

RESOLUTION NO. 31836

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, APPROVING THE ECONOMIC IMPACT PLAN FOR THE BEND DEVELOPMENT PROJECT AND ESTABLISHING ADDITIONAL REQUIREMENTS AS CONDITIONS TO THE ALLOCATION OF INCREMENTAL PROPERTY TAX REVENUES FROM THE BEND DEVELOPMENT PROJECT TO THE PUBLIC PROJECTS.

WHEREAS, the City of Chattanooga, Tennessee (the “City”) is interested in preserving and promoting the economic welfare, educational growth, and vitality of this community; and

WHEREAS, the City Council (the “Council”) passed a Resolution of Intent on June 20, 2023, authorizing the Industrial Development Board of the City of Chattanooga (the “Board”) to proceed with the preparation and submission of an Economic Impact Plan for The One Westside-Bend Project (the “Plan”); and

WHEREAS, the Board has caused the preparation of the Plan regarding the development of an area located along the Tennessee River adjacent to a stretch of Riverfront Parkway from Mariner Way and MLK Boulevard to the north and to W. 19th Street to the south with a small portion south of W. 19th Street, within the corporate limits of the City (the “Plan Area”); and

WHEREAS, the Board has submitted the Plan in the form attached hereto as Exhibit A; and

WHEREAS, the development of the Plan Area is expected to include a number of different facilities that will constitute eligible projects within the meaning of applicable laws, such as retail enterprises, hotels, offices and recreational facilities (the “Project”); and

WHEREAS, upon adoption of the Plan, a portion of the incremental property tax revenues (the “Incremental Property Tax Revenues”) and a portion of the local option sales and use tax revenues (the “Incremental Sales Tax Revenues”) (collectively, the “TIF Revenues”) that result from the development of the Plan Area under the Plan will be allocated to the Board to (i) pay for public infrastructure, within the meaning of the applicable laws, to be constructed with respect to the Project and/or (ii) debt service on the obligations expected to be issued by the Board to finance such costs within the Plan Area and/or (iii) pay the cost of certain public projects in the downtown area of the City; and

WHEREAS, the aggregate amount of Incremental Property Tax Revenues allocated to the Board pursuant to the Plan and the aggregate amount of Incremental Sales Tax Revenues allocated to the Board pursuant to the Plan to pay costs or debt service relating to the Project shall be limited as provided in the Plan, and the aggregate amount of TIF Revenues allocated to the Board pursuant to the Plan that are applied to pay interest costs related to debt obligations shall be limited as provided in the Plan; and

WHEREAS, in accordance with the Plan, the Board may issue debt obligations to a lender or lenders to finance the costs described above and would pledge the TIF Revenues to such lender or lenders to apply to the debt service; and

WHEREAS, any such debt obligations shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the City or Hamilton County, Tennessee (the “County”); and

WHEREAS, the Board held a public hearing with respect to the Plan on September 11, 2023, as required by Tenn. Code Ann. § 7-53-312(g), and at its meeting on September 11, 2023, approved the submission of the Plan to the Council and the County Commission; and

WHEREAS, one of the Public Projects, as described in Section 4 of the Plan, is the construction of public infrastructure and public buildings in connection with the redevelopment of an affordable housing project by the Chattanooga Housing Authority (the “CHA”) adjacent to the Plan Area, which redevelopment is referred to as Westside Evolves; and

WHEREAS, the allocation of any Incremental Property Tax Revenues pursuant to the Plan to CHA would be undertaken pursuant to an intergovernmental agreement to which the City, the Board and the IDB would be parties; and

WHEREAS, in order to assure that the relocation activities relating to existing residents in affordable housing projects in the area to be redeveloped as part of Westside Evolves will be undertaken in a manner that is transparent to and protective of current residents, the Council desires to state its intention that any intergovernmental agreement providing for the allocation of Incremental Property Tax Revenues to CHA shall contain certain requirements relating to the relocation of residents in connection with the redevelopment as set forth below; and

WHEREAS, one of the Public Projects, as described in Section 4 of the Plan, is the construction of a downtown career and technical school (the “County School Project”) that will help provide educational opportunities to residents of the County; and

WHEREAS, the allocation of any Incremental Property Tax Revenues pursuant to the Plan to the County for the County School Project would be undertaken pursuant to an intergovernmental agreement; and

WHEREAS, the Council desires to state its intention that any intergovernmental agreement providing for allocation of Incremental Property Tax Revenues to the County for the County School Project shall require retention of those Incremental Property Tax Revenues by the City if for any reason the County School Project is not completed; and

WHEREAS, the Council has reviewed the Plan and has determined that the Plan will promote economic growth and stability within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA:

SECTION 1. The Council hereby approves the Plan, attached hereto as Exhibit A and incorporated herein by reference, finding that the Plan is in the interests of the citizens of the City, and hereby authorizes the Mayor and other officers of the City to take all appropriate actions to carry out the terms of the Plan.

The Economic Impact Plan is approved subject to the following additional conditions imposed by the City Council:

1. Until all current residents of College Hill Courts and Gateway Tower are provided permanent housing, CHA shall be required to provide updates to City Council at least semi-annually regarding the status of the implementation of the relocation plan and also provide updates on the status of construction of replacement housing and financing plans for such housing;
2. Until all current residents of College Hill Courts and Gateway Tower are provided permanent housing, CHA shall be required to annually survey the residents of College Hill Courts and Gateway Towers regarding their desire to continue living in the Westside Evolves footprint;
3. To the fullest extent permitted by law, CHA will agree to minimize the effect of relocation on vulnerable populations in College Hill Courts and Gateway Towers, such as senior citizens with mobility challenges and disabled persons, by minimizing the number of relocations, including temporary relocations, that may be required to such persons. The updates provided by CHA shall address the relocation efforts relating to these vulnerable populations;
4. The City of Chattanooga may hire its own consultant to review the relocation work of CHA's relocation consultant;
5. The Chattanooga Housing Authority shall provide a Right to Return to all current residents of the Westside property based on federal standards which currently prohibit any resident to return who has been convicted of methamphetamine production on a housing authority site and/or the return of any individual who has had any sexual conviction that renders an individual to be placed on the sexual offender list for life; and
6. There will be included Claw back language for any Tax Increment Financing credits in the event that the Downtown Career and Technical School by Hamilton County Government and/or Hamilton County Board of Education is not constructed and completed during the term of any TIF proceeds provided for this project.

SECTION 2. The Council hereby ratifies all actions of the City taken in carrying out the terms of the Plan.

SECTION 3. The Council hereby resolves, in connection with the approval of the Plan, that the requirements relating to the relocation of residents within the existing affordable housing projects in the area to be redeveloped as part of Westside Evolves set forth in Section 1 shall be included in any future intergovernmental agreement that provides for the allocation of Incremental Property Tax Revenues to CHA to assist with the payment of costs of public infrastructure and public buildings in connection with the undertaking of Westside Evolves.

SECTION 4. This Resolution shall take effect from and after its adoption, the welfare of the City requiring it.

ADOPTED: October 31, 2023

EXHIBIT A

THE ECONOMIC IMPACT PLAN FOR THE BEND DEVELOPMENT PROJECT

[See attached]

**THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF CHATTANOOGA**

**ECONOMIC IMPACT PLAN
FOR
THE BEND DEVELOPMENT PROJECT**

1. Authority for Economic Impact Plan. Industrial development corporations (“IDBs”) are authorized under T.C.A. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of T.C.A. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. T.C.A. § 7-53-312 authorizes cities and counties to allocate new incremental property tax revenues (the “Incremental Property Tax Revenues”), which arise from the area subject to the economic impact plan, to an IDB to promote economic development, to pay the cost of projects and other eligible costs and/or to pay debt service on bonds or other obligations issued by the IDB to pay the cost of projects and other eligible costs.

T.C.A. § 7-53-316 (the “Brownfield Increment Statute”) authorizes cities and counties to allocate the non-school portion of new incremental local sales tax revenues (the “Incremental Sales Tax Revenues”) with respect to a brownfield redevelopment project. Local sales tax revenues means taxes received by the municipality pursuant to the 1963 Local Option Revenue Act, T.C.A. § 67-6-701, *et seq.* A brownfield redevelopment project means the development or redevelopment in one or more phases of all or a portion of a parcel or parcels of contiguous, adjacent or related properties that contain at least one brownfield site, as defined in the Brownfield Increment Statute, and also includes a project described in T.C.A. § 7-53-101 and certain other amenities. Incremental Property Tax Revenues and Incremental Sales Tax Revenues are referred to in this Economic Impact Plan (this “Plan”) collectively as “Incremental Revenues”.

2. The Project. Urban Story Ventures LLC, as developer on behalf of its affiliates thereof and its future affiliated entities that may engage in such development (collectively, the “Developer”) intend to develop approximately 90 acres as a mixed-use development in the City of Chattanooga (the “City”) to be known as The Bend, which development (the “Development”) is also sometimes referred to as portion of the One Westside Plan. The current conceptual site plan for the Development is attached hereto as Exhibit A. As shown by the conceptual site plan, the Development is expected to include a number of different components, such as retail enterprises, hotels, offices, parking facilities and recreational facilities, each of which constitute a “project” within the meaning of T.C.A. § 7-53-101. The Development is expected to also include certain additional uses, such as residences, a park and a riverwalk, and includes an existing manufacturing facility. The Development will be a mixed-use development with each component supporting other components in order to create an integrated mixed-use community, and therefore each parcel within the Development, now existing or hereinafter created from existing parcels, will directly benefit from the development of these “projects.” Collectively, the projects that are eligible projects within the meaning of T.C.A. § 7-53-101 and that are expected to be located within the Development shall constitute the project that is required to be located within the Plan Area identified below, and such projects are referred to in this Plan as the “Project”.

In order to make the undertaking of the Project and the Development financially feasible,

the Developer has requested the City and Hamilton County, Tennessee (the “County”) to approve this Plan that has been submitted by the Industrial Development Board of the City of Chattanooga (the “Board”), pursuant to Title 7, Chapter 53 of Tennessee Code Annotated, to provide Incremental Revenues to pay a portion of the costs of the Project, other eligible costs and/or to pay debt service relating to tax increment financing incurred to finance such eligible costs. This Plan also provides for the allocation of Incremental Property Tax Revenues to pay a portion of the cost of certain public projects, as are described below.

3. Boundaries of Plan Area. The Development, including the Project, will be located in an area generally bounded by the Tennessee River to the west, Riverfront Parkway to the east, Mariner Way and MLK Boulevard to the north and W. 19th Street to the south with a small portion south of W. 19th Street (the “Plan Area”). The Plan Area is within the corporate limits of the City. The Plan Area is shown on Exhibit B attached hereto, and a list of the existing tax parcels that are in the Plan Area are attached hereto as Exhibit C. Upon adoption of this Plan, the Plan Area is hereby declared to be subject to this Plan, and the Project that will be located within the Plan Area is hereby identified as the required project for purposes of T.C.A. § 7-53-312 and T.C.A. § 7-53-316. The Plan Area only includes the Project and other parcels that will directly benefit from the Project due to the creation of public infrastructure necessary for the Project and through interconnectivity of the multi-use development that includes the Project. The entire Plan Area is also a brownfield site within the meaning of T.C.A. § 7-53-316, and therefore an allocation of Incremental Sales Tax Revenues pursuant to T.C.A. § 7-53-316 is also permitted.

4. Financial Assistance. The Board will provide financial assistance to the Project by applying a portion of the Incremental Revenues in the manner described in this Plan to pay debt service with respect to tax increment financing issued by the Board to finance and/or pay and/or reimburse the Developer for the payment of all or a portion of certain costs that will be incurred in connection with public infrastructure serving the Plan Area. These costs will relate to the design, construction and installation of public infrastructure to be made in, adjacent to, or serving the Plan Area that the Board deems necessary to serve the Project, which shall include all public infrastructure in the Plan Area and to improve Riverfront Parkway. For costs eligible to be funded with Incremental Property Tax Revenues, public infrastructure shall have the meaning given to such term in T.C.A. § 9-23-102(16), which includes roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement. For costs eligible to be funded with Incremental Sales Tax Revenues, public infrastructure shall have the meaning given to such term in T.C.A. § 7-53-316(f)(5)(A), which includes costs for all roads, streets, sidewalks, access ways, ramps, bridges, landscaping, signage, utility facilities, grading, drainage, parks, plazas, greenways, public parking facilities, public recreational facilities, public educational facilities, public meeting facilities, and similar improvements. The Board, subject to the terms of one or more development agreements to be negotiated with the Developer, will pay and/or reimburse the Developer for all or a portion of the cost of such public infrastructure. Pursuant to such development agreements, the Board may also agree to reimburse the Developer for costs incurred in connection with the preparation and approval of this Plan that the Developer is required to pay pursuant to the Board’s policies. In connection with any tax increment financing payable in whole or in part from Incremental Revenues as authorized herein, the proceeds of such tax increment financing may also be used to pay interest during construction to the extent permitted

by law, the establish of reasonable reserves to pay debt service and all other costs relating to the issuance of such tax increment financing.

Because it is expected that Incremental Revenues allocated pursuant to this Plan would only be used to pay public infrastructure costs as defined in T.C.A. § 9-23-102 or to pay debt service on tax increment financing incurred to finance such costs, it is not expected that a determination from the applicable officials of the State of Tennessee (the “State”) will be required pursuant T.C.A. § 9-23-108 as to the use of such Incremental Revenues to pay any costs on private property that are not public infrastructure costs.

As described in this Plan below, only a portion of the Incremental Property Tax Revenues shall be applied to pay costs relating to the Project. The remaining portion of the Incremental Property Tax Revenues will be allocated to pay the cost of certain public projects in the downtown area of the City. Each of these public projects will constitute an eligible project within the meaning of T.C.A. § 7-53-101. This remaining portion of the Incremental Property Tax Revenues will be allocated to pay the cost of such projects pursuant to one or more intergovernmental agreements between the Board, the City, the County and the Chattanooga Housing Authority (“CHA”). The specific public projects with respect to which Incremental Property Tax Revenues are expected to be applied include a downtown career and technical school that will help provide educational opportunities to residents of the County, including residents in the Development, a fire station that may be constructed by the City to serve the area that will include the Development and public infrastructure and public buildings for the redevelopment of an affordable housing project by CHA adjacent to the Development called Westside Evolves (collectively, the “Public Projects”), provided, however, that no Incremental Revenues shall be allocated to CHA pursuant to this Plan unless the City Council of the City approves a relocation plan for current residents of CHA that will be affected by the Westside Evolves project as shall be set forth in more detail in an intergovernmental agreement.

5. Expected Impact on the City and the County. The Development, which includes the Project is expected to promote significant economic development in this area by yielding more than \$4 billion in capital investment through utilization of commercial, residential, office, hotel, dining, entertainment, recreational and mixed-use properties. In addition, it will emphasize health and wellness through open greenspace, parks and an enhanced Riverwalk that will draw residents and tourists to the City and the County. It is anticipated that the Project will become a catalyst for further development of the surrounding areas and will support the continued growth of the downtown area of the City.

It is also expected that the Project will accelerate the timing of the improvement of this area relative to development that might have occurred without the Project. These activities will be a major catalyst in making the Plan Area a prominent feature of the civic, economic, recreational and cultural life of the City and the County, providing a gathering place for people to park, work, live, shop and dine.

The Developer retained Younger Associates to conduct an Economic Impact Analysis of the Development. That Economic Impact Analysis (the “Younger Study”) is attached to this Plan as Exhibit D. As is shown in the Younger Study, it is anticipated the development, which includes the Project will create a significant number of construction jobs during construction

of the Project. A significant part of the Project will be commercial office, residential, retail, restaurant, and hotel uses, which will result in significant long-term job creation, and specifically, the creation of over 2,000 jobs with competitive wages. The Younger Study includes projections of the direct and indirect jobs expected to be created due to the Development based upon traditional economic development metrics.

As is also shown in the Younger Study, the City and the County are also expected to realize additional tax receipts because of the Development, including the Project. Even after the allocation of Incremental Revenues provided for in this Plan to the Board, substantial new property tax revenues, sales tax revenues and hotel tax revenues will be created by the Development that will be immediately available to the City and the County. The projections of these additional tax receipts are detailed in the Younger Study, which is incorporated by reference into this Plan.

The City expects to incur additional operating expenses and additional capital costs relating to the undertaking of the Development. The operating expenses include additional costs relating to police and fire protection as well as other City services. Based upon the Younger Study, the City anticipates significant additional new revenue sources due to the undertaking of the Development, including additional local sales taxes, additional property taxes that are retained by the City as is described below, hotel taxes and other revenues. These additional revenues are expected to be sufficient to offset any additional costs to the City from the Development, as estimated by City staff, and the net effect of the undertaking of the Development is expected to have a positive financial impact to the City and the County.

6. Distribution of Taxes and Tax Increment Incentives

(a) Distribution of Property Taxes. In accordance with and subject to T.C.A. § 7-53-312(c) and T.C.A. § 9-23-101 *et seq.* (collectively, the “Tax Increment Act”), real property taxes (but not including personal property taxes, which shall not be subject to allocation to the Board) imposed on the real property located within the Plan Area will be allocated and distributed as provided in this section. The property taxes assessed by the City and the County on each tax parcel of real property within the Plan Area will be divided and distributed as follows (subject to the commencement of allocation as to each parcel as is permitted below):

(i) The portion of the real property taxes that were payable with respect to each tax parcel for the year prior to the date of approval of this Plan (the “Base Tax Amount”) shall be allocated to and, as collected, paid to the City and the County as all other taxes levied by the jurisdictions on all other properties; provided, however, that in any year in which the taxes on the property within the applicable portion of the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the City/County only the taxes actually imposed. The Base Tax Amounts for each tax parcel within the Plan Area are shown on Exhibit D attached hereto.

(ii) The portion of the real property taxes payable with respect to each tax parcel that constitutes Dedicated Taxes (as defined below) and is not included in Base Tax Amount shall be retained by the City and the County for their respective debt service funds. “Dedicated Taxes” are defined in T.C.A. § 9-23-102 of the Tax Increment Act, as “that portion of property taxes, if any, designated by a taxing agency to pay debt service on

the taxing agency's debt.” “Taxing agency” is defined in the Tax Increment Act as “any county, city, town, metropolitan government or other public entity that levies property taxes on property within a plan area and that has approved the plan,” which would include both the City and the County. To the extent that the amount of Dedicated Taxes is not determined by resolution of the governing body of either City or the County, the amount of Dedicated Taxes may be determined by a certificate of the chief financial officer of the City or County or in such reasonable manner as either City or the County shall select.

(iii) With respect to the City, the excess of real property taxes as to each parcel over the Base Tax Amount less the greater of (i) the Dedicated Taxes or (ii) forty percent (40%) of the property taxes in excess of the Base Tax Amount (such remainder being the "City Incremental Property Tax Revenues") shall be, as collected, paid into a separate fund or funds of the Board, created to hold such payments until such amounts are applied as provided in a development agreement with the Developer or intergovernmental agreements as described above (A) to pay or reimburse eligible costs relating to the Project and/or (B) to pay debt service on the obligations expected to be issued by the Board to finance such costs and/or (C) to pay or reimburse costs of the Public Projects, provided that the costs relating to the Project and other eligible costs shall be limited to forty-seven percent (47%) of City Incremental Property Tax Revenues, and may be less in the event that Developer does not satisfy the requirements of the development agreement.

(iv) With respect to the County, the excess of real property taxes as to each parcel over the Base Tax Amount less the (i) the Dedicated Taxes plus (ii) that portion of the real property taxes designed by the County for school operating purposes (such remainder being the "County Incremental Property Tax Revenues") shall be, as collected, paid into a separate fund or funds of the Board, created to hold such payments until such amounts are applied as provided in a development agreement with the Developer or intergovernmental agreements as described above (A) to pay or reimburse eligible costs relating to the Project and/or (B) to pay debt service on the obligations expected to be issued by the Board to finance such costs and/or (C) to pay or reimburse costs of the Public Projects, provided that the costs relating to the Project and other eligible costs shall be limited to forty-seven percent (47%) of County Incremental Property Tax Revenues, and may be less in the event that Developer does not satisfy the requirements of the development agreement.

(b) Distribution of Incremental Sales Taxes. In accordance with and subject to T.C.A. § 7-53-316, fifty percent (50%) of the Incremental Sales Taxes shall be, as collected, paid into a separate fund or funds of the Board, created to hold such payments until such amounts are applied as provided in a development agreement with the Developer (A) to pay eligible costs relating to the Project and/or (B) to pay debt service on the obligations expected to be issued by the Board to finance such costs.

(c) General Allocation Provisions.

The Board is authorized to make all calculations relative to the allocation of Incremental Property Tax Revenues on the basis of each parcel within the Plan Area instead of on an aggregate basis. As permitted by the Tax Increment Act, the Board is also authorized to

separately group one or more parcels within the Plan Area for purposes of calculating and allocating Incremental Property Tax Revenues, and in such case, the allocation of Incremental Property Tax Revenues shall be calculated and made based upon each such parcel or group of parcels and not the entire Plan Area.

The allocations of Incremental Revenues are further subject to the retention or payment of any applicable administrative expenses and fees of the Board, the City or the County that are permitted by applicable law or applicable policies.

The Base Tax Amount and the Base Sales Tax Amount will be separately established for each parcel, as each such parcel may be subdivided, and the Board will make calculations and allocations of Incremental Revenues for each parcel separately (or with respect to groups of parcels as provided above). The parcels within the Plan Area may be further divided, in which case such parcels, as divided, will be treated separately, and the Base Tax Amount with respect to each tax parcel that is subdivided shall be allocated to each subdivided parcel on a pro-rated basis using either the acreage of each subdivided parcel as a percentage of the total acreage of the original tax parcel or using the relative then current real property tax amounts, as the Board may determine.

The Board is also authorized to designate, by notice to the City and the County, that the allocation of Incremental Property Tax Revenues for each parcel or group of parcels within the Plan Area may begin in different years from the allocations of Incremental Property Tax Revenues for other parcels or groups of parcels within the Plan Area. This approach allows the Board to match Incremental Property Tax Revenues from the development of each of the parcels with debt service payments. The allocation of Incremental Property Tax Revenues for each parcel within the Plan Area will be subject to the maximum allocation period as provided below and pursuant to one or more development agreements to be entered into between the Board and the Developer.

Allocations of Incremental Property Tax Revenues shall be made (i) as to revenues derived from non-delinquent taxes, within sixty (60) days of the date such taxes are due without penalty for each tax year and (ii) as to revenues derived from delinquent taxes, within sixty (60) days from when such taxes are collected by the City and County. Allocations of Incremental Sales Tax Revenues shall be made by the City within sixty (60) days of the date such revenues are received by the City.

7. Limitations on Allocations.

(a) Property Tax Revenues. The aggregate amount of Incremental Property Tax Revenues allocated to the Board pursuant to this Plan, exclusive of amounts allocated for the Public Projects outside the Plan Area, shall not in any event exceed \$100,000,000 plus interest on any debt incurred by the Board payable from Incremental Property Tax Revenues subject to the limitation below.

(b) Sales Tax Revenues. The aggregate amount of Incremental Sales Tax Revenues allocated to the Board pursuant to this Plan, exclusive of amounts allocated for the Public Projects outside the Plan Area, shall not in any event exceed \$15,000,000 plus interest on any debt incurred by the Board payable from Incremental Property Tax Revenues subject to the limitation below.

(c) Interest Costs. The aggregate amount of Incremental Revenues allocated to the Board pursuant to this Plan to pay interest costs related to debt obligations payable from Incremental Revenues for costs related to development in the Plan Area shall not in any event exceed \$20,000,000.

(d) Public Infrastructure Costs. The aggregate costs paid for public infrastructure relating to the Project from Incremental Property Tax Revenues shall not exceed fifty percent (50%) of such costs to be determined in the manner set forth in the development agreement between the Board and the Developer, provided that this fifty percent (50%) limitation shall not apply to costs paid for with Brownfield Sales Tax Revenues.

8. Time Period of Allocations.

(a) Property Tax Revenues. Incremental Property Tax Revenues will be allocated to the Board as provided in this Plan for a period as to each parcel or groups of parcels in the Plan Area for a maximum period of twenty (20) tax years, with the commencement of each allocation period as to each parcel being determined as is provided in the development agreement between the Board and the Developer. Until an allocation of Incremental Property Tax Revenues commences as to a parcel as described above, no Incremental Property Tax Revenues shall be allocated to the Board as to such parcel. The allocation of Incremental Property Tax Revenues shall continue until all obligations are satisfied and Board expenditures have been paid subject to the maximum allocation period and the limitations above. The allocation period for Incremental Property Tax Revenues as to each parcel within the Plan Area shall commence not later than (i) the first full calendar year after completion of the initial improvements on such parcel or (ii) the 2030 calendar year, all as to be provided in more detail in the development agreement.

(b) Brownfield Sales Tax Revenues. The allocation period of Brownfield Sales Tax Revenues shall not exceed twenty (20) years. The allocation period for the Brownfield Sales Tax Revenues shall commence as required by applicable law and as is agreed upon in the development agreement between the Board and the Developer provided that such allocation period shall commence not later than calendar year 2029.

9. Debt Issuance and/or Reimbursement of Eligible Costs. The Board may borrow funds through the issuance and sale of notes, bonds or other obligations of the Board in one or more issuances, to pay for or reimburse eligible costs (as described above) relating to the Project. The Board may pledge all or a portion of the Incremental Revenues allocated to the Board pursuant to this Plan to the payment of any such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the City or the County in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited, as to the Board, solely to the Incremental Revenues and shall otherwise be non-recourse to the Board. Any debt obligation of the Board may be refinanced by the Board at any time as permitted by the Tax Increment Act, and upon such refinancing, available Incremental Revenues shall be applied to the payment of such refinancing debt to the extent such Incremental Revenues were to be used to pay

the debt that is being refinanced. Incremental Revenues may also be applied directly to pay or reimburse eligible costs relating to the Project. The application of Incremental Revenues shall be governed by one or more development agreements to be entered into by the Board and the Developer and/or affiliates of the Developer providing for the terms under which the Board would incur debt payable from the Incremental Revenues or otherwise agree to pay or reimburse eligible costs relating to the Project.

10. Finding of Economic Benefit. The Board, the City and the County, by the adoption of this Plan, find that the Project, as a whole, is within an area that could provide substantial sources of tax revenues and economic activity to the City and the County, and find that the use of the Incremental Revenues, as described herein, is in furtherance of the promotion of economic development in the City and the County, and that the use of the Incremental Revenues, as provided herein, will develop trade and commerce in and adjacent to the City and the County, will contribute to the general welfare, and will alleviate conditions of unemployment. In addition, it is determined that the construction and equipping of the Project will be necessary and advantageous to the Board in furthering the purposes of the Tax Increment Act and that the use of the Incremental Property Tax Revenues and the Incremental Sales Tax Revenues to pay the costs authorized herein and/or to pay debt service on the obligations expected to be issued by the Board to finance all or a portion of such costs is necessary and desirable under T.C.A. §§ 9-23-102(16).

11. Approval Process.

(a) Pursuant to T.C.A. §§ 7-53-312 and 7-53-316, the process for the approval of this Plan is as follows:

(b) The Board shall hold a public hearing on this Plan after publishing notice of such hearing in a newspaper of general circulation in the City and the County at least two weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board shall submit the Economic Impact Plan to the City and County for their approval.

(c) The governing bodies of both the City and the County must approve this Plan for this Plan to be effective to both the City and the County. This Plan may be approved by resolution of the governing bodies of the City and the County, whether the local charter provisions of the City or County provide otherwise. If the governing body of either the City or the County fails to approve this Plan, this Plan will not become effective. If either of the City or County make any changes to this Plan in connection with their approval hereof, such changes must be approved by the Board following a public hearing related thereto, and such changes must also be approved by the other City or County, as applicable.

(d) Once the governing bodies of the City and the County has approved this Plan, the Plan and related documents shall be filed with the local taxing officials and the Comptroller of the State. Annual statements of incremental tax revenues allocated to the Board shall

be filed with the State Board of Equalization. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

(e) Although no approval of the State is expected due to the anticipated uses of Incremental Revenues, the Board, through its representatives, shall consult with the State with respect to the prospective uses of Incremental Revenues and to see any approvals from the State that the State deems advisable with respect to the application of such Incremental Revenues.

Exhibit A

Conceptual Site Plan

See map on following page

ILLUSTRATIVE PLAN



Development will likely begin on the north end of the site which connects to and extends Cameron Harbor. The first phase of development will be mostly three-story townhouses, 3-5 stories multifamily buildings and creative office space. Moving south, the plan shows the Park Blocks and special riverfront sites. Parts of the old sheds remain as structure for

new buildings or to frame public space. Main Street is reimagined as a super street of green. On the southern end of the district is a potential new landmark building – a corporate headquarters perhaps. A linear park along the riverfront expands upon the Blue Goose Hollow trail, and there are tracks that could be used as a horizontal elevator of sorts,

moving north and south on this vast property, and someday connecting across the city. The plan draws outside of the lines to propose ways to develop in the future and fix the street network for the industrial users and others.

Exhibit B

Map of Plan Area
See map on following page

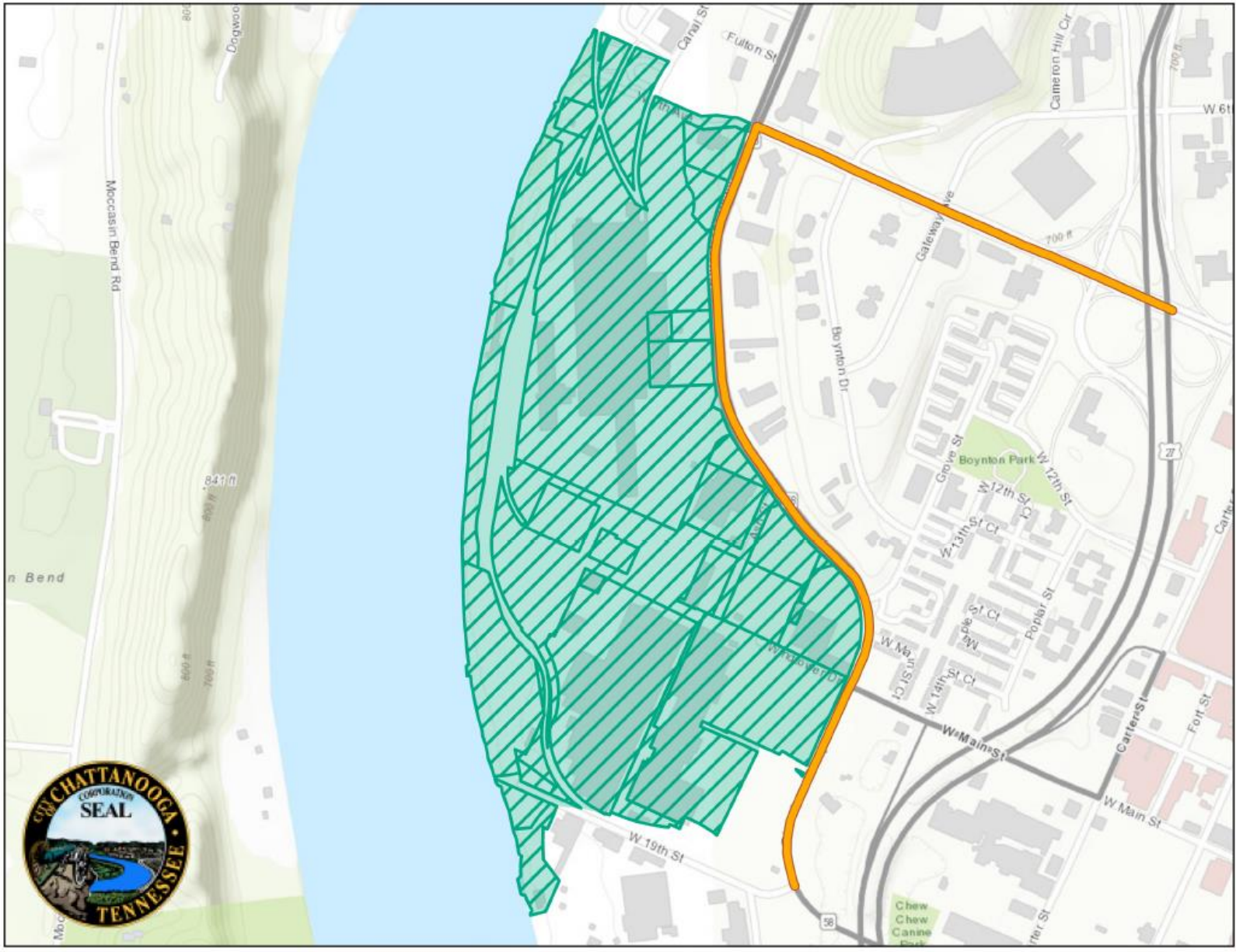


Exhibit C

Parcel Identification Numbers of Parcels in Plan Area and Base Taxes for Each Parcel

Exhibit C

Parcel Identification Numbers of Parcels in Plan Area and Base Taxes for Each Parcel

Tax ID Number	2022 City Taxes	2022 County Taxes	Total Base Taxes
145G A 002	\$186,433.92	\$132,820.45	\$319,254.37
145G A 002.10	\$27,935.10	\$27,777.42	\$55,712.52
145G A 002.13	\$4,045.50	\$4,022.67	\$8,068.17
145G A 002.05	\$17,440.50	\$12,779.46	\$30,219.96
145G A 002.20	\$2,192.40	\$2,180.03	\$4,372.43
145G A 002.01	\$12,480.36	\$7,117.30	\$19,597.66
145B A 001.03	\$1,835.10	\$1,824.74	\$3,659.84
145G A 002.19	\$152.10	\$151.24	\$303.34
145G A 002.08	\$4,929.30	\$4,901.48	\$9,830.78
145G A 002.09	\$42,204.12	\$37,768.31	\$79,972.43
145G A 002.14	\$671.40	\$667.61	\$1,339.01
145B A 004	\$5,895.66	\$2,394.81	\$8,290.47
145J A 004.01	\$4,629.60	\$4,603.47	\$9,233.07
145G A 002.15	\$83,697.00	\$79,574.50	\$163,271.50
145G A 002.07	\$89,724.96	\$57,462.81	\$147,187.77
145G A 004	\$7.20	\$7.16	\$14.36
145G A 002.17	\$5,506.20	\$0.00	\$5,506.20
145G A 002.02	\$159,496.02	\$149,835.56	\$309,331.58
145G A 006	\$5,038.19	\$0.00	\$5,038.19
145B A 001.04	\$550.62	\$0.00	\$550.62
145G A 002.16	\$0.00	\$0.00	\$0.00
145G A 002.11	\$58,388.40	\$58,058.83	\$116,447.23
145B A 001.01C301	\$8,682.69	\$8,385.83	\$17,068.52
145J A 005	\$0.00	\$0.00	\$0.00
145G A 002.04	\$842.22	\$289.95	\$1,132.17
145G A 001	\$7,290.90	\$7,249.75	\$14,540.65
145G A 002.12	\$11,931.30	\$11,863.95	\$23,795.25
145G A 002.18	\$0.00	\$0.00	\$0.00
145G A 002.06	\$2,072.64	\$1,396.08	\$3,468.72
145B A 001.01C302	\$8,507.70	\$8,459.68	\$16,967.38
145B A 001.01C101	\$9,450.00	\$9,396.66	\$18,846.66
145B A 001.01C203	\$5,275.80	\$5,246.02	\$10,521.82
145B A 001.01C202	\$8,838.90	\$8,789.01	\$17,627.91
145B A 001.01C201	\$8,739.90	\$8,690.57	\$17,430.47
145B A 001.01C102	\$10,334.70	\$10,276.37	\$20,611.07
145B A 001.01C303	\$7,128.90	\$7,088.66	\$14,217.56
Milepost R-3.00	\$0.00	\$0.00	\$0.00

Exhibit D

Younger & Associates Economic Impact Study

See Attached

This study is provided separately due to its size

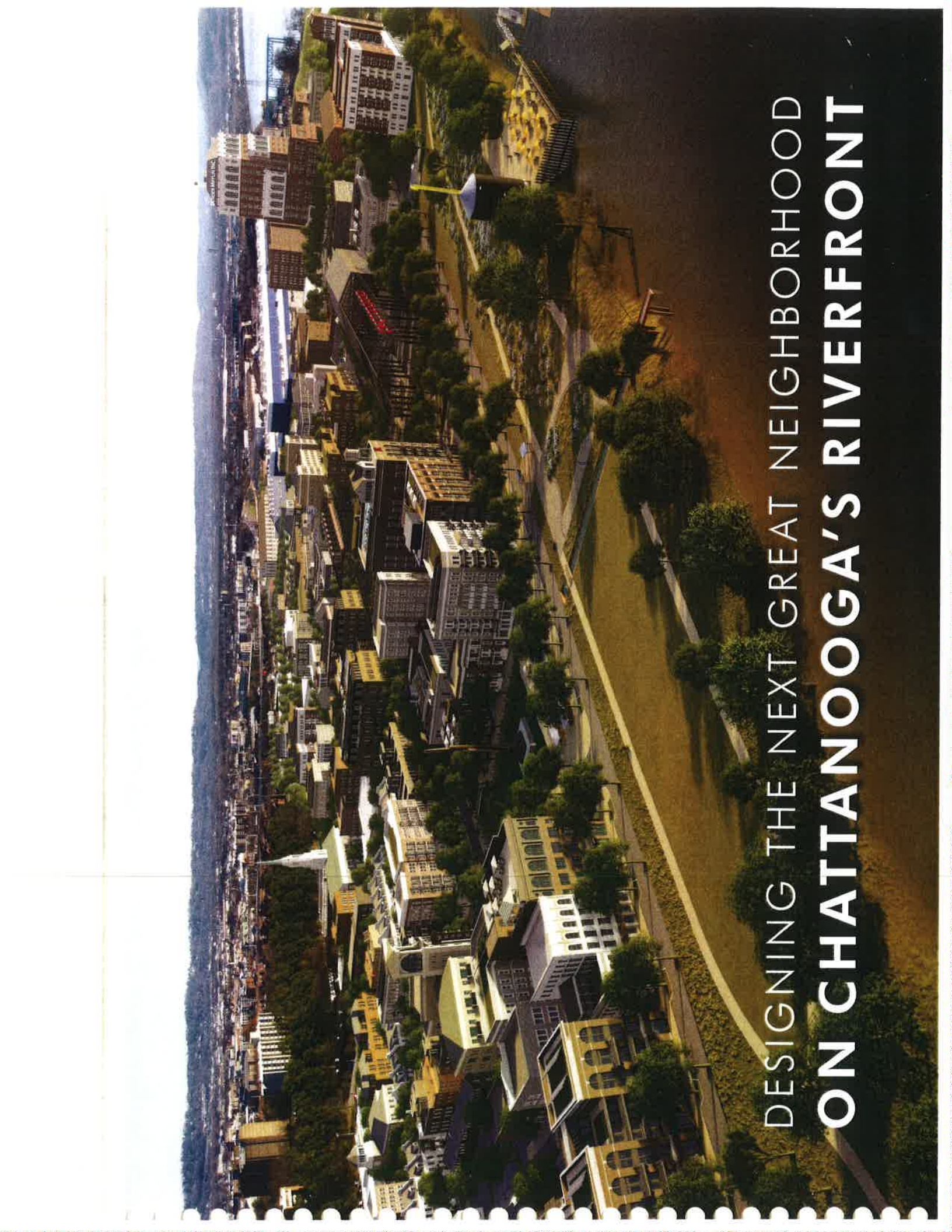
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EXHIBIT C

Site Plans and Photos

The following are attached:

- Conceptual Site Plan
- Phasing Exhibit
- Infrastructure Plans – Phase 1
- Infrastructure Plans – Phase 2
- Massing Plan
- Photographs of Property



DESIGNING THE NEXT GREAT NEIGHBORHOOD
ON CHATTANOOGA'S RIVERFRONT

CLIENT TEAM



James K. "Jimmy" White III
Jill Allen
Audrey Hooper
Megan Freeman
Abby Stevenson
Nicole Willis
Hilary Heinrich, CPA, MFM
Jerry Gross
Michael W. Fullam
Darlene Harvey
Stacey Ledford

3H Group Hotels
Hiren Desai

EID Associates
Brett Rousch
Coy Martin

DESIGN TEAM



Town Planning
Victor Dover, FAICP, LEED-AP, CNU Fellow
Joseph Kohl, CNU-A
James Dougherty, AICP, CNU-A, ASAI
Kenneth Garcia, AICP, CNU-A
Meredith Bergstrom, AICP
Luiza Leite, Assoc. AIA
Xu Zhang
Adam Bonosky, NCARB, CNU-A

Chael Cooper & Associates
Architects
Maricé Chael

Wendy CC Design
Physical Model
Wendy Caraballo

Partners for Economic Solutions
Market Analysis
Anita Morrison

Hall Planning & Engineering
Transportation Planning
Richard A. Hall, PE

VHB
Transportation Planning
Margaret Kubilins, PE, ENV SP
Katie Shannon, AICP, CNU-A
Rich Wilson, PE, AICP

Horsley Witten Group
Citizen Infrastructure & Engineering
Jon Ford, PE
Brian Laverriere
Ellen Biegert, RIA
Pabel Fernandez

CHATTANOOGA'S NEXT GREAT NEIGHBORHOOD



necessities like buildings and streets in an artful way that imparts a good feeling to their future occupants and communicates to them, sending a positive message about the future and the high aspirations of Chattanooga.

Composition, then, is the art-school term for what we're doing. In the way that a painter composes a canvas, or a production designer composes stage sets by arranging the objects within the frame, we have to compose the scenes you'll someday experience in the streets and public spaces of the new neighborhood. Now, composition is not a word we see or hear a lot today in planning circles, but it was once a normal part of our profession's work. And we think for this task it's crucial. This new neighborhood is more than just a planning project, a collection of land uses, impacts, and quantities; it's a design project, in which the arrangement of those items will add synergy—making the whole greater than the sum of the parts—and boost competitiveness. It's our intention that an artful-but-still-practical approach to the design will make families and businesses more likely to choose this neighborhood.

Framing the views is most central to creating memorable experiences. We positioned the vertical elements that enter your field of vision, especially the buildings and trees, to enclose space and frame vistas in an agreeable way. Then, where appropriate, we either kept open, ended, or deflected the vistas with focal features, establishing landmarks. Next, we manipulated the feeling of the space by narrowing or widening, or first one and then the other, for contrast. Tuning this degree of spatial enclosure block by block and with each park or square has allowed for a plan that will give the senses more variety and create unique addresses within the relatively small acreage.

In the plan, we've endeavored to keep the blocks small, so you can walk around comfortably, subtly tuning the geometry to increase the number of block edges and street corners where extra value will be created.

Most importantly, we've set the plan up so that it will be normal to face the public spaces (including streets) with the fronts of buildings, not their backs. This is the key to a convivial, extraverted neighborhood where each new building will add to the positive effect rather than decrease it.

It is possible, here, to achieve the authenticity, comfort, variety, and visual richness we have come to expect from historic, beloved neighborhoods. One device is to approach this as an urban village composed of many individual buildings, with many designers and architects doing their thing, rather than one large, uniform architectural project. We've attempted to illustrate this idea in the renderings, deliberately depicting buildings that are different from one another but still hang together in an ensemble. It's the street-oriented conventions that will make this possible, more than the style.

That said, we advise incorporating recognizable, legible visual clues about the industrial past of this spot. Inspiration should come from the combustion engineering history and memories of Chattanooga's distinctive brick, railroad-town, American Mercantile architecture.

Another device is keeping the steel frames of some of the old factory sheds, now stripped to their load-bearing frame structures, and reclad in places. These structures lend themselves to letting streets and park spaces run through them and under them, and to letting new buildings intertwine with them.

Zooming out, the pattern on the land is just as vital as the architecture. After testing a number of alternatives, we ended up extending and connecting the city's street grid, but bending it in ways mandated by the site, to incorporate both the east-west geometry of the historic city and also the angle of the old factory structures. These seemed to be the most important memory lines on the land, and there is no need to lose them.

The result is a slightly fanned pattern, in which the streets that connect from Riverfront Parkway to the Tennessee River are

not parallel to each other but are nonetheless direct and mostly straight. This will allow us to bring awareness of the river deep into the city, and to expand the waterfront property value effect into a larger territory.

In the draft plan, we reserved the vast majority of the land along the riverbank as a continuous linear park, expanding upon the idea of the Tennessee Riverpark and the Blue Goose Hollow Trail, and then extending a series of public spaces upland from that centerpiece. In some developments, the first question is, "What are the amenities?" In a country club subdivision of the 1970s, the "amenity package" might have consisted of tennis courts, golf courses, and swimming pools. In this new neighborhood, the amenity will be the public realm.

- Victor Dover, FAICP, LEED-ND, CNU Fellow
Dover, Kohl & Partners Town Planning

SCALE COMPARISONS

These scale comparisons illustrate just how large the study area is. In comparing the size of this site to downtown Chattanooga and other notable communities, it becomes evident just how much city can be built on this site.

Below: Study Area



Below: Downtown Chattanooga



Below: Calena, IL



Below: Savannah, GA



Above: Back Bay, Boston, MA

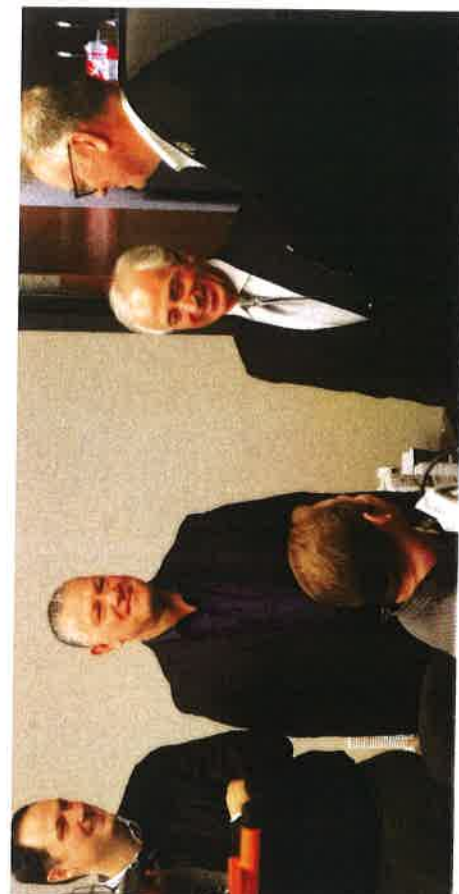


Above: Richmond, UK



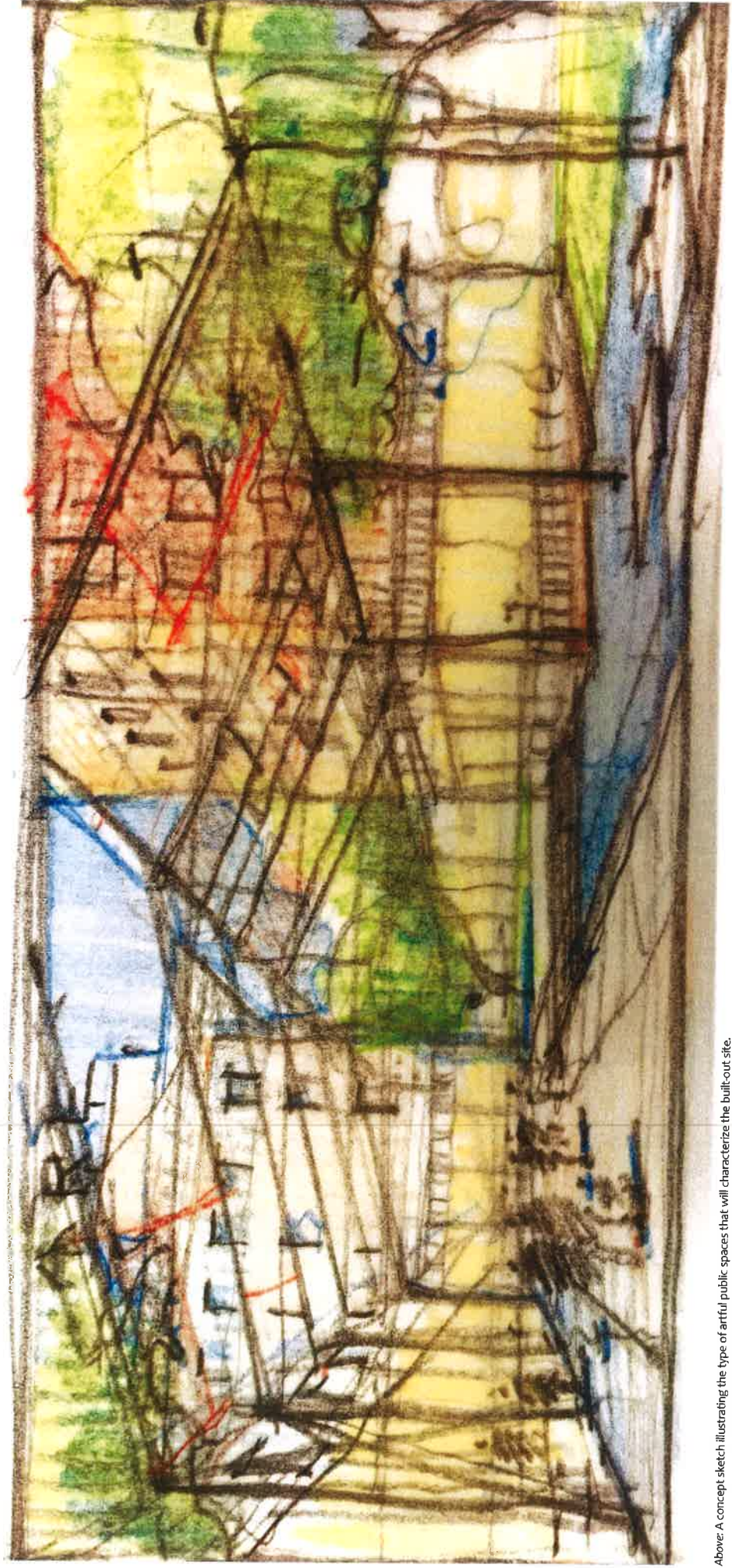
Above: Venice, Italy

Below: Each day of the charrette concluded with a pin-up of the day's work to update one another on progress made, share ideas and gain consensus for moving forward.



Above: Wendy Caraballo worked during the latter part of the charrette to update the 3D Model of the site. Center and right: Technical meetings with stakeholders and elected officials took place throughout the week, like this one with Senator Bob Corker.

CONCEPT SKETCHES: ARTFUL PUBLIC SPACES



Above: A concept sketch illustrating the type of artful public spaces that will characterize the built-out site.

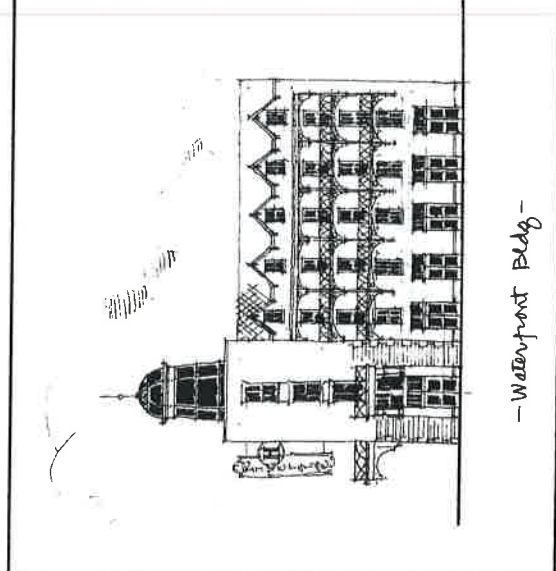
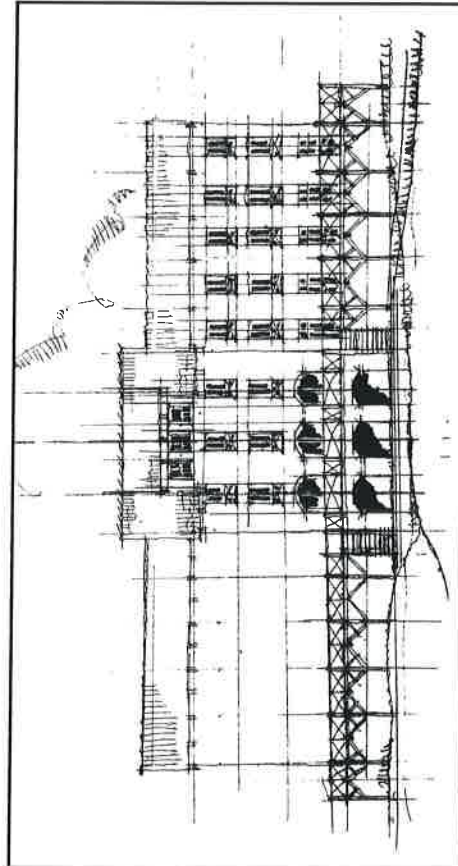
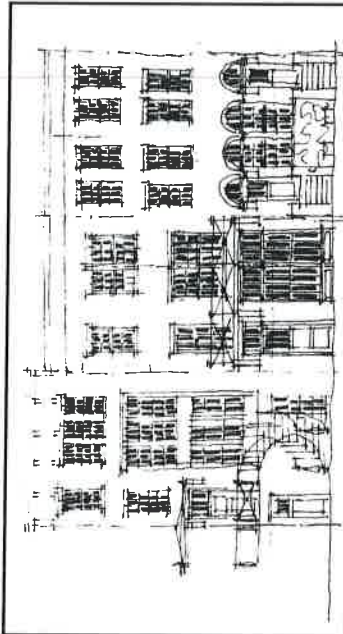
CONCEPT SKETCHES: CANAL QUARTER



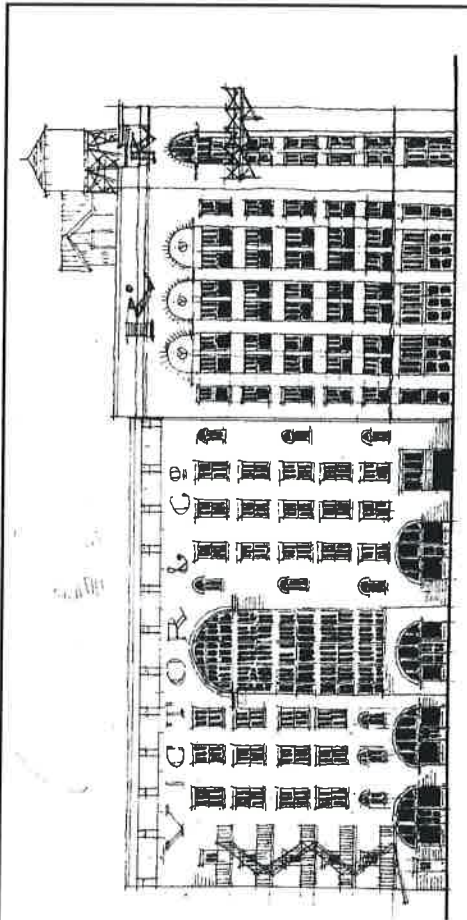
Above: A concept sketch of the charming urban environment that can be built around an eco-canal in the heart of the new district.

ARCHITECTURAL CHARACTER SKETCHES

During the charrette, our team sketched buildings that represent the type of architectural character this site could embody. These sketches have since been modeled in sketchup with more detail and now form a part of the digital 3D model of the site.

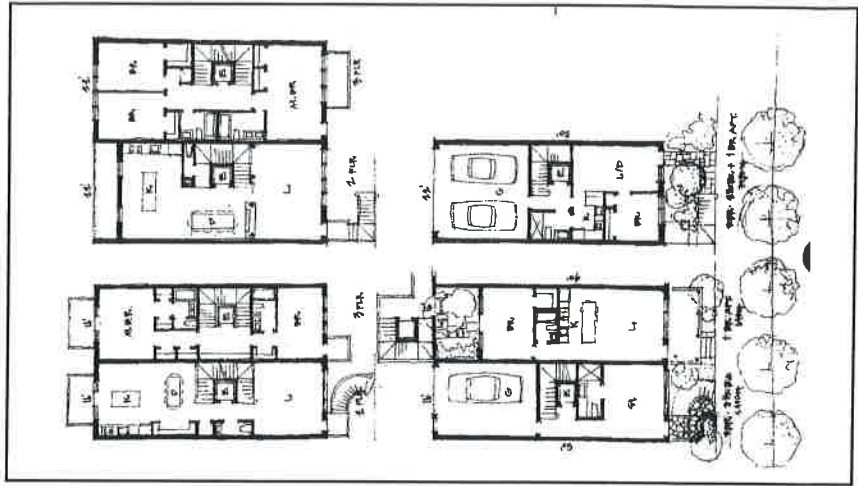


-Waterfront Bldg-



-Mixed Use Bldg-

Top Left: Rowhouses
Right: Floor Plan for Rowhouses
Middle: A Waterfront Hotel
Bottom: A Waterfront Building and Mixed-Use Building



ILLUSTRATIVE PLAN



- MAIN STREET
- RIVERFRONT PARKWAY
- PARK BLOCKS
- PUBLIC SPACES BUILT INTO AND FRAMED BY SHED STRUCTURES
- RAIL LINE END
- LANDMARK BUILDING
- TRAIL

Legend

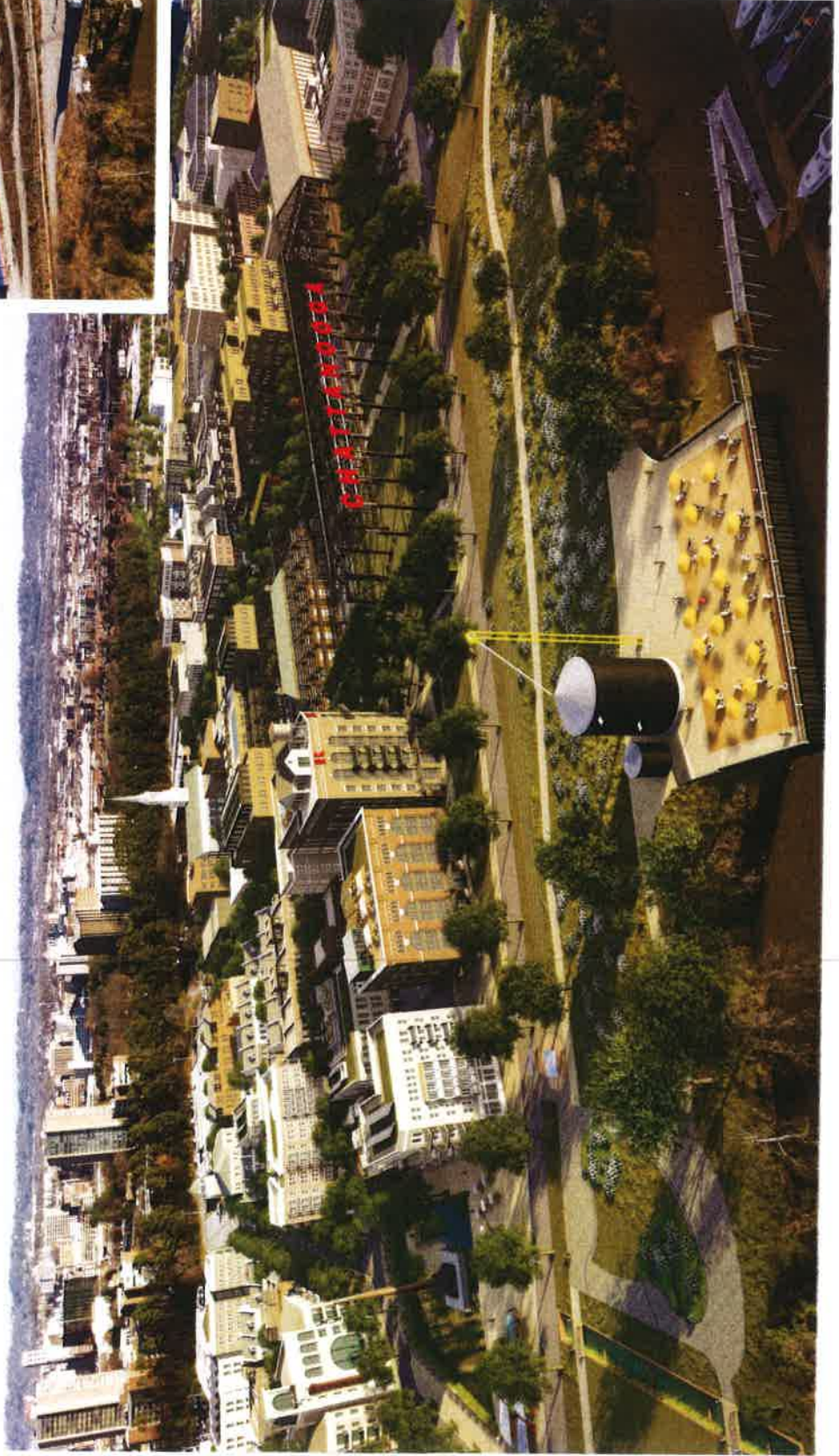
- Existing Buildings to Remain
- Building Sites
- Eco-Canal
- Parks
- Parking
- Alleys
- Community Pier
- Proposed Roundabout
- Special Sites

Development will likely begin on the north end of the site which connects to and extends Cameron Harbor. The first phase of development will be mostly three story townhouses, 3-5 stories multi-family buildings and creative office space. Moving south, the plan shows the Park Blocks and special riverfront sites. Parts of the old sheds remain as structure for new buildings or to frame public space. Main Street is reimagined as a super street of green. On the southern end of the district is a potential new landmark building - a corporate headquarters perhaps. A linear park along the riverfront expands upon the Blue Goose Hollow Trail, and there are tracks that could be used as a horizontal elevator of sorts, moving north and south on this vast property, and someday connecting across the city. The plan draws outside of the lines to propose ways to develop in the future and fix the street network for the industrial users and others.

CENTRAL AERIAL VIEW FROM THE TENNESSEE RIVER

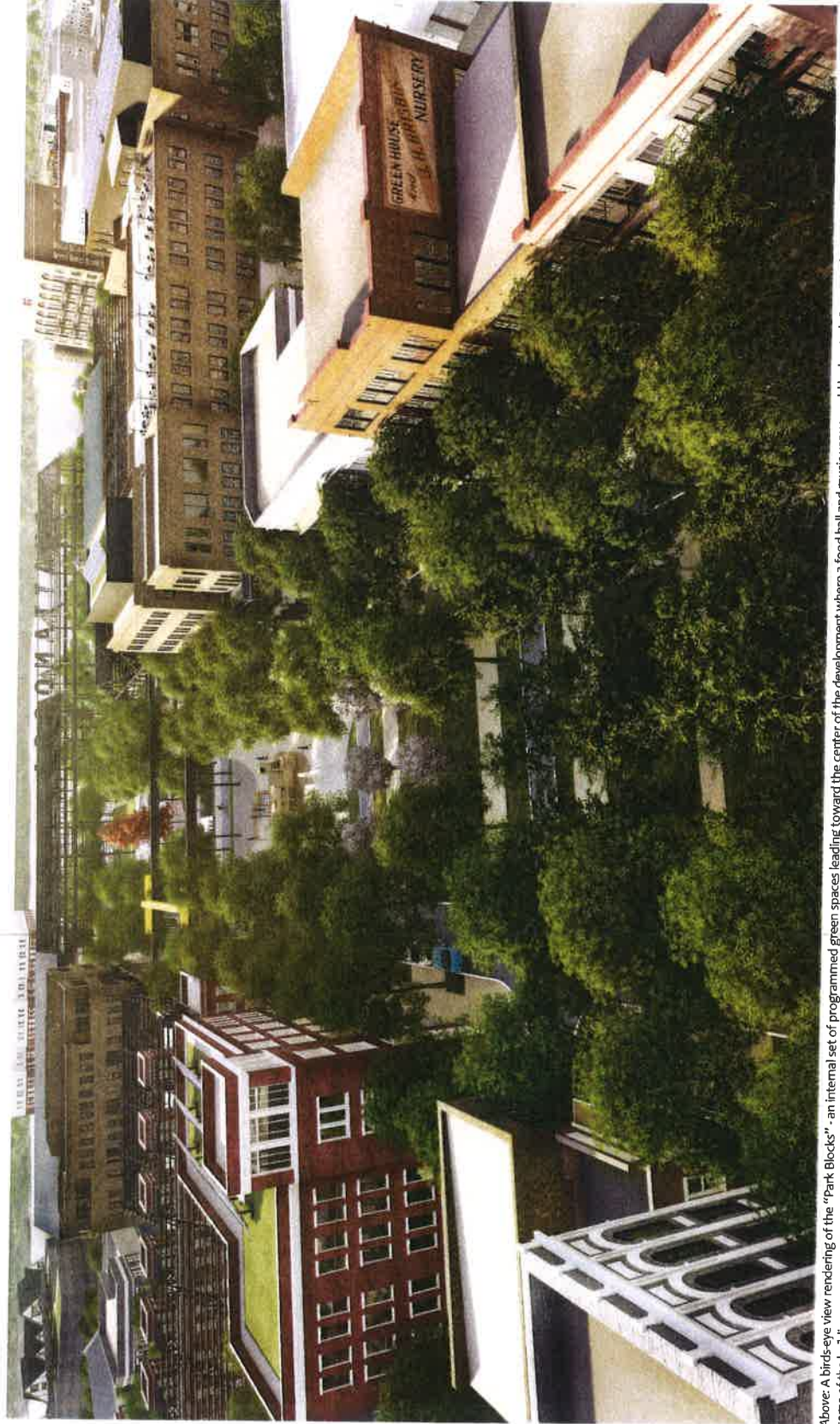


EXISTING
CONDITION



PROPOSED CONCEPT

PARK BLOCKS



Above: A birds-eye view rendering of the "Park Blocks" - an internal set of programmed green spaces leading toward the center of the development where a food hall and music venue could be located. Green roofs and solar panels can be seen on the roofs of some of the buildings.

CANAL POOL AND NORTH PLAZA



Above: The canal terminates in a pool that can become a beloved water feature. The plaza around the water anchors the north end of this site and functions as terminated vista from Riverfront Parkway, drawing visitors toward the river.

A NEW BRIGHT CENTER IN CHATTANOOGA



Above: A Food Hall, Great Lawn and Concert Hall are potential uses for this bright center of the new district.

CANAL STREET

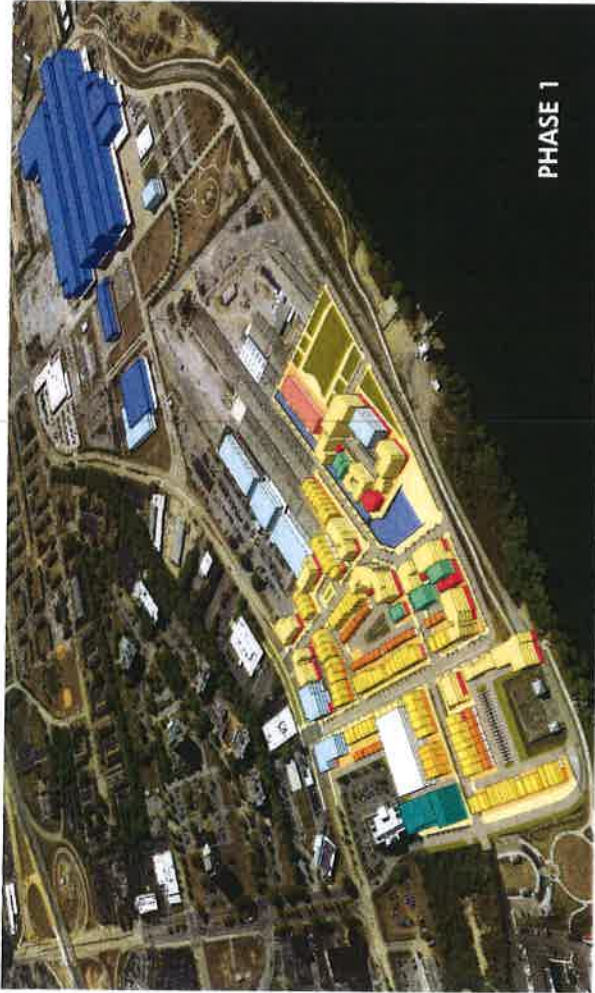


Above: A street-level view of how the canal street could be laid out with wide sidewalks, narrow streets and great buildings built into and framed by the remaining structure of the old industrial bays.

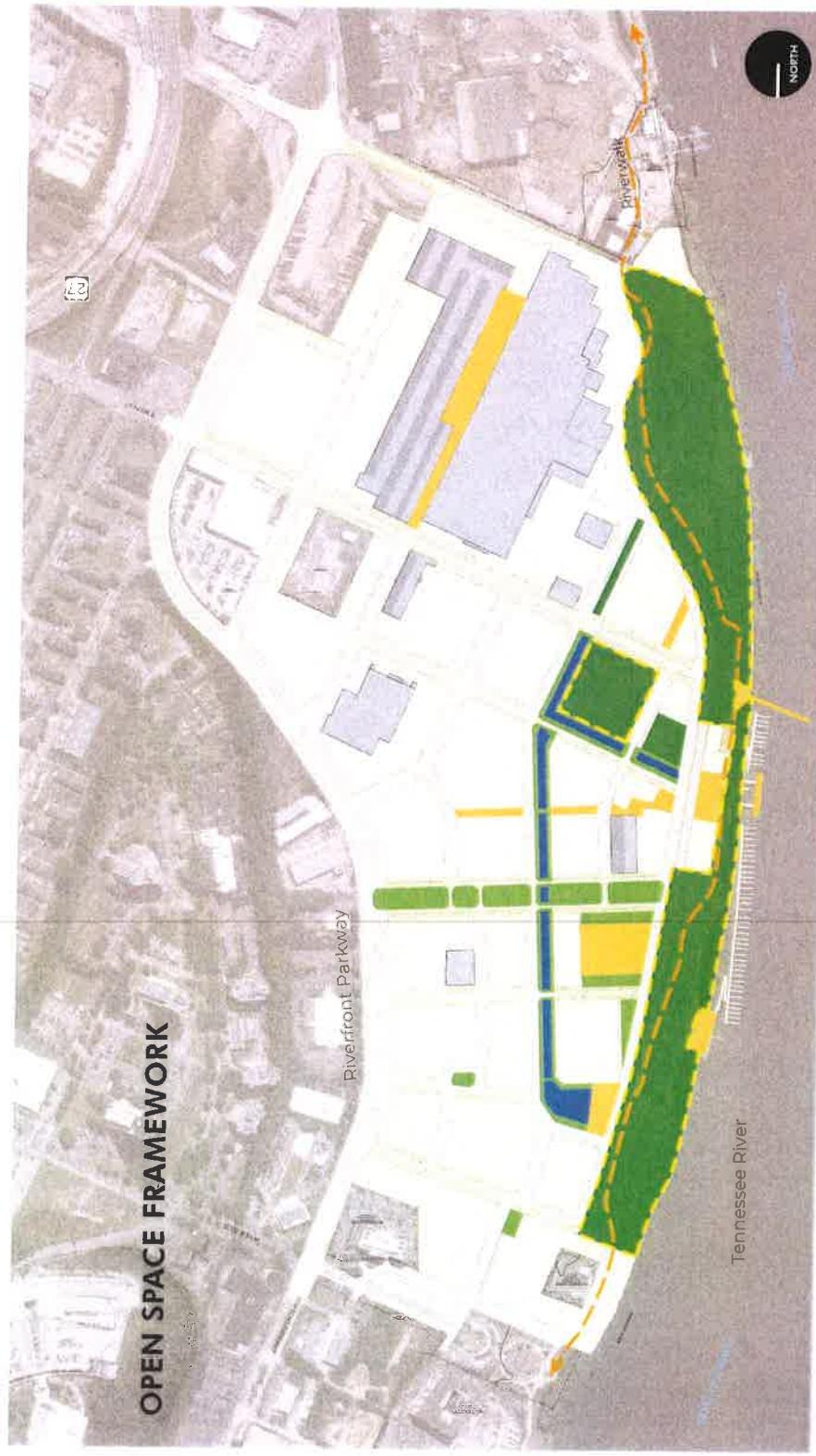
PERFORMANCE SPACE



Above: An illustration of the performance hall venue that can be built as an indoor venue in Bay 46, with spillover outdoor seating.



STUDIO FLATS	●
TOWNHOMES	●
APARTMENTS AND CONDOS	●
HOTEL	●
RETAIL/DINING/NEIGHBORHOOD COMMERCIAL	●
SPECIAL / UNASSIGNED	●
CLASS A OFFICE	●
BOUTIQUE AND CREATIVE OFFICE	●
LIGHT INDUSTRIAL	●
INDUSTRIAL	●
HQ	●
CIVIC/INSTITUTIONAL	●
PARKING	●
MEDICAL OFFICE	●



NATURAL
Woodland Park, Seattle



MANICURED
Docklands, Melbourne - Australia



CIVIC LANDSCAPES
The Street Yard - HWS

Types

- Natural Landscapes**
Naturalistic parks and open spaces that integrate space for people, habitat, and water storage and filtration.
- Manicured Landscapes**
Refined urban parks and plazas that integrate space for people, habitat and water storage and filtration.
- Civic Spaces**
Spaces that are designed to accommodate community events and serve as a stage for public living.

Community Services

- Provide recreational amenities
- Improve West End walkability
- Improve mental & physical community health
- Improve air quality
- Increase canopy cover
- Reduce the heat island effect

Passive Recreation

Active Recreation



PLACEMAKING OPPORTUNITIES

Symbol Legend

- **A** Canal Landmark - Stormwater is diverted in the form of a canal that is utilized as a public amenity.
- **B** Stormwater Art - Excess stormwater is managed in an artful way as it enters the river, while utilizing material existing on site.
- **C** Floodable Park - Park land is utilized for excess water filtration and storage.
- **D** Riverfront Pier - Areas along the Riverfront Park provide views of the Tennessee River that align with major street axis.
- **E** Barge Bar - An old barge bar converted into a gathering space
- **F** Pollinator Meadow
- **G** Event Space - Reuse of old structure creates a unique events area
- **H** Urban Wilds - Naturalist Urban Forest.
- **I** Riverfront Pier - Areas along the Riverfront Park provide views of the Tennessee River that align with major street axis.
- **J** Barge Bar - An old barge bar converted into a gathering space
- **K** Pollinator Meadow
- **L** Event Space - Reuse of old structure creates a unique events area
- **M** Urban Wilds - Naturalist Urban Forest.

Community Services

- Create outdoor tourist attractions
- Incorporate site history and character
- Create West End sense of identity
- Increase habitat value
- Improve aesthetics
- Create Riverfront connections (aligned street axis and view, restored floodplain)



CANAL LANDMARK



STORMWATER ART



EVENT SPACE

OPEN SPACE MENU

a variety of passive and active open spaces distributed throughout the West End.

GREEN AXIS



GREEN BOULEVARD



CENTRAL GREEN



CANAL FRONT



HARD EDGE



WATER FEATURE



SOFT EDGE

RIVERFRONT PARK



OPEN GREEN SPACE



WOODLAND PATH



WETLAND CROSSING

CIVIC SPACES



COURTYARD

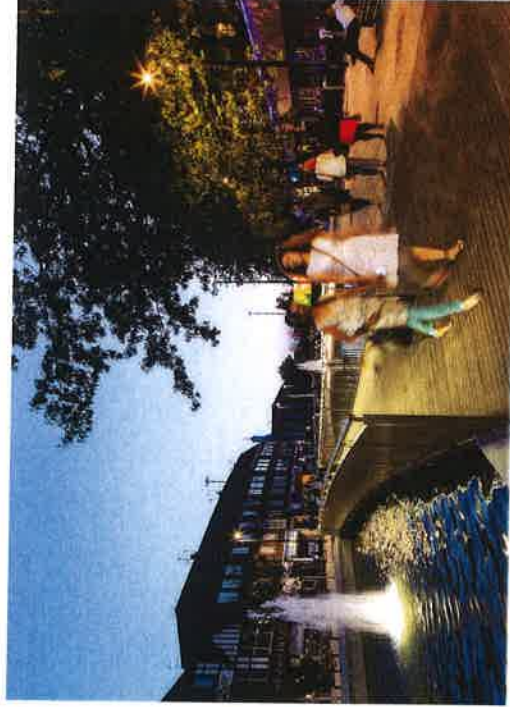


URBAN PLAZA

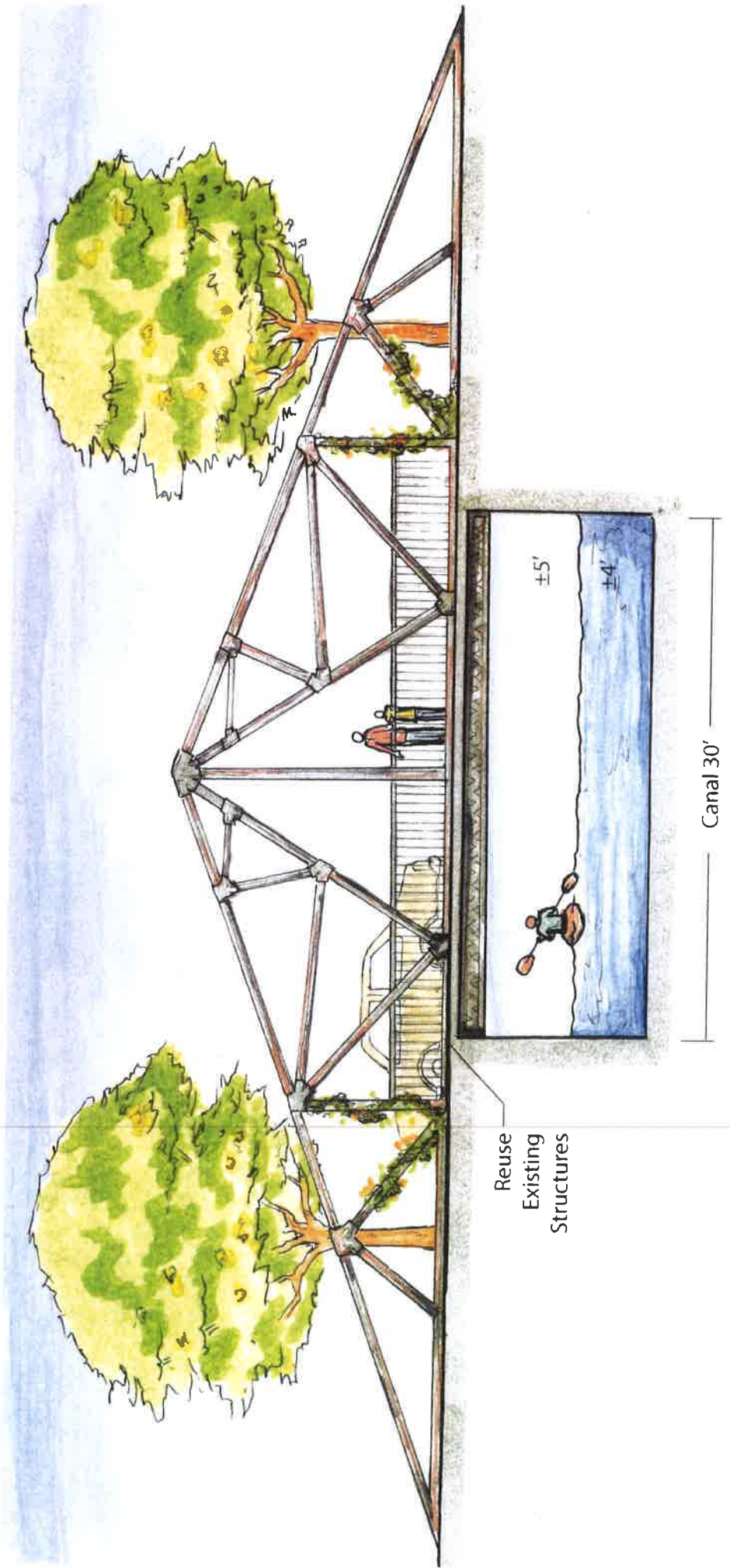


EVENT STRUCTURE

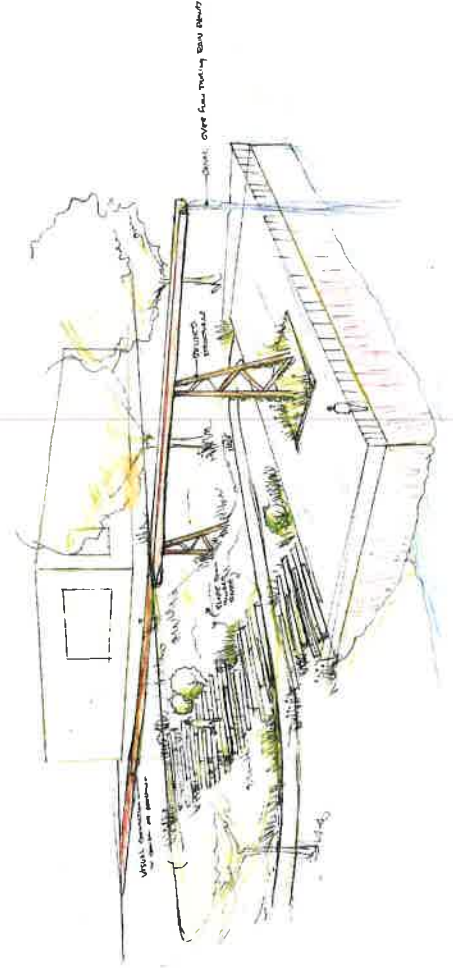
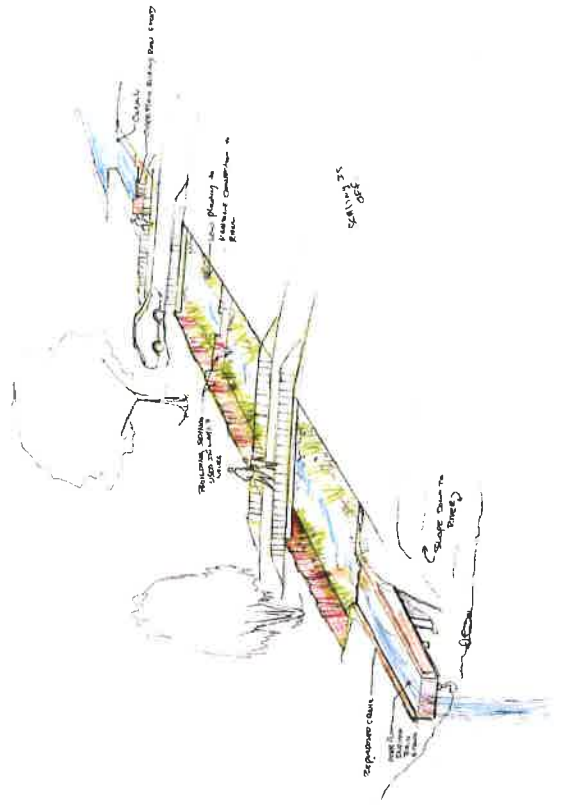
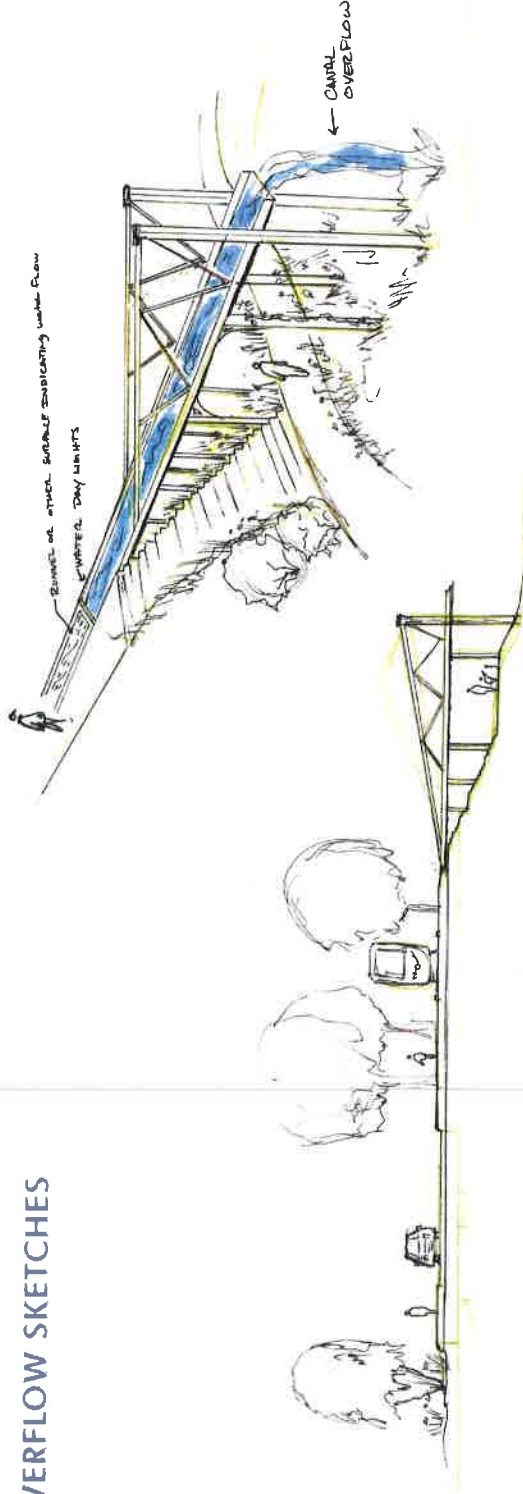
CANAL INSPIRATION



CANAL CROSS SECTIONS: BRIDGE DETAIL

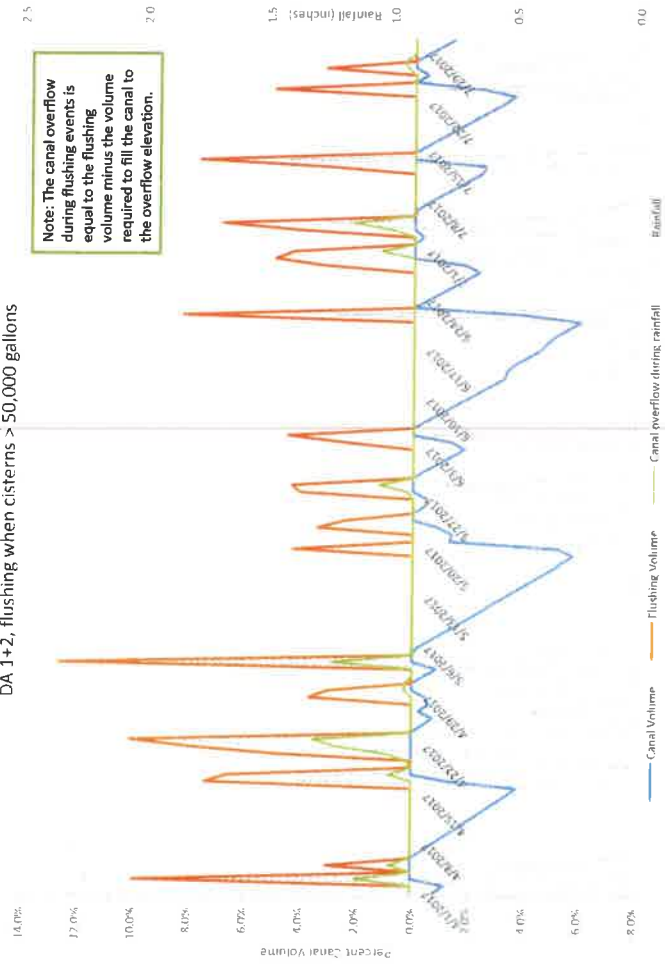


CANAL OVERFLOW SKETCHES



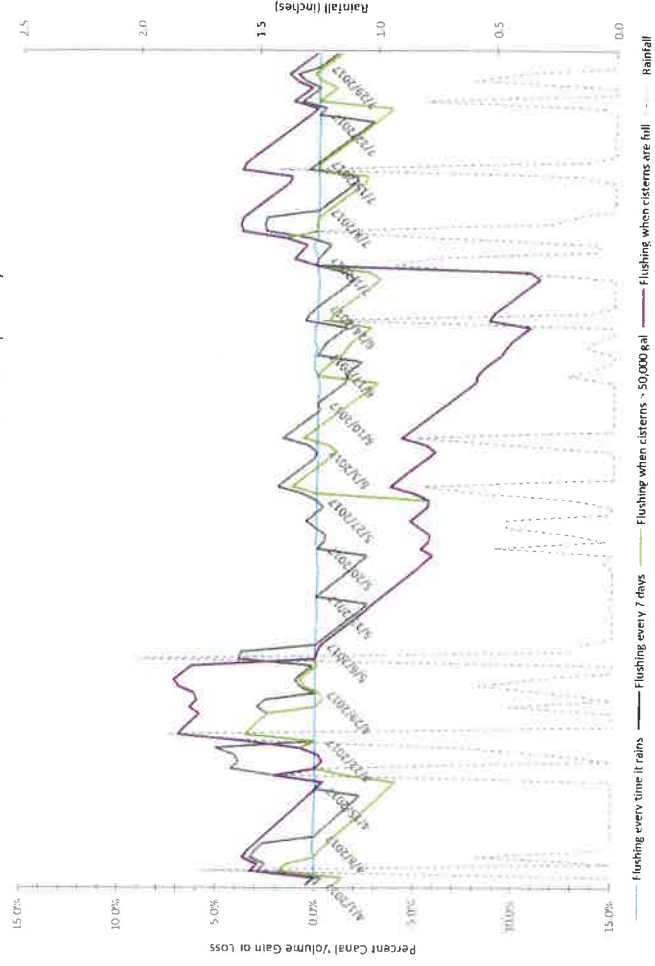
What is the flushing volume compared to canal volume?

DA 1+2, flushing when cisterns > 50,000 gallons



Above: Flushing the canal every time the cistern volumes reach 50,000 gallons allows for more frequent flushing, about 16 times in the April to July time frame. However, due to long periods of time with no significant rainfall, the canal volume can drop up to 6%.

Can DA 1 replenish losses alone?
Percent Canal Volume Losses and Gains April-July



Above: Multiple drainage areas on the site can be used differently to replenish the canal. The larger drainage area (DA-2, see page 38) can provide storage in cisterns, used infrequently to flush larger amounts of water (>10x canal volume). The smaller drainage area (DA-1, see page 38) can be used to replenish day to day losses in the canal between the larger flushing events. A series of scenarios were analyzed to determine if the smaller drainage area can replenish the canal losses sufficiently and more frequently without losing significant canal volume.

STREET ATLAS

This Street Atlas assigns the following street cross sections and types to the network of the site.

The street types are named according to the following conventions:

- AV: Avenue
- CS: Canal Street
- DR: Drive
- IS: Industrial Street
- MB: Multiway Boulevard
- PS: Pedestrian Street
- ST: Street

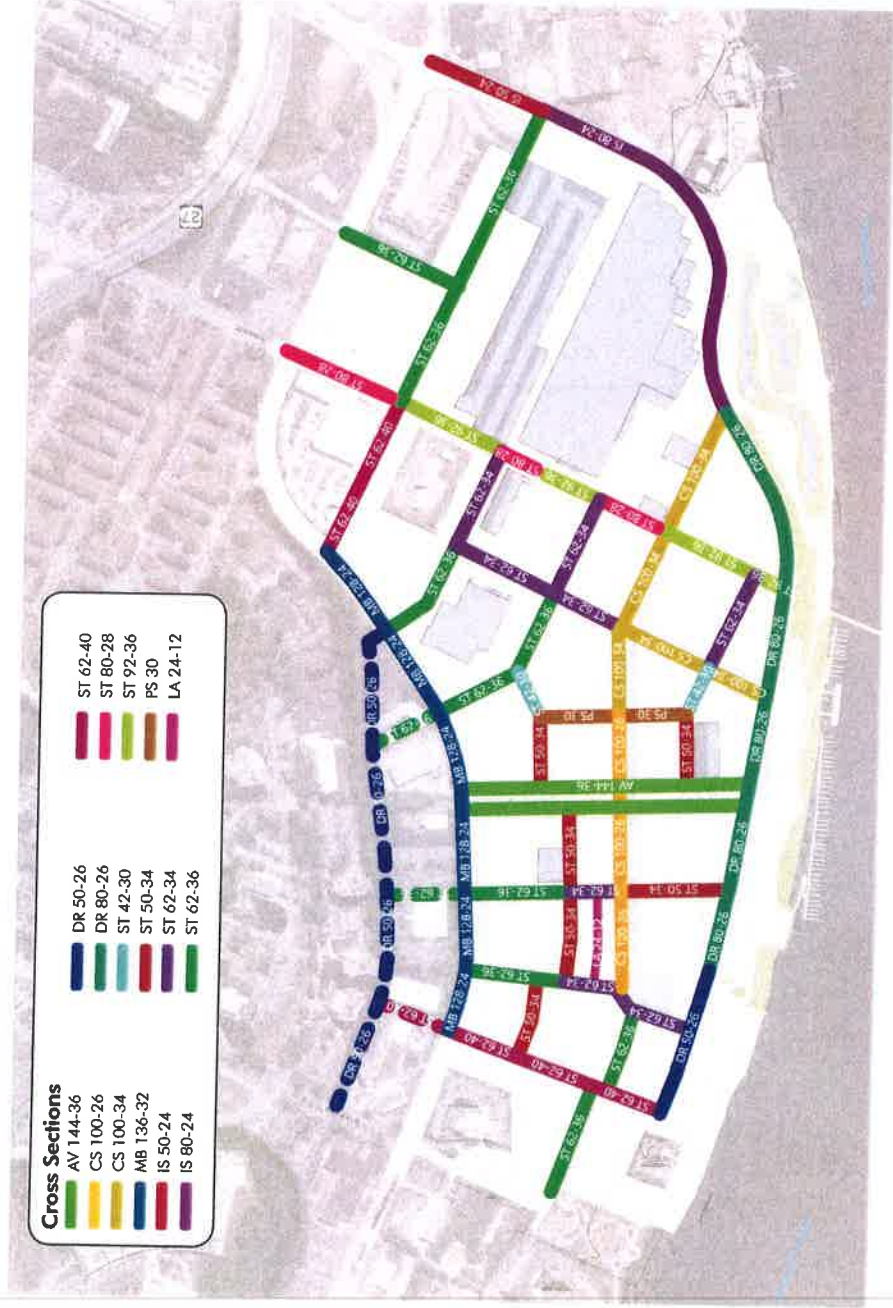
(Right of Way Width) - (Pavement Dedication)

So AV 144-36 is an Avenue with 144 feet of Right of Way, with 36 feet of that dedicated specifically to pavement. The street network is designed with Complete Street walkability. In addition, the grid deliberately transitions from wider lanes and parking to narrower and increasingly pedestrian and bicycle friendly, as the network moves internal and becomes closer to the river's edge.

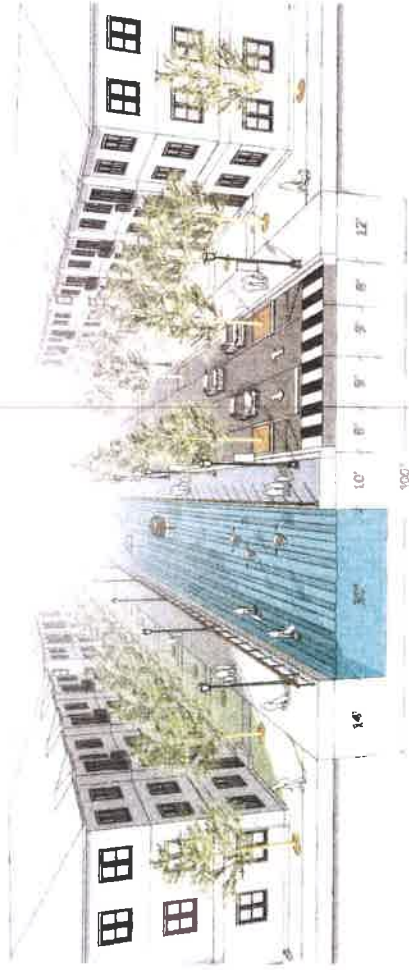


Photo: Pauline Boudreau, *Boulevard*, in 1896

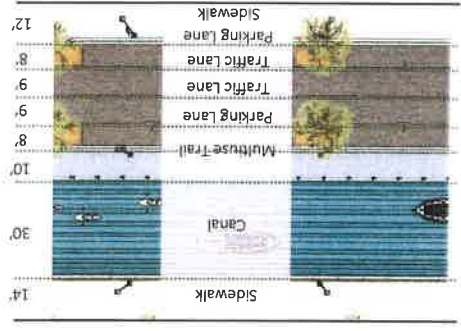
Above: Streets should be beautiful as well as functional, like this early example of a multiway boulevard - Ocean Parkway in Brooklyn, NY. Image from *The Boulevard Book* by Allan Jacobs, Elizabeth Marcdonald and Yodan Rofé.



