WESTSIDE COMMUNITY Evolves

ABOUT PROCESS ENGAGEMENT FAQ ESPAÑOL

CONNECT

The Westside Evolves Team

City of Chattanooga

Chattanooga Design Studio

Chattanooga Housing Authority

EJP Consulting Group, LLC (Planning & Implementation)

CONTEXT MAP

WESTSIDE COMMUNITY

115 Acre Study Area Includes:

CHA Owned Properties

- College Hill Courts (497 units) LIPH
- James A. Henry School
- Gateway Tower (132 units) LIPH
- Dogwood Manor (136 units) PBRA
- Boynton Terrace (250 units) PBRA

Total Units: 1,015

City Owned Land

- Sheila Jennings Park
- Youth & Family Development Site

Other Rental Properties

- Boynton Overlook (162 units)
- Riverview Tower (161 units)
- Golden Gateway (150 units)

Total Units: 473

Privately Owned Businesses

Sites Targeted for Demolition

College Hill Courts

- 497 units for families
- Built in 1940
- No long term viability

Gateway Tower

- 132 units for seniors
- Built in 1977
- No long term viability

PLANNING PROCESS

STAGE 1
Understand The Neighborhood

Months 1-3

Months 4-6

STAGE 2
Create a Shared Vision

STAGE 3
Design a Plan

Months 7-8

Month 9

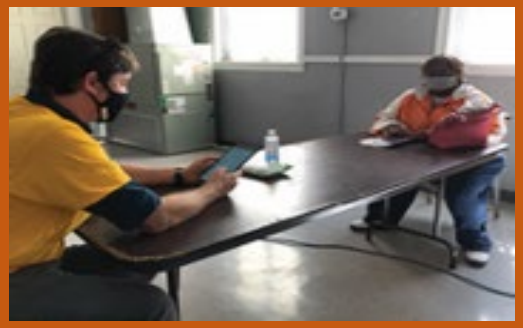
STAGE 4
Make an Action Plan

Understanding the Neighborhood

College Hill Courts
Photographs courtesy of Ms. Joy Johnson

Creating A Shared Vision

Resident Surveys, Stakeholder Interviews, Pop-Up Engagements



OVER 80% PARTICIPATION!

