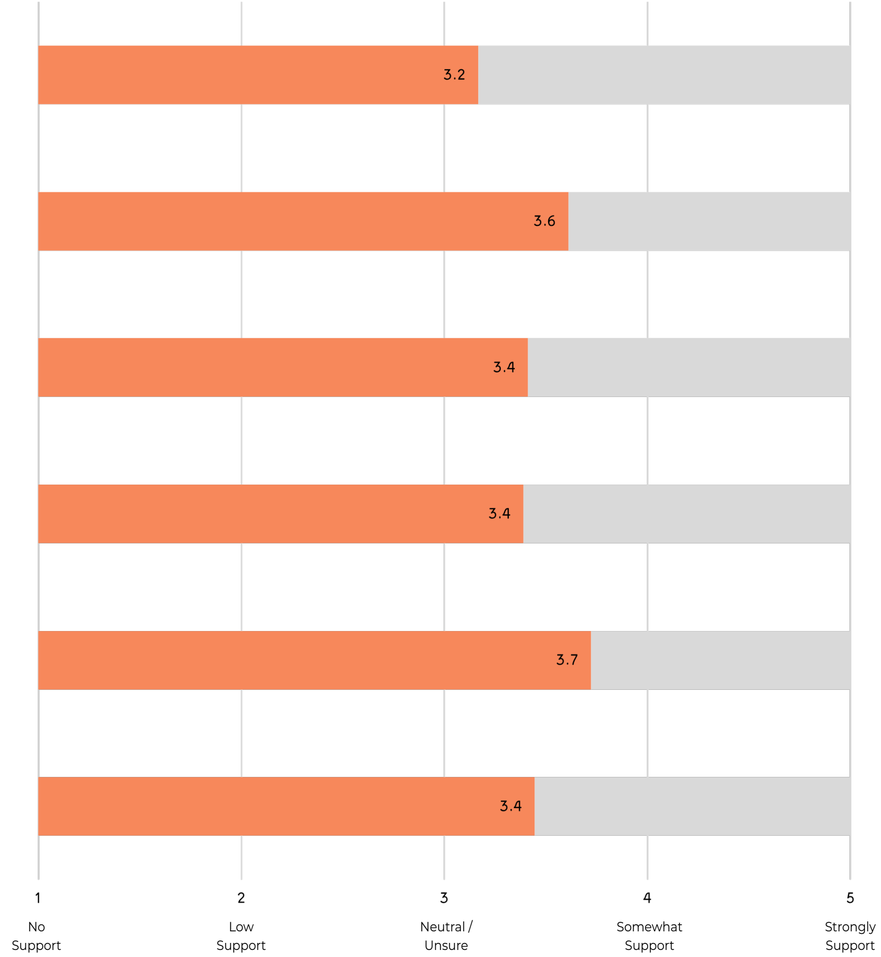
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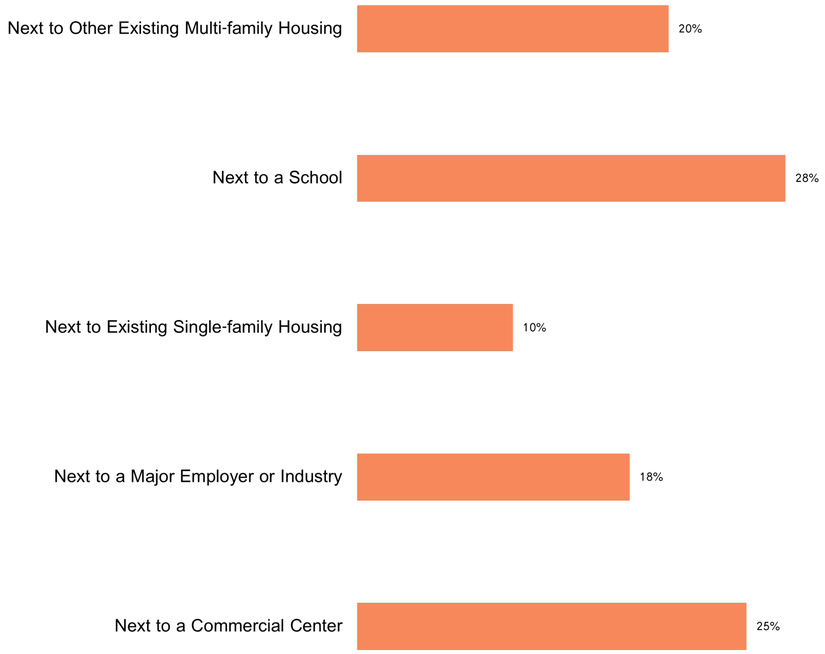
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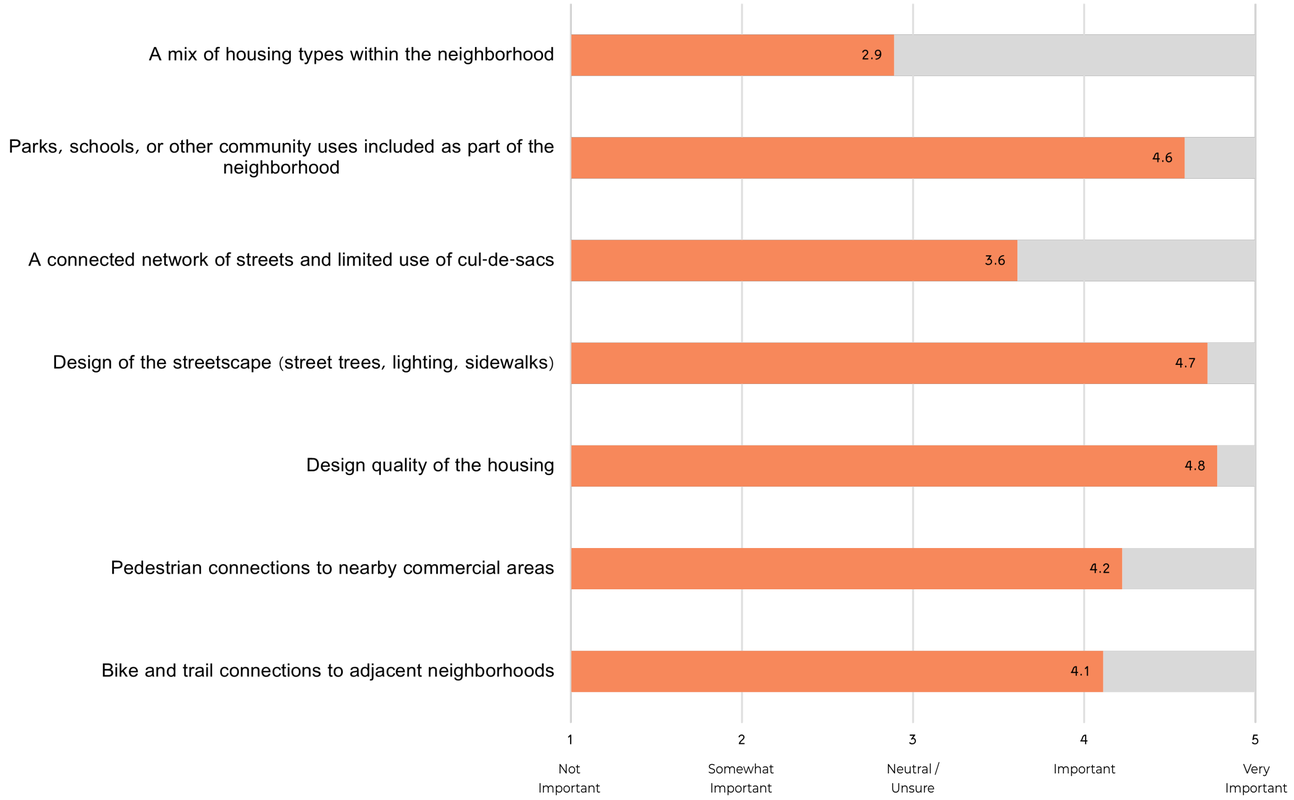
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Where in your area would you support seeing more medium or mixed-density housing?
(percentage based on total respondents)



When you think about new neighborhood development, how important area each of the following features? *(Average response)*



My favorite park: Name your favorite park in your area. What is great about that place? *(Top 5 most mentioned)*

1. Enterprise South
- Nice for mountain biking and outdoor hiking

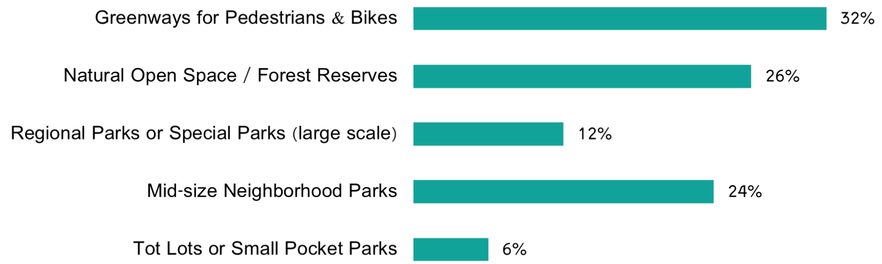
2. Booker T. Washington State Park *(outside of Chattanooga city boundaries)*
- Open space

3. Harrison Bay State Park *(outside of Chattanooga city boundaries)*
- Noted for camping, wildlife, etc.
- A nice park, especially around the lake areas

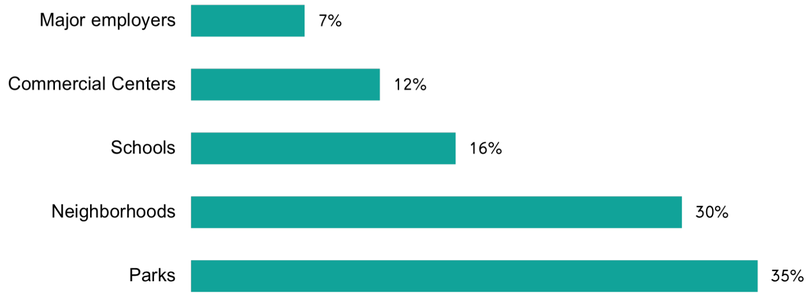
4. Tree of Life
- Convenient proximity to respondents, good amount of parking
- A safe, kid-friendly place