Canal Street – CS 100-34

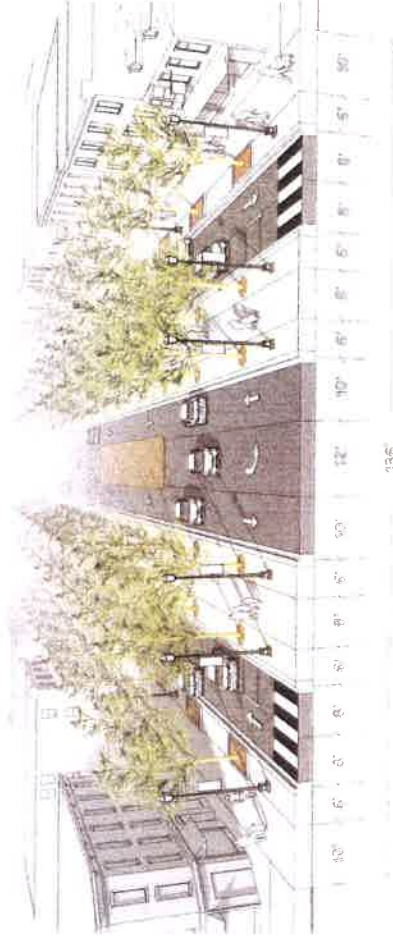


Transect Type	T4, T5 Street
Movement	Slow
Traffic Lanes	Two-way, 9 feet each
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes, multiuse trail
Total Pavement Width	34 feet
Median	None
Sidewalk Width	14 feet, 12 feet
Landscaping	Interspersed with parking
Total Right-of-Way	100 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells

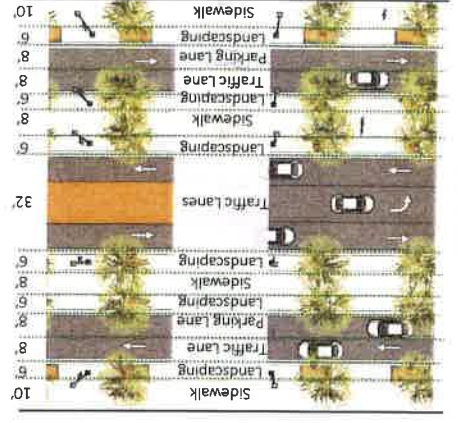


100' R-O-W

Multiway Boulevard – MB 136-32



Transect Type	T4, T5, T6 Boulevard
Movement	Slow and Moderate
Traffic Lanes	Two-way, 24 feet; One-way, 8 feet each
Parking Lanes	8 feet
Bike Lanes	Shared lanes
Total Pavement Width	56 feet
Median	None
Sidewalk Width	8 feet, 10 feet
Landscaping	Varies
Total Right-of-Way	128 feet
Curb Radius	10 feet
Design Speed	Varies
Road Edge Treatment	Curb
Planter Type	Tree grates and landscaping strip



136' R-O-W

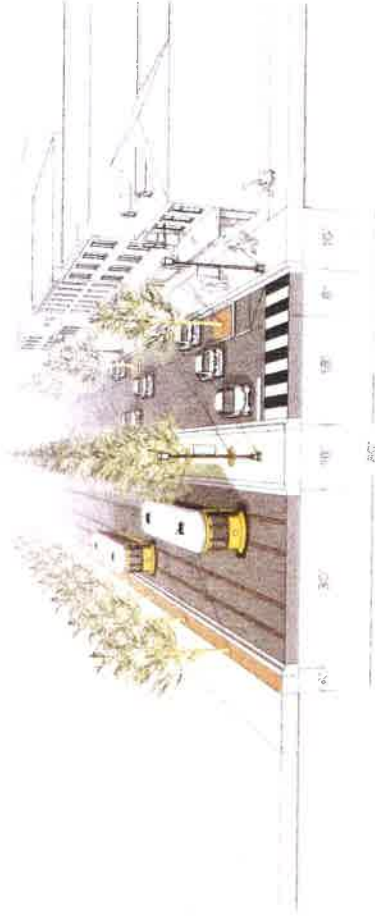
Industrial Drive – DR 50-26



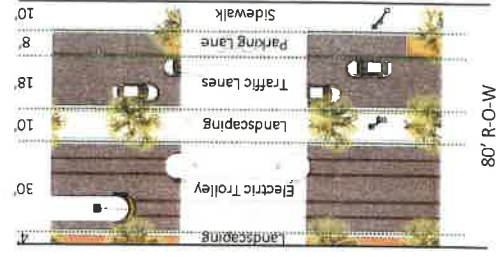
Transect Type	T4, T5 Drive
Movement	Slow
Traffic Lanes	Two-way, 18 feet
Parking Lanes	8 feet
Bike Lanes	Shared lanes
Total Pavement Width	26 feet
Median	None
Sidewalk Width	8 feet, 10 feet
Landscaping	6 feet
Total Right-of-Way	50 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip



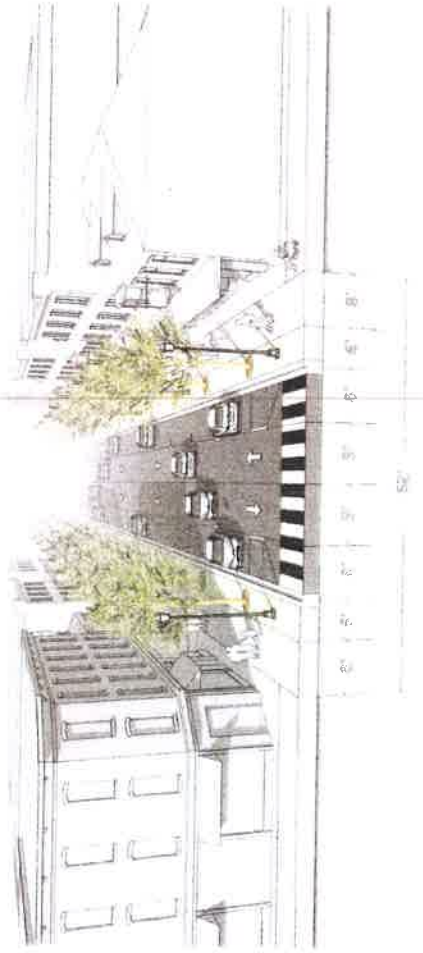
Front Street – DR 80-26



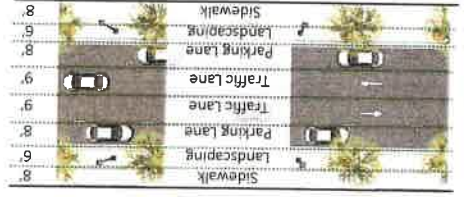
Transect Type	T4, T5, T6 Street
Movement	Slow
Traffic Lanes	Two-way, 18 feet
Parking Lanes	8 feet, marked with tree wells
Bike Lanes	Shared lanes
Total Pavement Width	26 feet
Median	None
Sidewalk Width	10 feet
Landscaping	10 feet, interspersed with parking
Total Right-of-Way	80 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree wells and landscaping strips



Standard Street A – ST 62-34



Transect Type	T5, T6 Street
Movement	Slow
Traffic Lanes	Two-way, 9 feet each
Parking Lane	8 feet
Bike Lanes	Shared lane
Total Pavement Width	34 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	62 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip

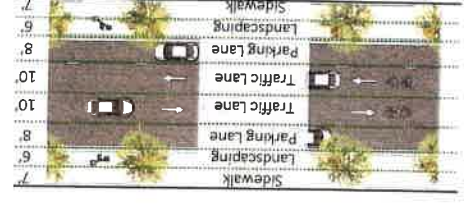


62' R-O-W

Standard Street B – ST 62-36

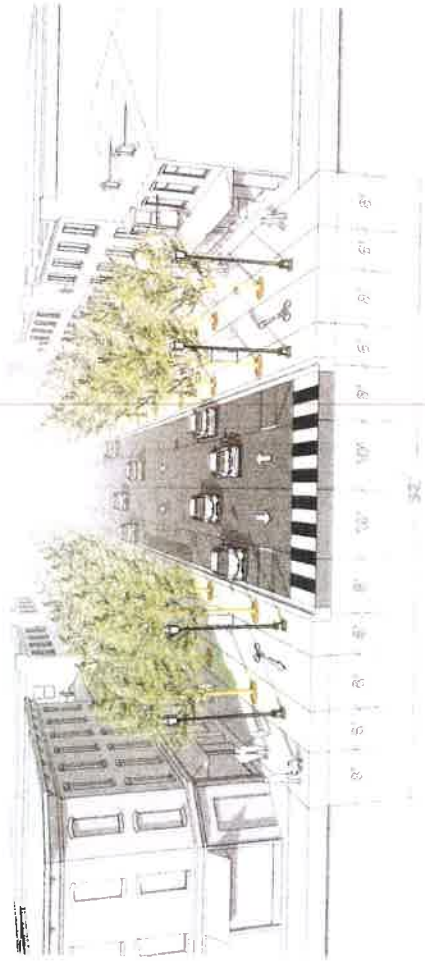


Transect Type	T4, T5 Street
Movement	Moderate
Traffic Lanes	Two-way, 10 feet each
Parking Lane	8 feet
Bike Lanes	Sharrows
Total Pavement Width	36 feet
Median	None
Sidewalk Width	7 feet
Landscaping	6 feet
Total Right-of-Way	62 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip

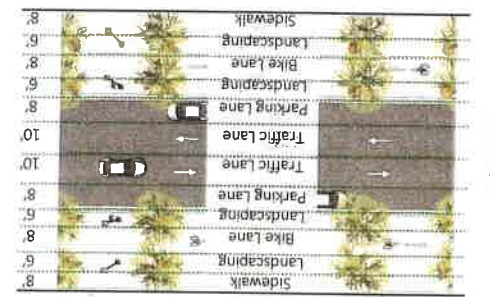


62' R-O-W

One-Way Cycle Track Street A – ST 92-36a



Transect Type	T4, T5 Street
Movement	Moderate
Traffic Lanes	Two-way, 10 feet each
Parking Lane	8 feet
Bike Lanes	Two cycle tracks, 8 feet each
Total Pavement Width	36 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	92 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Landscaping strip

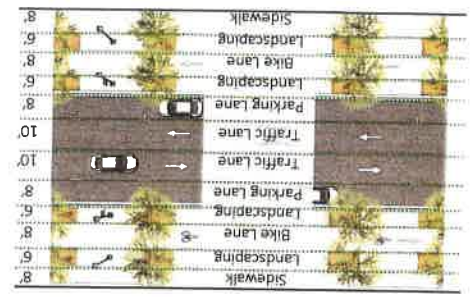


92' R-O-W

One-Way Cycle Track Street B – ST 92-36b



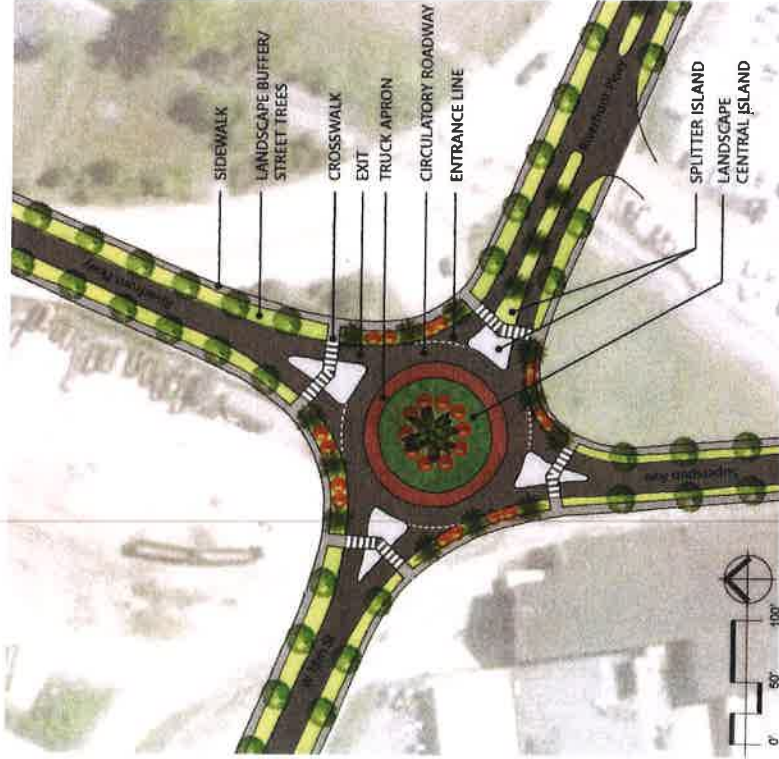
Transect Type	T4, T5 Street
Movement	Moderate
Traffic Lanes	Two-way, 10 feet each
Parking Lane	8 feet
Bike Lanes	Two cycle tracks, 8 feet each
Total Pavement Width	36 feet
Median	None
Sidewalk Width	8 feet
Landscaping	6 feet
Total Right-of-Way	92 feet
Curb Radius	10 feet
Design Speed	25 mph
Road Edge Treatment	Curb
Planter Type	Tree grates



92' R-O-W

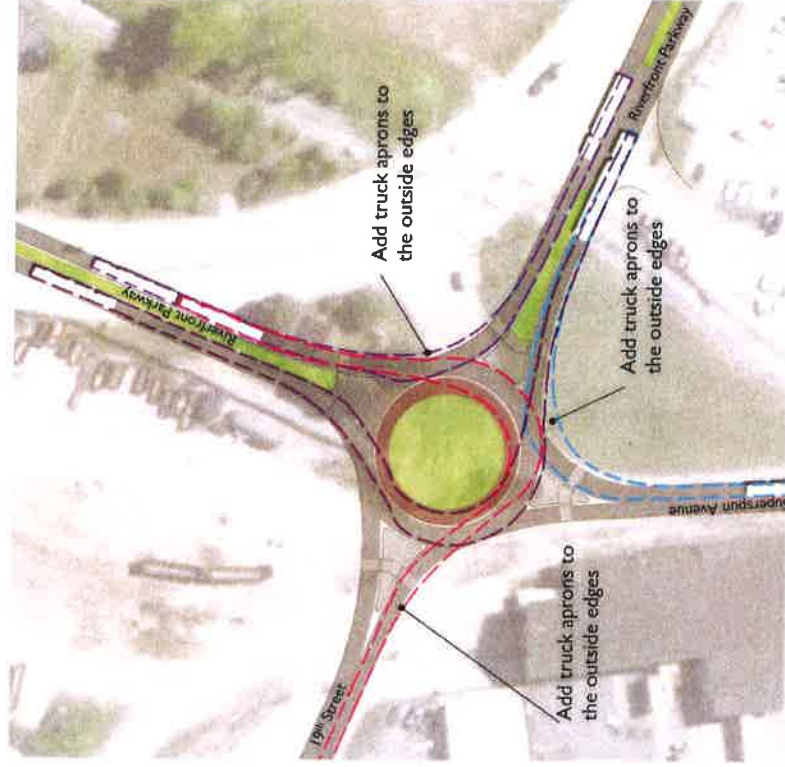
ROUNDBOUT DETAIL

The intersection of Riverfront Parkway and W 19th Street provides an opportunity to create a gateway to the West End. As people enter this area of the city, the first intersection they will see is Riverfront and W 19th.



This diagram shows:

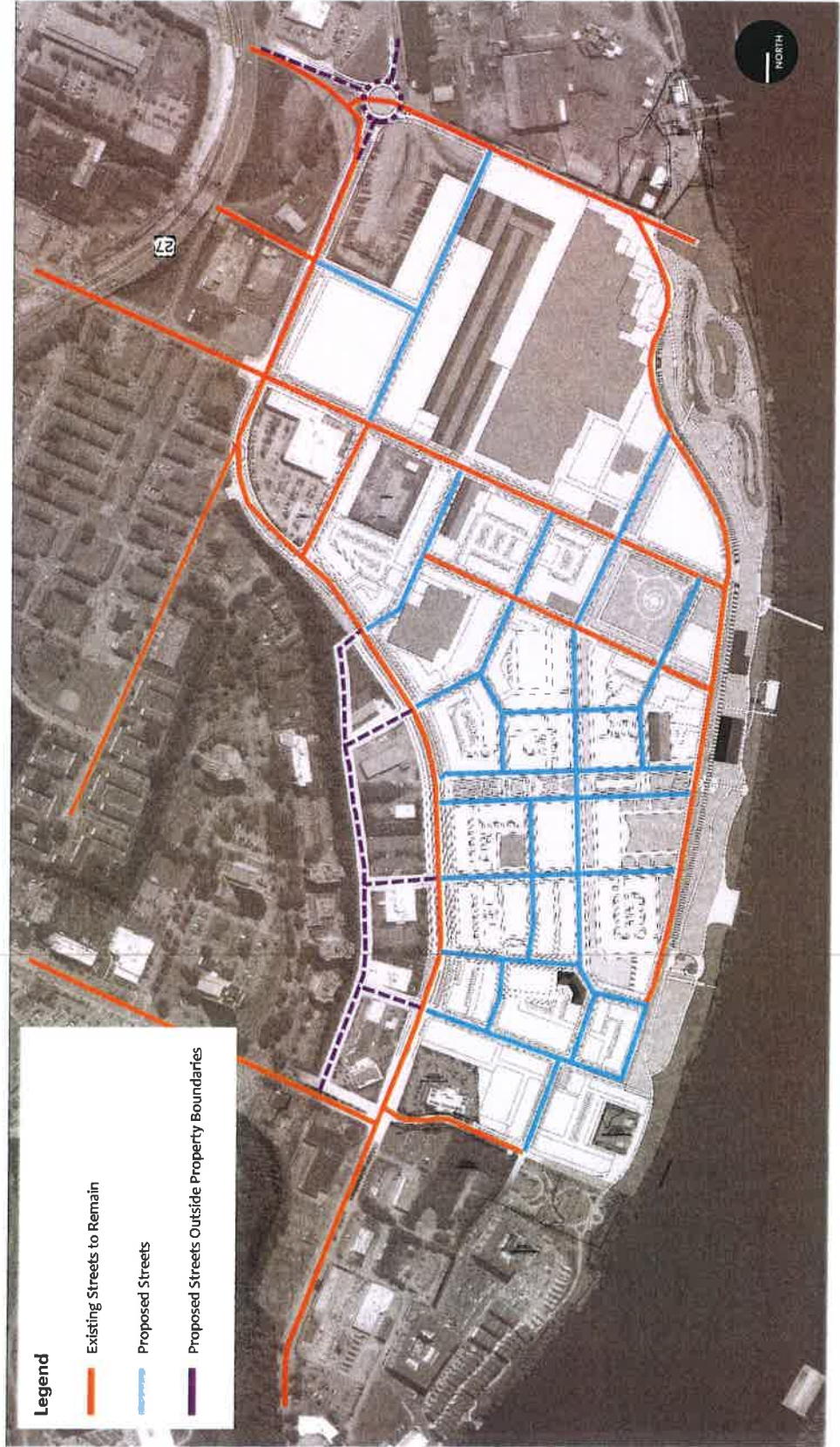
- Cyclists are expected to either use the lane with the motorized traffic or use a ramp up to the sidewalk and cross at the crosswalks the way pedestrians would.
- Capacity of the roundabout was not confirmed to handle future traffic volumes.



This diagram shows:

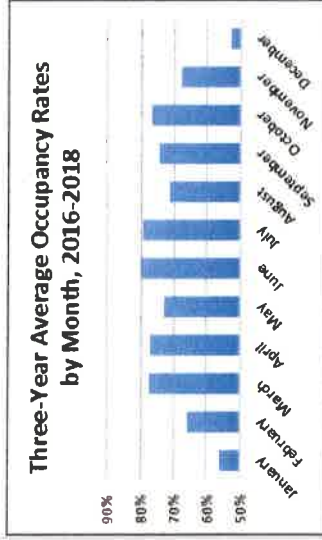
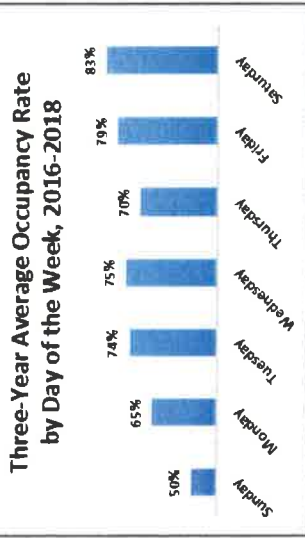
- Large trucks (WB-65) are accommodated through the use of the truck aprons.
- Larger trucks may need to perform a right turn by going all the way around the inside circle. This method of operation was selected in order to keep the corner radii as small as possible.
- An alternate design may use truck aprons along the outside edges where needed.

EXISTING AND PROPOSED STREET NETWORK



Over the next few years, opportunities will be more limited due to the number of new hotels proposed for Downtown. The Times-Dispatch reports nine proposed hotels with roughly 800 rooms. Bode: Chattanooga will be a new 100-room boutique hotel in the historic Clemons Brothers Furniture factory building at 730 Chestnut Street. Aloft has proposed a 159-room hotel in the former Chattanooga Bank Building. River City Company has received four different proposals for a hotel and other uses on the vacant 345 Broad Street site. Cox Hotels is planning a 214-room boutique riverfront hotel on the Northshore. Renovation of the St. George is proposed for a 55-room hotel. Given the number of proposed new hotels, it is unlikely that all of these proposals will move ahead, but if even half proceed, the market will need time to absorb the new supply.

The West End should be able to support an additional two or three hotels of 100 to 150 rooms, but not likely before 2022. As with the offices, parking should be provided in surface lots that can be redeveloped over time.



The West End has the potential to draw new residents from other geographies, particularly seniors aged 60 and over. Tax returns compiled by the Internal Revenue Service indicate that an average of 4,200 households per year moved from a different state to Hamilton County from 2011 through 2015, excluding those from the Georgia portion of the metro area. Of those, 350 to 400 moved from the Atlanta metro area each year along with a similar number from Florida. Just under 200 households per year moved from abroad.

The American Community Survey (ACS) run by the US Census Bureau estimated that 980 people moved to Hamilton County annually from the Atlanta metro area⁷ from 2011 through 2015 (Appendix Table A-15). In-migrants also included an annual average of 950 people from Florida, 950 from abroad, 647 from North Carolina, 627 from California, 626 from Alabama and 615 from Texas. Those included persons of all ages.

Focusing on Hamilton County residents aged 60 or older, the ACS estimated that 1,157 moved to the county from a different state and 117 from abroad. The overwhelming number – 2,619 or 61 percent of all movers – moved from elsewhere in Hamilton County. Over 94 percent of county residents aged 60 or older did not move.

One issue that may impact the West End's ability to attract young families is the quality of the schools serving this geography. The home schools are Tommie F. Brown International Academy for Pre-Kindergarten through 5th grade, Orchard Knob Middle School for 6th to 8th grades, and Howard School of Academics and Technology for 9th to 12th grades. Niche.com, which rates schools based on their students' performance, gave the three schools grades of C to C-. These scores are not appealing for families with school-aged children, but the School District also operates magnet schools open to residents with attendance determined by lottery. Private schools are also an option.

Rental Market

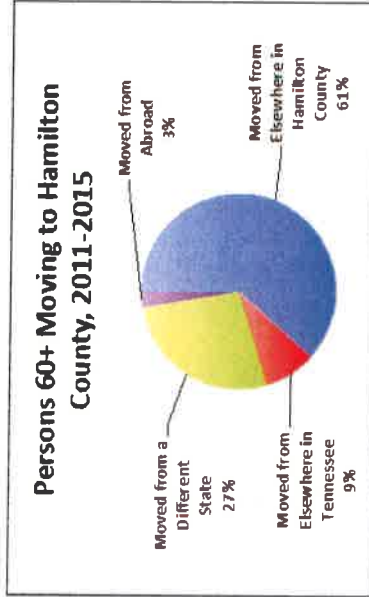
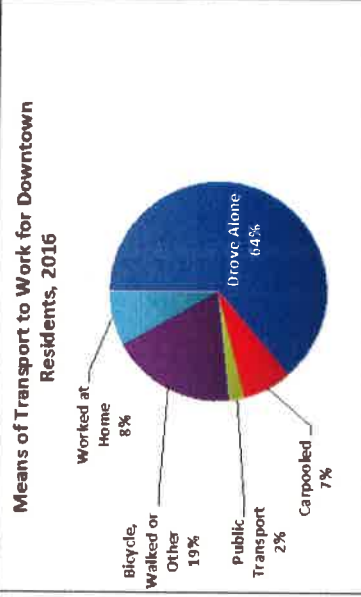
Regionally, the apartment market includes 21,442 units with a vacancy rate of 5.5 percent, which indicates a small surplus of units, which will likely be eliminated in the next year as the pace of net absorption has exceeded the number of new units in the last year. (See Appendix Table A-16.) Rents average \$948 per month.

The Downtown apartment market (defined as Downtown, Arts District and Southside) included only 411 apartments for many years up through 2014 (Appendix Table A-17). From 2015 through 2018, Downtown has added 768 new units and has an additional 396 units currently under construction in three developments: Broad & 17th Street Lofts, Chestnut Lofts and First Tennessee Building Apartments. That significant inventory growth has outstripped demand in the short term with vacancies reaching almost 20 percent in 2017 before declining to 13 percent this year. Vacancies at 13 percent suggest that the Downtown market has about 100 units more than it can support going into 2019 with another 396 units to be added to the inventory.

The market has absorbed 239 units in 2018 through October. The three previous years averaged 137 units in annual net absorption. Given this absorption performance, the over-supply of new units should be eliminated within three to four years.

Average rents now stand at \$1,259 per month for an inventory that includes subsidized units. The last five developments include:

Development	Number of Units	Opening Date	Vacancy Rate	Average Rent per Unit	Average Rent per S.F.
1400 Chestnut	200	2018	54%	\$1,527	\$1.78
MacIellan Building	84	2017	18%	\$1,250	\$1.64
The Henry	158	2018	8%	\$1,354	\$1.79
Market City Center	125	2017	50%	\$1,515	\$1.85
Vista Cameron Harbor	235	2015	4%	\$1,278	\$1.56



2 Catoosa, Dade and Walker counties in Georgia.

areas, such a complex would begin to put the West End “on the map.”

Other types of retail space that will be supportable and needed as the residential and office components build out include additional restaurants, coffee shops, specialty fitness studios, yoga and dance studios, service providers, convenience retail, pet grooming³ and supplies, hair and nail salons, physical therapists and other medical services. The goal should be to curate a mix of retailers that help residents meet their daily needs while providing opportunities to interact with their neighbors. The challenge will lie in siting activity clusters and seeding the market for desirable uses that help to sell the community to prospective residents.

Childcare can be critical to young families’ quality of life and yet hard to find. Leasing space in an existing building at below-market rents in order to attract and support a child care center could be a useful investment in attracting residents and building community. Inclusion of a small grocery store would be useful in serving new residents; however, the market is not sufficiently large to support one based on local and Downtown patronage.

Depending on the success of re-leasing the southern industrial buildings and the nature of the tenants, on-site retail food and fitness options could be developed sooner.

MARKET POTENTIAL

In summary, the site offers a variety of opportunities, many of which can be pursued in the near term and others within three to five years.

PHASE 1

In Years 1 to 4, the site could attract:

- 40,000 to 60,000 square feet of **existing office space leases**
- 30,000 to 50,000 square feet of **new office space**
- 25 to 50 **annual townhouse sales to Millennials**
- 50 to 75 **annual condominium and townhouse sales to retirees**
- a 10,000 square-foot **food hall with an associated music venue**
- a **brewpub**
- **artist spaces**
- a **childcare center**
- up to 5,000 square feet of **food retailing**

PHASE 2

As the market absorbs the newest additions to the hotel and apartment inventory in Years 5 to 10, opportunities will expand to include:

- 30,000 to 50,000 square feet of **new office space**
- possibly the first phase of a 150,000 to 300,000 square-foot **headquarters office building**
- **two hotels**, each with 100 to 150 rooms
- 200 to 400 **multi-family apartments** in varying development sizes
- 25 to 50 **annual townhouse sales to Millennials**
- 75 to 120 **annual condominium and townhouse sales to retirees**
- 10,000 to 15,000 square feet of **retail, service and restaurant spaces**

³ Though not typically allowed in retail or residential areas, access to a dog daycare or kennel would be a valuable service for local residents, perhaps in a small existing industrial building.

Table A-3. Chattanooga Metro Area Office History

Year	Inventory Square Feet	Vacant Space			Square Feet			Asking Rent
		Square Feet	Percent of Total	Net Absorption	Deliveries	Under Construction		
2007	18,777,244	2,057,900	11.0%	-898,993	348,469	385,388	\$18.52	
2008	19,207,881	1,804,800	9.4%	683,713	430,637	1,076,587	\$18.41	
2009	20,285,998	2,193,800	10.8%	689,142	1,078,117	107,445	\$17.66	
2010	20,388,683	2,096,600	10.3%	199,793	102,685	6,190	\$17.10	
2011	20,369,706	2,211,200	10.9%	-133,515	-18,977	72,516	\$16.69	
2012	20,491,222	2,060,600	10.1%	272,089	121,516	5,781	\$16.51	
2013	20,483,541	2,039,600	10.0%	13,280	-7,681	25,723	\$16.26	
2014	20,523,053	2,001,100	9.8%	78,040	39,512	89,161	\$16.98	
2015	20,431,345	1,800,100	8.8%	109,356	-91,708	237,801	\$17.93	
2016	20,549,946	1,373,300	6.7%	545,352	118,601	50,489	\$18.61	
2017	20,589,727	893,500	4.3%	469,808	-9,947	63,000	\$18.84	
2018	20,620,607	1,006,500	4.9%	-82,835	30,880	NA	\$19.07	

Source: CoStar, 2018; Partners for Economic Solutions, 2018.

Table A-4. Chattanooga CBD Office History

Year	Inventory Square Feet	Vacant Space			Square Feet			Asking Rent
		Square Feet	Percent of Total	Net Absorption	Deliveries	Under Construction		
2007	6,079,855	367,400	6.0%	-135,769	0	0	\$21.19	
2008	6,079,855	474,100	7.8%	-106,727	0	977,935	\$21.13	
2009	7,057,790	758,600	10.7%	693,437	977,935	27,829	\$20.32	
2010	7,075,635	822,600	11.6%	-46,088	17,845	0	\$19.84	
2011	7,075,635	991,800	14.0%	-169,231	0	0	\$19.22	
2012	7,075,635	875,200	12.4%	116,603	0	0	\$19.03	
2013	7,075,635	905,200	12.8%	-30,008	0	0	\$18.78	
2014	7,075,635	838,300	11.8%	66,869	0	0	\$19.45	
2015	6,921,135	594,500	8.6%	89,332	-154,500	0	\$20.61	
2016	6,800,135	451,700	6.6%	21,809	-121,000	0	\$21.34	
2017	6,765,719	169,200	2.5%	248,036	-34,416	63,000	\$21.85	
2018	6,798,719	201,200	3.0%	915	33,000	30,000	\$22.37	

Source: CoStar, 2018; Partners for Economic Solutions, 2018.

Table A-9: Population by Age, 2018

	Downtown ¹		City of Chattanooga		Hamilton County		Metro Area ²	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population by Age								
0 to 19 Years	4,118	25.2%	42,999	23.2%	84,797	23.1%	131,213	23.2%
20 to 24 Years	2,418	14.8%	13,504	7.3%	24,221	6.3%	34,436	6.1%
25 to 34 Years	2,460	15.0%	27,200	14.7%	48,675	13.2%	73,599	13.0%
35 to 44 Years	1,624	9.9%	22,519	12.1%	45,371	12.4%	70,291	12.4%
45 to 54 Years	1,378	8.6%	21,900	11.8%	46,765	12.7%	73,590	13.0%
55 to 64 Years	1,933	11.8%	24,408	13.2%	50,967	13.9%	78,652	13.9%
65 to 74 Years	1,305	8.0%	18,294	9.3%	39,111	10.6%	60,999	10.8%
75 to 84 Years	634	3.9%	9,695	5.2%	19,571	5.3%	29,709	5.3%
85 Years and over	206	1.8%	4,861	2.6%	8,880	2.4%	12,334	2.2%
Total	16,366	100.0%	185,380	100.0%	367,367	100.0%	564,803	100.0%
Median Age	31.2		38.8		40.8		41.1	

Note: ¹Downtown includes Westside, Northshore, Riverfront, Downtown, Southside and UTC/Fort Wood neighborhoods. ²The Chattanooga TN-GA metropolitan statistical area includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.

Source: ESRI, Demographic and Income Profile, 2018; Partners for Economic Solutions, 2018.

Appendix Table A-10: Households by Size, 2010

	Downtown ¹		City of Chattanooga		Hamilton County		Metro Area ²	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Size								
1 Person	3,043	53.6%	25,206	35.2%	40,115	29.3%	58,101	27.6%
2 People	1,574	27.7%	23,601	33.0%	47,662	34.9%	73,672	34.9%
3 People	558	9.8%	10,707	15.0%	22,092	16.2%	35,132	16.7%
4 People	303	5.3%	6,887	9.6%	16,094	11.8%	26,396	12.5%
5 People	116	2.0%	2,083	4.2%	6,661	4.9%	11,067	5.2%
6 People	43	0.8%	1,273	1.8%	2,558	1.9%	4,124	2.0%
7+ People	36	0.6%	928	1.3%	1,510	1.1%	2,375	1.1%
Total Households	5,673	100.0%	71,587	100.0%	136,682	100.0%	210,867	100.0%
Average Household Size	1.80		2.96		2.39		2.44	

Note: ¹Downtown includes Westside, Northshore, Riverfront, Downtown, Southside and UTC/Fort Wood neighborhoods. ²The Chattanooga TN-GA metropolitan statistical area includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.

Source: 2010 U.S. Census; Partners for Economic Solutions, 2018.

Appendix Table A-11: Households by Tenure, 2009-2018

	Downtown ¹		City of Chattanooga		Hamilton County		Metro Area ²	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Tenure, 2009								
Owner	1,379	24.8%	37,093	55.8%	87,944	70.7%	132,863	70.1%
Renter	4,178	75.2%	29,409	44.2%	36,500	29.3%	56,755	29.9%
Tenure, 2010								
Owner	1,762	31.1%	37,765	38.1%	87,944	64.3%	143,008	67.8%
Renter	3,911	68.9%	33,822	61.9%	48,738	35.7%	67,853	32.2%
Tenure, 2018								
Owner	2,070	30.4%	40,931	36.8%	94,581	63.9%	148,380	66.1%
Renter	4,734	69.6%	36,840	63.2%	53,477	36.1%	76,121	33.9%

Note: ¹Downtown includes Westside, Northshore, Riverfront, Downtown, Southside and UTC/Fort Wood neighborhoods. ²The Chattanooga TN-GA metropolitan statistical area includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.

Source: ESRI, Community Profile, 2018; Partners for Economic Solutions, 2018.

Table A-12: Households by Income, 2018

	Downtown ¹		City of Chattanooga		Hamilton County		Metro Area ²	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Household Income								
Less than \$25,000	3,664	53.8%	23,706	30.5%	35,115	23.7%	54,421	24.2%
\$25,000 to \$34,999	627	9.2%	8,915	11.5%	16,532	10.5%	24,731	11.0%
\$35,000 to \$49,999	515	7.6%	11,192	14.4%	20,824	14.1%	32,591	14.5%
\$50,000 to \$74,999	675	9.9%	12,970	16.7%	25,716	17.4%	40,900	18.2%
\$75,000 to \$99,999	139	6.5%	8,430	10.8%	19,001	12.8%	28,203	12.6%
\$100,000 to \$149,999	462	6.8%	7,353	9.5%	17,841	12.1%	25,863	11.5%
\$150,000 or more	423	6.2%	5,202	6.7%	14,027	9.3%	17,790	7.9%
Total	6,805	100.0%	77,768	100.0%	148,056	100.0%	224,489	100.0%
Median Household Income	\$21,925		\$42,196		\$51,711		\$60,203	

Note: ¹Downtown includes Westside, Northshore, Riverfront, Downtown, Southside and UTC/Fort Wood neighborhoods. ²The Chattanooga TN-GA metropolitan statistical area includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.

Source: ESRI, Household Income Profile, 2018; Partners for Economic Solutions, 2018.

Table A-17. Chattanooga CBD Multi-Family History

Year	Inventory Square Feet	Vacant Space			Percent of Total	Not Absorption	Square Foot		Asking Rent
		Square Feet	Square Feet	Deliveries			Under Construction		
2000	411	26	0	6.2%	0	0	0	\$1,047	
2001	411	26	0	6.2%	0	0	0	\$1,072	
2002	411	26	0	6.2%	0	0	0	\$1,057	
2003	411	26	0	6.2%	0	0	0	\$1,036	
2004	411	26	0	6.2%	0	0	0	\$1,037	
2005	411	23	3	5.5%	3	0	0	\$1,049	
2006	411	19	3	4.7%	3	0	0	\$1,116	
2007	411	26	-6	6.3%	-6	0	0	\$1,148	
2008	411	34	-8	8.3%	-8	0	0	\$1,130	
2009	411	29	5	7.1%	5	0	0	\$1,090	
2010	411	20	9	5.0%	9	0	0	\$1,098	
2011	411	23	-3	5.6%	-3	0	0	\$1,112	
2012	411	23	0	5.7%	0	0	0	\$1,140	
2013	411	40	-17	9.8%	-17	0	0	\$1,156	
2014	411	37	3	9.1%	3	0	289	\$1,170	
2015	646	109	164	16.8%	164	235	208	\$1,201	
2016	770	75	157	9.8%	157	124	473	\$1,221	
2017	979	193	91	19.7%	91	209	264	\$1,240	
2018	1,179	153	239	13.0%	239	200		\$1,259	

Source: CoStar, 2018; Partners for Economic Solutions, 2018.

Table A-19. Chattanooga Housing Sales, 2017-October 2018

Price Range	Housing Type/Year											
	Single-Family			Condominium			Duplex			Total		
	2017	2018	2018	2017	2018	2018	2017	2018	2018	2017	2018	2018
Less than \$50,000	362	357	18	9	44	38	41	38	424	401		
\$50,000 to \$99,999	407	407	37	46	56	59	500	512	512			
\$100,000 to \$149,999	501	401	48	48	32	45	581	494	581			
\$150,000 to \$199,999	460	432	69	74	14	7	543	513	543			
\$200,000 to \$249,999	290	242	55	66	9	9	354	317	354			
\$250,000 to \$299,999	176	154	27	26	4	5	207	185	207			
\$300,000 to \$349,999	102	91	15	21	6	6	123	118	123			
\$350,000 to \$399,999	75	49	9	14	1	1	84	64	84			
\$400,000 to \$449,999	31	33	8	9	2	1	41	43	41			
\$450,000 to \$499,999	24	21	8	5	1	1	33	26	33			
\$500,000 to \$599,999	27	30	5	3	1	1	32	34	32			
\$600,000 to \$699,999	17	11	1	2	1	1	18	13	18			
\$700,000 to \$799,999	2	7	4	2	1	1	6	9	6			
\$800,000 to \$899,999	12	7	5	1	1	1	17	7	17			
\$900,000 to \$999,999	6	4	2	1	1	1	8	5	8			
\$1,000,000 to \$1,099,999	5	2	1	1	1	1	6	3	6			
\$1,100,000 to \$1,199,999	2	1	1	1	1	1	3	1	3			
\$1,200,000 to \$1,299,999	2	3	1	1	1	1	2	3	2			
\$1,300,000 or more	5	10	1	3	1	1	6	14	6			
Total	2,506	2,262	314	329	168	174	2,988	2,765	2,988			
Priced \$200,000 to \$299,999	466	396	82	92	13	14	561	502	561			
Priced \$300,000 to \$399,999	177	140	24	35	6	7	207	182	207			
Priced \$400,000 or more	133	129	86	25	3	4	172	158	172			
Median Price	\$147,000	\$145,000	\$185,700	\$189,900	\$79,450	\$110,000	\$148,000	\$145,500	\$148,000			

Note: Excludes mobile/manufactured homes

Source: Home Junction, 2018; Partners for Economic Solutions, 2018.

the BEND

masterplan



APPROXIMATE PIPE LOCATION

INFRASTRUCTURE PLANS FOR **THE BEND: PHASE 1** WEST END OPPORTUNITY FUND, LLC

CONTACTS
OWNER/DEVELOPER
 WEST END OPPORTUNITY FUND, LLC
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 JIMMY.WHITE@URBANSTORYVENTURES.COM

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 JFLOYD@RAGANSMITH.COM

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 RAGAN SMITH ASSOCIATES
 HEATHER GRIMES
 315 WOODLAND STREET
 NASHVILLE, TN 37206
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 HGRIMES@RAGANSMITH.COM

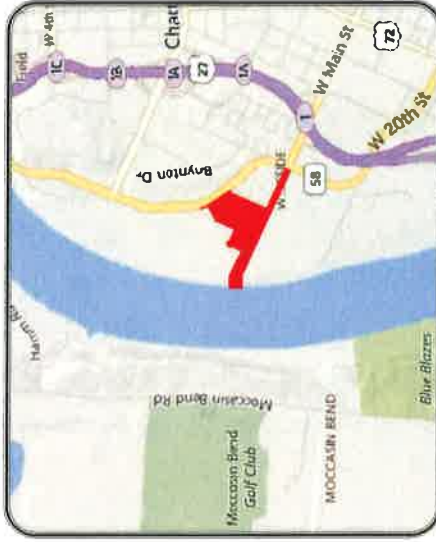
CONSTRUCTION MANAGER
 GRACE CONSTRUCTION CONSULTANTS
 5726 MARLIN ROAD SUITE 200
 CHATTANOOGA, TN 37411
 (423) 298-8893
 jonathan@grace-cc.com

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 EPB
 BRAD PERRA
 110 N GREENWOOD
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 PERRA@EPB.NET

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 CHATTANOOGA GAS
 JANA PAPA
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WATER
 TENNESSEE AMERICAN WATER
 TYLER CROSS
 1500 RIVERSIDE DRIVE
 CHATTANOOGA, TN 37403
 (423) 771-4704
 TYLER.CROSS@AMWATER.COM

ZONING
 B-CX 12 AND B-PK



LOCATION MAP
 NOT TO SCALE

CHATTANOOGA,
 TENNESSEE

Sheet List Table Sheet Number Sheet Title

C0.0	COVER SHEET
C0.1	PHASING
C0.2	TRUCK INVENTORY PLAN
C0.3	BIKE ACCESS PLAN
C0.4	WALKWAY NOTES
C0.5	STREET CROSSINGS AND CROSSINGS PLAN
C0.6	OVERPASS BRIDGE
C0.7	UNDERPASS BRIDGE
C0.8	OVERPASS BRIDGE
C0.9	UNDERPASS BRIDGE
C1.0	OVERPASS BRIDGE
C1.1	UNDERPASS BRIDGE
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L2.3	UNDERPASS BRIDGE





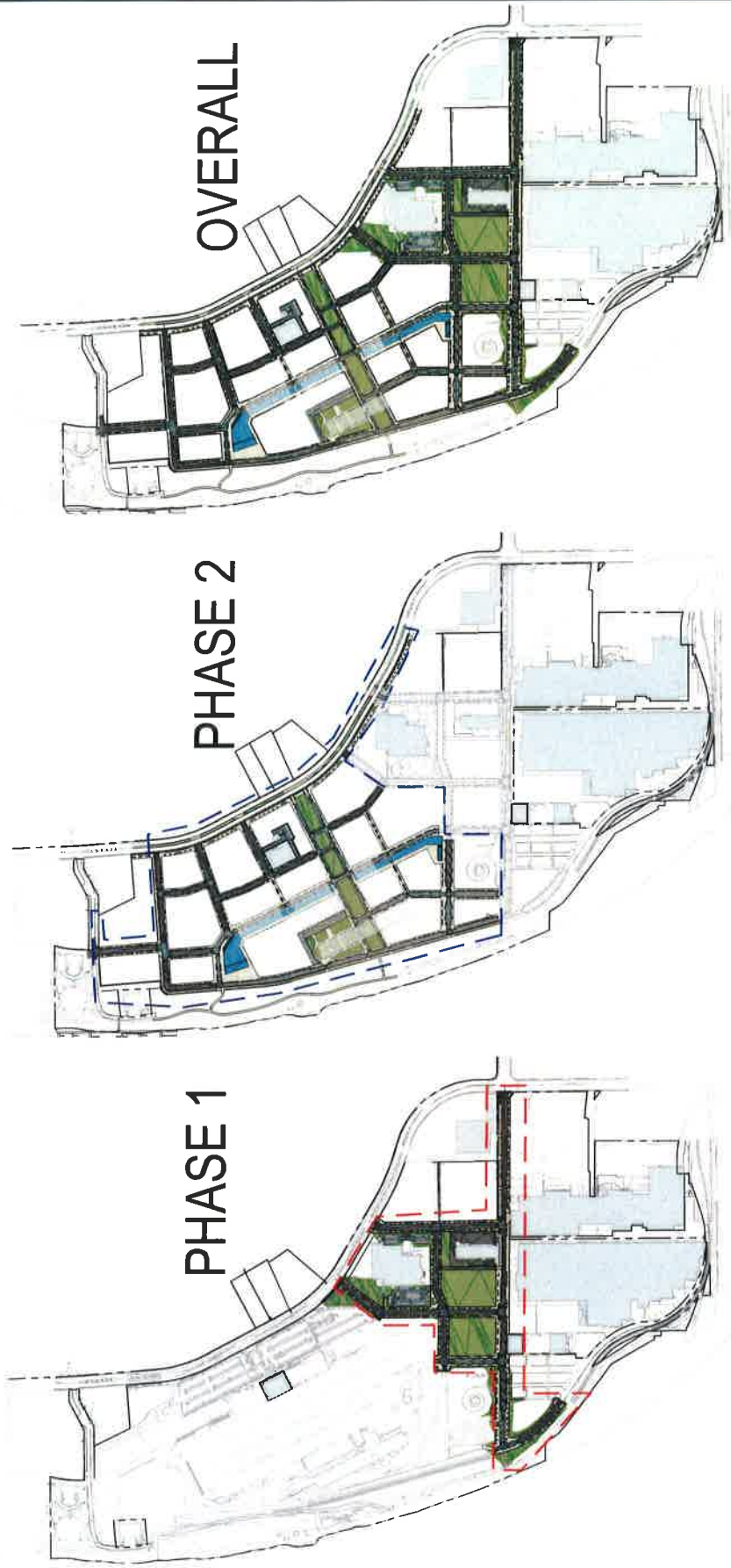
THE BEND: PHASE 1

DATE	AS NOTED

PHASING



Drawing No. **C0.1**
 Project No. 19172-1680



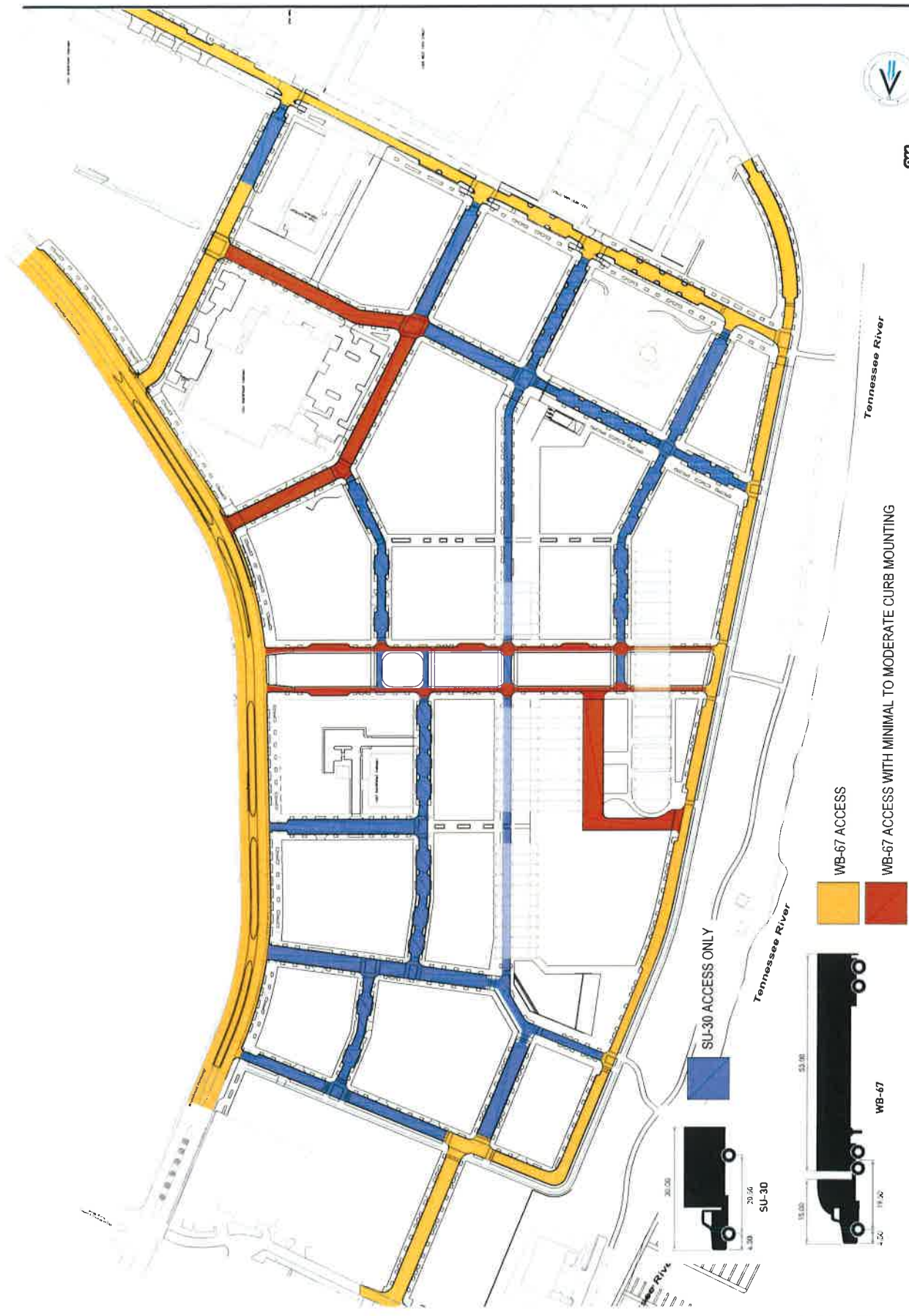


FOR
THE BEND: PHASE 1

Scale	AS SHOWN
Date	06/17/2024
Appointed By	IN JMD
Revised	

Drawn by
**TRUCK MOVEMENT
 PLAN**

Drawing No.
C0.2
 Project No.
 19172-1680




SU-30 ACCESS ONLY

WB-67 ACCESS

WB-67 ACCESS WITH MINIMAL TO MODERATE CURB MOUNTING

Tennessee River

Tennessee River

West River

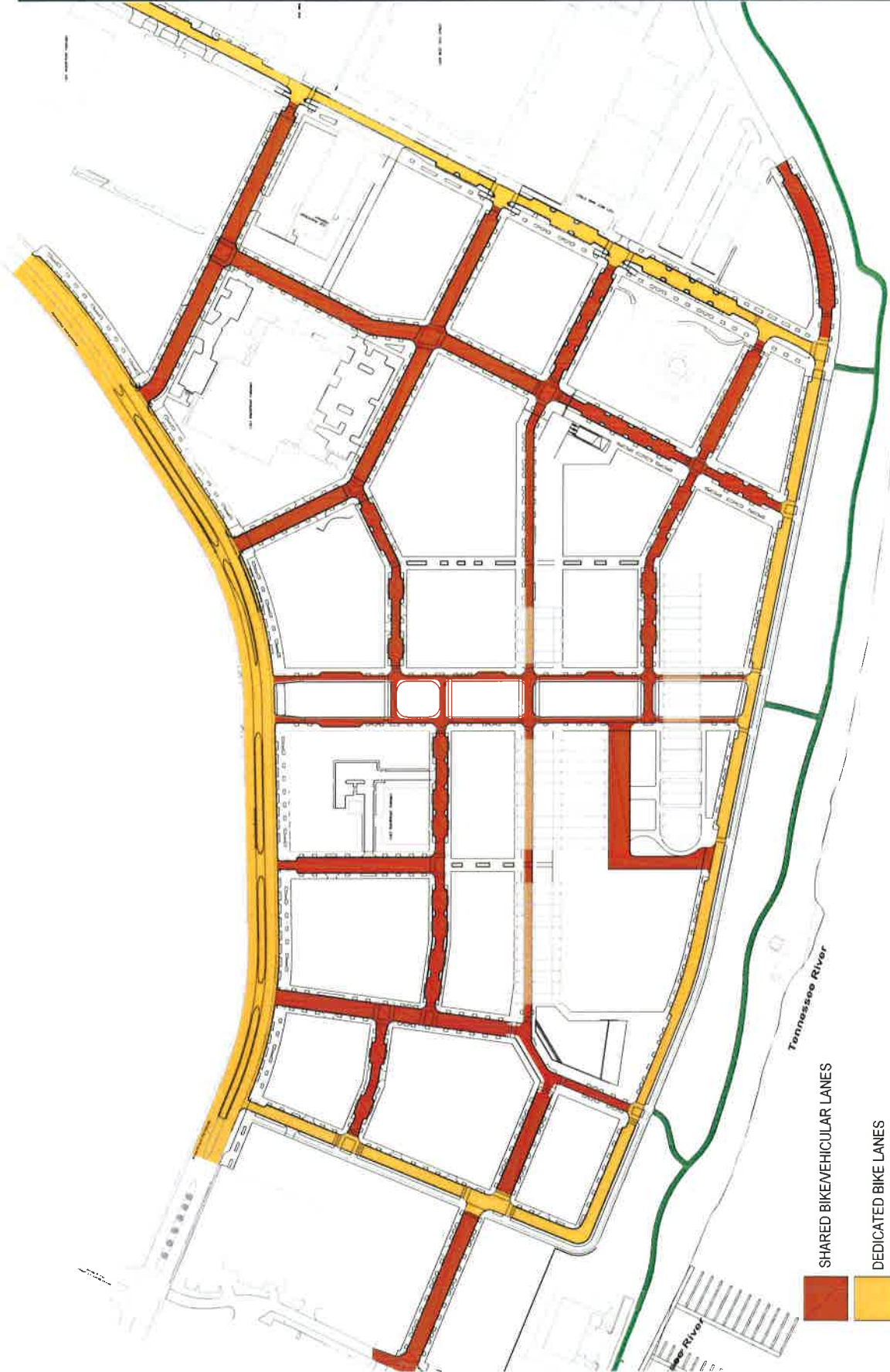


THE BEND: PHASE 1
 FOR

DATE	DESCRIPTION	BY
11/15/20	REVISED	RL
11/15/20	REVISED	RL
11/15/20	REVISED	RL
11/15/20	REVISED	RL
11/15/20	REVISED	RL
11/15/20	REVISED	RL
11/15/20	REVISED	RL

DATE: 11/15/20
 DRAWN BY: RL
 CHECKED BY: RL
 APPROVED BY: RL
 PROJECT NO.: 19172-1680

Drawing No. **C0.3**
 19172-1680



- SHARED BIKE/VEHICULAR LANES
- DEDICATED BIKE LANES
- TENNESSEE RIVERWALK

Scale: 1" = 200'



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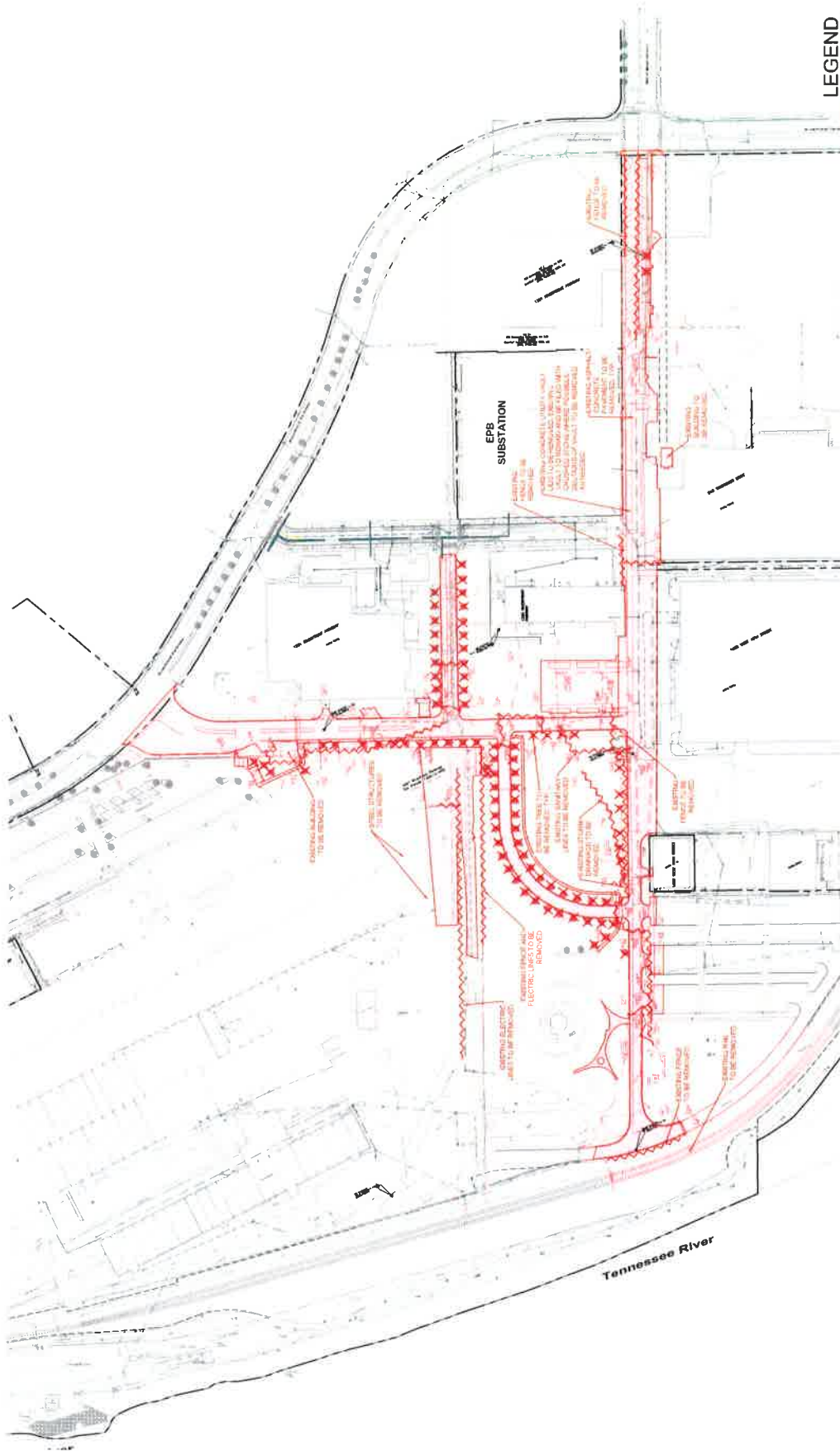
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Sheet:	10-000-001
Approved By:	[Signature]
Drawn By:	[Signature]
Checked By:	[Signature]

Drawn: J.M.

EXISTING CONDITIONS AND DEMOLITION PLAN

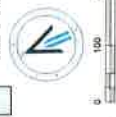
Drawing No: **C0.5**

Project No: **19172-1680**



LEGEND

- [Red Box] EXISTING UTILITIES TO BE DEMOLISHED
- [Red X] THESE ARE ITEMS TO BE REMOVED
- [Red Wavy Line] THESE ARE ITEMS TO BE REMOVED
- [Black X] THESE ARE ITEMS TO BE REMOVED
- [Grey Box] BUILDING TO REMAIN





FOR
THE BEND: PHASE 1

Scale	Date	By	Checked

Drawing Title
OVERHEAD DEMO

Drawing No.
C0.6
 Project No.
 19172-1680



LEGEND

- Utility to be removed
- Building to remain

- GENERAL NOTE**
1. CLEAR EXISTING SITE AND PROPERLY DISPOSE OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.
 2. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNASSESSED CONDITIONS MAINTAINED BY CONTRACTOR.
 3. IF DAMAGED, AS A RESULT OF THIS CONTRACT ANY UTILITIES TO REMAIN SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS ADDITIONAL COST TO THE OWNER.
 4. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
 5. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES TO MAINTAIN ALL UTILITIES.
 6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES TO MAINTAIN ALL UTILITIES.
 7. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES TO MAINTAIN ALL UTILITIES.
 8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND PROVIDE PROTECTIVE MEASURES TO MAINTAIN ALL UTILITIES.
 9. CONTRACTOR SHALL PROVIDE BARRIERS, PERMITS, SIGNAGE, AND NOTICES TO THE PUBLIC AND ADJACENT PROPERTIES.
 10. CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION, AND NOISE.
 11. THE REMOVAL OF HAZARDOUS LEAD-CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY REQUIREMENTS. RECOMMENDATIONS IN THE ATTACHED REPORT SHALL BE FOLLOWED.
 12. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED FACILITY.

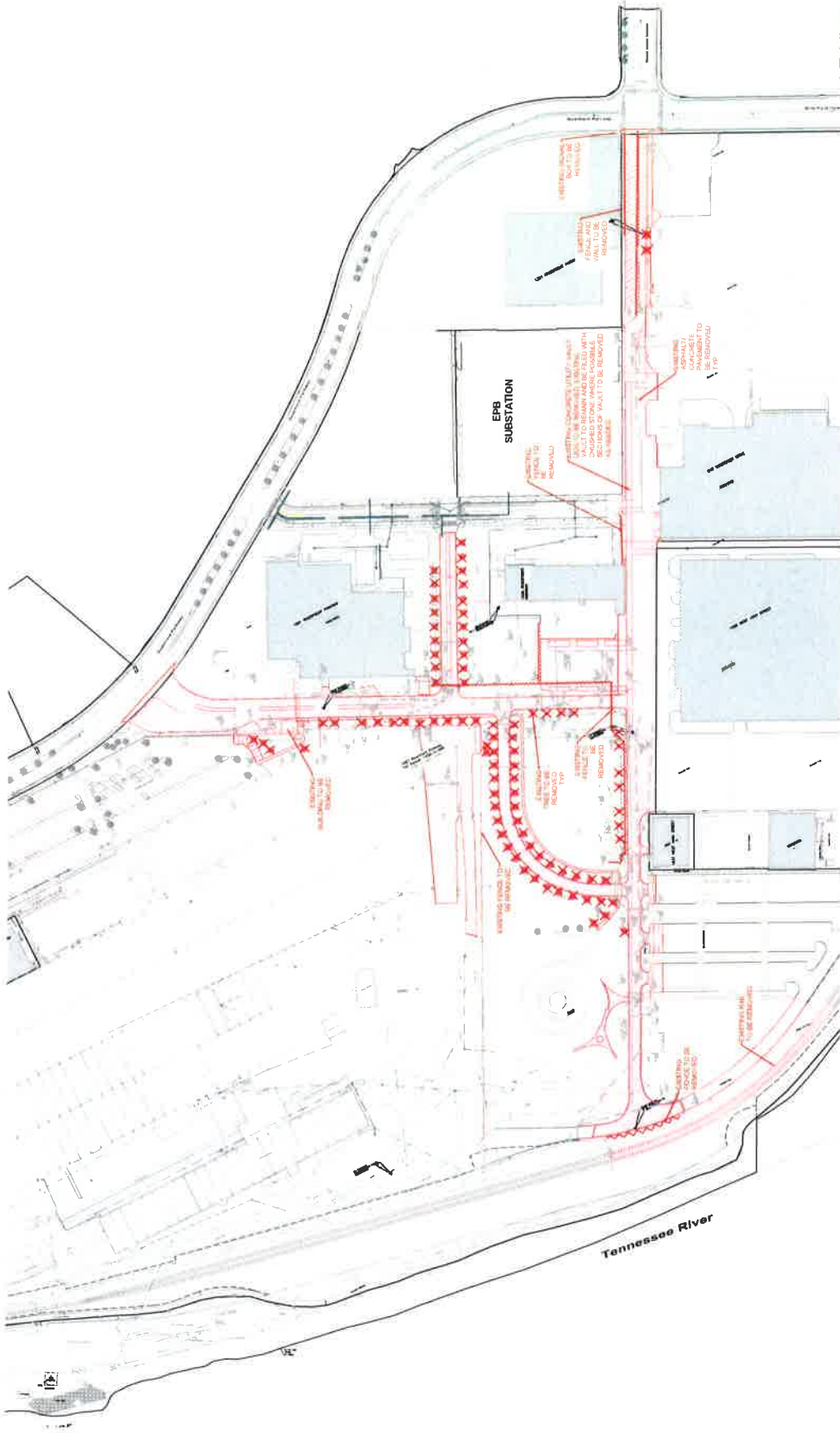




Date:	10/20/2022
Approved By:	[Signature]
Revised:	

Drawing Title
SURFACE DEMO

Drawing No.
C0.7
 Project No.
 19172-1680



LEGEND

-  FENCE OR UTILITY TO BE REMOVED
-  BUILDING, PAVEMENT AND/OR CONCRETE TO BE REMOVED
-  HOLE TO BE REMOVED
-  BUILDING TO REMAIN



GENERAL NOTES

1. CLEAR ENTIRE SITE AND PROPERLY DISPOSE OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES IN THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION AND VERIFY THAT THE UTILITIES INDICATED ON THE CONTRACT DOCUMENTS ARE ACCURATE. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH ALL UTILITIES AND OBTAIN ALL NECESSARY PERMITS AND STANDARDS FOR EACH UTILITY.
4. CONTRACTOR SHALL PROVIDE BARRIERS PERMEABLE FENCING PARTITIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
5. CONTRACTOR SHALL PROVIDE CARE TO PREVENT DUST, VIBRATION AND NOISE FROM THE DEMOLITION WORK.
6. THE REMOVAL OF HAZARDOUS LEAD, ETC. CONTAMINATED MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY REQUIREMENTS, DISPOSITIONS IN THE CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS.
7. ALL DEMOLITION, REPAIRS AND RECONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



THE BEND: PHASE 1

FOR

Date:	11/15/2011
Approved By:	[Signature]
Drawn By:	[Signature]
Scale:	AS SHOWN

Drawing No.

**UNDERGROUND
DEMO**

Project No.

C0.8

19172-1680



LEGEND

- UTILITIES TO BE REMOVED
- BUILDINGS TO REMAIN

GENERAL NOTES

1. CLEAR DEMO SITE AND PROPERLY DEPOSE OF ALL MATERIALS UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNDESIRABLE CONDITIONS.
3. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND NOT DAMAGED AS A RESULT OF THIS CONTRACT. ANY ITEMS TO REMAIN SHALL BE IDENTIFIED BY CONTRACTOR AT HIS OWN RISK.
4. CONTRACTOR SHALL INSPECT OVERALL SITE PRIOR TO ANY PROTECTION AND ANY UNDESIRABLE CONDITIONS SHALL BE IDENTIFIED AND NOTED IN ANY PROVISIONS.
5. CONTRACTOR SHALL COORDINATE DEMO WORK WITH ALL UTILITIES AND WHEN REMOVING EXISTING UTILITY CAP UTILITY AT THE MAIN.
6. CONTRACTOR SHALL PROVIDE BARRIERS, FENCING OR FENCING PARTITIONS TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
7. CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION AND NOISE.
8. THE REMOVAL OF ASBESTOS, LEAD, ETC. CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS. ACCOMMODATIONS IN THE ENVIRONMENTAL IMPACT STATEMENT SHALL BE FOLLOWED.
9. ALL SIDEWALK FENCING AND LANDSCAPING TO REMAIN.





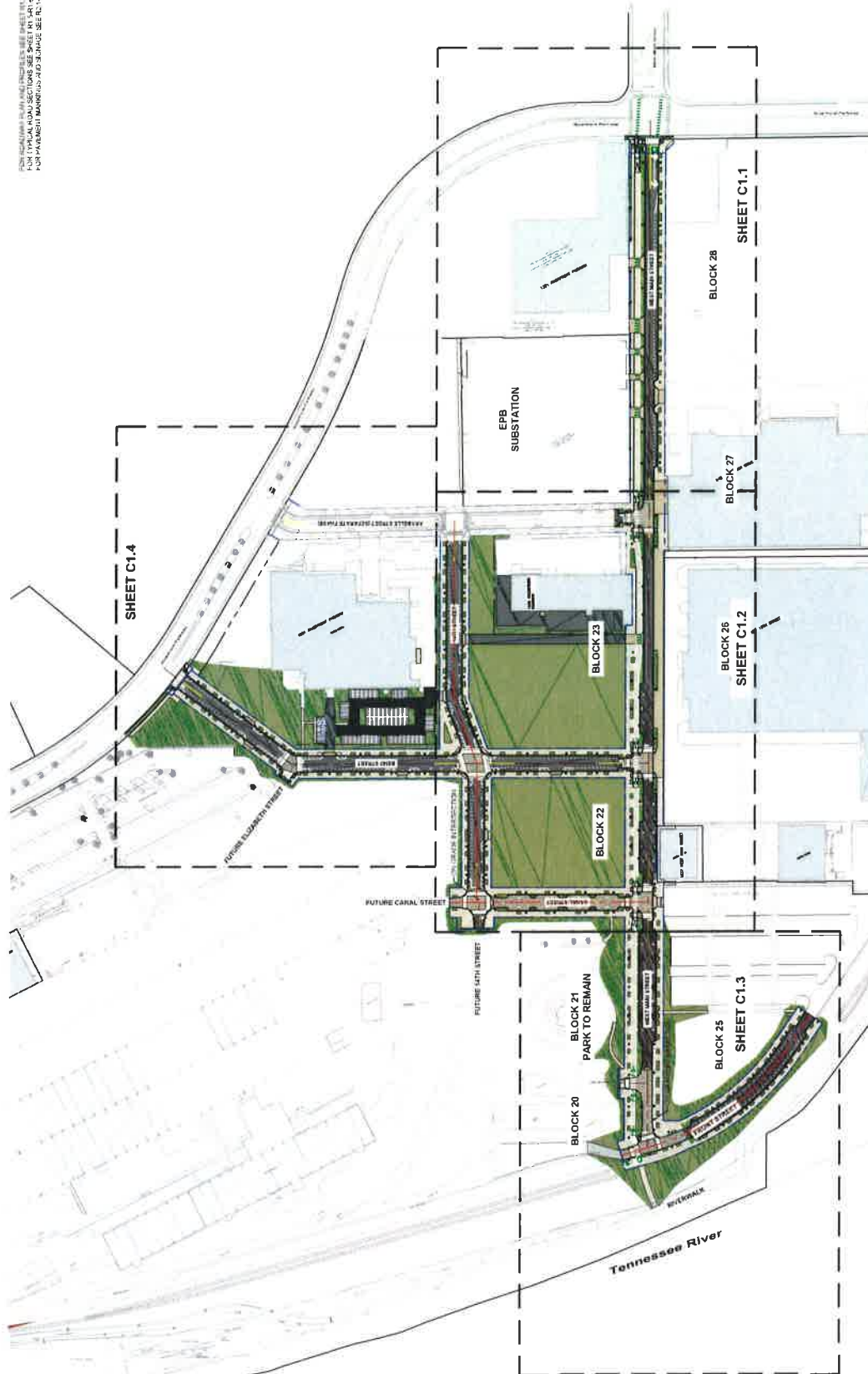
THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTAHOOGA, TENNESSEE

DATE	DESCRIPTION
12/12/2018	ISSUED FOR PERMIT
12/12/2018	ISSUED FOR PERMIT
12/12/2018	ISSUED FOR PERMIT
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Overall, Inc.
**OVERALL LAYOUT
PLAN**

Project No.
C1.0
19172-1680

SEE PREVIOUS SHEETS FOR ADDITIONAL INFORMATION. SEE SHEET C1.1 FOR LANDMARKS AND SIGNAGE. SEE SHEET C1.2 FOR FUTURE CAROL STREET. SEE SHEET C1.3 FOR FUTURE 14TH STREET. SEE SHEET C1.4 FOR FUTURE 15TH STREET.



LEGEND

-  NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
-  NEW ASPHALT PAVEMENT (PARKING/DRIVEWAY)
-  NEW ASPHALT PAVEMENT (FOOTCURE)
-  NEW ASPHALT PAVEMENT (BIKE LANE)
-  NEW ASPHALT PAVEMENT (GREEN SPACE)
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-  NEW ASPHALT PAVEMENT (GREEN SPACE)





Nashville - Murfreesboro - Chattanooga
raganrsmith.com



THE BEND: PHASE 1

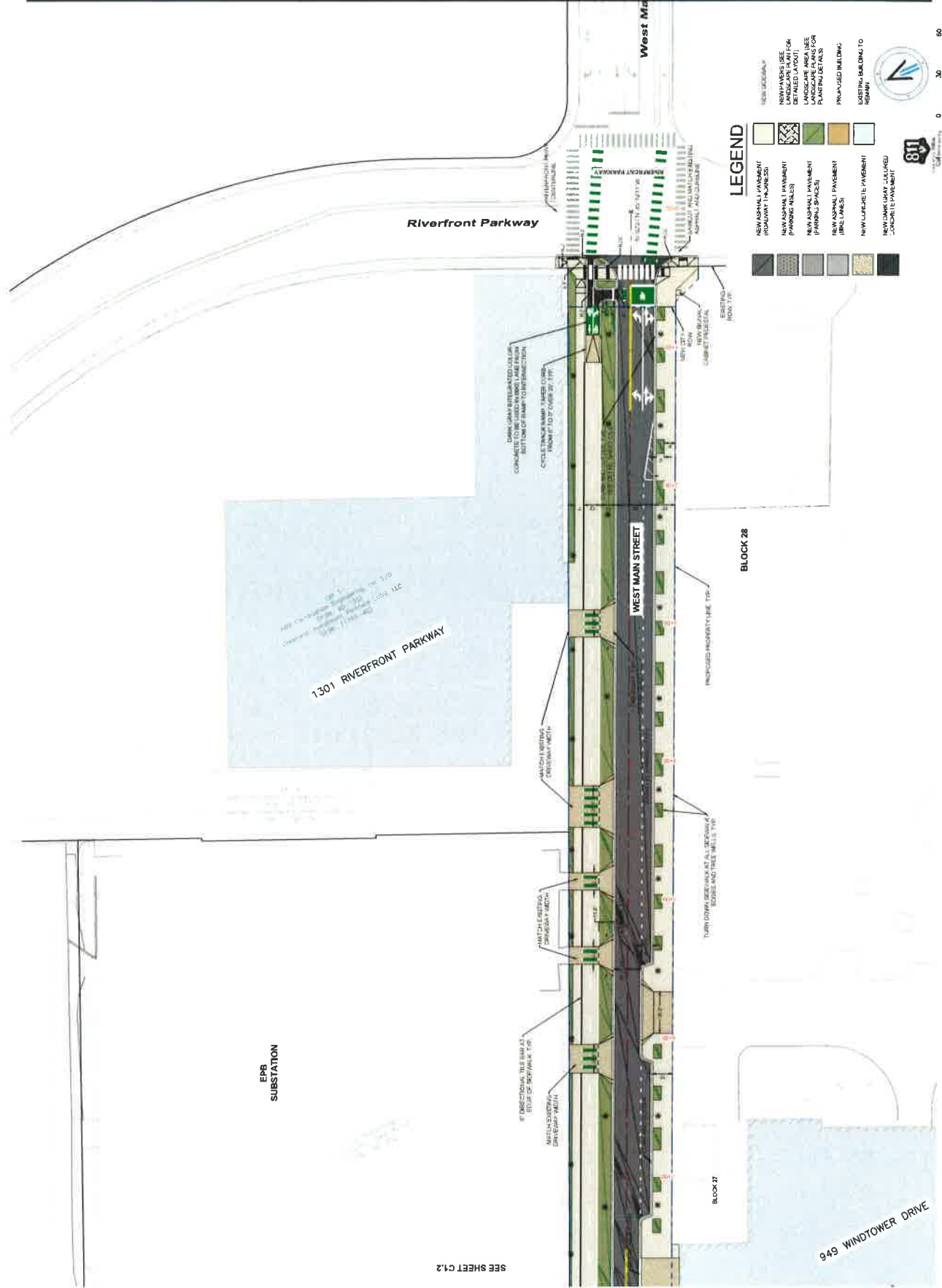
FOR
WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA, TENNESSEE

DATE	DESCRIPTION
10/15/2015	ISSUED
08/20/2015	REVISED
07/16/2015	IN LIEU

Drawing Title
ENLARGED LAYOUT PLAN

Drawing No
C1.1
Project No
19172-1680



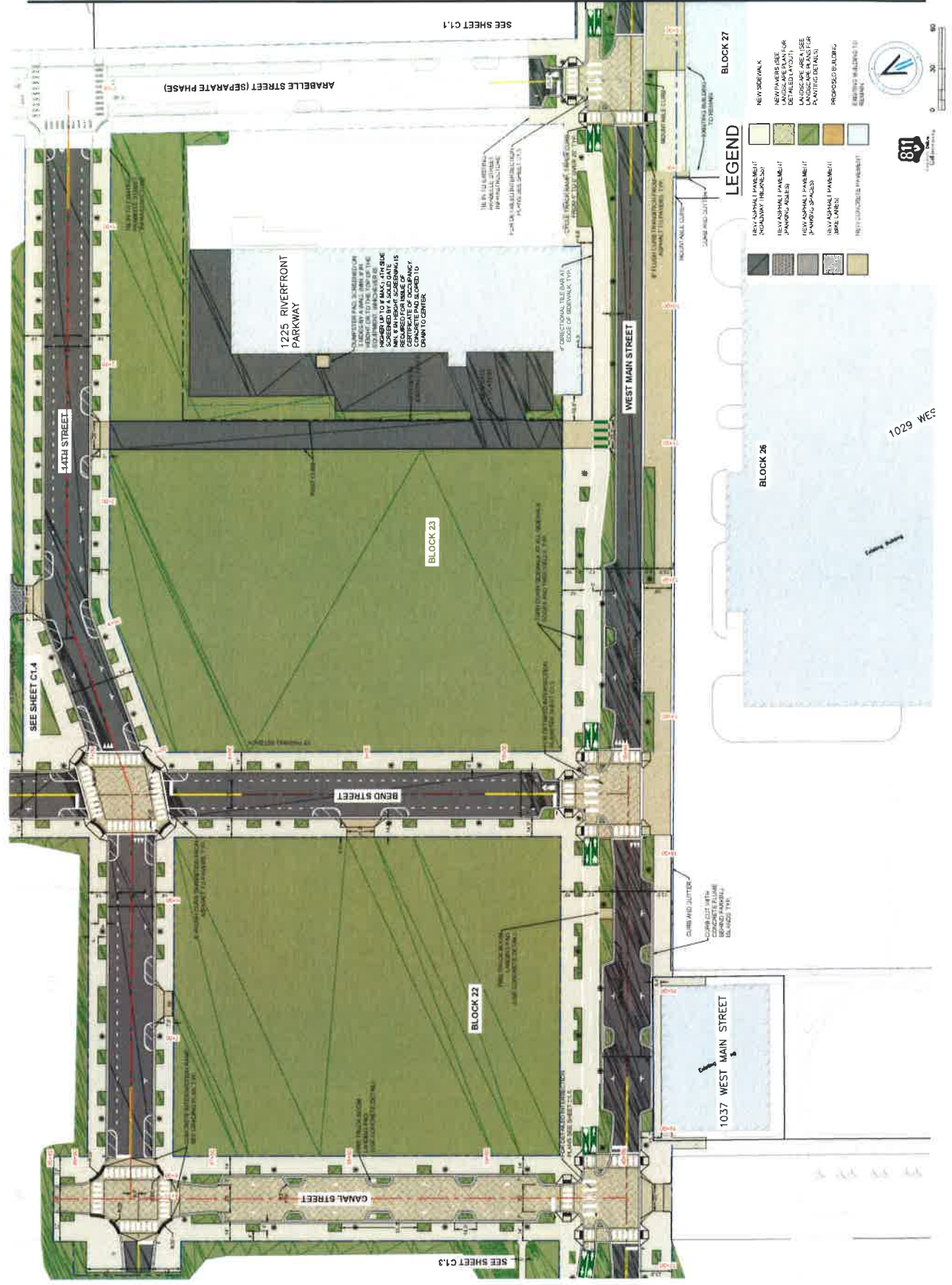
SEE SHEET C1.2



Date	Revised	By	For
12/11/2018			

Drawing Title:
ENLARGED LAYOUT PLAN

Drawing No:
C1.2
 Project No:
 19172-1680



LEGEND

- NEW SIDEWALK
- NEW ASPHALT PAVEMENT
- CONCRETE CURB AND GUTTER
- LANDSCAPE AREA
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN
- SMILING BUILDING TO REMAIN
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)



City of Nashville
 Planning Department



THE BEND: PHASE 1

FOR

WEST END OPPORTUNITY FUND, LLC

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Applicant	WE, LLC
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Drawing Title

ENLARGED LAYOUT PLAN

Drawing No.

C1.3

Project No.

19172-1680

LEGEND

- NEW ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (PAVING ANLES)
- NEW ASPHALT PAVEMENT (PAVING SPACES)
- NEW ASPHALT PAVEMENT (BIKE LANES)
- NEW CONCRETE PAVEMENT
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN
- NEW SIDEWALK
- NEW PAVEMENT (SEE FOR DETAILED LAYOUT)
- LANDSCAPE AREA (SEE PLANTING SCHEDULE)
- PROPOSED BUILDING
- EXISTING BUILDING TO REMAIN



SEE SHEET C

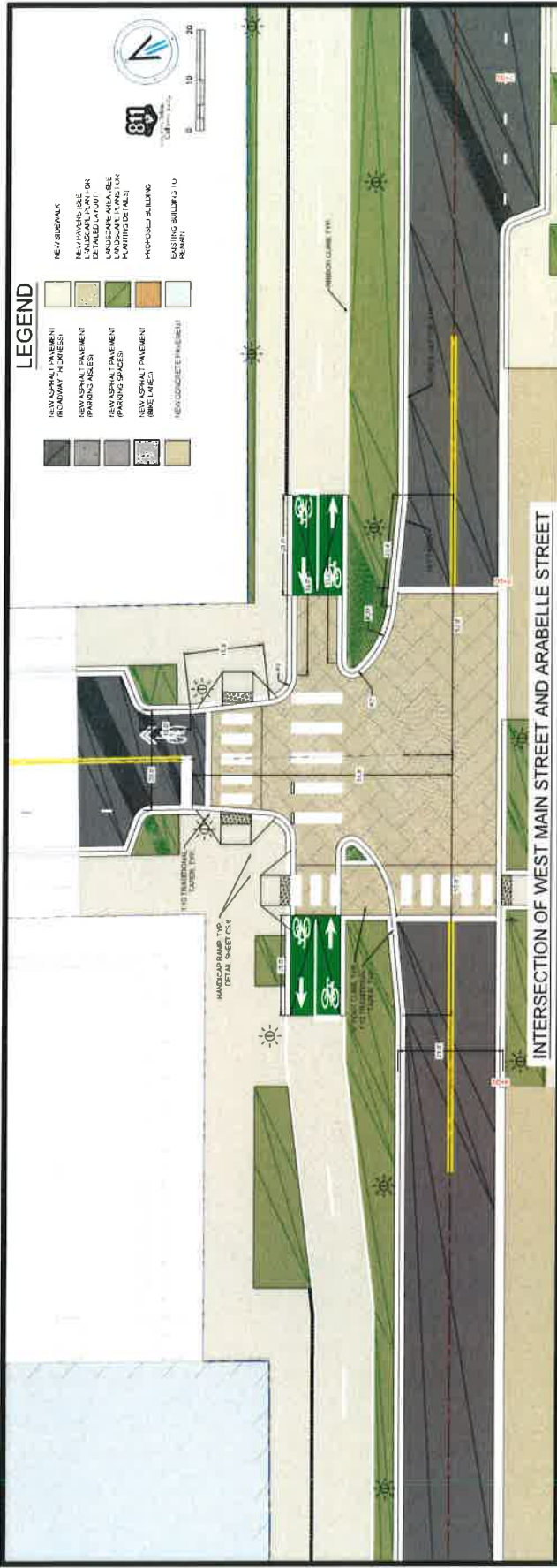


THE BEND: PHASE 1

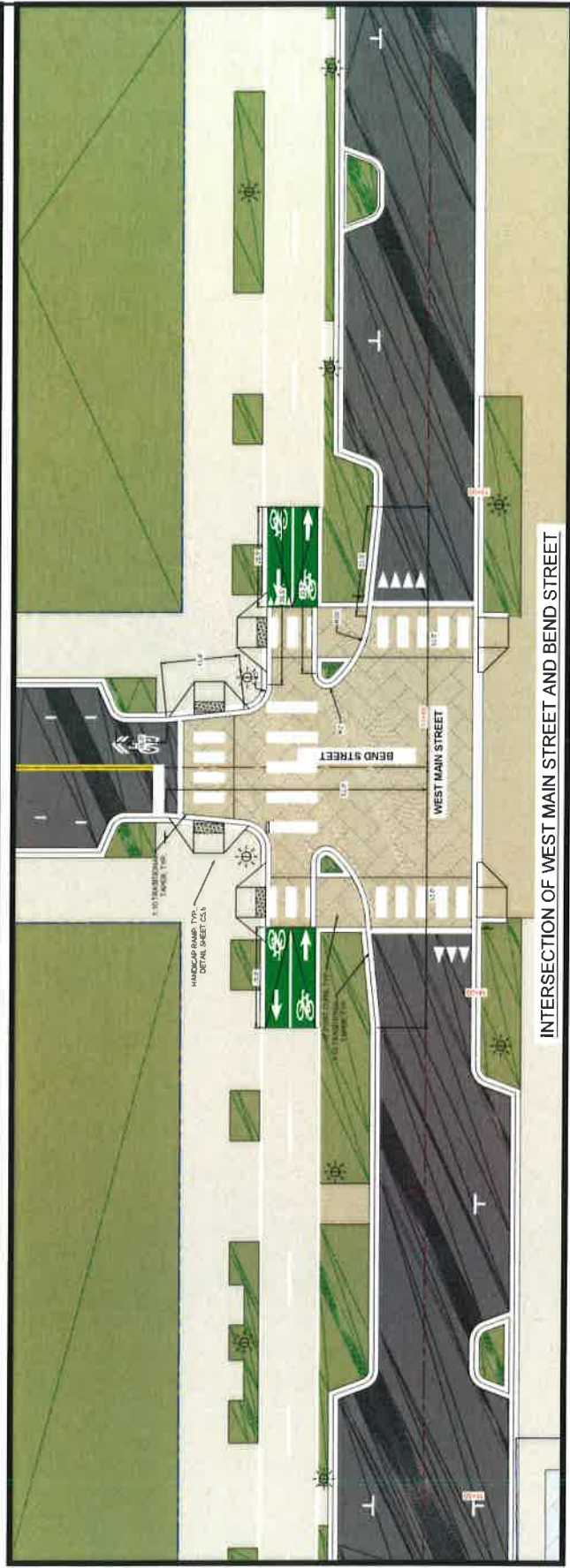
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Date	06/22/2021
Revised By	JL BRIDG
Drawn By	

Drawing Title
**INTERSECTION
 DETAIL LAYOUTS**

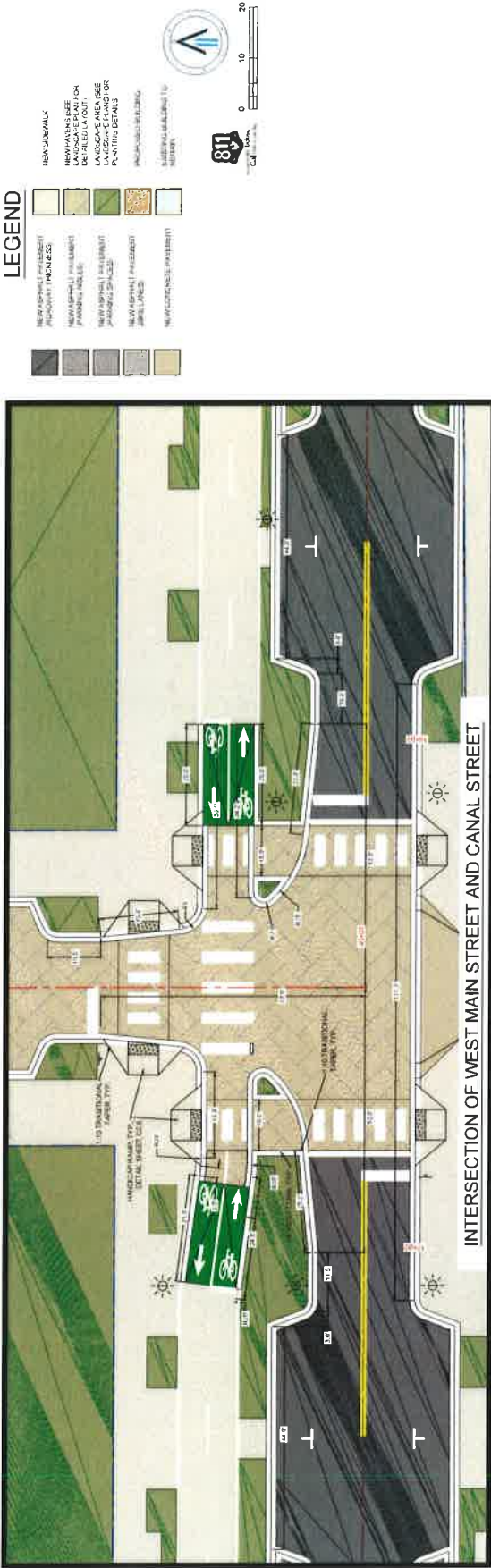
Drawing No.
C1.5
 Project No.
 19172-1680



INTERSECTION OF WEST MAIN STREET AND ARABELLE STREET



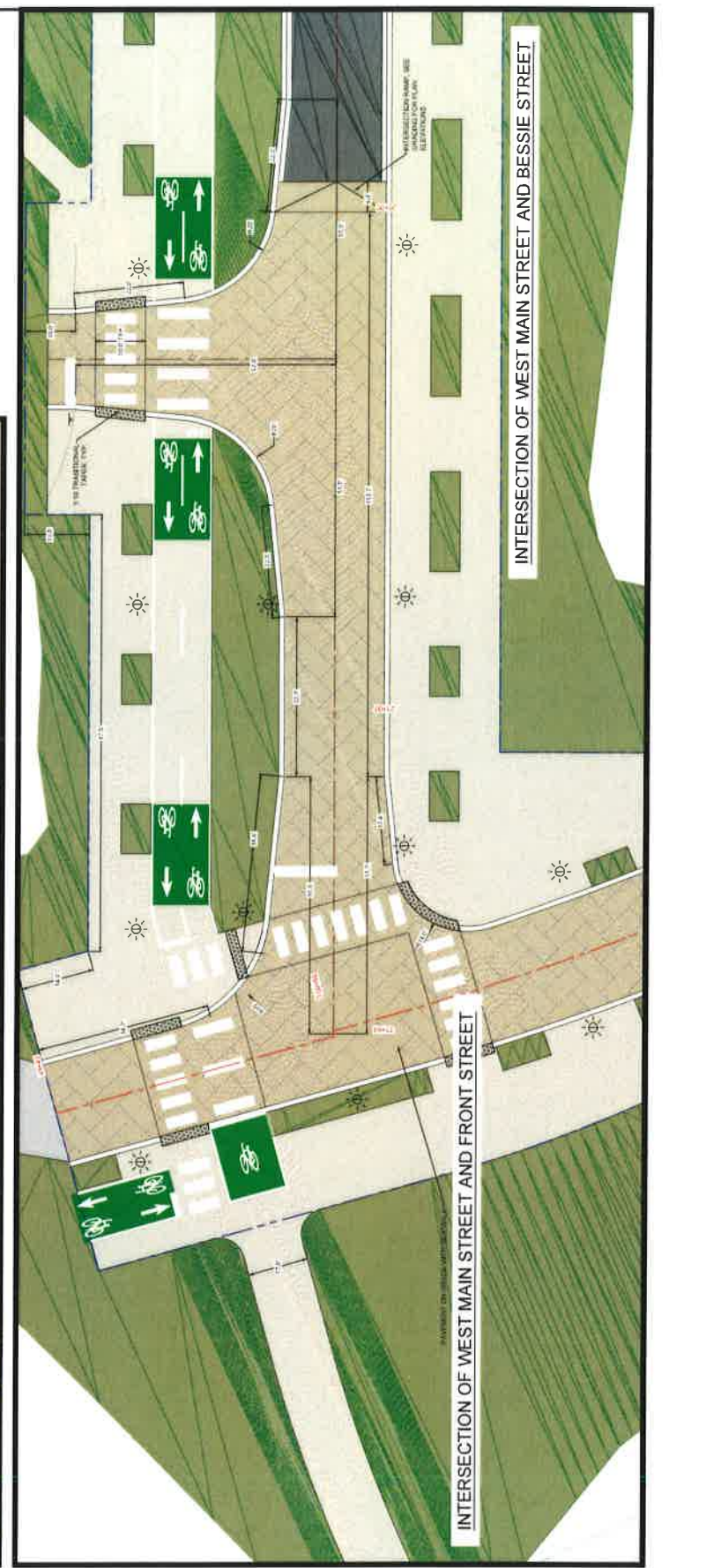
INTERSECTION OF WEST MAIN STREET AND BEND STREET



WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

DATE	DESCRIPTION
08/11/2016	ISSUED
08/11/2016	REVISION
08/11/2016	FINAL
08/11/2016	FINAL

DATE PLOTTED: 8/11/2016 11:17:16 AM





FOR
THE BEND: PHASE 1

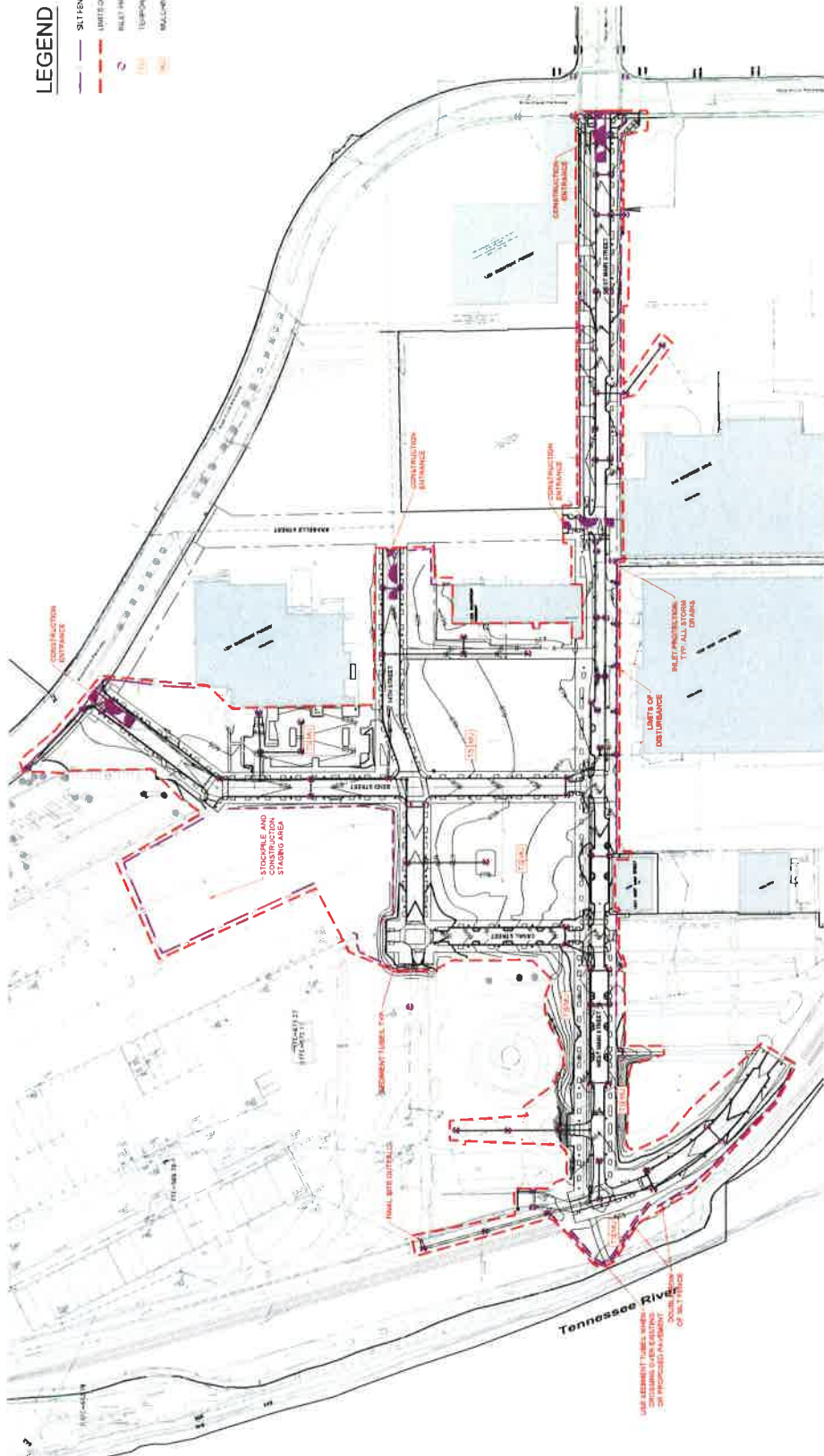
Date	By	Appr. By	Rev.

Drawn by
INTERMEDIATE EPSC
PLAN

Drawn No
C2.2
Project No
19172-1680

LEGEND

- SALT FENCE OR SEDIMENT TUBES
- LIMITS OF DISTURBANCE
- - - - - EROSION PREVENTION
- - - - - TEMPORARY SEEDING
- - - - - MULCHING



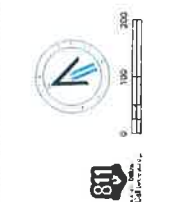
EROSION PREVENTION AND SEDIMENT CONTROLS
DESIGN, INSPECTION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR BETTER THAN THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY'S CONSTRUCTION EROSION CONTROL HANDBOOK AND THE STATE OF TENNESSEE EROSION CONTROL HANDBOOK. THESE PRACTICES SHALL BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD.
1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDCG AND LOCAL ORDINANCES.
2. BMP CAPACITY (SEDIMENT TRAPS, SALT FENCES AND OTHER SEDIMENT CONTROLS) SHALL BE MAINTAINED AT ALL TIMES. WHEN THE CAPACITY OF A CONTROL IS EXHAUSTED, IT SHALL BE REPAIRED OR REPLACED.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL, VEGETATION COVER SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLACED IMMEDIATELY IF IT IS DESTROYED OR REMOVED.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO THE PUBLIC SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
6. STOCKPILE MATERIAL STORAGE AREAS (INCLUDING OVERBLENDED AND STOCKPILES OF FERTILIZER AND OTHER CHEMICALS) SHALL BE COVERED WITH AN APPROPRIATE EROSION PREVENTION MEASURE.
7. STOCKPILE MATERIAL STORAGE AREAS (INCLUDING OVERBLENDED AND STOCKPILES OF FERTILIZER AND OTHER CHEMICALS) SHALL BE COVERED WITH AN APPROPRIATE EROSION PREVENTION MEASURE.
8. STOCKPILE MATERIAL STORAGE AREAS (INCLUDING OVERBLENDED AND STOCKPILES OF FERTILIZER AND OTHER CHEMICALS) SHALL BE COVERED WITH AN APPROPRIATE EROSION PREVENTION MEASURE.
9. STOCKPILE MATERIAL STORAGE AREAS (INCLUDING OVERBLENDED AND STOCKPILES OF FERTILIZER AND OTHER CHEMICALS) SHALL BE COVERED WITH AN APPROPRIATE EROSION PREVENTION MEASURE.
10. STOCKPILE MATERIAL STORAGE AREAS (INCLUDING OVERBLENDED AND STOCKPILES OF FERTILIZER AND OTHER CHEMICALS) SHALL BE COVERED WITH AN APPROPRIATE EROSION PREVENTION MEASURE.