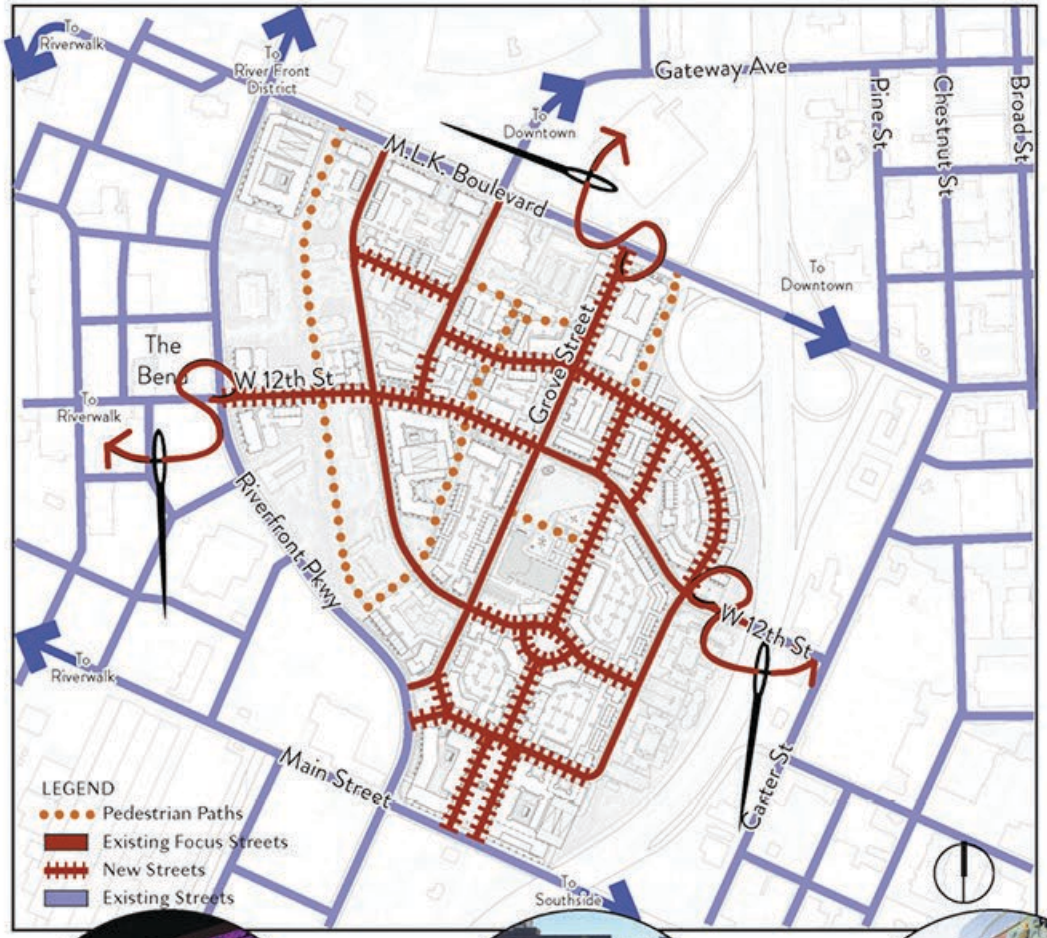
Designing A Plan

In-Person/Virtual Community Workshops

Action Plan Highlights

STITCHING COMMUNITIES TOGETHER

STREET NETWORK



- Extend **CONNECTION** of 12th St through site and connect the Bend Development
- Create **NEW STREET GRID** aligned with historic block structure
- Activating **COMMERCIAL CORRIDORS** along W MLK Blvd + Main Street
- Weaving **RECREATION + GREEN SPACES** throughout the site
- **SAFER CONNECTIONS** to downtown and surrounding neighborhoods
- **ENHANCED TRANSIT** routes

WESTSIDE COMMUNITY REVIVE

OPEN SPACE

SHELIA JENNINGS PARK PRESERVED + ENHANCED

Image: View of Sheila Jennings Park and new W. 12th Street connection to The Bend

1. Sheila Jennings Park expanded to Civic Hub
2. Grace Tree + Flag Pole Plaza
3. 12th Street Multi-use Trail + Greenway connecting to Boynton Hill
4. Community Gardens
5. Activated Central Lawn with picnic shelters, tables + bbq
6. Enhanced streetscape with lights, tree canopy, benches, + bike paths
7. Dog park + Enhanced Underpass
8. Upper Ridge Pedestrian Trail
9. Small green spaces throughout

JAMES A HENRY CAMPUS

Image: View of new Festival Street in front of James A Henry

- **CENTER FOR CREATIVE SERVICES - James A Henry building:**
  - Head Start
  - SPLASH Youth Art
  - Multi-use community spaces
- **TRANSFORMING Grove Street:**
  - Art Walk and Festival Street
  - Improved: lighting, sidewalks + parking
- **Adding NEIGHBORHOOD COMMERCIAL space:**
  - New live-work buildings
  - Repurpose College Hill building
  - Artist studios
  - "Mom + Pop" Retail

GRACE TREE PLAZA

Image: View of Boynton Dr., looking West

- Integrating ART + CULTURE
- FRONT PORCH CULTURE
- VIBRANT + HEALTHY Westside
- SAFE STREETS: lighting, security buttons, new sidewalks, shade trees, transit shelters, etc.