5. Imagination Station *(outside of Chattanooga city boundaries)*
- Has a nice playground, plenty of open space, creeks, walkway, and veterans park

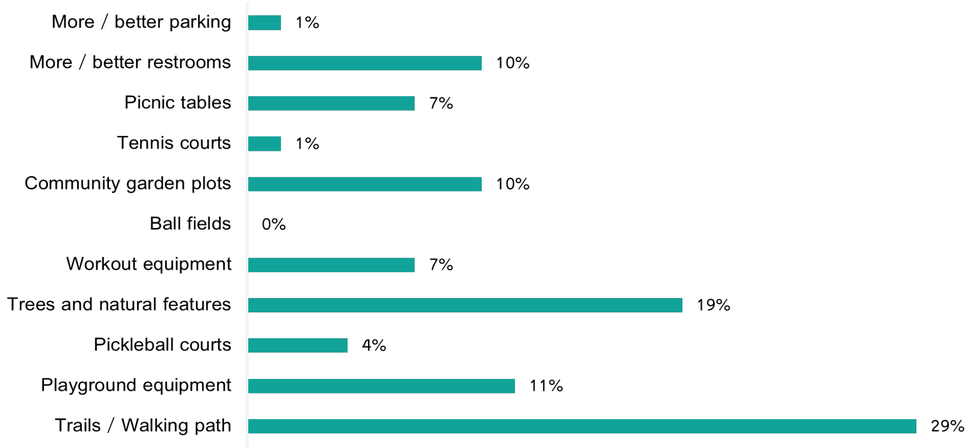
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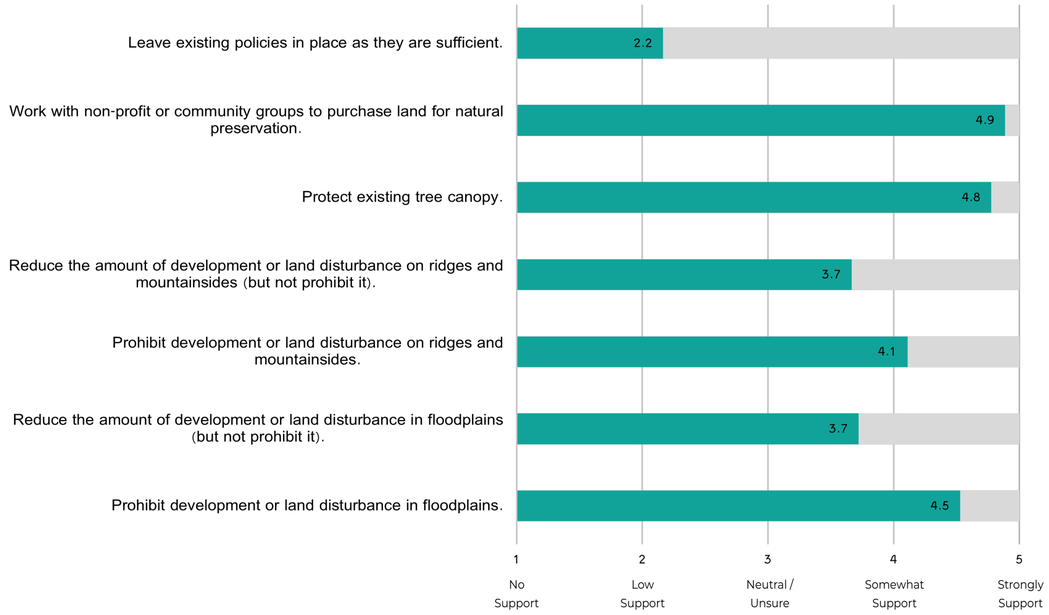
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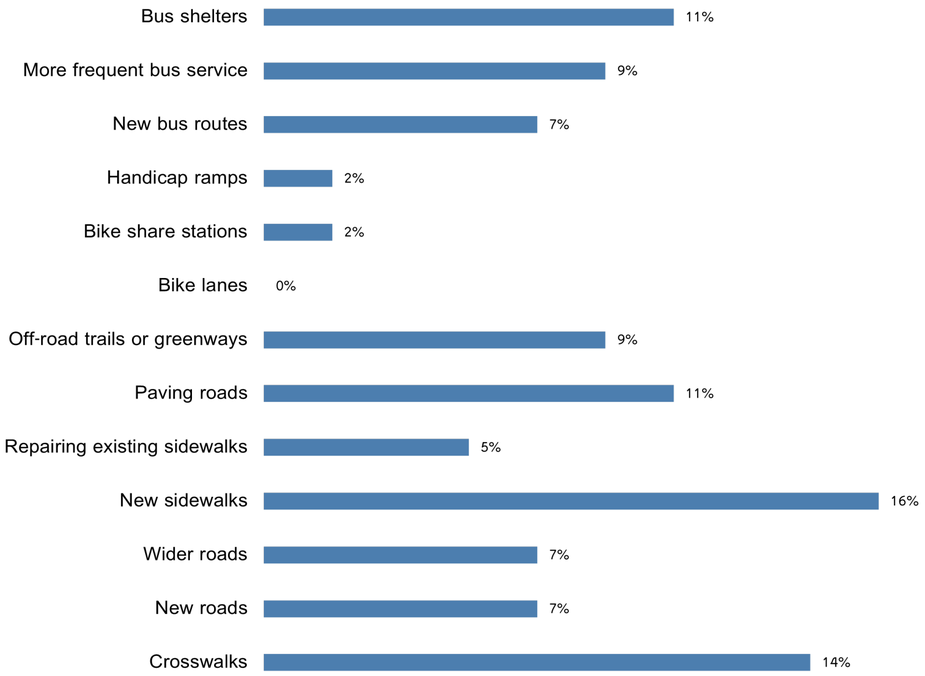
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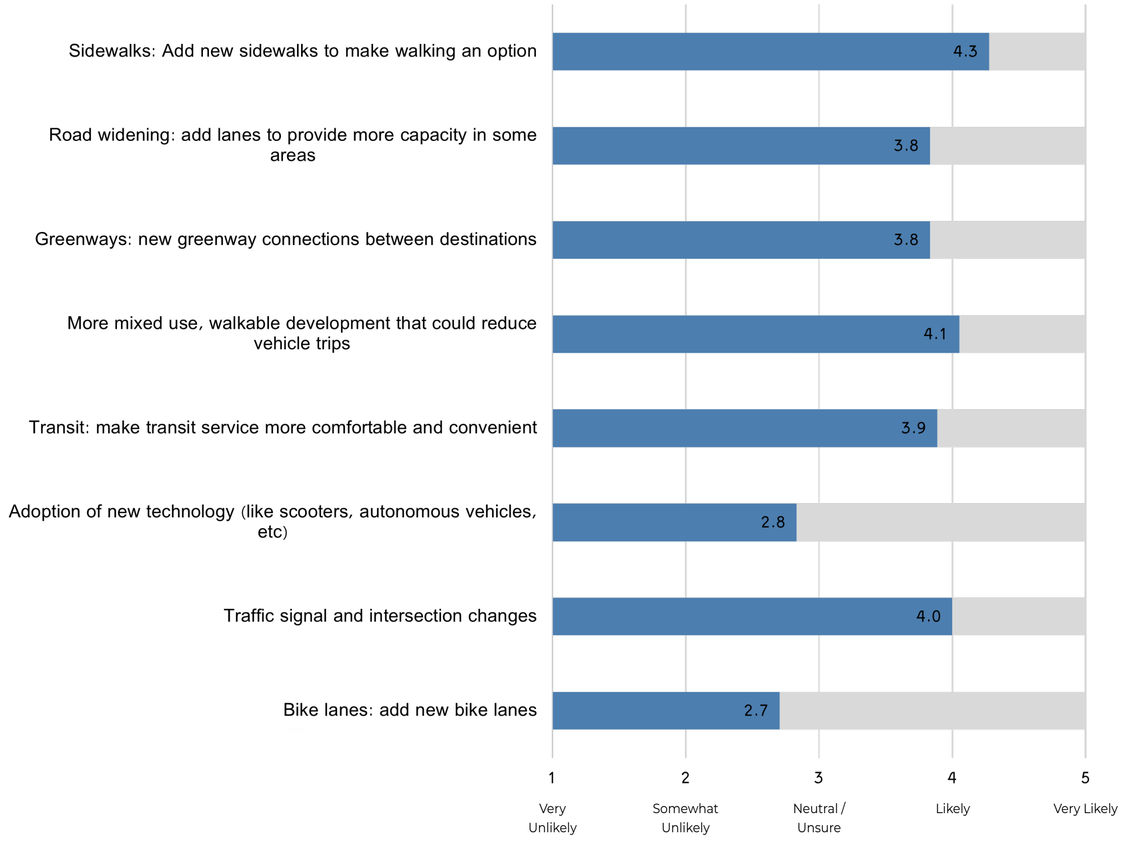
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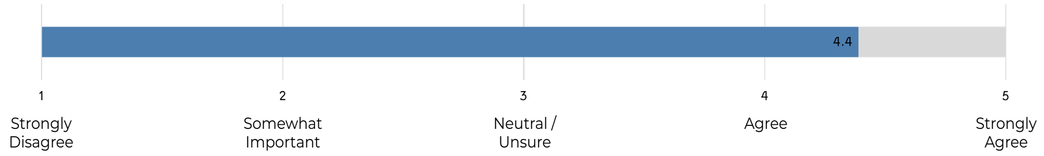
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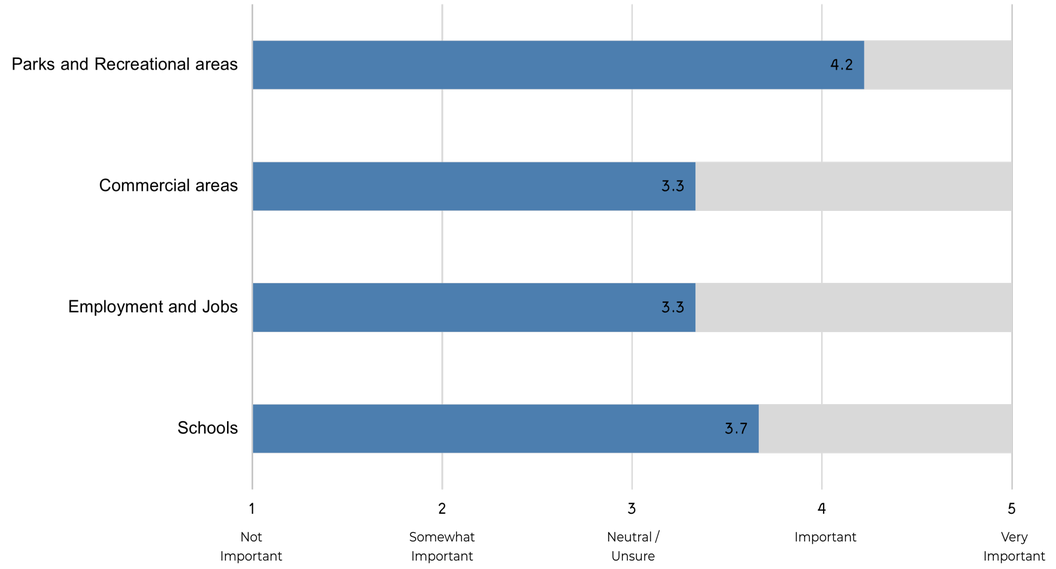
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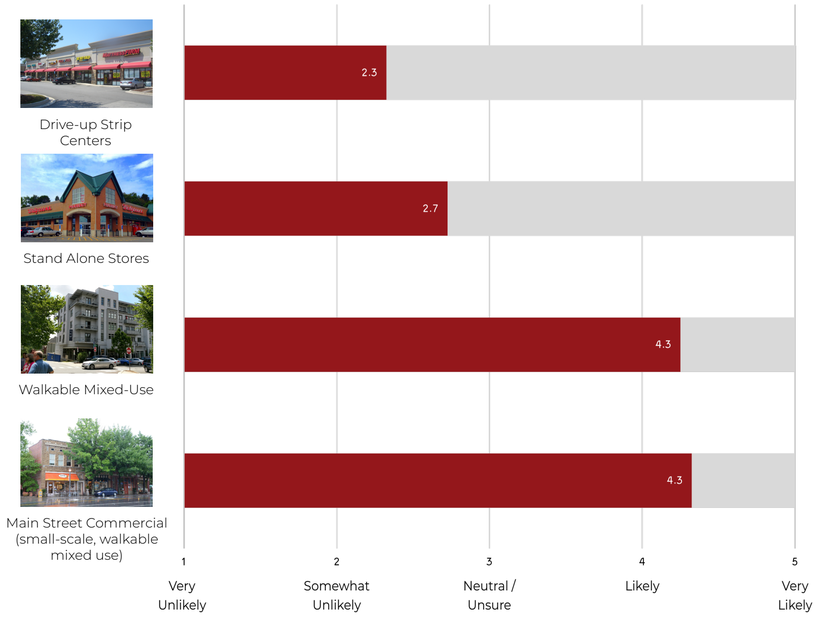
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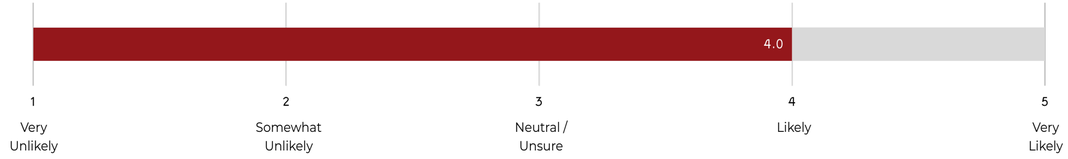
How important is it to have the option to walk or bike between these types of destinations in your area? *(Average response)*