11. PRE-CONSTRUCTION VEGETATIVE JARD AND COVER SHALL NOT BE DESTROYED UNLESS NECESSARY. VEGETATIVE JARD AND COVER SHALL BE REPLACED OR RESEEDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. VEGETATIVE JARD AND COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. VEGETATIVE JARD AND COVER SHALL BE REPLACED OR RESEEDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. VEGETATIVE JARD AND COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR WHO IS NOT EMPLOYED BY THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR WHO IS NOT EMPLOYED BY THE CONTRACTOR.

13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS.

14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS.



811
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THE LANDSCAPE PLANS FOR FINAL EPSC REQUIREMENTS WILL BE PROVIDED UPON APPROVAL OF THE FINAL EPSC.

DATE: 12/15/2023
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
APPROVED BY: J. HARRIS



Scale	AS NOTED
Date	10/20/2016
Appointed By	FLMRD
Revised	
1	
2	
3	
4	
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6	

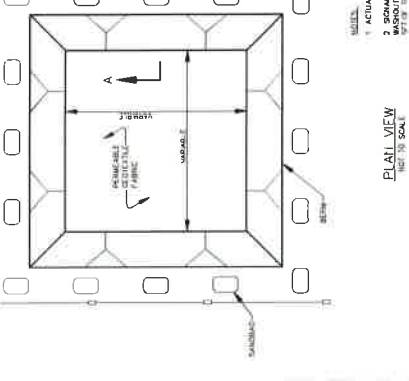
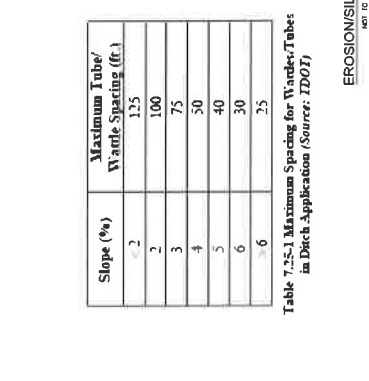
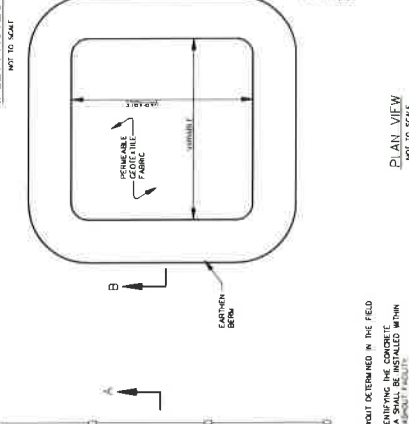
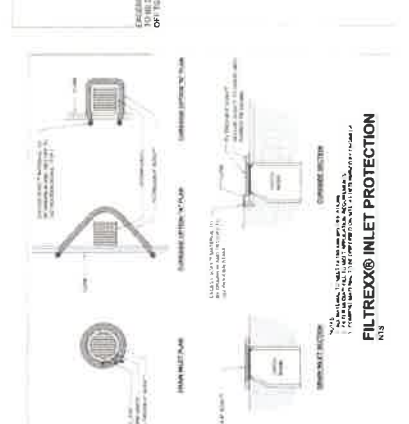
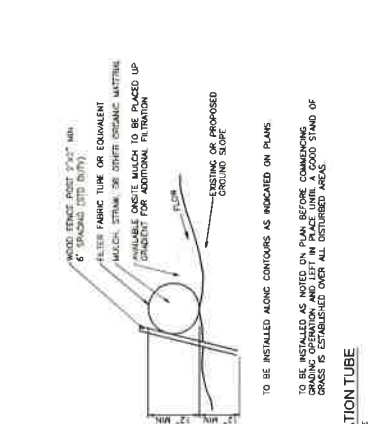
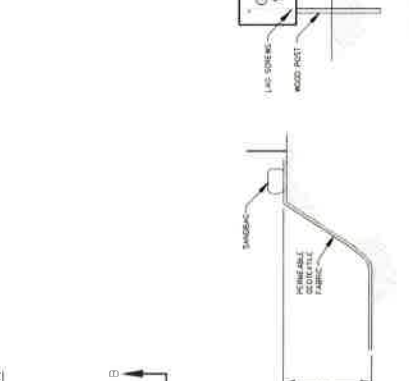
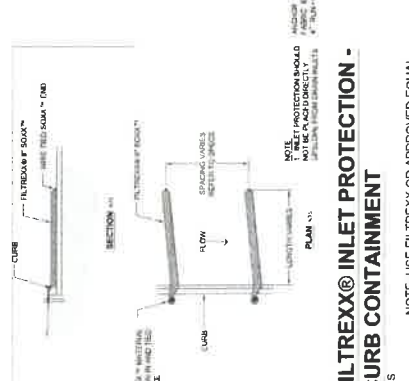
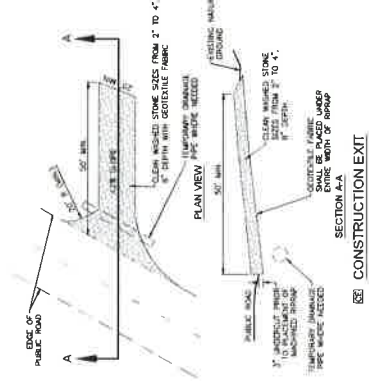
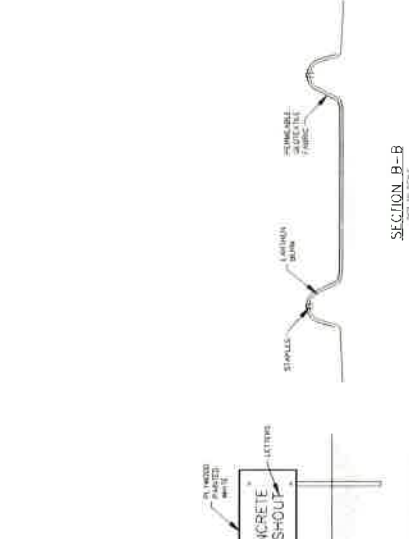
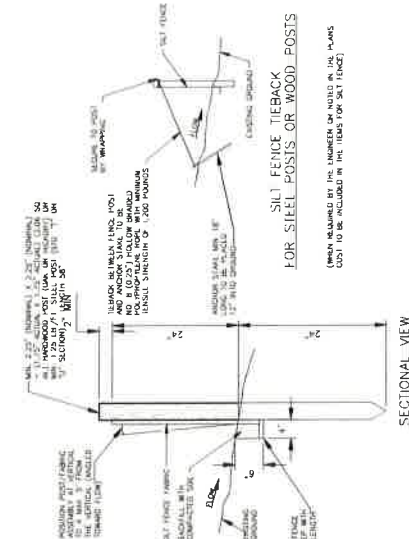
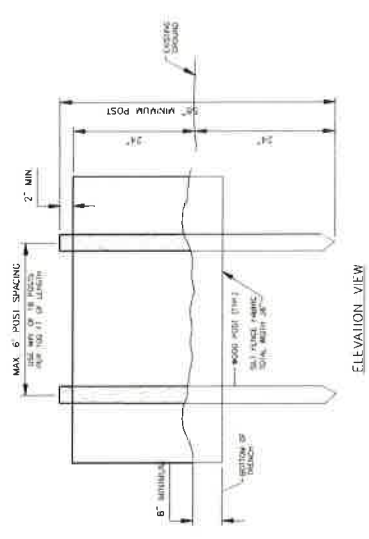


Table 7.25-1 Maximum Spacing for Warden Tubes in Ditch Application (Source: ZDOT)

Slope (%)	Maximum Tube/Warden Spacing (ft.)
< 2	125
2	100
3	75
4	50
5	40
6	30
> 6	25

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SPACING IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 10' OF THE WASHOUT FACILITY.
3. EROSION CONTROL, PLAN LEGEND: [Symbol] CONCRETE WASHOUT [Symbol] CONCRETE WASHOUT [Symbol] CONCRETE WASHOUT

TYPE "ABOVE GRADE" WITH FAIRWAY BERMS
TYPE "BELOW GRADE"
PLAN VIEW
NOT TO SCALE
PLAN VIEW
NOT TO SCALE



Date:	11/17/2020
Drawn by:	[Redacted]
Checked by:	[Redacted]
Approved by:	[Redacted]
Project No:	19172-1680

Drawing Title
**ENLARGED GRADING
AND DRAINAGE PLAN**

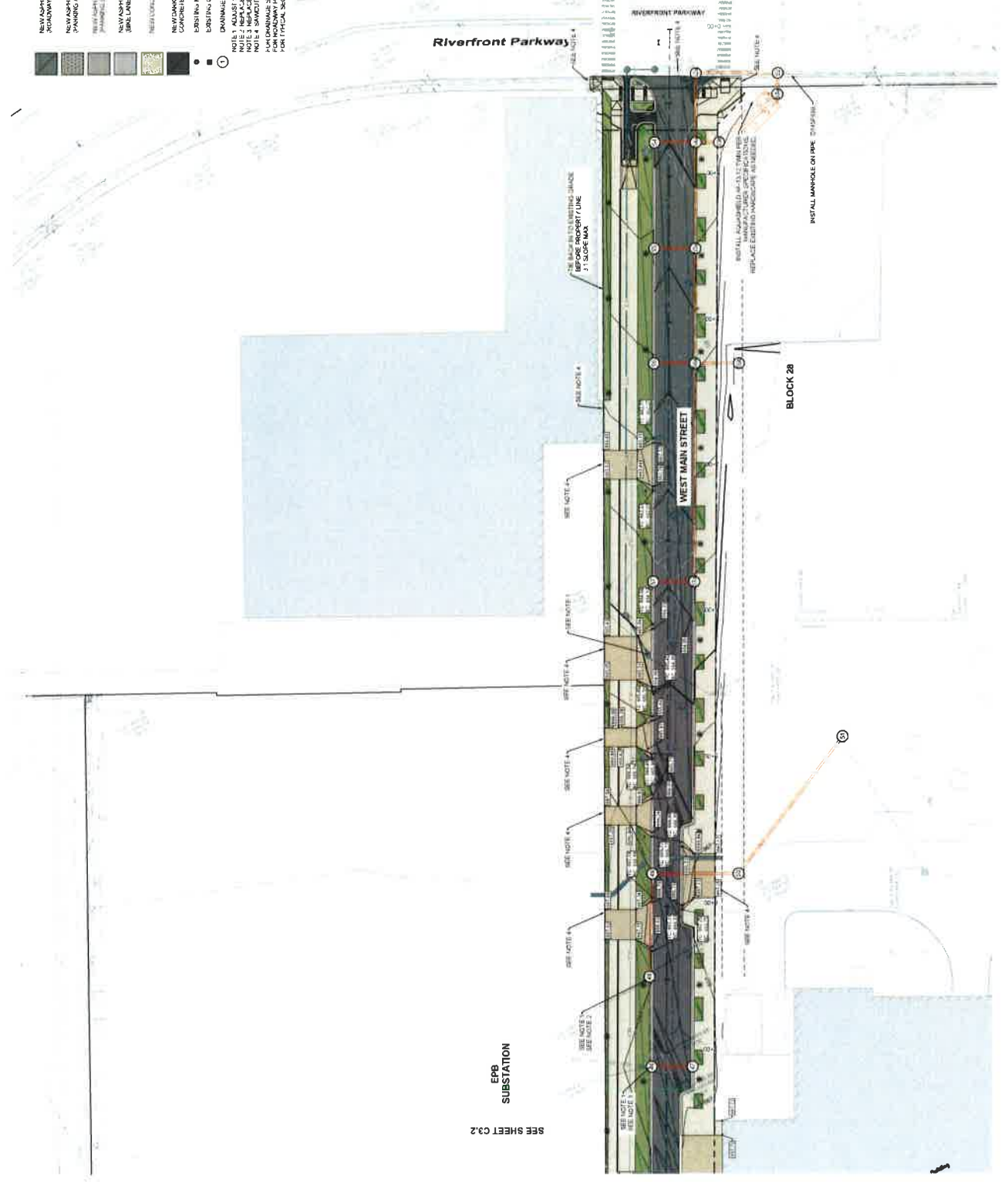
Drawing No
C3.1
Project No
19172-1680

LEGEND

- NEW ASPHALT PAVEMENT (MEDIUM)
- NEW ASPHALT PAVEMENT (HEAVY)
- NEW ASPHALT PAVEMENT (THIN)
- NEW ASPHALT PAVEMENT (STRIP)
- NEW ASPHALT PAVEMENT (GRID)
- NEW ASPHALT PAVEMENT (SPOT)
- NEW ASPHALT PAVEMENT (PATCH)
- NEW ASPHALT PAVEMENT (SEAL)
- NEW ASPHALT PAVEMENT (REPAIR)
- NEW ASPHALT PAVEMENT (FINISH)
- NEW ASPHALT PAVEMENT (GRADE)
- NEW ASPHALT PAVEMENT (SLOPE)
- NEW ASPHALT PAVEMENT (DRAIN)
- NEW ASPHALT PAVEMENT (INLET)
- NEW ASPHALT PAVEMENT (OUTLET)
- NEW ASPHALT PAVEMENT (MANHOLE)
- NEW ASPHALT PAVEMENT (STRUCTURE)
- NEW ASPHALT PAVEMENT (DETAIL)
- NEW ASPHALT PAVEMENT (ELEVATION)
- NEW ASPHALT PAVEMENT (PROFILE)
- NEW ASPHALT PAVEMENT (CROSS-SECTION)
- NEW ASPHALT PAVEMENT (PLAN VIEW)
- NEW ASPHALT PAVEMENT (SECTION VIEW)
- NEW ASPHALT PAVEMENT (ELEVATION VIEW)
- NEW ASPHALT PAVEMENT (PROFILE VIEW)
- NEW ASPHALT PAVEMENT (CROSS-SECTION VIEW)
- NEW ASPHALT PAVEMENT (PLAN VIEW)
- NEW ASPHALT PAVEMENT (SECTION VIEW)
- NEW ASPHALT PAVEMENT (ELEVATION VIEW)
- NEW ASPHALT PAVEMENT (PROFILE VIEW)
- NEW ASPHALT PAVEMENT (CROSS-SECTION VIEW)
- NEW ASPHALT PAVEMENT (PLAN VIEW)
- NEW ASPHALT PAVEMENT (SECTION VIEW)
- NEW ASPHALT PAVEMENT (ELEVATION VIEW)
- NEW ASPHALT PAVEMENT (PROFILE VIEW)
- NEW ASPHALT PAVEMENT (CROSS-SECTION VIEW)

CITY OF CHATTANOOGA GRADING NOTES
 1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND/OR ARCHITECT'S REQUIREMENTS.
 2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND/OR ARCHITECT'S REQUIREMENTS.
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REVISIONS
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 10. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND/OR ARCHITECT'S REQUIREMENTS.



0 30 60
CONTour INTERVAL - 1'FOOT





CITY OF CHATTANOOGA GRADING NOTES

CONTRACTOR SHALL NOTIFY SURVEYOR AND CITY STORMWATER INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY GRADING OR DRAINAGE WORK. THE CITY WILL CONDUCT VISUAL INSPECTION OF THE GRADING AND DRAINAGE WORK TO VERIFY COMPLIANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY ENGINEER AND/OR RESUME OF ANY CERTIFICATE OF GRADING AND DRAINAGE.

1. PRIOR TO COMMENCING ANY GRADING OR DRAINAGE WORK, THE CONTRACTOR SHALL SUBMIT AN INVENTORY OF THE EXISTING STORMWATER DRAINAGE SYSTEM (WHETHER PUBLIC OR PRIVATE) TO THE CITY OF CHATTANOOGA IN ELECTRONIC FORMAT. ELECTRONIC AS-BUILT DRAWINGS IN PDF FORMAT ARE ACCEPTED. THE INVENTORY SHALL SHOW THE EXISTING STORMWATER SYSTEM, INCLUDING THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING STORMWATER STRUCTURES AND INFRASTRUCTURE, INCLUDING ALL MANHOLE COVERS, STRUCTURES, AND INFRASTRUCTURE. THE INVENTORY SHALL ALSO SHOW THE LOCATION AND MATERIAL OF ALL EXISTING STORMWATER STRUCTURES AND INFRASTRUCTURE, INCLUDING ALL MANHOLE COVERS, STRUCTURES, AND INFRASTRUCTURE. THE INVENTORY SHALL ALSO SHOW THE LOCATION AND MATERIAL OF ALL EXISTING STORMWATER STRUCTURES AND INFRASTRUCTURE, INCLUDING ALL MANHOLE COVERS, STRUCTURES, AND INFRASTRUCTURE.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR RESUME OF ANY CERTIFICATE OF GRADING AND DRAINAGE PRIOR TO COMMENCING ANY GRADING OR DRAINAGE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR RESUME OF ANY CERTIFICATE OF GRADING AND DRAINAGE PRIOR TO COMMENCING ANY GRADING OR DRAINAGE WORK.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR RESUME OF ANY CERTIFICATE OF GRADING AND DRAINAGE PRIOR TO COMMENCING ANY GRADING OR DRAINAGE WORK.

LEGEND



FOR FINISH ELEVATIONS AND SLOPES, REFER TO THE ENLARGED GRADING AND DRAINAGE PLAN AND/OR RESUME OF ANY CERTIFICATE OF GRADING AND DRAINAGE.
NOTE 1: ADJUST STRUCTURE TO MATCH FINISH GRADE.
NOTE 2: REINFORCE STRUCTURE CASTING WITH MINIMUM COVER.
NOTE 3: ALL STRUCTURES SHALL BE CONCRETE.
NOTE 4: MATCH AND MATCH EXISTING MANHOLE.

SEE SHEET C3.1
SEE SHEET C3.4
SEE SHEET C3.3

SEE NOTE 1
SEE NOTE 2
SEE NOTE 3
SEE NOTE 4

Date:	06/12/2023
Drawn by:	JDH/ML
Checked by:	
Approved by:	
Scale:	AS SHOWN

Drawn by
**ENLARGED GRADING
AND DRAINAGE PLAN**

Drawn to
C3.3

Project No.
19172-1680



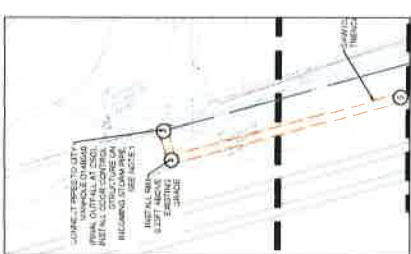
Innessee River

SEE INSERT - THIS SHEET

BLOCK 20

BLOCK 21
PARK TO REMAIN

BLOCK 25



STORM SEWER CONTINUED

CITY OF CHATTAHOOGA GRADING NOTES

- CONTRACTOR SHALL NOTIFY SUPERVISOR AND CITY STORMWATER INSPECTOR AT LEAST 30 DAYS BEFORE RE-VEGETATION AND/OR RE-CONSTRUCTION AT THE CONSTRUCTION SITE. PRIOR TO FINAL ACCEPTANCE BY THE CITY ENGINEER AND/OR ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY THE OWNER OR OWNER'S AGENT SHALL:
 - NUMBER AND DATE OF THE CONSTRUCTED STORMWATER DRAINAGE SYSTEM (ELECTRONIC AS BUILT DRAWINGS IN TENNESSEE STATE PLAN FORMAT, SHOW PLAN ONLY THE APPROVED AND CONSTRUCTED LAYOUT OF THE STORMWATER DRAINAGE SYSTEM, NEW AS BUILT DRAWINGS SHALL INCLUDE ALL STORMWATER FEATURES (ELECTRONIC AS BUILT DRAWINGS SHALL INCLUDE ALL STORMWATER SYSTEM EX. CATCH BASIN, CONCRETE HYDROLOGIC FEATURES (INCLUDING PAVES, CURBS, UTILITY, ETC.) AND FINISHING DETAILS ALL TRENCH SURFACES, ETC.)
 - CHECK WITH THE TRENCHING DETAIL ALL TRENCHING DETAILS, A LANDSCAPE INSPECTOR WITH THE CITY OF CHATTAHOOGA'S STORMWATER INSPECTOR TO VERIFY ALL STORMWATER DETAILS ARE CORRECT AND ACCURATE. AN INSPECTOR OR A MEMBER OF TWO BUSINESS DAYS BEFORE THE DESIRED INSPECTION DATE.
 - ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST COMPLY WITH THE CURRENT EDITION OF THE TRENCHING & SEDIMENT CONTROL MANUAL, THE CITY OF CHATTAHOOGA'S BMP MANUAL, AND THE TRENCH CONSTRUCTION GENERAL PERMITS (IF APPLICABLE).
 - AS BUILT DRAWINGS AND CERTIFICATIONS SHALL BE ACCOMPANIED WITH AS BUILT PHOTOGRAPHS MADE DURING THE SURVEY INSPECTION.
 - REPLACE STRUCTURE TO MATCH FINISHED GRADE.
 - REPLACE STRUCTURE CASTING WITH CURB INLET.
 - REPLACE AND/OR EXISTING PAVEMENT.
 - FOR ROADWAY PLAN AND FINISHES SEE SHEETS R1-L4, R1-L5, R1-L6, R1-L7, R1-L8 FOR TYPICAL SECTIONS SEE SHEET R1-L4, R1-L5, R1-L6, R1-L7, R1-L8.

LEGEND

- NEW ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT - PROGRAM / INCIDENT
- NEW ASPHALT PAVEMENT - PARKING AREA
- NEW ASPHALT PAVEMENT - EXISTING SPACES
- NEW ASPHALT PAVEMENT - EXISTING PARKING SPACES
- NEW CONCRETE PAVEMENT
- EXISTING MANHOLE
- EXISTING SEWER
- NEW SEWER
- DRAINAGE STRUCTURE (NO)



THE BEND: PHASE 1
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA TENNESSEE

DATE	AS NOTED
DATE	10/20/2014
APPROVED BY	H. MCD
REVISIONS	
1	
2	
3	
4	
5	

Drawing Title
**ENLARGED GRADING
 AND DRAINAGE PLAN**

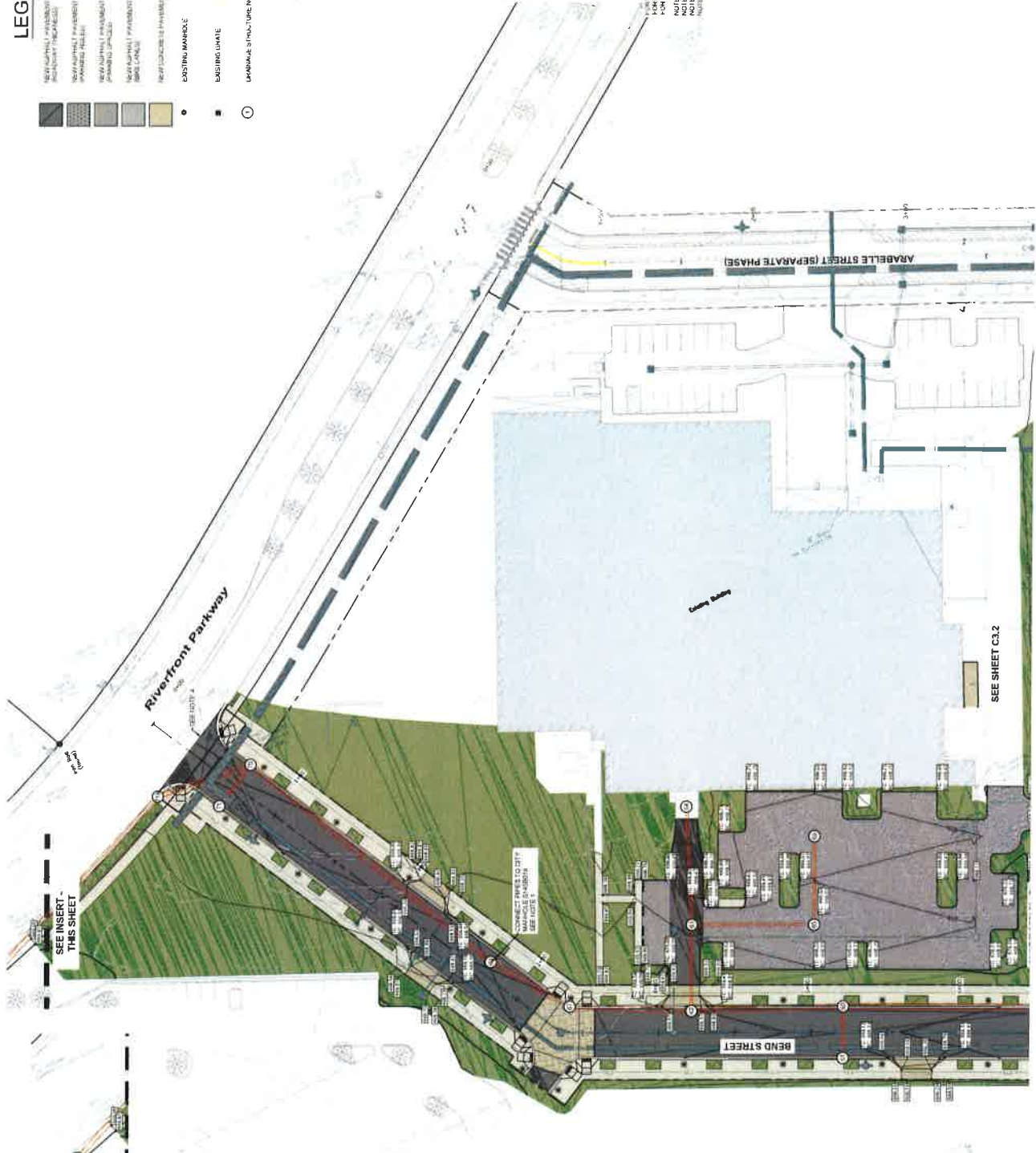
Project No.
C3.4
 Project File
 19172-1680

LEGEND

NEW ASPHALT PAVEMENT	NEW CONCRETE PAVEMENT	NEW STORMWATER PIPE	NEW STORMWATER MANHOLE
NEW STORMWATER CATCHMENT BASIN	NEW STORMWATER INLET	NEW STORMWATER VALVE	NEW STORMWATER STRUCTURE NO.
NEW STORMWATER CATCHMENT BASIN	NEW STORMWATER INLET	NEW STORMWATER VALVE	NEW STORMWATER STRUCTURE NO.
NEW STORMWATER CATCHMENT BASIN	NEW STORMWATER INLET	NEW STORMWATER VALVE	NEW STORMWATER STRUCTURE NO.

CITY OF CHATTANOOGA GRADING NOTES

1. CONTRACTOR SHALL NOTIFY SUPERVISOR AND CITY ENGINEER AT LEAST 48 HOURS BEFORE ANY GRADING OR EARTHWORK TO ANY CONSTRUCTION ON UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE EXCAVATION AND RECONSTRUCTION OF ANY EXISTING UTILITIES.
2. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES.



SEE SHEET C3.2

SEE INSERT - THIS SHEET

CONNECT PIPES TO CITY SEE NOTES 1-3

BEND STREET

ARBELLE STREET (SEPARATE PHASE)

Riverfront Parkway

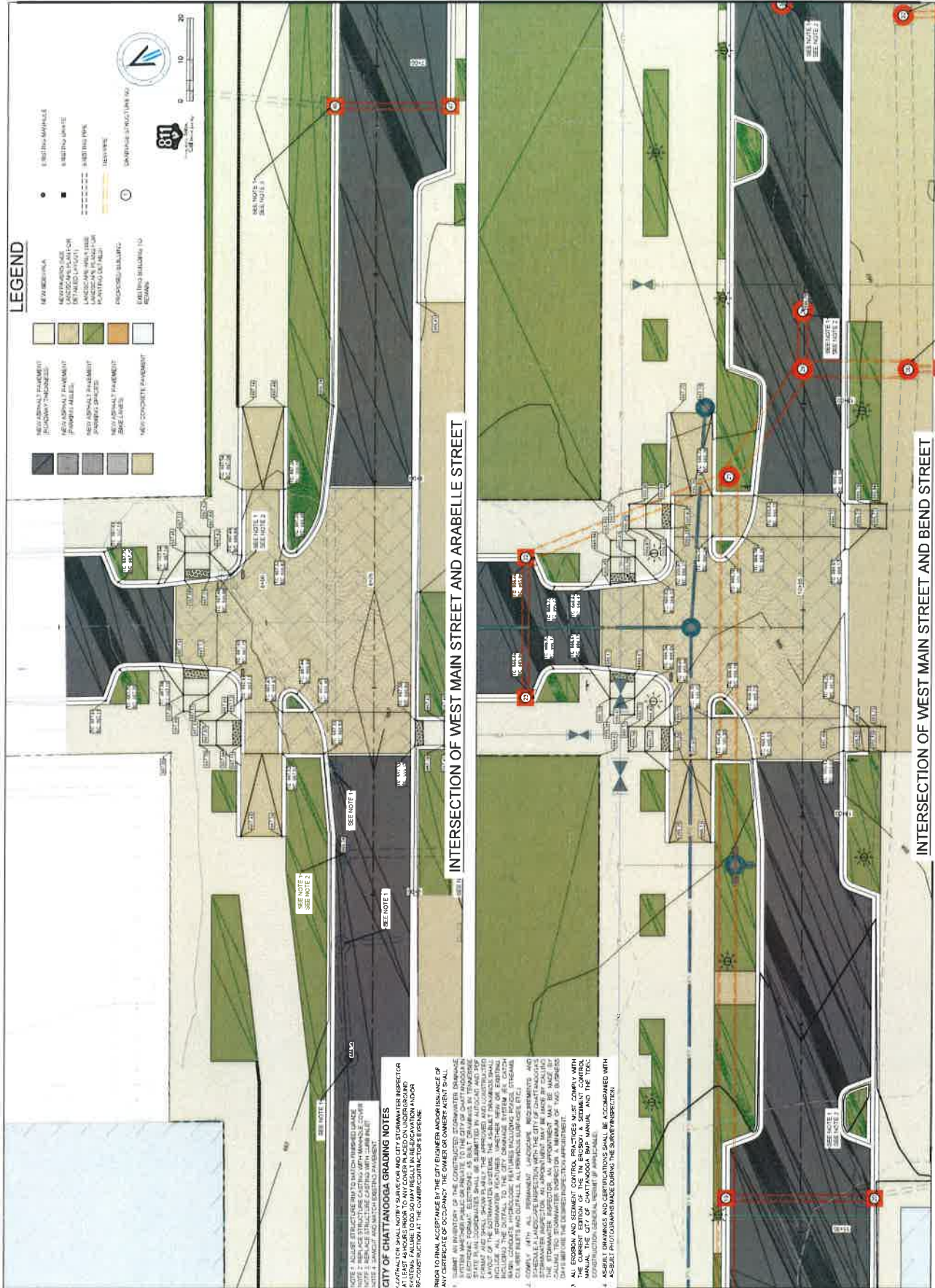


FOR
THE BEND: PHASE 1

Date	Drawn	Checked	By	Scale

Drawn: J. Hite
INTERSECTION GRADING LAYOUT

Drawn No: **C3.5**
 Project No: 19172-1680





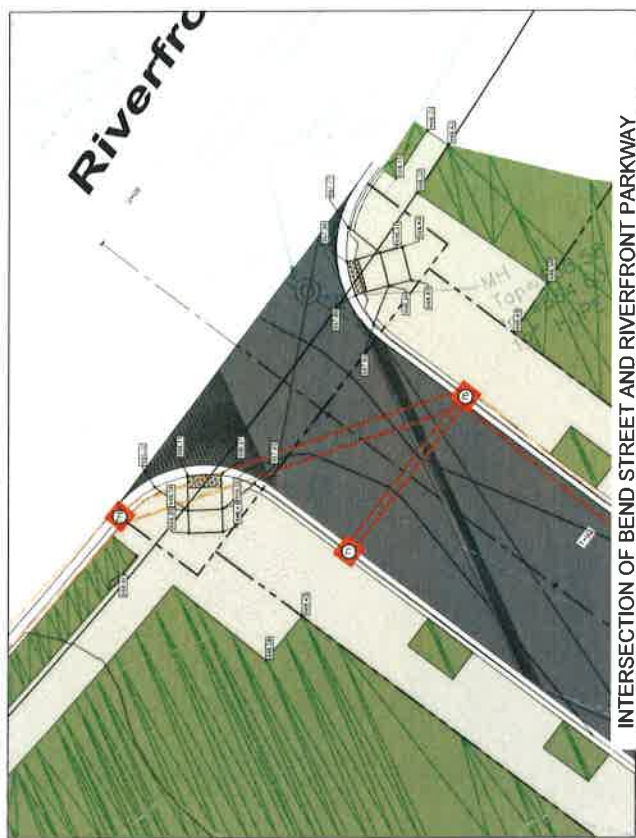
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CLASS	Final/3/22/22
APPROVED BY	N. BRID
DATE	11/11/22
DATE	11/11/22
DATE	11/11/22
DATE	11/11/22
DATE	11/11/22

LEGEND

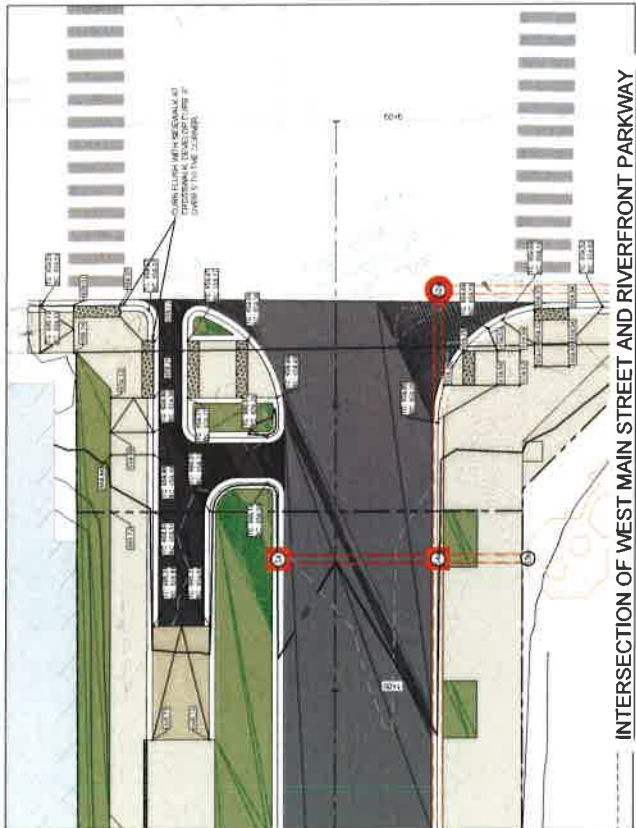
<p>NEW ASPHALT PAVEMENT (PAVEMENT FINISHED) NEW ASPHALT PAVEMENT (PARKING ALLEYS) NEW ASPHALT PAVEMENT (PARKING ALLEYS) NEW ASPHALT PAVEMENT (PARKING ALLEYS) NEW ASPHALT PAVEMENT (PARKING ALLEYS)</p>	<p>NEW SIDEWALK NEW SIDEWALK FOR LANDSCAPE AREA (SEE LANDSCAPE AREA SHEET FOR DETAILED LAYOUT) NEW SIDEWALK FOR LANDSCAPE AREA (SEE LANDSCAPE AREA SHEET FOR DETAILED LAYOUT) NEW SIDEWALK FOR LANDSCAPE AREA (SEE LANDSCAPE AREA SHEET FOR DETAILED LAYOUT)</p>
<p>NEW CONCRETE PAVEMENT NEW CONCRETE PAVEMENT NEW CONCRETE PAVEMENT NEW CONCRETE PAVEMENT (BRETT LINES) NEW CONCRETE PAVEMENT (BRETT LINES)</p>	<p>PROPOSED BUILDING PROPOSED BUILDING PROPOSED BUILDING PROPOSED BUILDING</p>
<p>EXISTING BUILDING TO REMAIN EXISTING BUILDING TO REMAIN</p>	<p>EXISTING PIPE EXISTING PIPE EXISTING PIPE</p>
<p>NEW DRAINAGE COVERS (NO CURBS) NEW DRAINAGE COVERS (NO CURBS) NEW DRAINAGE COVERS (NO CURBS)</p>	<p>EXISTING MANHOLE EXISTING MANHOLE EXISTING MANHOLE</p>

CITY OF CHATTANOOGA GRADING NOTES

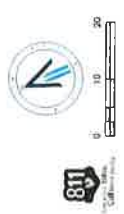
- CONTRACTOR SHALL NOTIFY SURVEYOR AND CITY STORMWATER INSPECTOR AT LEAST 10 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION TO ALLOW FOR FIELD VERIFICATION OF GRADING INFORMATION TO BE PROVIDED TO CONTRACTOR. FAILURE TO DO SO MAY RESULT IN RE-ELEVATION AND/OR RE-CONSTRUCTION AT THE OWNERS/CONTRACTORS EXPENSE.
- PERMIT TO BEGIN ACCEPTANCE BY THE CITY ENGINEER (AFTER RECEIPT OF ANY) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL FURNISH A FIELD SURVEYOR AND CITY ENGINEER WITH ALL NECESSARY DATA AND DRAWINGS IN A MEETING WITH THE CITY ENGINEER AND SURVEYOR TO DISCUSS THE PROJECT AND GRADING INFORMATION. CONTRACTOR SHALL PROVIDE THE CITY ENGINEER WITH ALL NECESSARY DATA AND DRAWINGS IN A MEETING WITH THE CITY ENGINEER AND SURVEYOR TO DISCUSS THE PROJECT AND GRADING INFORMATION.
- CONTRACTOR SHALL PROVIDE THE CITY ENGINEER WITH ALL NECESSARY DATA AND DRAWINGS IN A MEETING WITH THE CITY ENGINEER AND SURVEYOR TO DISCUSS THE PROJECT AND GRADING INFORMATION. CONTRACTOR SHALL PROVIDE THE CITY ENGINEER WITH ALL NECESSARY DATA AND DRAWINGS IN A MEETING WITH THE CITY ENGINEER AND SURVEYOR TO DISCUSS THE PROJECT AND GRADING INFORMATION.
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INTERSECTION OF BEND STREET AND RIVERFRONT PARKWAY



INTERSECTION OF WEST MAIN STREET AND RIVERFRONT PARKWAY





Nashville - Murfreesboro - Chattanooga
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WEST END OPPORTUNITY FUND, LLC

FOR THE BEND: PHASE 1

CHATTANOOGA, TENNESSEE

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 84-88.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 89-93.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 94-98.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 99-103.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 104-108.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 109-113.

Table with 4 columns: NO., TYPE*, INVERTS, RIM, INVERTS. Rows 114-118.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 1-5.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 6-10.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 11-15.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 16-20.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 21-25.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 26-30.

Table with 3 columns: LINK, SIZE/TYPE, LENGTH, SLOPE. Rows 31-35.

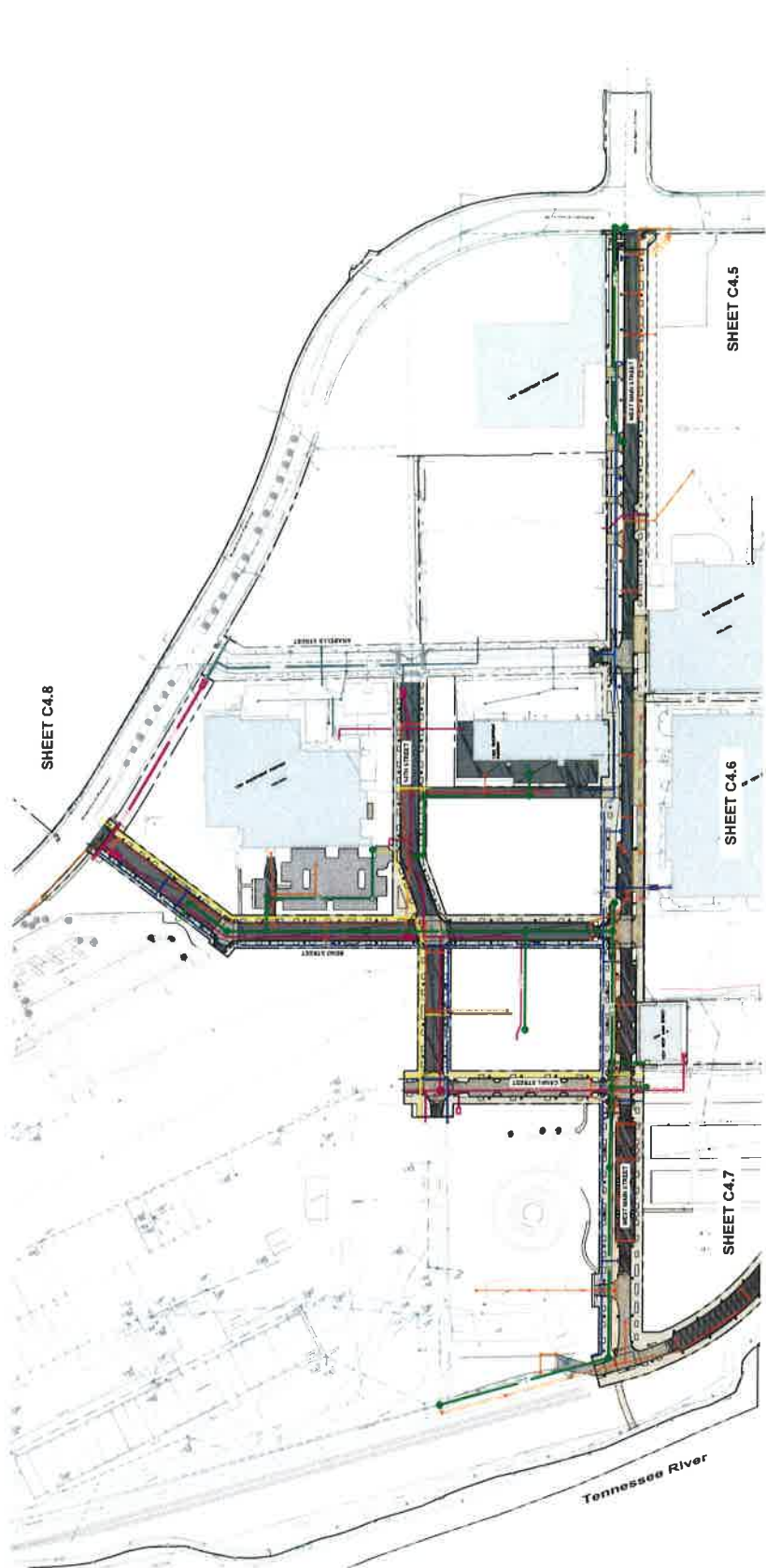
DRAINAGE TABLES

Drawn By: C3.9

Project No: 19172-1680



Scale:	AS SHOWN
Date:	March 2014
Approved By:	N. BIRD
Revised:	



UTILITY LEGEND

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING PINK PAINT
- PROPOSED CELLULAR AND LOW VOLTAGE CABLES
- PROPOSED ELECTRIC AND COMMUNICATIONS CABLES
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER



NOTE: SURVEYED PINK PAINT LINES WAS ASSUMED TO BE COMPLETED BY THE APPLICANT. UNIFORM COLOR CODES FOR TEMPORARY MARKINGS.

UTILITY LEGEND

Legend symbols and color key for utility lines and manholes, including: EXISTING SANITARY, IMPROVED SANITARY, IMPROVED SANITARY CLEANSOUT, NEW 48" DIAM. MANKLE, NEW 48" DIAM. MANKLE WITH 18" CONC. FLOOR, NEW CONCRETE PAVEMENT, NEW ASPHALT PAVEMENT, NEW ASPHALT FINISHMENT, NEW SIDEWALK, and NEW PAVEMENT.



THE BEND: PHASE 1

FOR

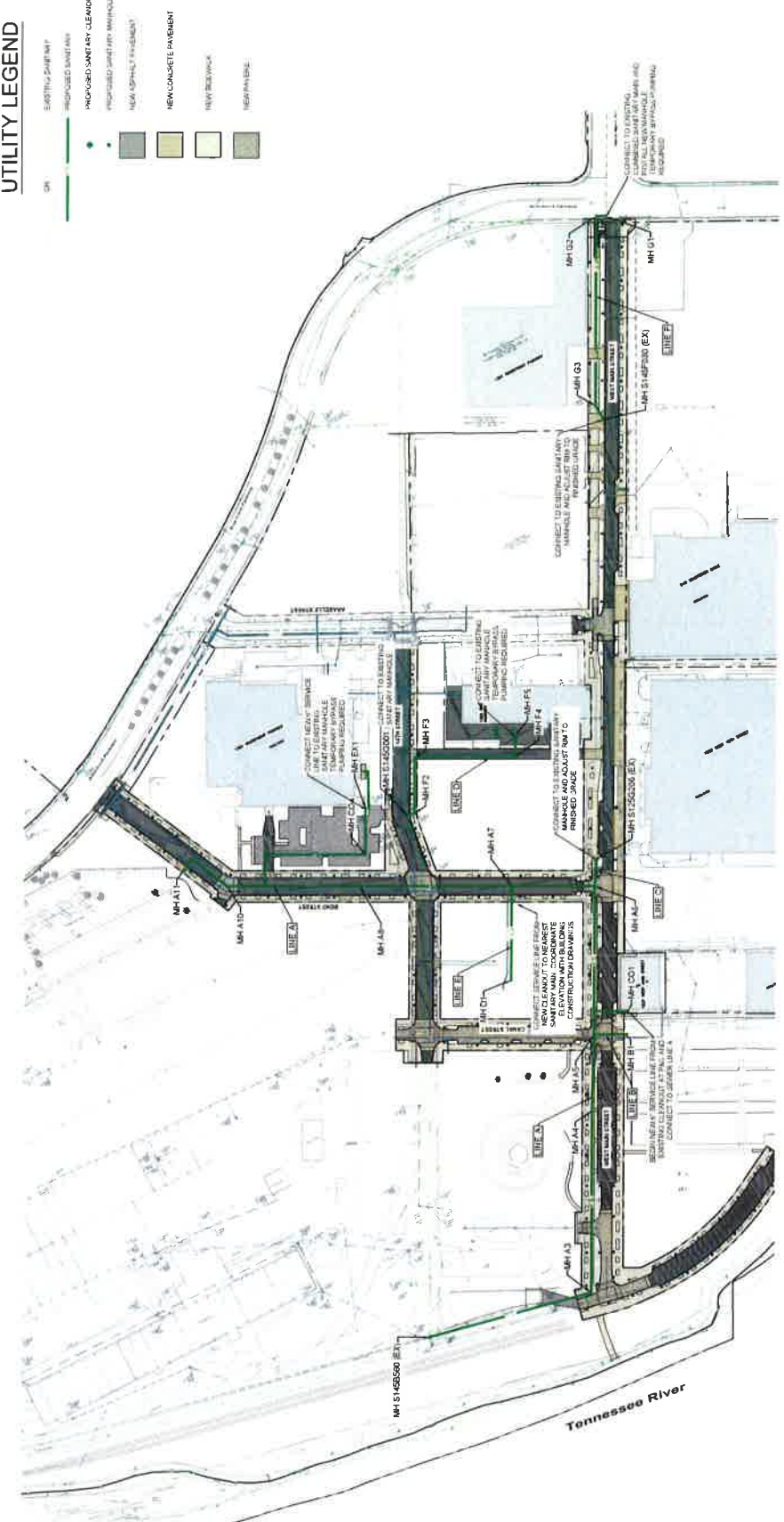
CHATTANOOGA, TENNESSEE

Table with columns: SHEET NO., DATE, APP. BY, and PROJECT NO.

OVERALL SANITARY PLAN

Drawing No. C4.1

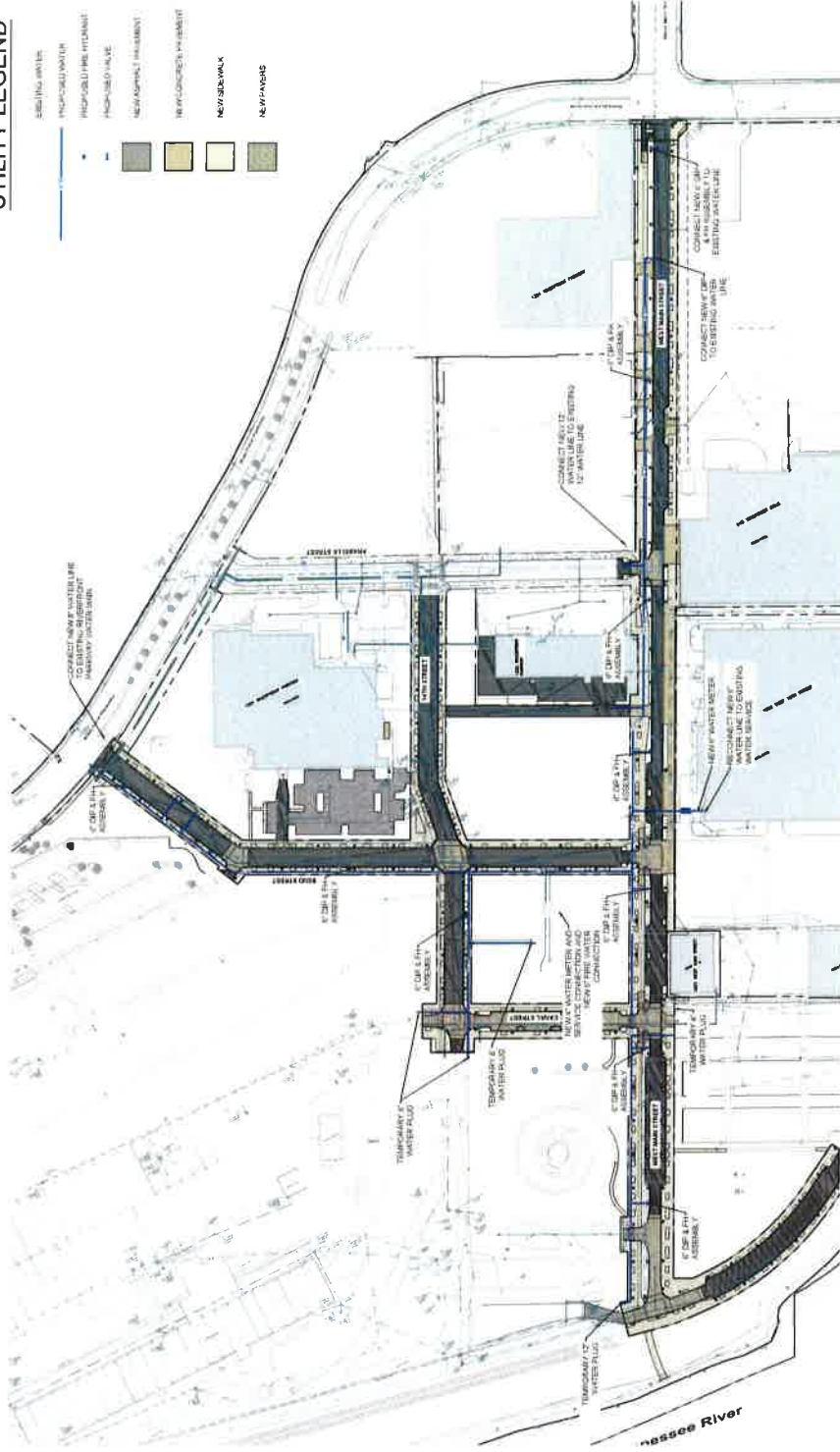
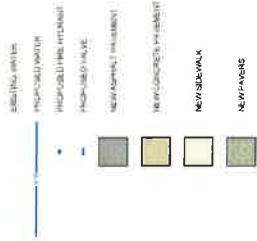
19172-1680



- STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION
1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CHATTANOOGA...
2. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT 30-241 AT LEAST 72 HOURS PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION...
3. ALL CUTS AND FILL ARE TO BE PLACED AND FILLS COMPACTED PRIOR TO SEWER INSTALLATION...
4. ALL SEWER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48" UNLESS OTHERWISE NOTED...
5. ALL SEWER LINES SHALL BE INSTALLED WITH 4" MINIMUM CLEARANCE TO ALL OTHER UTILITIES...
6. ALL SEWER LINES SHALL BE INSTALLED WITH 4" MINIMUM CLEARANCE TO ALL OTHER UTILITIES...
7. ANCHOR BOLLS SHALL BE PROVIDED ON SANITARY SEWER LINES WITH SLICES SEPARATING 12" WITH...
8. TRANSITION JOINTS ON SEWER PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH ADAPTS IN USE...
9. SERVICE LATERALS EXTENDING TO THE PROPERTY LINE SHALL EACH HAVE A 18" DIA. 18" MIN. IM...
10. MANHOLES AT THE PROPERTY LINE SHALL BE CORDED AND BOOTED AND THE TRUNK, TRUNK AND...
11. TOPS OF ALL MANHOLES SHALL BE MINDED TO BE AT LEAST FLUSH OR ABOVE FINISHED GRADE AND...
12. COORDINATE ALL SEWER LINES WITH ALL OTHER UTILITIES...
13. ALL SEWER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48" UNLESS OTHERWISE NOTED...
14. ALL SEWER LINES SHALL BE INSTALLED WITH 4" MINIMUM CLEARANCE TO ALL OTHER UTILITIES...
15. UPON COMPLETION OF THE PROJECT, ALL PUBLIC SEWER EASEMENTS OBTAINED SHALL BE SUBMITTED TO...
16. ALL NEWLY CONSTRUCTED SANITARY SEWERS SHALL BE TELEVIEWED AT THE REQUEST OF THE ARCHITECTURAL ENGINEER.



UTILITY LEGEND



NOTE:
 WATER DESIGN AND CONSTRUCTION
 BY TENNESSEE AMERICAN WATER
 SHOWN FOR REFERENCE ONLY



Nashville, Murfreesboro - Chattanooga
 ragan@rsmith.com



WEST END OPPORTUNITY FUND, LLC

THE BEND: PHASE 1

FOR

CHATTAHOOGA, TENNESSEE

DATE: AS NOTED

DESIGNER: RAGANSMITH

APPROVED BY: J. BIRD

PROJECT NO. 19172-1680

DATE: 1/15/20

OVERALL WATER PLAN

PROJECT NO.

C4.2

19172-1680



THE BEND: PHASE 1

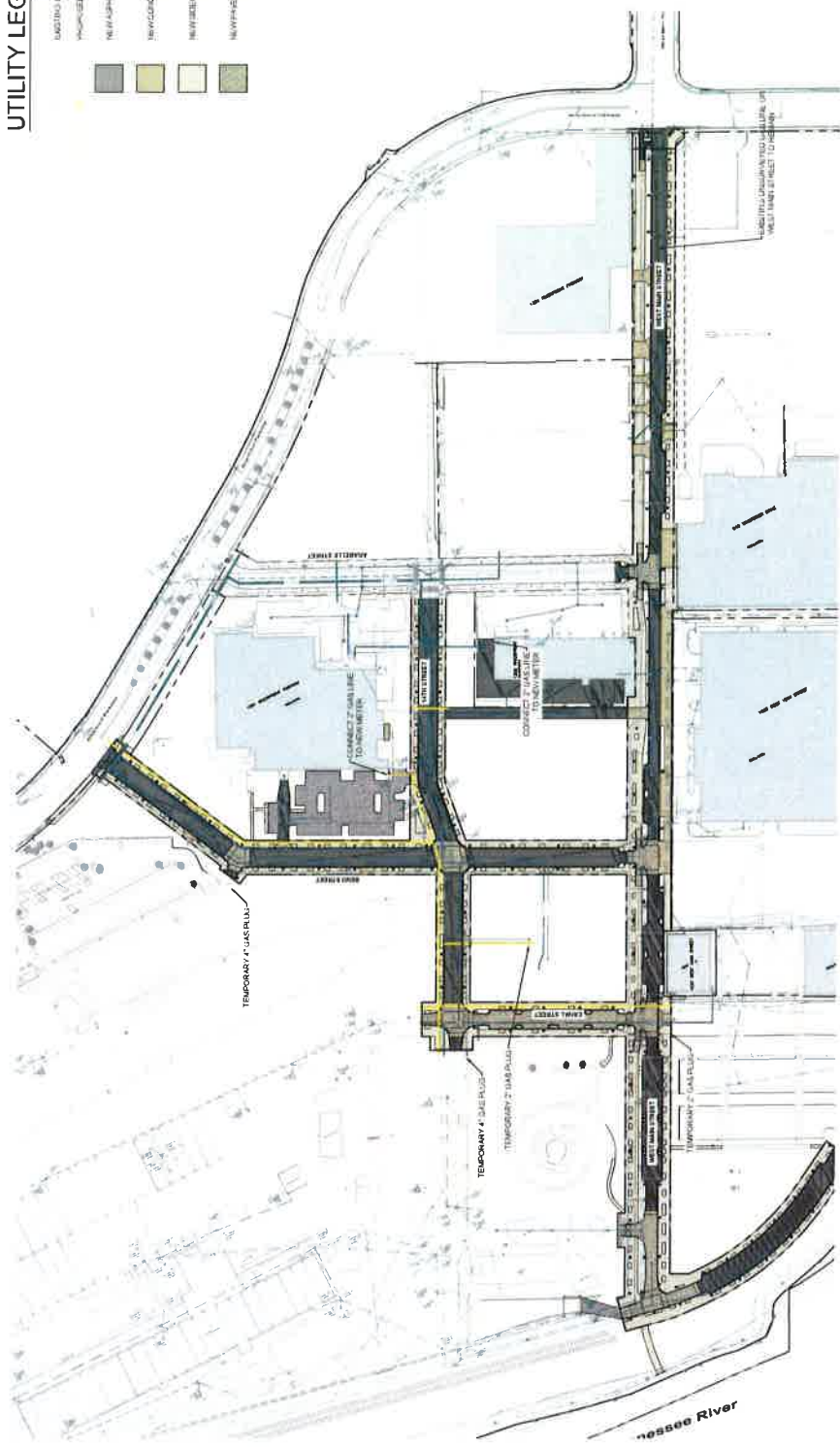
Date	10/20/2016
Applicant	WEST END OPPORTUNITY FUND, LLC
Project No.	19172-1680
Sheet No.	01

Overall Site
OVERALL GAS PLAN

Drawing No.
C4.3
Project No.
19172-1680

UTILITY LEGEND

-  EXISTING GAS
-  PROPOSED GAS
-  NEW ASPHALT PAVEMENT
-  NEW CONCRETE PAVEMENT
-  NEW DRIVEWAY
-  NEW PAVED BI



NOTE:
GAS DESIGN AND CONSTRUCTION BY
OTHER CONTRACTORS SHOWN FOR
REFERENCE ONLY






FOR
THE BEND: PHASE 1

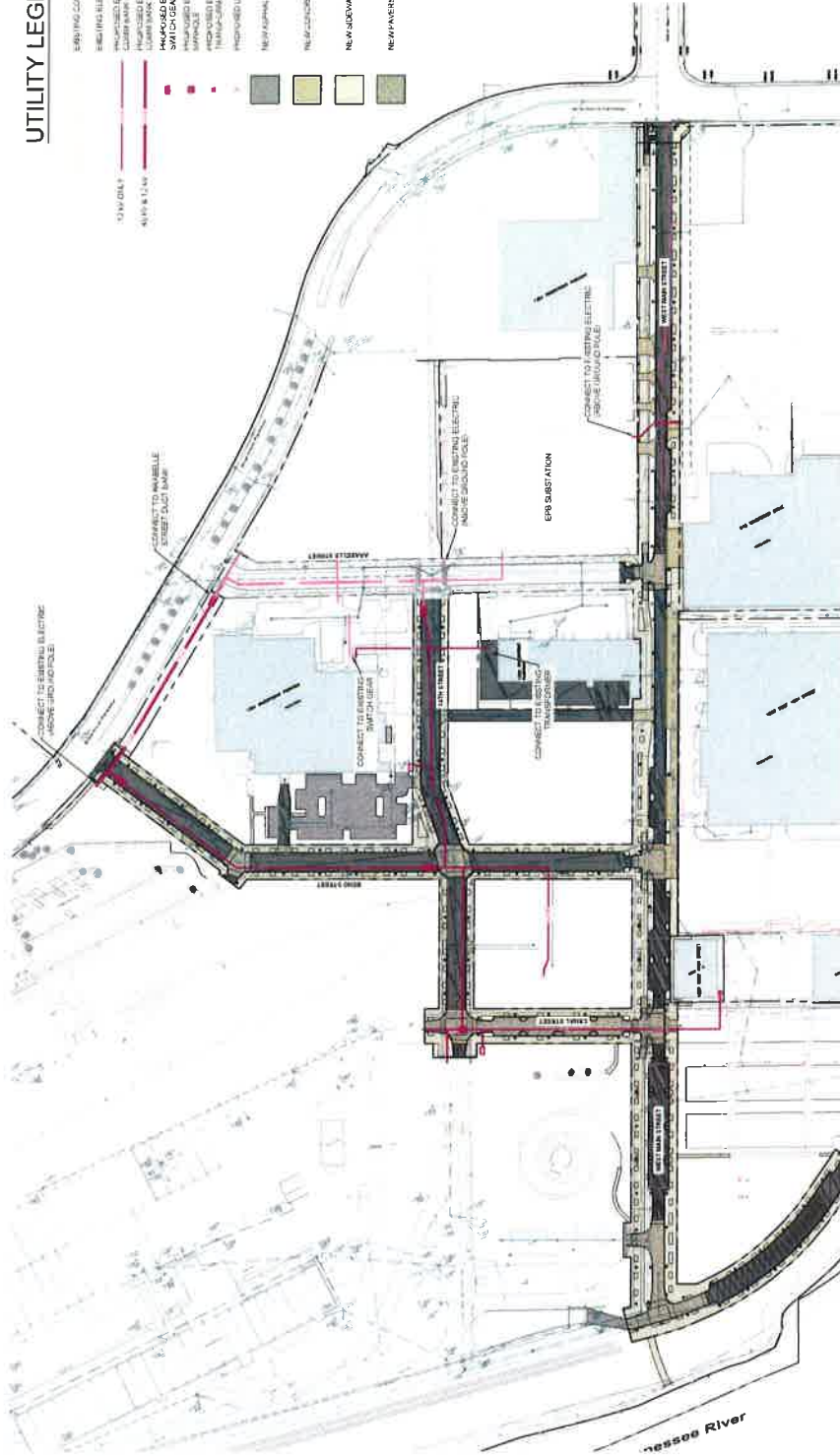
DATE	BY	DESCRIPTION

Overall Title
**OVERALL ELECTRIC
 & COMMUNICATION
 PLAN**

Drawing No
C4.4
 Project No
 19172-1680

UTILITY LEGEND

- EXISTING COMMUNICATIONS**
- EXISTING ELECTRIC
 - PROPOSED ELECTRIC AND COMMUNICATIONS TO BE INSTALLED UNDER EXISTING UTILITY RIGHTS-OF-WAY
 - PROPOSED ELECTRIC SERVICE TO NEW BUILDINGS
 - PROPOSED ELECTRIC SERVICE TO EXISTING BUILDINGS
 - PROPOSED ELECTRIC SERVICE TO EXISTING LIGHTS
 - NEW SERVICE TO EXISTING LIGHTS
 - NEW SERVICE TO EXISTING LIGHTS
 - NEW SERVICE TO EXISTING LIGHTS
 - NEW SERVICE TO EXISTING LIGHTS
- NEW SIDEWALK**
- NEW PARKS**



NOTE:
 ELECTRIC AND COMMUNICATIONS
 DESIGN AND CONSTRUCTION BY EPO
 SHOWN FOR REFERENCE ONLY



UTILITY LEGEND

- EXISTING COMMUNICATIONS**
- EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY
 - EXISTING FIBER
 - EXISTING WATER
 - EXISTING FIRE MAIN
- OR
- NOTE: SURVEYED PAINTED LINES WAS ASSUMED TO BE COMPLETED BY THE APPLICABLE COLOR CODES FOR TEMPORARY MARKINGS

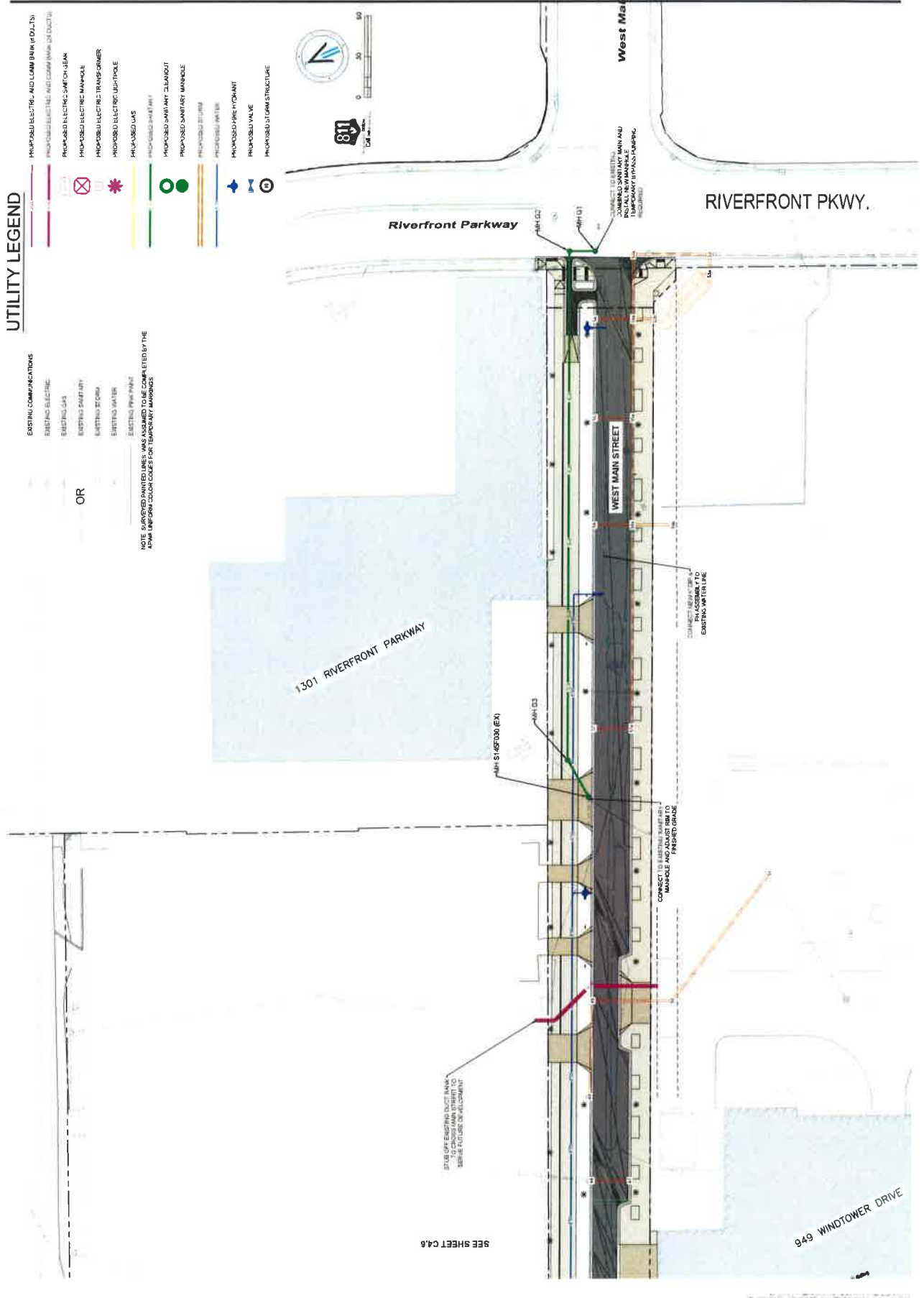
- PROPOSED ELECTRIC AND CABLE BARK (CUT) IS
- PROPOSED ELECTRIC AND CABLE MANHOLE OR DUCT
- PROPOSED ELECTRIC SWITCH USM
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LIGHT POLE
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER
- PROPOSED FIRE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED UTILITY STRUCTURE



DATE	DESCRIPTION	BY	FOR
AS NOTED			

Drawing Title
ENLARGED UTILITY PLAN

Drawing No.
C4.5
Project No.
19172-1680



SEE SHEET C4.6

649 WINDTOWER DRIVE



Memphis • Nashville • Chattanooga
 raganrsm@aol.com



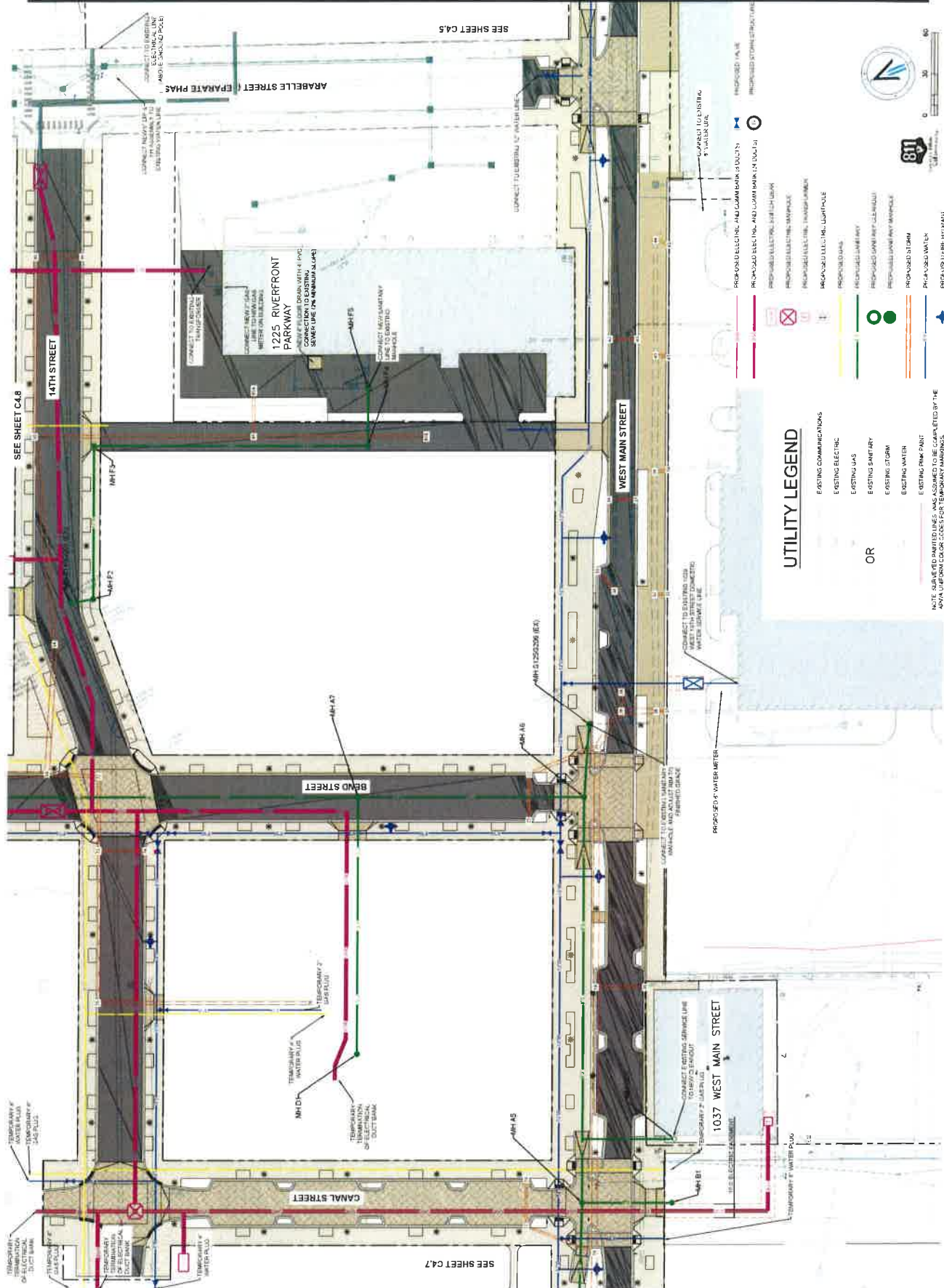
THE BEND: PHASE 1 FOR WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA, TENNESSEE

Quantity: 100
 ENLARGED UTILITY
 PLAN

Drawing No: **C4.6**
 Project No: 19172-1680

DATE	DESCRIPTION	BY
10/18/2019	AS SHOWN	[Signature]



UTILITY LEGEND

- EXISTING COMMUNICATIONS
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY
 - EXISTING COLD WATER
 - EXISTING FRESH WATER
 - OR
 - PROPOSED ELECTRICAL PANEL
 - PROPOSED WATER METER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED ELECTRICAL PANEL
 - PROPOSED WATER METER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED ELECTRICAL PANEL
 - PROPOSED WATER METER
 - PROPOSED SANITARY MANHOLE
- NOTE: SUB-AREA BOUNDARIES ARE ASSUMED TO BE CLARIFIED BY THE APPROPRIATE COLOR CODES FOR TEMPORARY MARKINGS.



THE BEND: PHASE 1

FOR

Date:	06/20/2022
Appointed By:	TS (JED)
Drawn By:	
Checked By:	
Reviewed By:	
Scale:	AS SHOWN

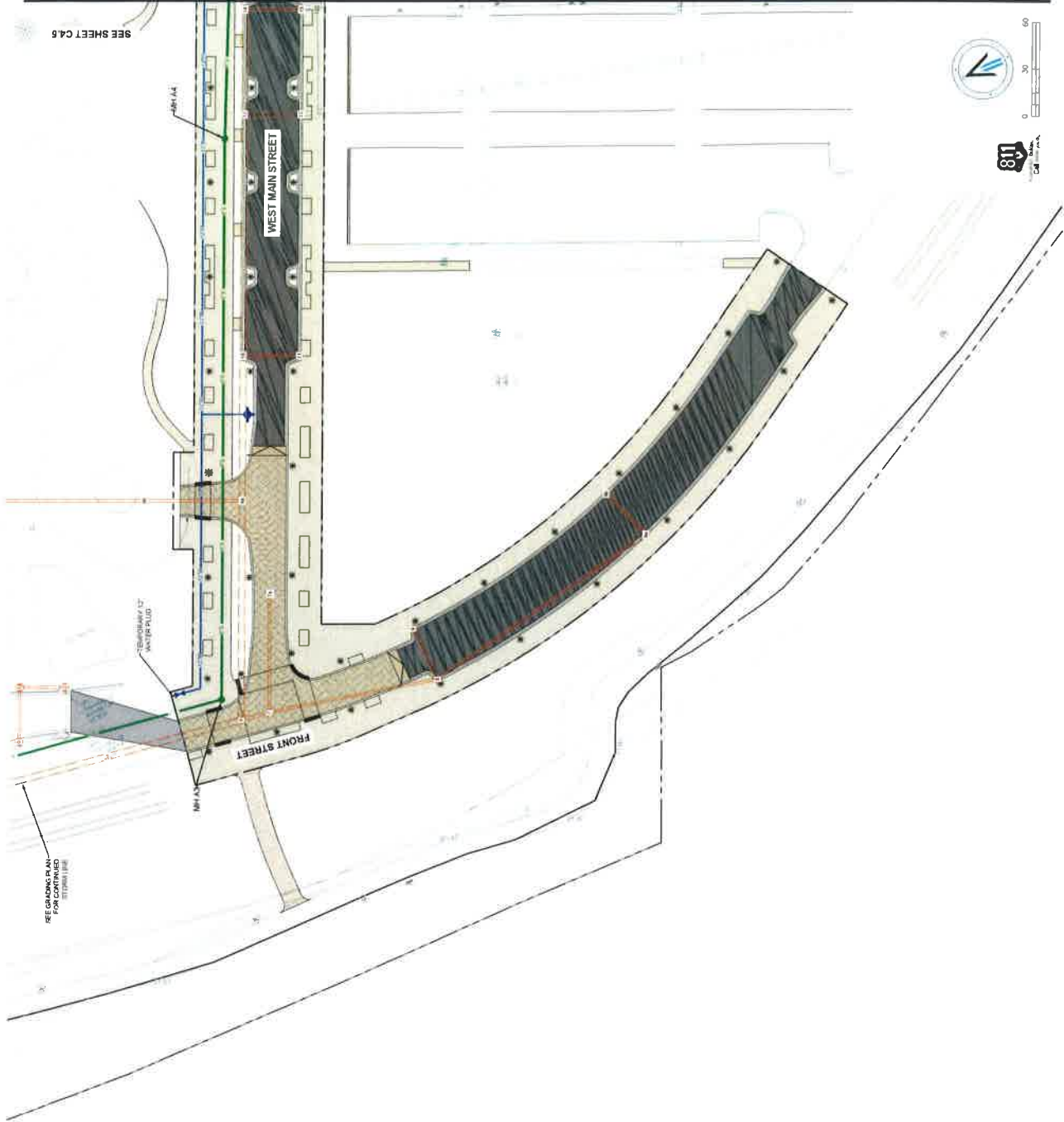
Drawing No.

ENLARGED UTILITY PLAN

Drawing No.

C4.7

Project No.
19172-1680



SEE SHEET C4.6

SEE GRADING PLAN FOR CONTINUED UTILITY PLAN

UTILITY LEGEND

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING SWP PUMP
- OR
- PROPOSED ELECTRIC AND COMM BANK (DUCTS)
- PROPOSED ELECTRIC AND COMM BANK (CABLES)
- PROPOSED ELECTRIC SWITCH/REAR
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LIGHTPOLE
- PROPOSED GAS
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED STORM STRUCTURE

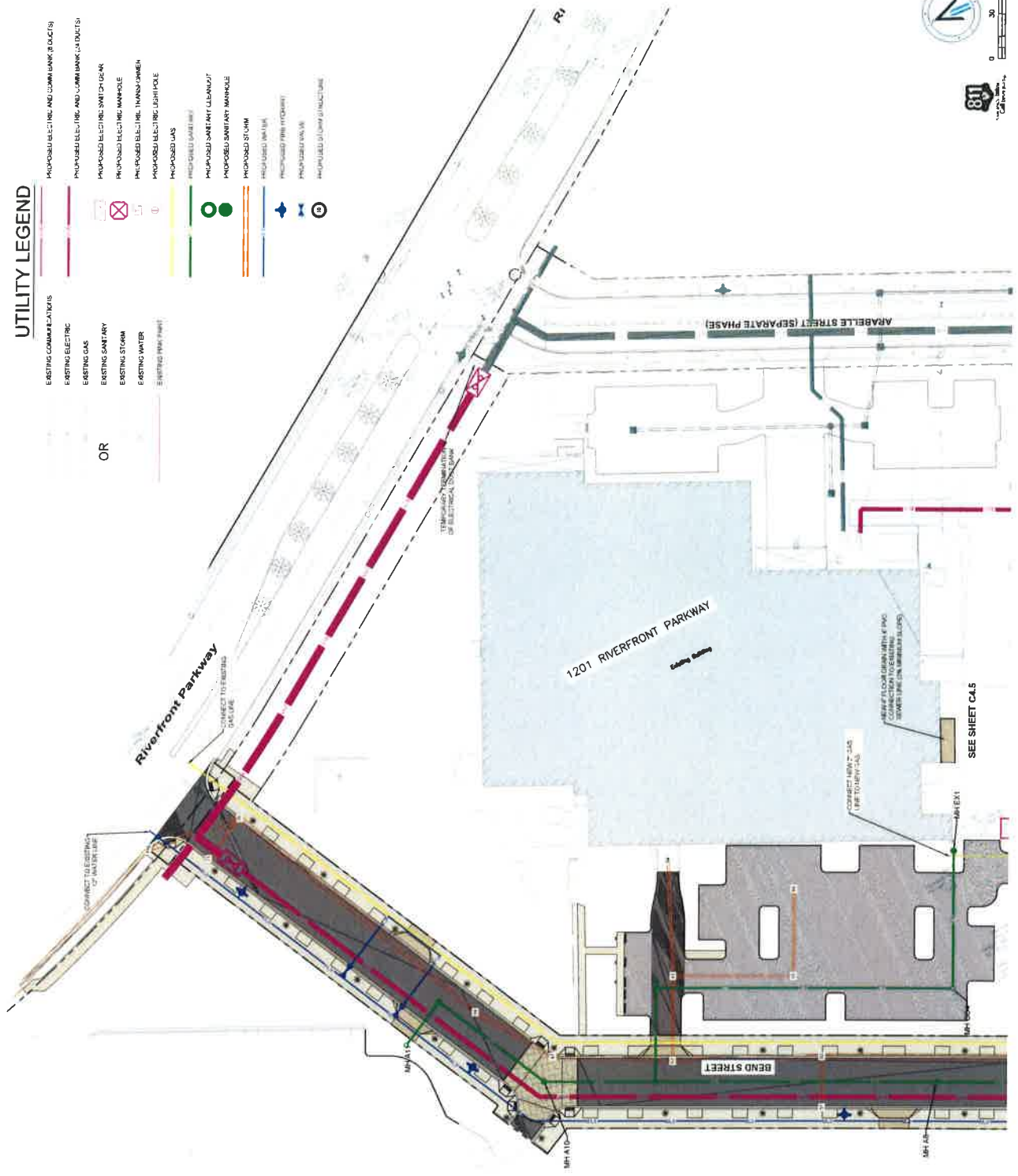
NOTE: DIMENSIONS AND SPACING ARE ASSUMED TO BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH THE APPROPRIATE CODES FOR TEMPORARY MARKINGS.



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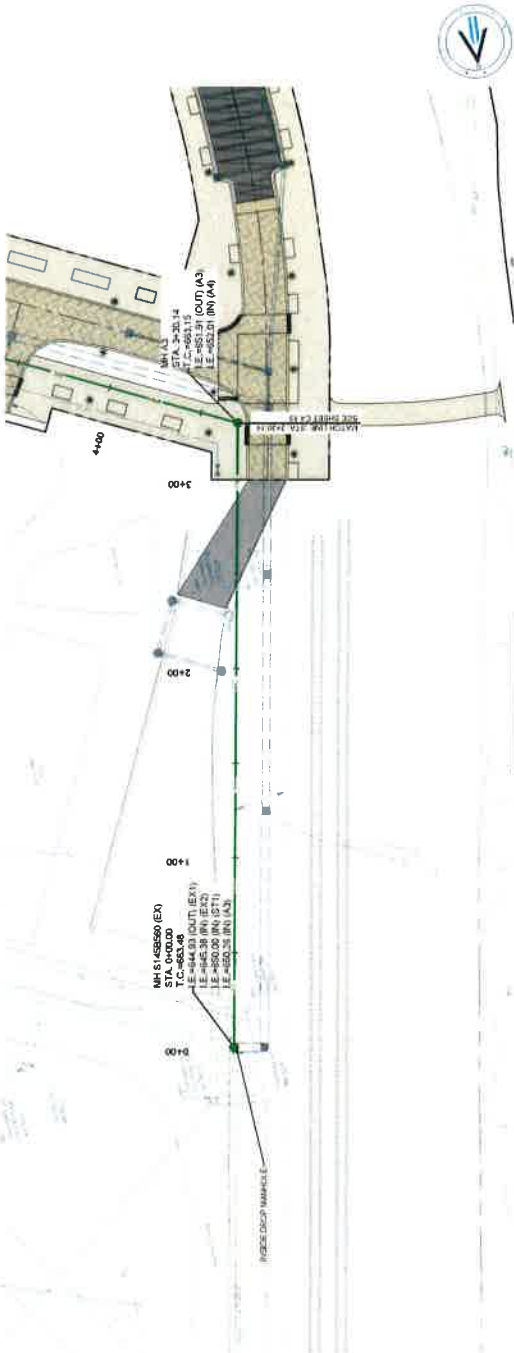
UTILITY LEGEND

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING NEW PAVT
- OR
- PROPOSED ELECTRIC AND COMM BANK (DUCTS)
- PROPOSED ELECTRIC AND COMM BANK (40 DUCTS)
- PROPOSED ELECTRIC SWITCH (US BANK)
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LIGHT POLE
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED WATER FITTING
- PROPOSED WATER MANHOLE
- PROPOSED WATER STRUCTURE

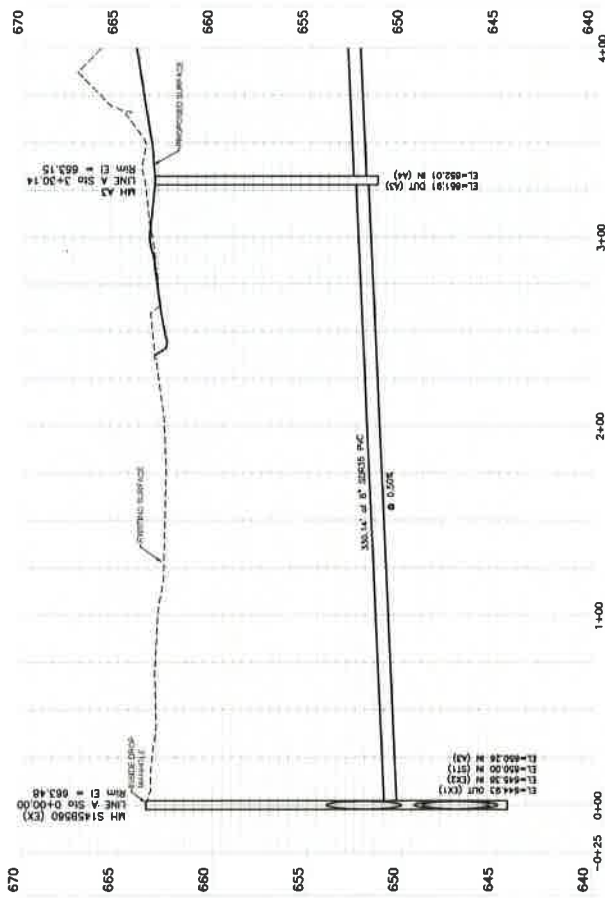




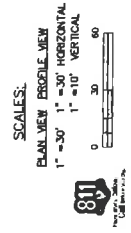
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08/14/14	REVISION



LINE "A"



SCALES:
PLAN VIEW: 1" = 30'
PROFILE VIEW: 1" = 10' VERTICAL
1" = 30' HORIZONTAL



- STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION**
1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION AND SHALL BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR.
 2. SEWERS SHALL BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR.
 3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS BEFORE THE START OF CONSTRUCTION.
 4. ALL CUTS AND FILLS ARE TO BE IN PLACE AND HELD COMPACTED PROHIBIT SEWER CONSTRUCTION.
 5. SANITARY LINES SHALL BE 18 INCHES FROM THE TOP OF ALL EXISTING UTILITY LINES AND 18 INCHES ABOVE OR BELOW A STORM SEWER LINE. SANITARY LINES SHALL BE 18 INCHES FROM THE TOP OF ALL EXISTING UTILITY LINES AND 18 INCHES ABOVE OR BELOW A STORM SEWER LINE.
 6. WHERE WATER SPRING CROSSSES THE SANITARY SEWER LINE, THE WATER SERVICE SHALL BE INSTALLED UNDER THE SEWER LINE. THE WATER LINE SHALL BE OF CAST IRON WITH A MINIMUM WALL THICKNESS OF 4 INCHES. THE WATER LINE SHALL BE INSTALLED UNDER THE SEWER LINE.
 7. ALL SANITARY SEWER LINES SHALL BE INSTALLED ON SANDY SOILS WITH 4 INCHES OF SAND UNDER THE LINE.
 8. TRANSITION JOINTS OF SEWER PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH TRANSITION COUPLERS.
 9. SERVICE LATERALS EXTENDING TO THE PROPERTY LINE SHALL HAVE A TREATED 18 INCH DIAMETER AND SHALL BE INSTALLED TO THE PROPERTY LINE.
 10. EXISTING MANHOLES SHALL BE CONCRETE AND SHALL BE CONCRETE AND SHALL BE CONCRETE AND SHALL BE CONCRETE.
 11. FINISHED GRADES AND TOPS OF EXISTING STRUCTURES SHALL BE CONCRETE AND SHALL BE CONCRETE.
 12. MANHOLES PASSED 8 INCHES OR LESS SHALL BE MADE BY THE USE OF CONCRETE MANHOLES PASSED GREATER THAN 8 INCHES SHALL REQUIRE THE REMOVAL OF THE EXISTING MANHOLE AND THE INSTALLATION OF A NEW CONCRETE MANHOLE.
 13. CONCRETE MANHOLES SHALL BE CONCRETE AND SHALL BE CONCRETE AND SHALL BE CONCRETE.
 14. CONCRETE LINES SHALL BE TESTED AND APPROVED BY ALL UTILITY UTILITIES BEFORE INSTALLATION.
 15. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSFIELD STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.
 16. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSFIELD STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.
 17. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSFIELD STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.
 18. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSFIELD STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.
 19. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANSFIELD STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.



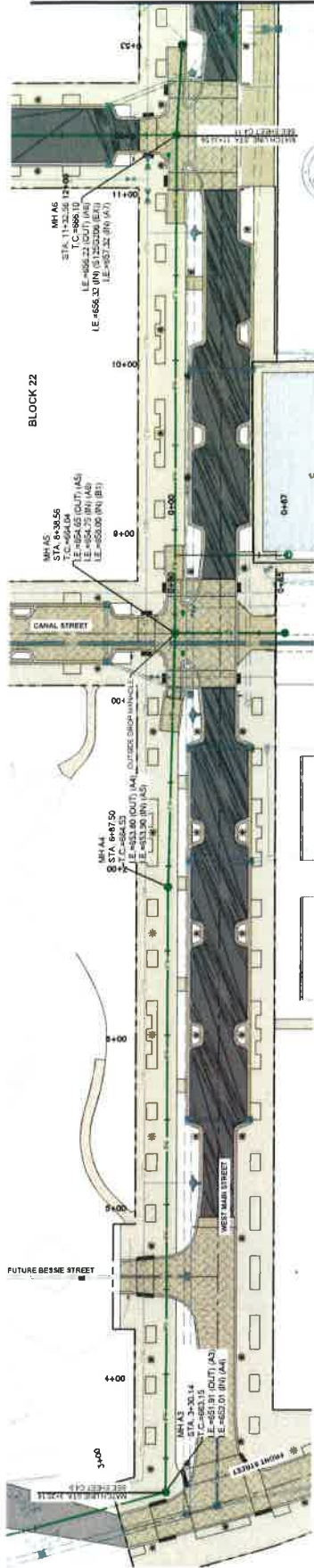
CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

DATE	DESCRIPTION
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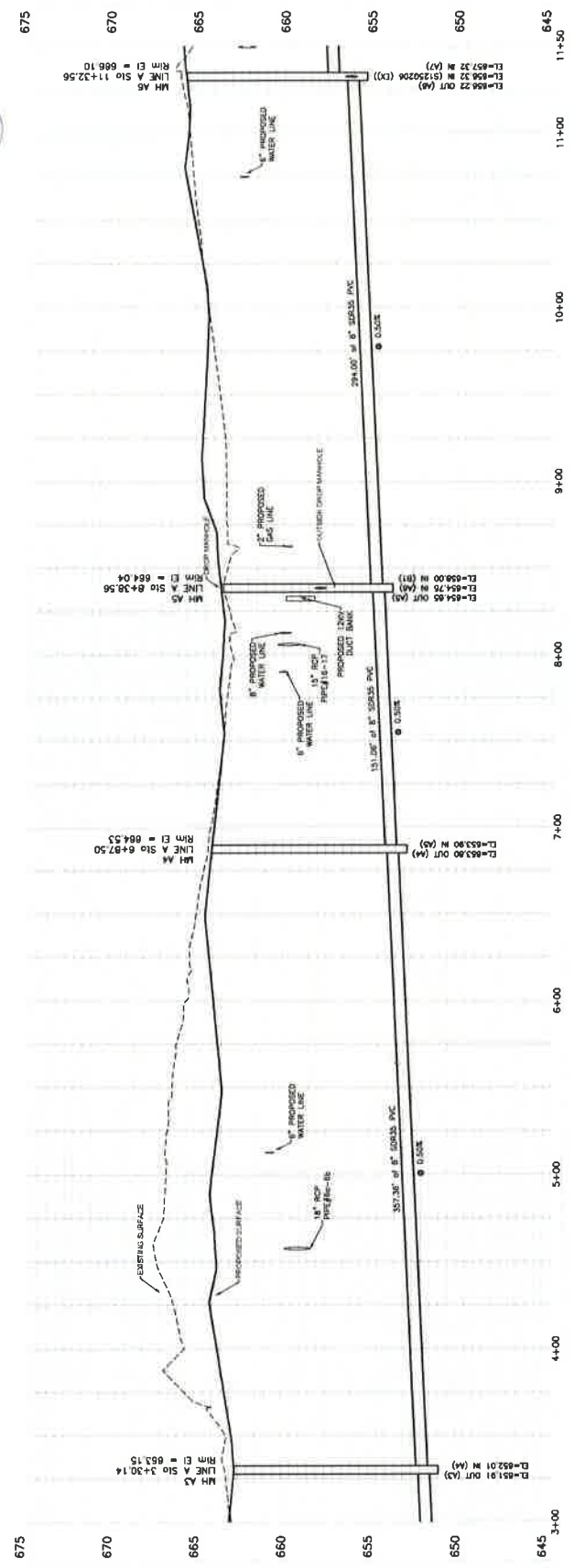
DATE: 11/11/11
SANITARY PLAN AND PROFILE

DATE: 11/11/11
C4.10

19172-1680



LINE "A"



STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC SANITARY SEWER LINES AND MANHOLES, LATEST EDITION, AS ADOPTED BY THE BOARD OF PUBLIC WORKS, COUNTY OF HAMILTON.
2. ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR.
3. THE SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
4. ALL CUTS AND FILLS ARE TO BE IN PLACE AND FULLY COMPACTED PRIOR TO SEWER CONSTRUCTION.
5. ALL SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS, UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
7. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
9. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
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11. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
12. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
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15. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
16. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
17. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
18. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
19. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.
20. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER ABOVE FINISHED GRADE.





WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

CHATTANOOGA, TENNESSEE

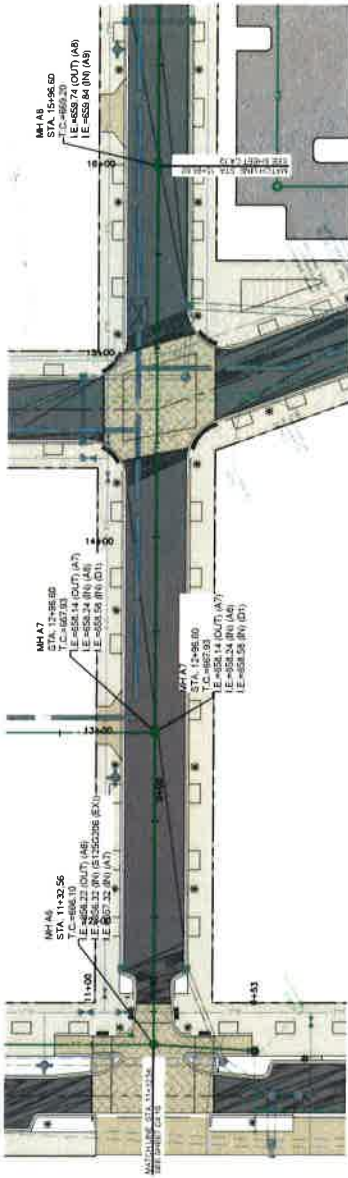
Date	Revised	By

Drawn by: [Name]

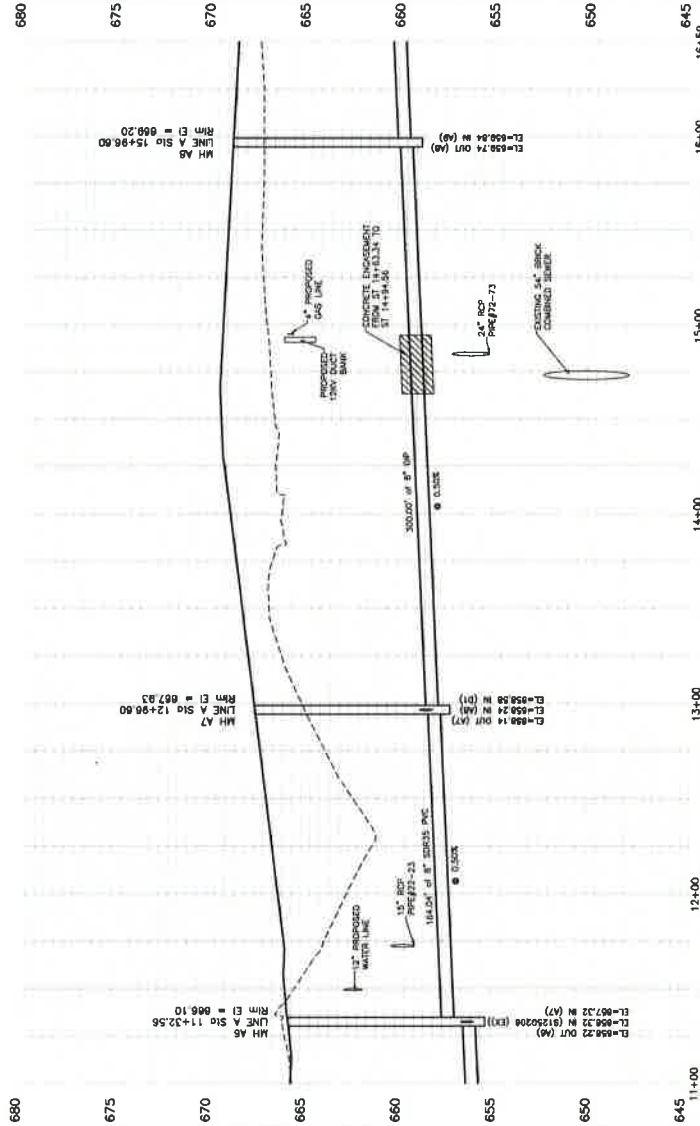
SANITARY PLAN AND PROFILE

Drawn No: **C4.11**

Project No: 19172-1680



LINE "A"



- STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION**
1. ALL SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE SANITARY SEWER DESIGN MANUAL (SDM) REVISIONS (CLASSIFICATION) AND THE DESIGN MANUAL (SDM) REVISIONS (CLASSIFICATION).
 2. ALL SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 DMS TO THE CENTERLINE OF THE ROADWAY.
 3. ALL CUTS AND HELLS ARE TO BE IN PLACE AND HELLS COMPACTED PROUD TO SEWER.
 4. ALL CUTS AND HELLS SHALL BE OF SUFFICIENT SIZE TO ALLOW THE SEWER LINES TO BE INSTALLED AND TO ALLOW THE SEWER LINES TO BE TESTED AND CLEANED.
 5. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 6. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 7. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 8. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
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 16. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 17. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 18. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 19. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.
 20. ALL SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" COVER.