COMPLETE NEIGHBORHOODS

NEIGHBORHOOD OVERVIEW

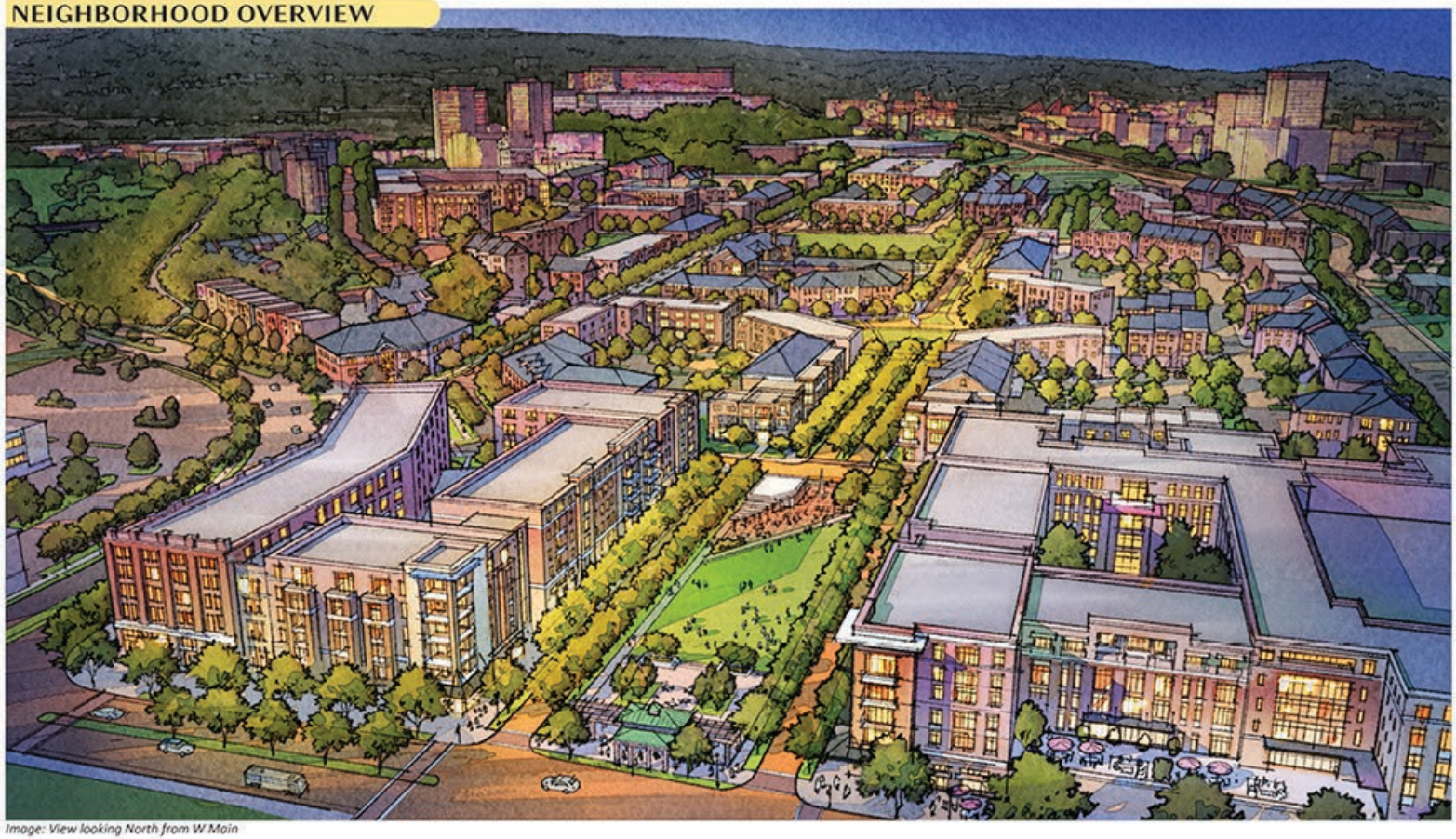


Image: View looking North from W Main

- Addition of new properties outside of CHA + City-owned land
- DIVERSE HOUSING types: townhomes, flats, mixed-use, live-work opportunities
- Added COMMERCIAL SERVICES
- Overall housing program includes ONE-FOR-ONE REPLACEMENT
- INCLUSIVE HOUSING: families, singles, mixed income levels, ages and accessibility needs
- Phasing strategy: building on vacant land first

BUILD FIRST STRATEGY

WESTSIDE COMMUNITY EVOLVES

Implementation – Phase I

- Renovate James A. Henry School
- Site improvements to the adjacent Sheila Jennings Park
- Site Preparation for City Owned Land – YFD Site
- Preparation of Section 18 Application for College Hill Courts (2023)
- Preparation of Choice Neighborhood Implementation Grant (2023)
- Preparation of Section 18 Application for Gateway Tower (2023)
- Hire a Master Developer