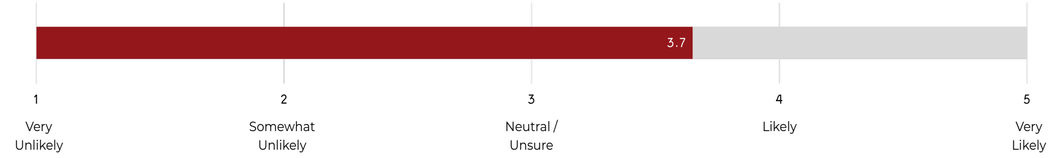
How likely would you be to support the following types of commercial development as existing commercial corridors or centers are redeveloped? *(Average response)*



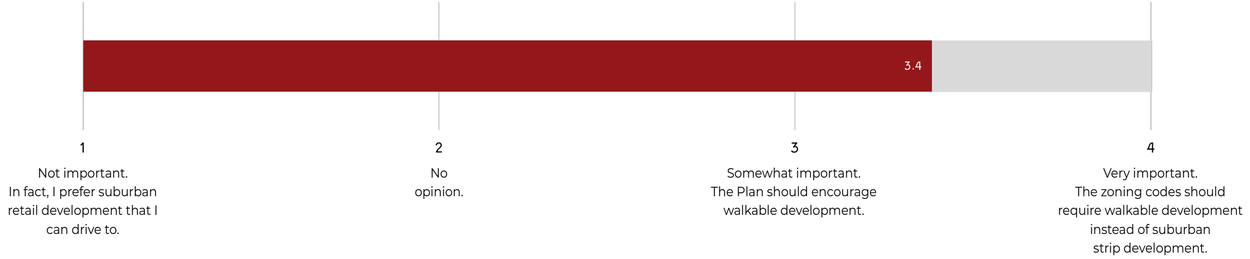
Think about smaller neighborhood shopping centers, perhaps with a small locally-owned restaurant, salon, or office. How likely would you be to support a small cluster of such commercial businesses at an intersection near your neighborhood?



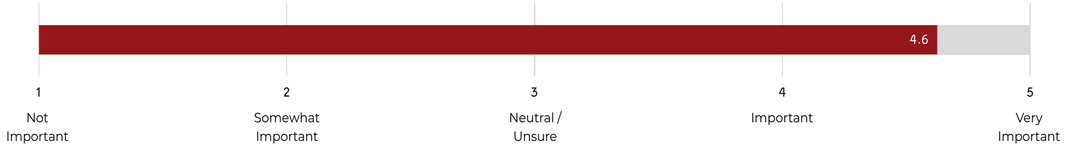
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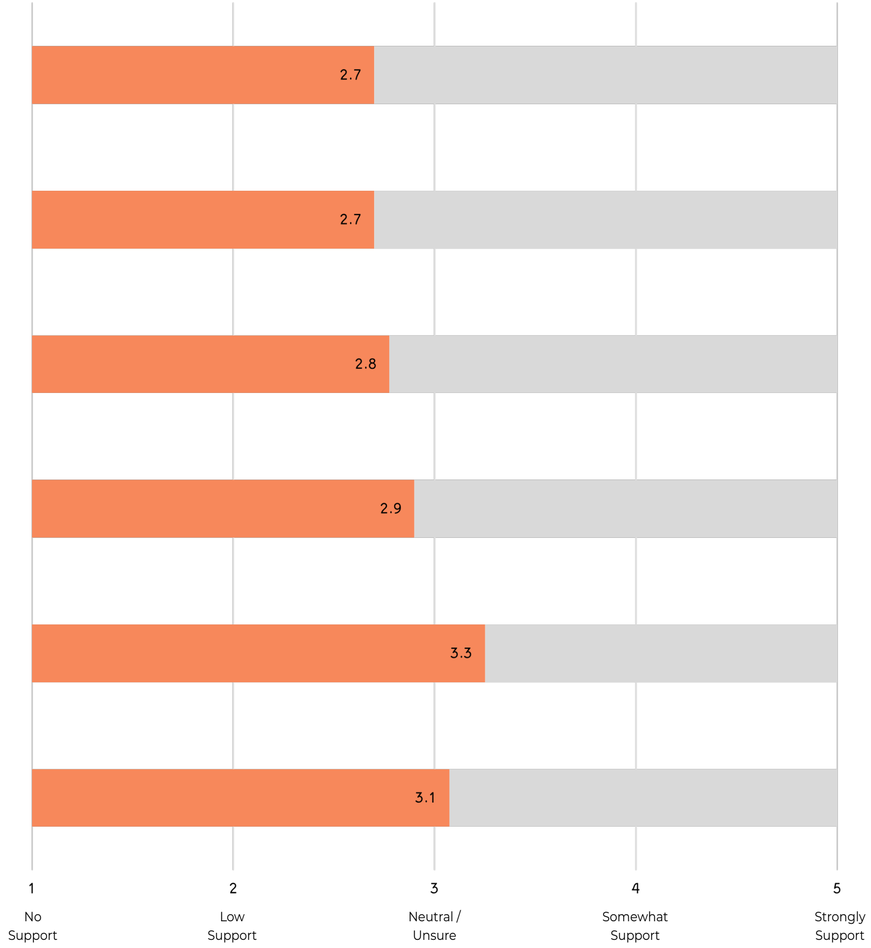
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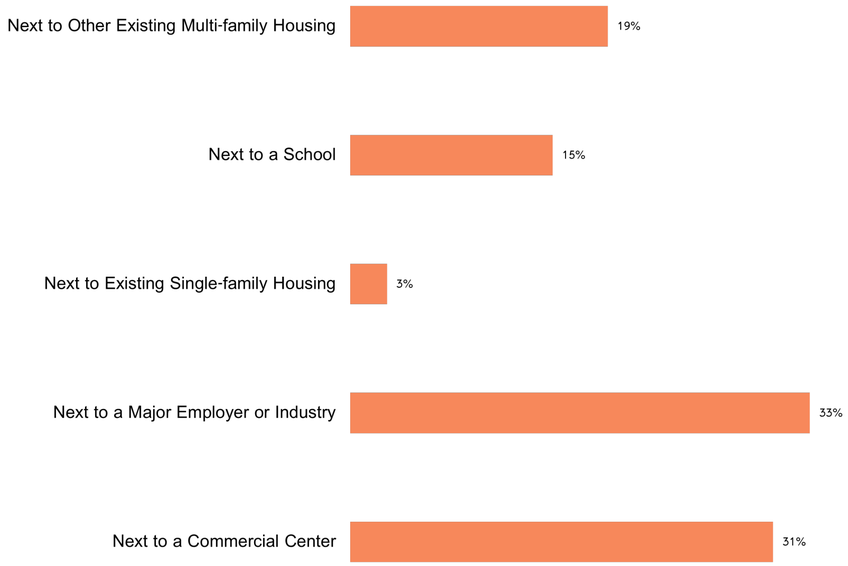
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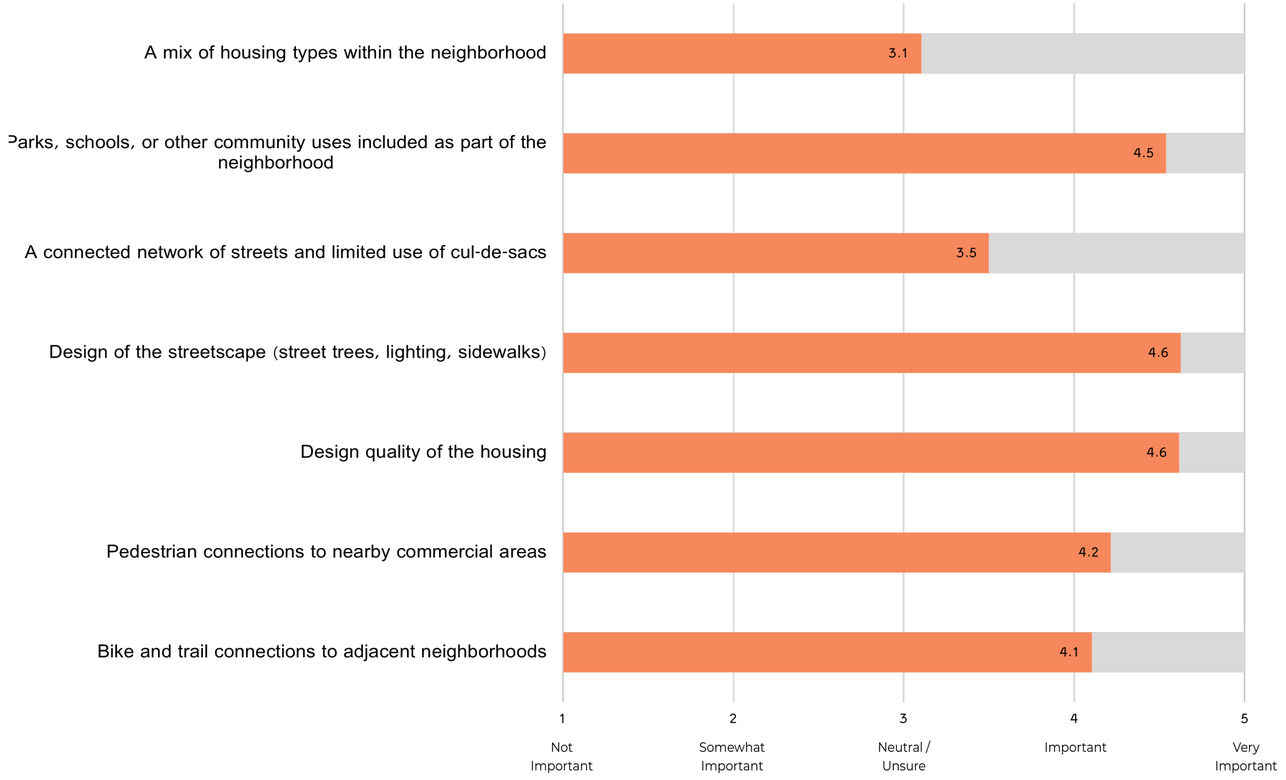
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Where in your area would you support seeing more medium or mixed-density housing?
(percentage based on total respondents)