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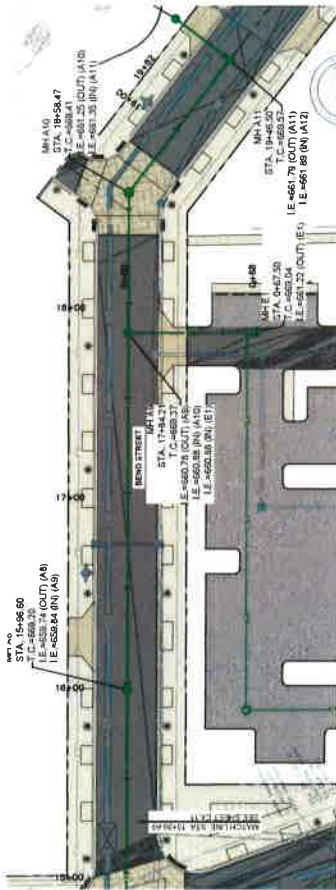


WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1
CHATTANOOGA TENNESSEE

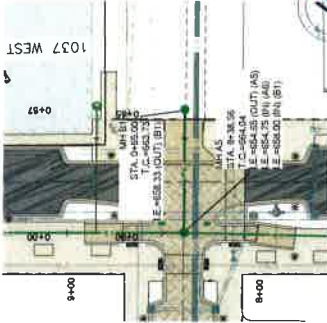
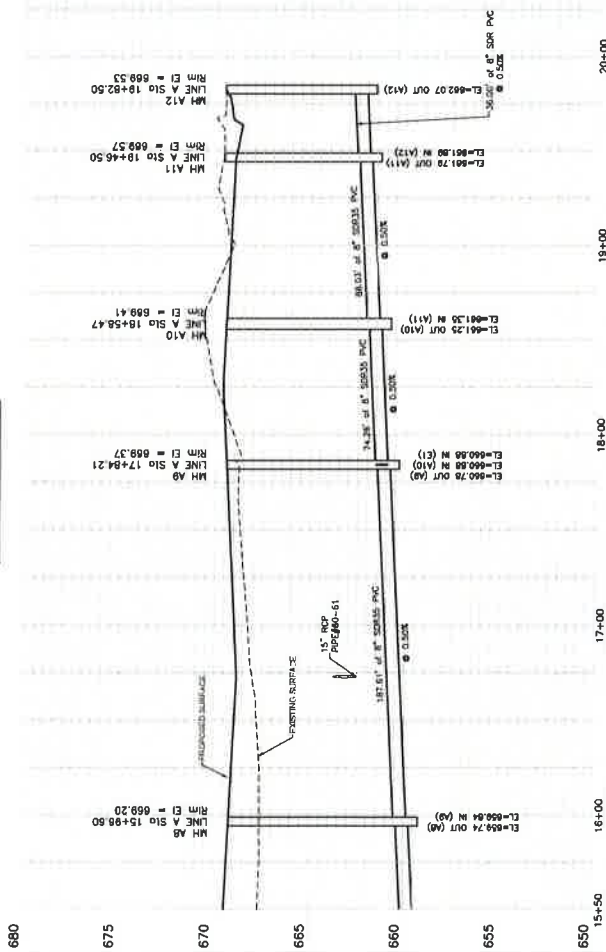
Sanitary Plan and
Profile

C4.12

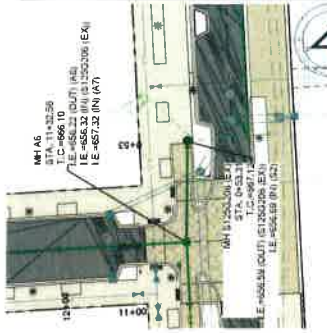
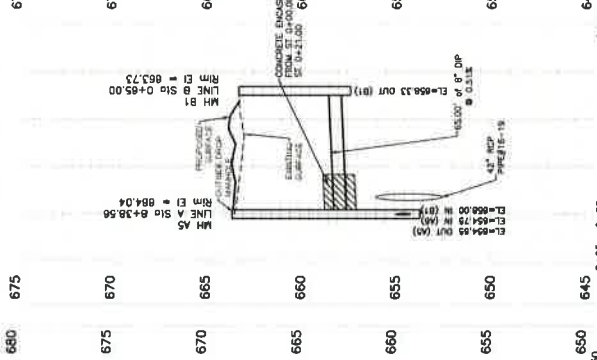
19172-1680



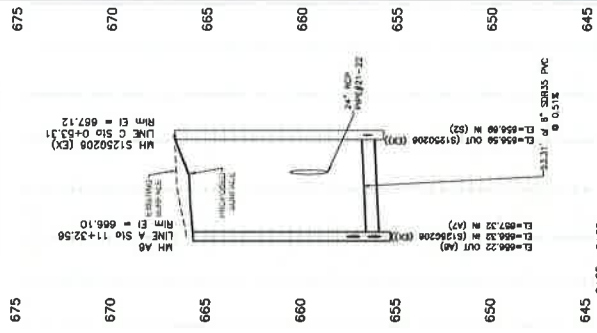
LINE "A"



LINE "B"



LINE "C"

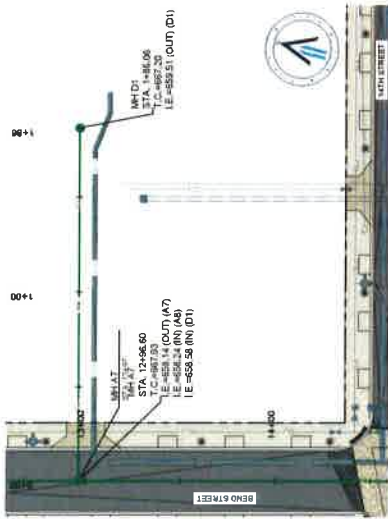


- STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION**
- ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NASHVILLE SANITARY SEWER SPECIFICATIONS AND THE CITY OF NASHVILLE SANITARY SEWER MANUAL.
 - CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.
 - ALL CUTS AND FILLS ARE TO BE IN PLACE AND FULLY COMPACTED PRIOR TO THE INSTALLATION OF SANITARY SEWER LINES.
 - CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.
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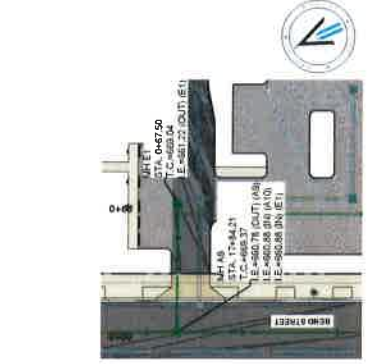




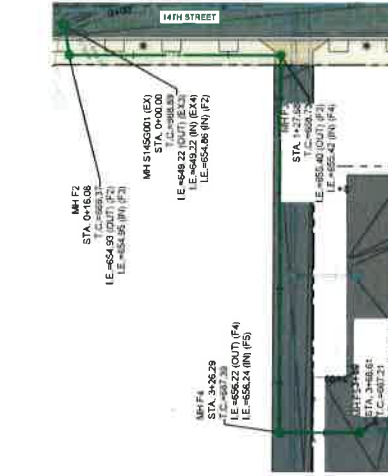
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08/20/2024	ISSUED FOR PERMITS	AG	AG	AS SHOWN
08/20/2024	REVISIONS	AG	AG	AS SHOWN
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08/20/2024	REVISIONS	AG	AG	AS SHOWN
08/20/2024	REVISIONS	AG	AG	AS SHOWN
08/20/2024	REVISIONS	AG	AG	AS SHOWN
08/20/2024	REVISIONS	AG	AG	AS SHOWN
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08/20/2024	REVISIONS	AG	AG	AS SHOWN



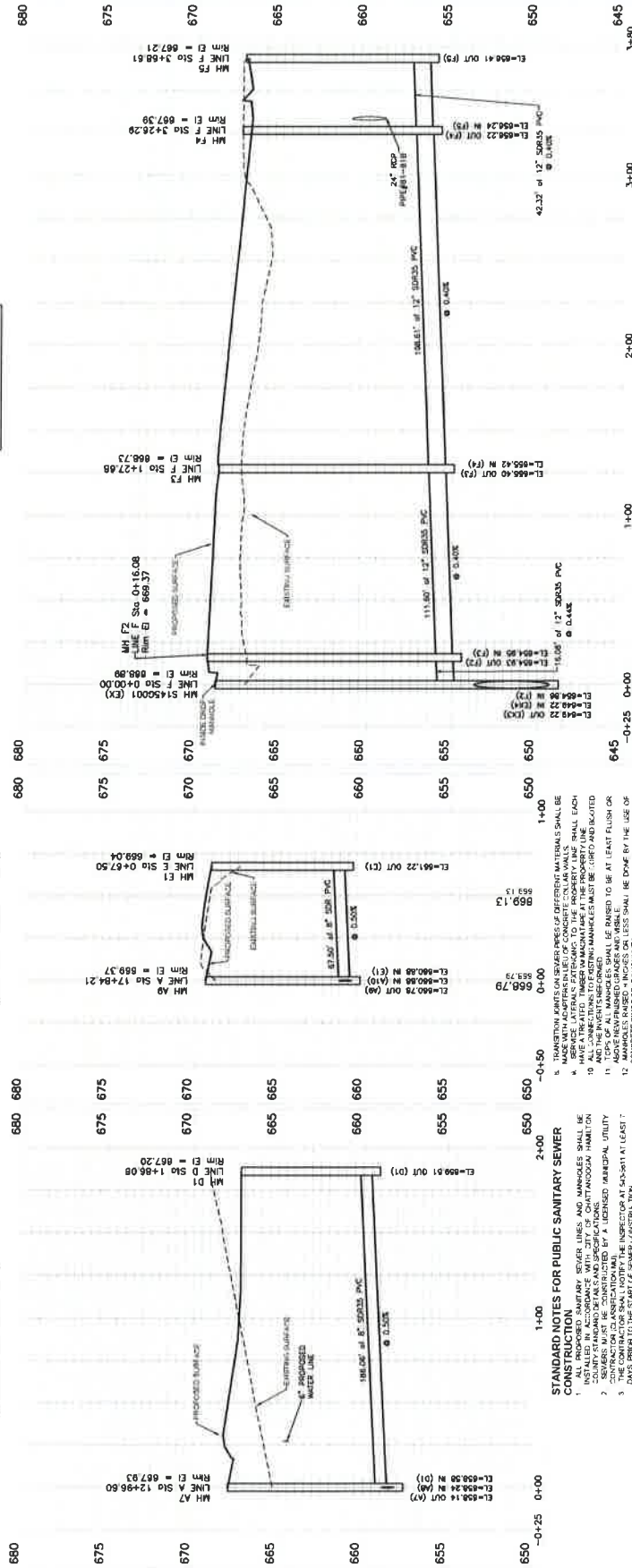
LINE "D"



LINE "E"



LINE "F"



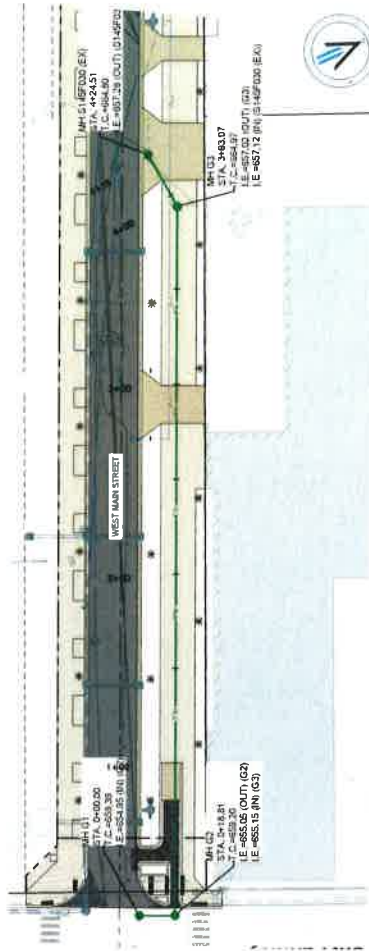
PLAN VIEW PROFILE VIEW
1" = 30' 1" = 10' HORIZONTAL
1" = 30' 1" = 10' VERTICAL

SCALE: 1" = 30'

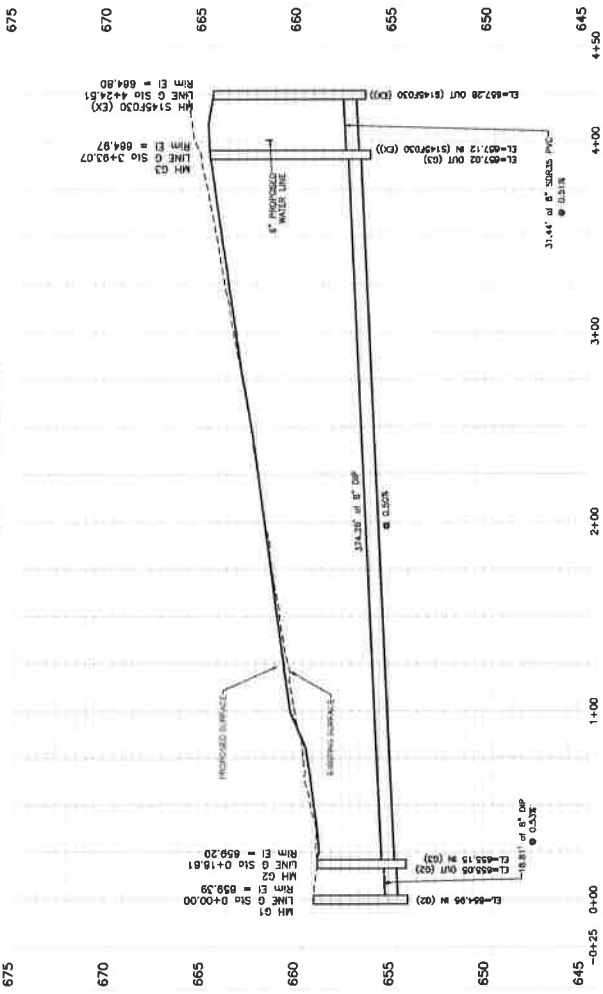
- STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION**
- ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ANTI-CORROSION PROTECTION STANDARDS AND SPECIFICATIONS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT ANTI-CORROSION STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT SHORTLY AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION.
 - ALL CUTS AND FILL ARE TO BE IN PLACE AND FULLY COMPACTED PRIOR TO THE START OF CONSTRUCTION.
 - SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS WHERE SANITARY LINES CROSS WITHIN 18 INCHES ABOVE OR BELOW THE TOP OF THE SANITARY LINE. ALL SANITARY SEWER LINES ARE PVC. THEN CONCRETE PROTECTION SHALL BE PROVIDED WITHIN 18 INCHES ABOVE AND BELOW THE TOP OF THE SANITARY LINE. UNDER ALL SANITARY LINES SHALL BE PROVIDED WITHIN 18 INCHES ABOVE AND BELOW THE TOP OF THE SANITARY LINE. UNDER ALL SANITARY LINES SHALL BE PROVIDED WITHIN 18 INCHES ABOVE AND BELOW THE TOP OF THE SANITARY LINE. UNDER ALL SANITARY LINES SHALL BE PROVIDED WITHIN 18 INCHES ABOVE AND BELOW THE TOP OF THE SANITARY LINE.
 - ALL NEWLY CONSTRUCTED SANITARY SEWERS SHALL BE TESTED AT THE REQUEST OF THE INSPECTOR.



DATE	11/12/16
DATE	11/12/16
APPROVED BY	11/12/16
REVISIONS	



LINE "G"



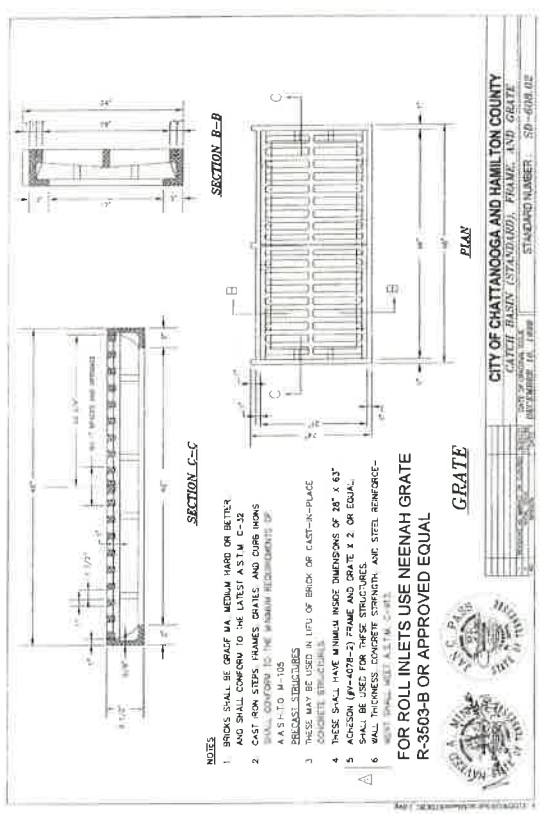
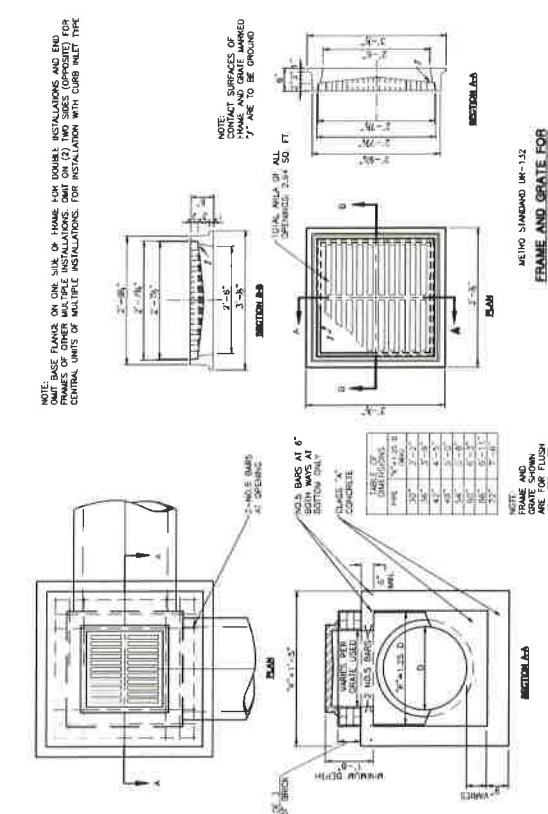
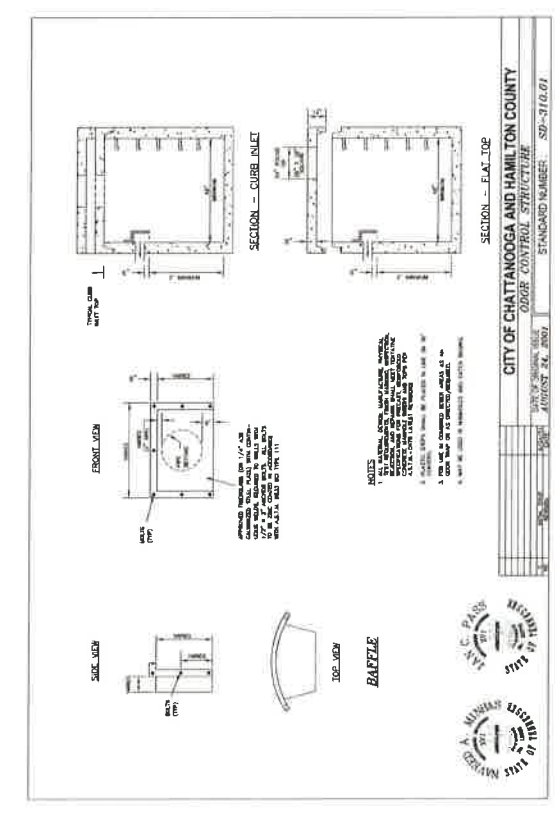
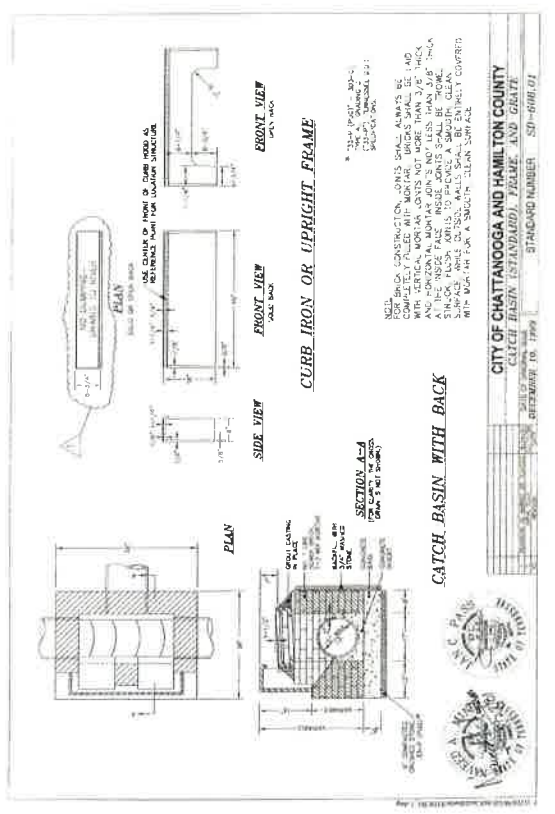
STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TENSASSE SANITARY SEWER CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS BEFORE THE START OF CONSTRUCTION.
3. SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS UNLESS OTHERWISE SPECIFIED.
4. ALL TIES AND JUNCTIONS SHALL BE MADE IN PLACE AND SHALL BE COMPACTED PRIOR TO THE INSTALLATION OF THE MAIN LINE.
5. SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE OR 12 INCHES BELOW THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE TOP OF THE SEWER LINE THE SEWER LINE SHALL BE 18 INCHES ABOVE THE TOP OF THE MANHOLE JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
7. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
8. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
9. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
10. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
11. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
12. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
13. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
14. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
15. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
16. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
17. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
18. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
19. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
20. ALL SANITARY SEWER LINES SHALL BE 18 INCHES ABOVE THE FINISHED GRADE UNLESS OTHERWISE SPECIFIED.

SCALE:
PLAN VIEW PROFILE VIEW
1" = 30' 1" = 30' HORIZONTAL
1" = 10' 1" = 10' VERTICAL



DATE	4-23-2010
CHKD	REVISION
APPROVED BY	IN LEND
ISSUED BY	



NOTE: SURFACES OF CURB INLETS SHALL BE FINISHED TO A CLEAN, SMOOTH SURFACE. WHILE IN PLACE, SHALL BE ENTIRELY COVERED WITH 2" MIN. 1/4" SAND TO CLEAN SURFACE.

NOTE: FRAME AND GRATE ARE FOR FLUSH MOUNTED INLET.

NOTE: MINIMUM DEPTH OF CONCRETE SHALL BE 4" FOR 18" X 18" INLETS AND 6" FOR 24" X 24" INLETS.

NOTE: MINIMUM DEPTH OF CONCRETE SHALL BE 4" FOR 18" X 18" INLETS AND 6" FOR 24" X 24" INLETS.

NOTE: MINIMUM DEPTH OF CONCRETE SHALL BE 4" FOR 18" X 18" INLETS AND 6" FOR 24" X 24" INLETS.

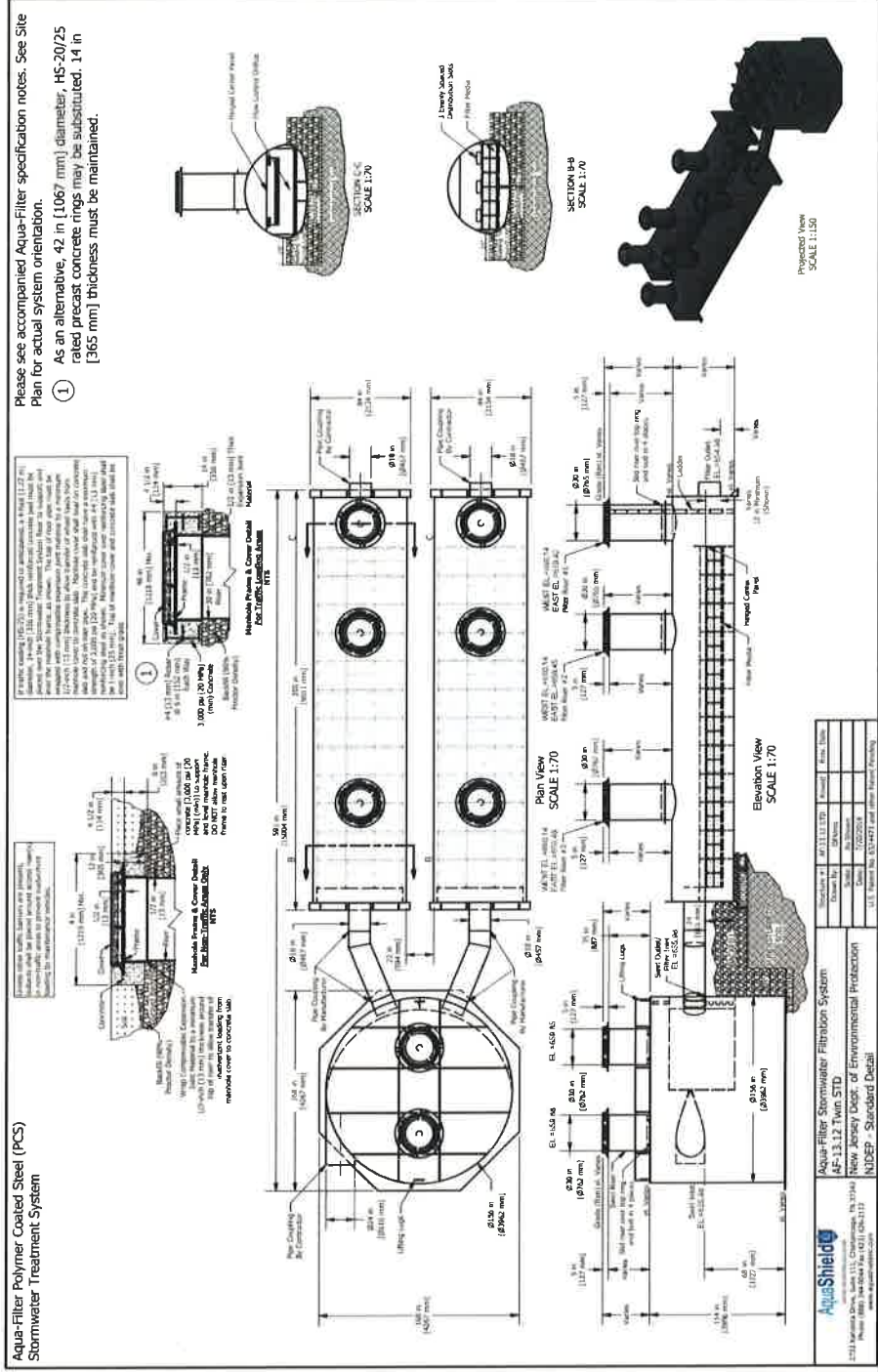
NOTE: MINIMUM DEPTH OF CONCRETE SHALL BE 4" FOR 18" X 18" INLETS AND 6" FOR 24" X 24" INLETS.



DATE	10/11/2017	BY	WJL
APPROVED BY		DATE	
REVISIONS			
NO.		DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Stormwater
**STORMWATER
DETAILS**

Drawings No.
C5.2
Project No.
19172-1680



AquaShield	Aqua-Filter Stormwater Filtration System	Standard #	AF-13.12 STD	Model	AF-13.12
2311 Myrtle Drive, Suite 111, Chattanooga, TN 37414	AF-13.12 Twin STD	Drawn By	WJL	Scale	As Shown
Phone: (863) 344-0044 Fax: (863) 344-1117	New Jersey Dept. of Environmental Protection	Check	7/22/2018	Drawn	7/22/2018
www.aquafilter.com	NJDEP - Standard Detail	Scale	As Shown	Drawn	7/22/2018
		Notes	1. See Notes on AF-13.12 STD for more information.		



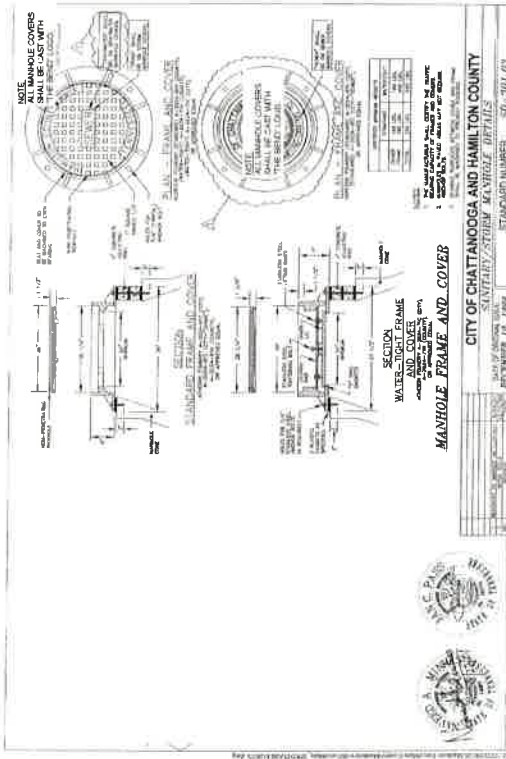
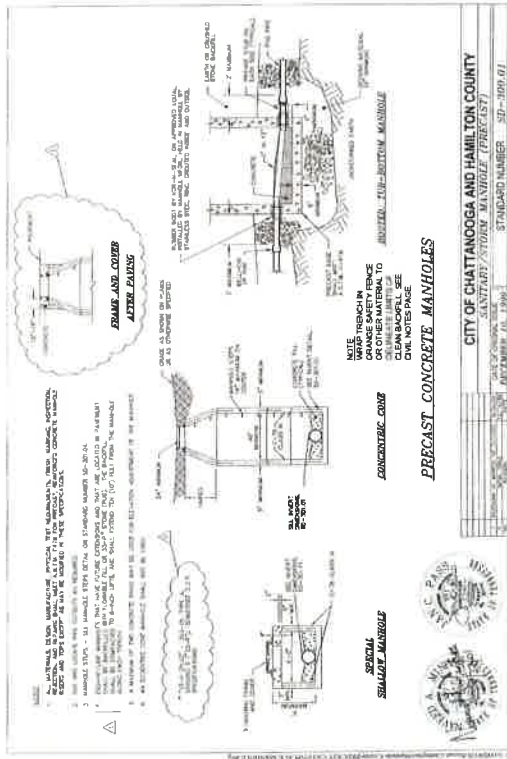
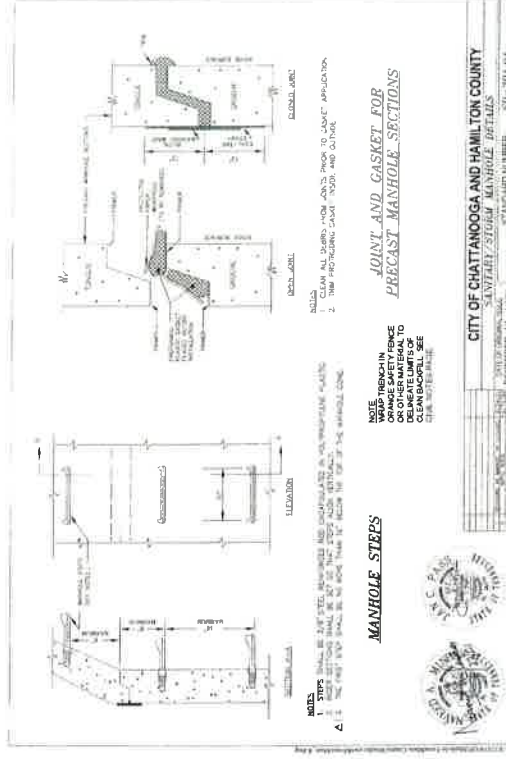
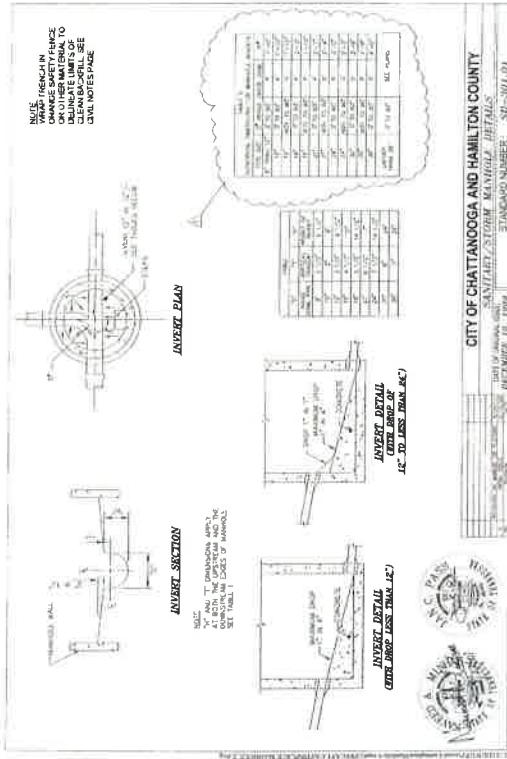
THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA TENNESSEE

Scale	AS NOTED
Date	10/20/10
Approved By	[Signature]
Drawn By	[Signature]
Checked By	[Signature]
Reviewed By	[Signature]
Notes	

Drawing Title
**SANITARY SEWER
DETAILS**

Drawing No.
C5.3

Project No.
19172-1680



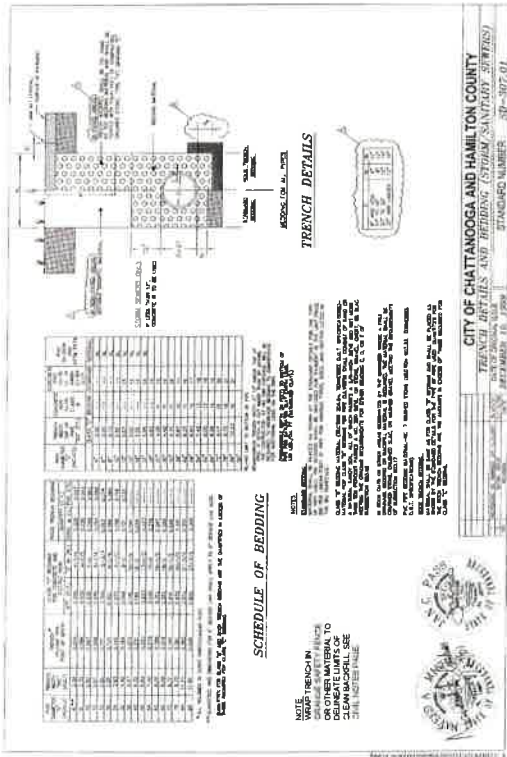
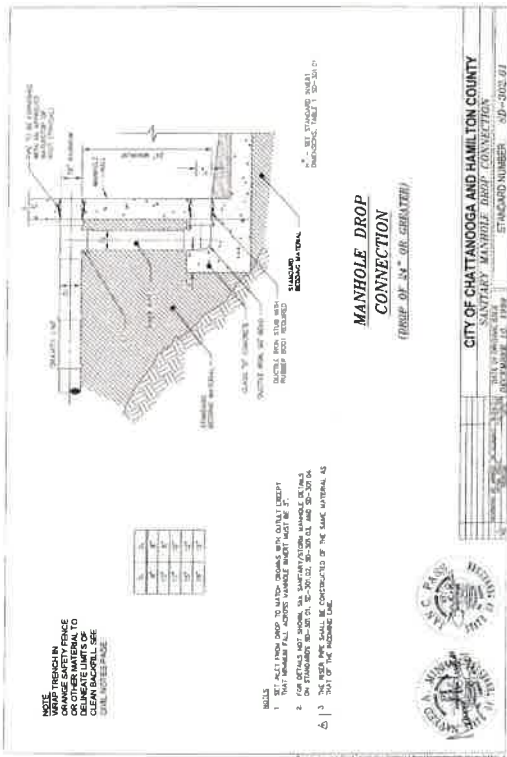
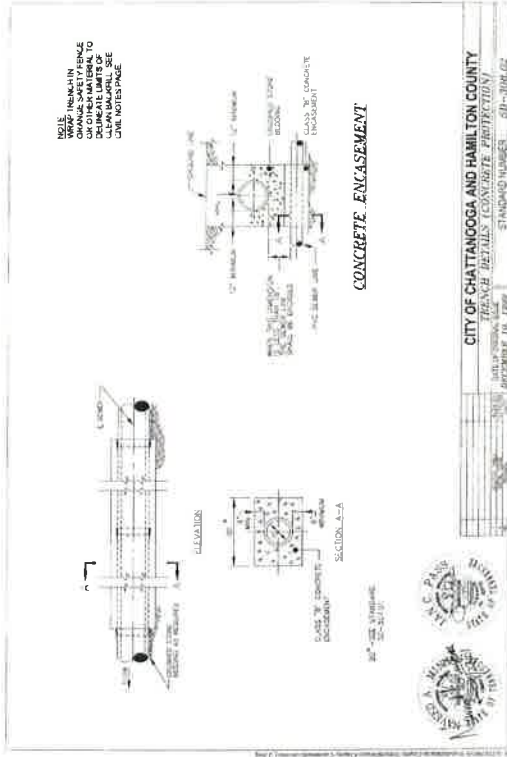
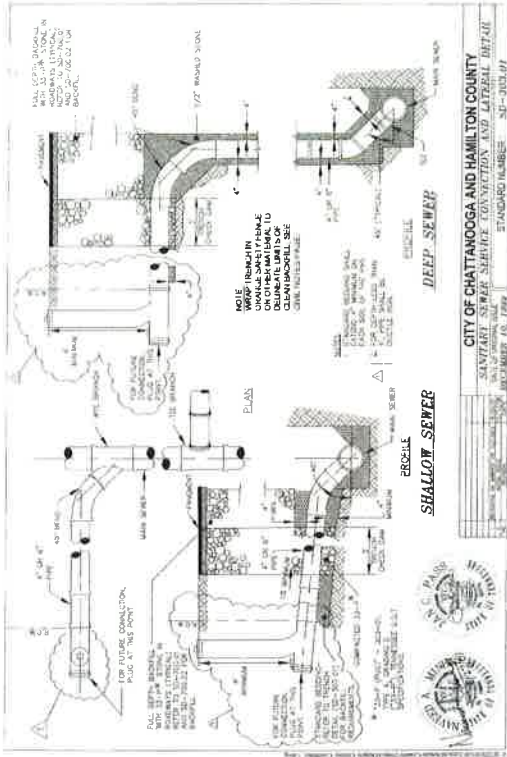


THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTAHOOGA, TENNESSEE

DATE	REVISION
11/10/2011	ISSUED
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION
11/10/2011	REVISION

Drawn By: **SAINTARY SEWER DETAILS**

Sheet No: **C5.4**
Project No: **19172-1680**



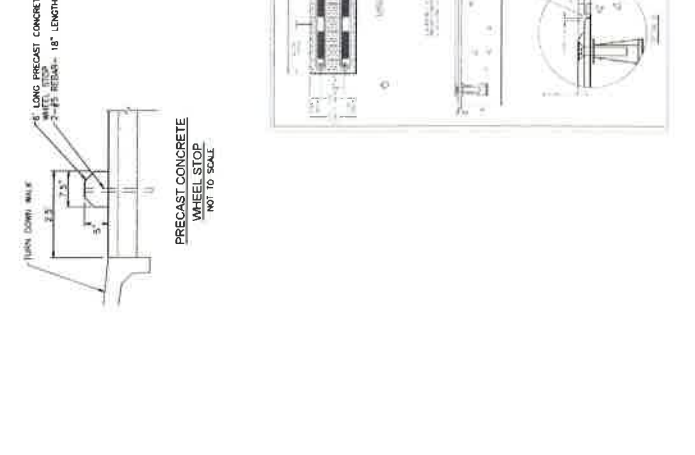
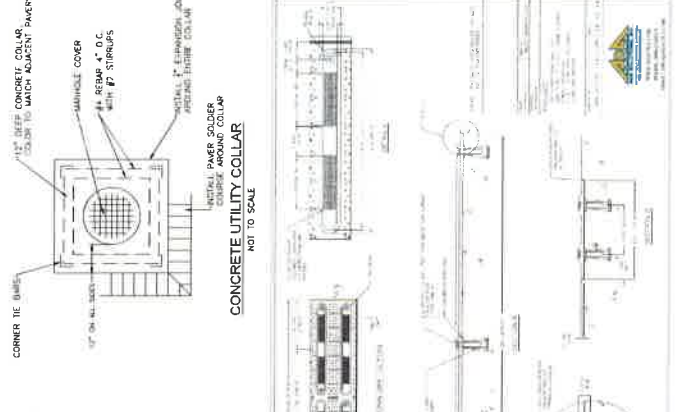
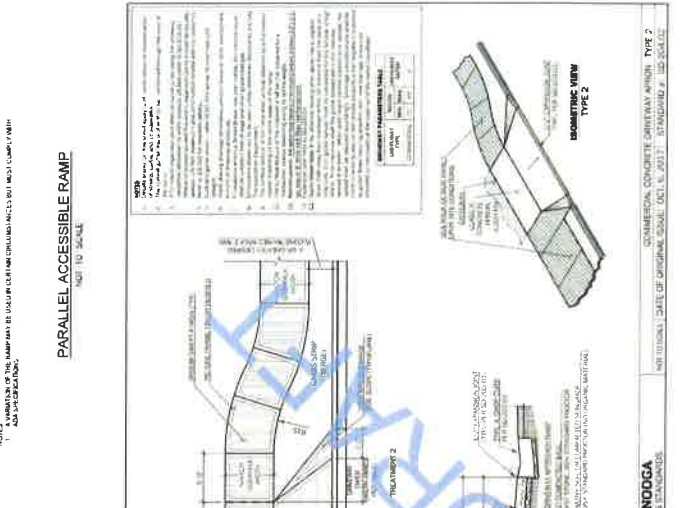
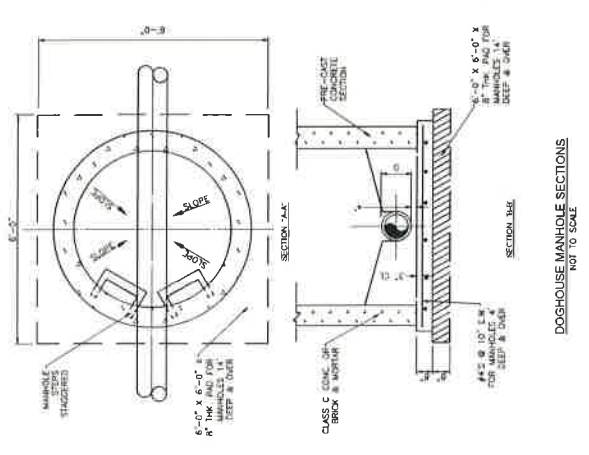
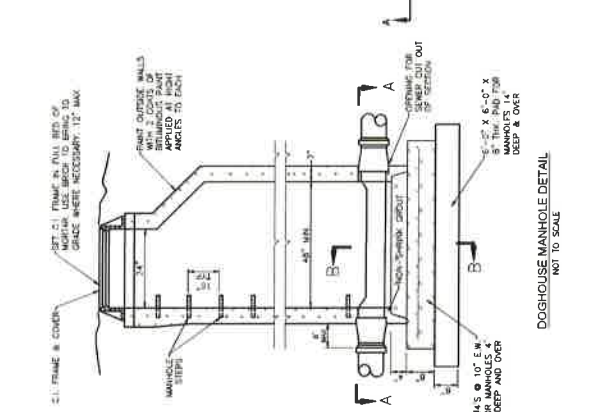
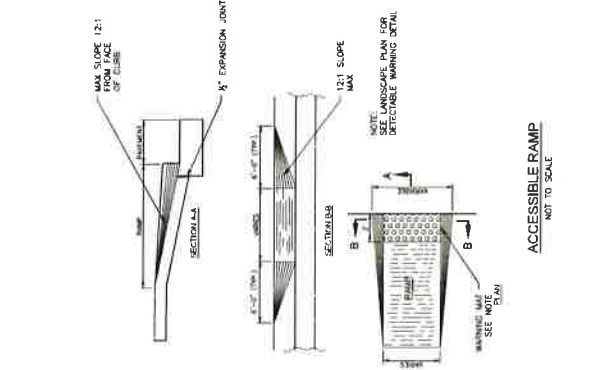
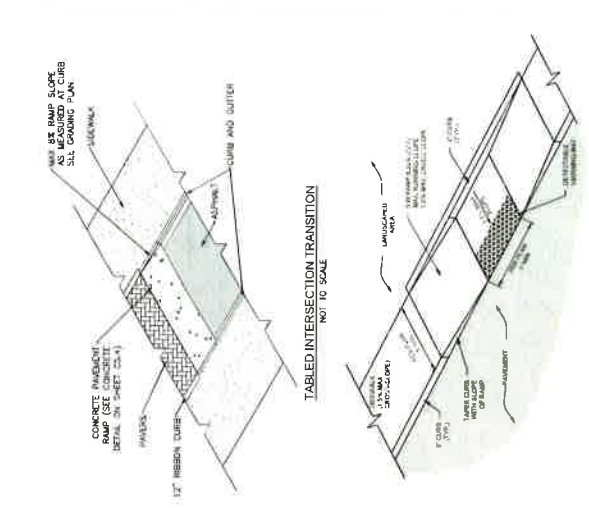


THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

DATE	11/10/17
APPROVED BY	K. EPH
PROJECT	THE BEND: PHASE 1
SCALE	AS SHOWN
DESCRIPTION	CONCRETE DRIVEWAY ANCHOR TYPE 2

SITE DETAILS

Drawing No. **C5.6**
Project No. 19172-1680





Nashville - Murfreesboro - Chattanooga
rsg@ragansmith.com



THE BEND: PHASE 1

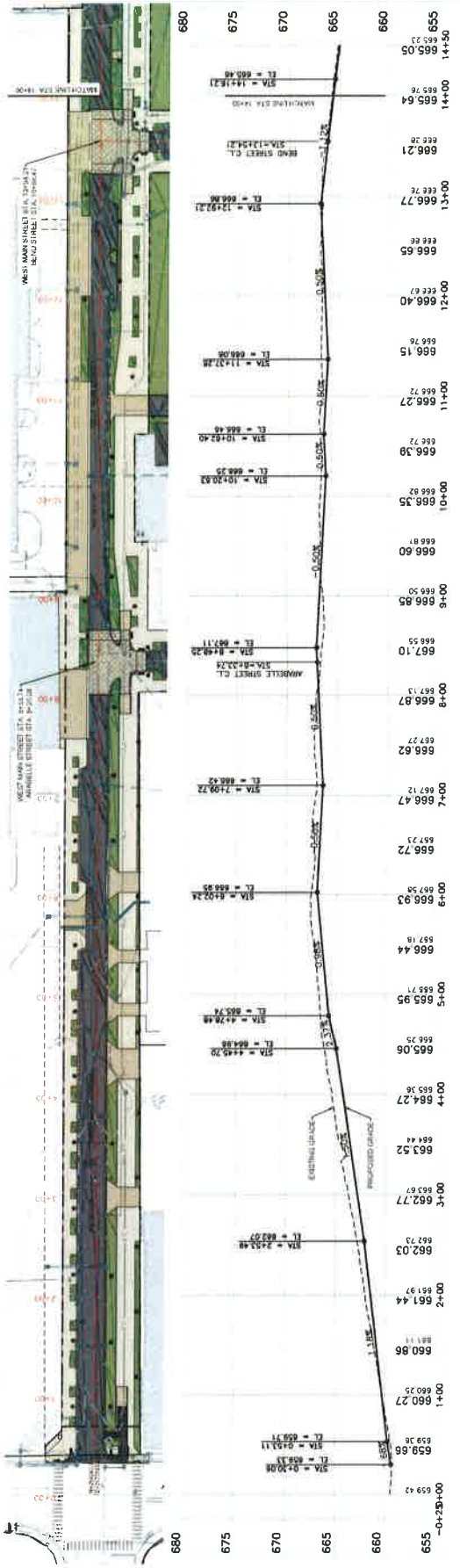
FOR
WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA TENNESSEE

DATE	12/15/2011
DRAWN BY	W. J. WARD
CHECKED BY	W. J. WARD
DATE	12/15/2011
APPROVED BY	W. J. WARD
DATE	12/15/2011
REVISIONS	

Scale: 1" = 50'
Roadway Plan and Profile

Project No: 19172-1680



WEST MAIN STREET

SCALES:
 PLAN VIEW: 1" = 50'
 PROFILE VIEW: 1" = 10'
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 10'



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CHATTANOOGA TENNESSEE

WEST END OPPORTUNITY FUND, LLC

FOR

THE BEND: PHASE 1

Date	8/14/2012
Drawn By	Theresa Wilson
Approved By	N. BRID
Revised	

Drawing Title

ROADWAY PLAN AND PROFILE

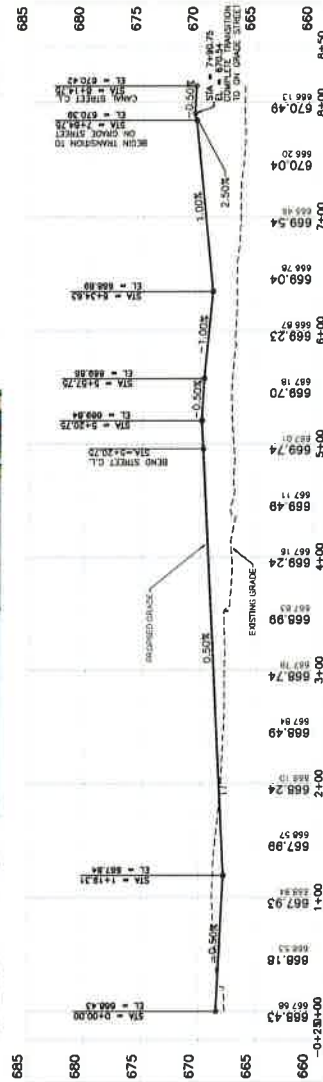
Drawing No.

R1.2

Project No.
19172-1680

SCALES:

PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 50' HORIZONTAL, 1" = 10' VERTICAL



14TH STREET



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CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

AS NOTED
Date: 11/22/2016
Approved By: [Signature]
By: BMD
Remarks:

Drawing Title
ROADWAY PLAN AND PROFILE

SCALES:
PLAN VIEW PROFILE VIEW
1" = 50' 1" = 50' HORIZONTAL
1" = 10' 1" = 10' VERTICAL

Sheet No.
R1.3

Project No.
19172-1680



CANAL STREET



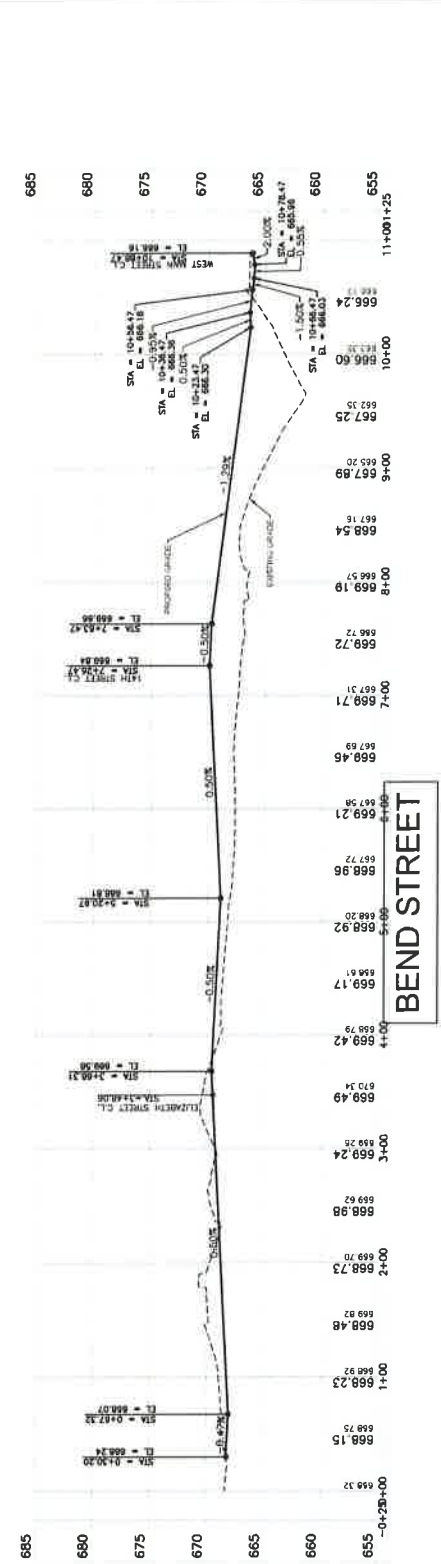


CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

DATE	REVISION
APPROVED BY	DATE
DATE	APPROVED BY
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DATE	APPROVED BY

Drawn By:
ROADWAY PLAN AND
PROFILE

Drawn By:
R1.4
Project No:
19172-1680



SCALES:
PLAN VIEW PROFILE VIEW
1" = 50' HORIZONTAL
1" = 10' VERTICAL





Nashville - Murfreesboro - Chattanooga
ragan@rsn.com



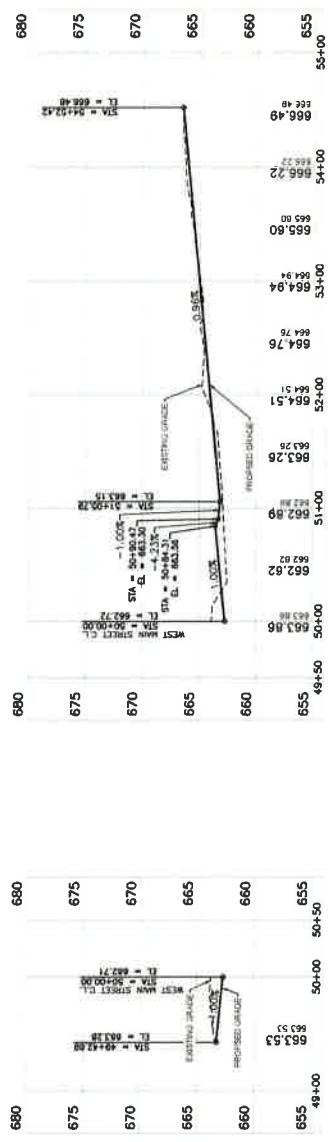
CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 1

DATE	BY	NO.	REVISION

Drawing Title
ROADWAY PLAN AND PROFILE

SCALES:
PLAN VIEW 1" = 50'
ELEVATION VIEW 1" = 10'

Drawing No. **R1.5**
Project No. 19172-1680



**FRONT STREET
(SOUTH OF MAIN)**

**FRONT STREET
(NORTH OF MAIN)**

SCALES:
PLAN VIEW 1" = 50'
ELEVATION VIEW 1" = 10'

Drawing No. **R1.5**
Project No. 19172-1680



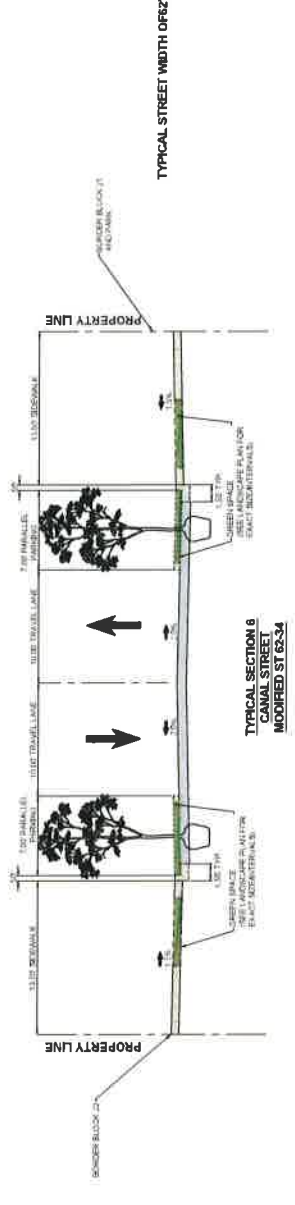
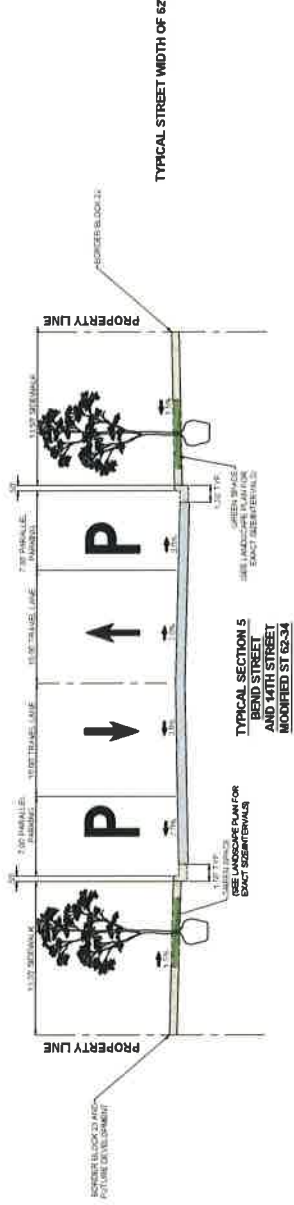


THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA TENNESSEE

Scale:	AS SHOWN
Date:	11/27/2024
Revised By:	N. MRC
Drawn By:	
Checked By:	
Reviewed By:	
Approved By:	
Remarks:	

Drawing Title
TYPICAL SECTIONS

Drawing No.
R1.7
Project No.
19172-1680



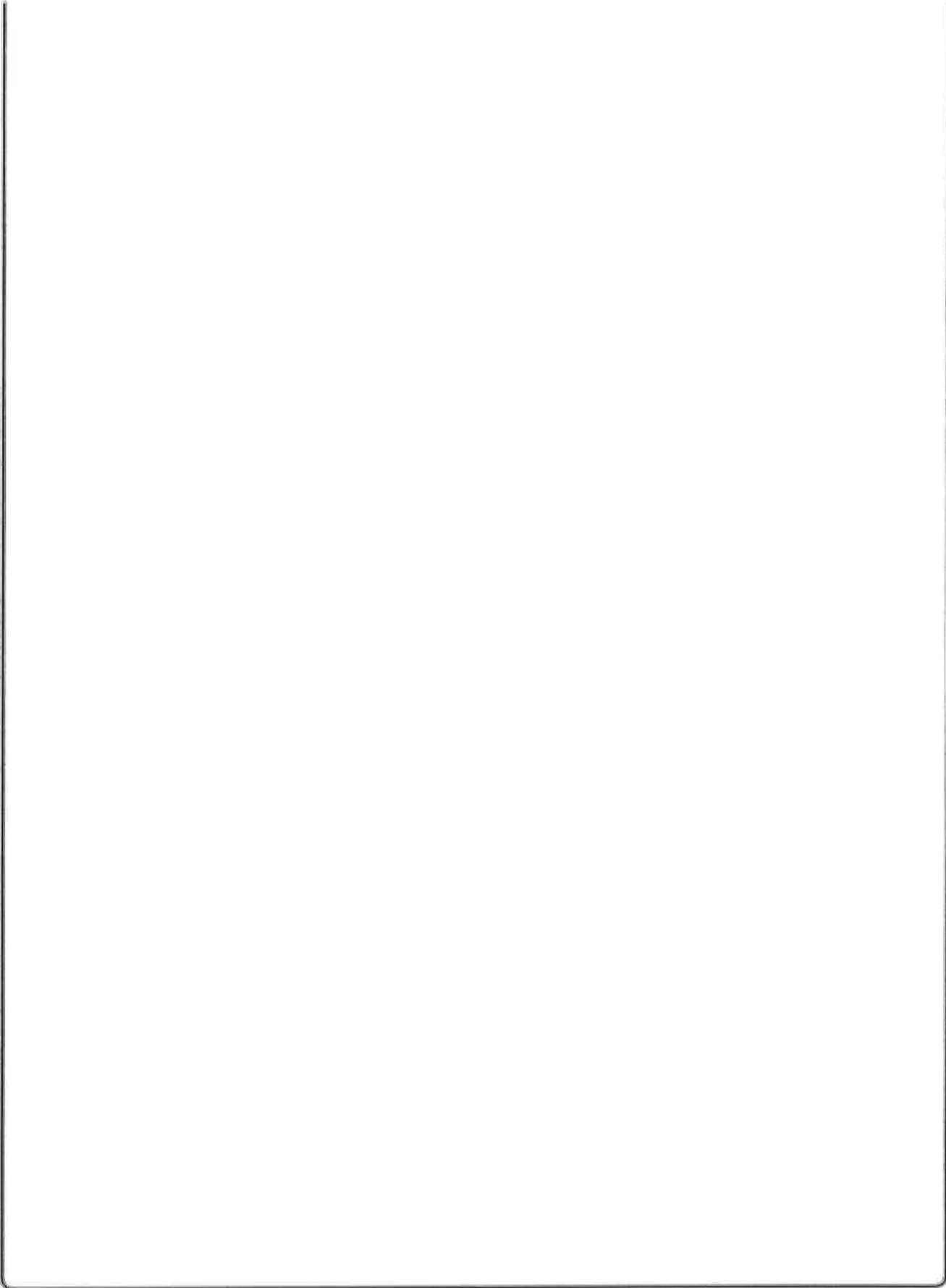
CHATTANOOGA
 ENGINEERS & ARCHITECTS
 115 SOUTH MAIN STREET
 CHATTANOOGA, TN 37402
 PHONE: 423.263.1100
 FAX: 423.263.1101
 WWW.CHATTANOOGAENGINEERS.COM



CHATTANOOGA TENNESSEE
 FOR
THE BEND: PHASE 1
 WEST END OPPORTUNITY FUND, LLC

DATE	DESCRIPTION	BY	REVISION
08/17/2017	ISSUED FOR PERMIT	AL	1
08/17/2017	ISSUED FOR PERMIT	AL	2
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08/17/2017	ISSUED FOR PERMIT	AL	30
08/17/2017	ISSUED FOR PERMIT	AL	31
08/17/2017	ISSUED FOR PERMIT	AL	32
08/17/2017	ISSUED FOR PERMIT	AL	33
08/17/2017	ISSUED FOR PERMIT	AL	34
08/17/2017	ISSUED FOR PERMIT	AL	35
08/17/2017	ISSUED FOR PERMIT	AL	36
08/17/2017	ISSUED FOR PERMIT	AL	37
08/17/2017	ISSUED FOR PERMIT	AL	38
08/17/2017	ISSUED FOR PERMIT	AL	39
08/17/2017	ISSUED FOR PERMIT	AL	40
08/17/2017	ISSUED FOR PERMIT	AL	41
08/17/2017	ISSUED FOR PERMIT	AL	42
08/17/2017	ISSUED FOR PERMIT	AL	43
08/17/2017	ISSUED FOR PERMIT	AL	44
08/17/2017	ISSUED FOR PERMIT	AL	45
08/17/2017	ISSUED FOR PERMIT	AL	46
08/17/2017	ISSUED FOR PERMIT	AL	47
08/17/2017	ISSUED FOR PERMIT	AL	48
08/17/2017	ISSUED FOR PERMIT	AL	49
08/17/2017	ISSUED FOR PERMIT	AL	50

TRAFFIC SIGNAL
 LAYOUT
R2.0



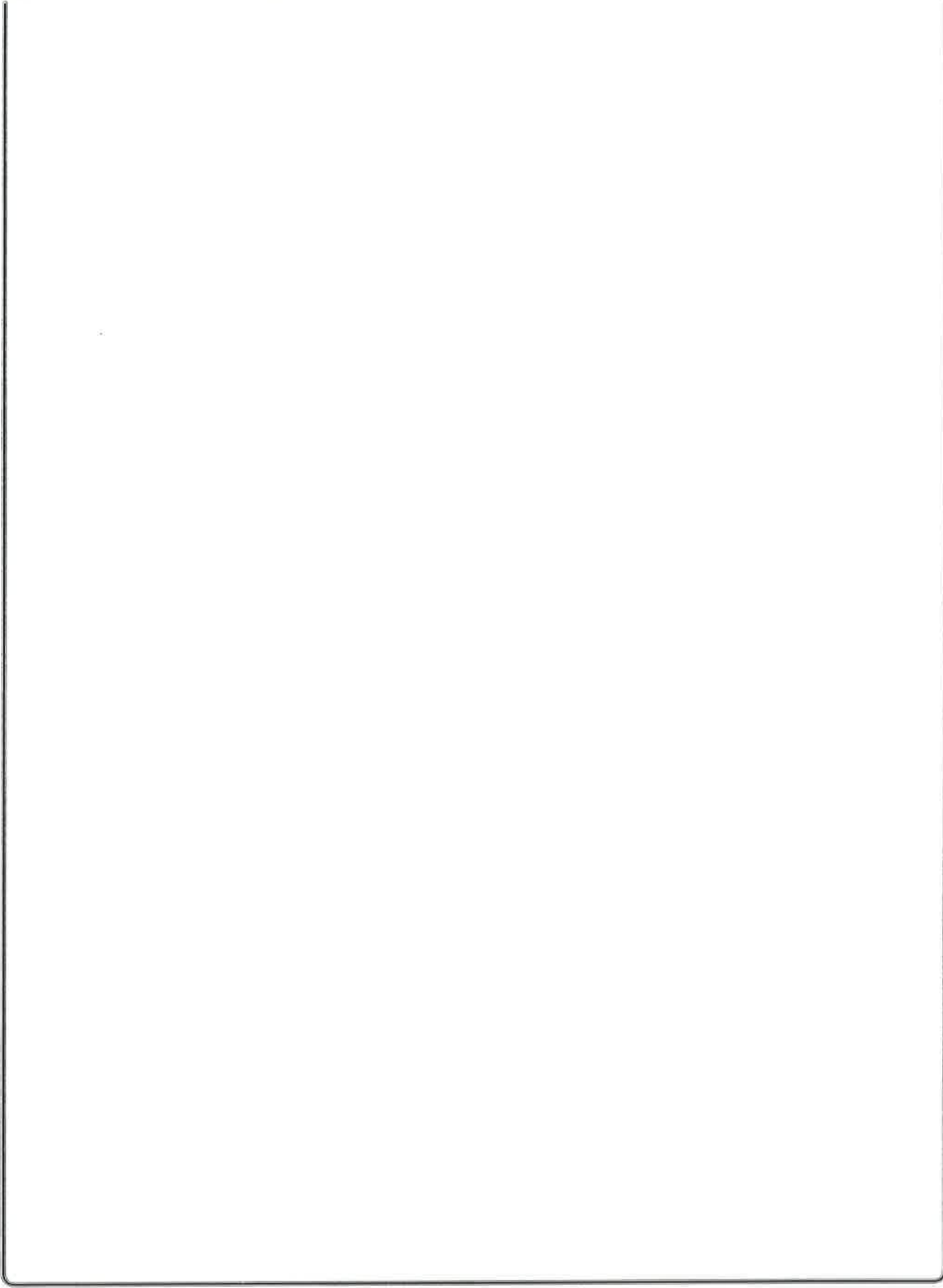

RAGAN SMITH
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 ARCHITECTS • SURVEYORS
 1000 W. 10th St., Suite 100
 Chattanooga, TN 37403
 Phone: 423.262.1000
 Fax: 423.262.1001
 www.ragan-smith.com



CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 1

DATE	DESCRIPTION	AMOUNT	DEBIT	CREDIT	BALANCE
12/31/11	OPENING BALANCE				0.00
1/1/12	REVENUE	100.00			100.00
1/1/12	EXPENSES		100.00		0.00
12/31/11	CLOSING BALANCE				0.00

TRAFFIC SIGNAL
NOTES AND
DETAILS
R2.1



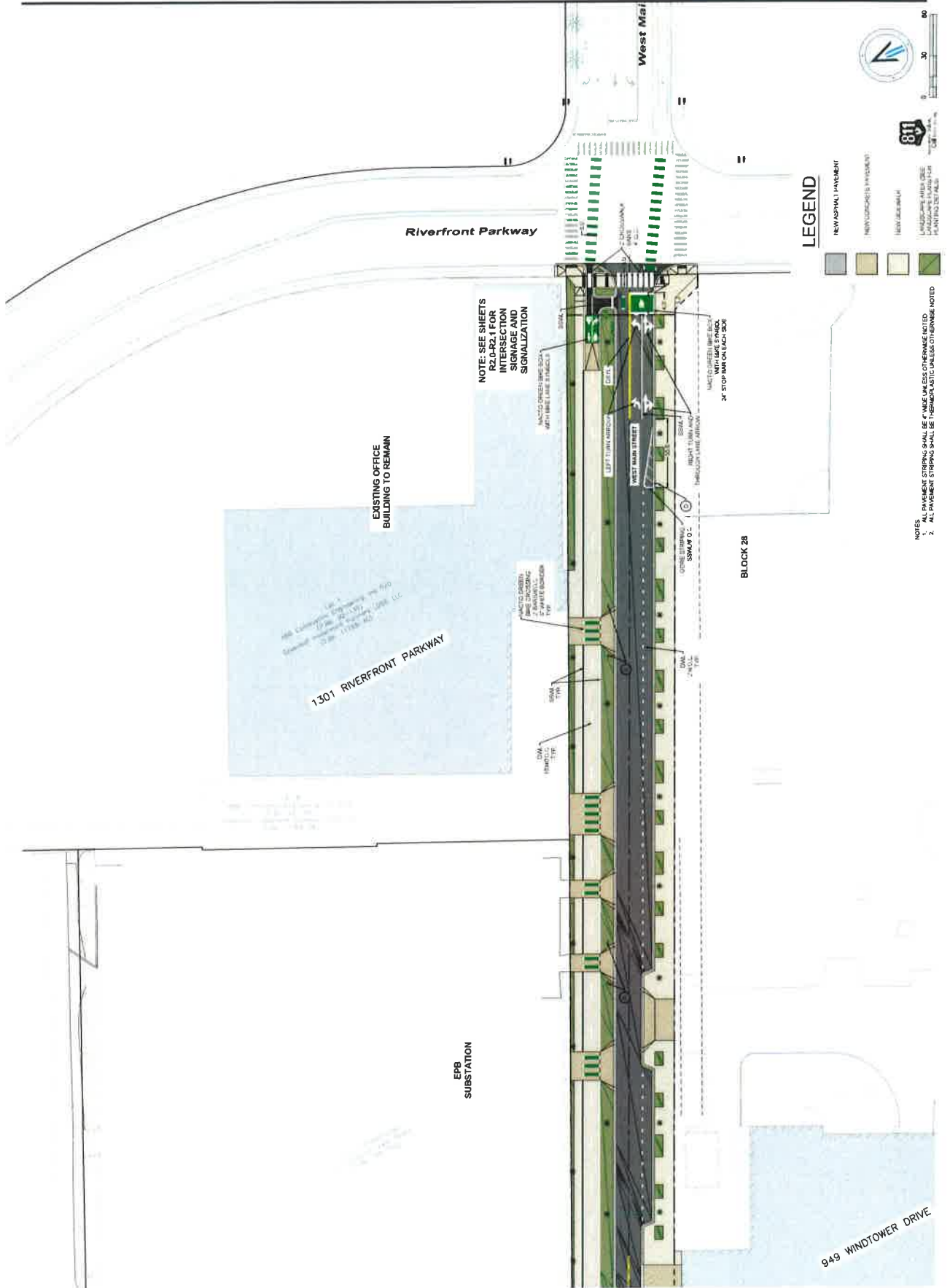


WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 1
 CHATTANOOGA, TENNESSEE

Date	Description	By	For
10/20/11	ISSUED		
10/20/11	ISSUED		
10/20/11	ISSUED		
10/20/11	ISSUED		
10/20/11	ISSUED		
10/20/11	ISSUED		

Drawn by
SIGNING AND STRIPING PLAN

Drawing No.
R3.1
 Project No.
 19172-1680



LEGEND

- NEW ASPHALT PAVEMENT
- IMPROVED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PAVING TO GREEN WITH WHITE STRIPES



- NOTES
- ALL PAVEMENT STRIPING SHALL BE 4" UNLESS OTHERWISE NOTED
 - ALL PAVEMENT STRIPING SHALL BE 1/2" UNLESS OTHERWISE NOTED



THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

AS NOTED
Date: 06/22/22
Approved By: [Signature]
Drawn By: [Signature]
Checked By: [Signature]
Reviewed By: [Signature]
Scale: [Blank]

Drawing No: R3.2
Project No: 19172-1680





Scale: AS NOTED

Date:	08/20/2024
Prepared By:	U. BRAD
Drawn By:	
Checked By:	
Reviewed By:	
Approved By:	

Drawing No.
SIGNING AND STRIPING PLAN

Contract No.
R3.3
 Project No.
 19172-1680



LEGEND

- EXISTING PAVEMENT
- NEW CONCRETE PAVEMENT
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING PLANTING
- NEW PLANTING

811
 CALL BEFORE YOU DIG
 MAINTENANCE

- NOTES:
1. PAVEMENT STRIPING SHALL BE 4" WIDE UNLESS OTHERWISE NOTED
 2. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED



Nashville • Murfreesboro • Chattanooga
rsg@ragansmith.com

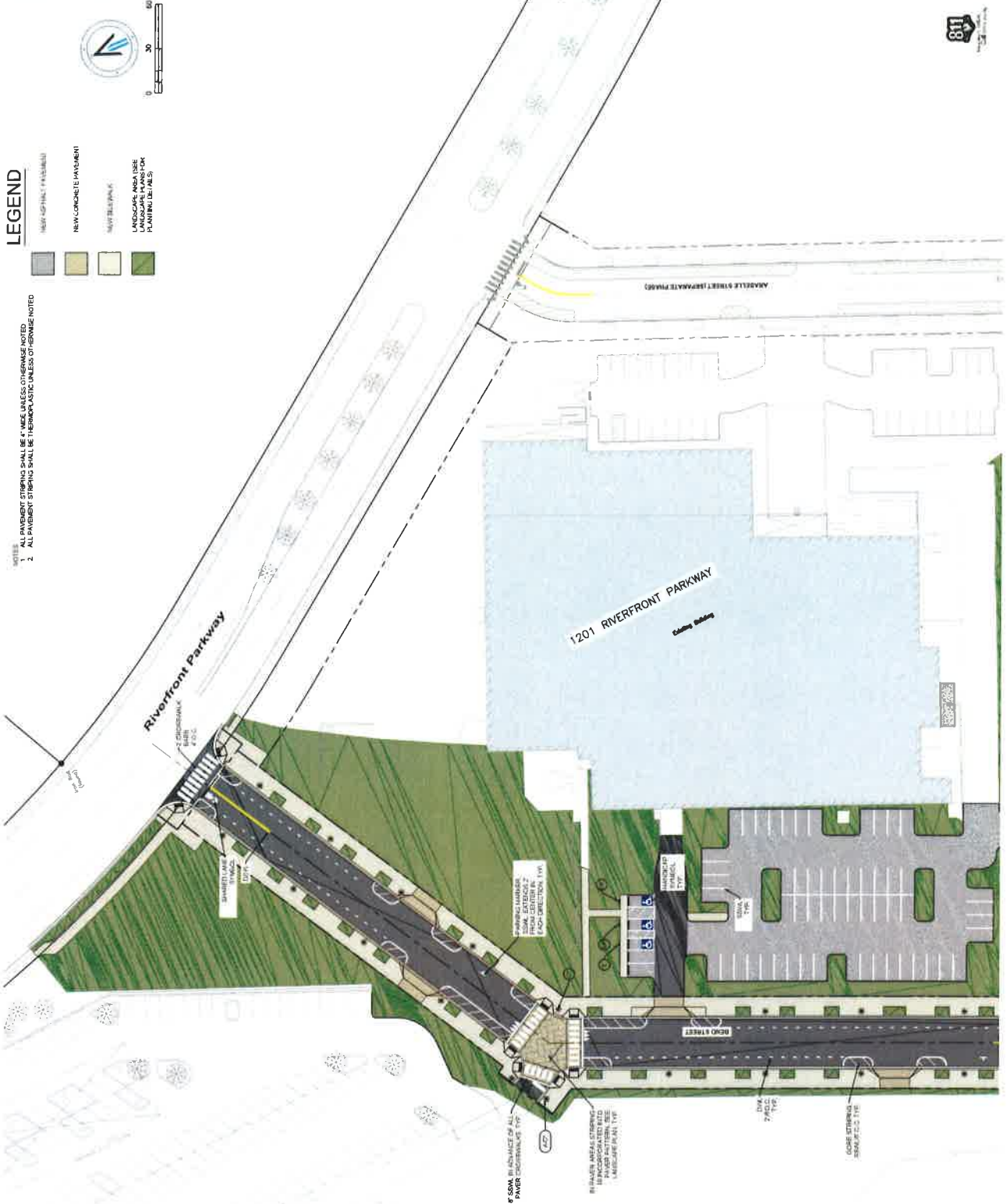


FOR
THE BEND: PHASE 1
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA TENNESSEE

DATE	BY	REVISION
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)
08/22/23	MM	1.0 (MDC)

Drawing No.
R3.4
SIGNING AND
STRIPING PLAN

Project No.
19172-1680



LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW BELL PAVEMENT
- LANDSCAPE AND PLANTING

NOTES:
1. ALL PAVEMENT STRIPING SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.



Date:	06/22/2020
Approved by:	(H) (HFD)
Project No.:	
Sheet No.:	

Drawn: 1/16
SIGNAGE DETAILS

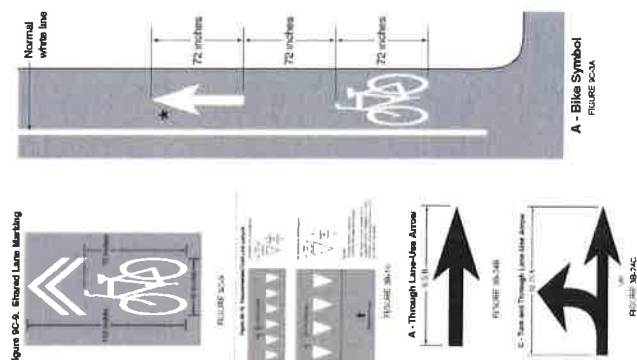
Drawing No.
R3.5
Project No.
19172-1680



NOTE: FOR SIGN POST DETAIL SEE SHEET L2.1

MARKINGS ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
SEAL	SHELL SAND WITH 1/8" LINE
SEAL	3/8" x 1/2" SQUARE WITH 1/8" LINE
SEAL	1" SQUARE WITH 1/8" LINE
SEAL	2" SQUARE WITH 1/8" LINE
SEAL	3" SQUARE WITH 1/8" LINE
SEAL	4" SQUARE WITH 1/8" LINE
SEAL	6" SQUARE WITH 1/8" LINE
SEAL	8" SQUARE WITH 1/8" LINE
SEAL	12" SQUARE WITH 1/8" LINE
SEAL	18" SQUARE WITH 1/8" LINE
SEAL	24" SQUARE WITH 1/8" LINE
SEAL	36" SQUARE WITH 1/8" LINE
SEAL	48" SQUARE WITH 1/8" LINE
SEAL	72" SQUARE WITH 1/8" LINE
SEAL	108" SQUARE WITH 1/8" LINE
SEAL	144" SQUARE WITH 1/8" LINE
SEAL	216" SQUARE WITH 1/8" LINE
SEAL	288" SQUARE WITH 1/8" LINE
SEAL	360" SQUARE WITH 1/8" LINE
SEAL	432" SQUARE WITH 1/8" LINE
SEAL	504" SQUARE WITH 1/8" LINE
SEAL	576" SQUARE WITH 1/8" LINE
SEAL	648" SQUARE WITH 1/8" LINE
SEAL	720" SQUARE WITH 1/8" LINE
SEAL	792" SQUARE WITH 1/8" LINE
SEAL	864" SQUARE WITH 1/8" LINE
SEAL	936" SQUARE WITH 1/8" LINE
SEAL	1008" SQUARE WITH 1/8" LINE
SEAL	1080" SQUARE WITH 1/8" LINE
SEAL	1152" SQUARE WITH 1/8" LINE
SEAL	1224" SQUARE WITH 1/8" LINE
SEAL	1296" SQUARE WITH 1/8" LINE
SEAL	1368" SQUARE WITH 1/8" LINE
SEAL	1440" SQUARE WITH 1/8" LINE
SEAL	1512" SQUARE WITH 1/8" LINE
SEAL	1584" SQUARE WITH 1/8" LINE
SEAL	1656" SQUARE WITH 1/8" LINE
SEAL	1728" SQUARE WITH 1/8" LINE
SEAL	1800" SQUARE WITH 1/8" LINE
SEAL	1872" SQUARE WITH 1/8" LINE
SEAL	1944" SQUARE WITH 1/8" LINE
SEAL	2016" SQUARE WITH 1/8" LINE
SEAL	2088" SQUARE WITH 1/8" LINE
SEAL	2160" SQUARE WITH 1/8" LINE
SEAL	2232" SQUARE WITH 1/8" LINE
SEAL	2304" SQUARE WITH 1/8" LINE
SEAL	2376" SQUARE WITH 1/8" LINE
SEAL	2448" SQUARE WITH 1/8" LINE
SEAL	2520" SQUARE WITH 1/8" LINE
SEAL	2592" SQUARE WITH 1/8" LINE
SEAL	2664" SQUARE WITH 1/8" LINE
SEAL	2736" SQUARE WITH 1/8" LINE
SEAL	2808" SQUARE WITH 1/8" LINE
SEAL	2880" SQUARE WITH 1/8" LINE
SEAL	2952" SQUARE WITH 1/8" LINE
SEAL	3024" SQUARE WITH 1/8" LINE
SEAL	3096" SQUARE WITH 1/8" LINE
SEAL	3168" SQUARE WITH 1/8" LINE
SEAL	3240" SQUARE WITH 1/8" LINE
SEAL	3312" SQUARE WITH 1/8" LINE
SEAL	3384" SQUARE WITH 1/8" LINE
SEAL	3456" SQUARE WITH 1/8" LINE
SEAL	3528" SQUARE WITH 1/8" LINE
SEAL	3600" SQUARE WITH 1/8" LINE
SEAL	3672" SQUARE WITH 1/8" LINE
SEAL	3744" SQUARE WITH 1/8" LINE
SEAL	3816" SQUARE WITH 1/8" LINE
SEAL	3888" SQUARE WITH 1/8" LINE
SEAL	3960" SQUARE WITH 1/8" LINE
SEAL	4032" SQUARE WITH 1/8" LINE
SEAL	4104" SQUARE WITH 1/8" LINE
SEAL	4176" SQUARE WITH 1/8" LINE
SEAL	4248" SQUARE WITH 1/8" LINE
SEAL	4320" SQUARE WITH 1/8" LINE
SEAL	4392" SQUARE WITH 1/8" LINE
SEAL	4464" SQUARE WITH 1/8" LINE
SEAL	4536" SQUARE WITH 1/8" LINE
SEAL	4608" SQUARE WITH 1/8" LINE
SEAL	4680" SQUARE WITH 1/8" LINE
SEAL	4752" SQUARE WITH 1/8" LINE
SEAL	4824" SQUARE WITH 1/8" LINE
SEAL	4896" SQUARE WITH 1/8" LINE
SEAL	4968" SQUARE WITH 1/8" LINE
SEAL	5040" SQUARE WITH 1/8" LINE
SEAL	5112" SQUARE WITH 1/8" LINE
SEAL	5184" SQUARE WITH 1/8" LINE
SEAL	5256" SQUARE WITH 1/8" LINE
SEAL	5328" SQUARE WITH 1/8" LINE
SEAL	5400" SQUARE WITH 1/8" LINE
SEAL	5472" SQUARE WITH 1/8" LINE
SEAL	5544" SQUARE WITH 1/8" LINE
SEAL	5616" SQUARE WITH 1/8" LINE
SEAL	5688" SQUARE WITH 1/8" LINE
SEAL	5760" SQUARE WITH 1/8" LINE
SEAL	5832" SQUARE WITH 1/8" LINE
SEAL	5904" SQUARE WITH 1/8" LINE
SEAL	5976" SQUARE WITH 1/8" LINE
SEAL	6048" SQUARE WITH 1/8" LINE
SEAL	6120" SQUARE WITH 1/8" LINE
SEAL	6192" SQUARE WITH 1/8" LINE
SEAL	6264" SQUARE WITH 1/8" LINE
SEAL	6336" SQUARE WITH 1/8" LINE
SEAL	6408" SQUARE WITH 1/8" LINE
SEAL	6480" SQUARE WITH 1/8" LINE
SEAL	6552" SQUARE WITH 1/8" LINE
SEAL	6624" SQUARE WITH 1/8" LINE
SEAL	6696" SQUARE WITH 1/8" LINE
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SEAL	6912" SQUARE WITH 1/8" LINE
SEAL	6984" SQUARE WITH 1/8" LINE
SEAL	7056" SQUARE WITH 1/8" LINE
SEAL	7128" SQUARE WITH 1/8" LINE
SEAL	7200" SQUARE WITH 1/8" LINE
SEAL	7272" SQUARE WITH 1/8" LINE
SEAL	7344" SQUARE WITH 1/8" LINE
SEAL	7416" SQUARE WITH 1/8" LINE
SEAL	7488" SQUARE WITH 1/8" LINE
SEAL	7560" SQUARE WITH 1/8" LINE
SEAL	7632" SQUARE WITH 1/8" LINE
SEAL	7704" SQUARE WITH 1/8" LINE
SEAL	7776" SQUARE WITH 1/8" LINE
SEAL	7848" SQUARE WITH 1/8" LINE
SEAL	7920" SQUARE WITH 1/8" LINE
SEAL	7992" SQUARE WITH 1/8" LINE
SEAL	8064" SQUARE WITH 1/8" LINE
SEAL	8136" SQUARE WITH 1/8" LINE
SEAL	8208" SQUARE WITH 1/8" LINE
SEAL	8280" SQUARE WITH 1/8" LINE
SEAL	8352" SQUARE WITH 1/8" LINE
SEAL	8424" SQUARE WITH 1/8" LINE
SEAL	8496" SQUARE WITH 1/8" LINE
SEAL	8568" SQUARE WITH 1/8" LINE
SEAL	8640" SQUARE WITH 1/8" LINE
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SEAL	8784" SQUARE WITH 1/8" LINE
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SEAL	9576" SQUARE WITH 1/8" LINE
SEAL	9648" SQUARE WITH 1/8" LINE
SEAL	9720" SQUARE WITH 1/8" LINE
SEAL	9792" SQUARE WITH 1/8" LINE
SEAL	9864" SQUARE WITH 1/8" LINE
SEAL	9936" SQUARE WITH 1/8" LINE
SEAL	10008" SQUARE WITH 1/8" LINE
SEAL	10080" SQUARE WITH 1/8" LINE

SIGN NO.	LEGEND NO.	SIZE	SIGN FACE				REMARKS
			TEXT	GRAPHIC	BACKGROUND	FRONT PANEL	
1	STOP	30"	WHITE (REF.)	RED (REF.)	ALUMINUM	ALUMINUM	EXISTING STREET NAME SIGN SHALL BE RELOCATED WITH THIS SIGN (SEE PLAN)
2	GO AHEAD YIELD	30"	WHITE (REF.)	WHITE (REF.)	ALUMINUM	ALUMINUM	
3		VARIABLE	WHITE (REF.)	GREEN (REF.)	ALUMINUM	ALUMINUM	SIGN MOUNTED PARALLEL TO ASSOCIATED STREET
4		VARIABLE	BLACK (REF.)	WHITE (REF.)	ALUMINUM	ALUMINUM	
5		12" x 18"	GREEN (REF.)	WHITE (REF.)	ALUMINUM	ALUMINUM	
6		18" x 24"	GREEN (REF.)	WHITE (REF.)	ALUMINUM	ALUMINUM	
7							SIGN TO BE MOUNTED ON TOP OF EXISTING SIGN POST



FIGURES 8C-2, 8C-3A, 8C-3B AND 8C-3C SHOWN WITH DIMENSIONS ARE TO BE FABRICATED AS DETAILED IN THE MANUAL ON LUMINOUS TRAFFIC CONTROL DEVICES.

STREET TREE SCHEDULE

CITY	STREET TREE	COMMON NAME	SPECIES	SIZE	HEIGHT	TRUNK	SPACING	THRUWAY
Pt	B	PALMIRA PERSEA PRIMO TM / CONTEMPORARY PERSIAN PARROTIA	PALMIRA PERSEA	3" DBH	14-16' HT	AS SHOWN	15 FT	AS SHOWN
Dn	B	QUEPUCO LYNIA QUINCY TM / HOISHEAM OVERCUP DM	QUEPUCO LYNIA	3" DBH	14-16' HT	AS SHOWN	15 FT	AS SHOWN
Dn	B1	QUEPUCO HOTTALA QUINCY / SAHARA MUTUAL DM	QUEPUCO LYNIA	3" DBH	14-16' HT	AS SHOWN	15 FT	AS SHOWN
Tn	B1	TACOMINI OSTROMIA SOPHIE / AUTUMN GOLD BALD CYPRESS	QUEPUCO LYNIA	3" DBH	14-16' HT	AS SHOWN	15 FT	AS SHOWN
UT	B1	JUNCO MARINERIA QUINCY TM / ALICE EMU	QUEPUCO LYNIA	3" DBH	14-16' HT	AS SHOWN	15 FT	AS SHOWN

NOTES:
 1. PLANTING SCHEDULES FOR STREETS ARE LISTED IN THIS SCHEDULE TO BE USED AS A REFERENCE FOR THE DESIGN AND INSTALLATION OF STREET TREES.
 2. ALL TREE SPACING AND PLACEMENT ARE TO BE APPROVED BY THE PROJECT ARCHITECT AND LANDSCAPE ARCHITECT.

PLANTING NOTES:

- ALL TREES AND PLANTS TO BE INSTALLED SHALL BE DELIVERED TO THE PROJECT SITE IN THE HEALTHY AND FULLY ESTABLISHED CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CARE OF ALL TREES AND PLANTS ON THE SITE.
- ALL TREES AND PLANTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S TREE AND PLANTING REGULATIONS.
- ALL TREES AND PLANTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S TREE AND PLANTING REGULATIONS.
- ALL TREES AND PLANTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S TREE AND PLANTING REGULATIONS.
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- ALL TREES AND PLANTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S TREE AND PLANTING REGULATIONS.

SEEDING NOTES:

- ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
- ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
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- ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.



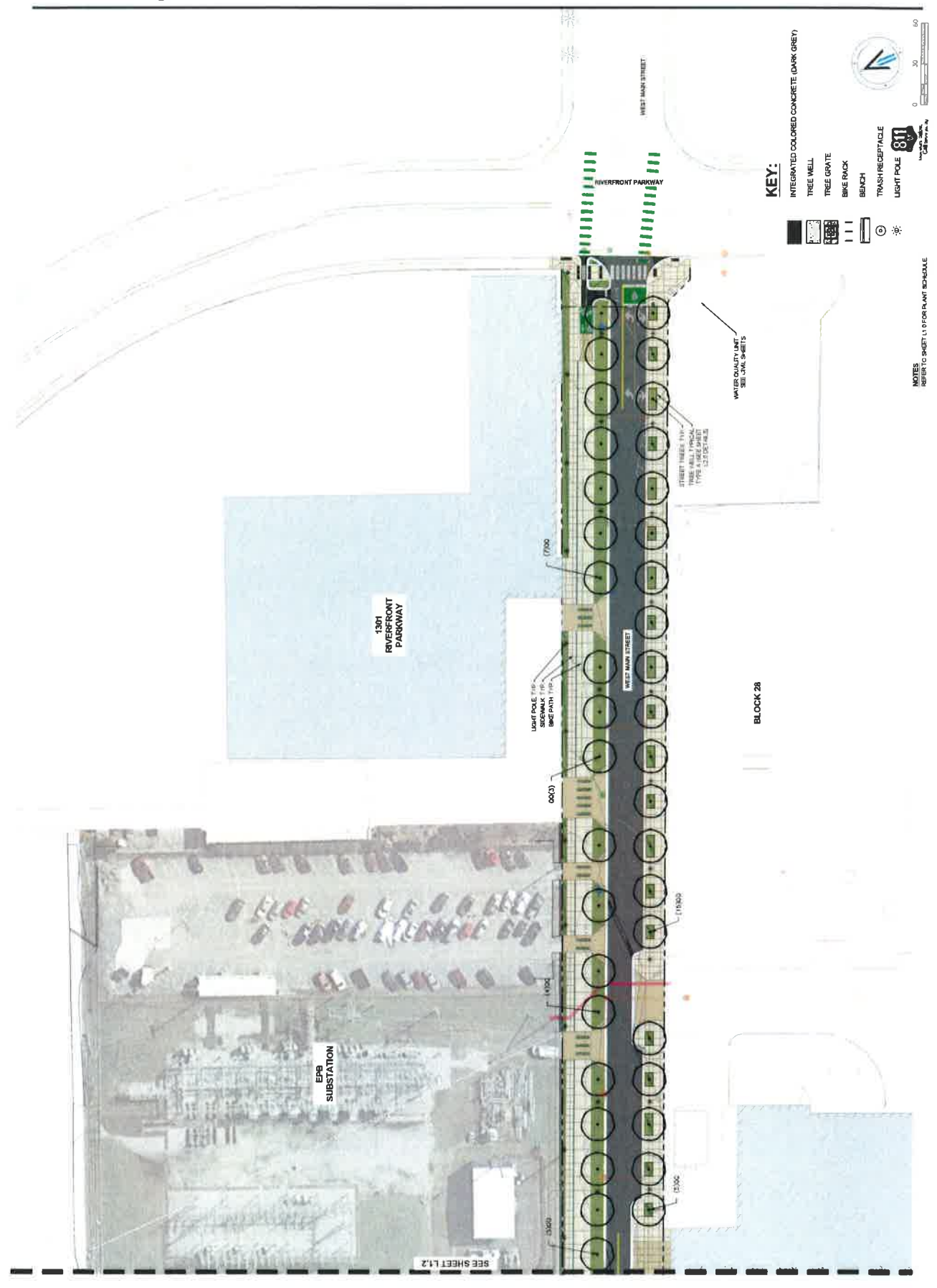
SEEDING NOTES:
 1. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
 2. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
 3. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
 4. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.
 5. ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S SEEDING REGULATIONS.