Potential Funding Sources

- Choice Neighborhood Implementation Grant
- Low-Income Housing Tax Credit Equity
- Tax Increment Financing
- Department of Transportation Reconnecting Communities Planning and Implementation Grants
- Public Housing Funds
- Section 108 Loans
- Federal Funds
- Affordable Housing Trust Funds
- HOME Funds
- Community Development Block Grants
- New Market Tax Credits
- National Endowment for the Arts
- Federal Home Loan Bank Affordable Housing Program
- Conventional Debt
- City of Chattanooga Capital Improvement Program

Questions

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801 North Holtzclaw Avenue
Chattanooga, TN 37404

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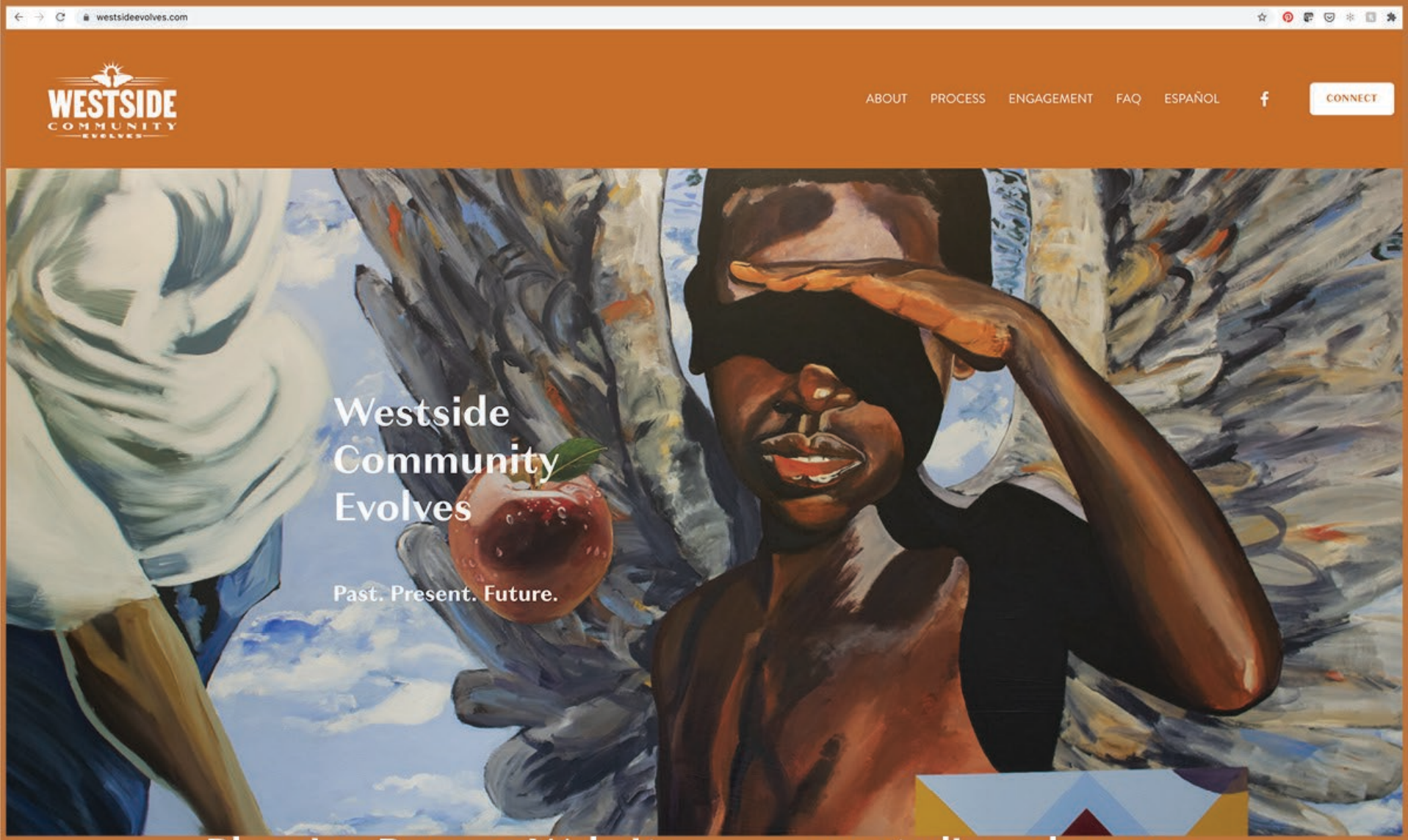

Planning Process Website: westsdieevolves.com