When you think about new neighborhood development, how important area each of the following features? *(Average response)*



My favorite park: Name your favorite park in your area. What is great about that place? *(Top 3 most mentioned)*

1. Heritage Park

- Good for walking
- Kid-friendly because of the creek and dog park
- Convenient and easy to walk dogs
- Accessible, perfect for activities
- Large walking path, lots of open space, and trees to sit under

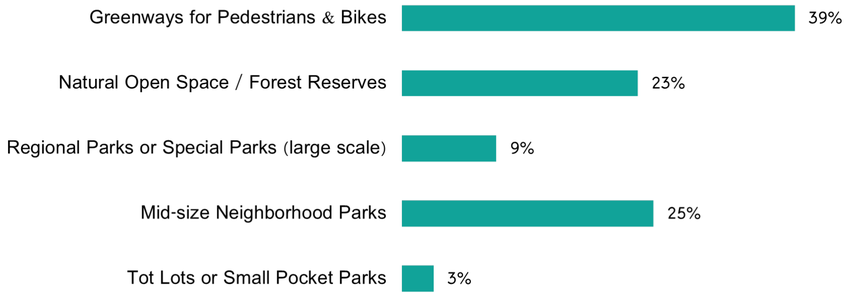
2. Audubon Acres

- Appreciated for birds, peace, and quiet

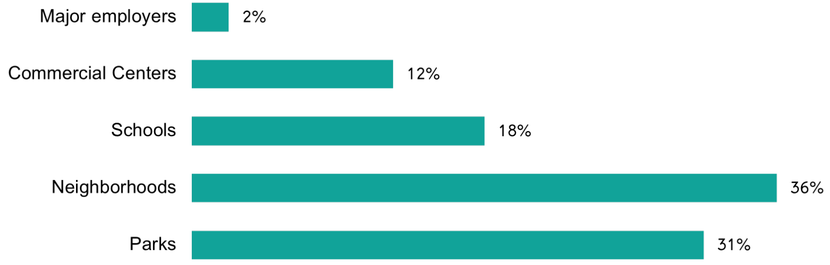
3. Enterprise South

- Peaceful and quiet
- Room for a lot of people while still maintaining peacefulness