Date	Author	Revised	By	Date

DATE	1/14/18
DATE	1/15/18
APPROVAL BY	PLANNING
REVISIONS	
1	
2	
3	
4	
5	

Drawing Title:
**ENLARGED
LANDSCAPE PLAN**

Drawing No:
L1.1
Project No:
19172-1680



KEY:

- INTEGRATED COLORED CONCRETE (DARK GREY)
- TREE WELL
- TREE GRATE
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- LIGHT POLE 8ft

NOTES:
REFER TO SHEET L1.0 FOR PLANT SCHEDULE

SEE SHEET L1.2



FOR
THE BEND: PHASE 1
WEST END OPPORTUNITY FUND, LLC

CHAHTANOOGA TENNESSEE

Scale:	1" = 40'
Date:	8/22/2018
Approved By:	11/19/2018
Remarks:	

Drawing Title
ENLARGED LANDSCAPE PLAN

Drawing No
L1.2
Project No
19172-1680



NOTES:
REFER TO SHEET L1.0 FOR ANTI-SCHEDULE

KEY:

- TREE WELL
- TREE GRATE
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- LIGHT POLE



THE BEND: PHASE 1

FOR

Date	1/1/10
City	CHATTANOOGA
Applicant	WEST END OPPORTUNITY FUND, LLC
Project	THE BEND: PHASE 1
Scale	AS SHOWN

Drawing No.
ENLARGED LANDSCAPE PLAN

Project No.
L1.3

19172-1680

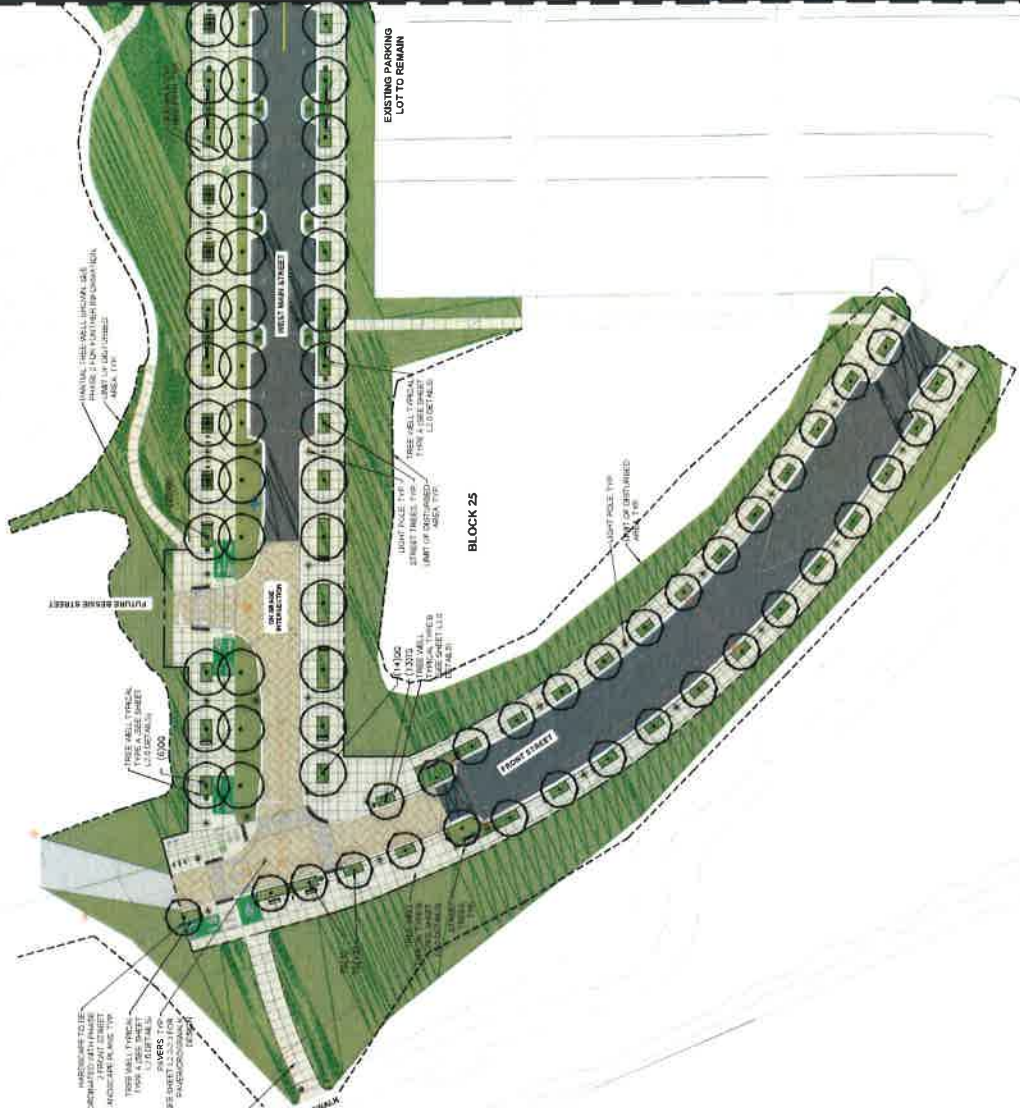
SEE SHEET L1.2

BLOCK 21
 PARK TO REMAIN

BLOCK 20

BLOCK 25

EXISTING PARKING
 LOT TO REMAIN



- KEY:**
- COLORED CONCRETE (DARK GREY)
 - TREE WELL
 - TREE GRATE
 - BIKE RACK
 - BENCH
 - TRASH RECEPTACLE
 - LIGHT POLE



NOTES
 REFER TO SHEET L1.0 FOR PLAN SCHEDULE

FOR
THE BEND: PHASE 1

Date	Revised	By

ENLARGED
LANDSCAPE PLAN

Sheet No.
L1.4
Project No.
19172-1680

- KEY:**
- TREE WELL
 - TREE GRATE
 - BIKE RACK
 - BENCH
 - TRASH RECEPTACLE
 - LIGHT POLE

NOTES:
1. SEE SHEET L1.2 FOR PHASE 1 DETAILS



LANDSCAPE SITE DATA

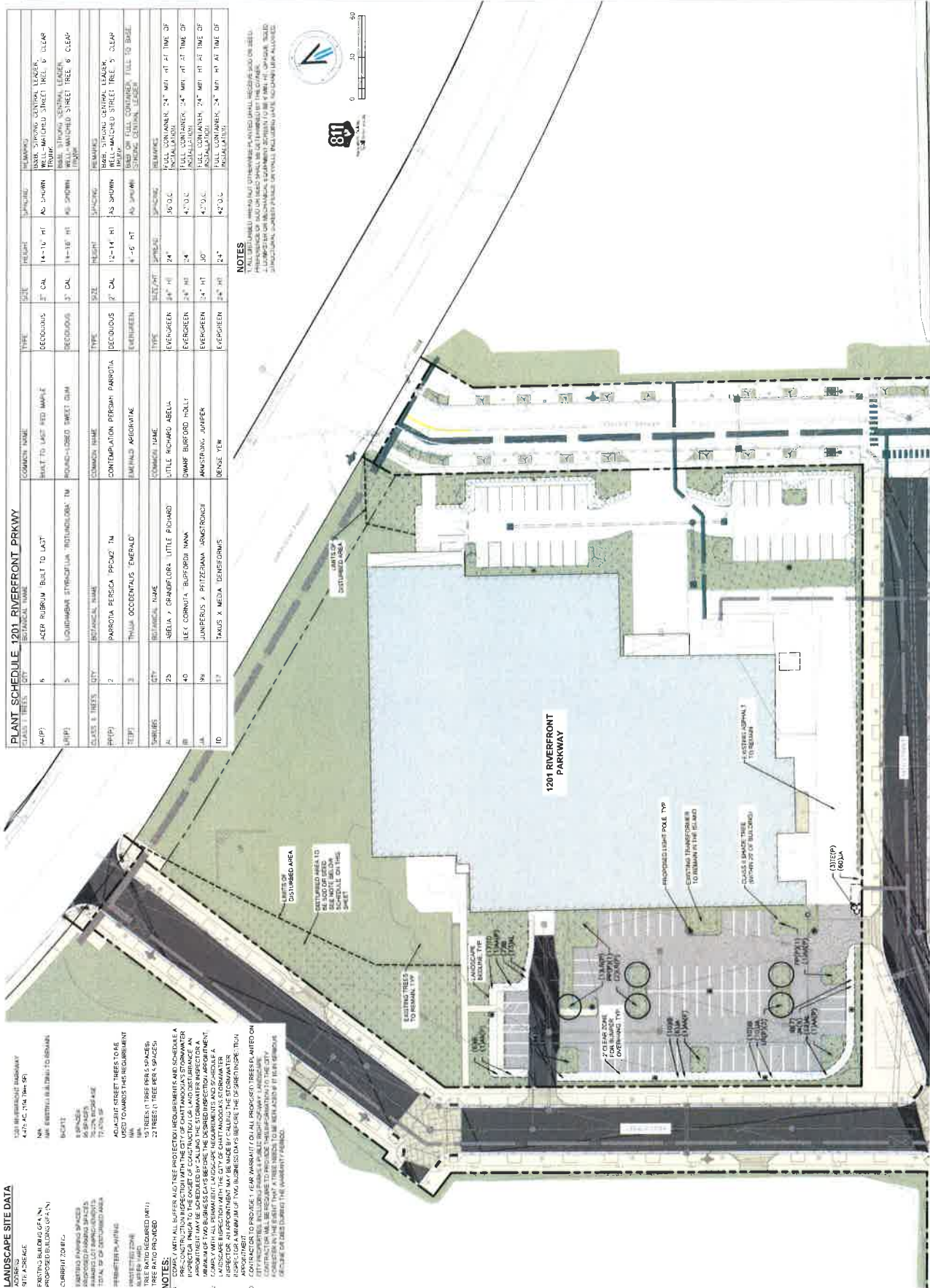
1201 RIVERFRONT PARKWAY
 4175 AC, 174 TW 50'
 NA BENTLEY BLDG TO REMAIN
 NA BENTLEY BLDG TO REMAIN
 BENTLEY BLDG TO REMAIN
 45 SPACES
 72,000 SF
 15 TREES (1 TREE PER 4 SPACES)
 22 TREES (1 TREE PER 4 SPACES)
 15 TREES (1 TREE PER 4 SPACES)
 22 TREES (1 TREE PER 4 SPACES)

NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.
 3. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL PLANTING. TREES PLANTED ON CITY PROPERTY WILL BE MAINTAINED BY THE CITY OF CHATTANOOGA. LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTING TO REMAIN TO THE PROPERTY LINE. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.

PLANT SCHEDULE - 1201 RIVERFRONT PARKWAY

CLASS 1 TREES	QTY	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
A(P)	6	ACER RUBRUM	BUILT TO LAST	DECIDUOUS	3" CAL	14'-16' HT	AS SHOWN	REPLACE EXISTING TREES TO REMAIN TO THE PROPERTY LINE. SEE NOTE B(2) ON THIS SHEET.
B(P)	5	LODIGEMBA STREPTOCYLLA	NOTLANDOLM TM	DECIDUOUS	3" CAL	11'-18' HT	AS SHOWN	REPLACE EXISTING TREES TO REMAIN TO THE PROPERTY LINE. SEE NOTE B(2) ON THIS SHEET.
CLASS 2 TREES	QTY	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
B(P)	2	PARROTTIA PERSICA	PRINCE OF WALES PALM	EVERGREEN	2" CAL	12'-14' HT	AS SHOWN	REPLACE EXISTING TREES TO REMAIN TO THE PROPERTY LINE. SEE NOTE B(2) ON THIS SHEET.
C(P)	3	THALIA OCCIDENTALIS	EMERALD PALM	EVERGREEN	2" CAL	12'-14' HT	AS SHOWN	REPLACE EXISTING TREES TO REMAIN TO THE PROPERTY LINE. SEE NOTE B(2) ON THIS SHEET.
CLASS 3 TREES	QTY	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
A	25	ABELIA 7 GRANDIFLORA	LITTLE RICHARD	EVERGREEN	3/4" HT	24"	50" O.C.	PLANT CONTAINER, 24" NPI, HT AT TIME OF INSTALLATION.
B	40	ILEX CORNUTA	BUFFBERD HOLLY	EVERGREEN	3/4" HT	24"	45" O.C.	PLANT CONTAINER, 24" NPI, HT AT TIME OF INSTALLATION.
JAL	30	JUNIFERUS X PRITZEMANNI	AMSTRONG JUNEPEE	EVERGREEN	3/4" HT	24"	45" O.C.	PLANT CONTAINER, 24" NPI, HT AT TIME OF INSTALLATION.
TD	10	TAXUS 7 MEDIA	DENSE YEW	EVERGREEN	3/4" HT	24"	45" O.C.	PLANT CONTAINER, 24" NPI, HT AT TIME OF INSTALLATION.

NOTES:
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.
 3. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL PLANTING. TREES PLANTED ON CITY PROPERTY WILL BE MAINTAINED BY THE CITY OF CHATTANOOGA. LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTING TO REMAIN TO THE PROPERTY LINE. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA'S LANDSCAPE PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR PRIOR TO THE ONSET OF CONSTRUCTION. AND DISTANCE AN ADJACENT STREET TREES SHALL BE MAINTAINED TO REMAIN TO THE PROPERTY LINE.



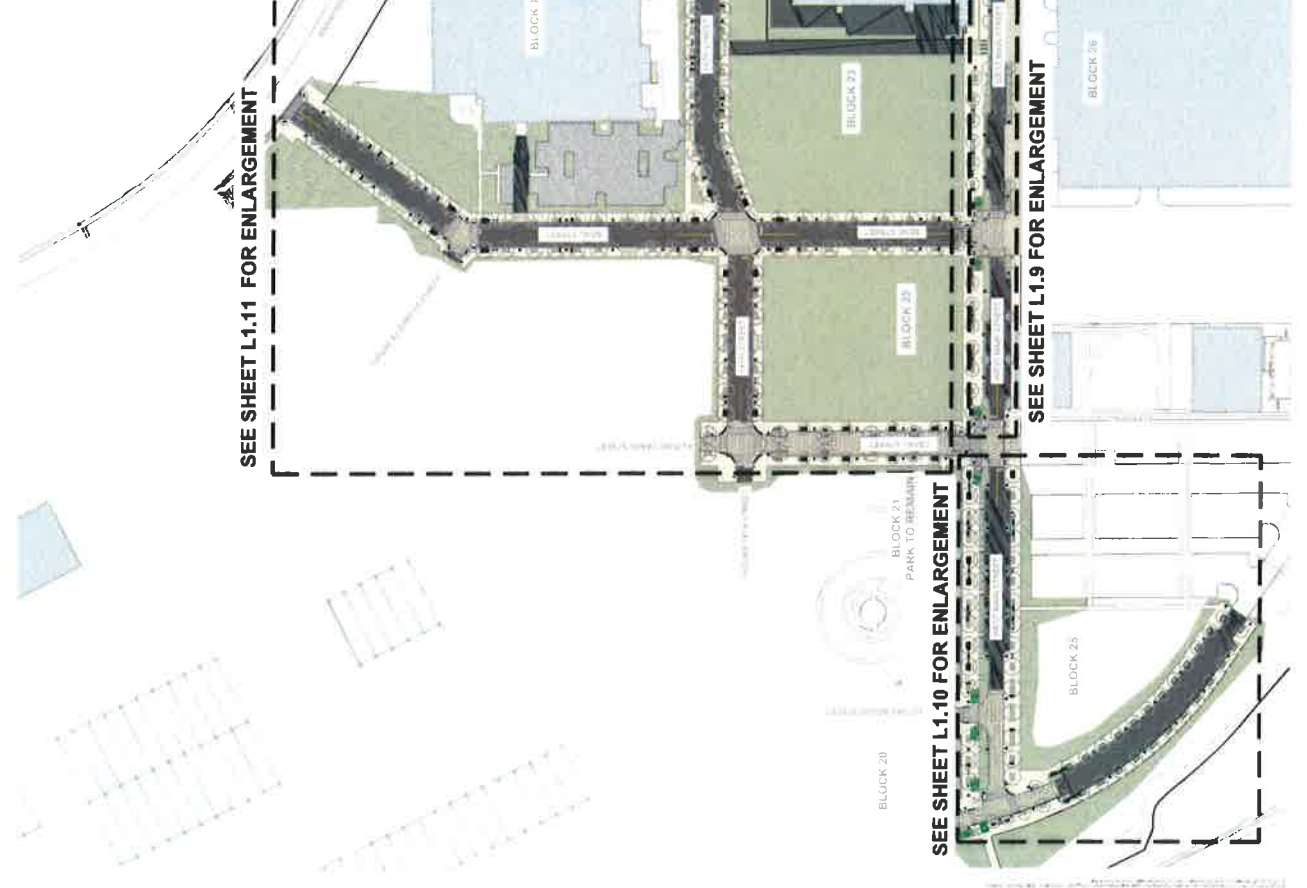


Date	11/11/2020
Drawn By	J. HARRIS
Checked By	J. HARRIS
Approved By	J. HARRIS
Project No.	19172-1680

Overall Shrub
 and Perennial
 Plan

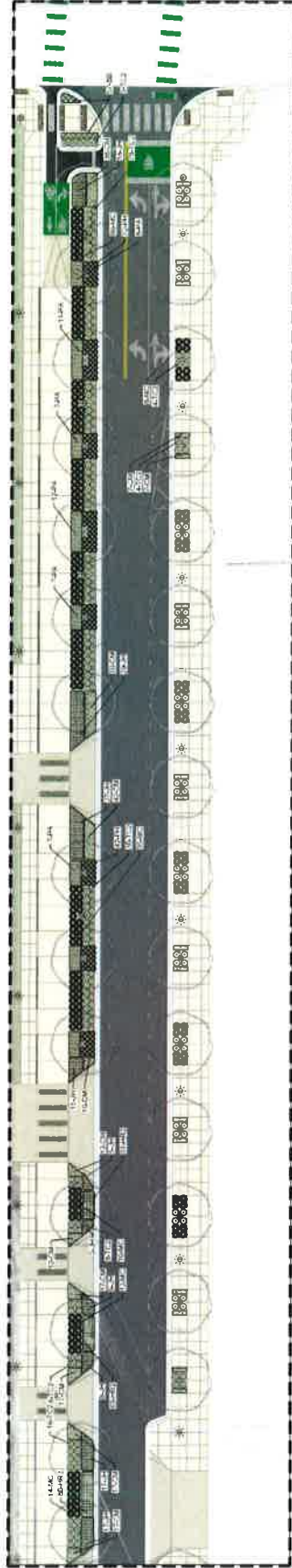
Sheet No.
L1.7

PLANT SCHEDULE	SYMBOL / COMMON NAME	TYPE	HEIGHT	SPACING	REMARKS
101	SEBASTIA PANDANUS 'SUNNY' TM / COMFETI VIRESCENS 'NELLIE'	SHRUB	12'-18" HT	36" O.C.	PERMANENT
102	SPINDIA INDICA 'SUNNY' TM / COMFETI VIRESCENS 'NELLIE'	SHRUB	12'-18" HT	36" O.C.	PERMANENT
103	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
104	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
105	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
106	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
107	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
108	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
109	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
110	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
111	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
112	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
113	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
114	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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121	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
122	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
123	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
124	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
125	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
126	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
127	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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129	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
130	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
131	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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135	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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140	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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142	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
143	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
144	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
145	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
146	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
147	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
148	THAIA COCCINTELUS 'CONSECRARI' TM / RANUNC. ACROBATINE	PERENNIAL	18" HT	18" O.C.	PERMANENT
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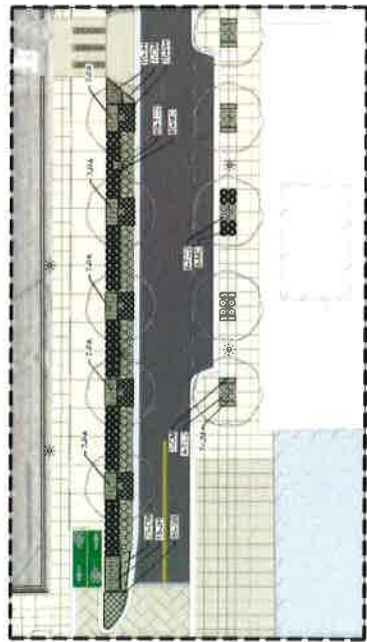




VICINITY MAP - NTS



ENLARGEMENT A



ENLARGEMENT B



Sheet No.
L1.8

Project No.
19172-1680

Drawn by
SHRUB AND
PERENNIAL PLAN

DATE	BY	FOR
06/20/2024	J. FLOTT	
Revisions:		
1		
2		
3		
4		
5		

THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA, TENNESSEE



Nashville - Murfreesboro - Chattanooga
rsg@rsgm.com



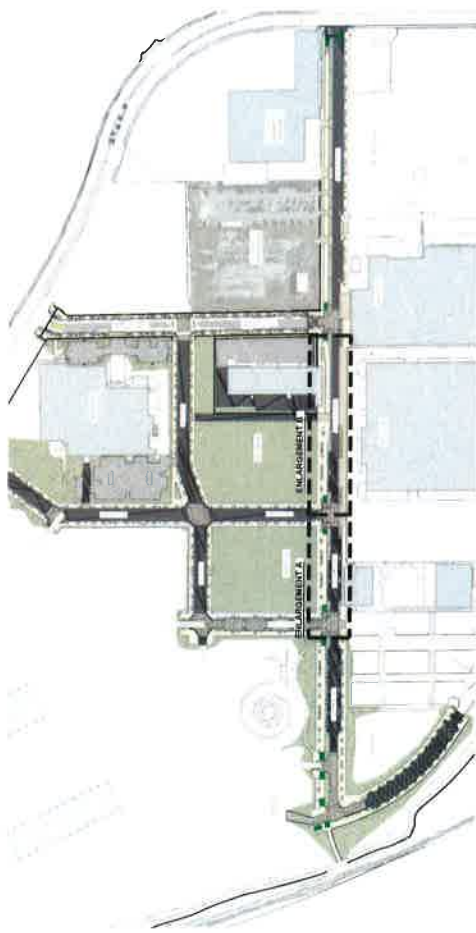


THE BEND: PHASE 1
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA TENNESSEE

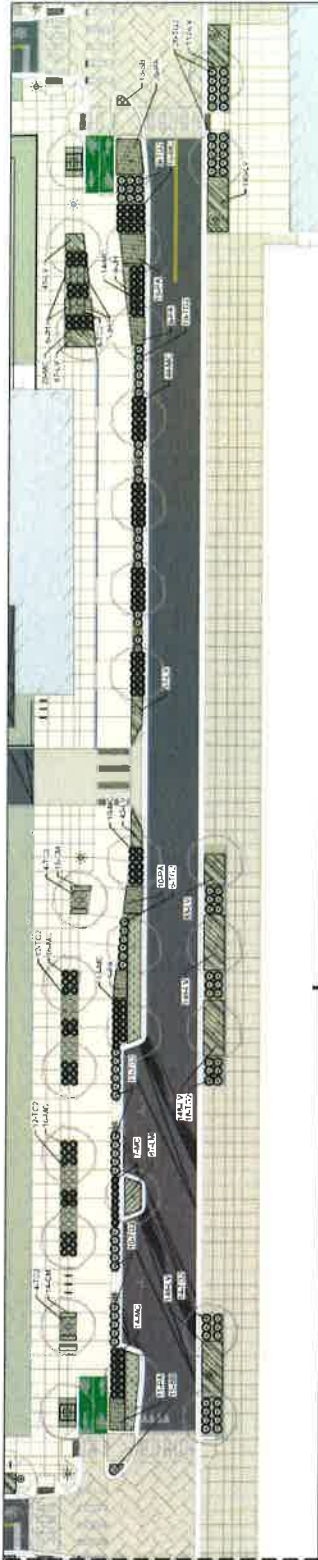
DATE	10/20/2021
BY	J.F.G./D.D.
PROJECT NO.	19172-1680
SCALE	AS SHOWN

Drawn by: **SHRUB AND PERENNIAL PLANX**

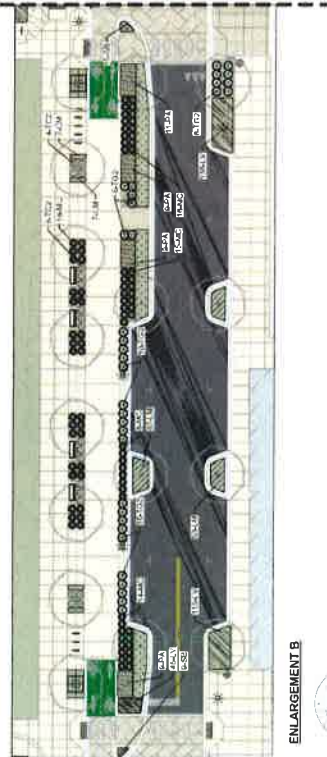
Drawn by: **L1.9**
Project No: 19172-1680



VICINITY MAP- NTS

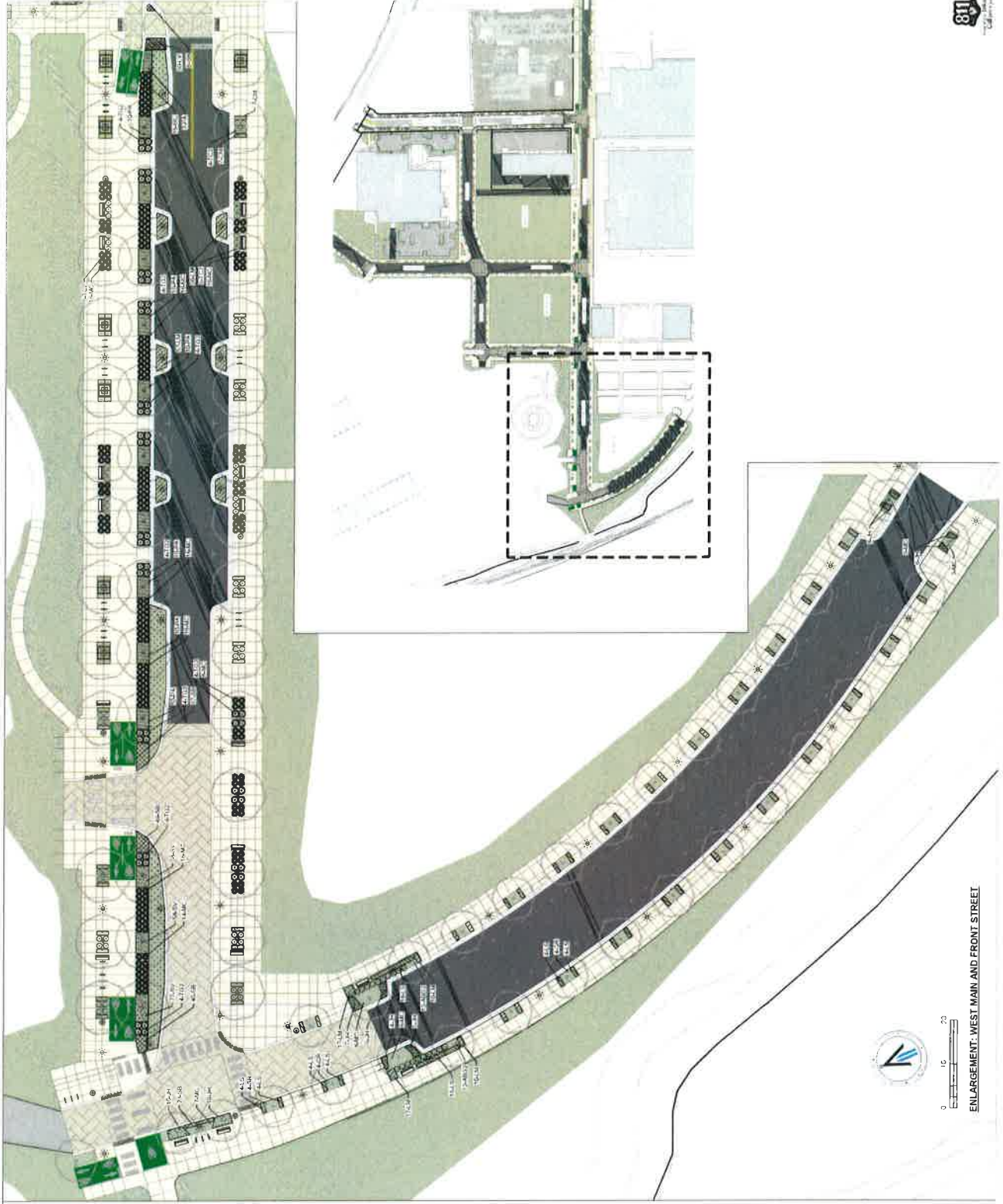


ENLARGEMENT A



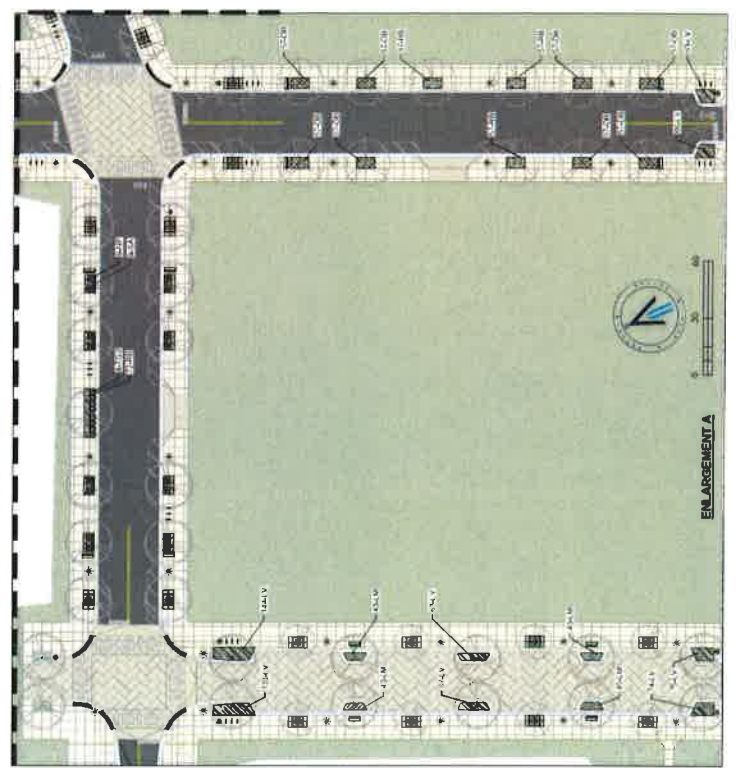
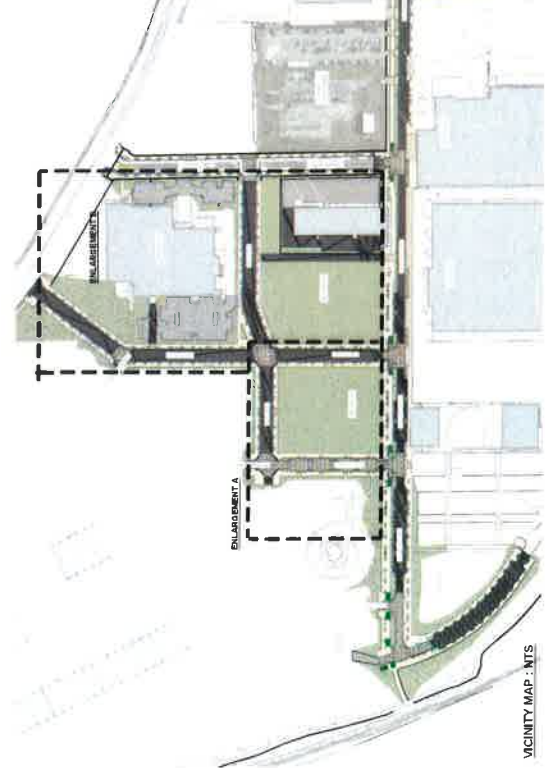
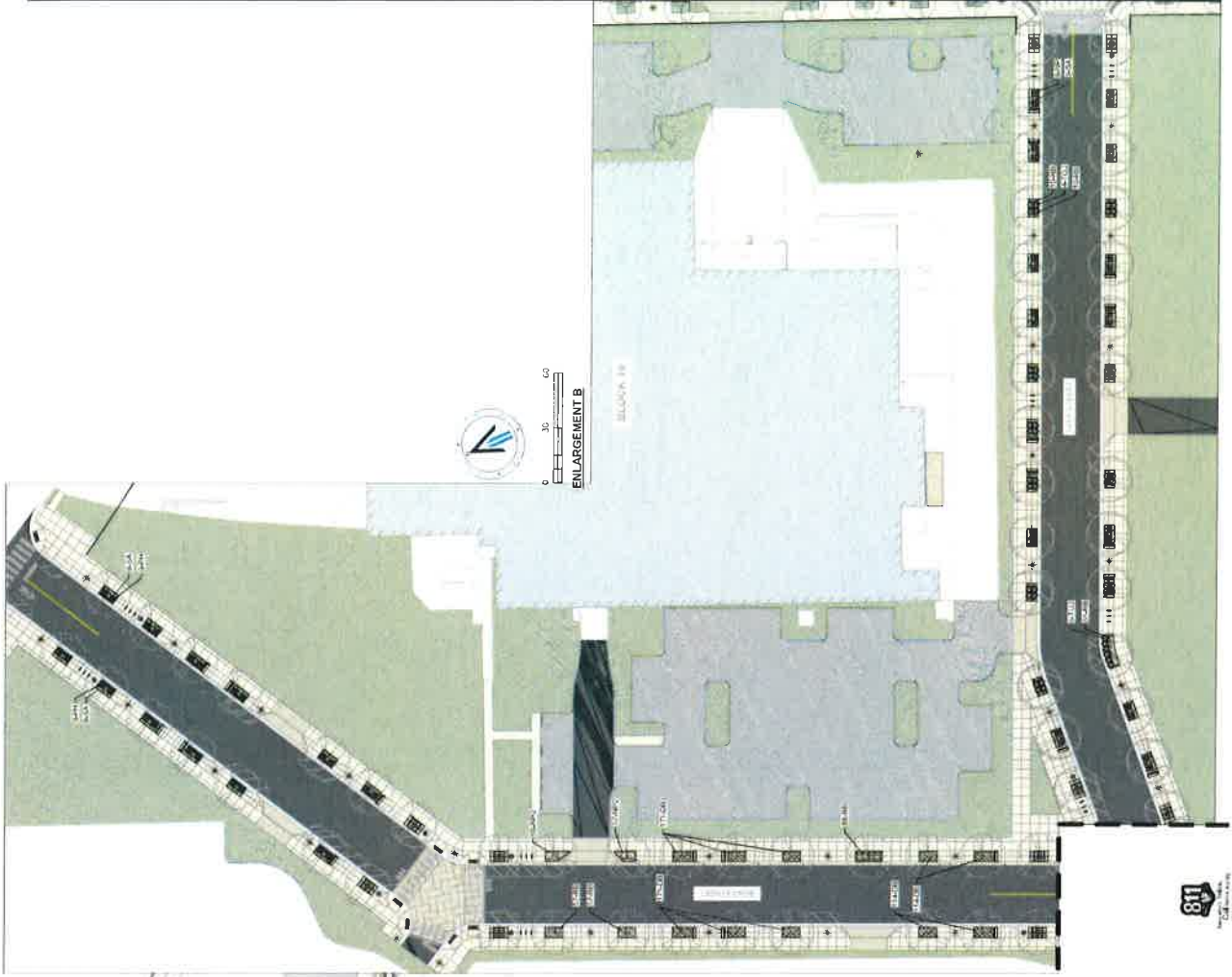
ENLARGEMENT B

Date:	8/22/2012
Approved By:	J. ALPHE
Drawn By:	
Checked By:	
Reviewed By:	
Scale:	
Sheet:	



ENLARGEMENT - WEST MAIN AND FRONT STREET

Date	Author
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]
08/20/2018	W. J. [unclear]



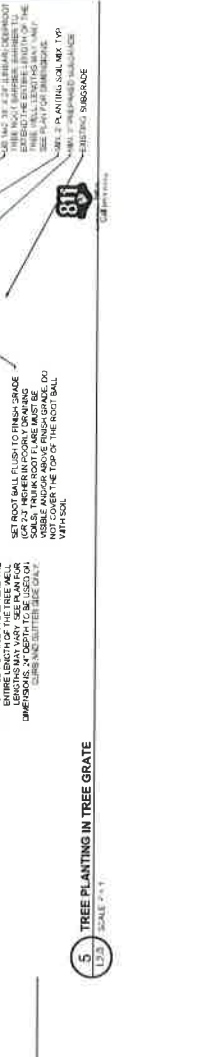
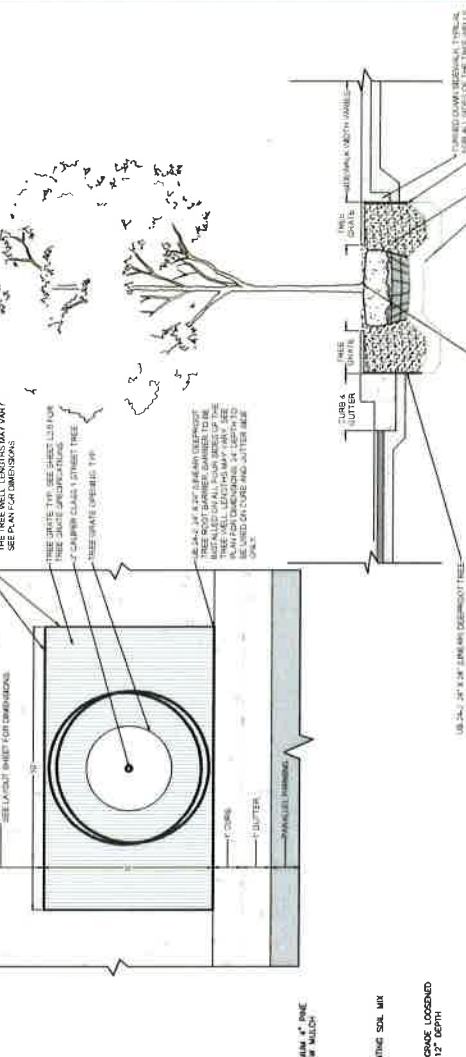
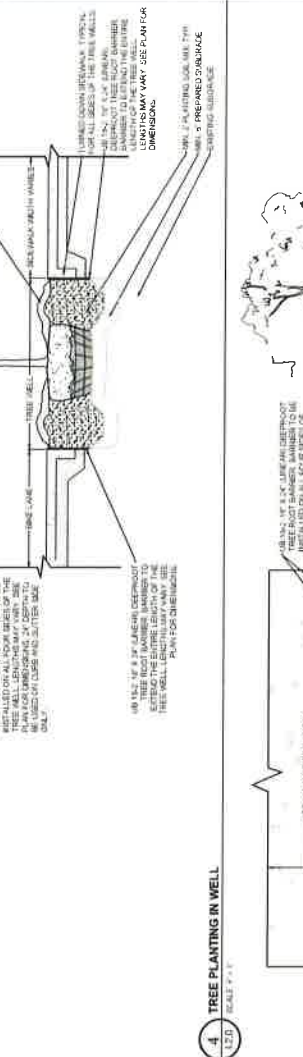
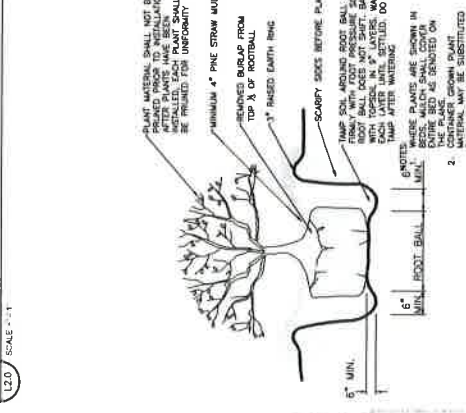
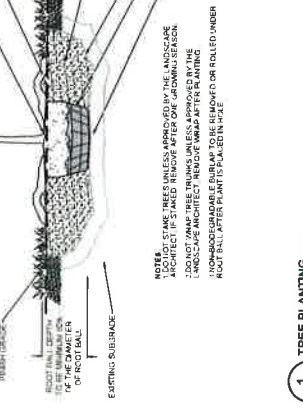
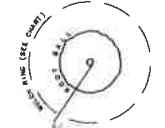


Project No.	24-0101
Date	09/22/23
Approved By	FLORIANE
Drawn By	
Checked By	
Reviewed By	
Project Manager	

LANDSCAPE NOTES
AND DETAILS

TYPICAL MULCH RING SIZING CHART

CHURN RING DIAMETER	PLANTER SIZE	MINIMUM TREE CALIBER
1.0	12	1.5
1.5	18	2.0
2.0	24	2.5
2.5	30	3.0
3.0	36	3.5
3.5	42	4.0
4.0	48	4.5
4.5	54	5.0
5.0	60	5.5



DO NOT PLANT TREE AT PLANTING EXCEPT FOR SPECIFIC TREE SPECIES. ALL PLANTS MUST BE SPECIALLY BREEDING AND GROWN TO MEET THE PROJECT'S NEEDS. PLANTS MUST BE FREE OF DISEASE AND PESTS. ALL PLANTS MUST BE FULLY ACCLIMATED TO THE LOCAL CLIMATE.

DO NOT PLANT TREE AT PLANTING EXCEPT FOR SPECIFIC TREE SPECIES. ALL PLANTS MUST BE SPECIALLY BREEDING AND GROWN TO MEET THE PROJECT'S NEEDS. PLANTS MUST BE FREE OF DISEASE AND PESTS. ALL PLANTS MUST BE FULLY ACCLIMATED TO THE LOCAL CLIMATE.

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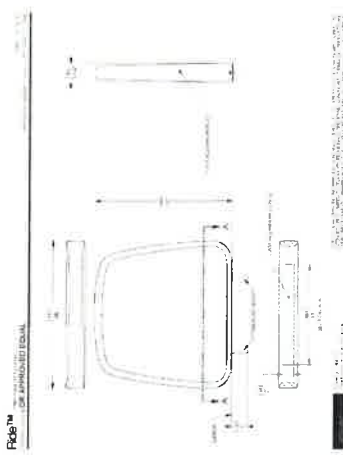


Scale:	AS NOTED
Date:	06/22/2022
Approved By:	PHILIPPER
Remarks:	

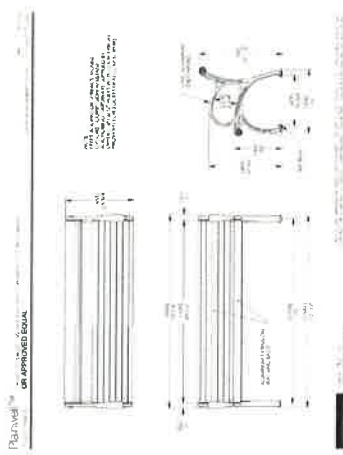
Drawn By:
**LANDSCAPE NOTES
AND DETAILS**

Drawing No.
L2.1

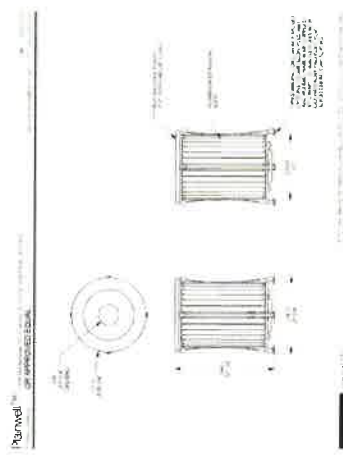
Project File
19172-1680



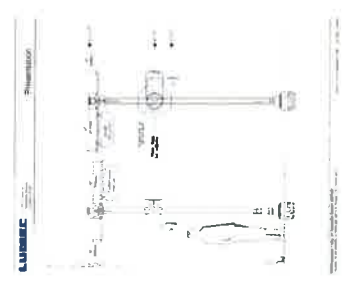
4 BIKE RACK
L2.1 SCALE NA



5 BENCH
L2.1 SCALE NA



6 TRASH RECEPTACLE
L2.1 SCALE NA



3 STREET SIGN POLE
L2.1 SCALE NA



1 STREET LIGHT
L2.1 SCALE NA

1. LIGHT POLE SPEC IS FOR DESCRIPTIVE ONLY. SEE PHOTOGRAPHIC PLAN WITHIN THIS SET FOR MORE.
2. STREET LIGHT FIXTURES TO BE 4' TALL. SEE PHOTOGRAPHIC PLAN WITHIN THIS SET FOR MORE.
3. PARALLEL LIGHT FIXTURES TO BE 20' TALL. SEE PHOTOGRAPHIC PLAN FOR LIGHTING FIXTURE SCHEDULE.

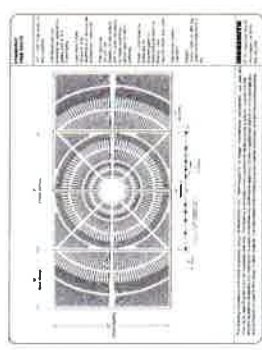
BELGARD BELGARD COMMERCIAL COLLECTION

Belgard ADA Truncated Dome Paving Stone

- 12" x 12" Module size*
- 2 1/2" Unk Thickness*
- Dome Sizing and Spacing meets Department of Justice 2010 ADA Standards for Accessible Design
- Manufactured to meet or exceed ASTM C 936 - 09 Standards

* Nominal Imperial Sizing

7 ADA TRUNCATED DOME PAVING STONE
L2.1 SCALE NA



2 TREE GRATE
L2.1 SCALE NA

NOTE
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

NOTE
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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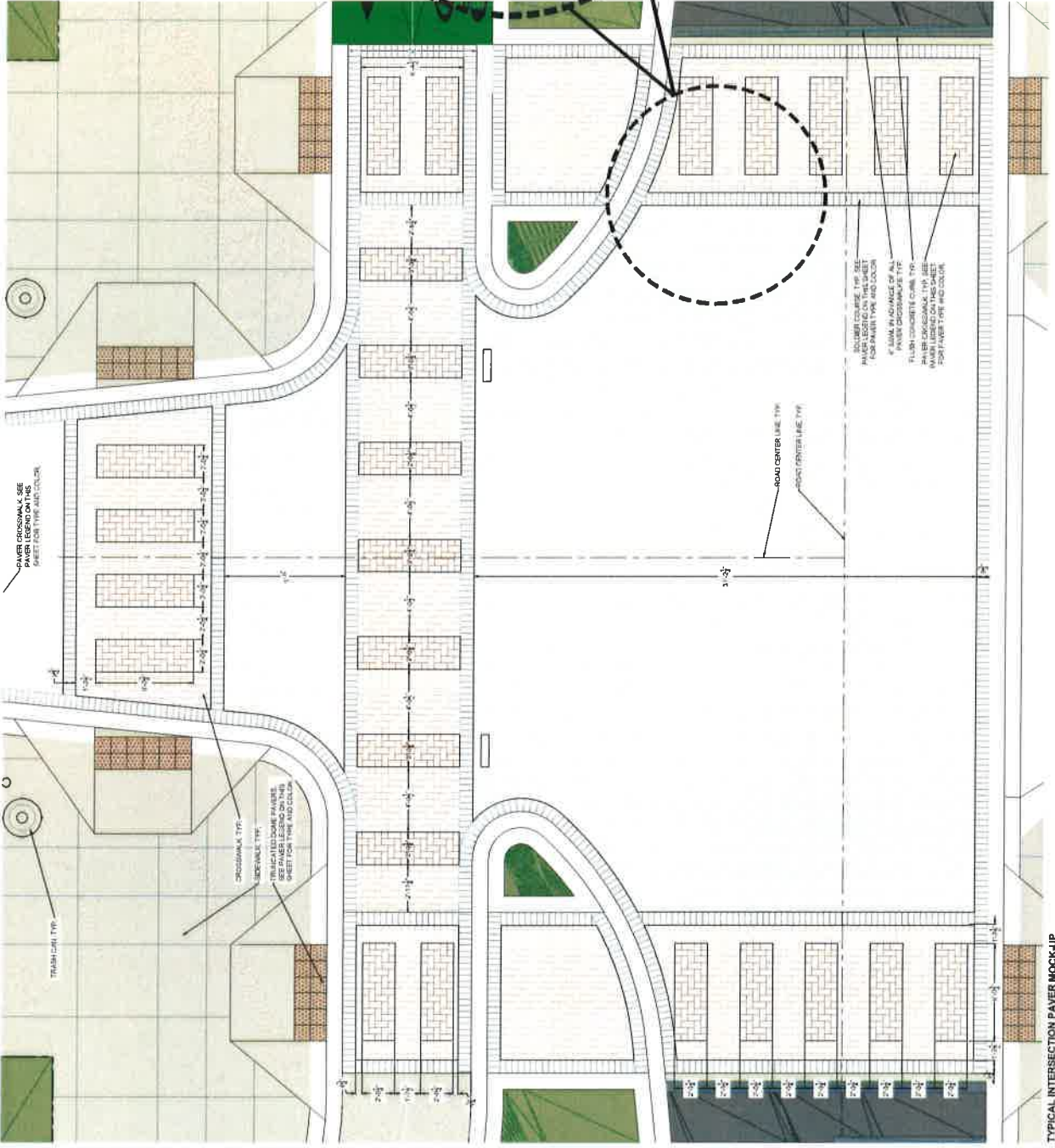
FOR
THE BEND: PHASE 1

DATE: 10/20/2017
APPROVED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

Drawing Title
L2.2
Project File
19172-1680



PAVER TYPE	COLOR
MEGA-STONE SOLDIER COURSE	GRAPHITE
HOLLAND HERRINGBONE	GRAPHITE
HOLLAND HERRINGBONE	SAVANNAH
MEGA-STONE STRIPES	GRAPHITE
MEGA-STONE PEDESTRIAN CROSSINGS	LINEA
ASB TRUNCATED DOME PAVING STONE (SEE SPEC ON SHEET L2.1)	CHARCOAL



PAVER LEGEND ENLARGEMENT
SCALE = 1:1

NOTES:
1. PAVING STONE DIMENSIONS AND SPACING SHALL BE AS SHOWN IN THIS PLAN. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE IN DECIMAL FEET AND INCHES.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

NOTE:
SEE SHEET L2.1 FOR PAVEMENT SECTION.

TYPICAL INTERSECTION PAVEMENT MOCK-UP
SCALE: 1/4" = 1'-0"

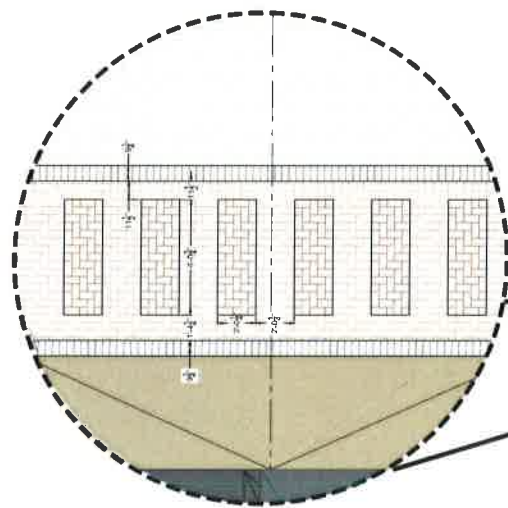
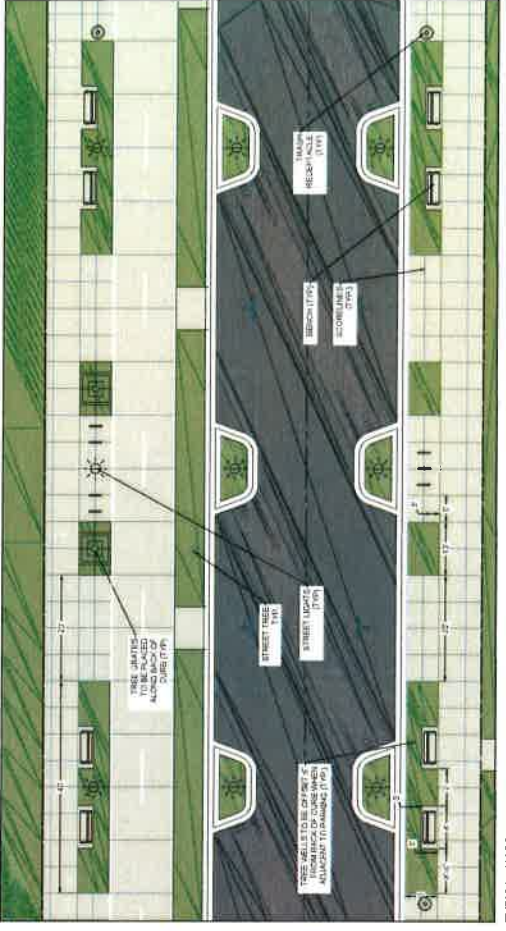
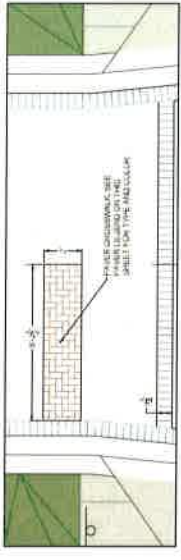
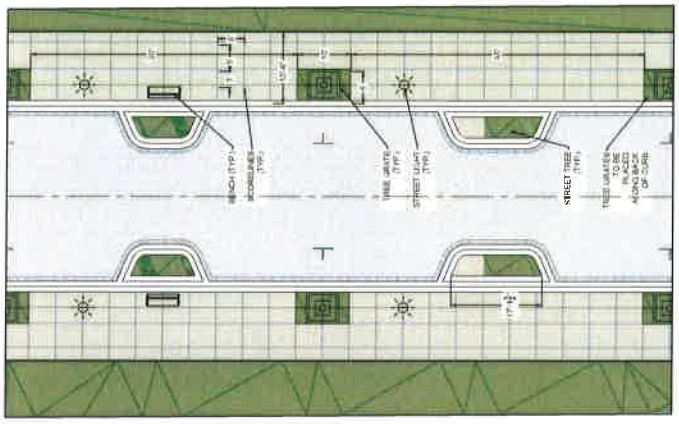
DATE	DESCRIPTION	APPROVED BY	REVISIONS

Drawing Title
LANDSCAPE NOTES AND DETAILS

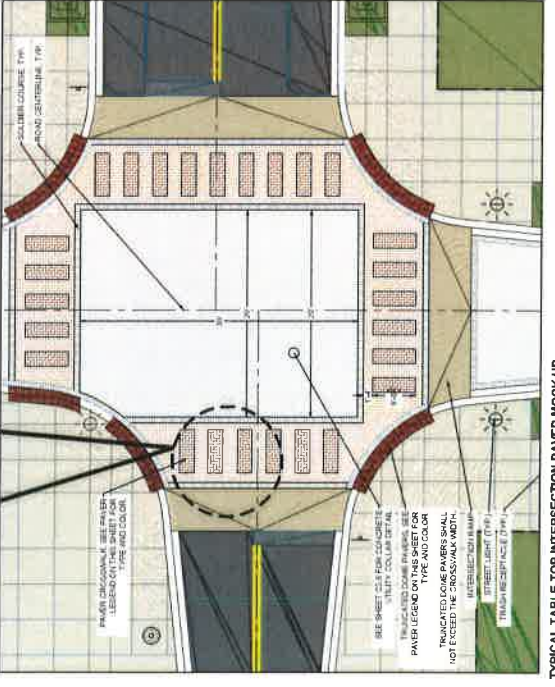
Sheet No.
L2.3
Project No.
19172-1680

PAVER TYPE	COLOR
MEGA-STONE SOLDIER COURSE	GRAPHITE
HOLLAND HERRINGBONE	GRAPHITE
HOLLAND HERRINGBONE	SAVANNAH
MEGA-STONE STRIPES	GRAPHITE
MEGA-STONE PEDESTRIAN CROSSINGS	LIXEN
ADA TRUNCATED CONE PAVING STONE	CHARCOAL

GENERAL NOTES:
1. STREET TREES AND PLANTINGS SHALL BE TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF NASHVILLE PLANTING SPECIFICATIONS.
2. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
5. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
6. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
7. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
8. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
9. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
10. TREE SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



NOTES:
1. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
2. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
3. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
4. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
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9. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
10. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.



NOTES:
1. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
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9. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.
10. PAVED SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION SHOWN UNLESS OTHERWISE NOTED.

INFRASTRUCTURE PLANS FOR THE BEND: PHASE 2 WEST END OPPORTUNITY FUND, LLC

CONTACTS

OWNER/DEVELOPER

WEST END OPPORTUNITY FUND, LLC
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CIVIL

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HGRIMES@RAGANSMITH.COM

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AT&T
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300 EAST MARTIN LUTHER KING BOULEVARD
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BP4893@ATT.COM

INTERNET

COMCAST
SAM NORMAN
150 HEMBREE DRIVE
ROSSVILLE, GA 30076
(878) 859-8975
WALTER_NORMAN@COMCAST.COM

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(423) 208-8933
jonathan@grace-cc.com

ELECTRIC

EPB
BRAD PERRA
110 N GREENWOOD
CHATTANOOGA, TN 37422
(423) 648-3304
PERRAB@EPB.NET

ZONING

B-CX 12, B-CX 20, AND B-PK

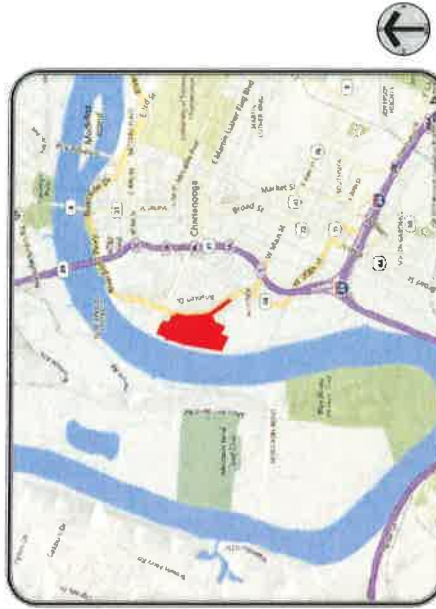
GAS

CHATTANOOGA GAS
JANA PAPA
2207 OLAN MILLS DRIVE
CHATTANOOGA, TN 37421
(423) 421-3263
JPAPA@SOUTHERNCO.COM

WATER

TENNESSEE AMERICAN WATER
TYLER CROSS
1500 RIVERSIDE DRIVE
CHATTANOOGA, TN 37403
(423) 771-4704
TYLER.CROSS@AMWATER.COM

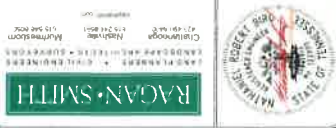
THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE



CHATTANOOGA,
TENNESSEE

COVER

C0.0



DATE	ISSUED FOR	BY	REVISIONS
19172			

INFRASTRUCTURE PLANS FOR THE BEND: PHASE 2 WEST END OPPORTUNITY FUND, LLC

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C04	BIKE ACCESS PLAN
C05	STREET TREATMENT PLAN
C06	EXISTING CONDITIONS & DEMO PLAN
C07	OVERHEAD DEMO
C08	SURFACE DEMO
C09	UNDERGROUND DEMO
C010	CIVIL NOTES
C10	OVERALL LAYOUT PLAN
C11	ENLARGED LAYOUT
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C14	ENLARGED LAYOUT
C15	ENLARGED LAYOUT
C16	ENLARGED LAYOUT
C17	ENLARGED LAYOUT
C21	INITIAL EPSC PLAN - PHASE 2A
C22	INITIAL EPSC PLAN - PHASE 2B
C23	INTERMEDIATE EPSC PLAN - PHASE 2A
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C32	ENLARGED GRADING
C33	ENLARGED GRADING
C34	ENLARGED GRADING
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C36	ENLARGED GRADING
C37	DRAINAGE TABLES
C38	ENLARGED GRADING INTERSECTION

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C313	ENLARGED GRADING INTERSECTION	R114	ROADWAY PLAN AND PROFILE FRONT STREET
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C54	SITE DETAILS	L12	ENLARGED LANDSCAPE PLAN
C55	SITE DETAILS	L13	ENLARGED LANDSCAPE PLAN
C56	WATER DETAILS	L14	ENLARGED LANDSCAPE PLAN
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R13	ROADWAY PLAN AND PROFILE 12TH STREET	L21	LANDSCAPE NOTES AND DETAILS
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R19	ROADWAY PLAN AND PROFILE ELIZABETH STREET		

CHATTANOOGA,
TENNESSEE



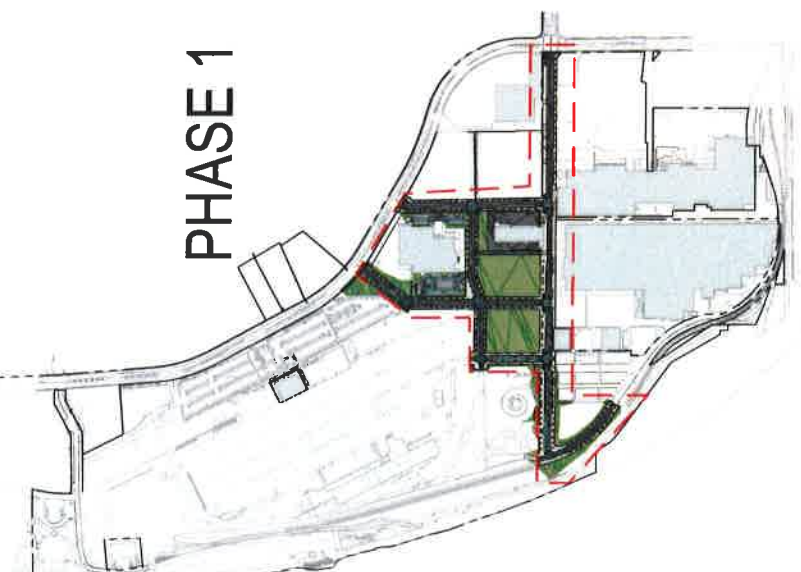
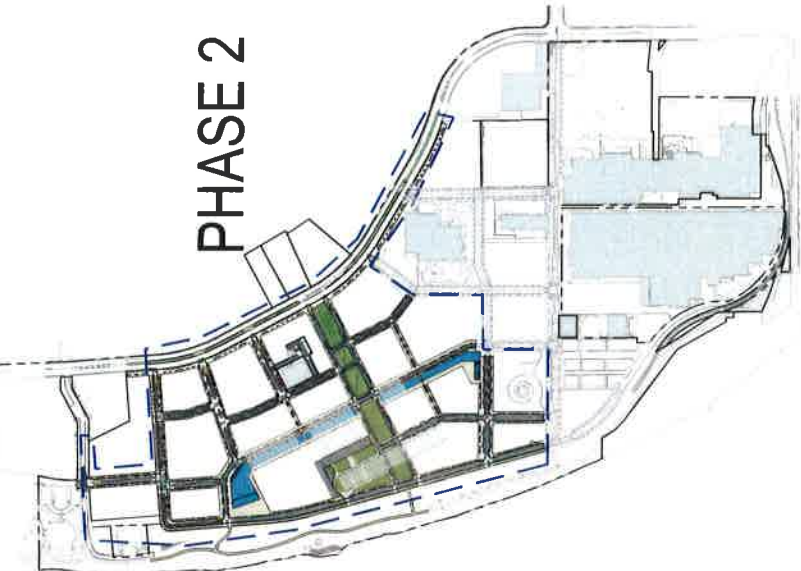
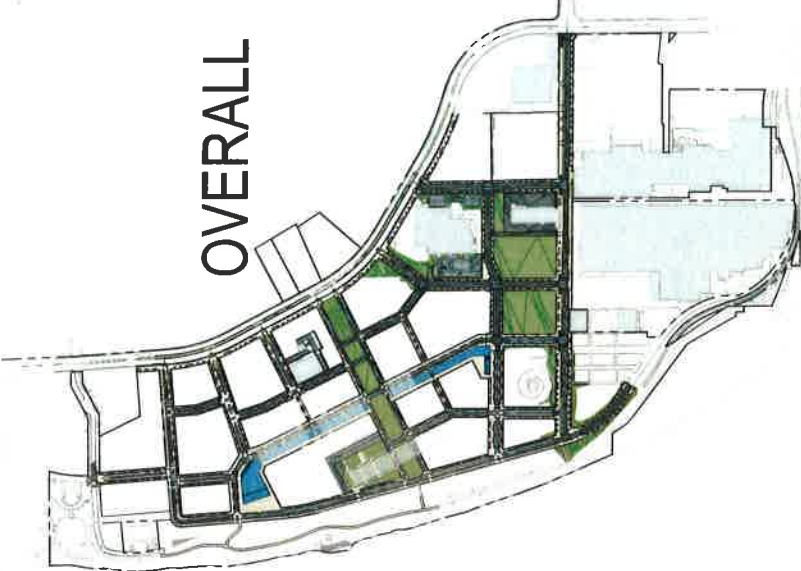
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DATE	BY	DESCRIPTION
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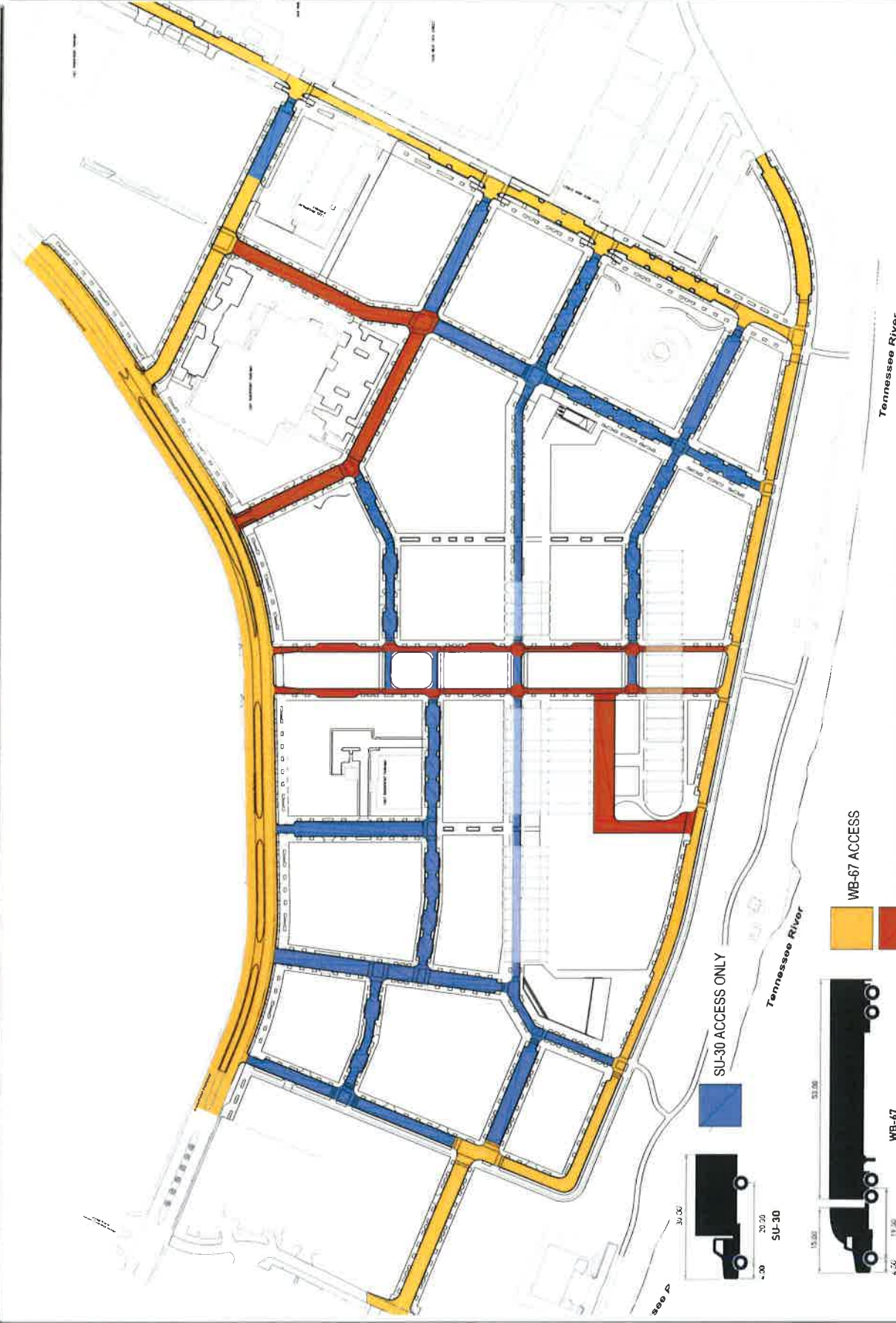
FOR
THE BEND: PHASE 2
WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA, TENNESSEE





811



SU-30 ACCESS ONLY

WB-67 ACCESS

WB-67 ACCESS WITH MINIMAL TO MODERATE CURB MOUNTING

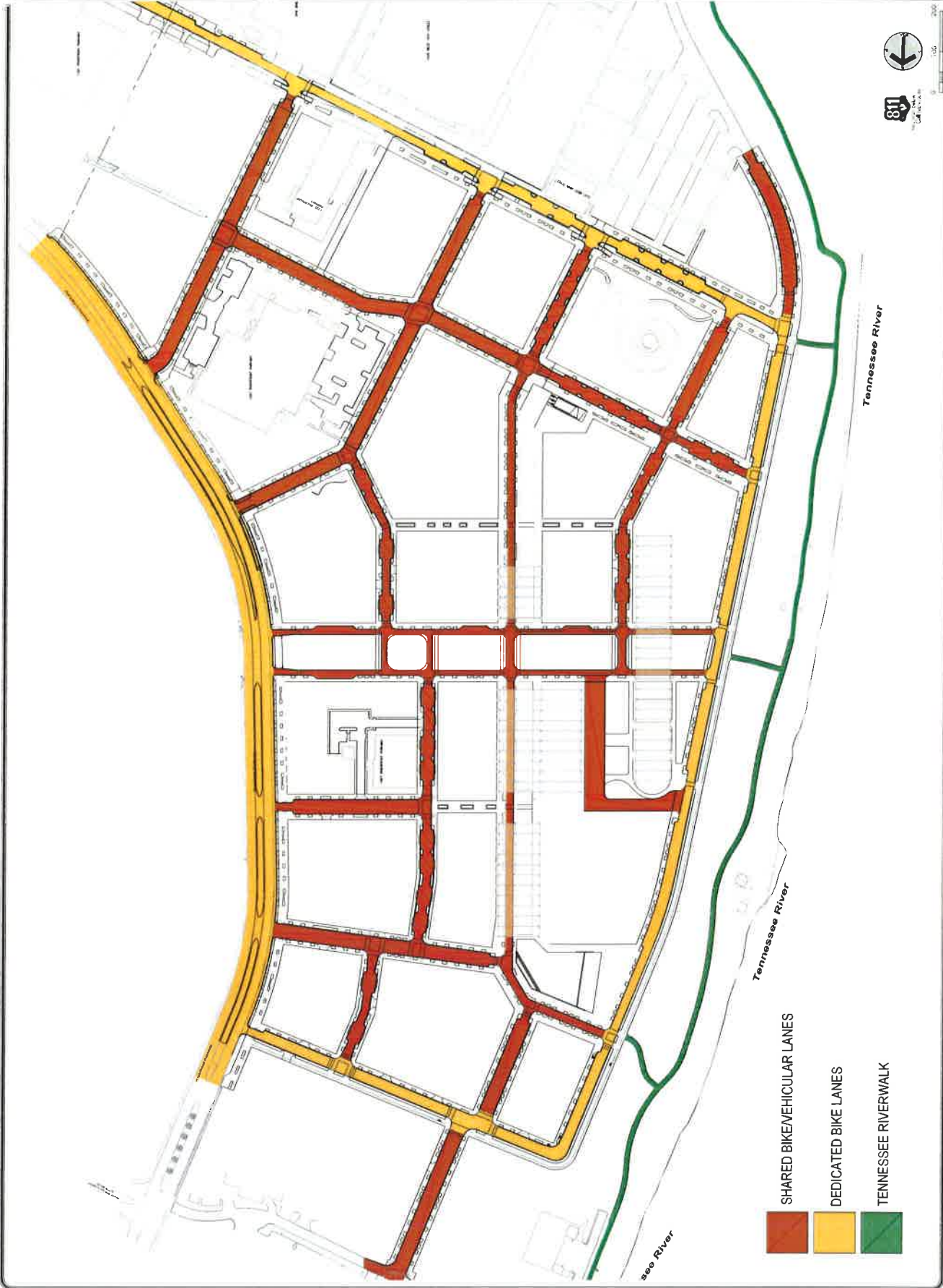
RAGAN SMITH
 LAND PLANNERS & CIVIL ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 200
 CHATTANOOGA, TENNESSEE 37403
 PHONE: (423) 249-1100
 FAX: (423) 249-1101
 WWW.RAGANSMITH.COM



CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

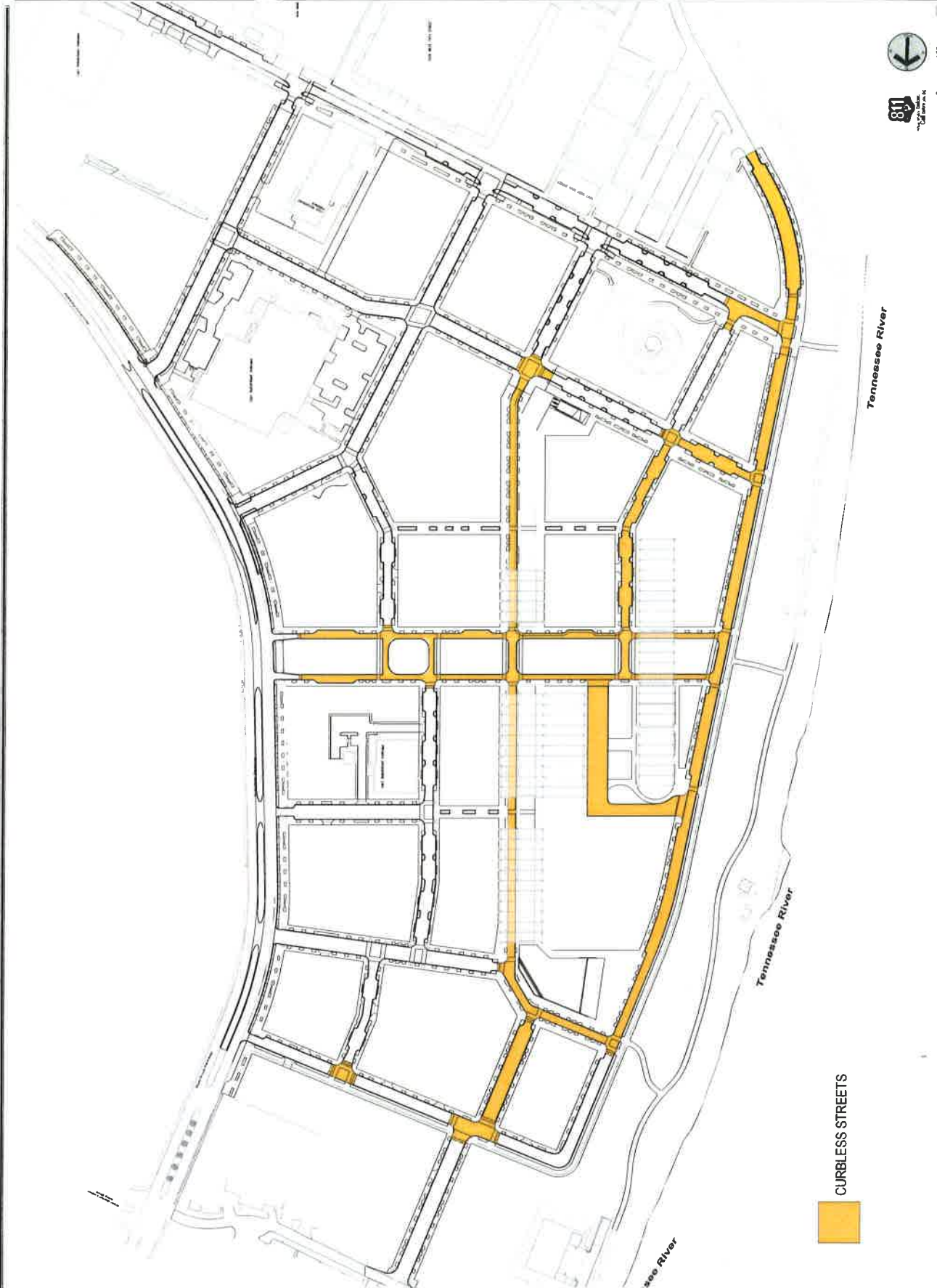
DATE:	19172
SCALE:	1/8" = 1'-0"
PROJECT:	THE BEND: PHASE 2
CLIENT:	WEST END OPPORTUNITY FUND, LLC
DESIGNER:	RAGAN SMITH
DATE:	10/15/17

BIKE ACCESS PLAN
C0.4



- SHARED BIKE/VEHICULAR LANES
- DEDICATED BIKE LANES
- TENNESSEE RIVERWALK





Tennessee River

Tennessee River

see River

RAOAN SMITH

ARCHITECTS • CIVIL ENGINEERS
 5080 EAST BROADWAY • SUITE 400
 DENVER, CO 80202



THE BEND: PHASE 2
 FOR
 WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

NO.	DATE	BY	REVISION
1	11/17/22	JAS	ISSUE FOR PERMITS
2	11/17/22	JAS	ISSUE FOR PHASE 2
3	11/17/22	JAS	ISSUE FOR PHASE 2
4	11/17/22	JAS	ISSUE FOR PHASE 2
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13	11/17/22	JAS	ISSUE FOR PHASE 2
14	11/17/22	JAS	ISSUE FOR PHASE 2
15	11/17/22	JAS	ISSUE FOR PHASE 2

- DEMOLITION LEGEND**
- BUILDING FOOTPRINT AND ROOF CONTOUR TO BE DEMOLISHED
 - ROOF TO BE REMOVED
 - TREE TO BE REMOVED



IMPROVEMENTS TO NEWPORT PARKWAY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL IMPROVEMENT PLAN SET SHALL BE PREPARED AND SUBMITTED AS A SEPARATE PHASE OF THIS PROJECT.



 RAGAN & SMITH

 ARCHITECTS & ENGINEERS

 1000 BENTLEY AVENUE, SUITE 200

 CHATTANOOGA, TENNESSEE 37402

 PHONE: (423) 249-8800

 FAX: (423) 249-8801

 WWW.RAGAN-AND-SMITH.COM



CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

NO.	DATE	DESCRIPTION
1	11/14/22	ISSUED FOR PERMIT
2	01/11/23	REVISED FOR PERMIT
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100	01/11/23	REVISED FOR PERMIT

OVERHEAD DEMO
C0.7





CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 2

NO.	DATE	DESCRIPTION
1	18117Z	1680
2	18117Z	1680
3	18117Z	1680
4	18117Z	1680
5	18117Z	1680

SURFACE DEMO

C0.8



DEMOLITION LEGEND
BUILDING, PAVEMENT,
AND/OR CURB TO
BE DEMOLISHED
PARKING TO BE REMOVED
TREES TO BE REMOVED

IMPROVEMENTS TO RIVERFRONT PARKWAY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL RIVERFRONT PARKWAY DESIGN IS THE SUBJECT OF THIS PROJECT.



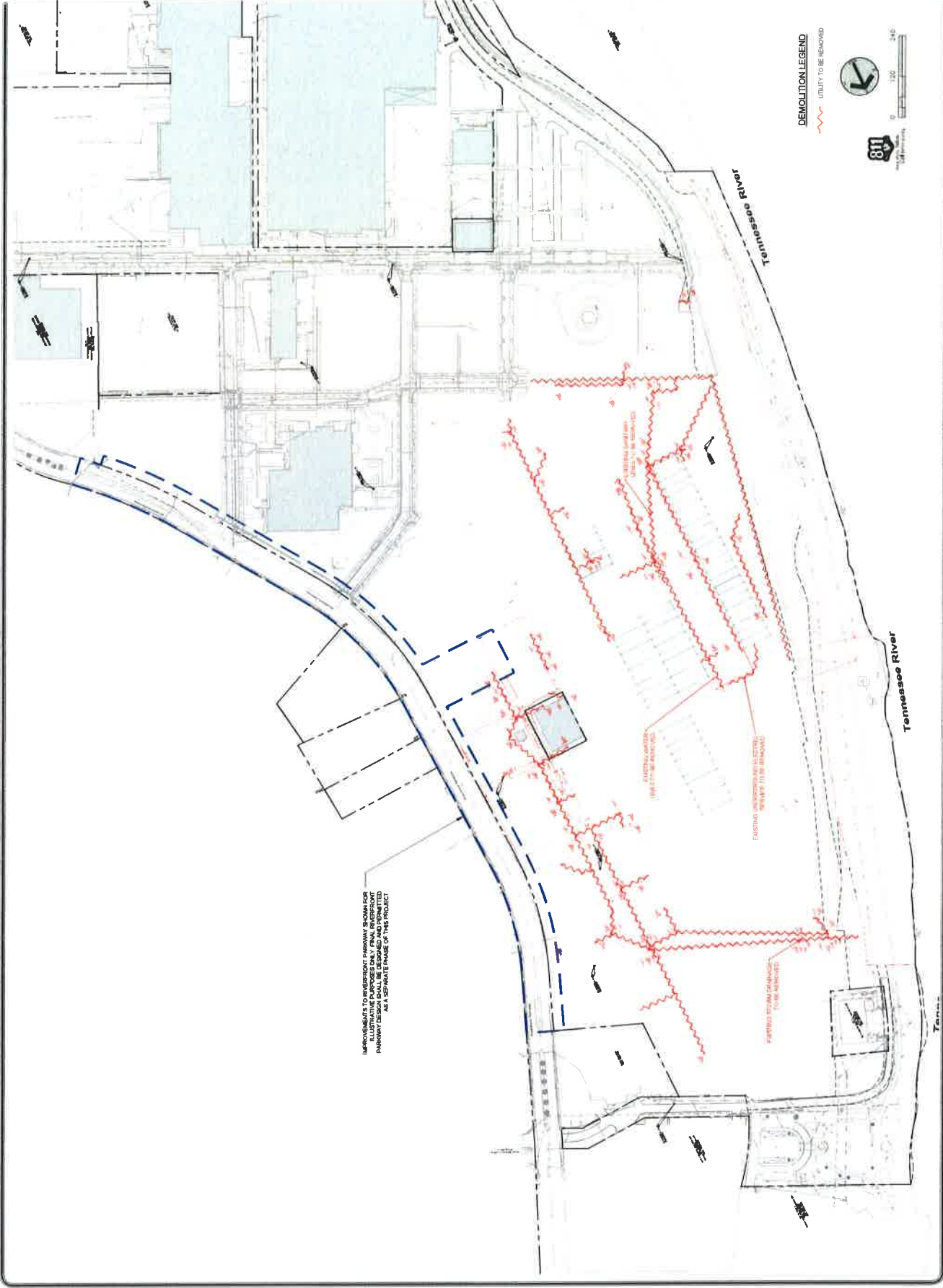


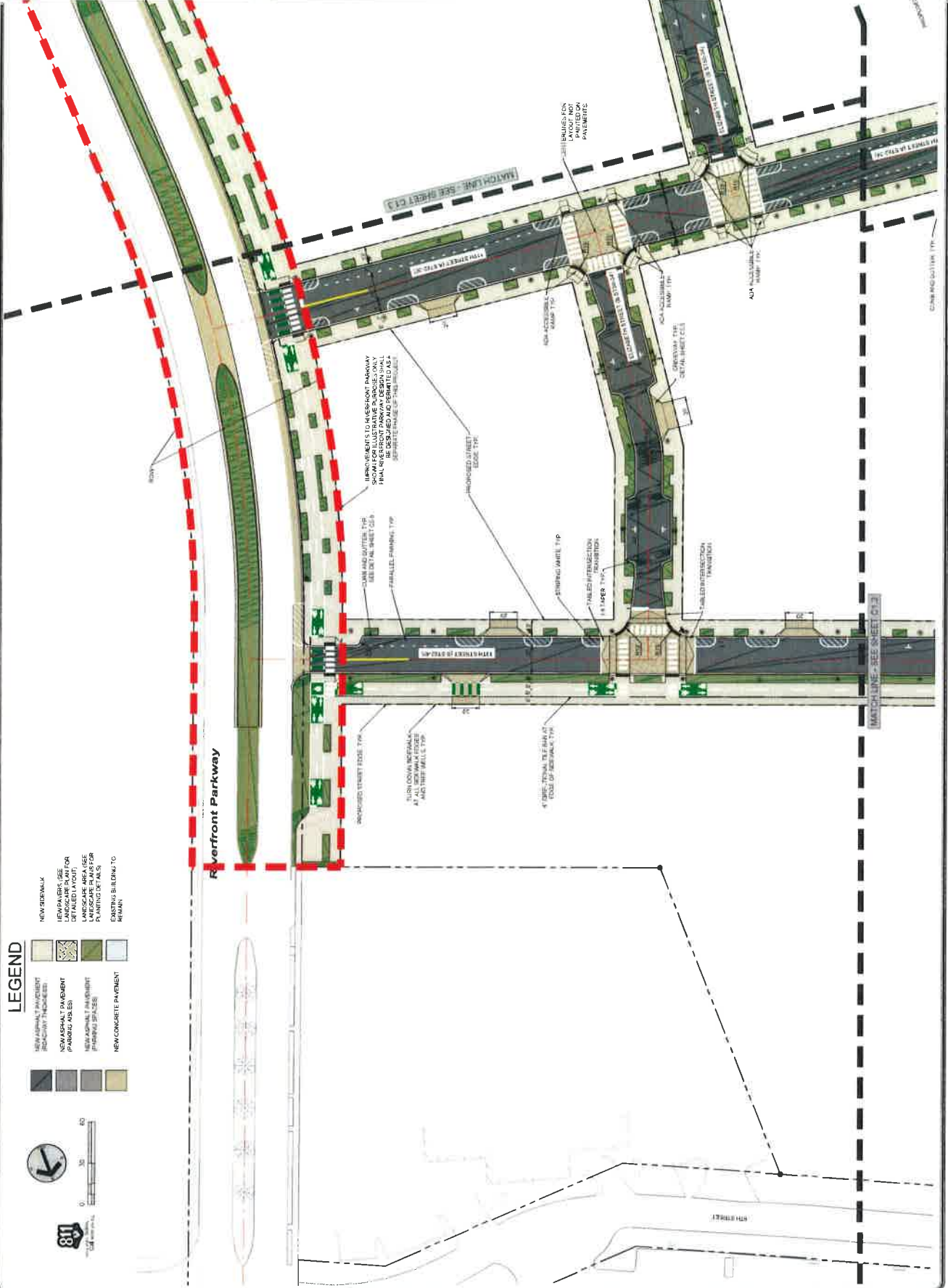

RAGAN & SMITH
 4709-1000 Nashville, TN 37209
 615-259-8800
 www.ragan-smith.com

CHATTANOOGA TENNESSEE
 WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

NO.	DATE	DESCRIPTION
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18172 1680
 UNDERGROUND DEMO
C0.9



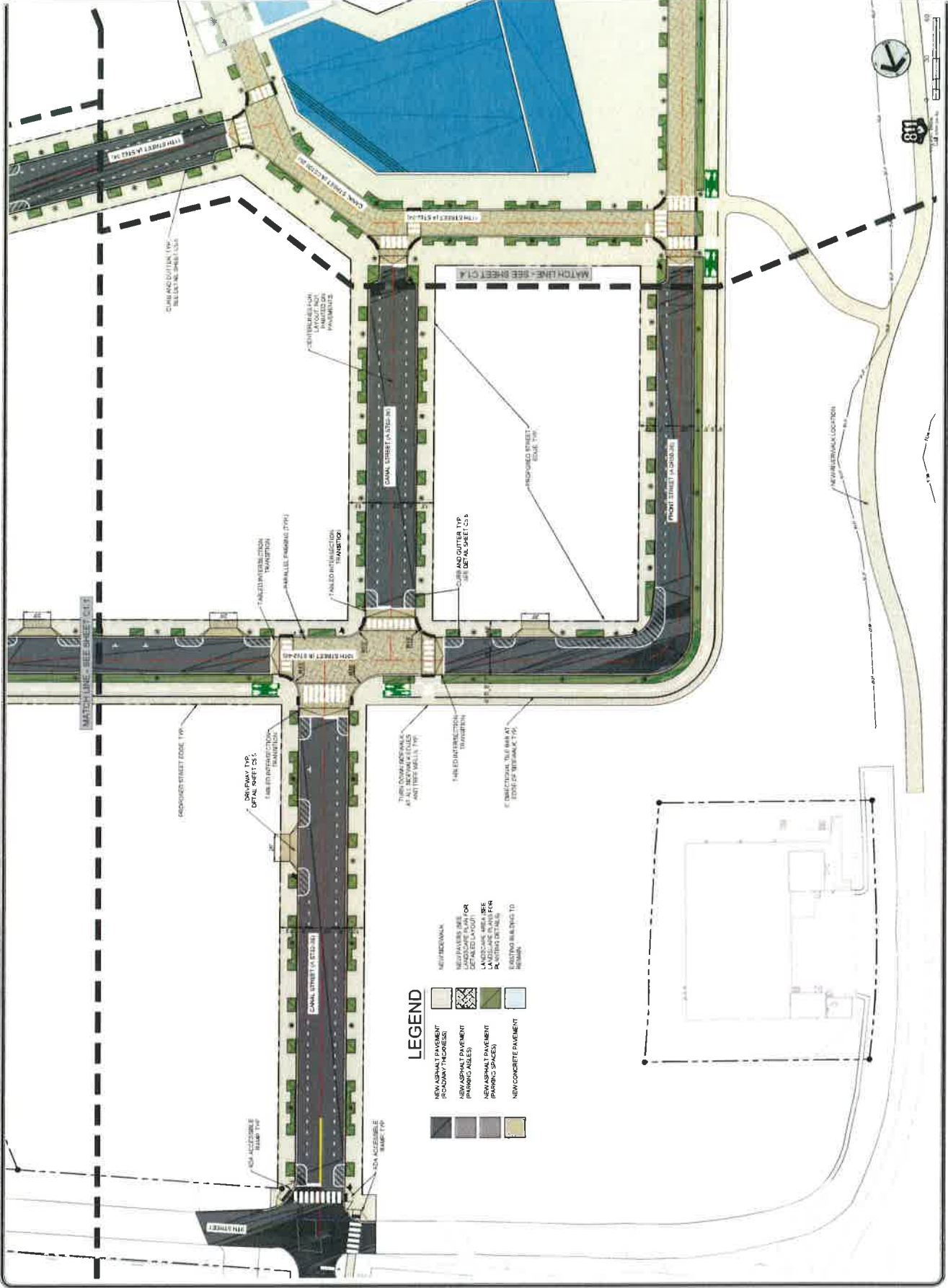


RAGAN SMITH
 CHATTANOOGA, TENNESSEE
 423.263.1111
 www.ragan-smith.com

THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

DATE	18172	1680
SCALE	AS SHOWN	
PROJECT	THE BEND	
CLIENT	WEST END OPPORTUNITY FUND, LLC	
DESIGNER	RAGAN SMITH	

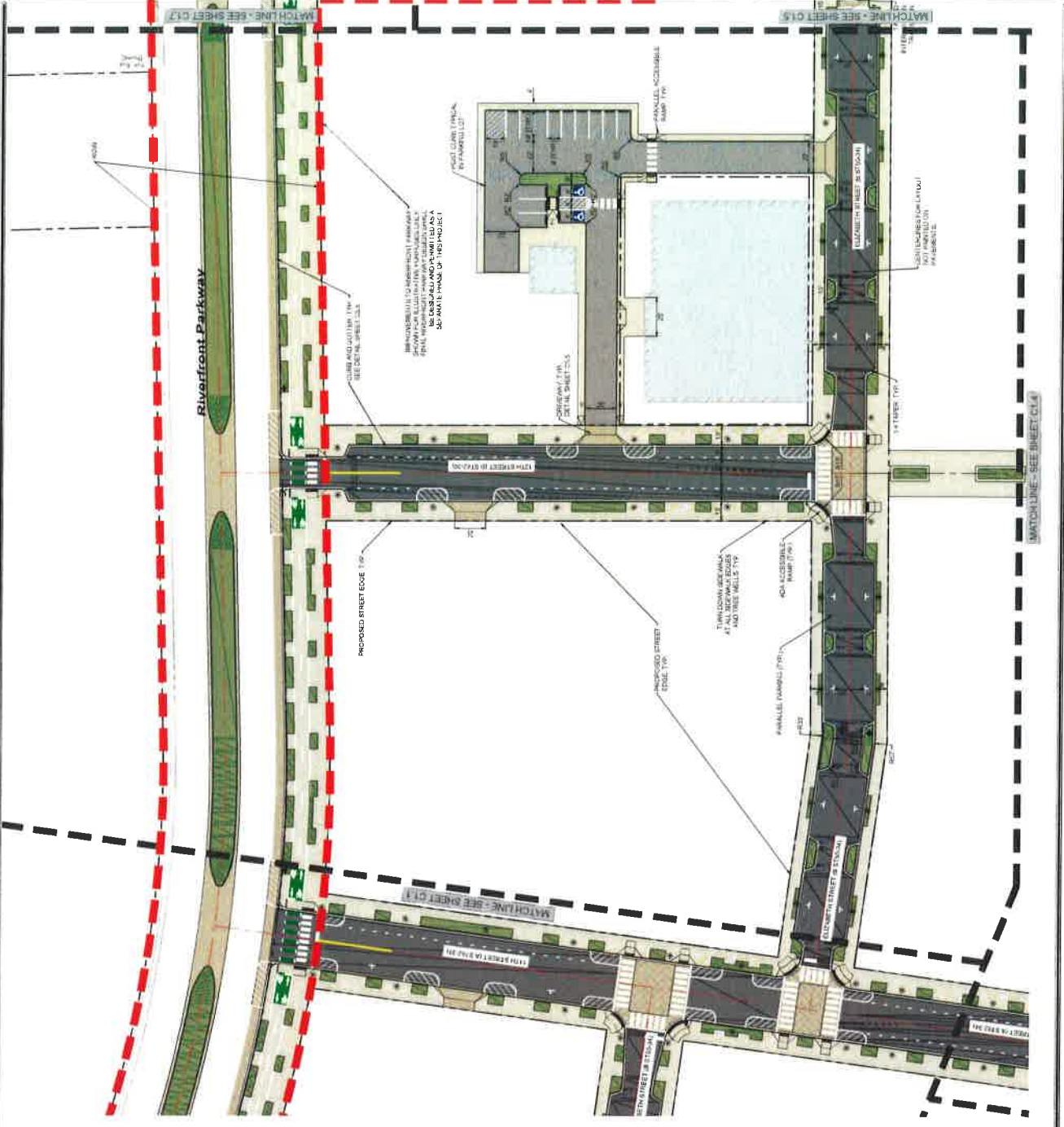
ENLARGED LAYOUT
C1.2



RAGAN SMITH
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 1000 MARKET STREET, SUITE 1000
 CHATTANOOGA, TENNESSEE 37402
 (423) 263-1111
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CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

ENLARGED LAYOUT
C1.3
 SHEET NO. 19172
 DATE: 11/11/11
 SCALE: 1/8" = 1'-0"



- LEGEND**
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
 - NEW ASPHALT PAVEMENT (PARKING ASLES)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - EXISTING BUILDING TO REMAIN

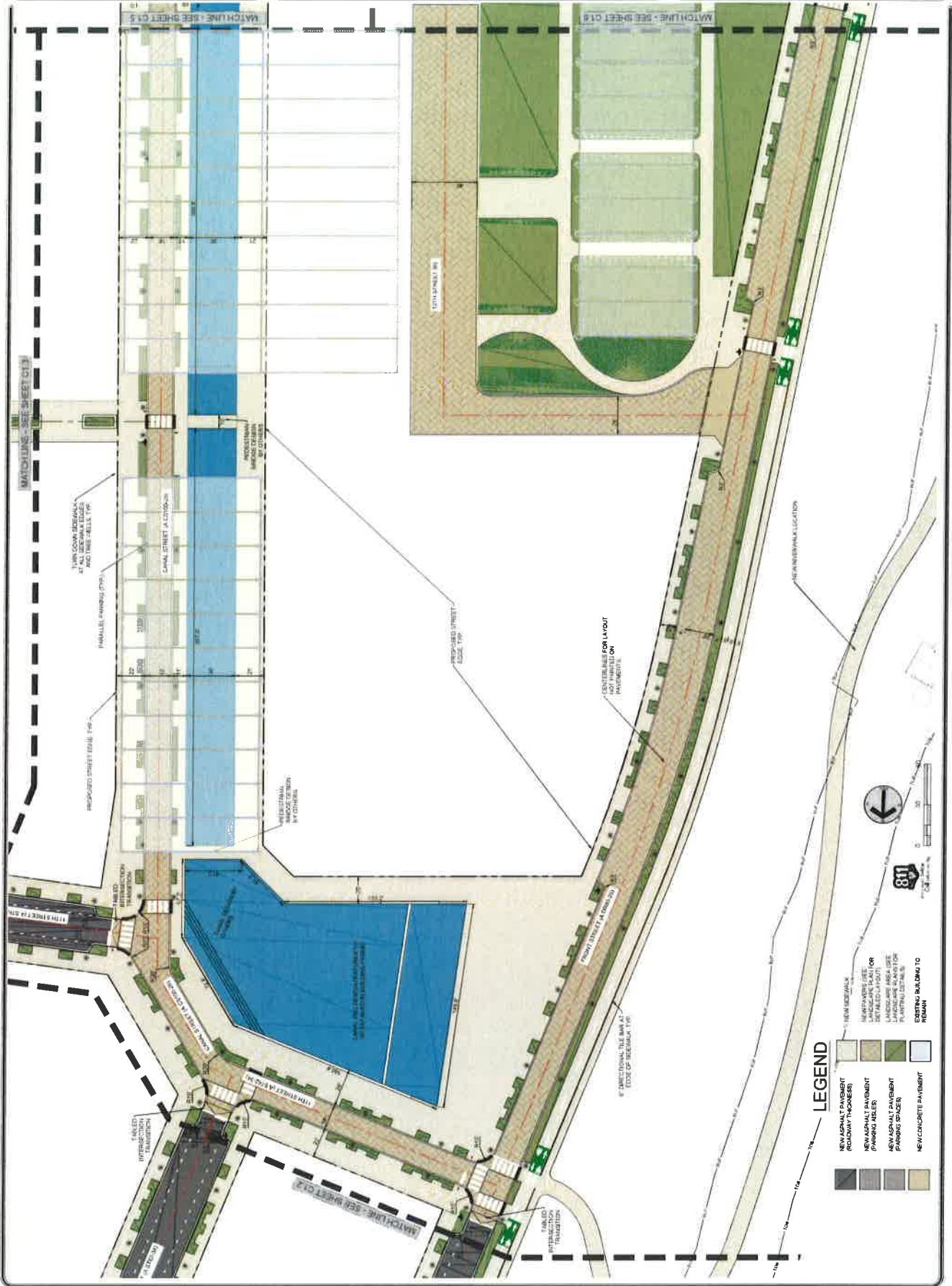


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DATE	11/20/18		
DATE	11/20/18		
DATE	11/20/18		
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DATE	11/20/18		
DATE	11/20/18		
DATE	11/20/18		

ENLARGED LAYOUT
C1.4

THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

SEAL OF THE STATE OF TENNESSEE
COMMISSION OF REAL ESTATE REGULATION
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 0000000001
RAGAN SMITH
1000 WOODBRIDGE CIRCLE, SUITE 100
CHATTANOOGA, TENNESSEE 37415-2400
(423) 248-0001

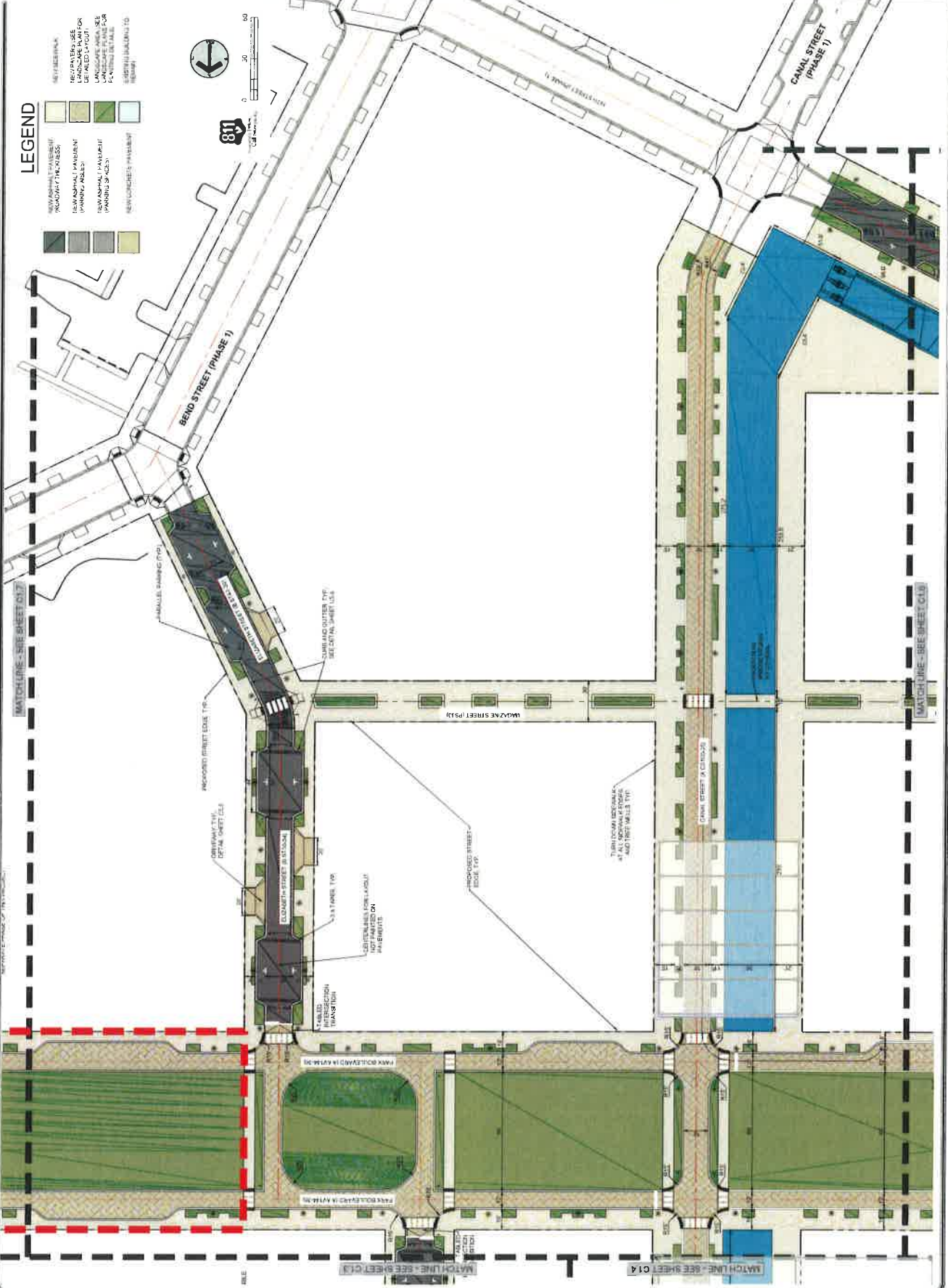


RAGAN SMITH
 LANDSCAPE ARCHITECTS
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 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 www.ragan-smith.com

CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

DATE:	11/20/20
SCALE:	1" = 30'
PROJECT:	11-1872
NO.:	1680
DATE:	02/25/19

ENLARGED LAYOUT
C1.5



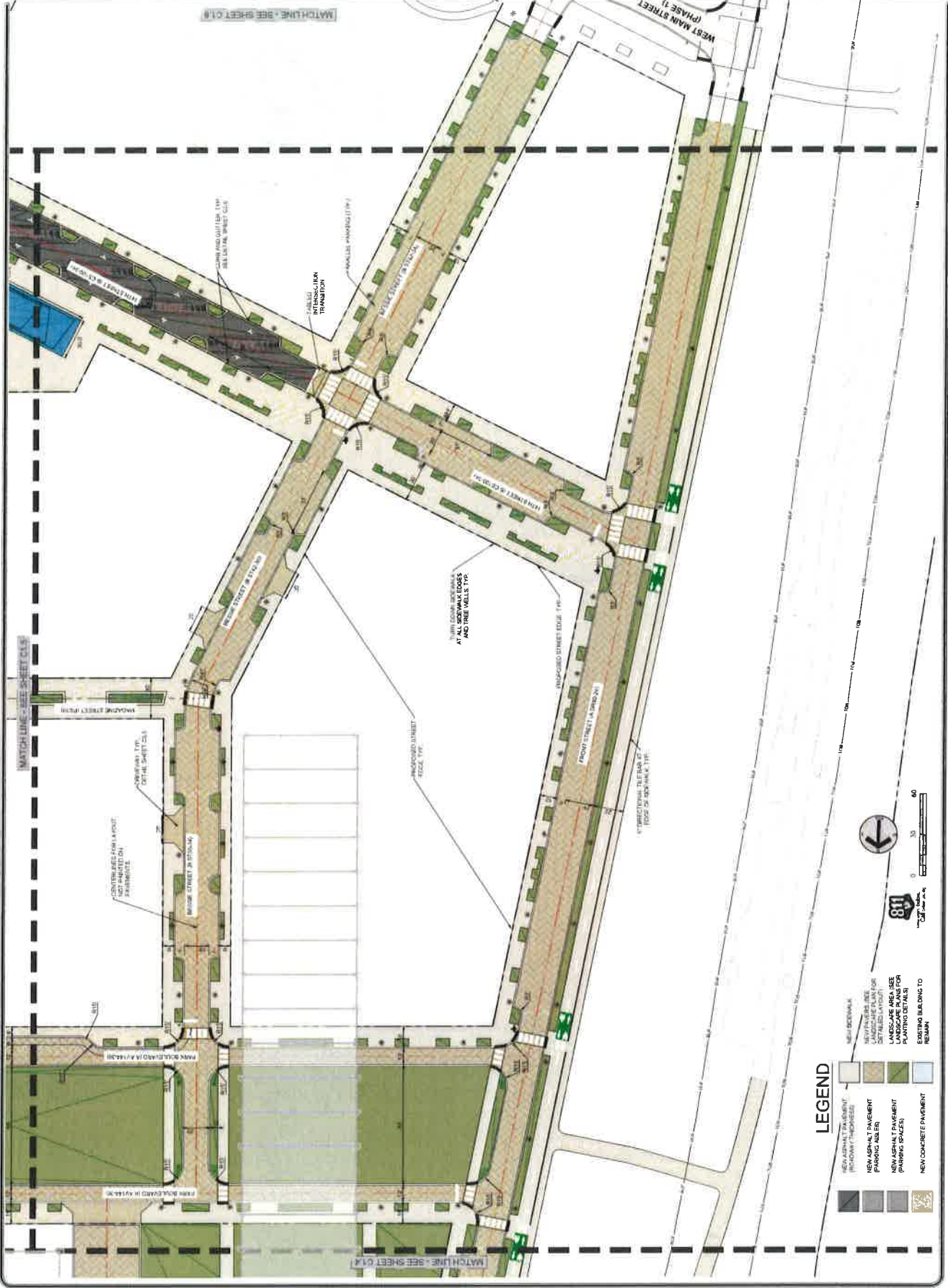
RAGAN SMITH
 LANDSCAPE ARCHITECTS & PLANNERS
 1400 W. BROADWAY, SUITE 200
 MEMPHIS, TN 38102
 (901) 525-1100
 www.ragan-smith.com



CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

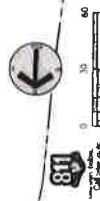
DATE	18172	1680
SCALE	1" = 30'	
DRAWN	PL	PL
DESIGNED	PL	PL
NO. NO.	18172	1680
PROJECT	WEST END OPPORTUNITY FUND, LLC	
DATE	18172	1680

ENLARGED LAYOUT
C1.6



LEGEND

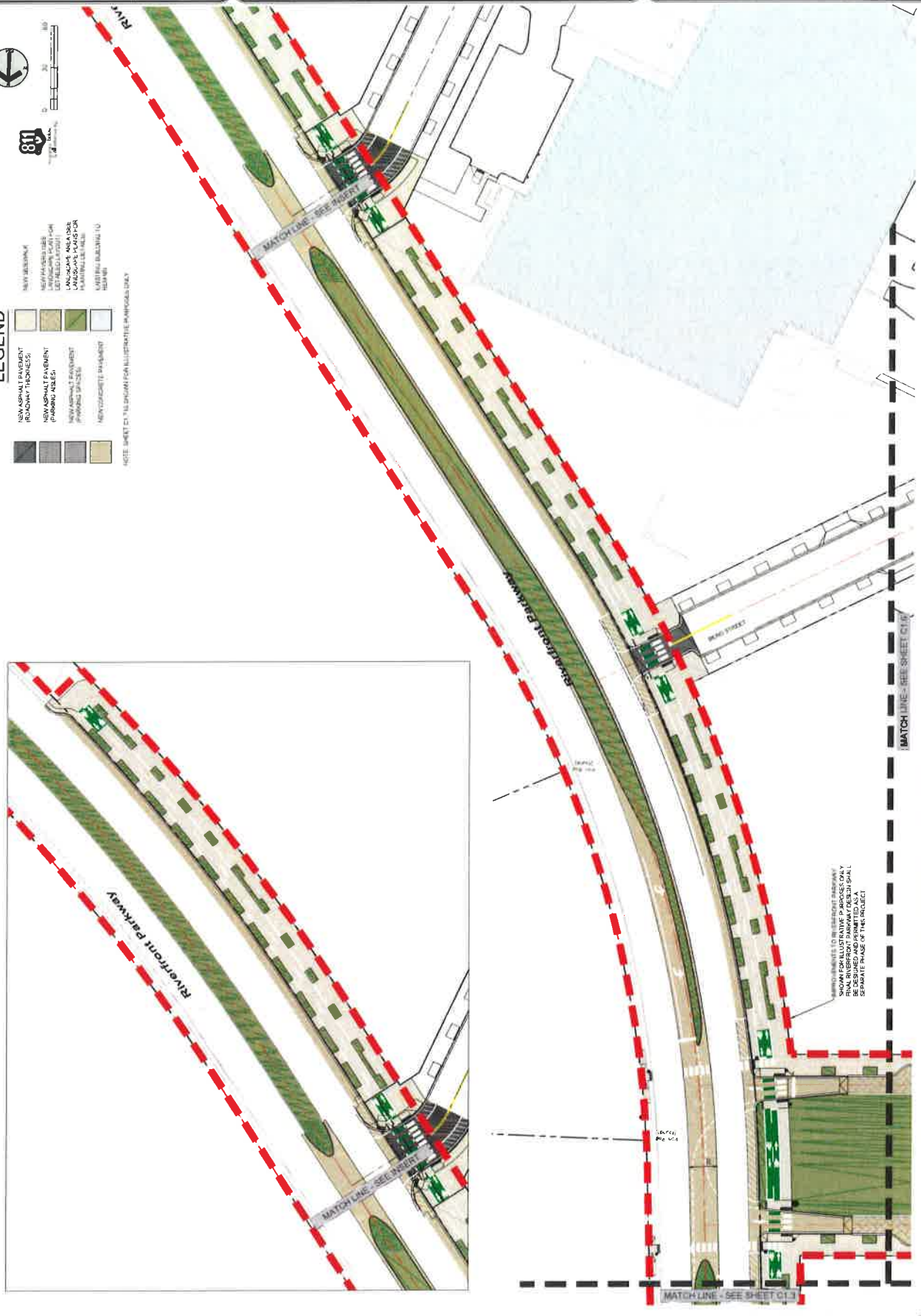
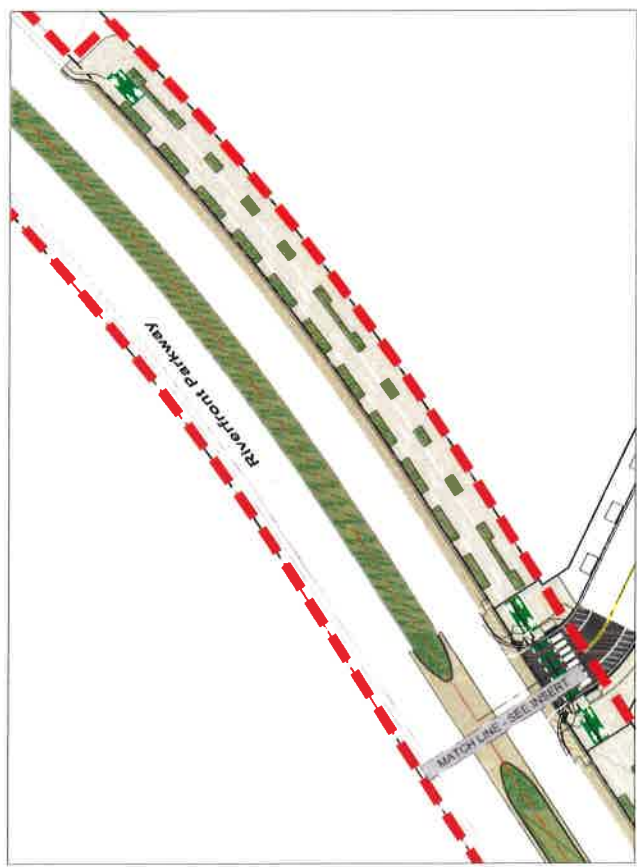
- NEW ASPHALT PAVEMENT (PAVED)
- NEW ASPHALT PAVEMENT (PAVING AREA)
- NEW ASPHALT PAVEMENT (PAVING SPACE)
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK
- NEW LANDSCAPE AREA (DETAILED LAYOUT)
- NEW LANDSCAPE AREA (PLANTING DETAILS)
- EXISTING BUILDING FOOTPRINT
- REMAIN





LEGEND

- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
 - NEW ASPHALT PAVEMENT (PARKING AISLES)
 - CONCRETE PAVEMENT (PARKING SPACES)
 - CONCRETE PAVEMENT (PARKING CURBS)
 - NEW CONCRETE PAVEMENT (SIDEWALK)
 - NEW SIDEWALK
 - NEW ASPHALT CURB
 - NEW ASPHALT CURB (UP TO 4 INCHES THICK FOR PLANTING STRIPS)
 - LANDSCAPE MATERIAL FOR PLANTING STRIPS (SEE PLAN FOR PLANTING SCHEDULE TO BE USED)
- NOTE: SHEET C-1.7 THIS DRAWING IS AN ILLUSTRATIVE PAVEMENT DESIGN.



LANDSCAPE MATERIALS TO BE USED FOR THIS PROJECT SHALL BE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE MATERIALS TO BE USED FOR THIS PROJECT SHALL BE DESIGNED AND PRINTED AS A SEPARATE PART OF THE PROJECT.

MATCH LINE - SEE SHEET C-1.8

MATCH LINE - SEE SHEET C-1.6

EROSION PREVENTION AND SEDIMENT CONTROLS

- DESIGN, INSPECTION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSIDERED AN EXERCISE OF PROFESSIONAL JUDGMENT BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ENVIRONMENT, ADHERENCE TO TENNESSEE EROSION CONTROL STANDARDS.
- ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED, MAINTAINED, AND MONITORED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC, AND LOCAL ORDINANCES.
- SMALL CAPACITY BEST MANAGEMENT PRACTICES (BMPs) AND OTHER SEDIMENT CONTROL MEASURES SHALL NOT BE REQUIRED BY MORE THAN 10% AT ANY GIVEN TIME IF PERIODIC INSPECTIONS OR REPAIRS TO THE "CONTRACTOR MUST REPLACE OR REPAIR ANY BEST MANAGEMENT PRACTICES (BMP) THAT IS DAMAGED OR DESTROYED BY A MAJOR STORM OR OTHER EVENT THAT RESULTS IN THE TYPICAL FUNCTION OF THE PRACTICE BEING LOST OR IMPAIRED.
- WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TYPING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF PERMANENT VEGETATION SHALL BE COMPLETED AT THE END OF THE PROJECT. PERMANENT VEGETATION SHALL NOT BE REMOVED AT ANY TIME. VEGETATION SHALL NOT INITIATE REGENERATION OF A STREAM WITHOUT THE APPROVAL OF THE TDEC. VEGETATION SHALL NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY OR NEIGHBORHOODS.
- UPPER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO THE PUBLIC SHALL BE REMOVED FROM THE SITE TO A DEDICATED STORAGE AREA OR FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER THE DEBRIS IS REMOVED, THE AREA SHALL BE RESTORED TO ITS ORIGINAL CONDITION. CONSTRUCTION DEBRIS SHALL BE REMOVED OR STORED IN A DEDICATED STORAGE AREA. CONSTRUCTION CHEMICALS SHALL BE STORED IN A DEDICATED STORAGE AREA.
- PRE-CONSTRUCTION SUSTAINABLE DRAINAGE DESIGN SHALL NOT BE DESTROYED OR DISTURBED MORE THAN 15 DAYS PRIOR TO UPROOTING OR EARTH MOVEMENT. THE EXPOSURE TIME OF GRAZED OR EXTENDED AREAS SHALL BE LIMITED TO 15 DAYS. THE EXPOSURE TIME OF GRAZED OR EXTENDED AREAS SHALL BE LIMITED TO 15 DAYS. THE EXPOSURE TIME OF GRAZED OR EXTENDED AREAS SHALL BE LIMITED TO 15 DAYS. THE EXPOSURE TIME OF GRAZED OR EXTENDED AREAS SHALL BE LIMITED TO 15 DAYS.
- OPERATIONS SHALL BE CONDUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD, BUT MUST BE REINSTALLED AT THE END OF THE WORKDAY.
- WHEN MAJOR SUSTAINABLE DRAINAGE DESIGN ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE SHALL BE RECORDED. RECORDS AND MAINTENANCE RECORDS SHALL MAINTAIN A RAIN GUAGE RECORD OF DAILY AMOUNT OF PRECIPITATION, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE AT ALL TIMES. THE PLAN SHALL BE KEPT IN A LOCATION ACCESSIBLE TO THE PUBLIC. THE PLAN SHALL BE KEPT IN A LOCATION ACCESSIBLE TO THE PUBLIC. THE PLAN SHALL BE KEPT IN A LOCATION ACCESSIBLE TO THE PUBLIC.

CONSTRUCTION SCHEDULE

ITEM	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
INSTALL PERIMETER BERM AND SLOTTED CURB												
INSTALL EROSION CONTROL												
CLEARING AND GRUBBING												
EXCAVATION AND SINKING												
INSTALL SLOTTED CURB												
PERMANENT BERMING AND SLOTTED CURB												
REMOVE ALL TEMP. BMPs												

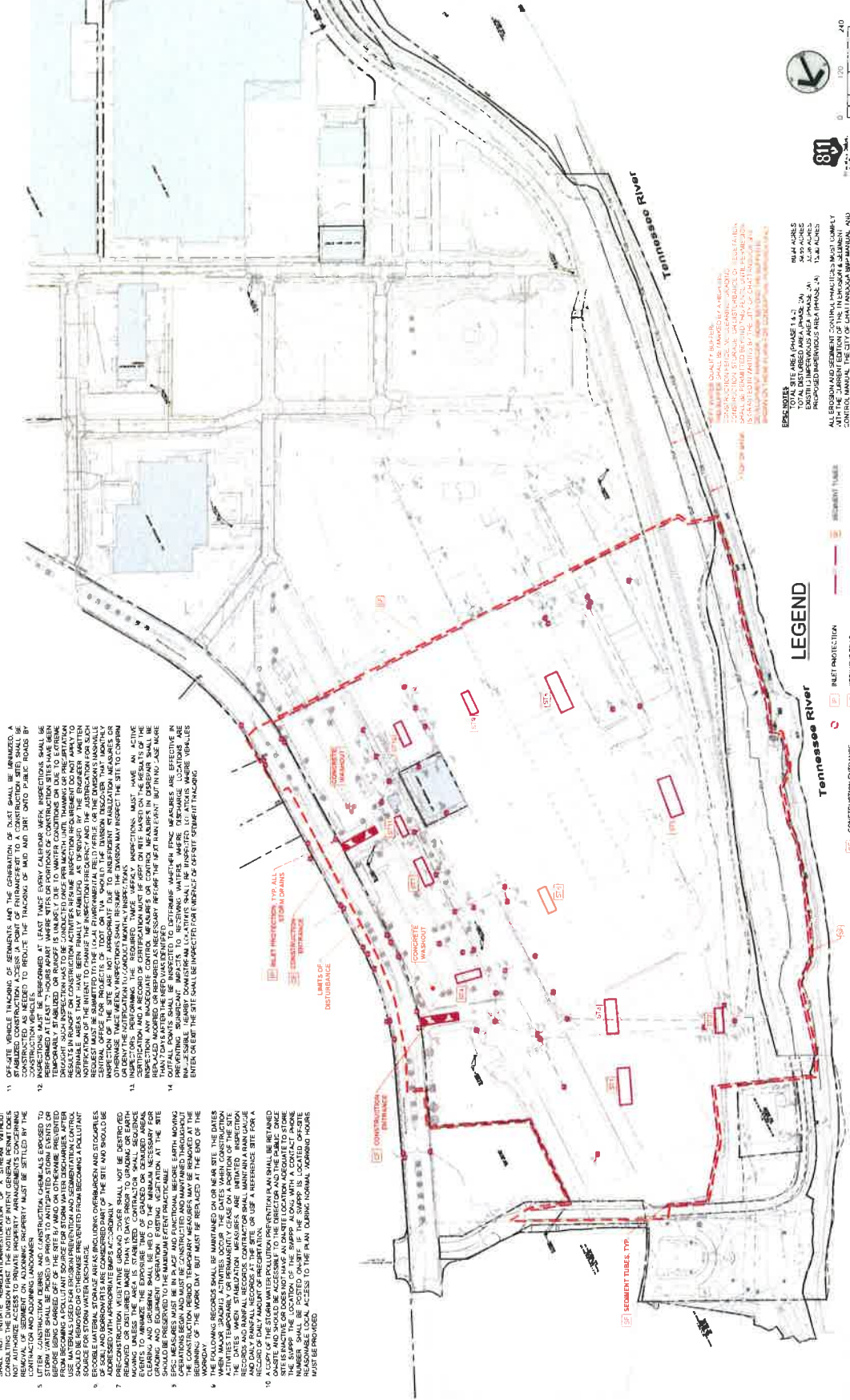
11. THE BEST MANAGEMENT PRACTICES (BMPs) AND CONSTRUCTION SCHEDULE SHALL BE MONITORED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ENVIRONMENT, ADHERENCE TO TENNESSEE EROSION CONTROL STANDARDS.

12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER (RPE) OR A REGISTERED PROFESSIONAL SURVEYOR (RPS). INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER (RPE) OR A REGISTERED PROFESSIONAL SURVEYOR (RPS). INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK.

13. INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER (RPE) OR A REGISTERED PROFESSIONAL SURVEYOR (RPS). INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK.

14. INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER (RPE) OR A REGISTERED PROFESSIONAL SURVEYOR (RPS). INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK.

Item	Quantity	Unit	Material	Volume	Weight	Length
Asphalt	100	cu yd	150	100	150	100
Concrete	200	cu yd	300	200	300	200
Gravel	500	cu yd	750	500	750	500
Earthwork	1000	cu yd	1500	1000	1500	1000
Structural Steel	100	lb	100	100	100	100
Rebar	100	lb	100	100	100	100
Formwork	100	sq ft	100	100	100	100
Excavation	100	cu yd	150	100	150	100
Backfill	100	cu yd	150	100	150	100
Compaction	100	cu yd	150	100	150	100
Grading	100	cu yd	150	100	150	100
Drainage	100	cu yd	150	100	150	100
Foundation	100	cu yd	150	100	150	100
Roofing	100	cu yd	150	100	150	100
Interior	100	cu yd	150	100	150	100
Exterior	100	cu yd	150	100	150	100
Landscaping	100	cu yd	150	100	150	100
Site Preparation	100	cu yd	150	100	150	100
Final Grading	100	cu yd	150	100	150	100
Final Inspection	100	cu yd	150	100	150	100



LEGEND

- CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- CONCRETE WASHOUT
- STOP CHAINS
- LIMITS OF DISTURBANCE
- RILET PROTECTION
- SEDIMENT TUBES, TP

NOTES:

- TOTAL SITE AREA PHASE 2A IS 15.6 ACRES.
- EXISTING IMPROVED AREA PHASE 2A IS 15.6 ACRES.
- PROPOSED IMPROVED AREA PHASE 2A IS 15.6 ACRES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TDEC CONSTRUCTION GENERAL PERMIT (CP) APPLICATION AND THE TDEC CONSTRUCTION GENERAL PERMIT (CP) APPLICATION.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TDEC CONSTRUCTION GENERAL PERMIT (CP) APPLICATION AND THE TDEC CONSTRUCTION GENERAL PERMIT (CP) APPLICATION.
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RAGAN SMITH
 ENGINEERS
 1000 GLENN AVENUE, SUITE 100
 CHATTANOOGA, TN 37404
 (423) 263-1111



THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

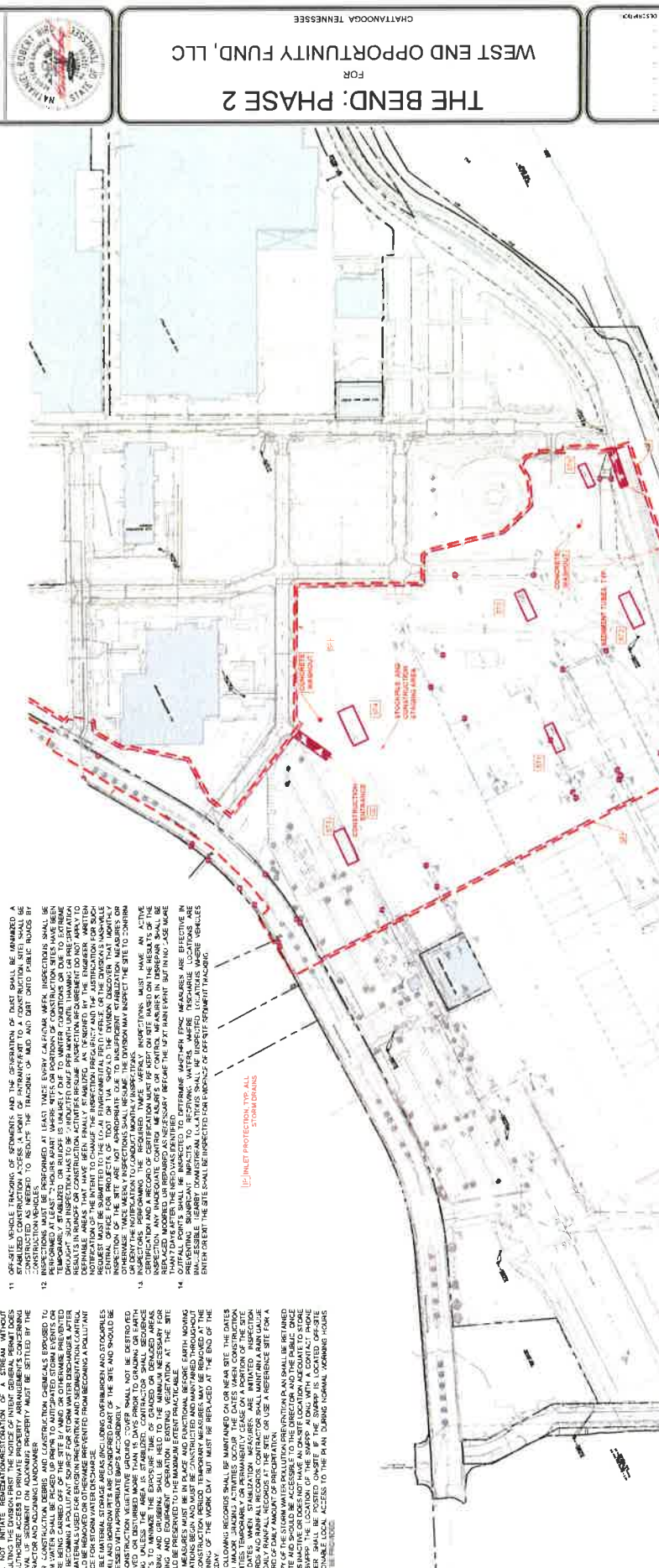
DATE	18172	1680
SCALE	1" = 40'	1" = 80'
DATE	11/17/20	11/17/20
SCALE	1" = 40'	1" = 80'
DATE	11/17/20	11/17/20
SCALE	1" = 40'	1" = 80'

C2.1
 INITIAL EPSC PLAN
 - PHASE 2A

GENERAL INSTRUCTION AND MAINTENANCE AS BEST MANAGER PRACTICES DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED ENVIRONMENTAL REQUIREMENTS IN ALL PORTIONS OF THE CONSTRUCTION SITE. CONTRACTOR SHALL PREPARE AND SUBMIT A PLAN FOR THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S OPERATIONS, TUEC AND LOCAL ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES. MEASURES SHALL NOT BE REMOVED OR DEGRADED UNTIL THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE FULLY OPERATIONAL AND THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ITEM	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
INSTALL EROSION PREVENTION MEASURES	✓											
MAINTAIN EROSION PREVENTION MEASURES	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
REMOVE EROSION PREVENTION MEASURES												
REPAIR AND MAINTAIN EROSION PREVENTION MEASURES												
INSTALL EROSION PREVENTION MEASURES												
MAINTAIN EROSION PREVENTION MEASURES												
REMOVE EROSION PREVENTION MEASURES												
REPAIR AND MAINTAIN EROSION PREVENTION MEASURES												

EROSION PREVENTION AND SEDIMENT CONTROLS



CONSTRUCTION SCHEDULE

MONTH

ITEM

1 2 3 4 5 6 7 8 9 10 11 12

INSTALL EROSION PREVENTION MEASURES

MAINTAIN EROSION PREVENTION MEASURES

REMOVE EROSION PREVENTION MEASURES

REPAIR AND MAINTAIN EROSION PREVENTION MEASURES

INSTALL EROSION PREVENTION MEASURES

MAINTAIN EROSION PREVENTION MEASURES

REMOVE EROSION PREVENTION MEASURES

REPAIR AND MAINTAIN EROSION PREVENTION MEASURES

- 1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 2. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
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- 4. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 5. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 6. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 7. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 8. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 9. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.
- 10. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT. CONSTRUCTION ACTIVITIES SHALL BE COMPLETED BY THE END OF THE PROJECT.

THE BEND: PHASE 2 FOR WEST END OPPORTUNITY FUND, LLC

CHATTANOOGA, TENNESSEE

C2.2

INITIAL EROSION PREVENTION PLAN - PHASE 2B

DATE: 05/20/2019

SCALE: 1" = 40'

DATE: 05/20/2019

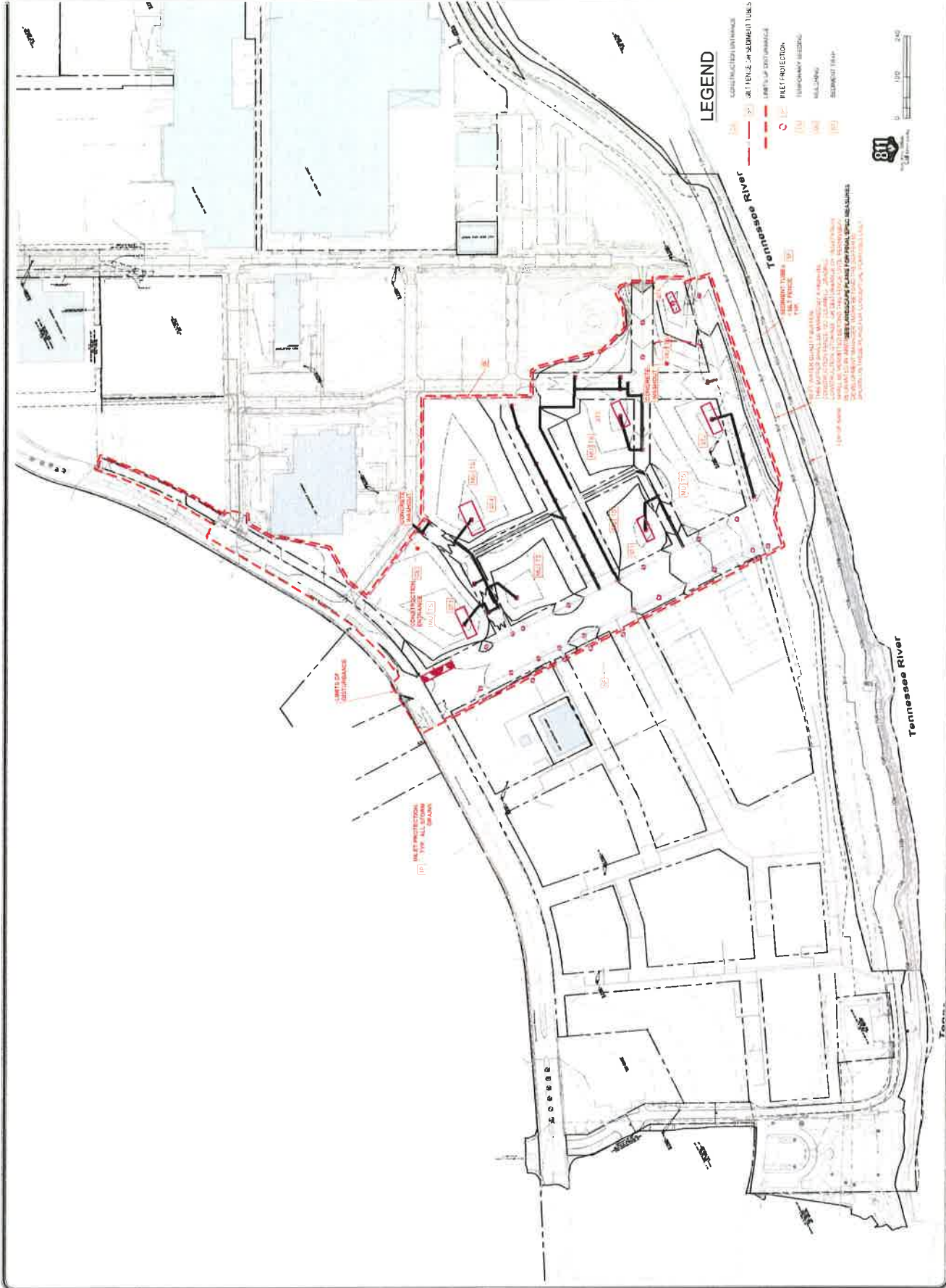
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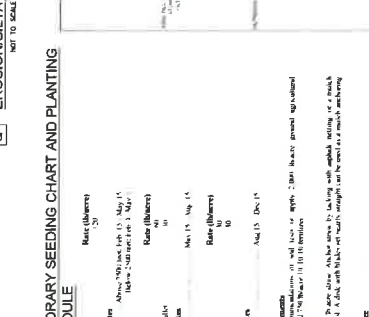
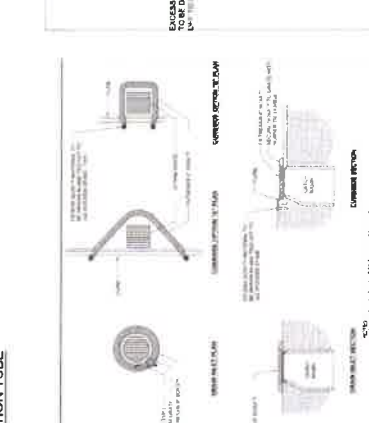
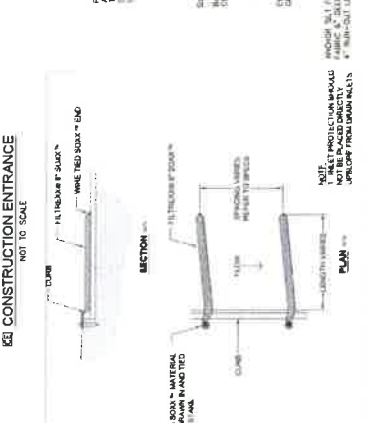
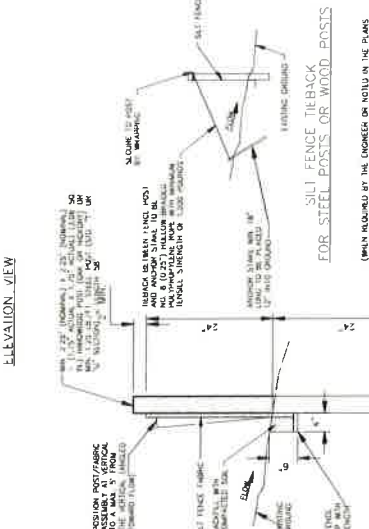
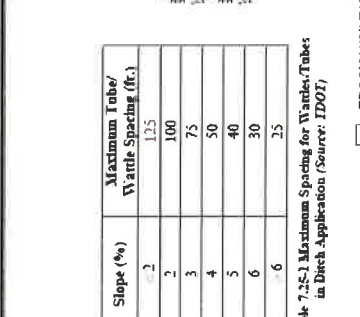
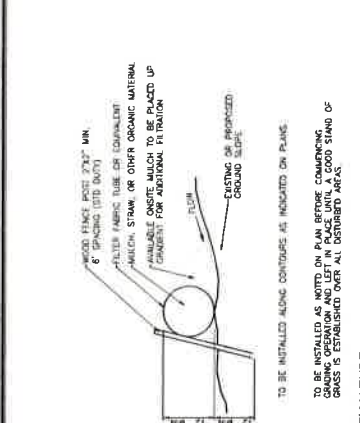
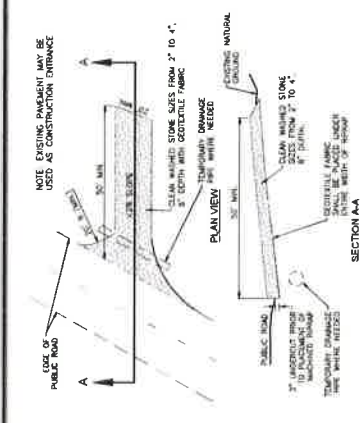
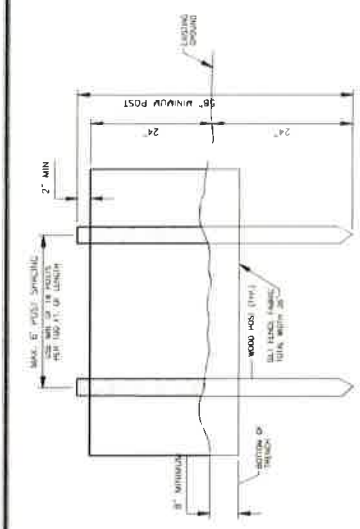
- INLET PROTECTION
- SEDIMENT TRAP
- CONSTRUCTION ENTRANCE
- REINFORCEMENT
- SEDIMENT TRAP
- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE

SCALE: 1" = 40'

DATE: 05/20/2019

DATE: 05/20/2019





TEMPORARY SEEDING CHART AND PLANTING SCHEDULE

Slopes (%)	Maximum Tube/Vyatie Spacing (ft.)
≤ 2	125
3	100
4	75
5	50
6	40
≥ 6	30

Table 7.2c-1 Maximum Spacing for V-tubes/Tubes to Direct Application (Source: IDOT)

TEMPORARY SEEDING CHART AND PLANTING SCHEDULE

Slopes (%)	Rate (lb/acre)	Species
≤ 2	100	Grass
3	100	Grass
4	100	Grass
5	100	Grass
6	100	Grass

TEMPORARY SEEDING CHART AND PLANTING SCHEDULE

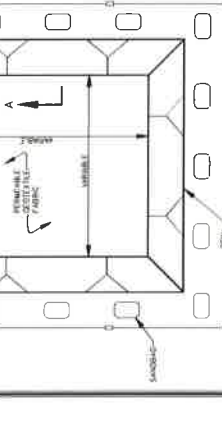
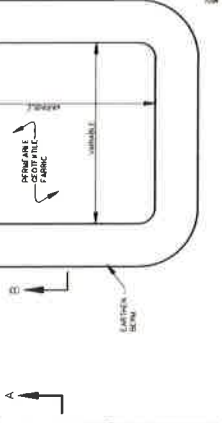
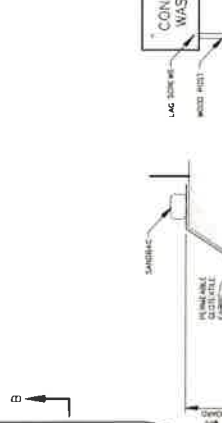
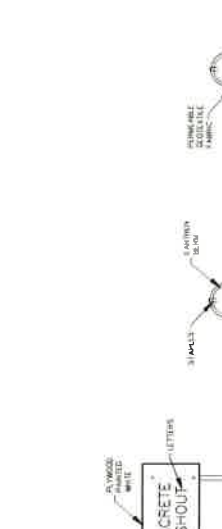
Slopes (%)	Rate (lb/acre)	Species
≤ 2	100	Grass
3	100	Grass
4	100	Grass
5	100	Grass
6	100	Grass

TEMPORARY SEEDING CHART AND PLANTING SCHEDULE

Slopes (%)	Rate (lb/acre)	Species
≤ 2	100	Grass
3	100	Grass
4	100	Grass
5	100	Grass
6	100	Grass

TEMPORARY SEEDING CHART AND PLANTING SCHEDULE

Slopes (%)	Rate (lb/acre)	Species
≤ 2	100	Grass
3	100	Grass
4	100	Grass
5	100	Grass
6	100	Grass



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

CONCRETE WASHOUT SIGN (OR EQUIVALENT)

CONCRETE WASHOUT SIGN (OR EQUIVALENT)

CONCRETE WASHOUT SIGN (OR EQUIVALENT)

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CONCRETE WASHOUT SIGN (OR EQUIVALENT)

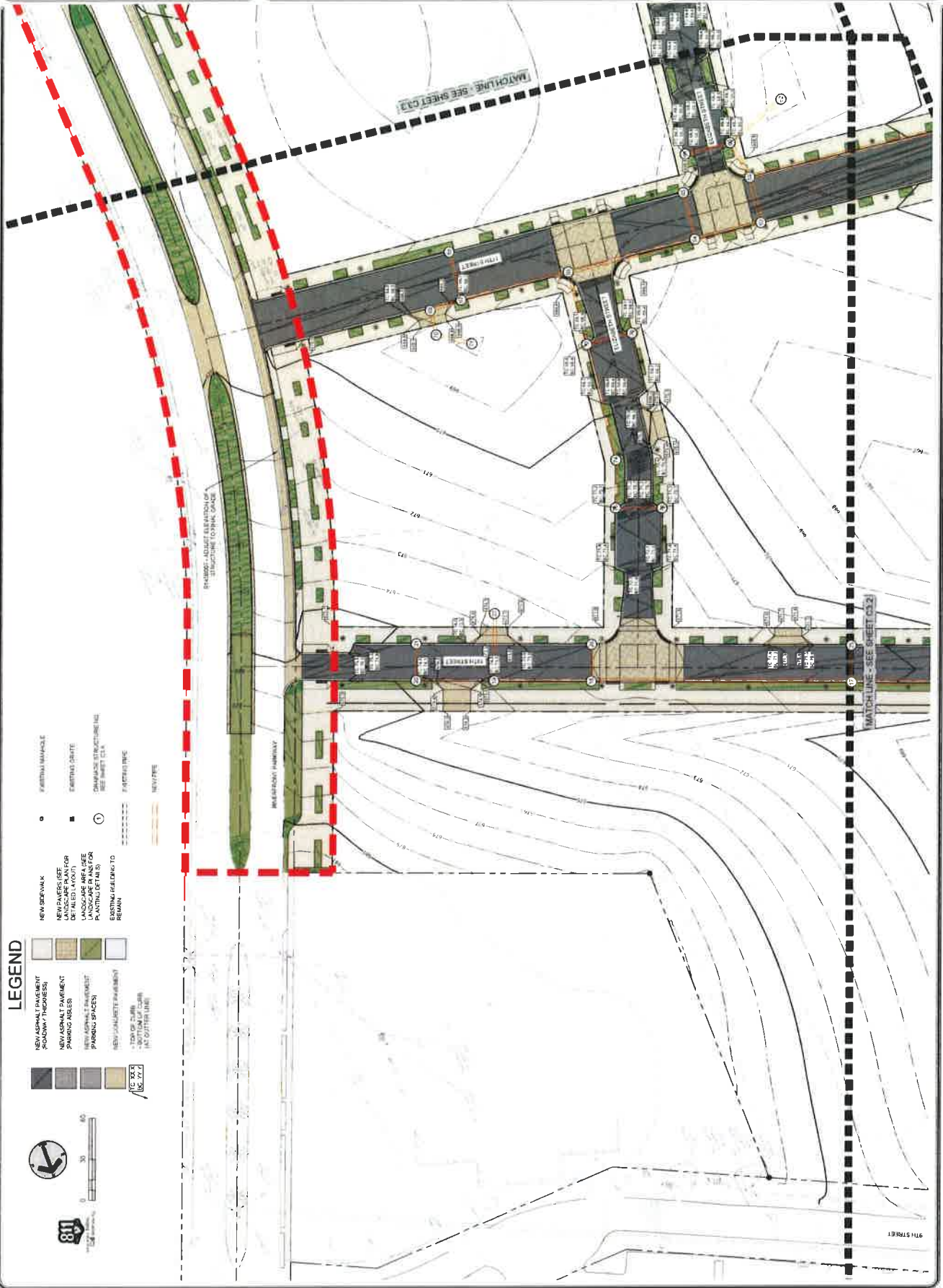
RAGAN SMITH
 LANDSCAPE ARCHITECTS & ENGINEERS
 1100 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 562-1234
 www.ragan-smith.com



CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

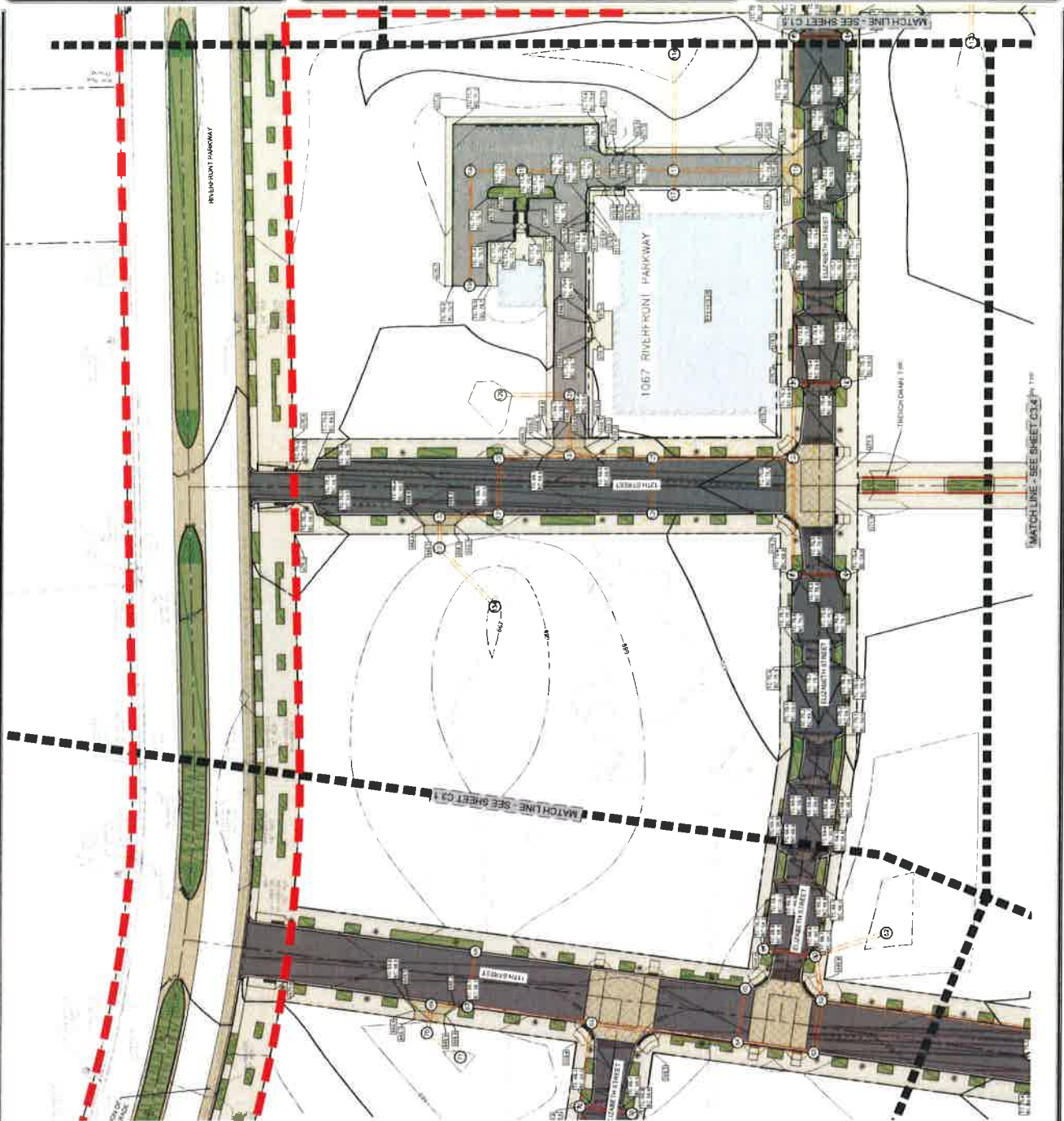
DATE	10/20/22
DESIGN	1 - 30
CONTRACT	17 BRD
PROJECT	1880
NO. SHEETS	1
SHEET	1880
DESCRIPTION	

ENLARGED GRADING
C3.1



LEGEND

- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (PARKING AREAS)
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW CONCRETE PAVEMENT (TOP OF CURB)
- NEW CONCRETE PAVEMENT (BOTTOM OF CURB)
- NEW CONCRETE PAVEMENT (OUTTER LINE)
- NEW SIDEWALK
- NEW PAVERS (SEE NOTES FOR DETAILS)
- LANDSCAPE AREA (SEE PLANTING DETAILS)
- EXISTING GRADING TO POINT
- EXISTING MANHOLE
- EXISTING DRIVE
- CHANGE STRUCTURING (SEE SHEET C3.1)
- TOP OF FINISH
- NEW PILE



LEGEND

	NEW ASPHALT PAVEMENT		NEW CONCRETE PAVEMENT
	NEW ASPHALT PAVEMENT WITH AGGREGATE PAVING		NEW CONCRETE PAVEMENT WITH AGGREGATE PAVING
	NEW ASPHALT PAVEMENT WITH AGGREGATE PAVING AND LANDSCAPING AREA		NEW CONCRETE PAVEMENT WITH AGGREGATE PAVING AND LANDSCAPING AREA
	NEW ASPHALT PAVEMENT WITH AGGREGATE PAVING AND PLANTING DETAILS		NEW CONCRETE PAVEMENT WITH AGGREGATE PAVING AND PLANTING DETAILS
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	EXISTING MANHOLE		EXISTING PIPE
	EXISTING GRATE		NEW PIPE
	1 DRAINAGE STRUCTURE NO. (SEE SHEET C3.4)		TOP OF CURB
	BOTTOM OF CURB		BOTTOM OF CURB
	BOTTOM OF CURB		BOTTOM OF CURB

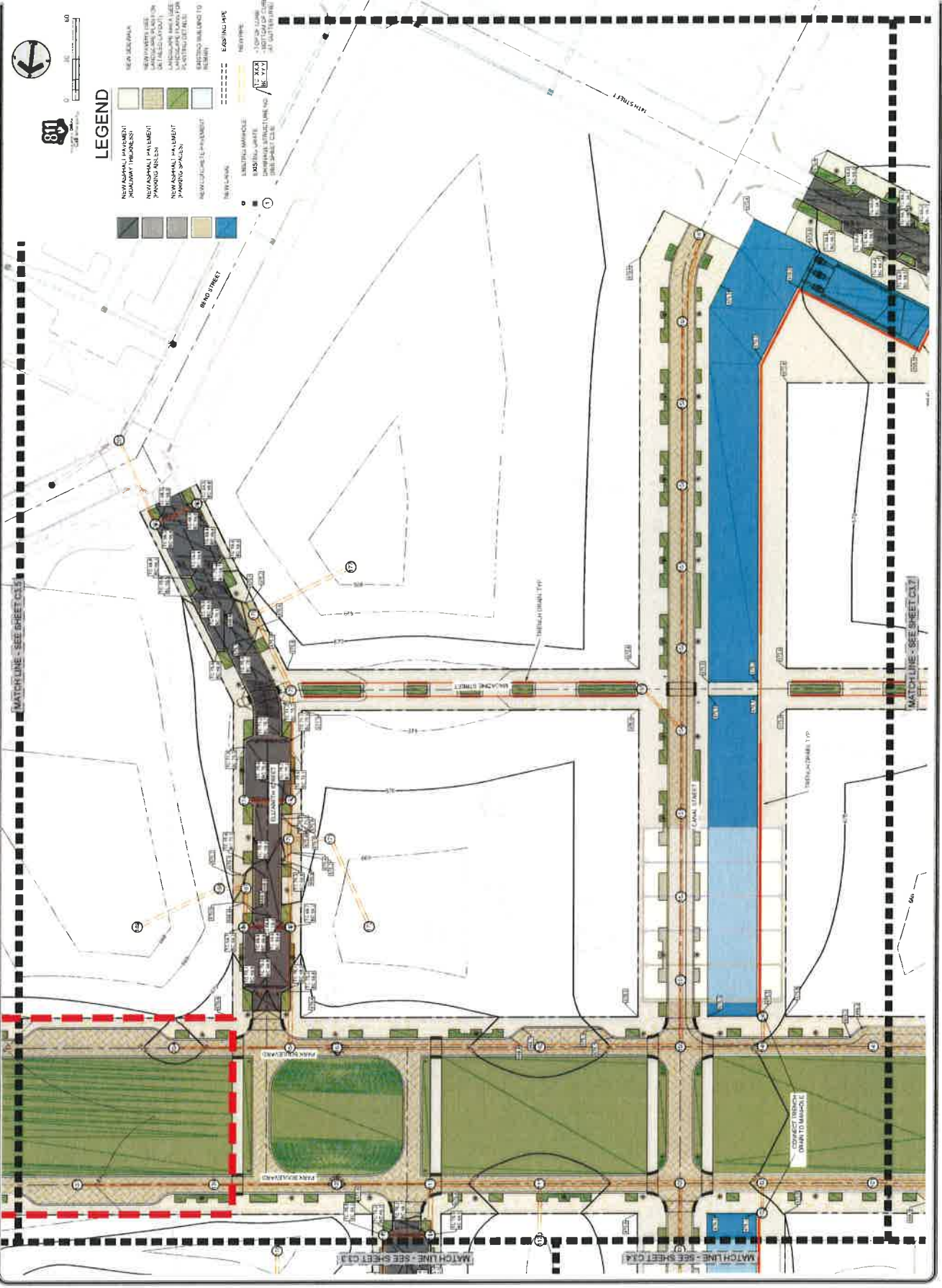
1067 RIVERHURON PARKWAY
 12TH STREET
 13TH STREET
 MATCHLINE - SEE SHEET C3.1
 MATCHLINE - SEE SHEET C3.2
 MATCHLINE - SEE SHEET C3.3
 MATCHLINE - SEE SHEET C3.4































































RAGAN & SMITH
 ARCHITECTS & ENGINEERS
 1000 W. MAIN ST. SUITE 200
 CHATTANOOGA, TN 37402
 (423) 249-1234
 www.ragan-smith.com

CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

NO. OF SHEETS	1680
DATE	11/20/17
DESCRIPTION	ENLARGED GRADING
DATE	11/20/17
DESCRIPTION	ENLARGED GRADING



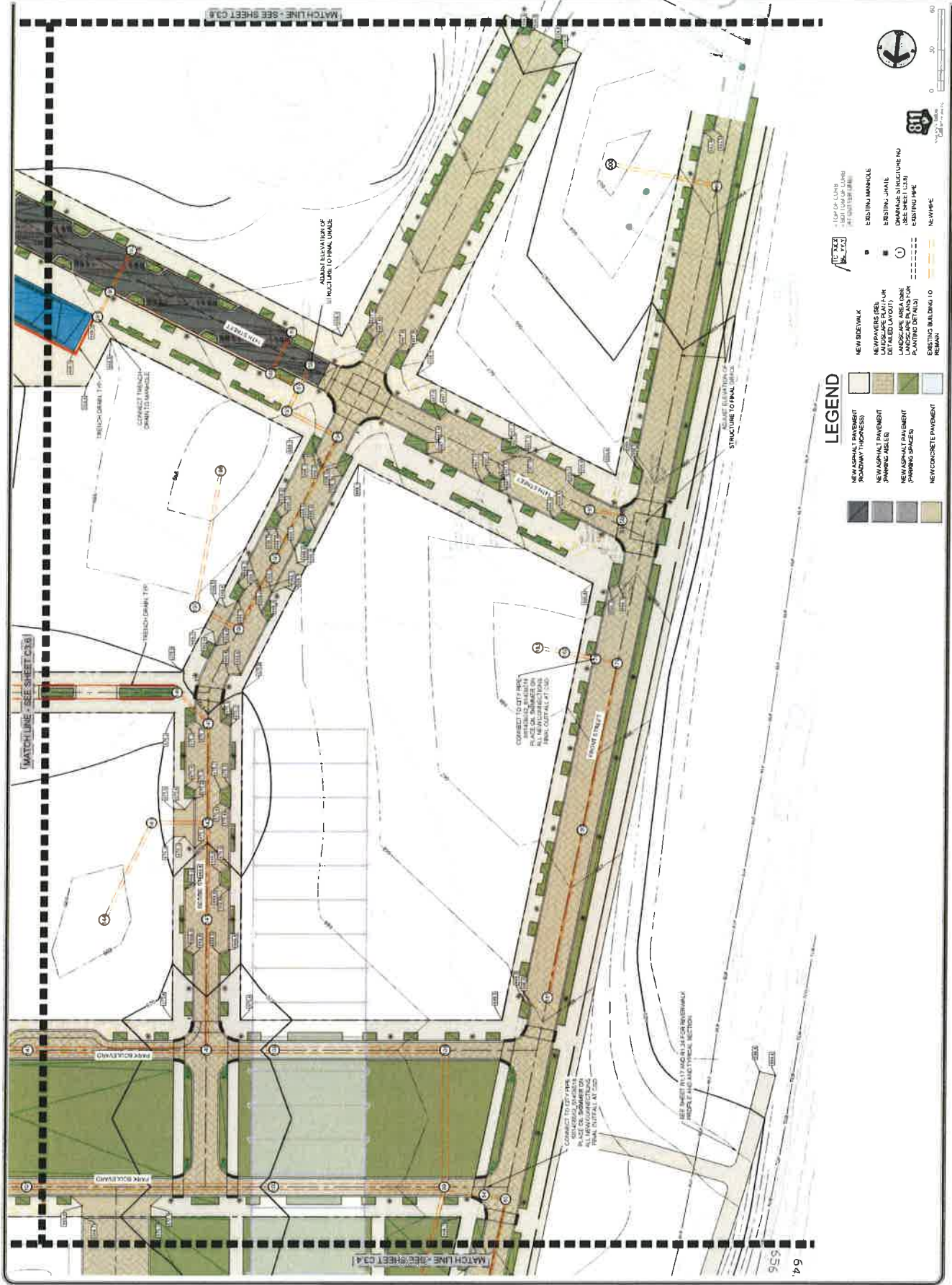
LEGEND

-  NEW ASPHALT PAVEMENT
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RAGAN SMITH
ENGINEERS ARCHITECTS & PLANNERS, INC.
2011 PARKWAY CENTER
CHATTANOOGA, TENNESSEE 37403
423.249.9000

CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC

C3.6
ENLARGED GRADING
DATE: 18172
SCALE: 1" = 30'
DRAWN: J. BRUCE
CHECKED: J. BRUCE
PROJECT NO: 1689
JOB NO: 1689



LEGEND

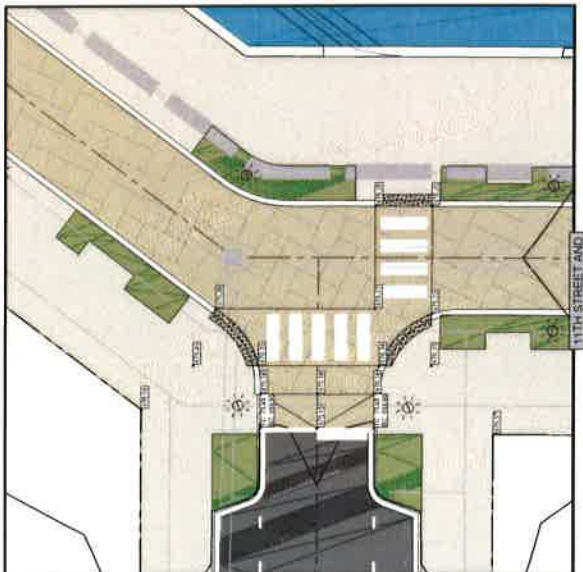
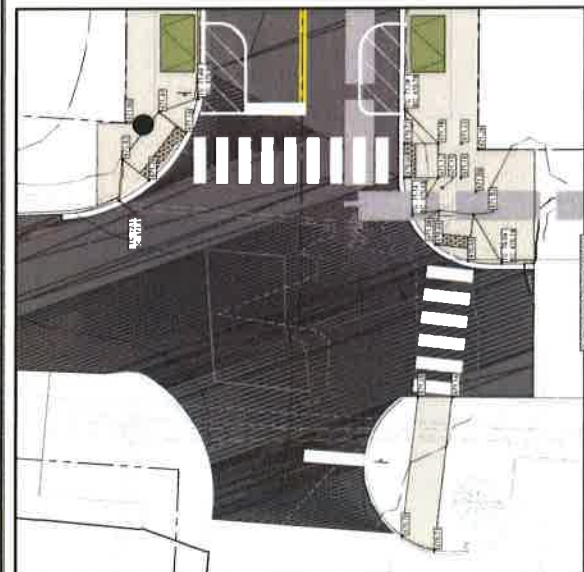
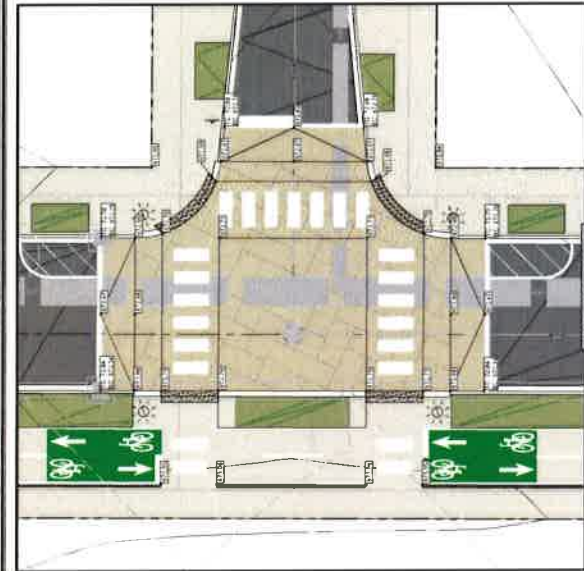
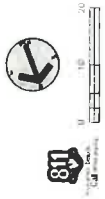
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (PARKING AREAS)
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW CONCRETE PAVEMENT
- EXISTING ASPHALT
- EXISTING MANHOLE
- EXISTING CHUTE
- EXISTING STRUCTURE NO. (SEE SHEET C3.4)
- EXISTING PIPE
- NEW PIPE
- EXISTING BUILDING ID
- ROBUST

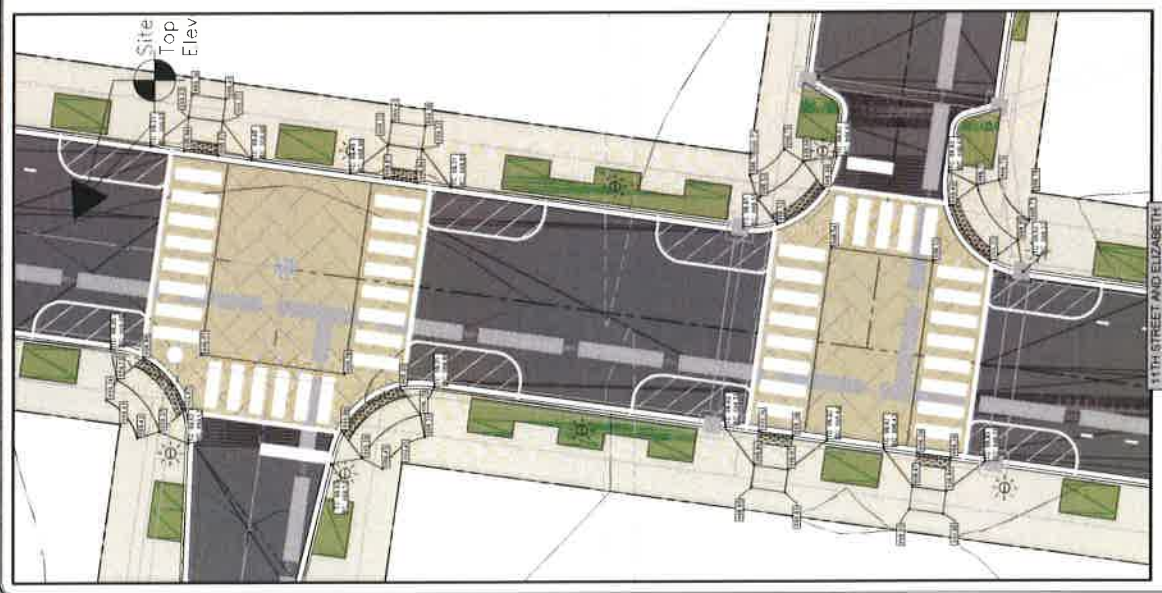
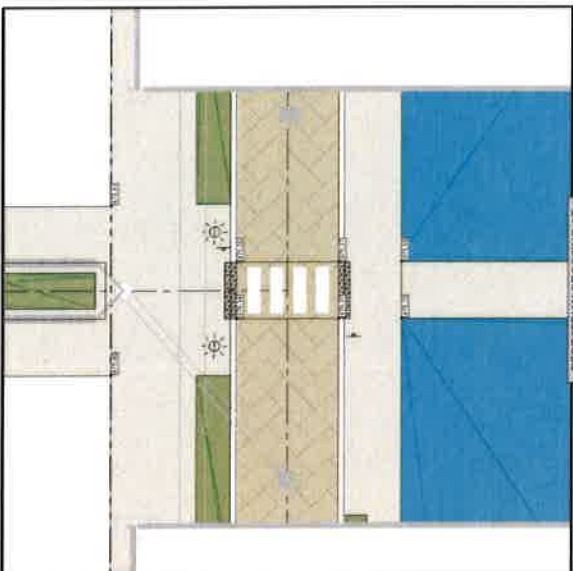
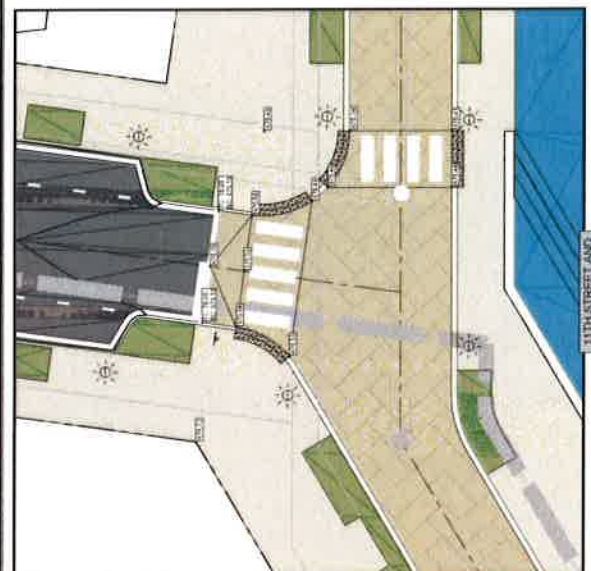
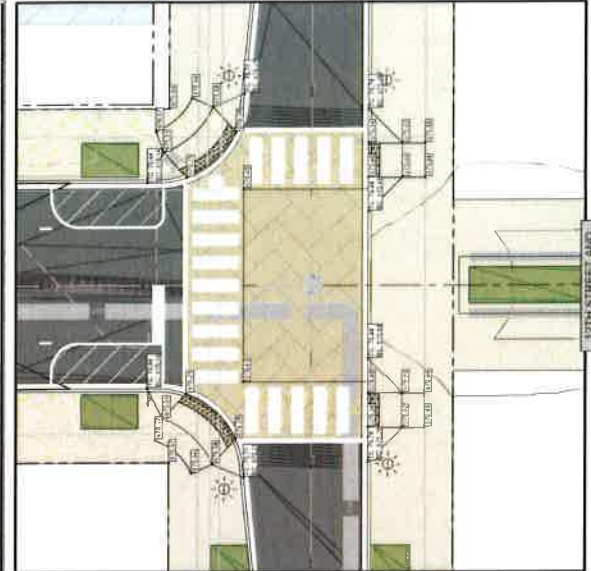
NEW SIDEWALK
NEW PAVEMENT
LANDSCAPE PLANTING
LANDSCAPE AREAS (SEE SHEET C3.4)
LANDSCAPE PLANTING (SEE SHEET C3.4)





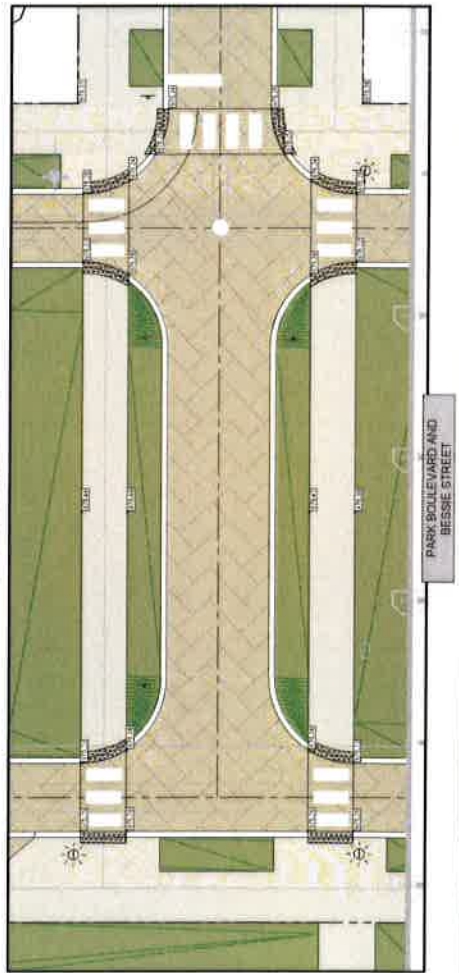
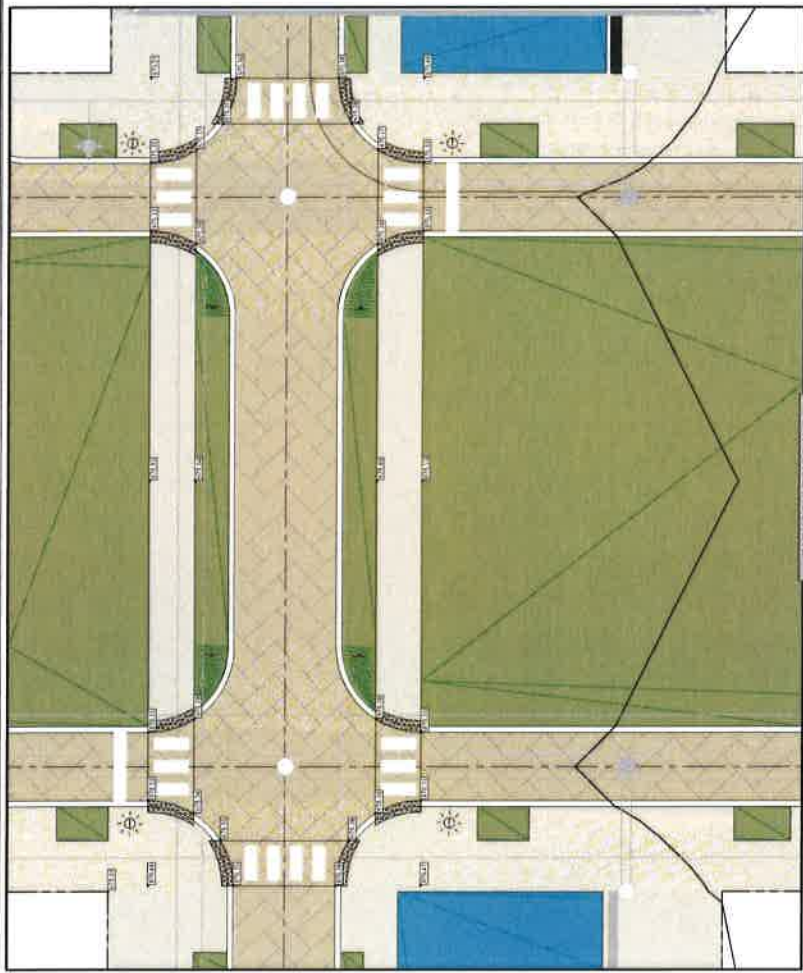
- LEGEND**
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
 - NEW ASPHALT PAVEMENT (PARKING AREA)
 - NEW ASPHALT PAVEMENT (PARKING ISLAND)
 - NEW CONCRETE (CUREMENT)
 - NEW SIDEWALK
 - NEW SIDEWALK (WITH CURB CUT)
 - NEW SIDEWALK (WITH CURB CUT AND BENCH)
 - NEW SIDEWALK (WITH CURB CUT AND BENCH AND LANDSCAPE)
 - NEW SIDEWALK (WITH CURB CUT AND BENCH AND LANDSCAPE AND BENCH)
 - NEW SIDEWALK (WITH CURB CUT AND BENCH AND LANDSCAPE AND BENCH AND BENCH)





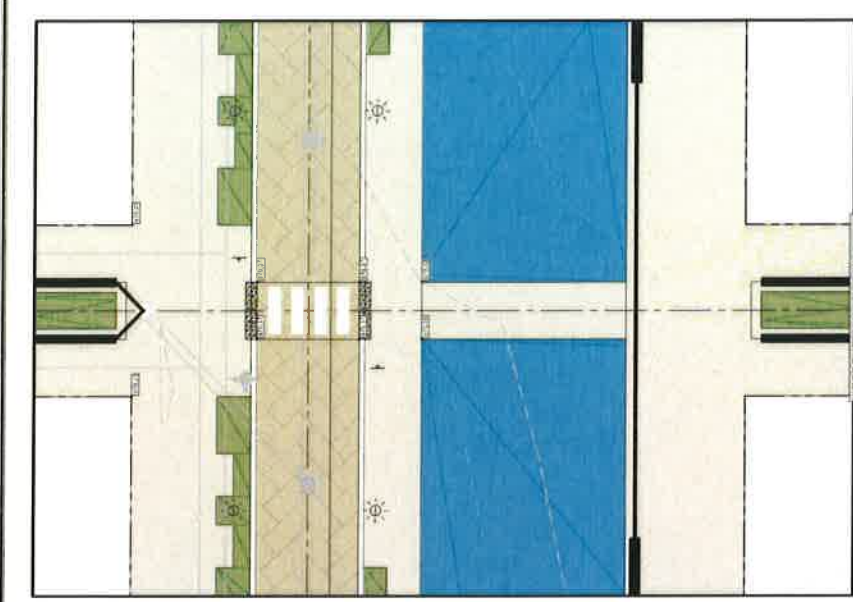
- LEGEND**
-  NEW ASPHALT PAVEMENT (INCLUDING PARKING ALLEYS)
 -  NEW ASPHALT PAVEMENT (PARKING ALLEYS)
 -  NEW ASPHALT PAVEMENT (PARKING SPACES)
 -  NEW CONCRETE PAVEMENT
 -  NEW SIDEWALK
 -  EXISTING SIDEWALK
 -  EXISTING ASPHALT PAVEMENT (INCLUDING PARKING ALLEYS)
 -  EXISTING ASPHALT PAVEMENT (PARKING SPACES)
 -  EXISTING CONCRETE PAVEMENT
 -  EXISTING SIDEWALK





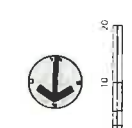
- LEGEND**
-  NEW ASPHALT PAVEMENT PLACEMAT (ADDRESS)
 -  NEW ASPHALT PAVEMENT PARKING SPACES
 -  NEW ASPHALT PAVEMENT PARKING SPACES
 -  NEW ASPHALT PAVEMENT
 -  NEW CONCRETE PAVEMENT
 -  NEW CANAL
 -  NEW SIDEWALK
 -  NEW PAVED USE DETAIL LAYOUT
 -  LANDSCAPE AREA USE PLANTING DETAILS
 -  EASTERN BUILDING TO REMAIN

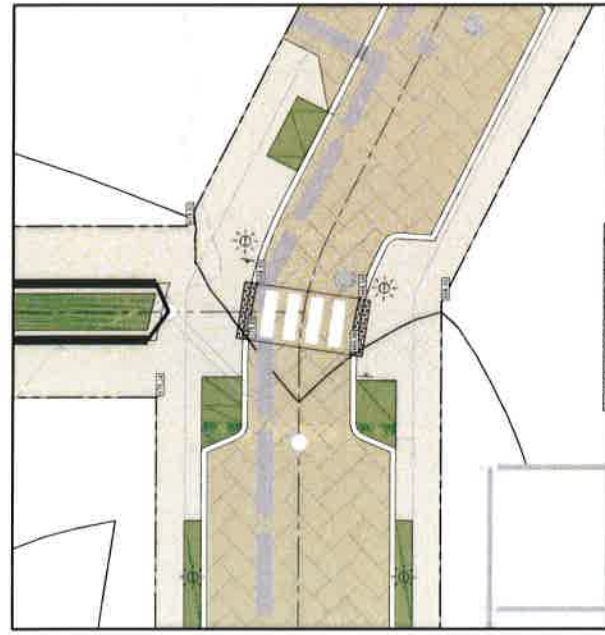
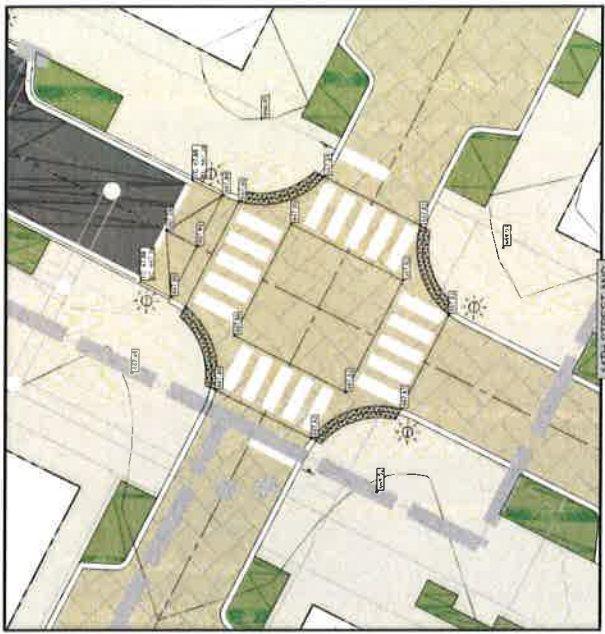




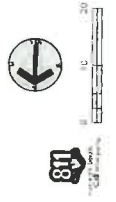
LEGEND

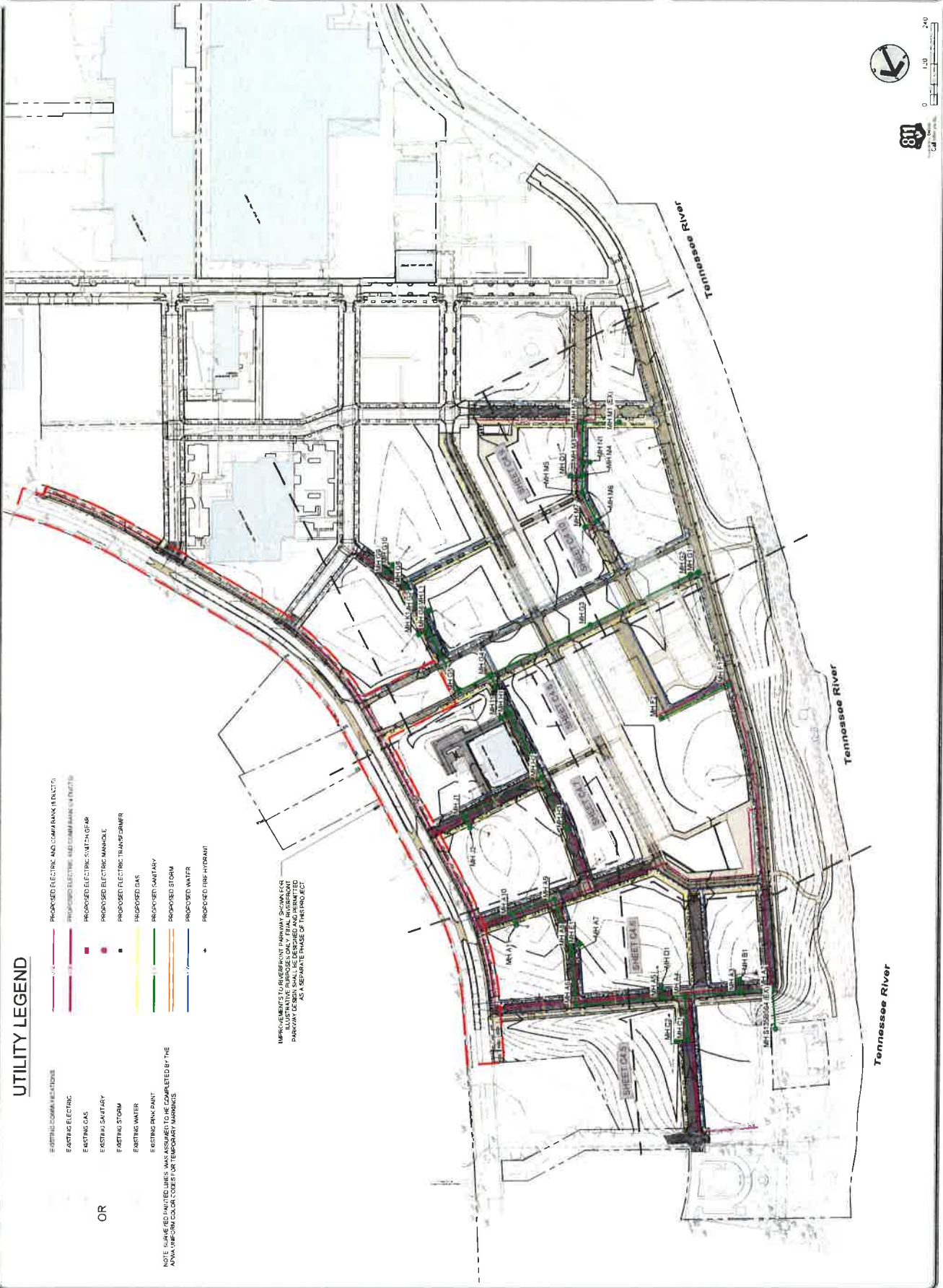
-  NEW ASPHALT PAVEMENT
-  EXISTING ASPHALT PAVEMENT
-  EXISTING CONCRETE PAVEMENT
-  EXISTING SIDEWALK
-  EXISTING DRIVEWAY
-  EXISTING DRIVEWAY
-  EXISTING DRIVEWAY
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-  EXISTING DRIVEWAY





- LEGEND**
- NEW ASPHALT PAVEMENT (INDICATED THICKNESS)
 - NEW ASPHALT PAVEMENT (PARKING AREAS)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW LOGICILE PAVEMENT
 - NEW SIDEWALK
 - NEW SIDEWALK WITH CURB CUT
 - LANDSCAPE AREA WITH LANDSCAPE PLAN FOR PLANTING SPECIES
 - NEW 12" RADIUS 15'





UTILITY LEGEND

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING FIRE HYDRANT
- OR
- PROPOSED ELECTRIC AND COMPANION ELECTRIC
- PROPOSED ELECTRIC AND COMPANION ELECTRIC
- PROPOSED ELECTRIC SWITCH GEAR
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED FIRE HYDRANT

IMPROVEMENTS TO UNDERGROUND SANITARY, GAS, AND WATER LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL UNDERGROUND SANITARY, GAS, AND WATER LINES WILL BE SHOWN ON A SEPARATE PHASE OF THIS PROJECT.

NOTE: SURVEYED POINTS, LINES, AND ANGLES TO BE COMPLETED BY THE APPLICABLE COLOR CODES FOR TEMPORARY MARKINGS.

UTILITY LEGEND

- OR
- EXISTING SANITARY
- PROPOSED SANITARY
- NEW ASPHALT FINISHMENT (ROADWAY SIDEWALKS)
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW CONCRETE FINISHMENT
- NEW SIDEWALK
- NEW PAVEMENT (SEE LANDSCAPE ARCHITECTURE LAYOUT)
- EXISTING BUILDINGS TO REMAIN

NOTE: SHADY-DOTTED LINES WERE ASSUMED TO BE COMPLETED BY THE PROPERTY OWNER FOR TEMPORARY IMPROVEMENTS.

IMPROVEMENTS TO RIVERFRONT PARKWAY (SUCH AS SIDEWALKS AND PAVEMENT) ARE TO BE COMPLETED BY THE PROPERTY OWNER AS A SEPARATE PHASE OF THIS PROJECT.



STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRENCHING AND SHIELDING ACT, CHAPTER 55, T.C.A.
2. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
3. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
4. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
5. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
7. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
8. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
9. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
10. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
11. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
12. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
13. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
14. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
15. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
16. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
17. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
18. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
19. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED.
20. ALL SANITARY SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.

OVERALL SANITARY PLAN

DATE	19172
PROJECT	1680
SCALE	
DATE	19172
PROJECT	1680
SCALE	
DATE	19172
PROJECT	1680
SCALE	



RAGAN SMITH
LANDSCAPE ARCHITECTS & PLANNERS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112



THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

OVERALL SANITARY PLAN
C4.1



THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

DATE	NOV 20
SCALE	1" = 20'
PROJECT	THE BEND
CLIENT	WEST END OPPORTUNITY FUND, LLC
PROJECT NO.	19172
DATE	1880

OVERALL WATER PLAN
C4.2



UTILITY LEGEND

- EXISTING WATER
- PROPOSED WATER
- PROPOSED LINE HYDRANT
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK
- NEW PAVEMENT (SEE LANDSCAPE PLAN FOR DETAILED LAYOUT)
- EXISTING BUILDING TO REMAIN

NOTE: SURVIVED PAVED LINES WAS ASSUMED TO BE COMPLETED BY THE APPLICABLE COLOR CODE FOR TEMPORARY MARKINGS

IMPROVEMENTS TO RIVERFRONT PROMENADE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL RIVERFRONT PROMENADE LAYOUT SHALL BE DETERMINED BY THE APPLICABLE RESULTS OF THE FINAL ACT



UTILITY LEGEND

EXISTING GAS
PROPOSED GAS



- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (PARKING SPACES)
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK
- NEW PAVERS (SEE LANDSCAPE PLAN FOR DETAILED LAYOUT)
- EXISTING BUILDINGS TO REMAIN

NOTE: DASHED DOTTED LINES WERE ASSUMED TO BE COMPLETED BY THE
OWNER AND ARE NOT TO BE CONSIDERED FOR THIS PROJECT.

IMPROVEMENTS TO RIVERFRONT PARKWAY SHOWN FOR
ILLUSTRATIVE PURPOSES ONLY. FINAL RIVERFRONT
PARKWAY LAYOUT TO BE DETERMINED
AS A SEPARATE PHASE OF THE PROJECT.



RAGAN SMITH
LANDSCAPE ARCHITECTS & ENGINEERS
1000 W. BROADWAY, SUITE 200
MEMPHIS, TN 38102
901.525.1234

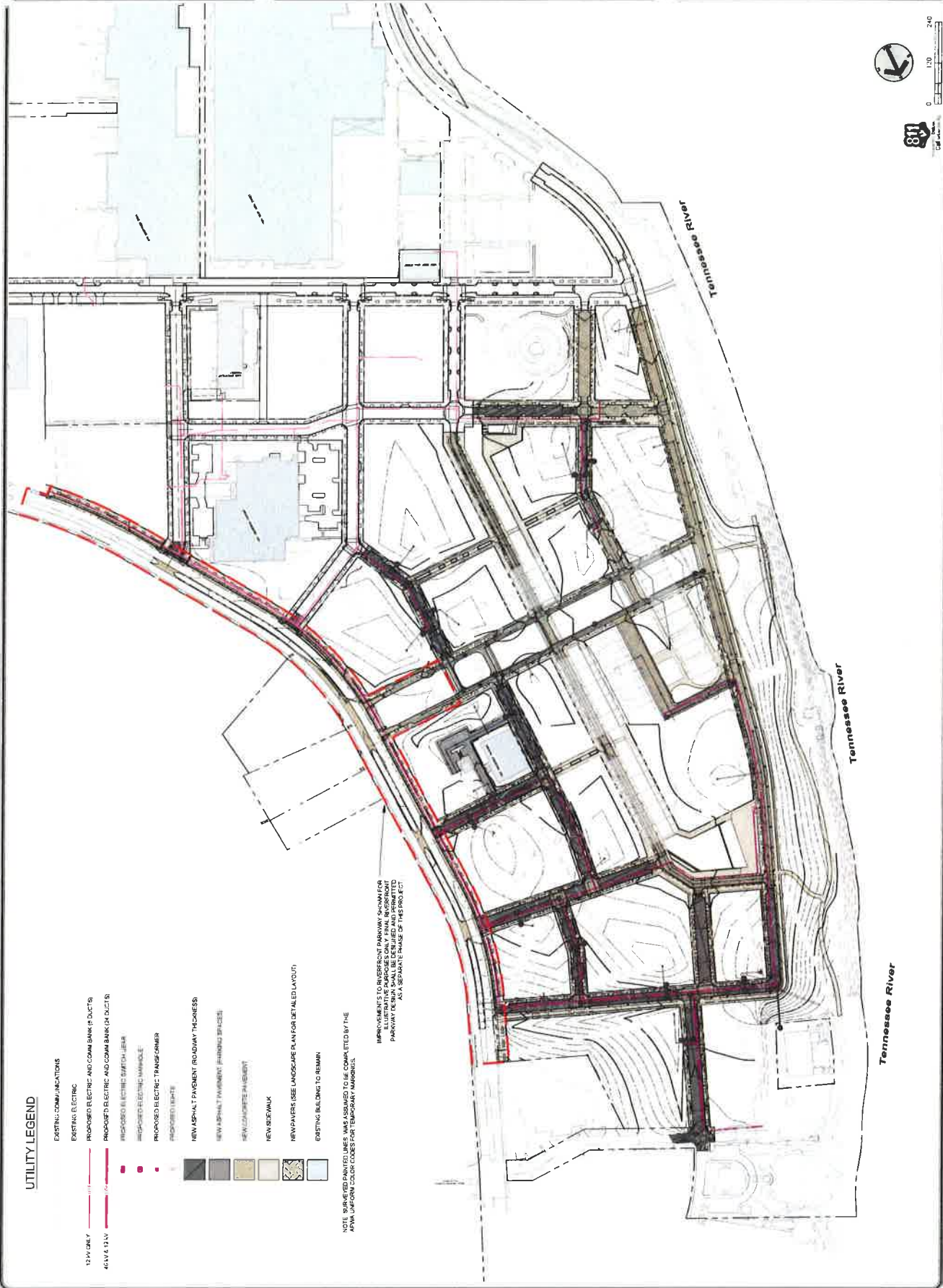


THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTAHOOCIA, TENNESSEE

NO.	DATE	DESCRIPTION
1	11/17/22	PRELIMINARY
2	02/01/23	REVISED
3	05/01/23	REVISED
4	08/01/23	REVISED
5	11/01/23	REVISED
6	02/01/24	REVISED
7	05/01/24	REVISED
8	08/01/24	REVISED
9	11/01/24	REVISED

OVERALL GAS PLAN
C4.3





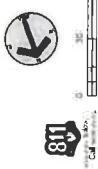
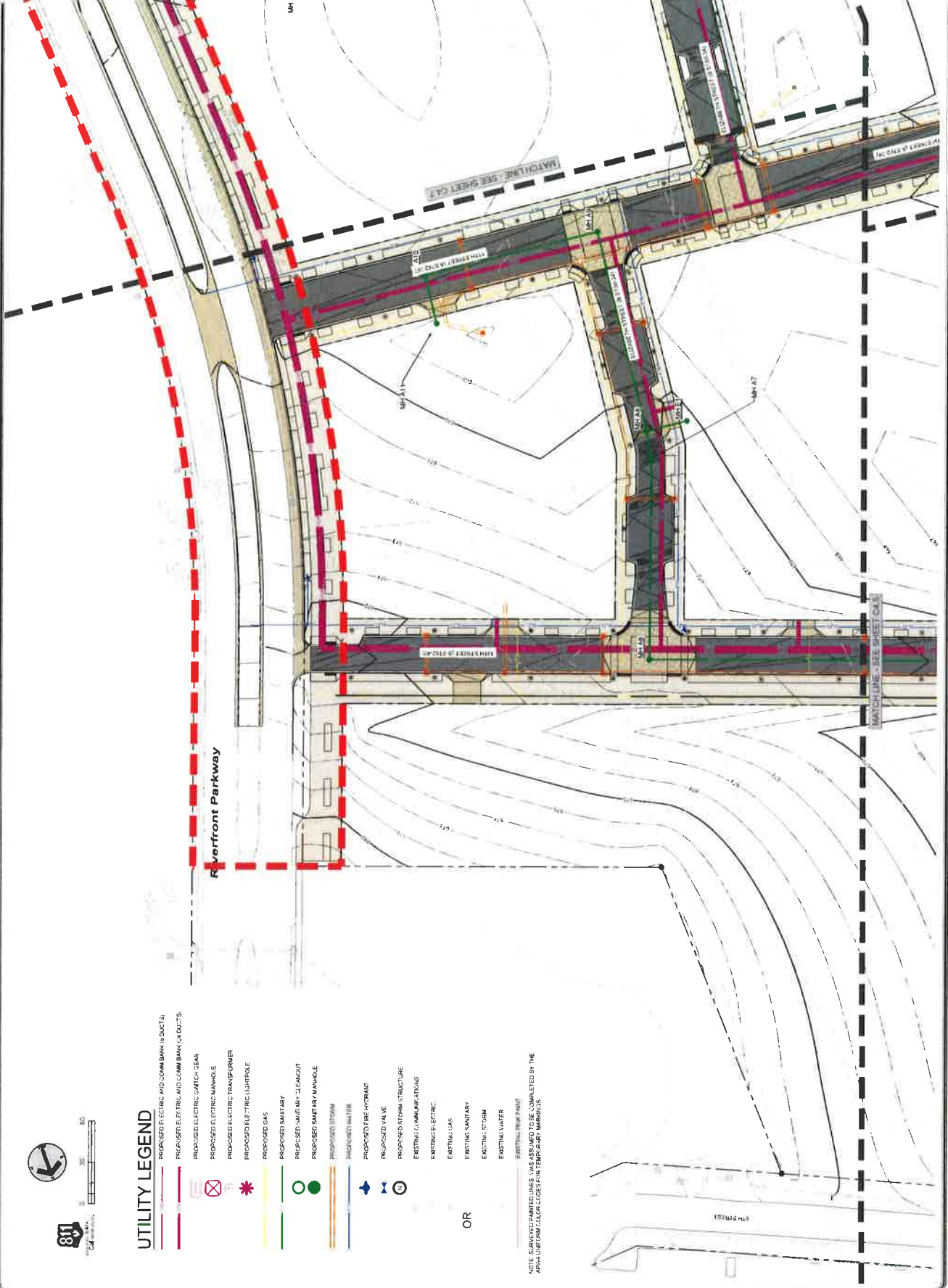
UTILITY LEGEND

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- PROPOSED ELECTRIC AND COMM BANK (4 DUCTS)
- PROPOSED ELECTRIC AND COMM BANK (8 DUCTS)
- 48V & 120V
- 12V ONLY
- PROPOSED ELECTRIC SWITCH/JUNCTION
- PROPOSED ELECTRIC MANHOLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED TRIPPLE
- NEW ASPHALT PAVEMENT (ROADWAY THICKNESS)
- NEW ASPHALT PAVEMENT (FINISHED SPACES)
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK
- NEW PAVERS (SEE LANDSCAPE PLAN FOR DETAILED LAYOUT)
- EXISTING BUILDING TO REMAIN

NOTE: SHIMMED PAINTED LINES WERE ASSUMED TO BE COMPLETED BY THE APMA UNIFORM COLOR CODES FOR TEMPORARY MARKINGS.

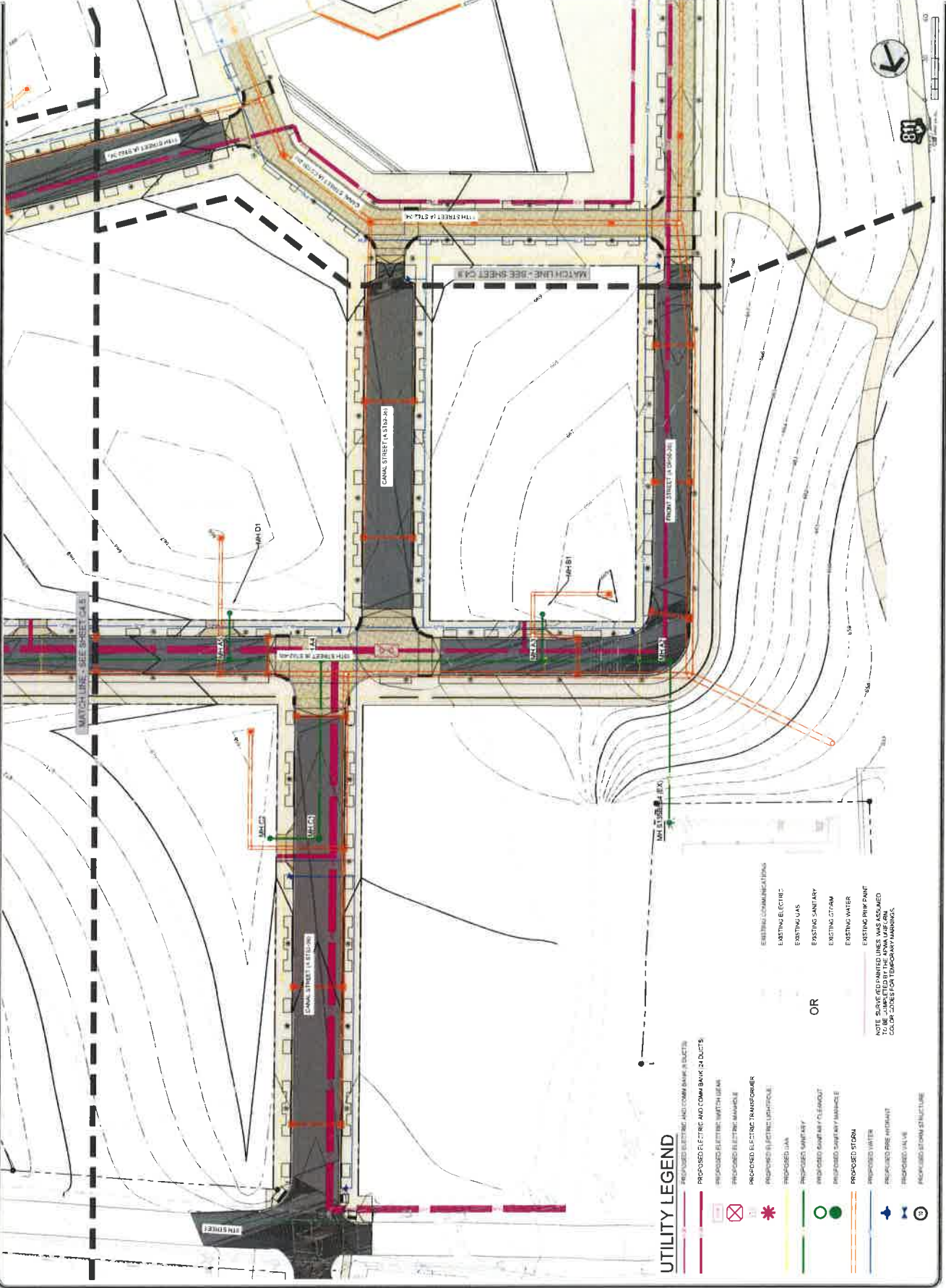
IMPROVEMENTS TO EXISTENT PARKWAY SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL IMPROVEMENT SIGNAGE WILL BE DETERMINED BY THE APMA UNIFORM COLOR CODES FOR TEMPORARY MARKINGS.