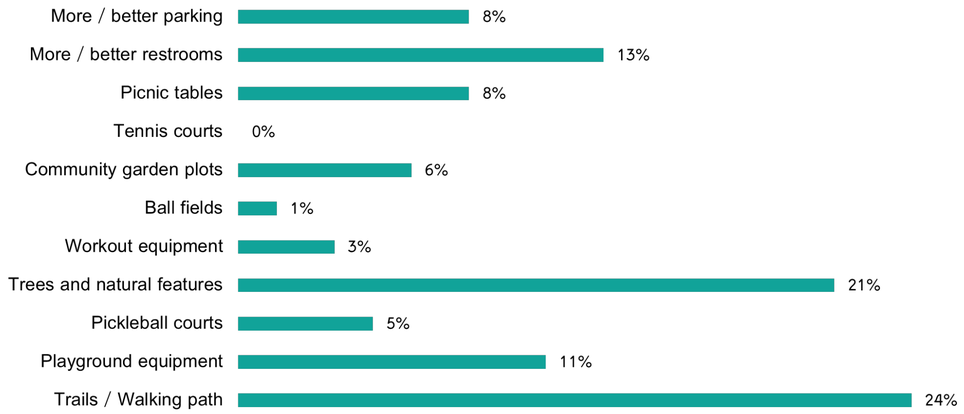
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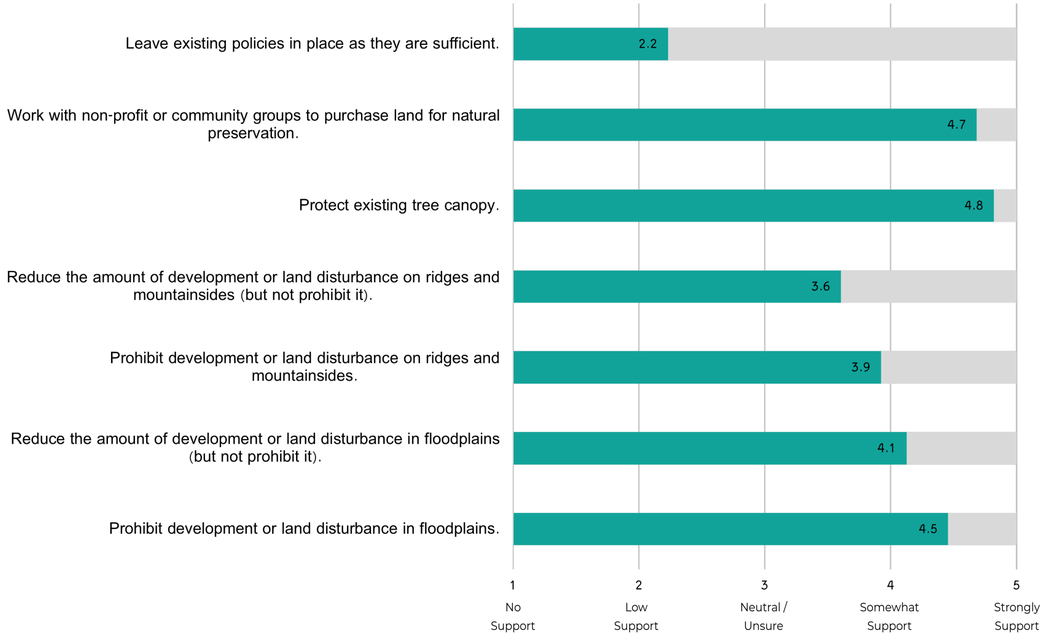
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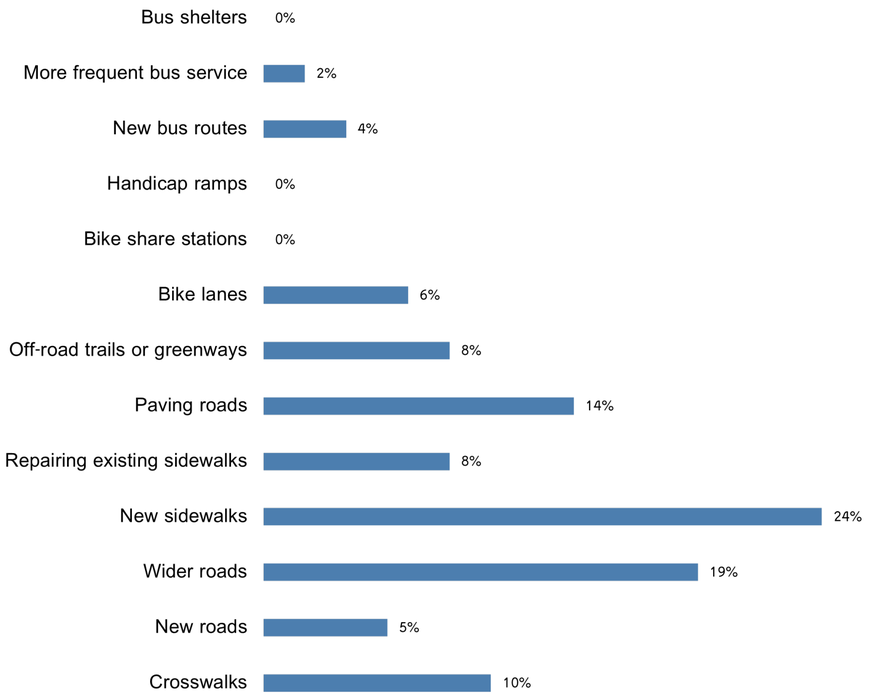
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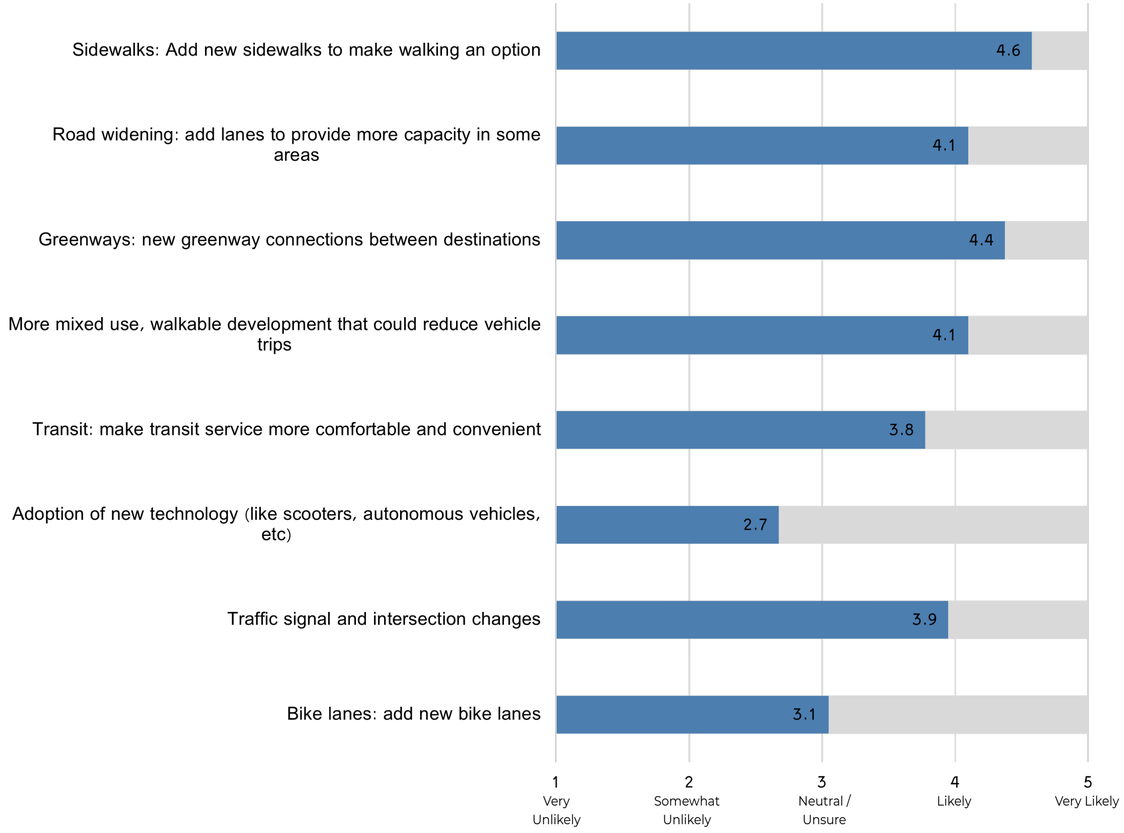
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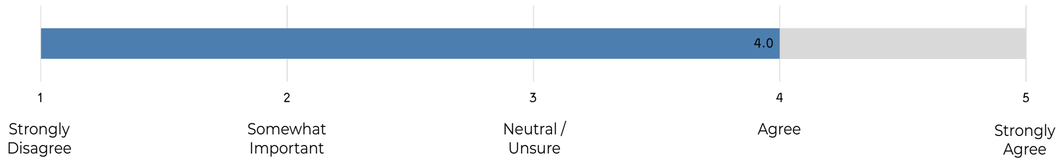
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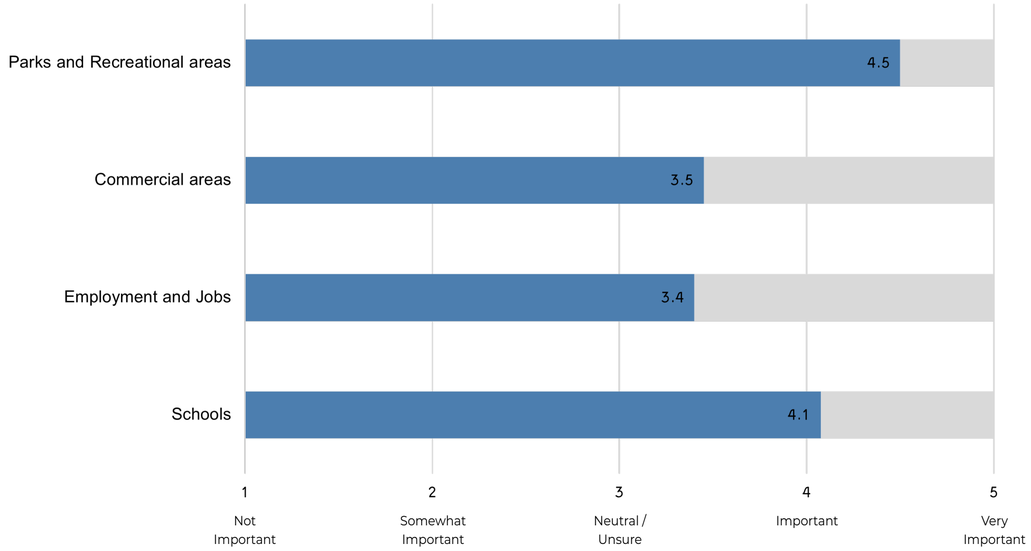
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How important is it to have the option to walk or bike between these types of destinations in your area? *(Average response)*



SUMMARY OF ROUND TWO INPUT

PROTECT, GROW, CHANGE MAP

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

The summary maps on the next slide show all the places that participants identified as important places to protect, grow, or change. For this activity, those three concepts are defined as:

Protect

Protect is defined as: don't change what's there.

- Natural features or areas
- Places with historic or cultural significance
- Places that are great the way they are today

Grow

Grow is defined as: enhance and strengthen what's there.

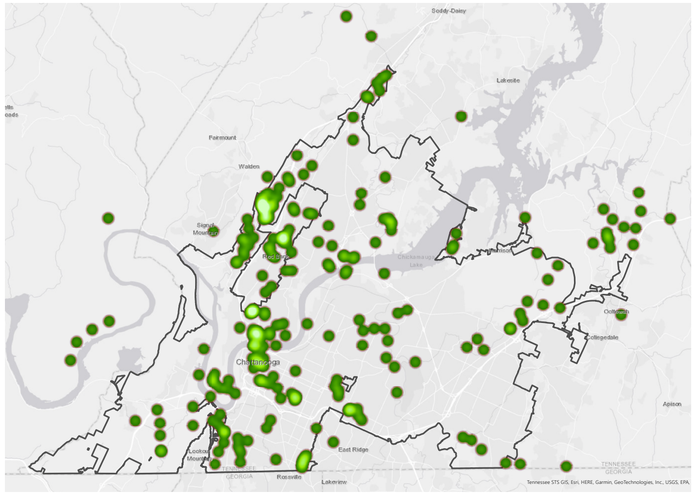
- Good examples of recent development
- Places appropriate for growth in the existing pattern
- Improve existing parks or add greenway connections
- Where sidewalks or other infrastructure should be improved

Change

Change is defined as: Replace with something new and different

- Places where current land use or character should change
- Places for new or revitalized Commercial Centers
- Places for new housing or neighborhoods
- Amenities that are needed

Protect



Citywide themes from 282 comments

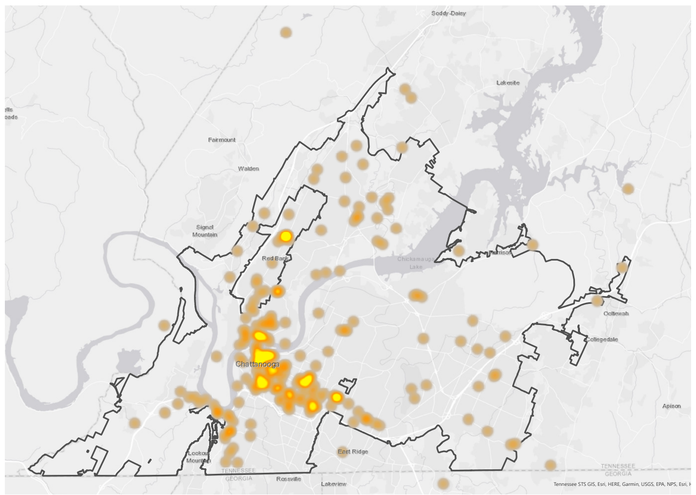
Natural and cultural resources:

- Lookout Mountain, Signal Mountain, St. Elmo, Stringers Ridge, the Quarry (golf course), and Hawkins Ridge, mentioned as key places for protecting natural areas, views, environmental significance, and creating more opportunities for recreation (in addition to many general comments about protecting natural areas, trees, parks, and open spaces).
- Moccasin Bend and St. Elmo mentioned for protecting historic and cultural significant areas.
- Protect river areas from commercial and residential growth, preserving natural beauty, and recreational use.

Neighborhood character:

- Concerns about overdevelopment causing traffic congestion and changing the character of existing single-family neighborhoods (Red Bank mentioned many times).