- UTILITY LEGEND**
- PROPOSED ELECTRIC AND COMM BANK DUCTS
 - PROPOSED ELECTRIC AND COMM BANK CABLES
 - PROPOSED ELECTRIC SWITCH GEAR
 - PROPOSED ELECTRIC MANHOLE
 - PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC LIGHTPOLE
 - PROPOSED GAS
 - PROPOSED SANITARY
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - PROPOSED VALVE
 - PROPOSED STORM STRUCTURE
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
- OR
- EXISTING FIRE HYDRANT

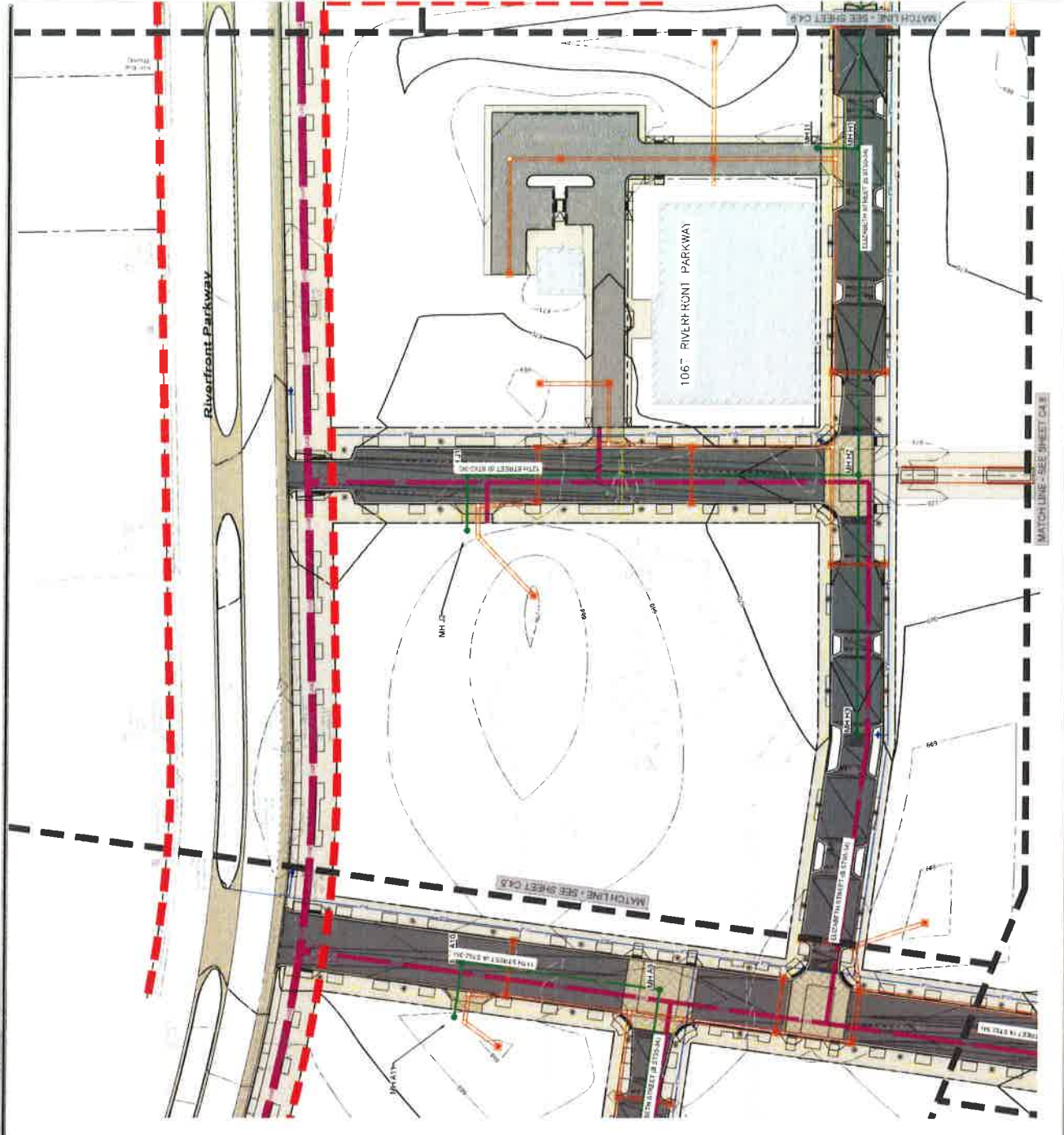
NOTE: SURVEYED PAINTED LINES, UNLESS NOTED TO BE COMPLETED BY THE APPLICANT, ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED.



UTILITY LEGEND

- PROPOSED ELECTRIC AND COMM BUNKER & DUCTS
 - PROPOSED ELECTRIC AND COMM BUNKER 24 DUCTS
 - PROPOSED ELECTRIC SWITCH
 - PROPOSED ELECTRIC MANHOLE
 - PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC LIGHTPOLE
 - PROPOSED LANA
 - PROPOSED SANITARY
 - PROPOSED SANITARY FLEWOUT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - PROPOSED VALVE
 - PROPOSED STORM STRUCTURE
- OR
- EXISTING COMMUNICATIONS
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
 - EXISTING PINK PAINT

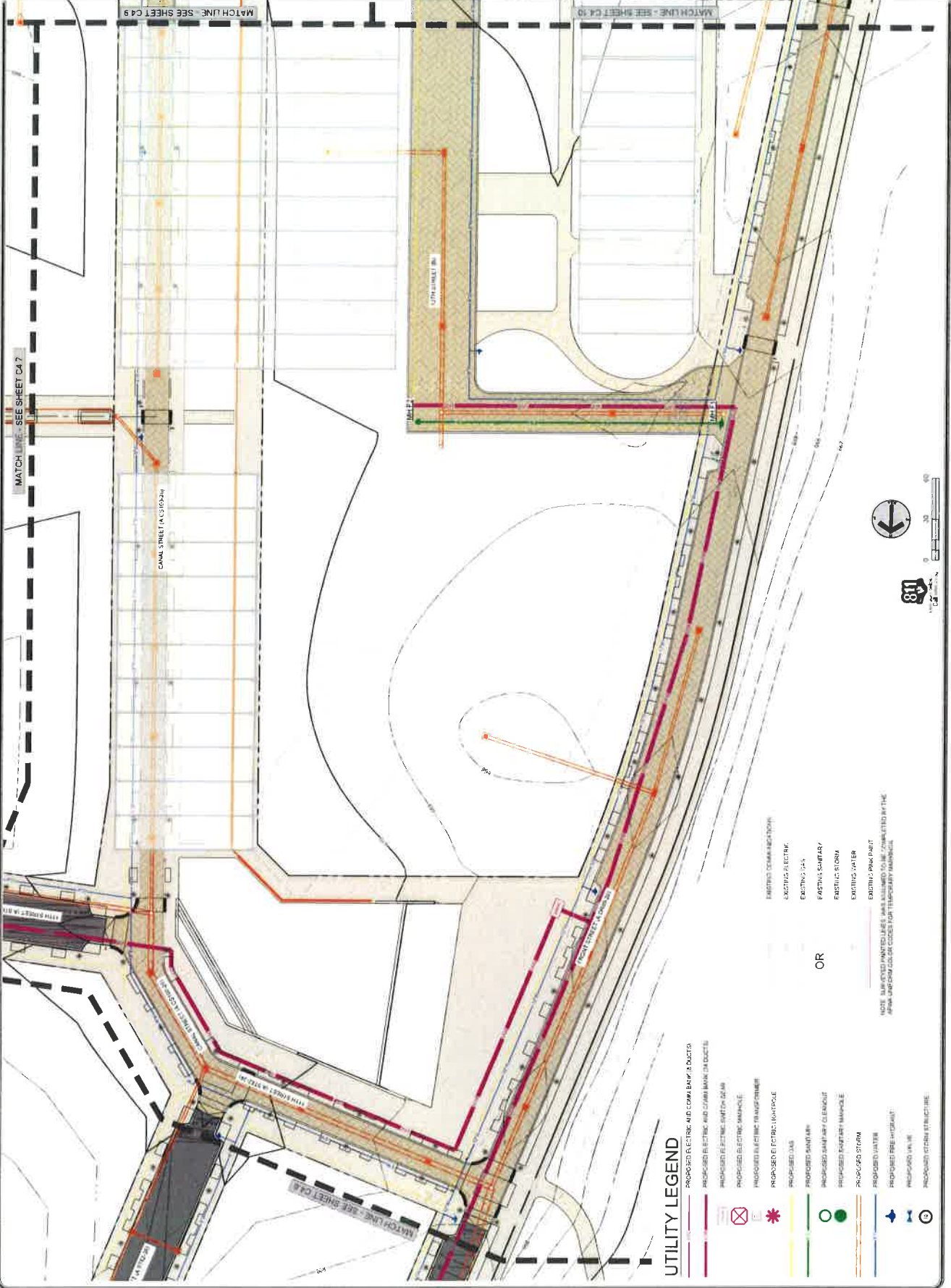
NOTE: SURFACE-PAINTED LINES WERE ASSUMED TO BE TEMPORARY MARKINGS.



- UTILITY LEGEND**
- PROPOSED ELECTRIC AND COMM BANK & DUCTS
 - PROPOSED ELECTRIC AND COMM BANK (24 DUCTS)
 - PROPOSED ELECTRIC SWITCH GEAR
 - PROPOSED ELECTRIC MANHOLE
 - PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC LIGHTPOLE
 - PROPOSED GAS
 - PROPOSED WATER
 - PROPOSED SANITARY CLEANDIT
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - PROPOSED VALVE
 - PROPOSED STORM STRUCTURE
 - EXISTING COMMUNICATIONS
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING SANITARY
 - EXISTING STORM
 - EXISTING WATER
- OR
- EXISTING PERMITS

NOTE: SURVEYED DOTTED LINES WAS ASSUMED TO BE COMPLETED BY THE PERMITS FOR TEMPORARY MANHOLES.





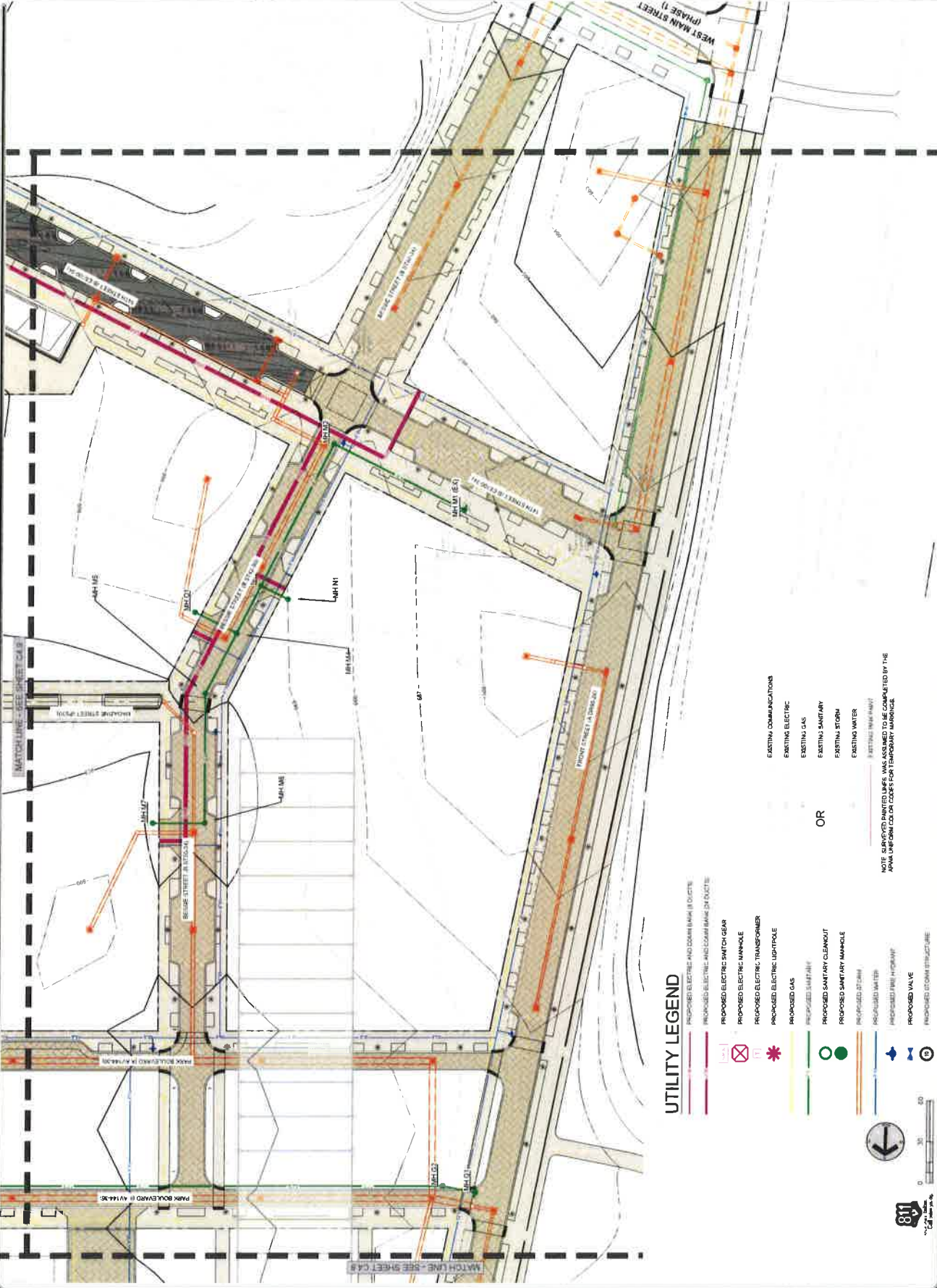
UTILITY LEGEND

- PROPOSED ELECTRIC AND COMM. BULK & DUCTS
- PROPOSED ELECTRIC AND COMM. BULK OR DUCTS
- PROPOSED ELECTRIC (MFT) - 24" DIA.
- PROPOSED ELECTRIC (MFT) - 18" DIA.
- PROPOSED ELECTRIC (MFT) - 12" DIA.
- PROPOSED ELECTRIC (MFT) - 6" DIA.
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER
- PROPOSED WATER CLEANOUT
- PROPOSED WATER
- PROPOSED STORM STRUCTURE

OR

- EXISTING COMMUNICATIONS
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- EXISTING WATER CLEANOUT

NOTE: UNVISITED UTILITY LINES ARE ASSUMED TO BE COMPLETED BY THE OWNER AND COLOR CODED FOR TEMPORARY MARKINGS.



UTILITY LEGEND

	PROPOSED ELECTRIC AND COMM BUNKER DUCTS
	PROPOSED ELECTRIC AND COMM BUNKER IN DUCTS
	PROPOSED ELECTRIC AND COMM BUNKER IN DUCTS
	PROPOSED ELECTRIC SWITCHGEAR
	PROPOSED ELECTRIC MANHOLE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED ELECTRIC LIGHTPOLE
	PROPOSED GAS
	PROPOSED SANITARY
	PROPOSED SANITARY CLEANOUT
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED WATER
	PROPOSED VALVE
	PROPOSED STRUCTURE

EXISTING COMMUNICATIONS
 EXISTING ELECTRIC
 EXISTING GAS
 EXISTING SANITARY
 EXISTING STORM
 EXISTING WATER

OR

EXISTING COMMUNICATIONS
 EXISTING ELECTRIC
 EXISTING GAS
 EXISTING SANITARY
 EXISTING STORM
 EXISTING WATER

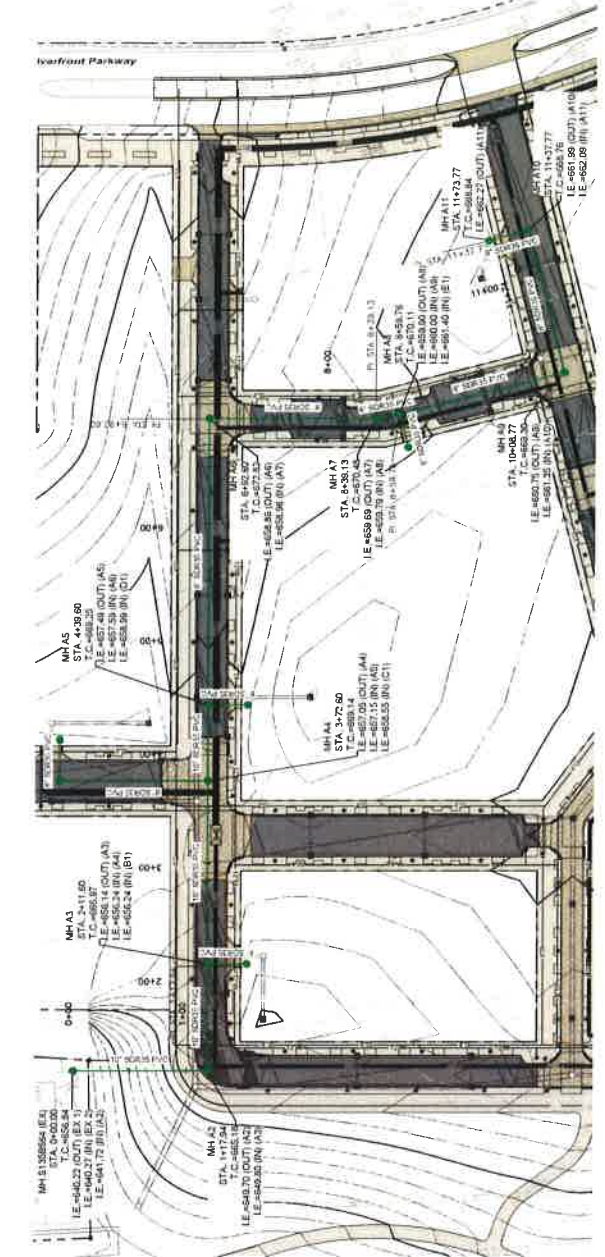
NOTE: SURVEYED PAINTED LINES WERE ASSUMED TO BE COMPLETED BY THE APPLICANT. COLOR CODES FOR TEMPORARY MARKINGS.



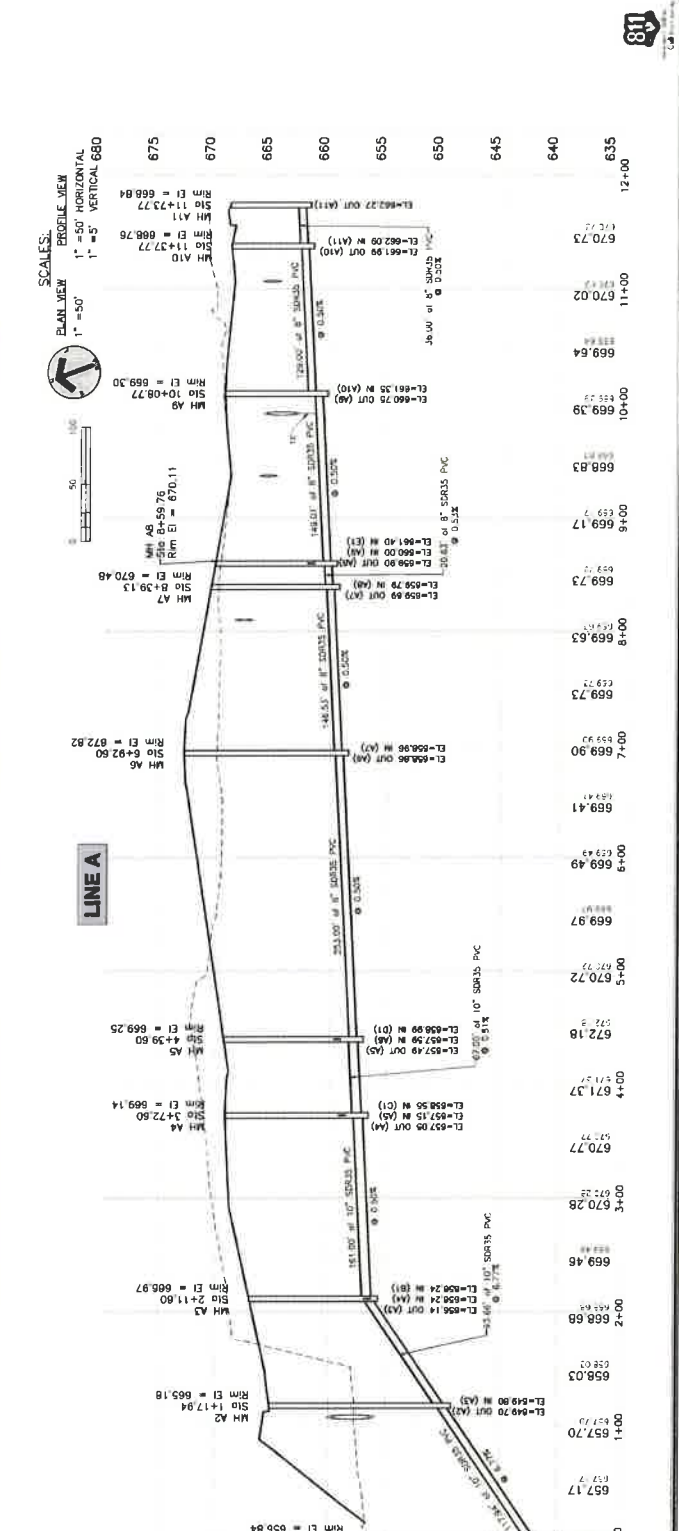


STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL SANITARY SEWER AND DRAINAGE CODE (ISSD).
2. ALL SANITARY SEWER LINES SHALL BE 12" DIA. 15' MIN. COVER UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
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8. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
9. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
10. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
12. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
13. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
14. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
15. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
16. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
17. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
18. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
19. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
20. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.

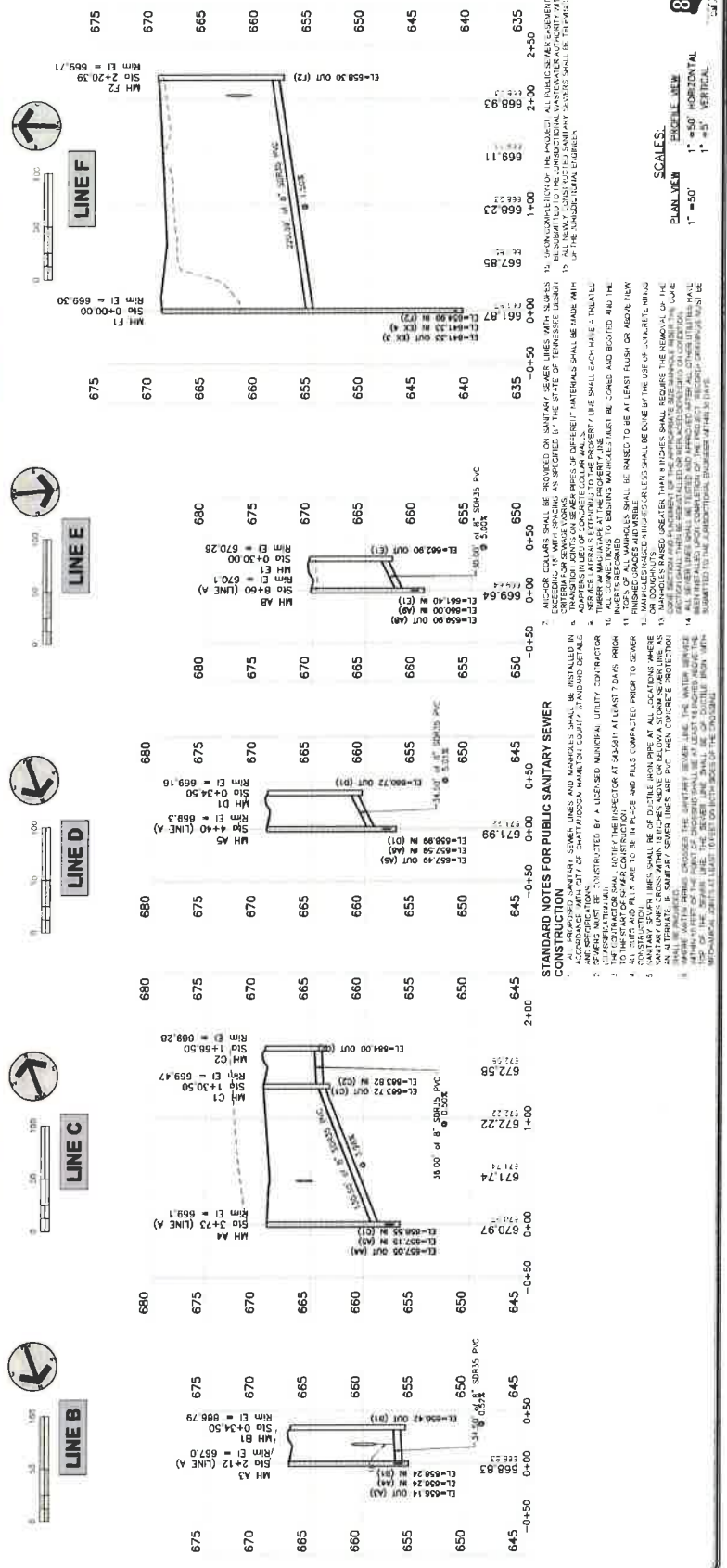
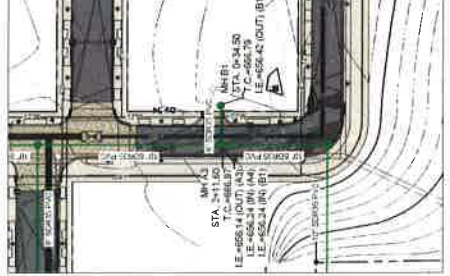
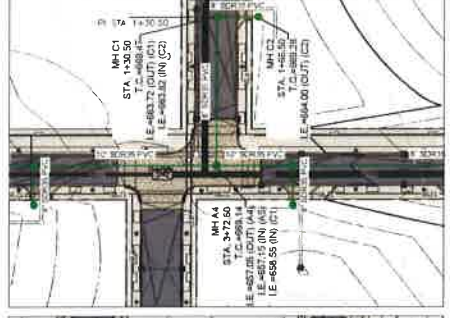
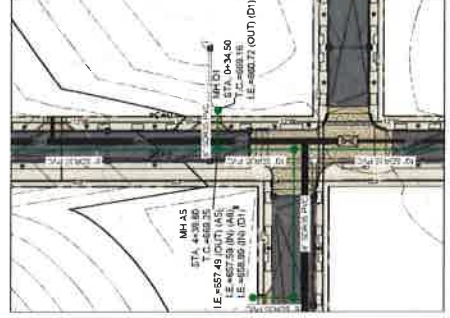
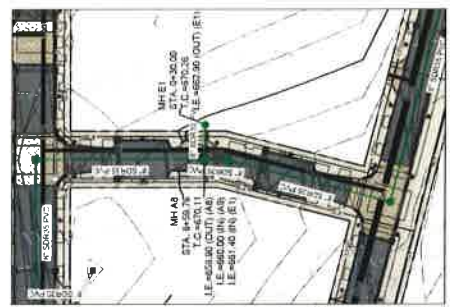
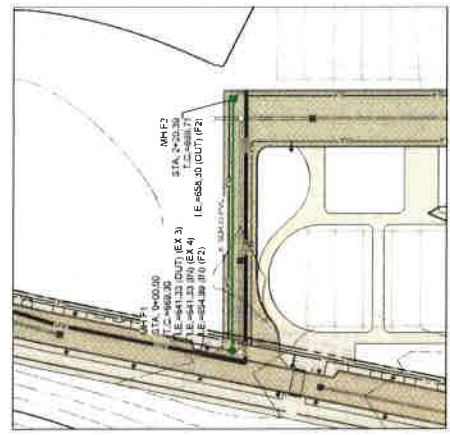


PLAN VIEW
 1" = 50'
 HORIZONTAL
 1" = 5'
 VERTICAL



PROFILE VIEW
 1" = 50'
 HORIZONTAL
 1" = 5'
 VERTICAL

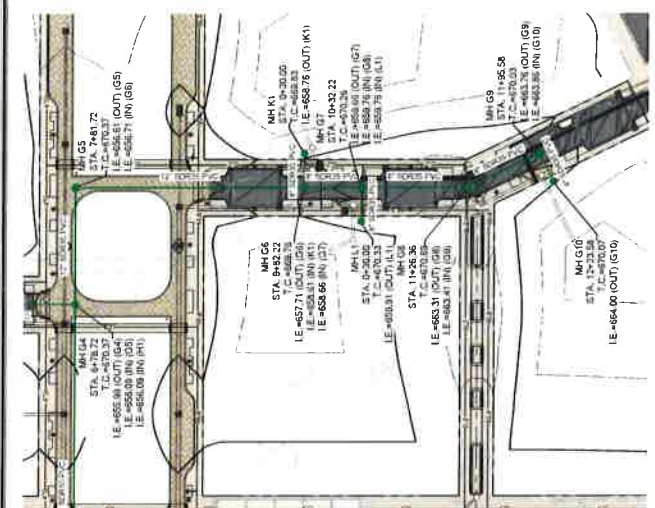
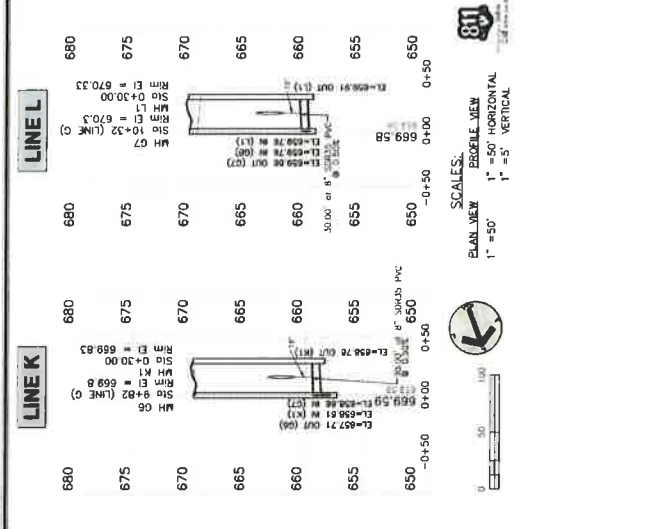




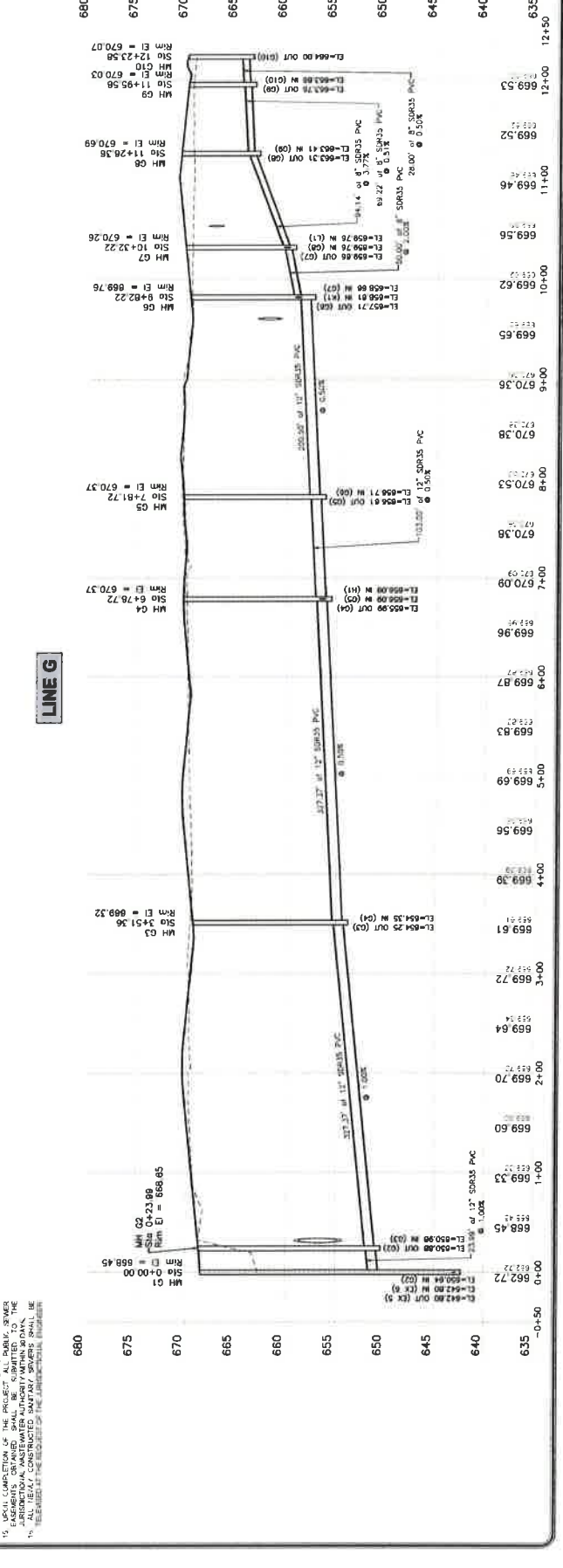
STANDARD NOTES FOR PUBLIC SANITARY SEWER

1. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA STANDARD SPECIFICATIONS FOR SANITARY SEWER LINES.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA STANDARD SPECIFICATIONS FOR SANITARY SEWER LINES.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF EACH CONSTRUCTION.
4. TO THE EXTENT OF CONFLICT, THE NOTES SHALL CONTROL OVER THE DRAWINGS.
5. SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATTANOOGA STANDARD SPECIFICATIONS FOR SANITARY SEWER LINES.

811
 PLAN VIEW SCALE: 1" = 50'
 PROFILE VIEW SCALE: 1" = 5' VERTICAL



- STANDARD SPECIFICATIONS FOR PUBLIC SANITARY SEWER CONSTRUCTION**
1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CHATTANOOGA SPECIFICATIONS.
 2. SEWERS MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL CONTRACTOR.
 3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 72 HOURS PRIOR TO THE START OF SEWER CONSTRUCTION.
 4. ALL CUTS AND FILLS ARE TO BE IN PLACE AND FILLS TO BE PROTECTED BY A CURB AND GUTTER.
 5. SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS UNLESS OTHERWISE SPECIFIED.
 6. ALL CONNECTIONS TO EXISTING SANITARY SEWER LINES SHALL BE MADE BY AN ALTERNATE 12" SANITARY SEWER LINE, P.V.C. WITH 1/2" THICK WALLS.
 7. WHERE WATER BRINGS CROSS THE SANITARY SEWER LINE, THE WATER SERVICE SHALL BE TO THE RIGHT OF THE POINT OF CROSSING.
 8. THE SEWER LINE SHALL BE OF DUCTILE IRON PIPE WITH AN INSULATION JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
 9. ANCHOR COLLARS SHALL BE PROVIDED ON SANITARY SEWER LINES AT ALL CONNECTIONS TO EXISTING SANITARY SEWER LINES.
 10. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.
 11. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.
 12. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.
 13. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.
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 19. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.
 20. SERVICE LATERALS TO THE PROPERTY LINE SHALL BE MADE WITH ADAPTERS IN 18" OF CONCRETE COLLAR.



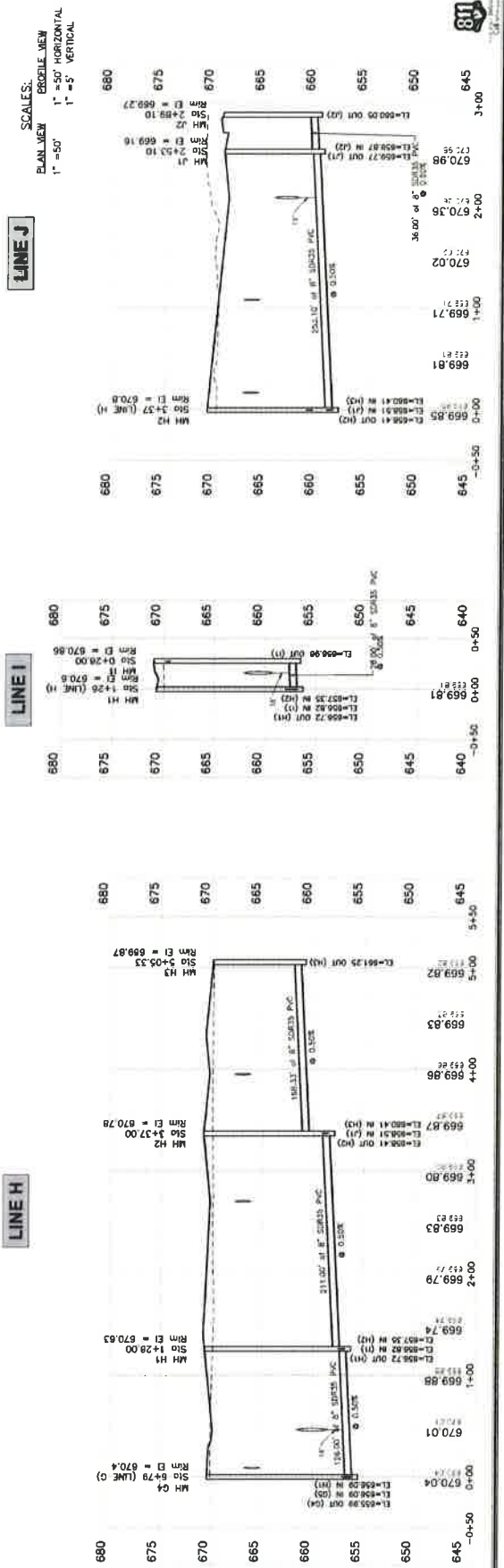
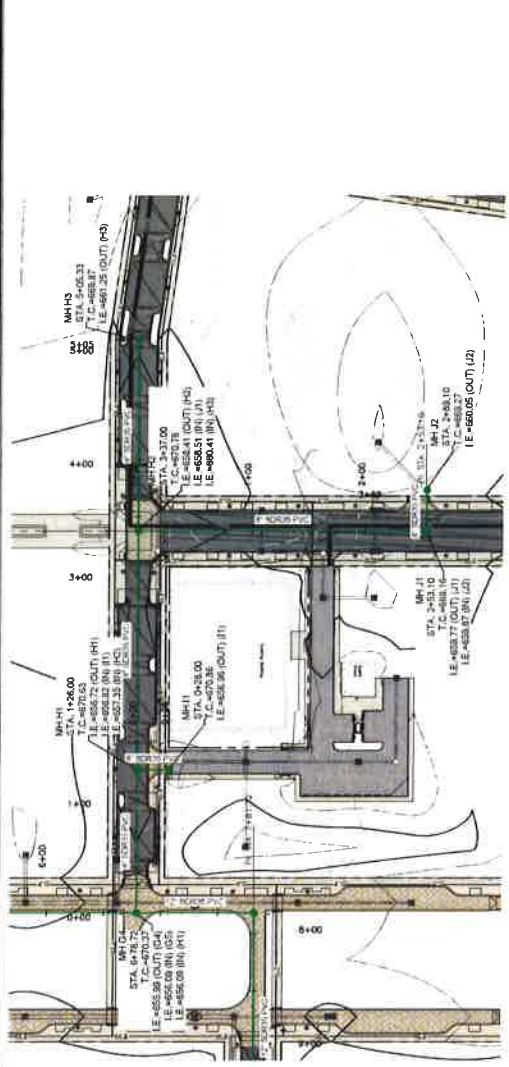


THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTAHOOGA TENNESSEE

DATE	12/22	BY	MS/CK
SCALE	AS SHOWN	PROJECT	1680
SANITARY PLAN & PROFILE LINES H, I, & J			
C4.15			

STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL UNDESIGNED SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MDP CONSTRUCTION CODE.
2. SANITARY SEWER LINES SHALL BE CONSTRUCTED BY A LICENSED MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE MDP CONSTRUCTION CODE.
3. SANITARY SEWER LINES SHALL BE CONSTRUCTED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.
4. ALL LOTS AND TIES ARE TO BE IN PLACE AND ALL SANITARY SEWER LINES SHALL BE INSTALLED AT ALL LOCATIONS WHERE SANITARY LINES CROSS WITHIN THE PROPERTY BOUNDARIES.
5. SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.
6. SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.
7. SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.
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14. SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.
15. SANITARY SEWER LINES SHALL BE INSTALLED AT A MINIMUM OF 7 FEET DEPTH TO THE TOP OF THE MAIN LINE.



LINE J

LINE I

LINE H

PLAN VIEW
PROFILE VIEW
1" = 50'
1" = 5' HORIZONTAL
1" = 5' VERTICAL





THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC

CHATTAHOOGA, TENNESSEE

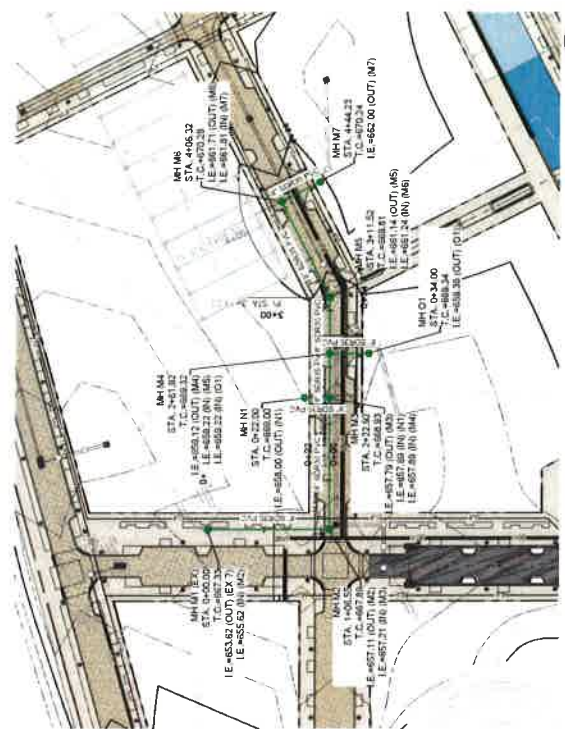
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PROJECT	WEST END OPPORTUNITY FUND, LLC
DATE	1680
PROJECT	WEST END OPPORTUNITY FUND, LLC

SANITARY PLAN
& PROFILE
LINES M, N, & O

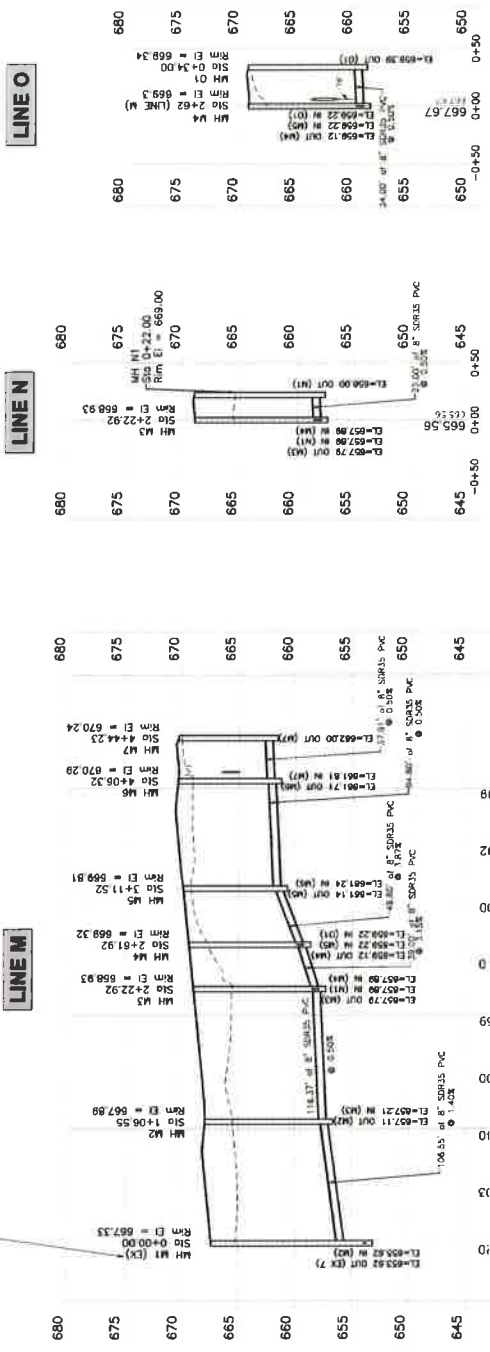
C4.16

STANDARD NOTES FOR PUBLIC
SANITARY SEWER CONSTRUCTION

1. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANNING EQUATION AND THE MANNING COEFFICIENT SHALL BE 0.013 FOR CONCRETE AND 0.014 FOR CLAY PIPE.
2. ALL SEWERS SHALL BE CONSTRUCTED BY A LICENSED MECHANICAL CONTRACTOR CLASSIFICATION (MCC) AT LEAST AT LEAST 7 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
4. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
5. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
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10. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
11. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
12. MANHOLE RISES 4 INCHES OR LESS SHALL BE DONE BY USING 4 INCH RISE MANHOLES.
13. MANHOLES SHALL BE INSTALLED AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
14. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
15. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.
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20. ALL SEWERS SHALL BE INSTALLED TO BE IN PLACE AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AT ALL LOCATIONS WHERE SEWERS ARE EXPOSED TO THE SURFACE.



SCALES:
PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 5' VERTICAL



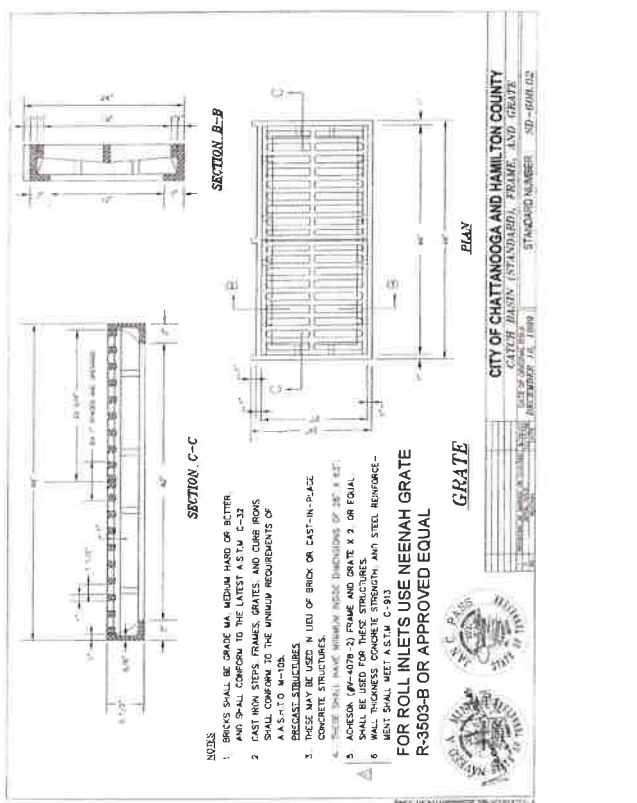
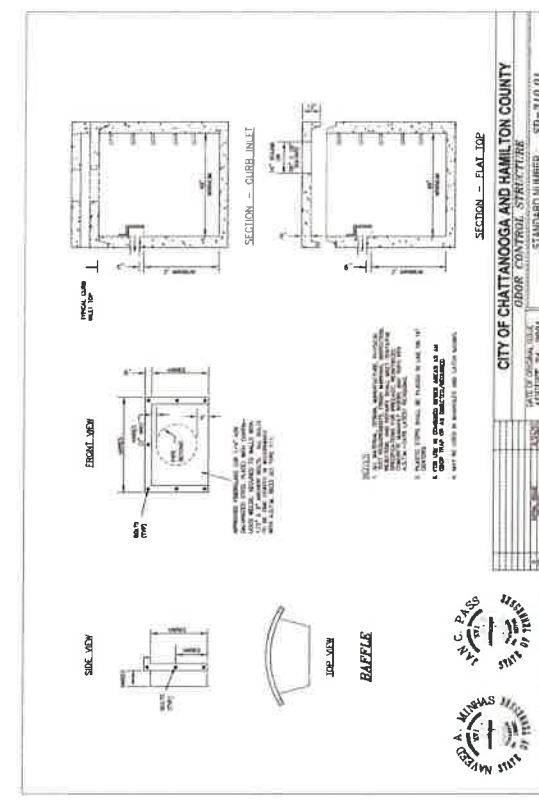
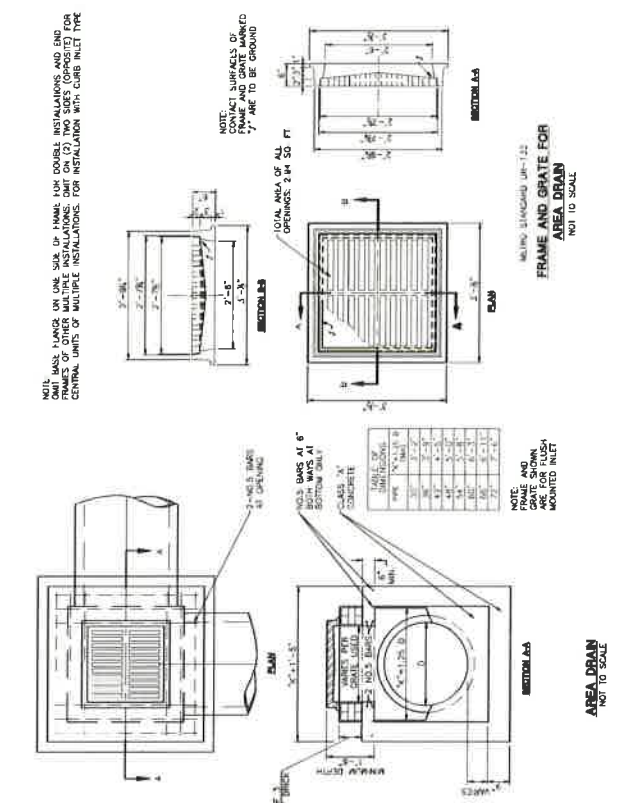
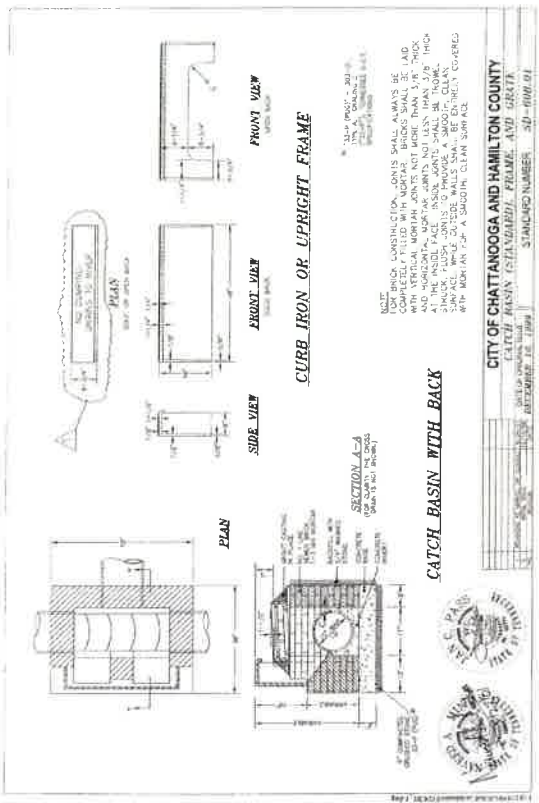
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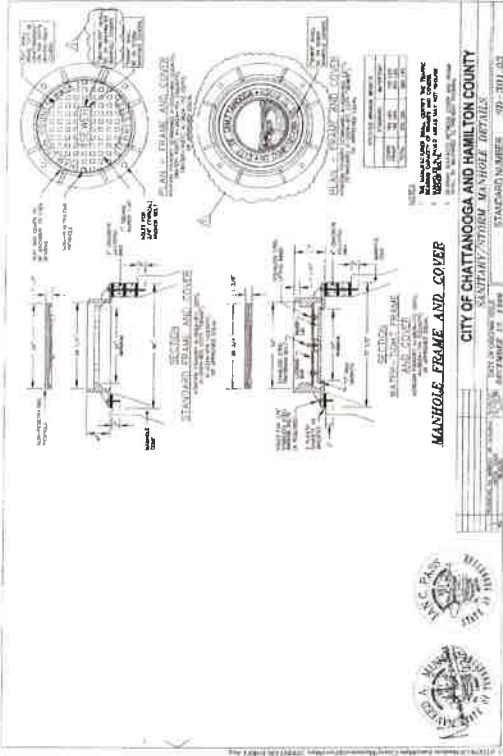
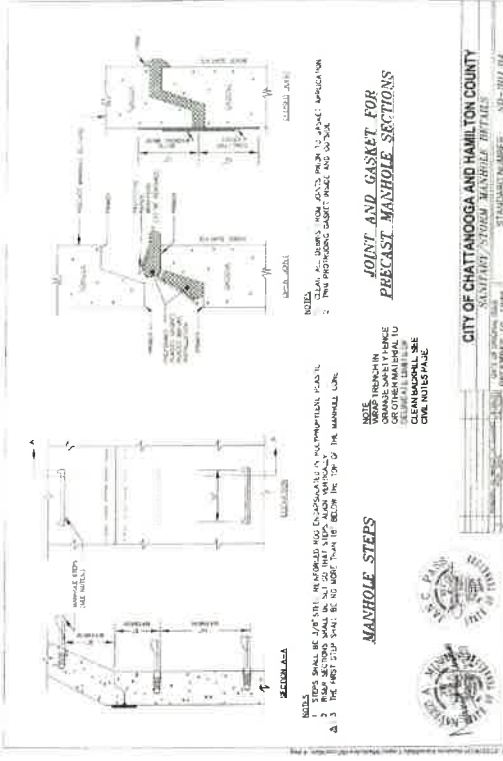
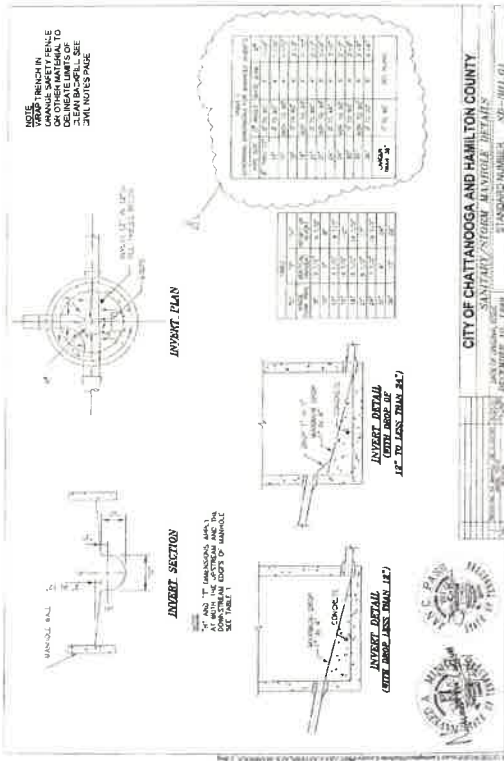


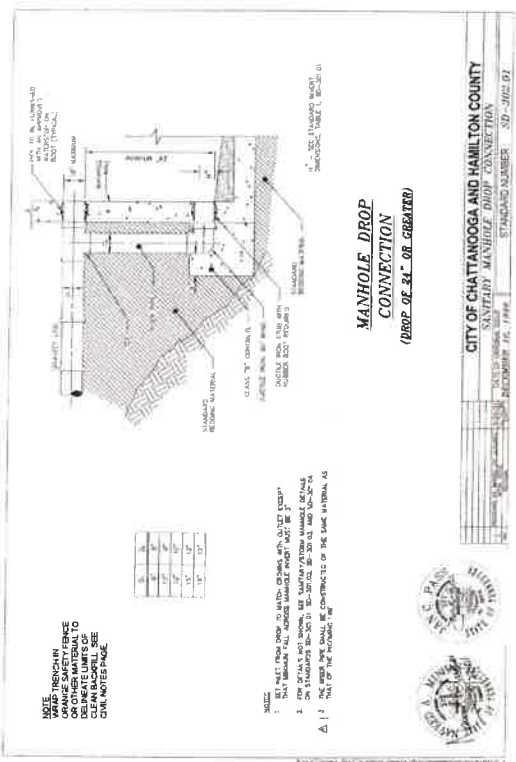
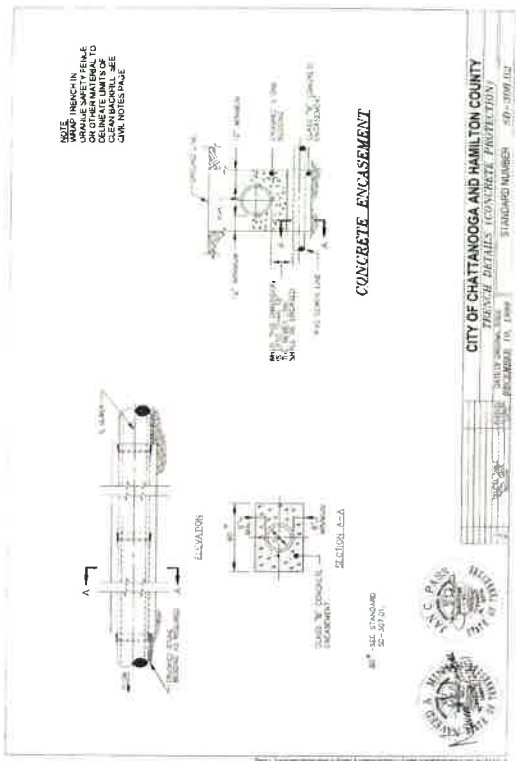
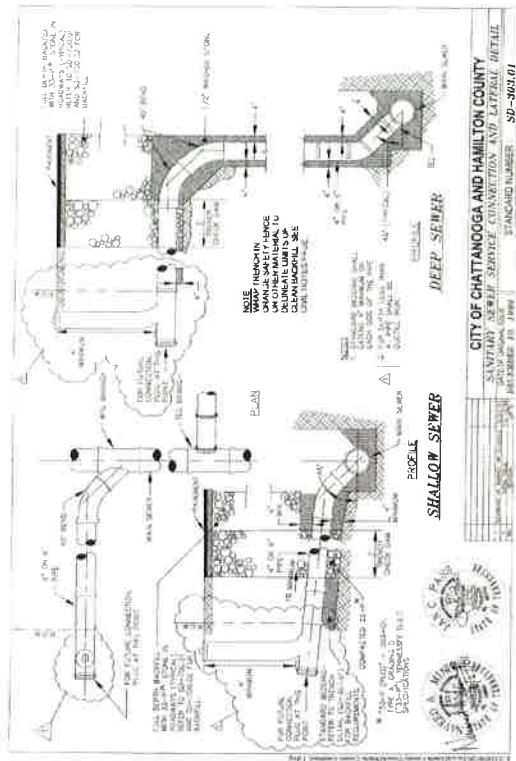
THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

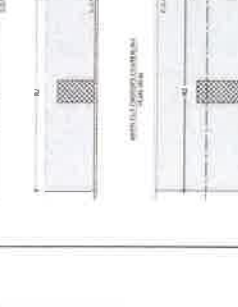
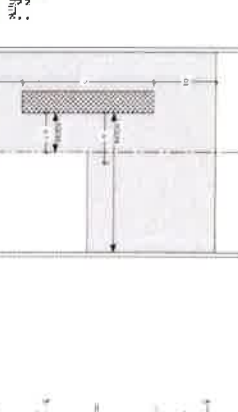
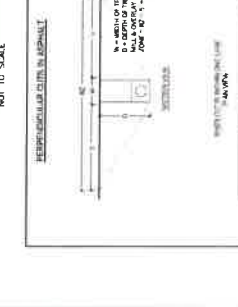
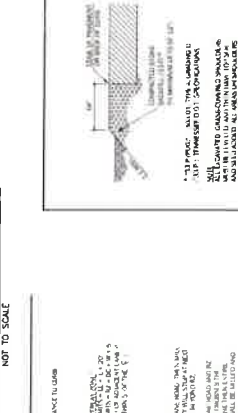
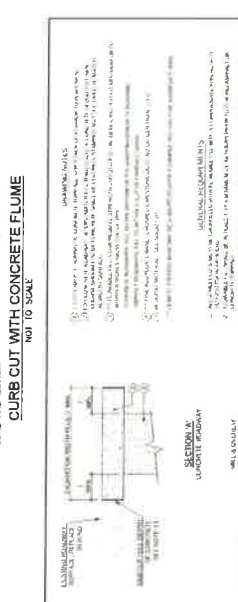
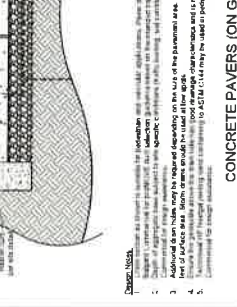
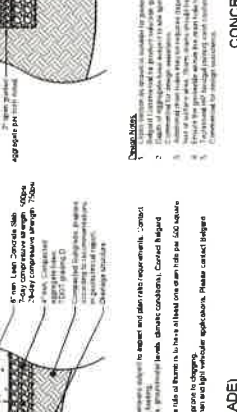
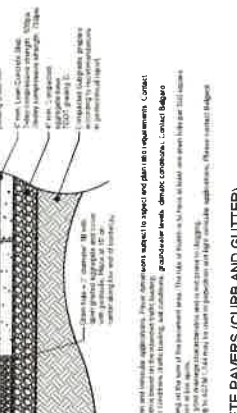
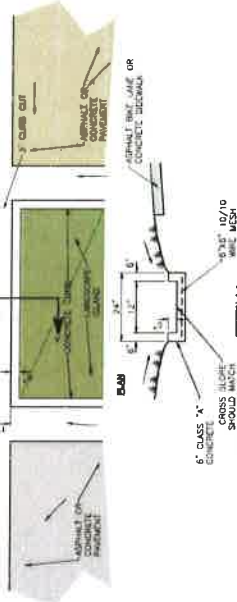
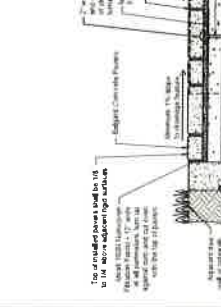
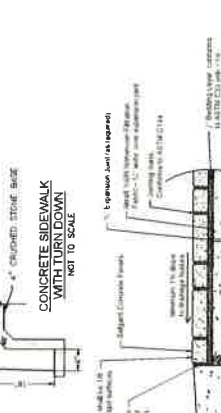
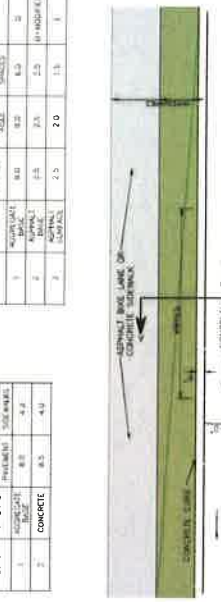
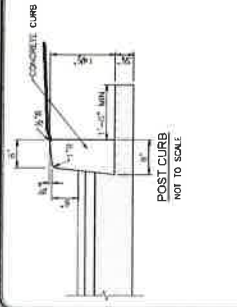
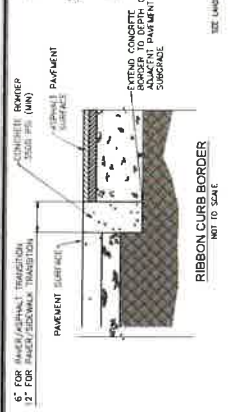
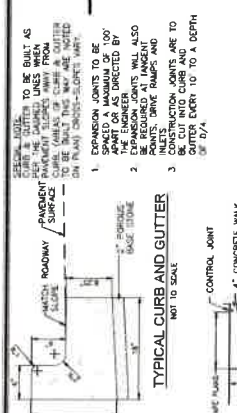
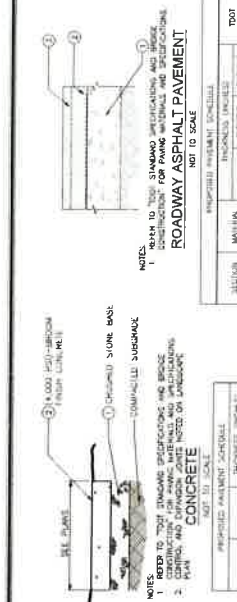
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5	11/14/17	REVISED PER COMMENTS
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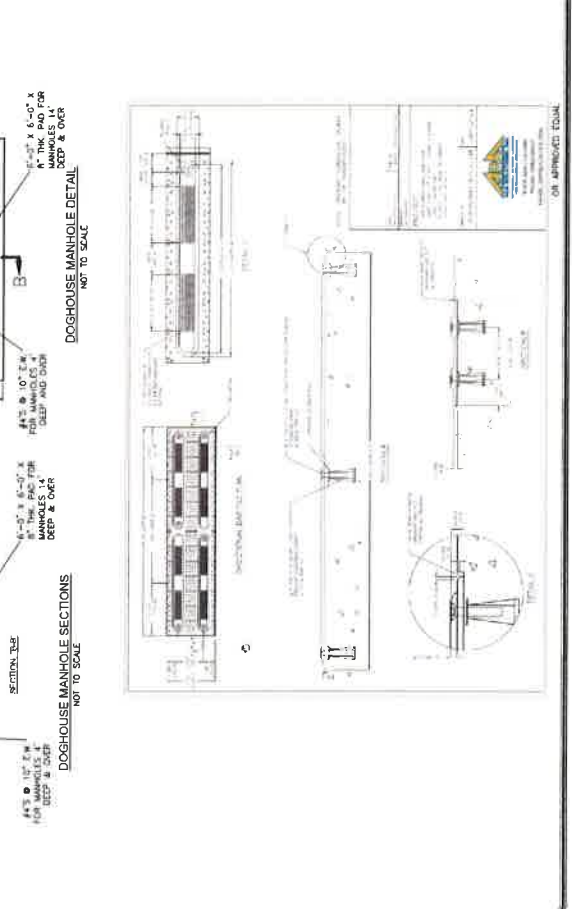
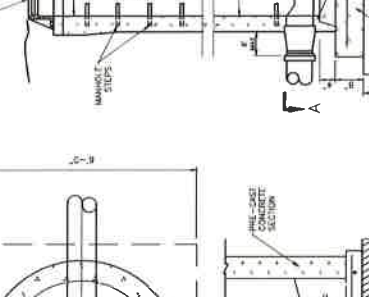
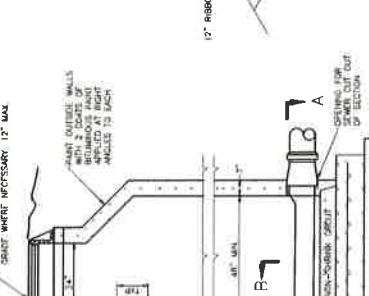
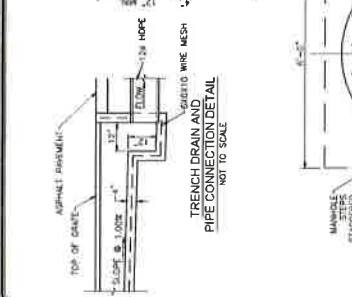
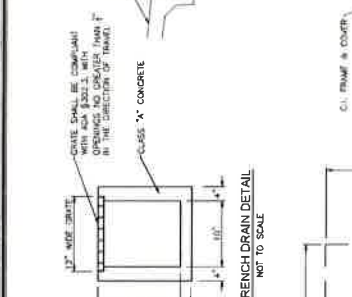
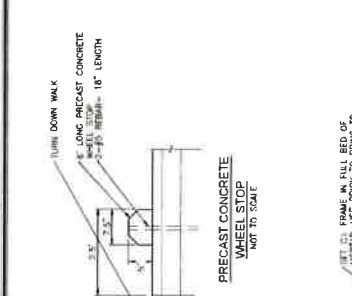
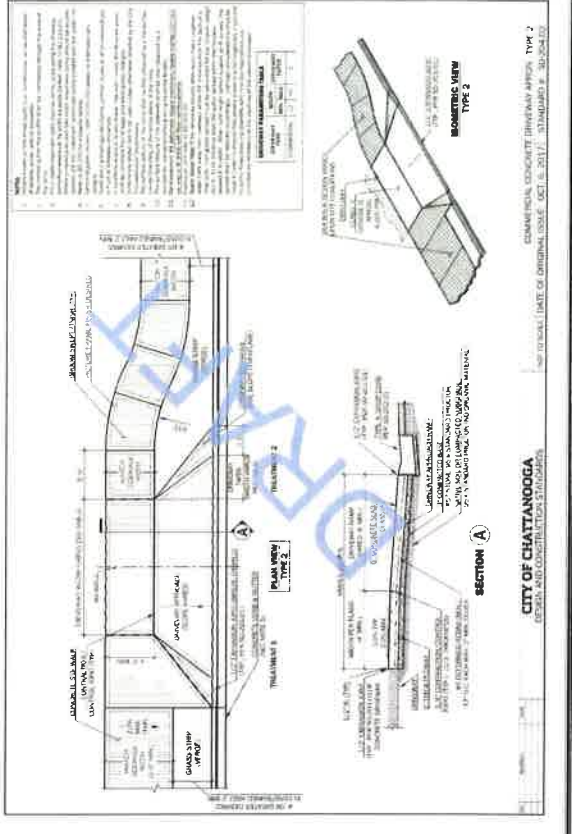
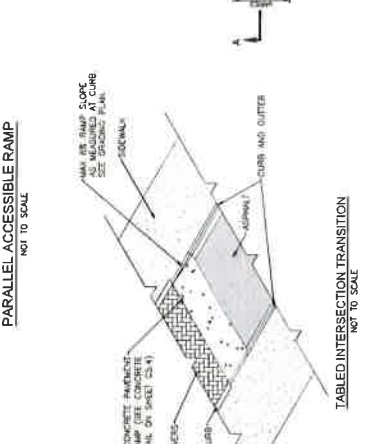
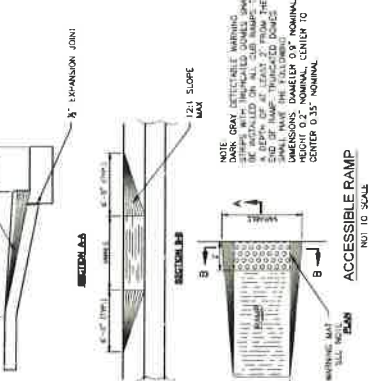
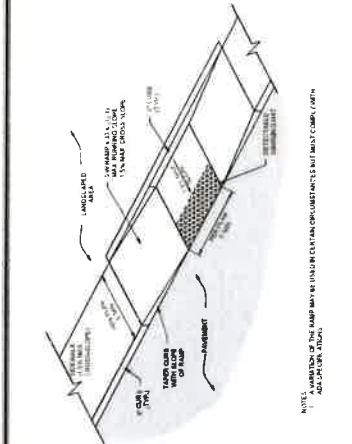
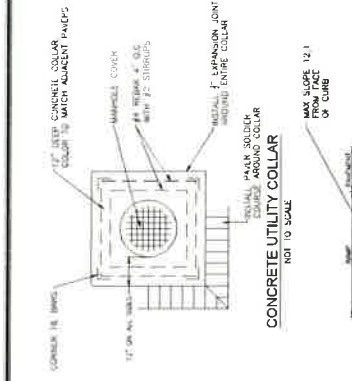
STORMWATER
DETAILS
C5.1

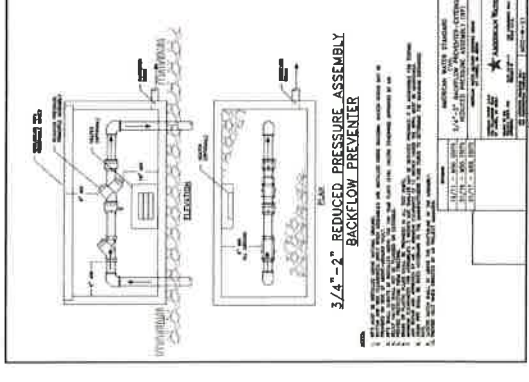
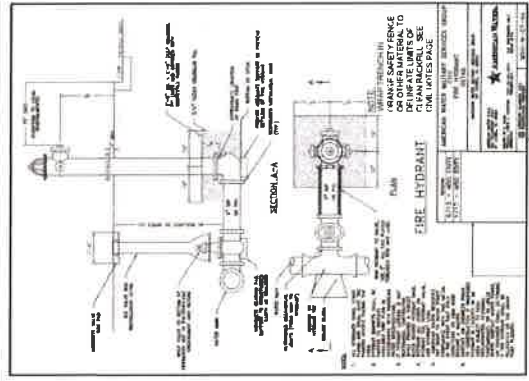
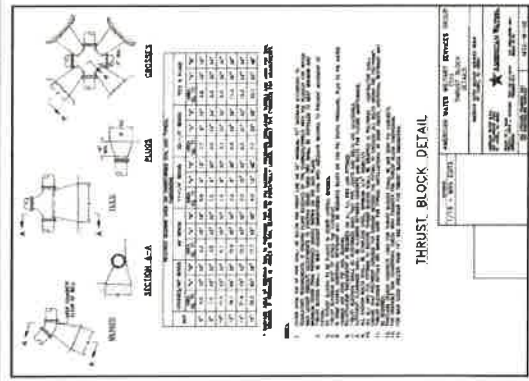
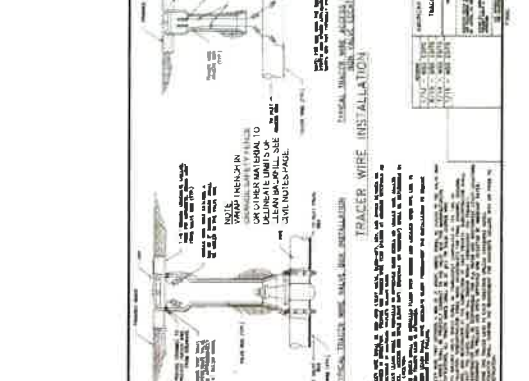
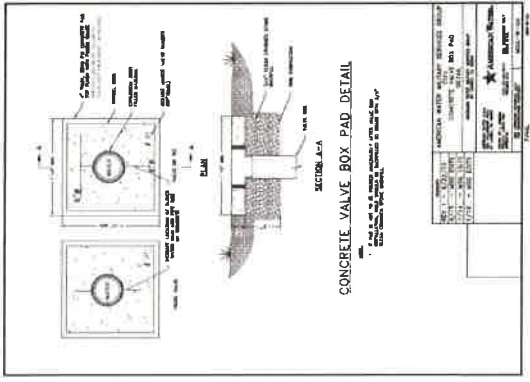
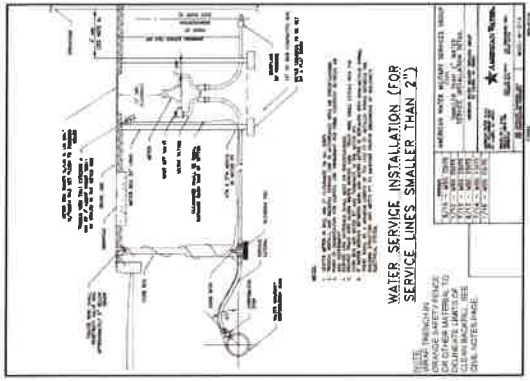
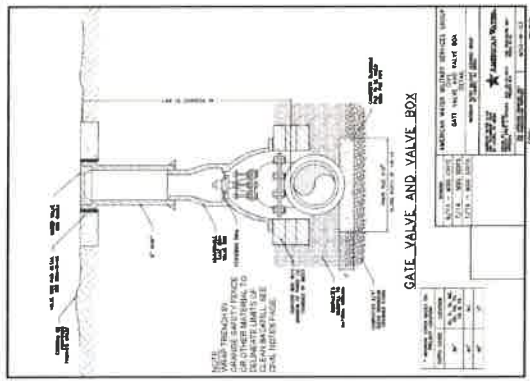
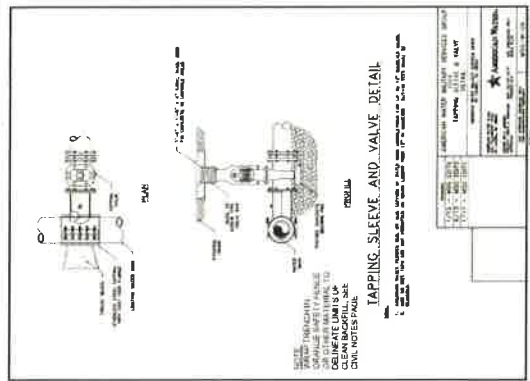










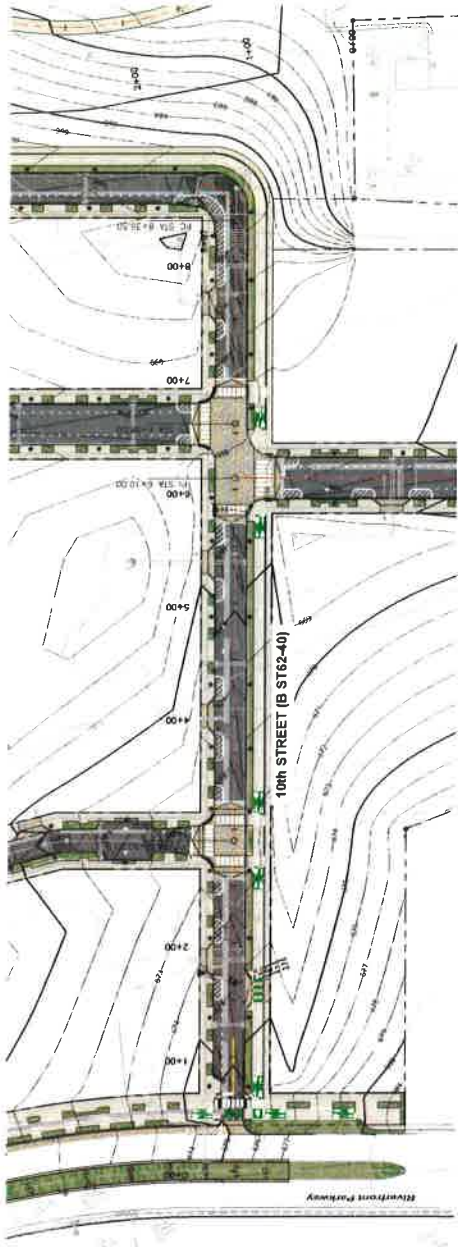


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/22
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/22
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

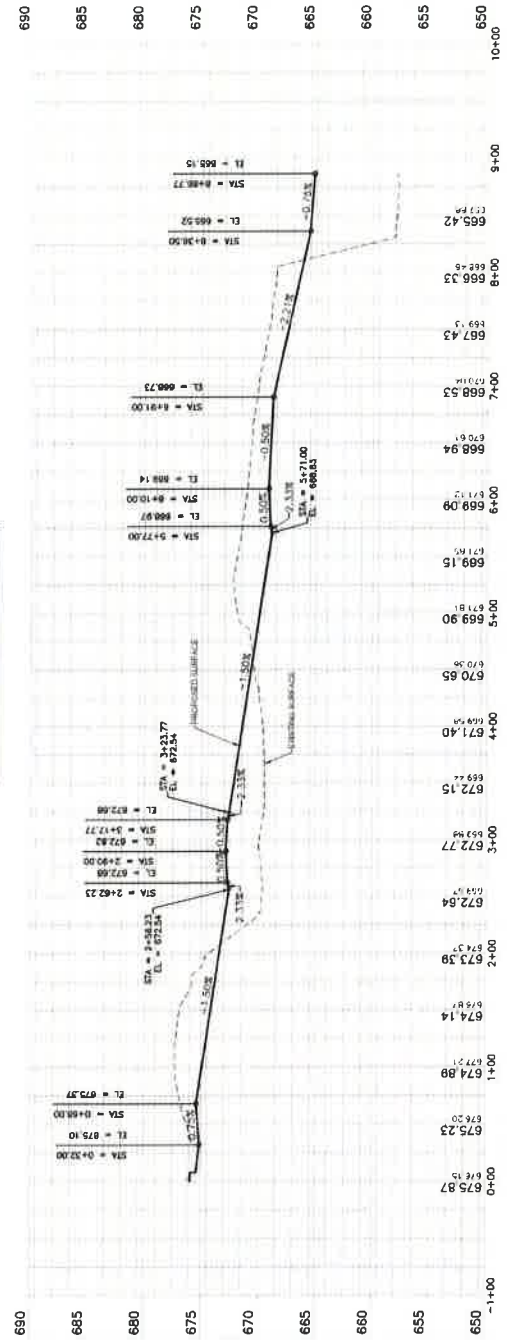
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/22
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

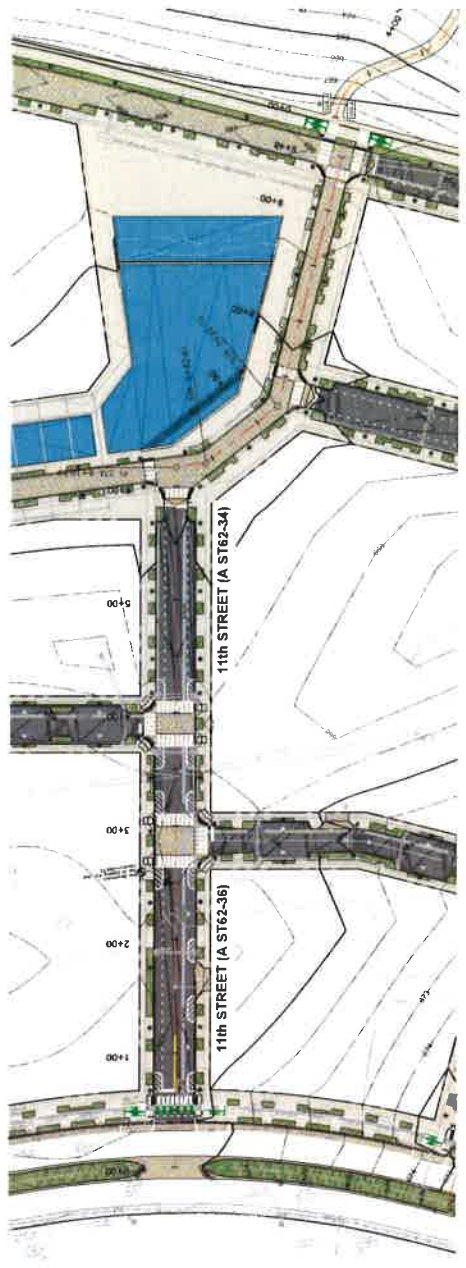
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/22
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		



SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

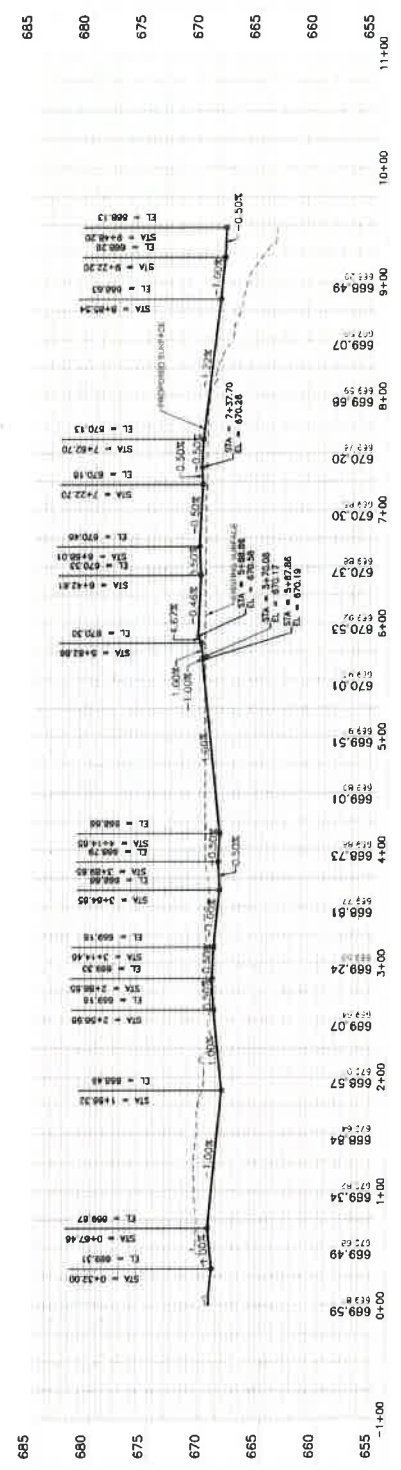
10th STREET (B ST62-40)

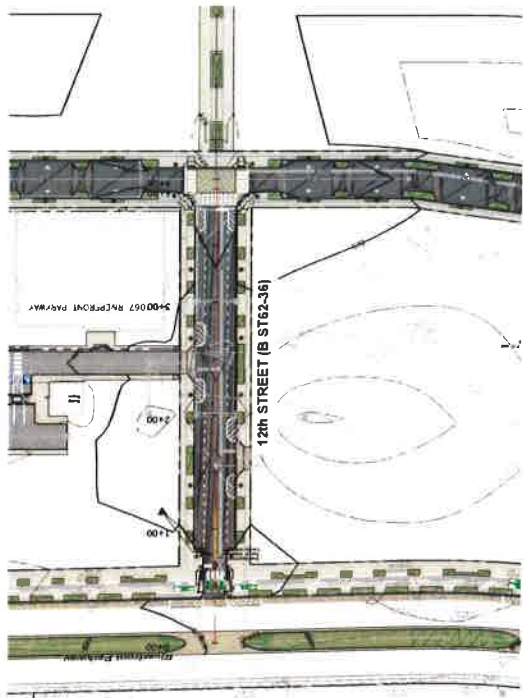




SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 5' HORIZONTAL
 1" = 5' VERTICAL

11th STREET (A ST62-36)/(A ST62-34)

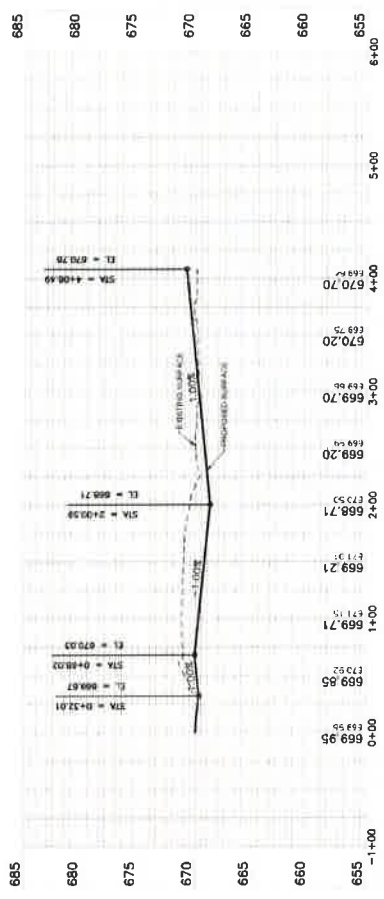




SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 5' HORIZONTAL
 1" = 5' VERTICAL



12th STREET (B ST62-36)





CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

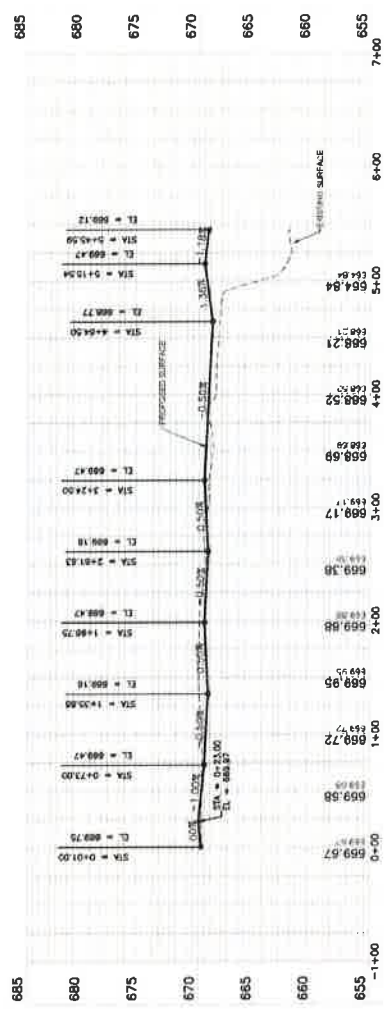
DATE: 10/22/2018
 SCALE: R1.4
 DRAWN BY: R. SMITH
 CHECKED BY: R. SMITH
 PROJECT NO: 1680
 SHEET NO: 18172
 ROADWAY PLAN AND PROFILE 12TH STREET (LOWER)
 STREET (LOWER)



SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 5' HORIZONTAL
 1" = 5' VERTICAL

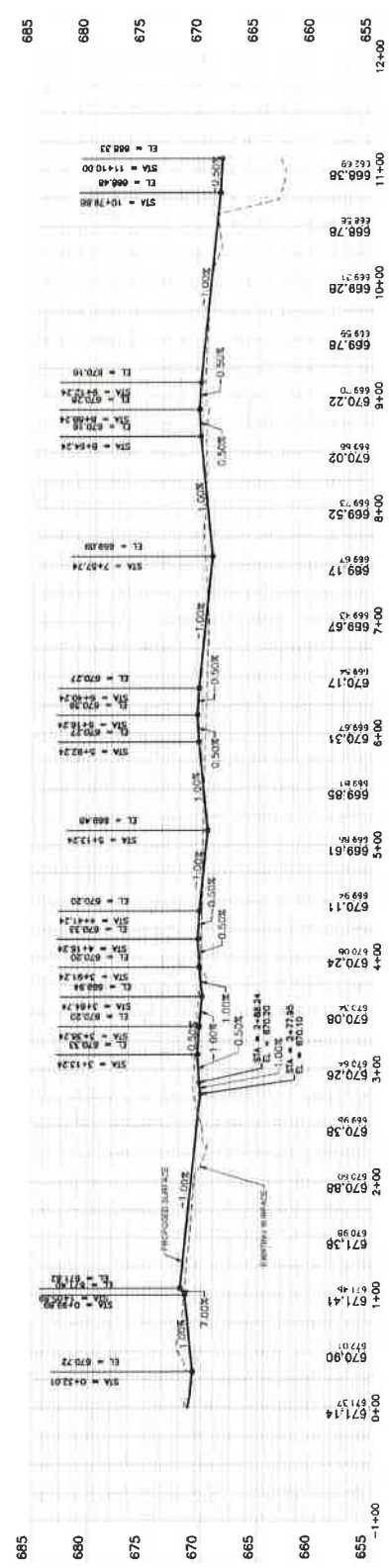


12th STREET-LOWER (B)





PARK BOULEVARD - WEST BOUND (A AV144-36)

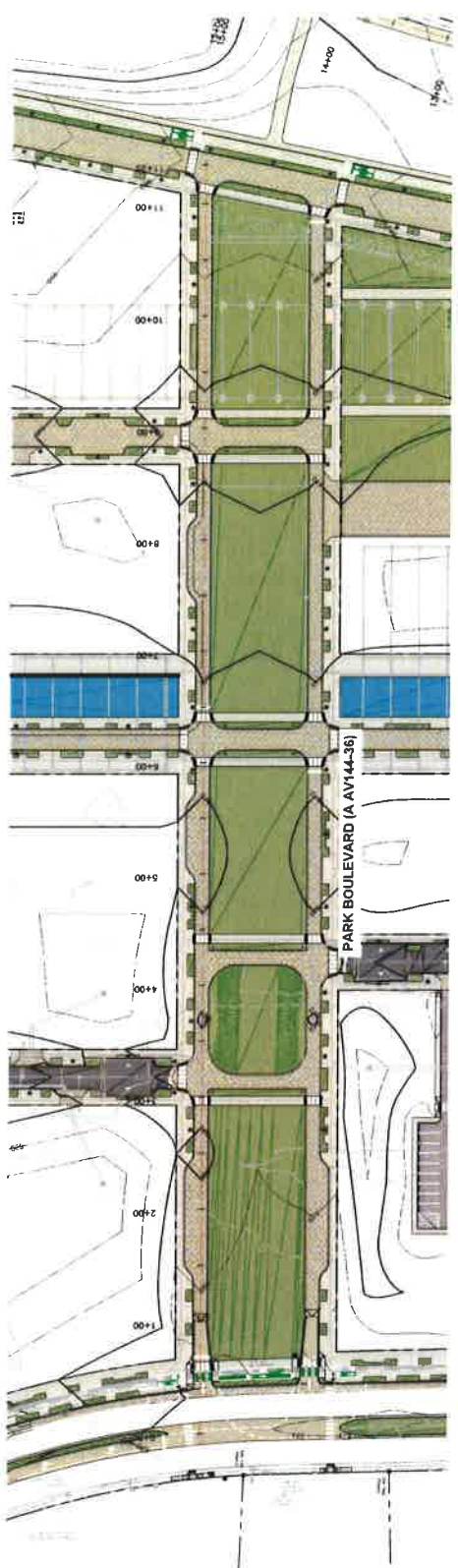




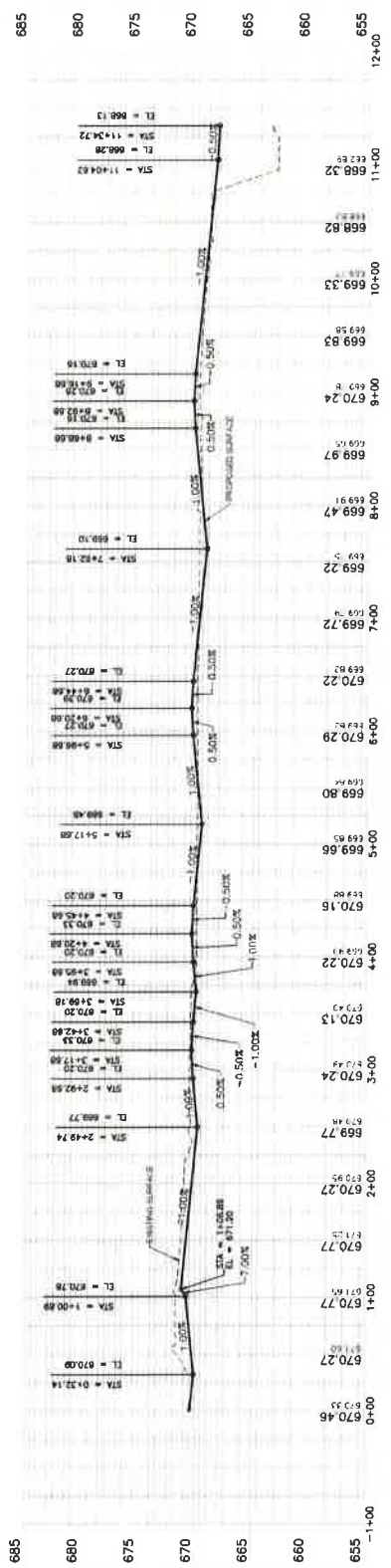
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

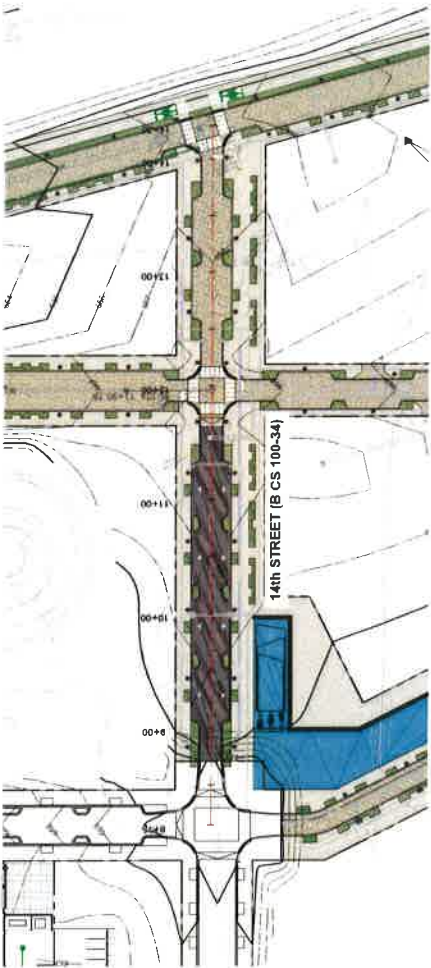


SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 5' HORIZONTAL
 1" = 5' VERTICAL

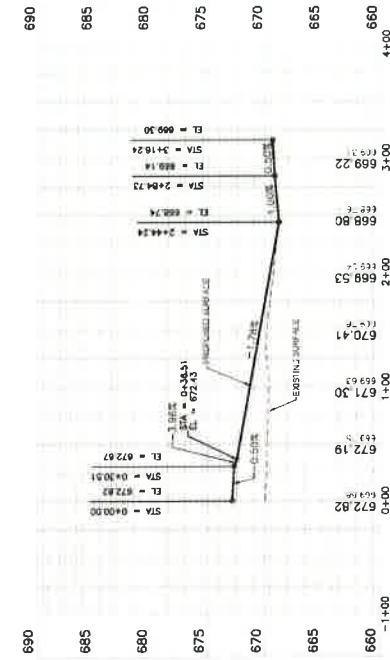


PARK BOULEVARD - EAST BOUND (A AV144-36)