Grow



Citywide themes from 272 comments

Housing and mixed-use development:

- Advocacy for more mixed-use development, dense housing in strategic locations, addressing substandard housing, and promoting redevelopment, with a focus on providing diverse housing options and increasing density along major corridors.

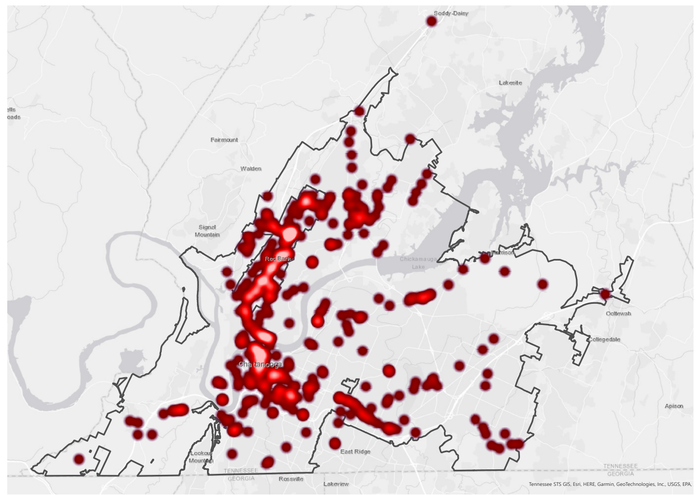
Infrastructure upgrades:

- Infrastructure upgrades, particularly in areas expecting new development, greenway connections between neighborhoods, and improved sidewalks, bike lanes, and pedestrian infrastructure were notable across most areas.

Commercial development:

- Revitalizing malls, fostering local/small businesses, and promoting diverse commercial activities, with a focus on creating vibrant and walkable commercial hubs.

Change



Citywide themes from 522 comments

Pedestrian and cyclist safety, and traffic:

- Desire for crosswalks, traffic calming, and protected crossings in various neighborhoods and commercial corridors.
- Issues related to traffic patterns, congestion, and the need for effective traffic management strategies, including traffic calming measures and alterations to existing patterns.

Revitalization of commercial areas:

- Locations for revitalizing underutilized commercial land.
- Desires for mixed use areas.
- Desires for commercial services in several underserved areas (shopping, grocery stores).

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 1: Downtown / North Chattanooga

Themes from map comments in this area include...

48 total comments

Protect

- Green spaces and access to recreation in natural areas (generally)
- Ross Landing public space
- Stringer's Ridge
- Maintaining the historical and architectural character (generally)
- Main Street's historic character and charm

69 total comments

Grow

- Pedestrian friendliness in Downtown and Northshore areas.
- Desire for transportation options (specific suggestions for adding a CARTA transit connection from Frazier, up Tremont, to Riverview district, back to Downtown)
- Continuation and development of Riverwalk, creating elevated pedestrian crosswalks, and making riverfront areas more like Northshore
- Grow retail, dining, and entertainment options, fill vacant storefronts, and create vibrant mixed-use areas.

112 total comments

Change

- Revitalize commercial corridors with mixed-use spaces, and buildings that interact with the street. East MLK Blvd mentioned as a location.
- Revitalizing housing and creating new diverse and affordable housing to meet workforce needs including small medium density types like apartments and townhomes. Suggestions for repurposing small downtown buildings, and the conversion of underutilized industrial areas into residential spaces. (River Rocks is used as a positive example)
- Improve traffic safety and pedestrian-friendly transportation. Suggestions include creating walking and cycling paths, installing traffic signals and crosswalks, and slowing down vehicle traffic along Frazier Ave.

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 2: Hixson / Red Bank

Themes from map comments in this area include...

72 total comments

Protect

- Green spaces and access to recreation in natural areas, protecting floodplain and wetland areas (generally)
- Greenway Farms (recreational area), Quarry Golf Course (preserve as green space)
- Mountain Creek, Signal Mountain areas (concern about development pressure changing character)

37 total comments

Grow

- Create a greenway connection to the TVA Big Ridge Area and North Chick
- Improve many roads for pedestrian and bike use (sidewalks, bike lanes, safety solutions, and connectivity thoughout area). Specific locations most mentioned include: Hixon Pike/Ashland Terrace, Morrison Springs etc. Most major corridors were noted (This is also a major theme under change)

125 total comments

Change

- Revitalize Red Bank Town Center and underutilized commercial and massive parking lots along Dayton Blvd. and other areas
- Revitalize Northgate mall - support a mix of uses to make it a town center
- Create walkable neighborhoods at specific intersections

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 3: Historic River-to-Ridge

Themes from map comments in this area include...

9 total comments

Protect

- Historic character through renovation and adaptive reuse of existing buildings and urban fabric.
- Protect green spaces (that exist) and connection to the river

Please note that comments and summary findings were provided as documented in a survey that began in 2023 with results presented to the community in November 2023. These findings may not fully reflect the full voice of all the residents at that time or currently.

47 total comments

Grow

- Continue work to revitalize centers such as Glass street
- More development density could improve areas along Main Street, Mai Bell, McCallie Ave (Milltown mentioned as good example)
- Convert underutilized industrial and commercial to residential
- Add protected routes for pedestrians to connect east neighborhoods to redevelopment areas (Amnicola) and the Riverwalk.

49 total comments

Change

- Improve pedestrian safety and reduce speeding (Wilcox/Amnicola, Main Street, Bonny Oaks Dr., Bailey Avenue are some examples).
- Improve/redevelop substandard housing (Montague Park and Ridgedale are referenced)
- Improve appearance of gateways through cleanup

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 4: South Chattanooga / Lookout Mtn.

Themes from map comments in this area include...

10 total comments

Protect

- Preserve trees, parks, nature preserves, public open spaces, and natural areas around Lookout Mountain, St. Elmo, and Hawkins Ridge.
- Protect sensitive natural areas, especially flood plains, from further development. The Broad Street Corridor is mentioned.

14 total comments

Grow

- More retail and commercial development in places like St. Elmo.
- Improving intersections and adding protected bike lanes for cyclists (Guild-Hardy Trailhead mentioned).
- Build greenway connections to the Riverwalk in St Elmo, from the Riverwalk to Lookout Creek, and expand the Alton Park connector.

16 total comments

Change

- Desire for transportation alternatives to Highway 24 and improvements like bike lanes and repairs to Old Wauhatchie Pike. Need for protected pedestrian/cycling infrastructure along Dodds Ave.
- Redevelop and revitalize commercial corridors like Dodds Ave. Transform the 4th Avenue exit into a gateway by relocating industrial businesses and promoting multi-family and mixed-use development.

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 5: Lookout Valley

Themes from map comments in this area include...

7 total comments

Protect

- Protect green space (generally) and limit residential development along the river

10 total comments

Grow

- Creating and improving greenways, such as a cantilevered greenway between the river and I24, connecting historical lands to establish pedestrian/bike paths, and reimagining existing sidewalks and bike lanes on Browns Ferry Road and Cummings Hwy into "Complete Streets".
- Suggestion to activate the land around Parker Lane as a historical park, including a greenway loop
- Desire for some new retail and services in the area

10 total comments

Change

- Traffic congestion at specific locations like Browns Ferry and Cummings Hwy, proposing changes to traffic patterns in certain areas, providing alternative commuting options, and advocating for public transportation to assist homeless individuals.
- Desire for new and better commercial development

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 6: Brainerd / East Ridge

Themes from map comments in this area include...

15 total comments

Protect

- Preserving ridges, tree canopy, and undeveloped area (generally)
- South Chickamauga Creek Greenway.
- Historical significance of Missionary Ridge as a battlefield site. There is a concern that development pressure could impact historical sites and a call to preserve viewsheds and undeveloped spaces to maintain historical context.

15 total comments

Grow

- Revitalize commercial development along Brainerd Road with better businesses including restaurants that are walkable to neighborhoods.
- Improve safety along Brainerd Road for pedestrians and improve transit facilities like bus shelters

37 total comments

Change

- Revitalize/redevelop Eastgate Mall and Brainerd Road
- Improve aesthetics and visual character of corridors
- Improve condition of housing in neighborhood
- Need more grocery stores (change abandoned commercial)
- Desire for sidewalks within neighborhoods
- Safety and walkability concerns along many corridors (need for more crosswalks and pedestrian-friendly features, and suggestions for road diets) to enhance safety. Brainerd Road and Vance Road viaduct referenced numerous times.

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 10: Hwy 58 / Tyner

Themes from map comments in this area include...

16 total comments

Protect

- Enterprise South Park
- Habitat areas and other areas sensitive to contamination and litter impacts
- Historical areas including the Silverdale Cemetery, which holds historical significance dating back to the 1800s. There's an emphasis on maintaining and respecting the historical value of these locations.

10 total comments

Grow

- More/improved commercial amenities like restaurants and grocery stores

13 total comments

Change

- Improve biking and pedestrian facilities to enhance traffic safety along Hwy 58 and other corridors. Sidewalks are also requested for the safety of school children and improve access between neighborhoods and commercial areas.
- Improve safety concerns from run-down buildings, and suspicious businesses (Hwy 58 mentioned)
- Redevelop/revitalize commercial development on Hwy 58

See all map comments at:

PlanChattanooga.org/compositemap_round 2

Area 11: East Brainerd

Themes from map comments in this area include...

5 total comments

Protect

- Protect what green space remains
- Consider Mackey Branch near Davidson Rd or wooded area near Hurricane Creek as a location for a park or greenspace.

9 total comments

Grow

- Enhance parks like Heritage Park. Area needs a dog park, trails, and more ball fields and gyms for youth sports.
- Add appropriately priced apartments near nodes of commercial areas.
- Revitalize Hamilton Place mall.
- Need for transit service along Gunbarrel Road

10 total comments

Change

- Traffic and safety concerns along Brainerd Road and Gunbarrel Road
- Desire for better utilization of commercial land but also concerns about adding traffic to areas where it is already perceived as a problem.

See all map comments at:

PlanChattanooga.org/compositemap_round 2

SUMMARY OF ROUND TWO INPUT

SCENARIOS

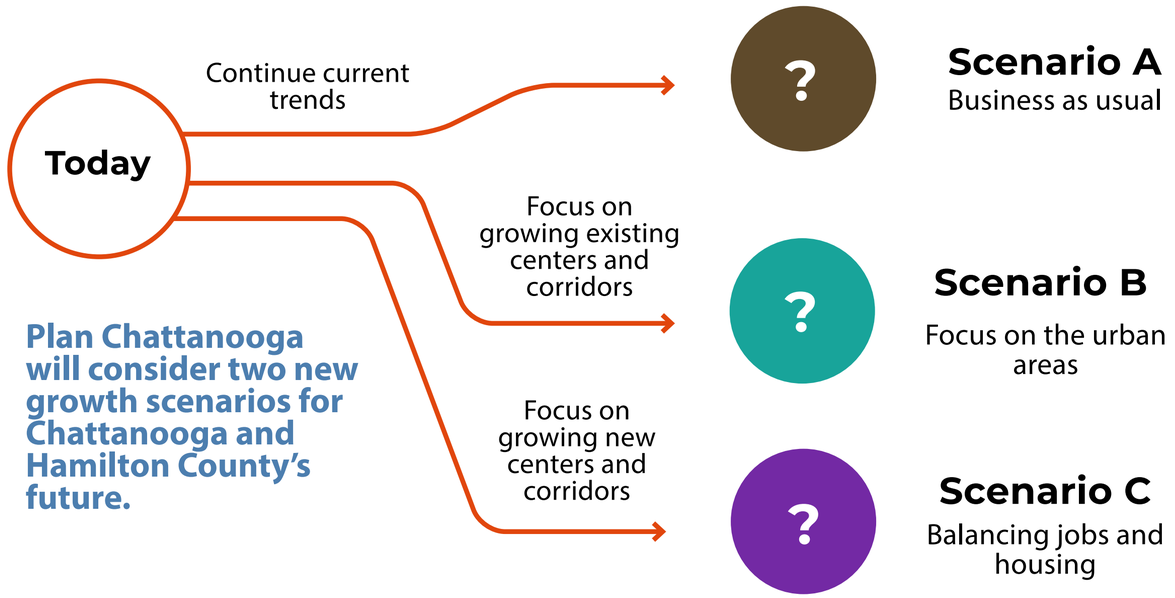
RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

Scenario planning is a way to think about different futures. Plan Chattanooga is using a scenario planning process to consider hypothetical growth patterns and how that growth might impact the quality of places, the cost of infrastructure, economic progress and more. These scenarios will be developed through the Plan Chattanooga process to show more detailed impacts.

Two NEW growth scenarios will be considered. Both scenarios use centers and corridors as building blocks for development patterns. It seems like the biggest difference is WHERE the center and corridors approach is applied rather than HOW.

SCENARIO PLANNING IS ABOUT CHOICES

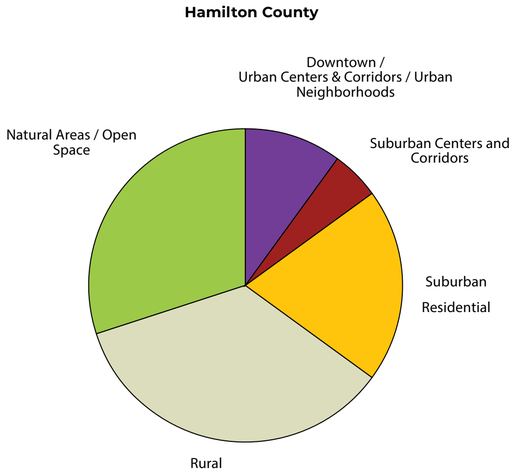


Plan Chattanooga will consider two new growth scenarios for Chattanooga and Hamilton County's future.

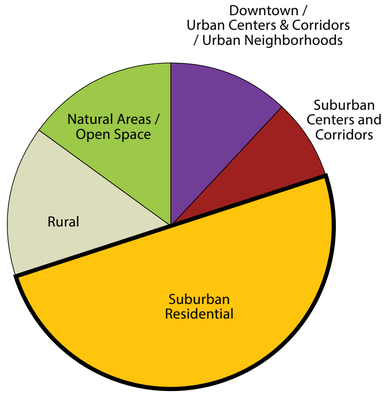
Scenario A: Business as Usual
What happens if current trends continue?

A continuation of current development patterns means that new single family neighborhoods will continue to be built farther out into the county in places like Apison, Ooltewah, Snow Hill, Middle Valley and Lakesite and new commercial developments will extend along corridors including Apison Pike, Lee Highway and Highway 58. Neighborhoods in Chattanooga's existing core will continue to see some growth through redevelopment, but a majority of new growth will be in greenfield locations. This outward growth will likely result in the loss of rural land and increased development pressure on natural areas.

Today



Scenario A

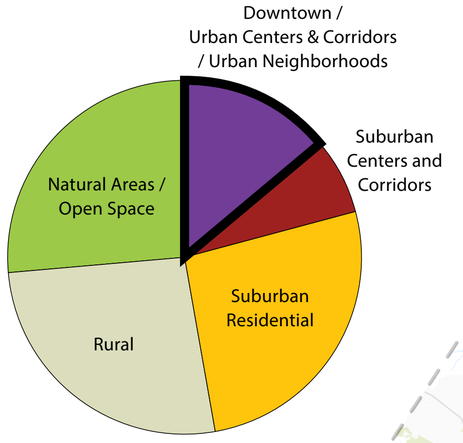


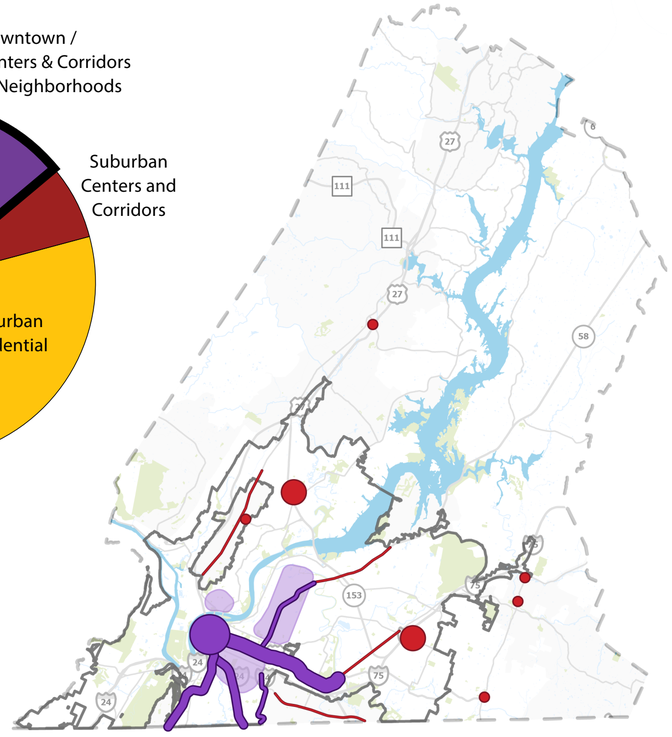
The following themes are general observations and concerns about the Business as Usual Scenario:

- Natural areas are less likely to be preserved. Potential loss of natural lands, green spaces, and wildlife habitat.
- Urban sprawl will continue. Concern about suburban and urban sprawl causing pressure on existing infrastructure and creating need for new infrastructure
- Traffic will worsen. Increased traffic congestion, infrastructure strain, and dependence on cars. Many express a preference for more compact, walkable urban development, and improvements in transportation options, including bike lanes and pedestrian-friendly development.

282 total comments

This scenario focuses growth on Chattanooga's core, including the downtown core and surrounding neighborhoods, such as Glass Street, North Shore and St. Elmo, and corridors such as 3rd Street, McCallie Avenue/ML King Boulevard/Brainerd Road, Dodds Avenue and Rossville Boulevard. Much of this growth will happen in the form of redevelopment of aging and obsolete warehouses and strip malls into compact walkable neighborhoods and employment and retail centers and corridors. **Emphasis is on reuse and improvement of existing infrastructure and on focusing growth along transit corridors.**





Growth in urban centers suburban centers

Growth in urban corridors suburban corridors

Growth in core neighborhoods



4.0 STARS

363 total ratings

People **like** that:

It focuses on redevelopment and improvement of existing infrastructure.
They like that this concept may lead to more opportunities to reuse existing buildings buildings, aging warehouses, and obsolete strip malls. There is hope that this approach will create space for new neighborhoods and housing without the need for outward expansion.

It creates more walkable neighborhoods and increases connectivity.
Several respondents were drawn to the focus on compact walkable growth as well as the improved connectivity between neighborhoods and access to amenities. There is support for improving sidewalks and bike lanes, as well as safe and effective transportation.

It preserves natural resources and green spaces.
With increased density, there also comes the emphasis of preserving the existing tree canopy, as well as rural and open spaces. This goes hand in hand with the first theme, which focuses on improving upon existing infrastructure.

People are **concerned** that:

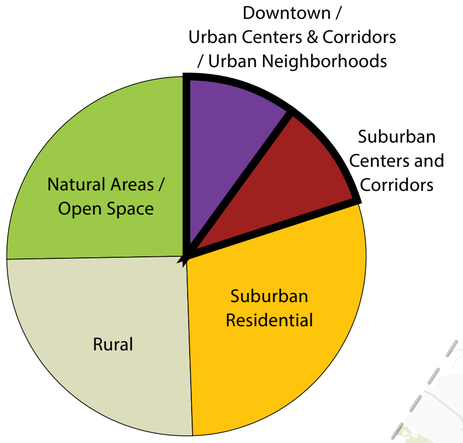
There is a lack of clarity on housing options.
There are concerns of how affordability of housing, displacement of current residents, and gentrification would be mitigated and addressed.

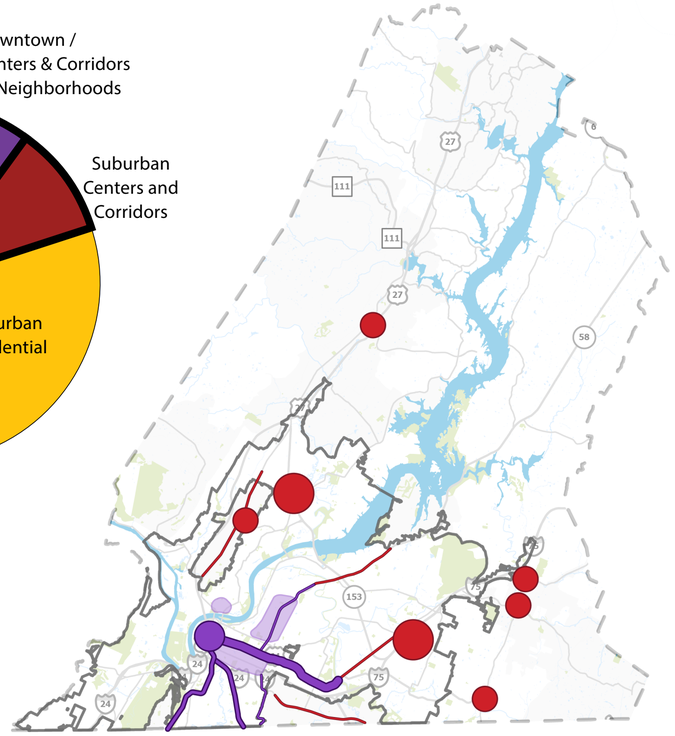
Safety issues and traffic congestion may increase.
There is concern about how existing safety issues and traffic congestion will be addressed alongside the increase in development, particularly in reference to pedestrian and cyclist safety, parking issues, as well as mitigating the impacts of navigating construction and redevelopment.

Some areas may become "overdeveloped"
There is a concern about loss of local businesses due to increased density and development in the downtown core. Additionally, there are worries about potential overdevelopment and its impact on the character of some neighborhoods.

544 total comments

This scenario emphasizes development of new centers and corridors throughout the city and county, balanced by some growth in Chattanooga's core neighborhoods and corridors. This growth is highlighted by larger, regional centers in Northgate and Hamilton Place and town centers in Red Bank, Collegedale, Soddy Daisy, Middle Valley, Lakesite and more. New growth corridors include Hixson Pike, Lee Highway Highway 58 and Dayton Boulevard. **Growth is balanced between redevelopment and intensification of existing places and building new centers and corridors.**





Growth in urban centers suburban centers

Growth in urban corridors suburban corridors

Growth in core neighborhoods

★★★☆☆ **3.3 STARS**

350 total ratings

People **like** that:

The aim is to grow in a balanced manner.
Some respondents like the idea of balanced growth, spreading development more evenly across different corridors and centers.

More opportunity for redevelopment and adaptive reuse.
Many respondents express a preference for revitalizing more underused buildings and areas.

Transportation and walkability could be improved.
Some respondents appreciate the possibility of more neighborhoods being walkable and connected.

More opportunity for equitable growth.
Some participants noted the benefits of distributing resources and development more equitably, addressing neglected areas, and supporting suburban centers.

People are **concerned** that:

Traffic and population would increase in certain areas.
There are concerns about the ability of certain areas to handle extra traffic from development and population growth.

Housing and density change.
There were a mix of concerns relating to housing and density. On one hand, there were concerns about maintaining the character of residential areas as well as opposition to dense housing. On the other hand, worries about sprawl were mentioned numerous times.

Impact on environment and natural areas.
The lack of identification of areas too steep or flood-prone for building development were an area of concern for respondents, as well as concerns about the impact on green spaces and natural areas.

Infrastructure costs could increase.
Respondents are concerned that new development would lead to requiring expensive infrastructure. There is support for prioritizing existing infrastructure before creating new.

451 total comments

SUMMARY OF ROUND TWO INPUT

WHO WE HEARD FROM

RPA
Chattanooga-Hamilton County
Regional Planning Agency

PLAN CHATTANOOGA

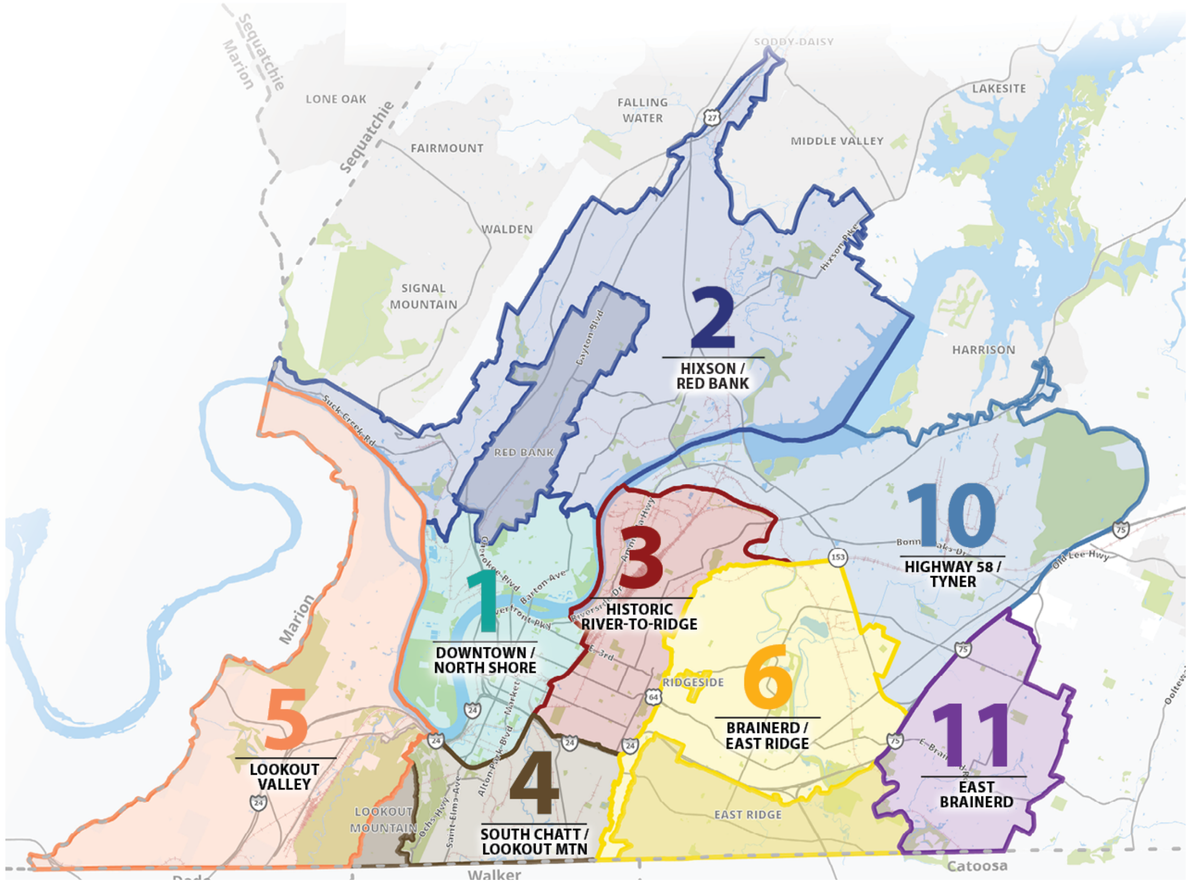
The following characteristics are based on responses from participants. Not all participants provided this information.

585

Total survey participants

Which planning area are you most interested in? *Count of participants*

Area 1	*Downtown / North Chattanooga*	*154*
Area 2	*Hixson / Red Bank*	*181*
Area 3	*Historic River-to-Ridge*	*43*
Area 4	*South Chattanooga / Lookout Mtn.*	*28*
Area 5	*Lookout Valley*	*9*
Area 6	*Brainerd / East Ridge*	*40*
Area 10	*Hwy 58 / Tyner*	*21*
Area 11	*East Brainerd*	*40*
Multiple areas		*1*



The following characteristics are based on responses from participants. Not all participants provided this information.

How long have you lived here?

0-4 years	29%
5-19 years	44%
20+ years	28%

What is your connection to the planning area you identified?

Participants could provide multiple answers.

	count	
I own the home I live in	397	68%
I rent the home I live in	57	10%
I own a business	32	5%
I own other property	35	6%
I work at a local business	62	11%
Other	3	1%

How did you hear about Plan Chattanooga?

Participants could provide multiple answers.

Word of Mouth	21%
Newspaper Article / Ad	1%
Online News	7%
Poster/Flyer	0%
City or RPA website	8%
Email	42%
Facebook / Twitter / etc.	20%

Have you previously participated in Plan Chattanooga?

No	55%
Yes, I completed the Launch Survey between Aug-Sept 2023	31%
Yes, I attended a neighborhood, Chamber, or other civic meeting about Plan Chattanooga	14%

What is your zipcode?

37402	1%
37403	4%
37404	10%
37405	20%
37406	1%
37407	0%
37408	4%
37409	6%
37410	0%
37411	6%
37412	2%
37413	0%
37415	25%
37416	1%
37417	0%
37418	0%
37419	2%
37420	0%
37421	9%
Other or no response	10%

The following characteristics are based on responses from participants. Not all participants provided this information. Census data is provided for a comparison of the demographics of Chattanooga.

Race	RESPONDENTS	CENSUS*
Asian	1%	2.4%
Black/ African American	3%	29.5%
American Indian/ Alaska Native	0%	0.2%
White/ Caucasian	90%	59.3%
Other	0%	2.4%
Two or more races	5%	6.3%

Level of education	RESPONDENTS	CENSUS*
Less than high school diploma	0%	11%
High School Diploma	2%	24.7%
Some College	11%	22.3%
Associates Degree	5%	7.9%
Bachelors Degree	42%	21.0%
Masters Degree/ Ph.D.	39%	13.1%

Age		CENSUS*
<15 years	0%	16.9%
15-24 years	5%	13.6%
25-34 years	15%	16.8%
35-44 years	24%	12.3%
45-54 years	15%	10.6%
55-64 years	18%	12.7%
65 or over	23%	14.9%

Hispanic/Latinx?	%	CENSUS*
Yes	2%	7.6%
No	98%	92.4%

Annual Household income	%	CENSUS*
Less than $40,000	10%	30%
$40,000-$60,000	15%	30%
Greater than $60,000	75%	40%

*Source: 2022 ACS 5-Year Estimate