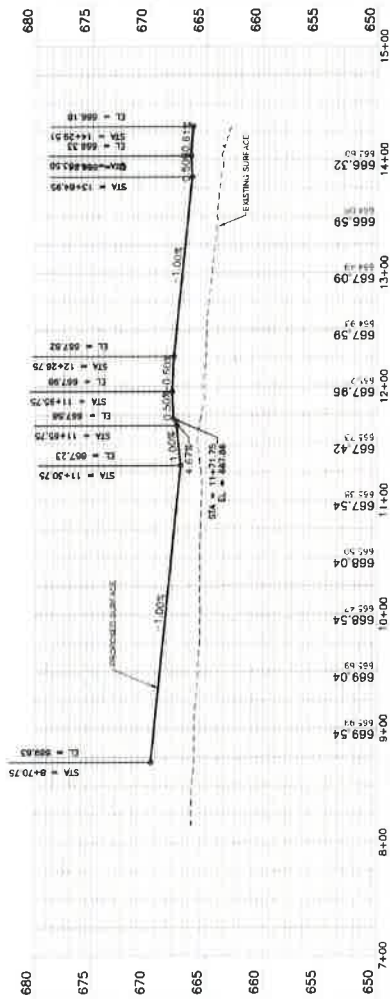




ELIZABETH STREET (B ST50-34)



14th STREET (B CS100-34)



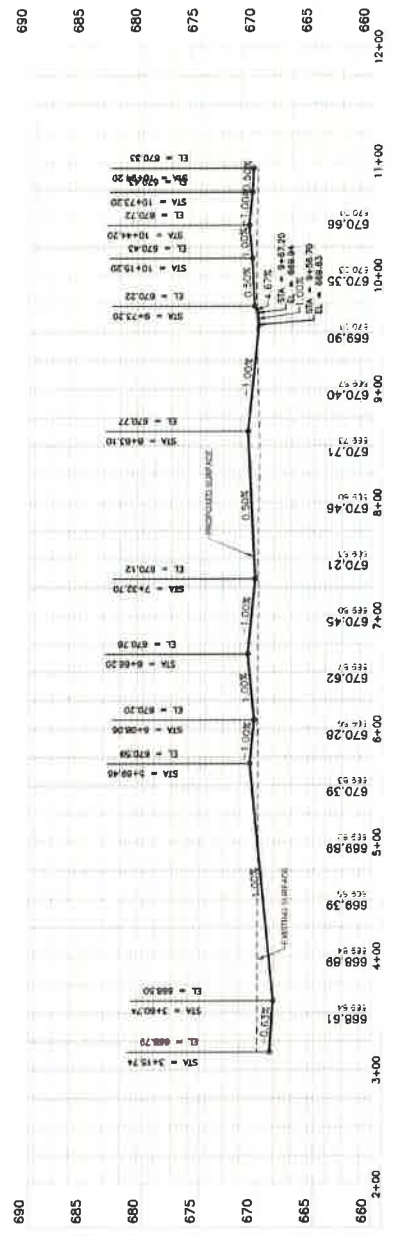


PLAN VIEW
 1" = 50'

PROFILE VIEW
 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

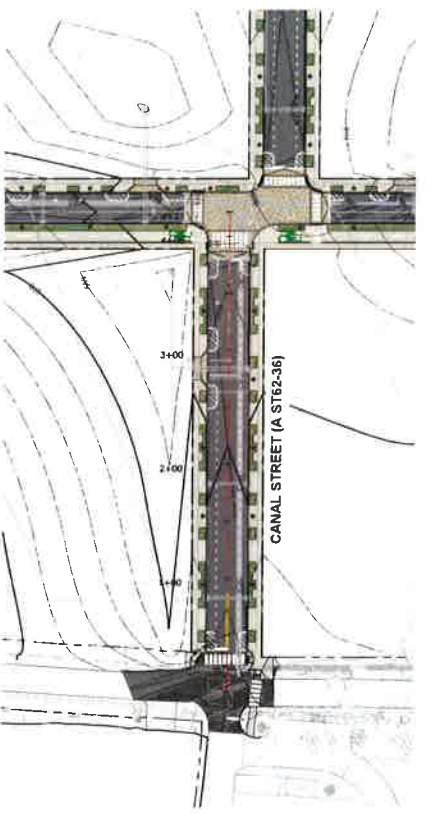
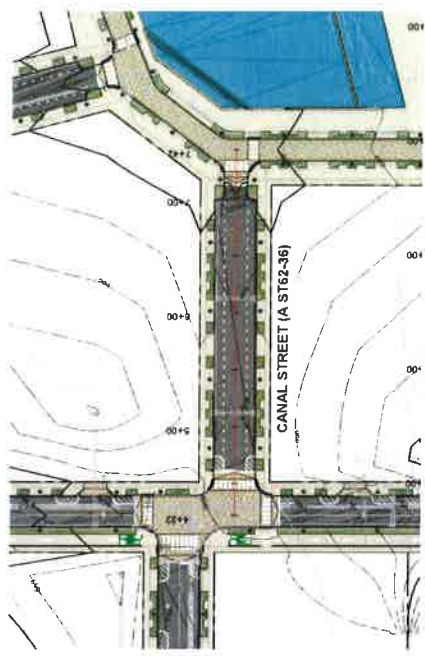


ELIZABETH STREET (B ST 50-34)





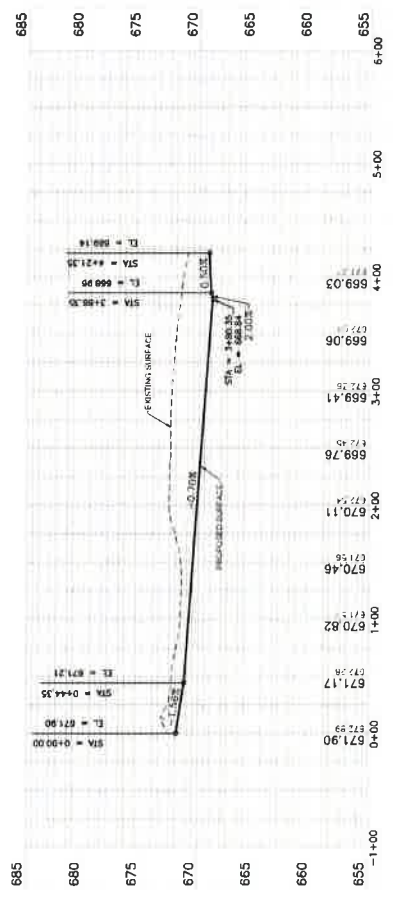
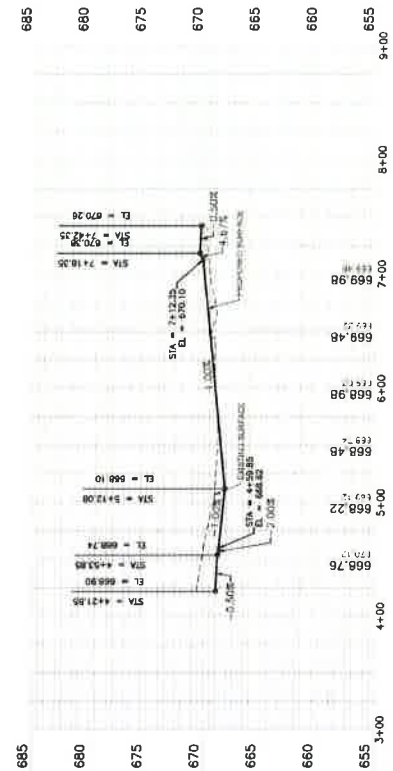
DATE	191722
PROJECT	1660
SCALE	
BY	
CHECKED	
APPROVED	



CANAL STREET (A ST62-36)

CANAL STREET (A ST62-36)

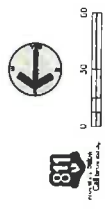
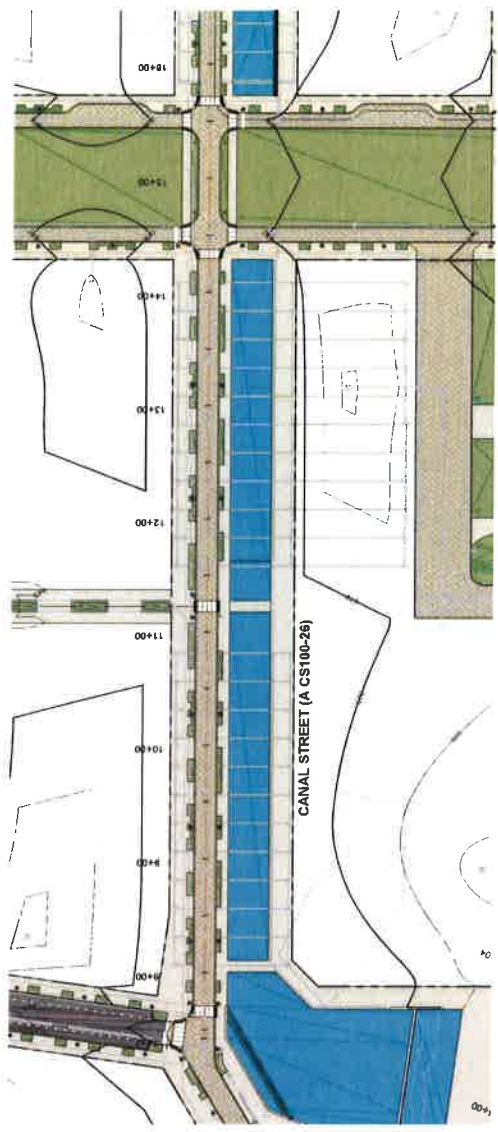
SCALES:
PLAN VIEW 1" = 50'
PROFILE VIEW 1" = 5' HORIZONTAL
1" = 5' VERTICAL





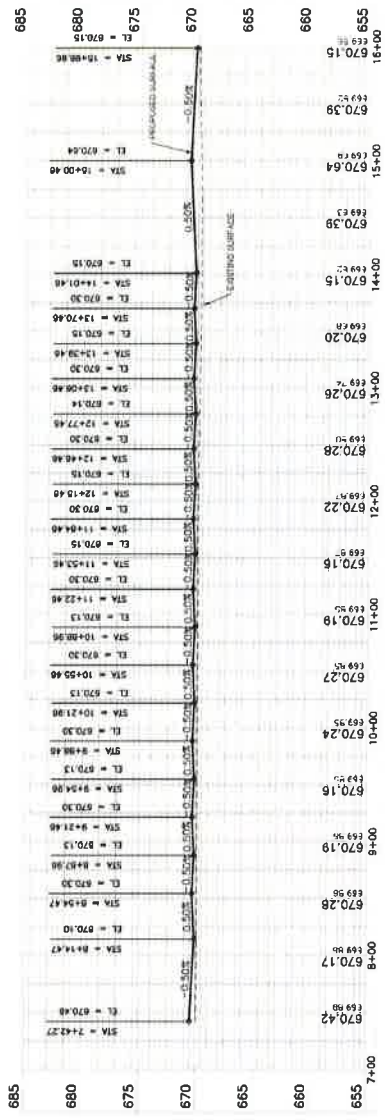

CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

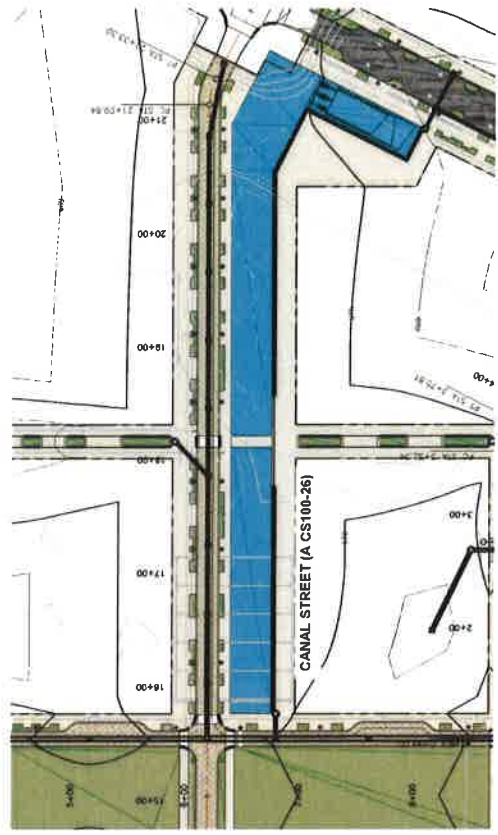
ROADWAY PLAN
 AND PROFILE
 CANAL STREET
R1.11



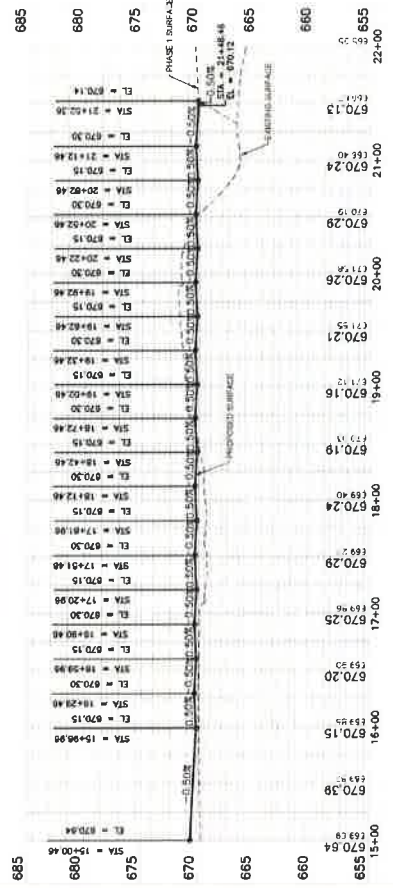
SCALES:
 PLAN VIEW 1" = 80'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

CANAL STREET (A CS100-26)





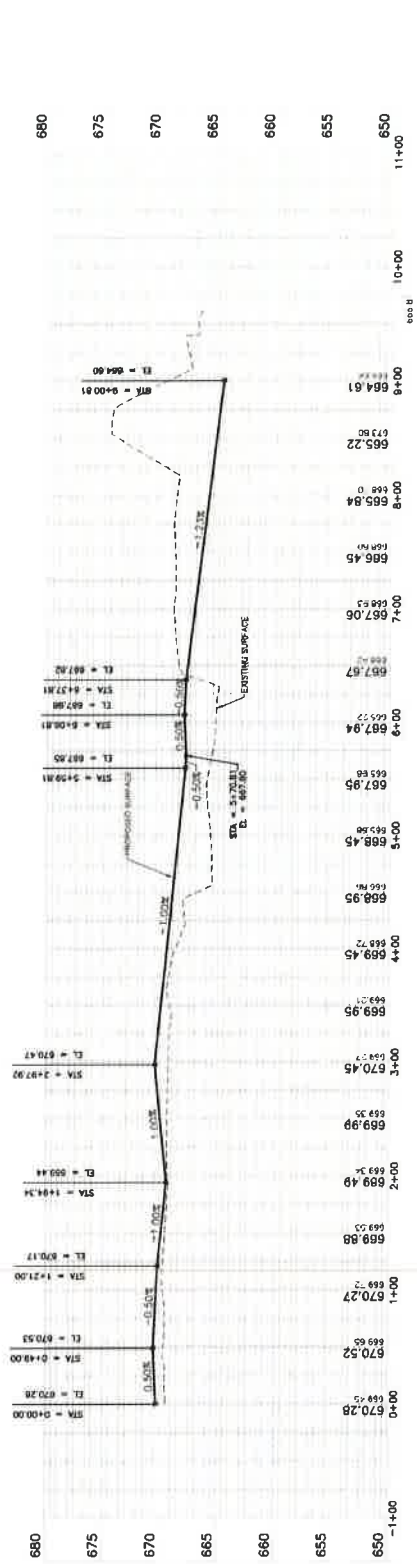
CANAL STREET (A CS100-26)

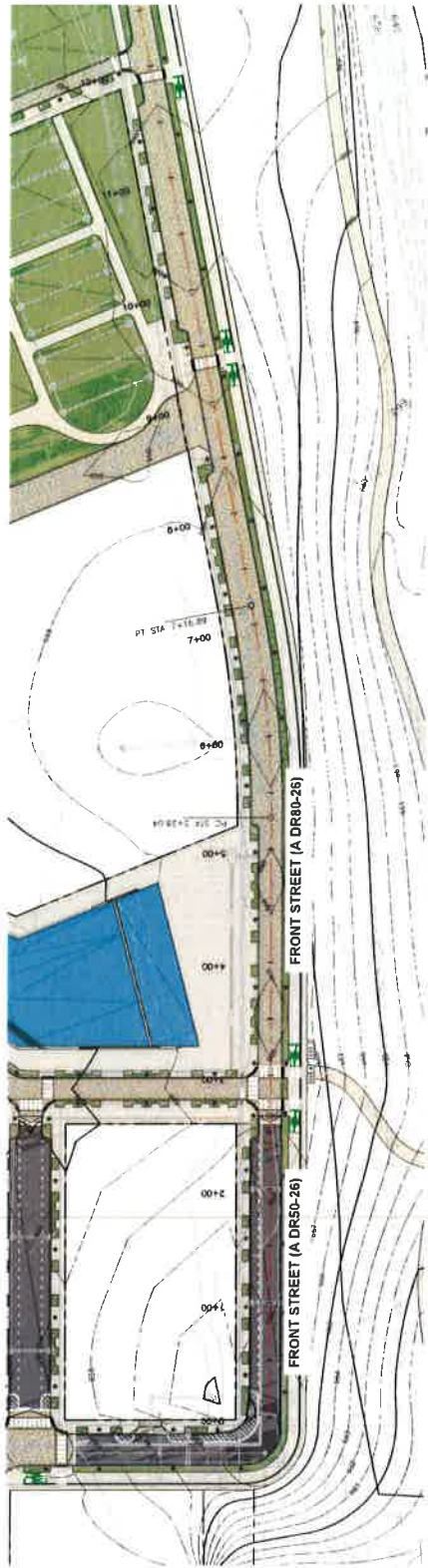




PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

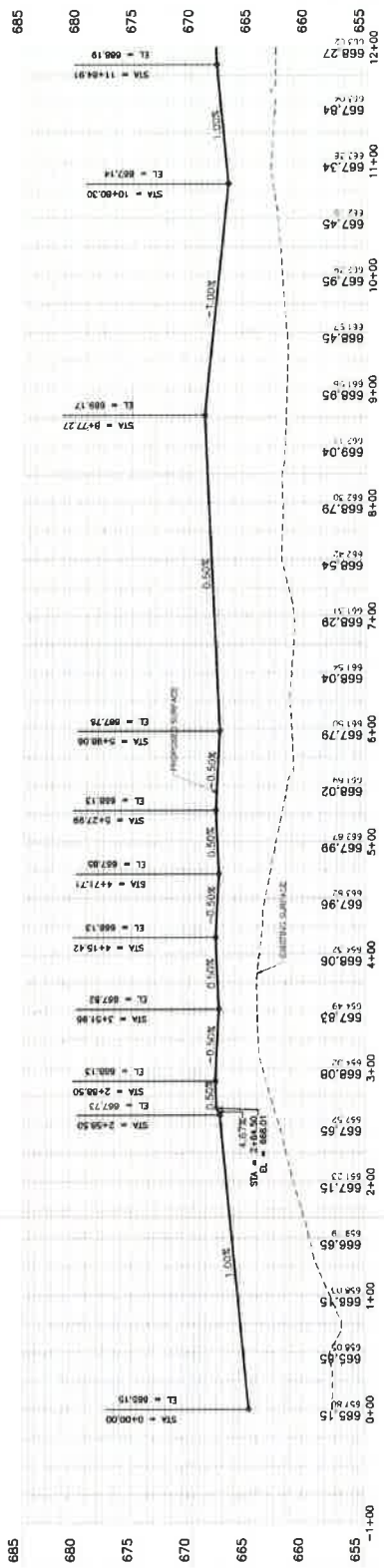
BESSIE STREET (B ST50-34)/(B ST42-30)/(B ST62-34)

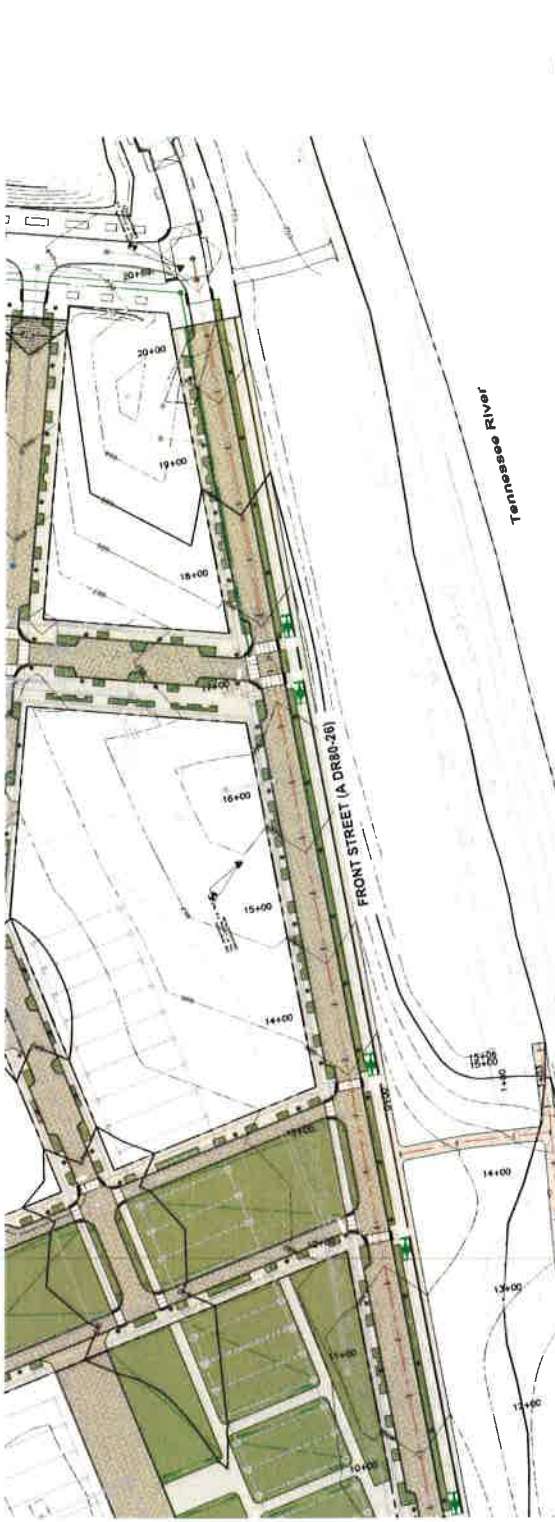




SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 5' HORIZONTAL, 1" = 5' VERTICAL

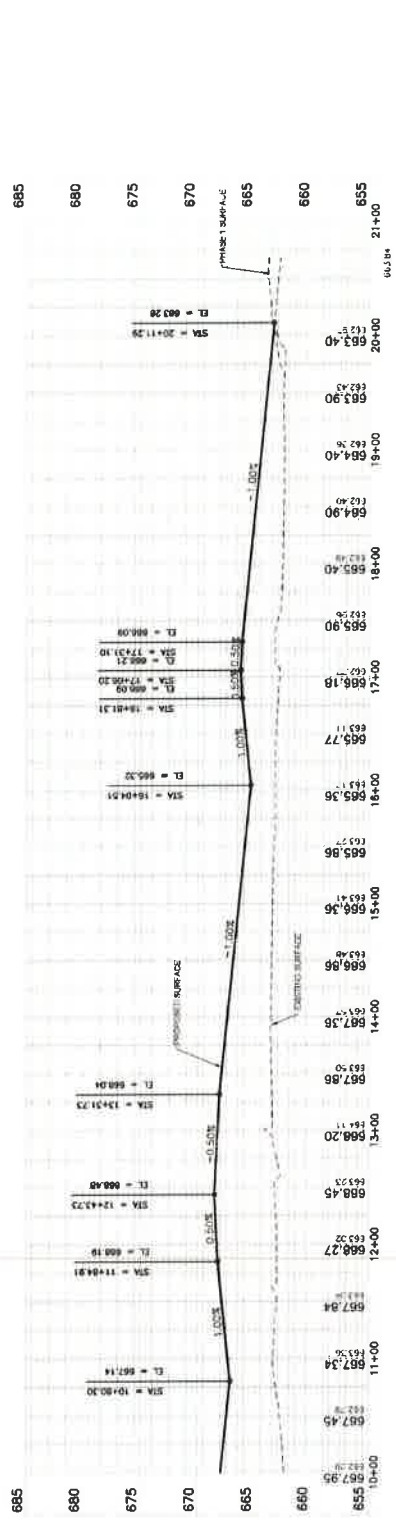
FRONT STREET (A DR50-26)/(A DR80-26)

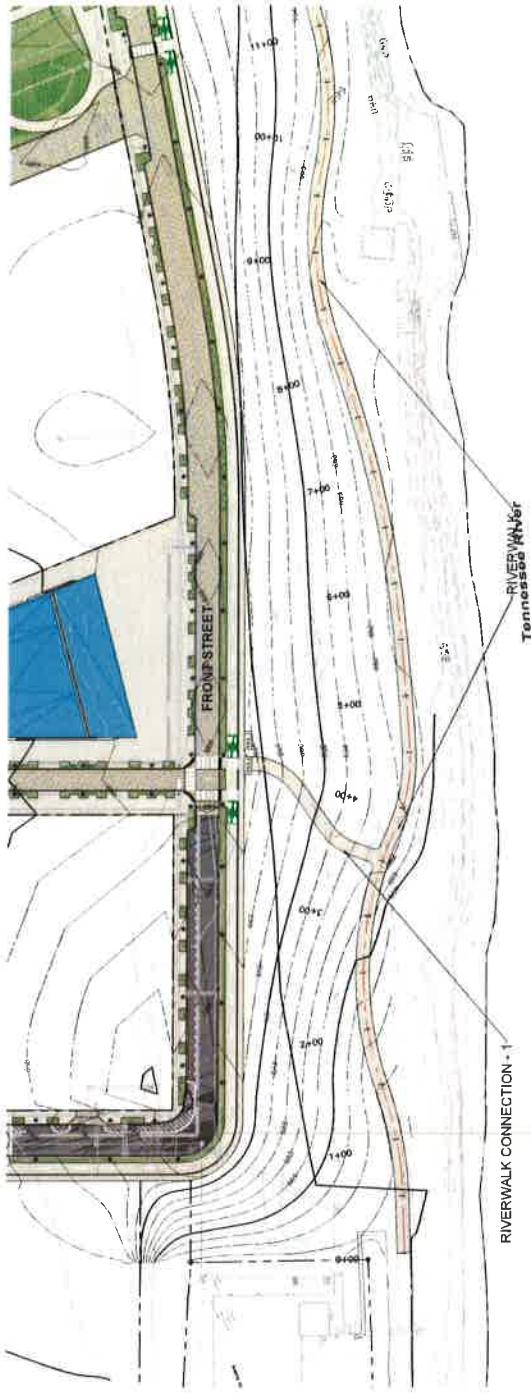




SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL

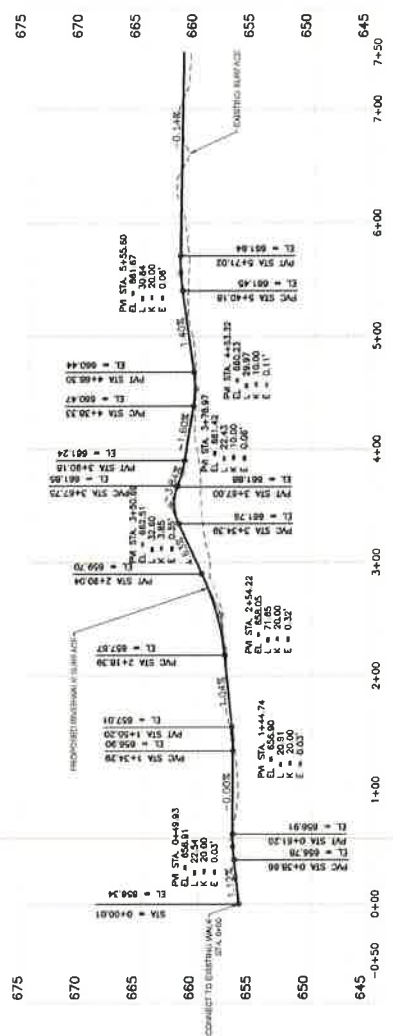
FRONT STREET (A DR80-26)

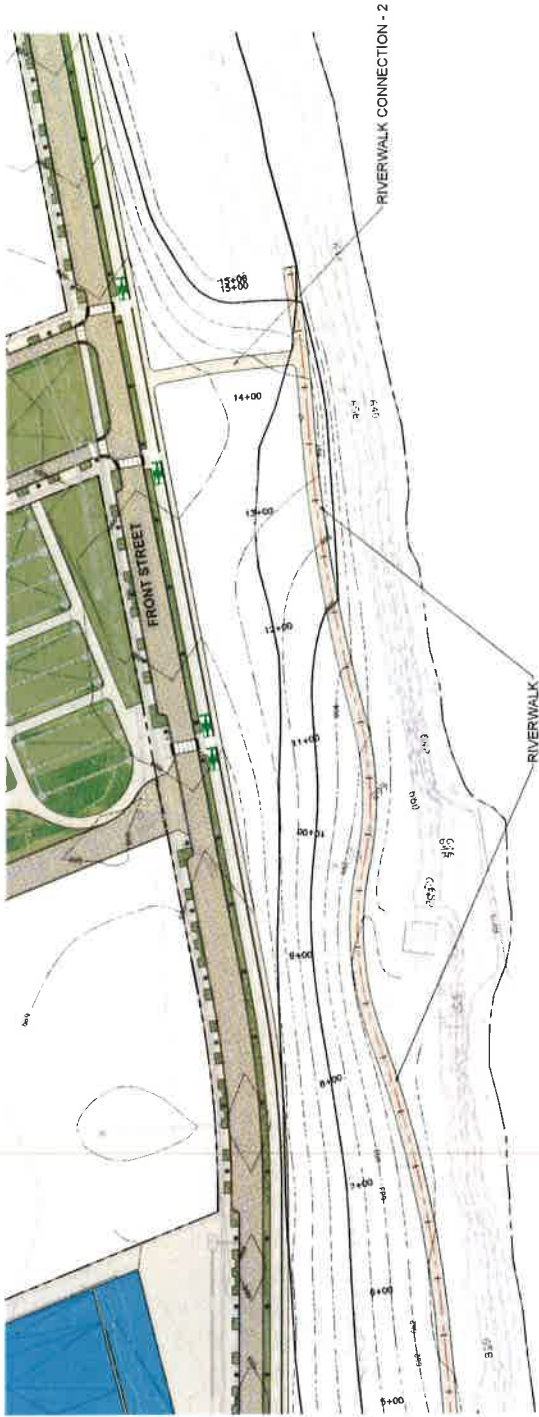




MAIN RIVERWALK STA. 0+00 - STA. 9+00

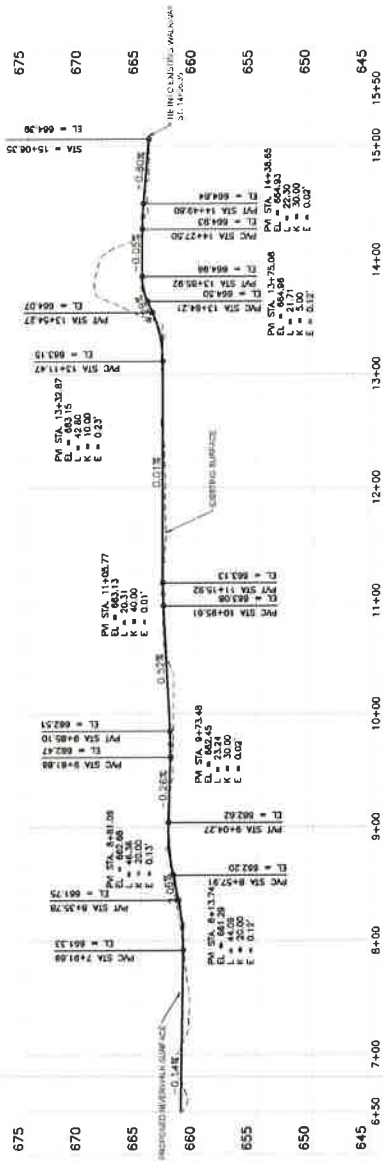
SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 50' HORIZONTAL
 1" = 5' VERTICAL





SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 40' HORIZONTAL
 1" = 5' VERTICAL

MAIN RIVERWALK STA. 9+00 - STA. 15+06

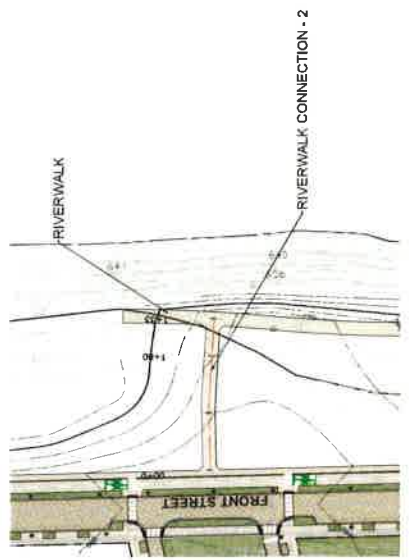




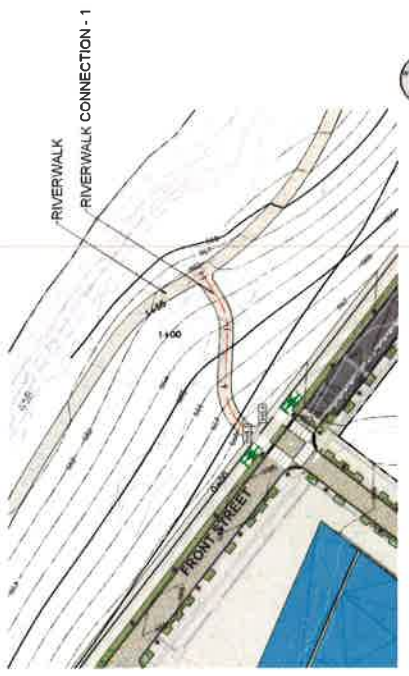
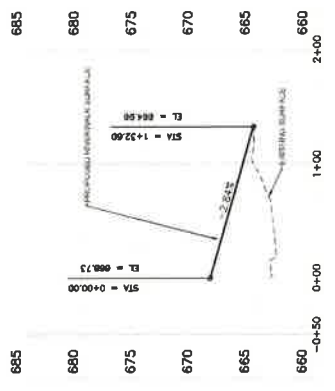
CHATTANOOGA TENNESSEE
WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

NO.	DATE	DESCRIPTION
1	11/11/18	ISSUED FOR PERMIT
2	12/11/18	REVISED PER PERMIT COMMENTS
3	01/11/19	REVISED PER PERMIT COMMENTS
4	02/11/19	REVISED PER PERMIT COMMENTS
5	03/11/19	REVISED PER PERMIT COMMENTS
6	04/11/19	REVISED PER PERMIT COMMENTS
7	05/11/19	REVISED PER PERMIT COMMENTS
8	06/11/19	REVISED PER PERMIT COMMENTS
9	07/11/19	REVISED PER PERMIT COMMENTS
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11	09/11/19	REVISED PER PERMIT COMMENTS
12	10/11/19	REVISED PER PERMIT COMMENTS
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146	12/11/30	REVISED PER PERMIT COMMENTS
147	01/11/31	REVISED PER PERMIT COMMENTS
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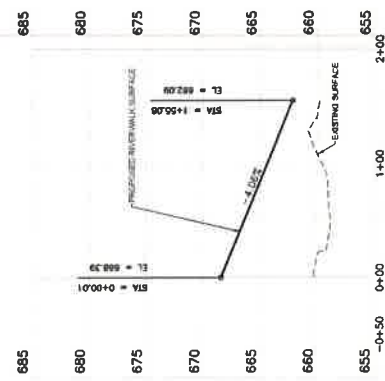
PROJECT NO. 18172
 DATE 11/17/22
 SCALE AS SHOWN
 DRAWN BY T. SMITH
 CHECKED BY N. SMITH
 DATE 11/17/22
 PROJECT WEST END OPPORTUNITY FUND, LLC
 RIVERWALK CONNECTIONS
 PLAN AND PROFILE
R1.18



RIVERWALK CONNECTION - 2



RIVERWALK CONNECTION - 1



811
 CALL BEFORE YOU DIG
 SCALES:
 PLAN VIEW 1" = 50'
 PROFILE VIEW 1" = 40' HORIZONTAL
 1" = 5' VERTICAL

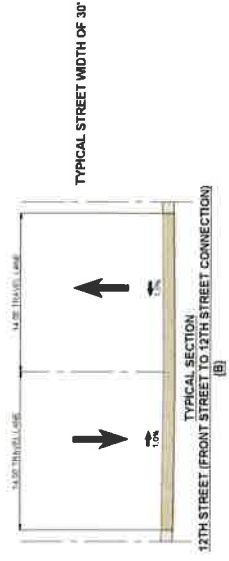
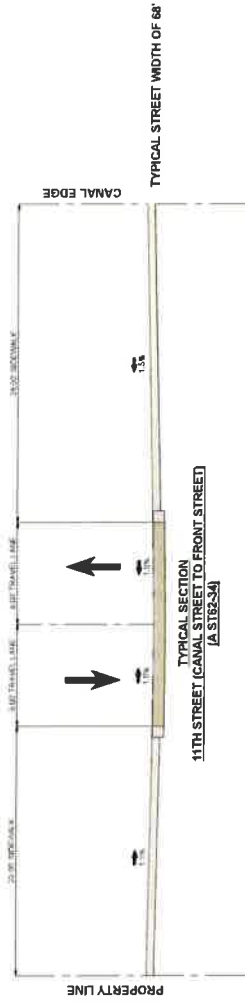
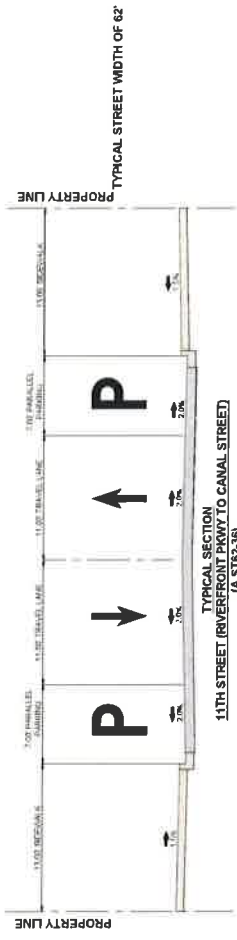
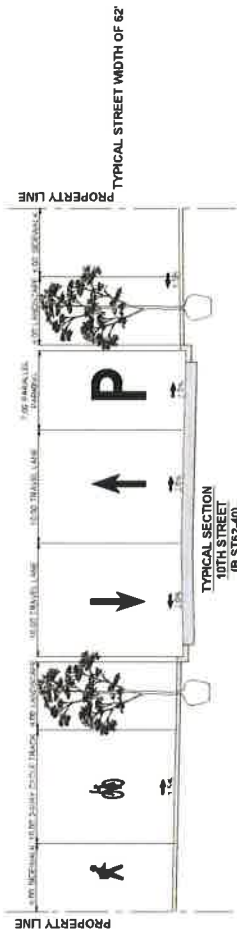
RAGAN SMITH
 ARCHITECTS & CIVIL ENGINEERS
 1000 W. BROADWAY, SUITE 1000
 MEMPHIS, TN 38102
 (901) 527-1000



CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

DATE	181722
SCALE	AS SHOWN
PROJECT	THE BEND
NO. OF SHEETS	1680
TOTAL SHEETS	1680
DATE	08/11/22
DESCRIPTION	PHASE 2

TYPICAL SECTIONS
R1.19



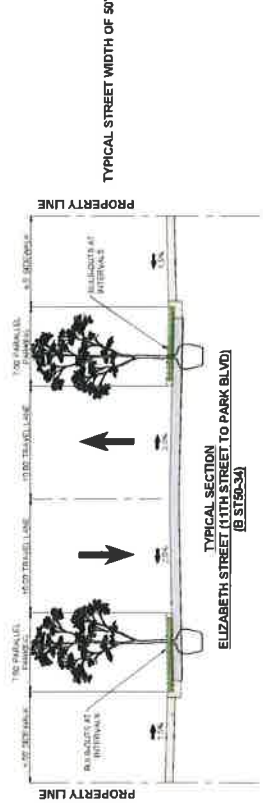
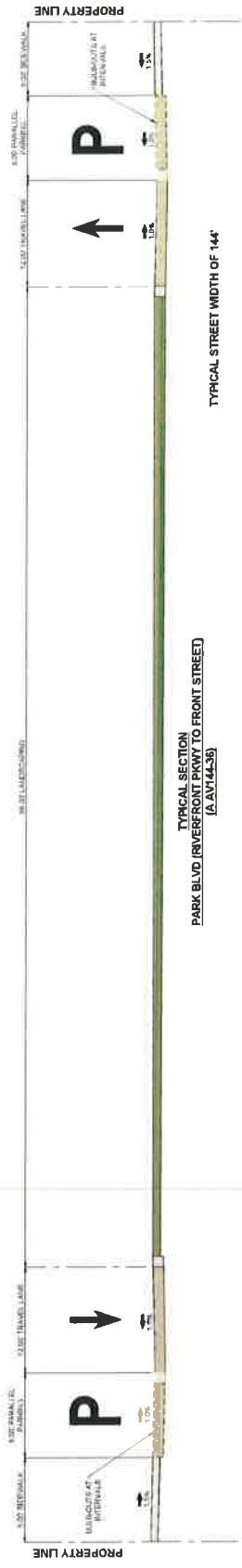
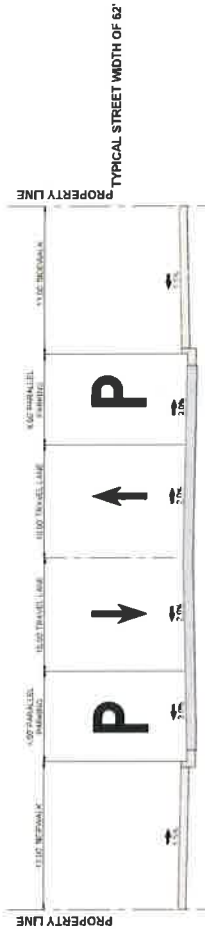


THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

DATE	12/20/22
SCALE	AS SHOWN
DRAWN	N. BRUCE
CHECKED	N. BRUCE
JOB NO.	1680
REV. OR DR.	
NO.	
DATE	
DESCRIPTION	

TYPICAL SECTIONS

R1.20



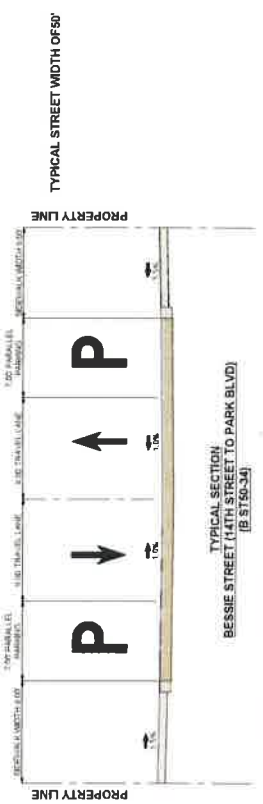
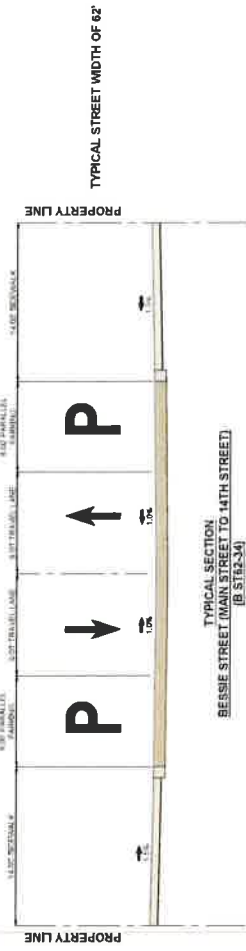
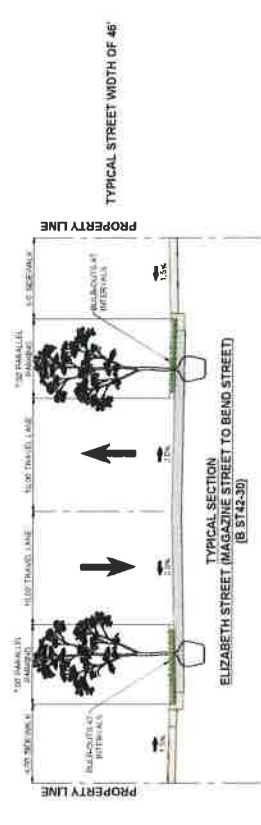
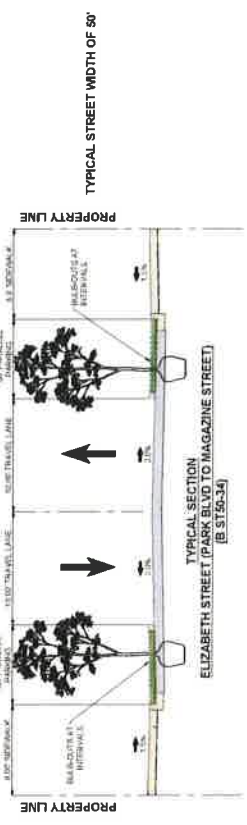


THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

DATE	19172
SCALE	AS SHOWN
DRAWN	N. BRIDG
CHECKED	N. BRIDG
PROJECT NO.	1680
DATE	12/11/17
BY	N. BRIDG
REVISION	

TYPICAL SECTIONS

R1.21

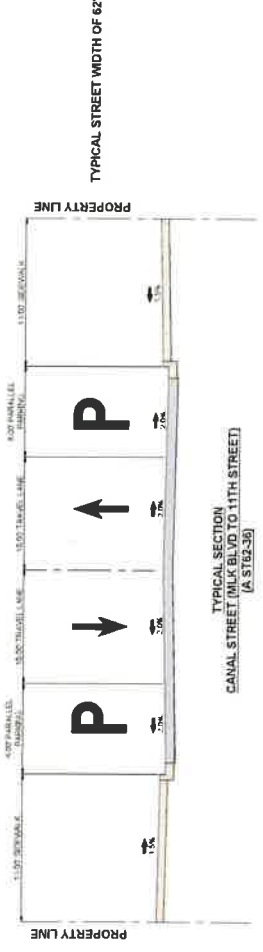
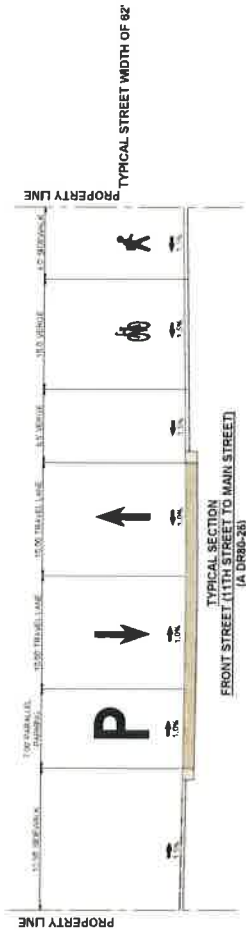
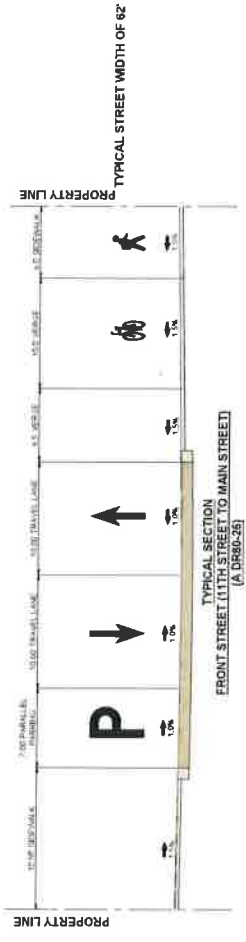
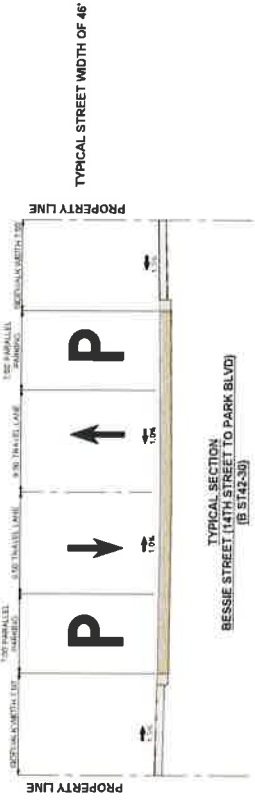




CHATTANOOGA TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

DATE	NO.	DESCRIPTION
19172	1	REVISED
1680	1	ISSUED

TYPICAL SECTIONS
R1.22



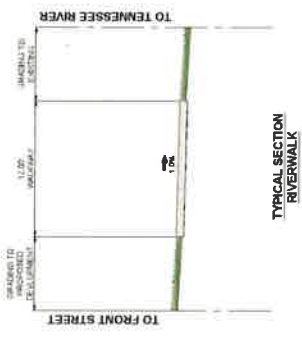
REGISTERED CIVIL ENGINEER
 CHATTANOOGA (REGISTERED) 151544 FOR
 RAGAN SMITH
 RAGAN SMITH & ASSOCIATES, P.C.
 1400 MARKET STREET, SUITE 200
 CHATTANOOGA, TENNESSEE 37402



CHATTANOOGA, TENNESSEE
 WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

DATE	1817Z
SCALE	AS NOTED
DRAWN	FI BRIC
CHECKED	N BRIC
JOB NO	1680
REV	NO
DATE	DESCRIPTION

TYPICAL SECTIONS
R1.24

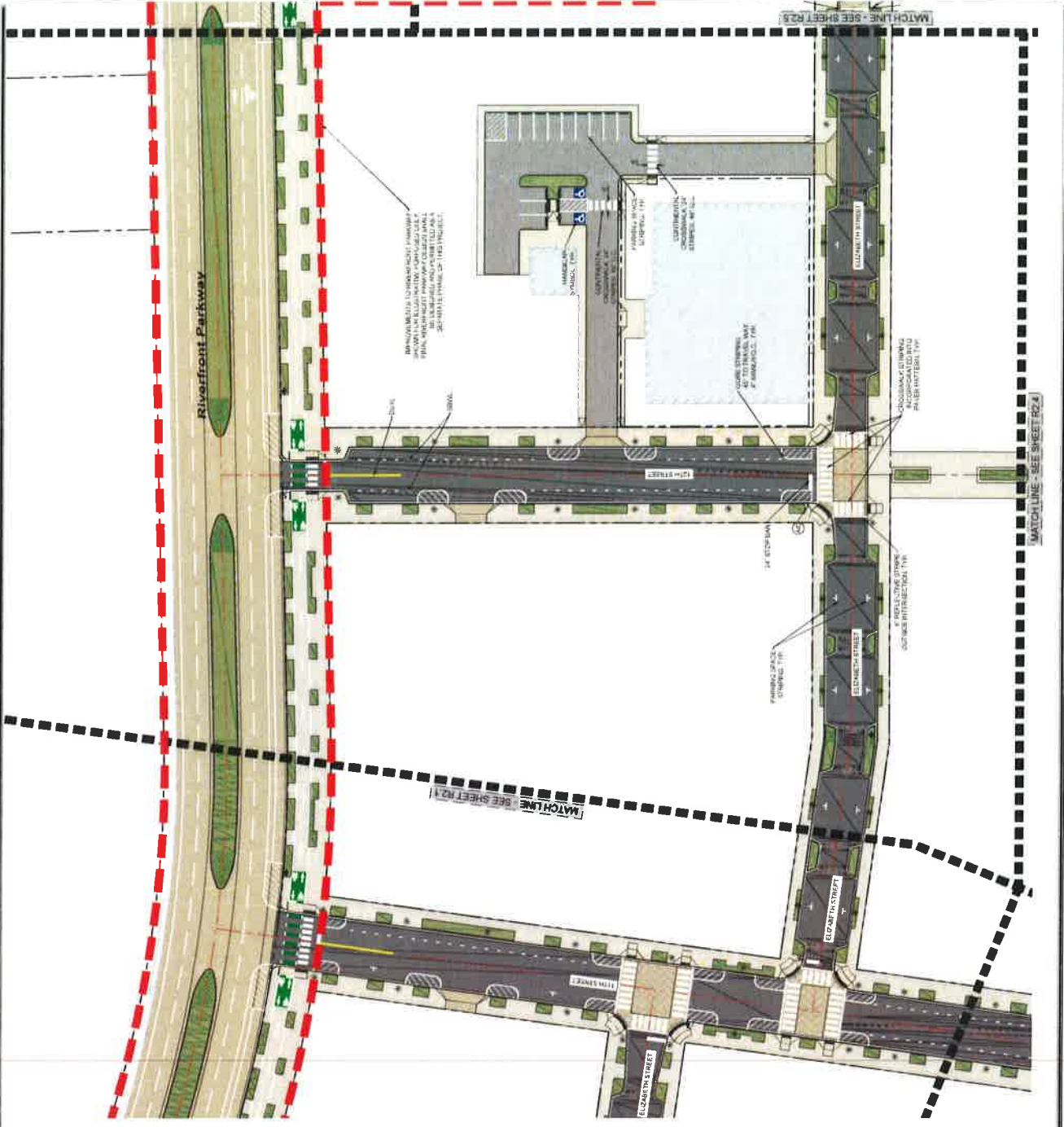


RAGAN SMITH
 ENGINEERS & ARCHITECTS
 1000 MARKET STREET, SUITE 200
 CHATTANOOGA, TENNESSEE 37402
 PHONE: (423) 263-1234
 FAX: (423) 263-1235
 WWW.RAGANSMITH.COM

THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

DATE	191722
SCALE	AS SHOWN
PROJECT	1680
DATE	10/20/17
BY	MM
CHECKED	MM
DATE	10/20/17
BY	MM
CHECKED	MM

R2.3
SIGNING AND STRIPING PLAN



- LEGEND**
- NEW ASPHALT PAVEMENT (ROADWAY / PARKING)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW ASPHALT PAVEMENT (LANDSCAPE AREA / SEE DETAILED LAYOUT)
 - NEW ASPHALT PAVEMENT (PARKING SPACES)
 - NEW CONCRETE PAVEMENT
 - EXISTING BUILDING TO REMAIN
- NOTE: ALL STRIPING SHALL BE 4" THERMOPLASTIC UNLESS OTHERWISE NOTED

0 30' 60' 90' 120' 150'



MARKING ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
SSWL	SINGLE SOLID WHITE LINE
SBWL	SINGLE BROKEN WHITE LINE
DWL	DASHED WHITE LINE
DSYL	DOUBLE SOLID YELLOW LINE
SSYL	SINGLE SOLID YELLOW LINE
SBYL	SINGLE BROKE YELLOW LINE

NOTE:
 (1) THE WIDTH OF ALL LINES SHALL BE 4" UNLESS OTHERWISE INDICATED ON THE PLAN

SIGN SCHEDULE

SIGN NO.	LEGEND (1)	SIZE		SIGN FACE		MATERIAL	MOUNTING HEIGHT	REMARKS
		LENGTH	HEIGHT	TEXT	BACKGROUND			
A		30"	30"	WHITE (REF.)	RED (REF.)	0.007" SHEET ALUMINUM	7'-0"	EXISTING STREET NAME SIGNS SHALL BE RELOCATED WITH STOP SIGN ASSEMBLY
B		30"	30"	BLACK (REF.)	FLUORESCENT YELLOW-GREEN (REF.)	0.100" SHEET ALUMINUM	7'-0"	
		24"	12"	BLACK (REF.)	FLUORESCENT GREEN (REF.)	0.007" SHEET ALUMINUM		
C		VARIES	5"	WHITE (REF.)	GREEN (REF.)	0.007" SHEET ALUMINUM	7'-0"	BEAN MOUNTED PARALLEL TO ASSOCIATED STREET
D		36"	12"	WHITE (REF.)	BLACK (REF.)	0.007" SHEET ALUMINUM	7'-0"	
E		24"	24"	BLACK/RED (REF.)	WHITE (REF.)	0.007" SHEET ALUMINUM	7'-0"	
*								SIGNS TO BE MOUNTED ON 4" X 4" ALUMINUM POSTS

FOOTNOTES:
 (1) ALL SIGNS SHOWN WITH DESIGNATIONS ARE TO BE FABRICATED AS DETAILED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (CURRENT EDITION)

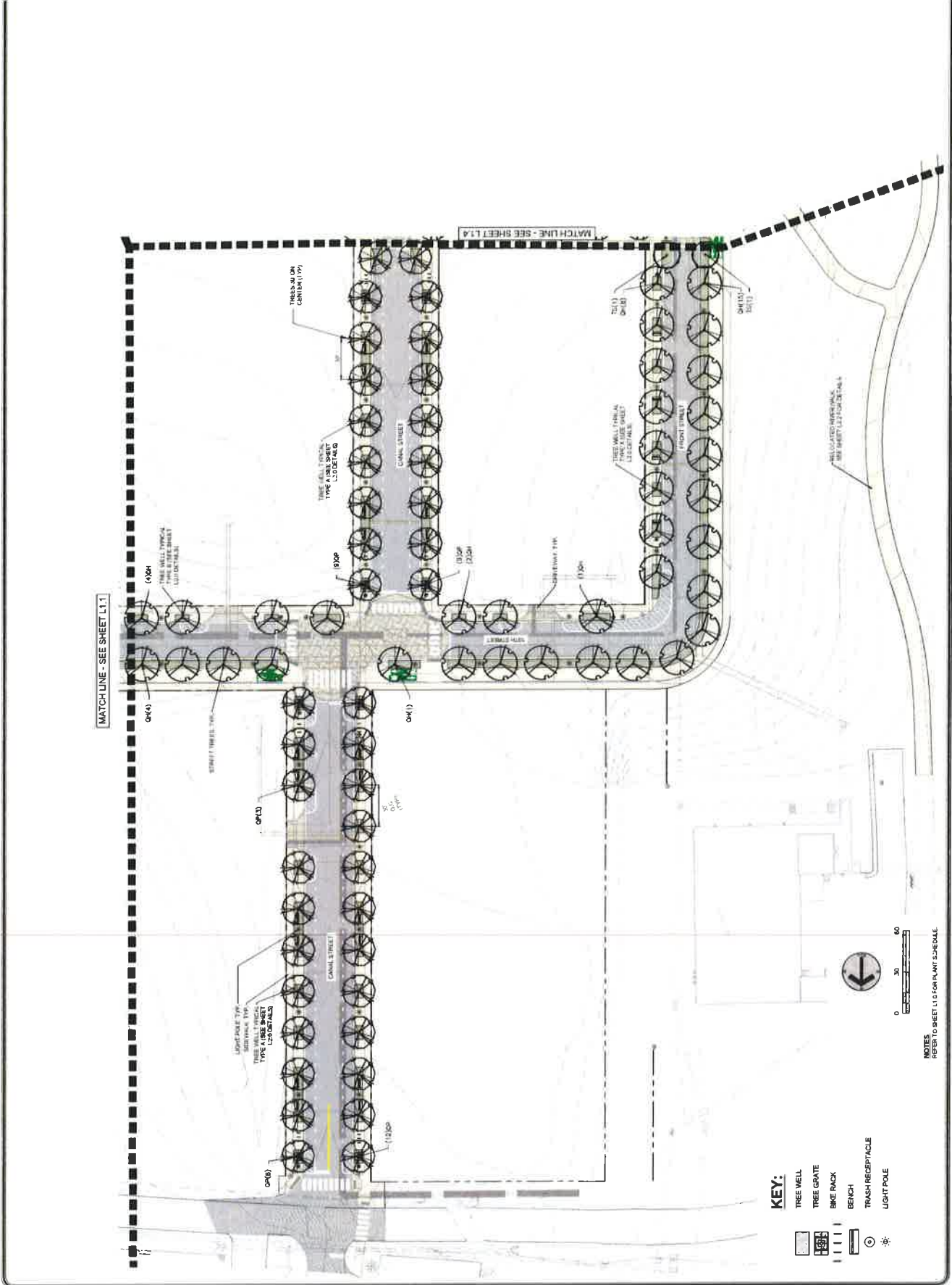


RAGAN SMITH
 LANDSCAPE ARCHITECTS & PLANNERS
 1150 OLIVER DRIVE
 MOBILE, ALABAMA 36684
 TEL: 251-833-1000
 FAX: 251-833-1001

THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TENNESSEE

DATE	DESCRIPTION	BY
11/20/22	REVISED	MS
01/20/23	REVISED	MS
04/20/23	REVISED	MS
06/20/23	REVISED	MS
07/20/23	REVISED	MS
08/20/23	REVISED	MS
11/20/23	REVISED	MS
01/20/24	REVISED	MS

JOB NO. 18172
 DATE 01/20/24
 L1.2 ENLARGED LANDSCAPE PLAN



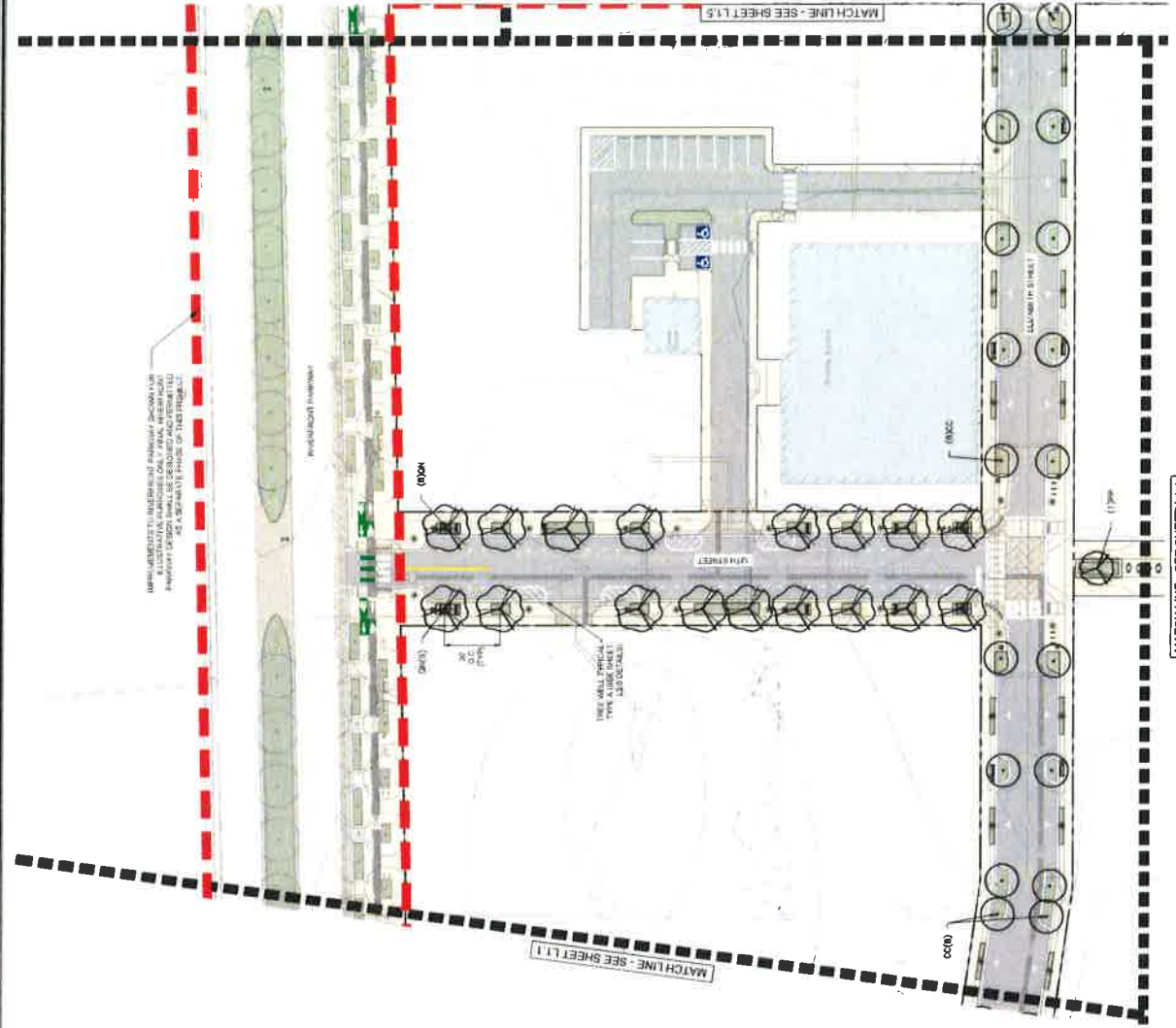
KEY:

	TREE WELL
	TREE GRATE
	BIKE RACK
	BENCH
	TRASH RECEPTACLE
	LIGHT POLE

NOTES:
 REFER TO SHEET L1.1 FOR PLANT SCHEDULE



DATE	1917Z	NO. 0008
SCALE	AS SHOWN	
DRAWN	H. GARDNER	
CHECKED	H. GARDNER	
DATE	10/20/22	
DESCRIPTION		



IMPROVEMENTS TO EXISTING SIDEWALKS AND STAIRS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING SIDEWALKS SHALL BE REPAIRED AND STAIRS SHALL BE REPLACED WITH NEW STAIRS. SEE SECTION 05100 FOR DETAILS.

MATCH LINE - SEE SHEET L1.1

MATCH LINE - SEE SHEET L1.5

MATCH LINE - SEE SHEET L1.4

- KEY:**
- TREE WELL
 - TREE GRATE
 - BIKE RACK
 - BENCH
 - TROUGH RECEPTACLE
 - LIGHT POLE



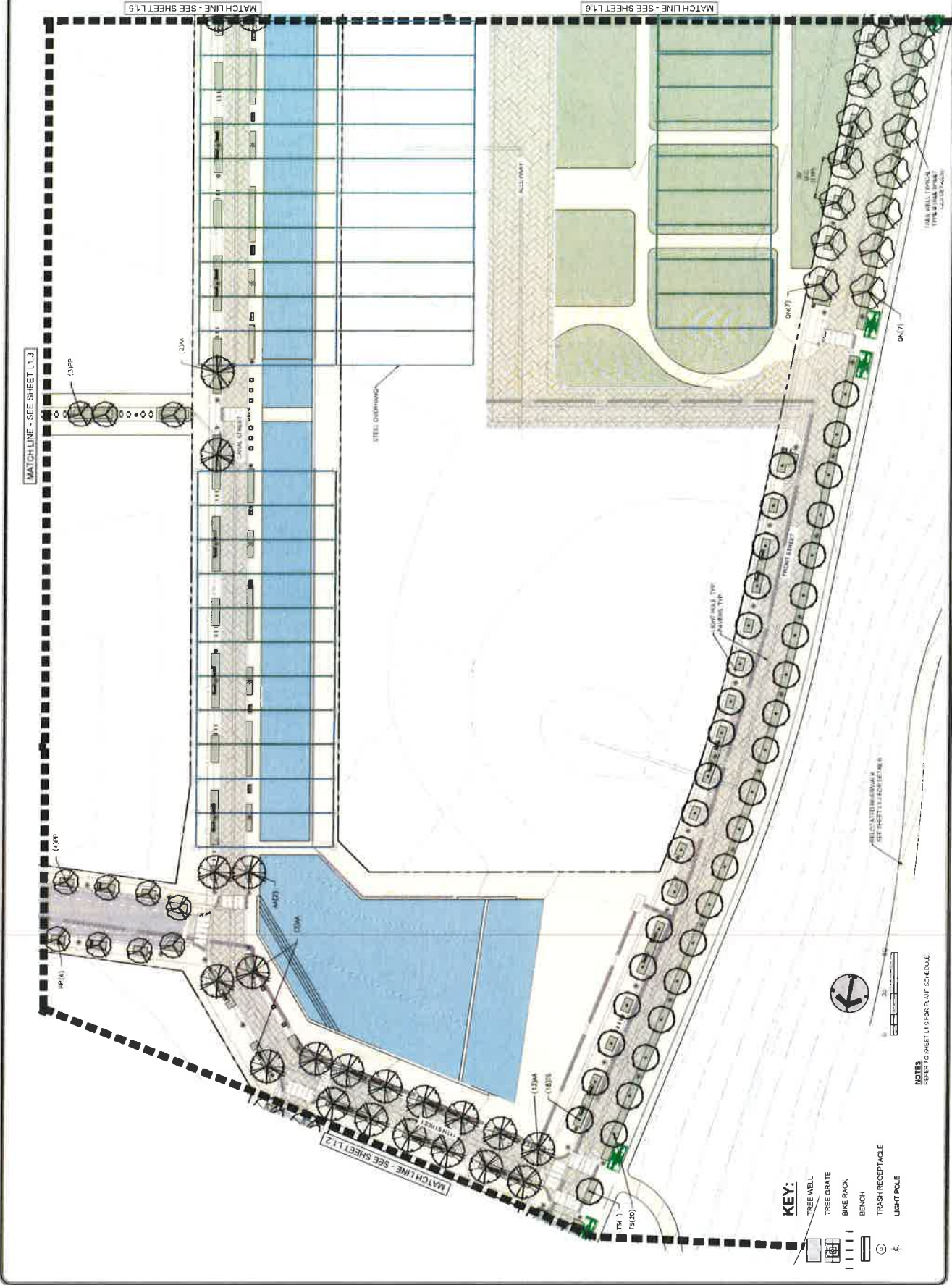
NOTES:
 REFER TO SHEET L1 FOR PLANT SCHEDULE




CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

DATE	181222
PROJECT	1680
SCALE	AS SHOWN
DESIGNED BY	H. CHEN
CHECKED BY	H. CHEN
DATE	12/22/18
BY	H. CHEN
REVISION	

ENLARGED LANDSCAPE PLAN
L1.4



MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.5

MATCHLINE - SEE SHEET L1.6

KEY:
 TREE WELL
 TREE GRATE
 BIKE RACK
 BENCH
 TRASH RECEPTACLE
 LIGHT POLE

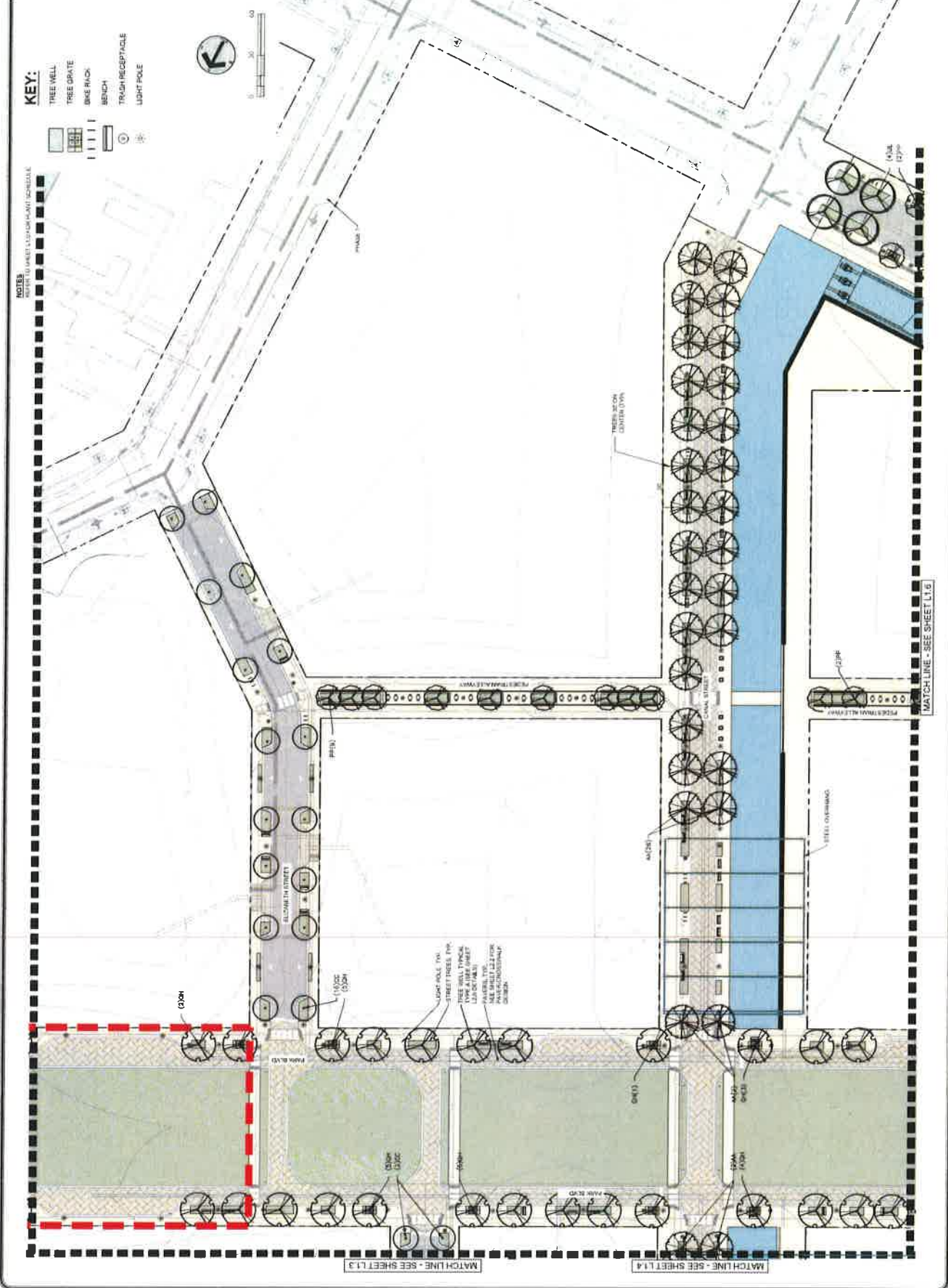
NOTES:
 REFER TO SHEET L1.3 FOR PLANT SCHEDULE



CHATTANOOGA, TENNESSEE
WEST END OPPORTUNITY FUND, LLC
FOR
THE BEND: PHASE 2

DATE	DESCRIPTION
10/20/20	REVISED
07/20/20	REVISED
03/20/20	REVISED
01/20/20	REVISED
10/19/19	REVISED
08/19/19	REVISED
06/19/19	REVISED
04/19/19	REVISED
02/19/19	REVISED
12/18/18	REVISED
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10/00/00	REVISED
08/00/00	REVISED
06/00/00	REVISED
04/00/00	REVISED
02/00/00	REVISED

ENLARGED
LANDSCAPE PLAN
L1.5



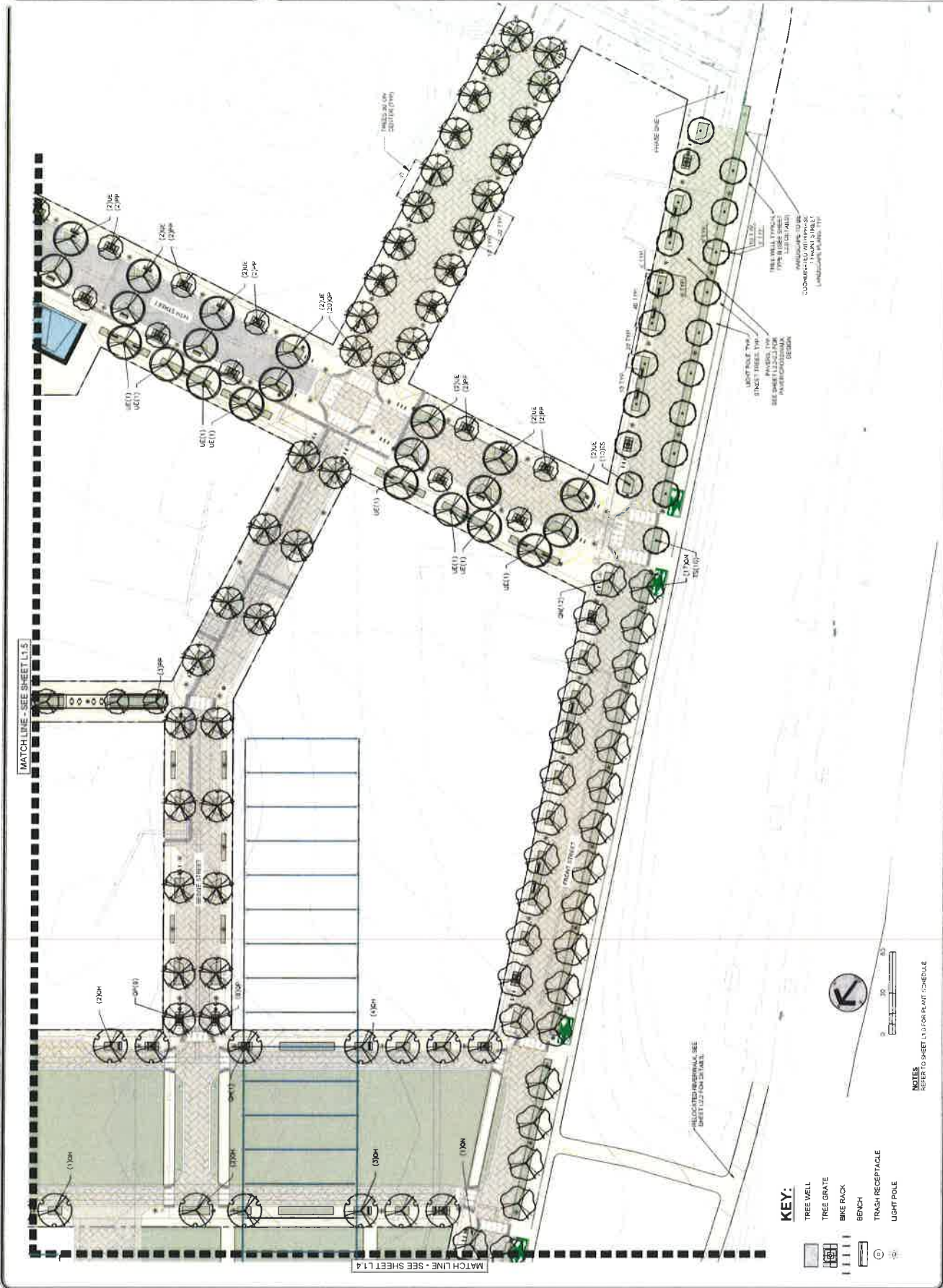


CHATTANOOGA TENNESSEE
 WEST END OPPORTUNITY FUND, LLC
 FOR
THE BEND: PHASE 2

NO.	DATE	DESCRIPTION
1	11/11/17	ISSUED FOR PERMIT
2	11/11/17	ISSUED FOR PERMIT
3	11/11/17	ISSUED FOR PERMIT
4	11/11/17	ISSUED FOR PERMIT
5	11/11/17	ISSUED FOR PERMIT
6	11/11/17	ISSUED FOR PERMIT
7	11/11/17	ISSUED FOR PERMIT
8	11/11/17	ISSUED FOR PERMIT
9	11/11/17	ISSUED FOR PERMIT
10	11/11/17	ISSUED FOR PERMIT

1917Z
 1680
 WEST END OPPORTUNITY FUND, LLC
 CHATTANOOGA, TN 37405

ENLARGED
 LANDSCAPE PLAN
L1.6

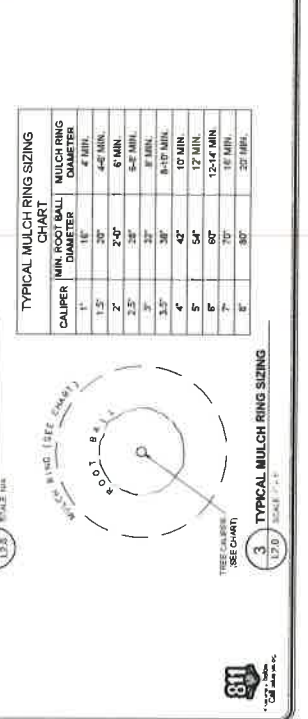
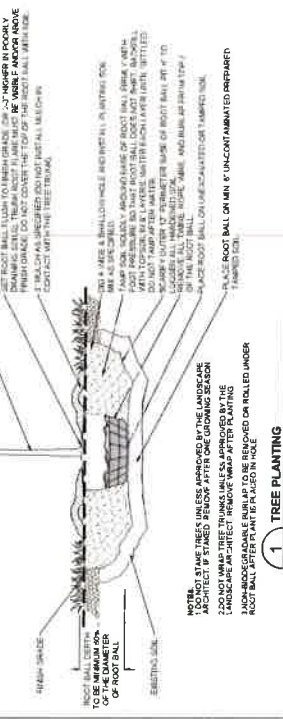
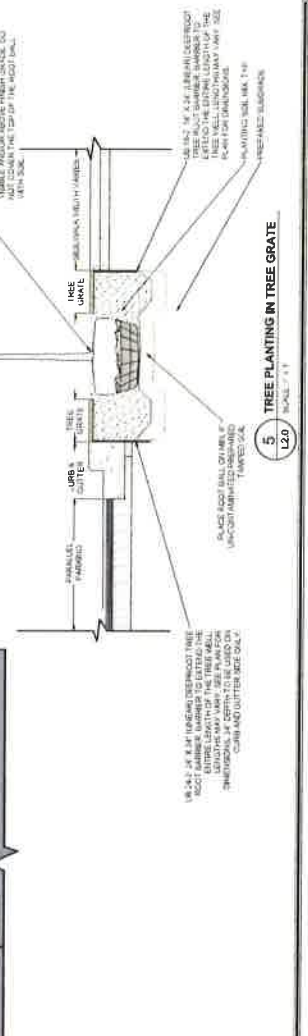
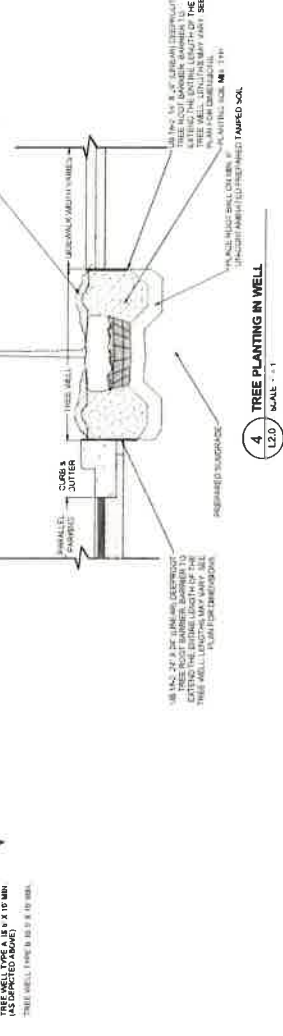


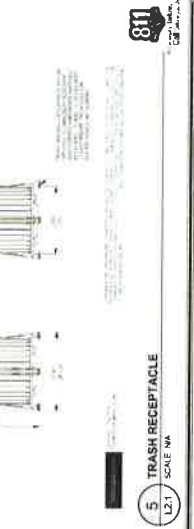
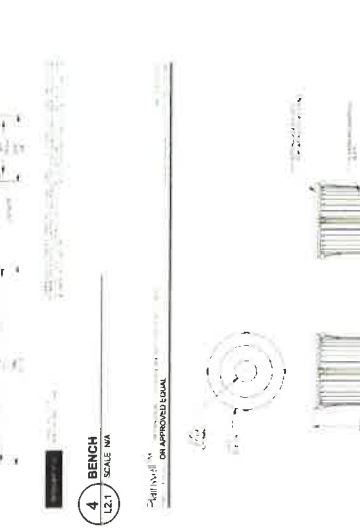
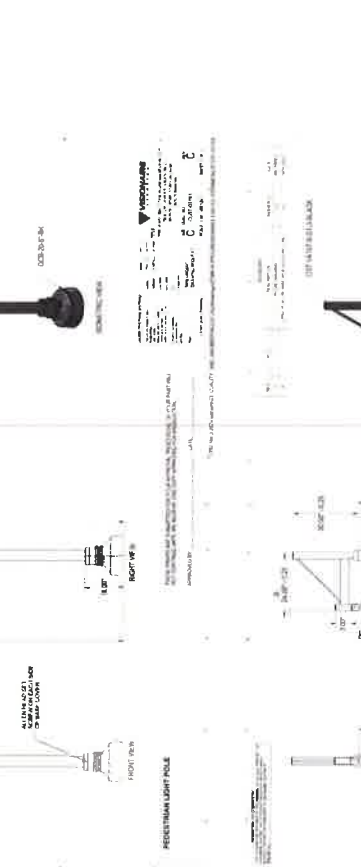
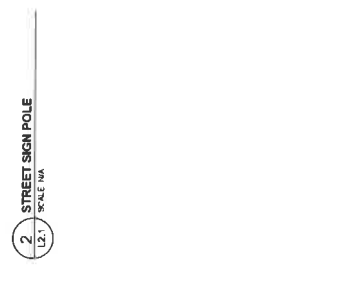
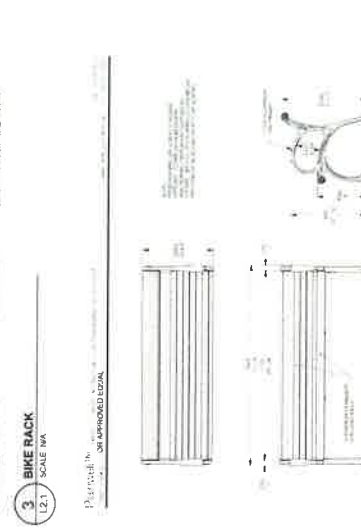
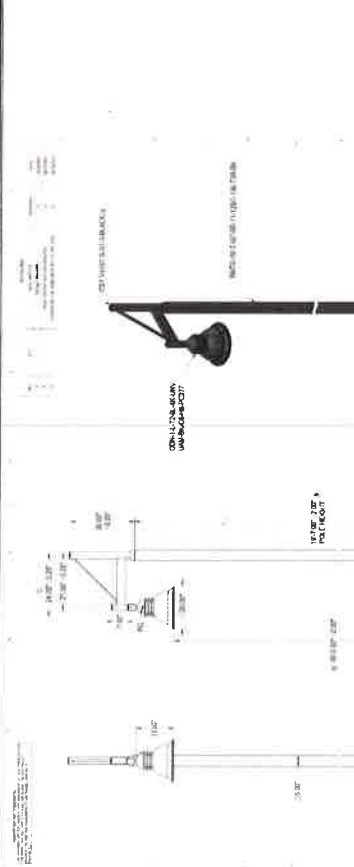
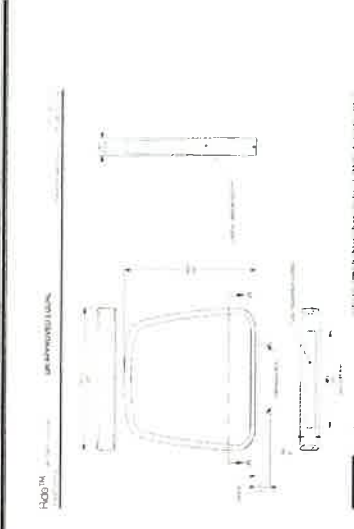
- KEY:**
- TREE WELL
 - TREE GRATE
 - BIKE RACK
 - BENCH
 - TRASH RECEPTACLE
 - LIGHT POLE

NOTES:
 REFER TO SHEET L1.0 FOR PLANT SCHEDULE

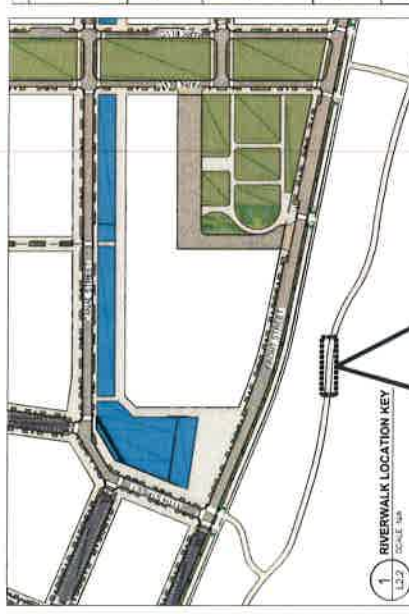
MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.4

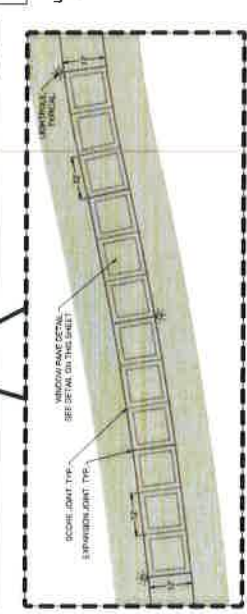




NOTE:
 1. LIGHT FIXTURES WITHIN PEDESTRIAN AREAS TO NOT EXCEED 8' MAX HEIGHT
 2. LIGHT FIXTURES WITHIN PARKING AREAS TO NOT EXCEED 10' MAX HEIGHT



1 RIVERWALK LOCATION KEY
SCALE 1/2"



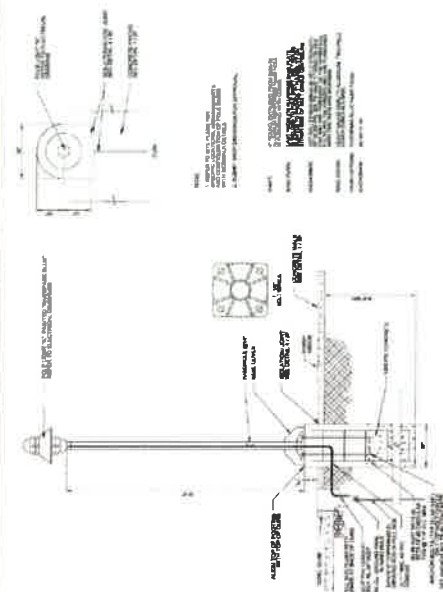
2 RIVERWALK LAYOUT ENLARGEMENT
SCALE 1/4"

FIXTURE SCHEDULE

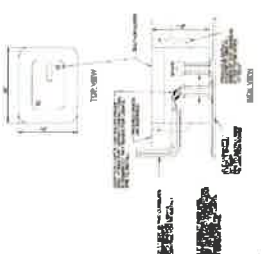
Quantity	Description	Notes
1	Post Mounted Luminaire - Type A	See Detail 3 for mounting and electrical details.
1	Shared Use Path - Concrete	See Detail 7 for expansion and joints.
1	Shared Use Path - Path Finish	See Detail 8 for finish details.

LIGHTING FIXTURE LUMINAIRE & POLE NOTES:

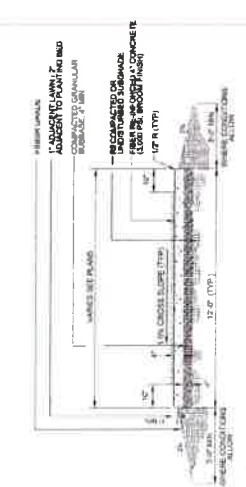
- CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC TO CONNECT EACH PROPOSED JUNCTION BOX AND TO PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX.
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- CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC TO CONNECT EACH PROPOSED JUNCTION BOX AND TO PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX.
- CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC TO CONNECT EACH PROPOSED JUNCTION BOX AND TO PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX. PROVIDE 1/2" GALV. STEEL BRACKET TO SUPPORT EACH JUNCTION BOX.



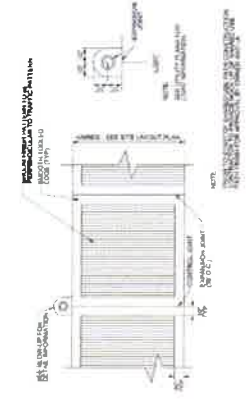
3 RIVERWALK LIGHTPOLE: POST TOP LIGHT DETAIL TYPE "A"
SCALE 1/2"



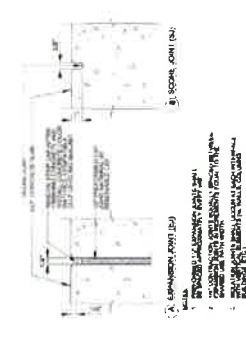
4 RIVERWALK LIGHTPOLE: TYP. POST MOUNTED LUMINAIRE "A" FLUSH IN GROUND TAP BOX
SCALE 1/2"



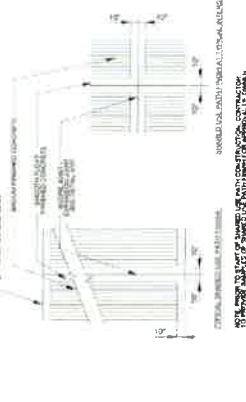
5 RIVERWALK SHARED USE PATH: TYPICAL SHARED USE PATH SECTION
SCALE 1/2"



6 RIVERWALK SHARED USE PATH: PLAN VIEW DETAIL
SCALE 1/2"



7 RIVERWALK SHARED USE PATH: TYP. CONCRETE EXPANSION AND SCORE JOINTS
SCALE 1/2"



8 RIVERWALK SHARED USE PATH: PATH FINISH DETAIL
SCALE 1/2"

RAGAN SMITH
LANDSCAPE ARCHITECTS & CIVIL ENGINEERS
4700 W. UNIVERSITY BLVD., SUITE 200
MEMPHIS, TN 38117
901.525.1100

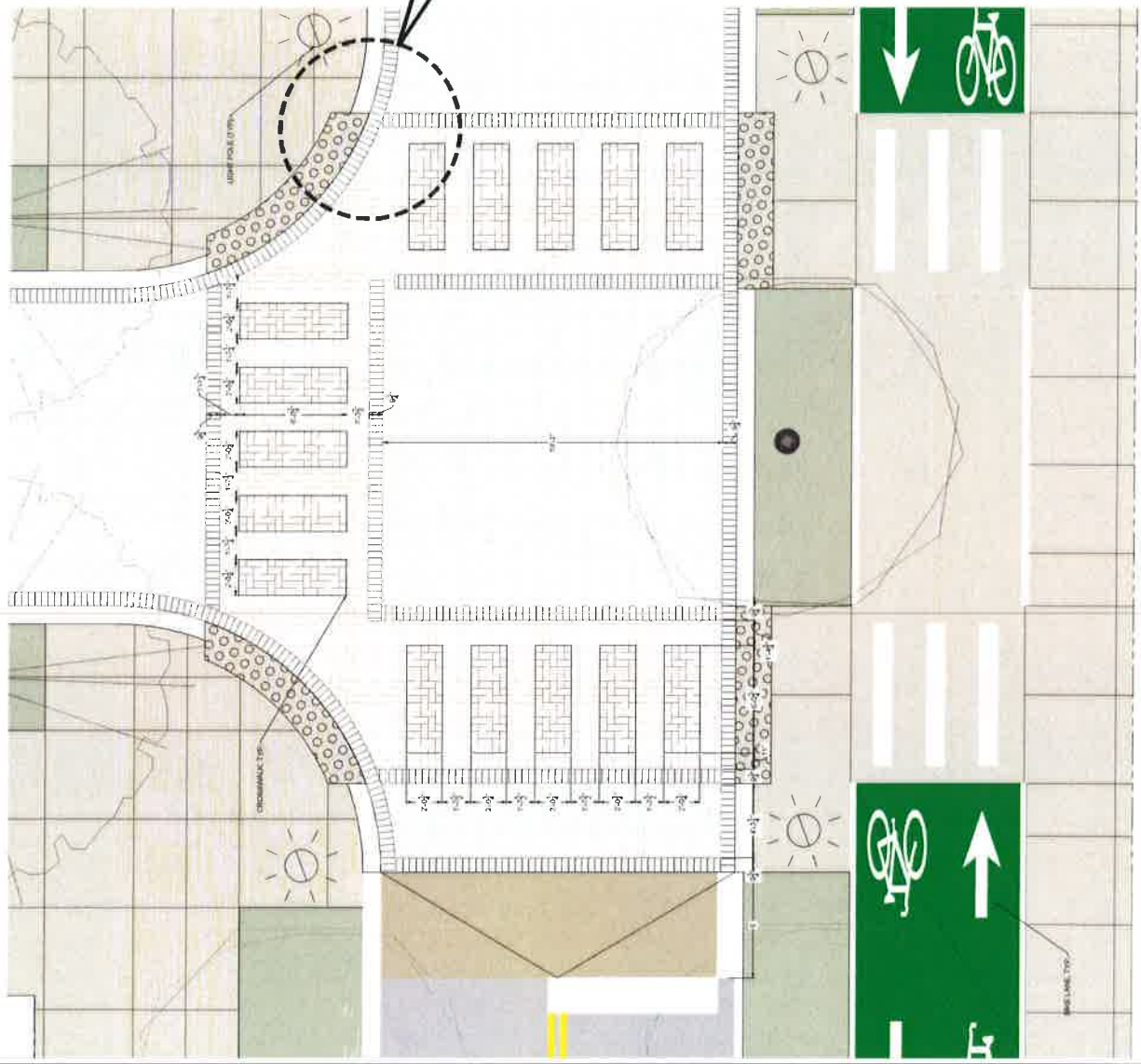
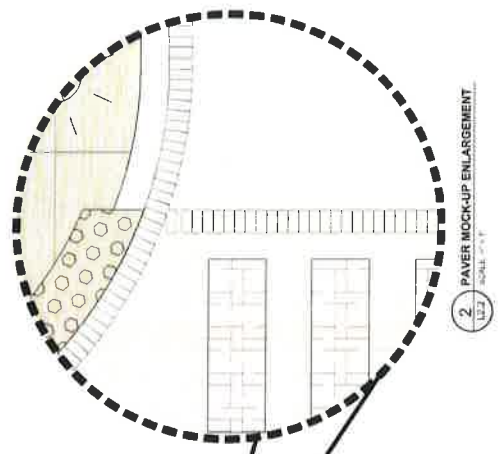
THE BEND: PHASE 2
FOR
WEST END OPPORTUNITY FUND, LLC
CHATTANOOGA, TENNESSEE

L2.2
RIVERWALK NOTES AND DETAILS
DATE: 10/12/2022
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
DATE: 10/12/2022

PAVER LEGEND

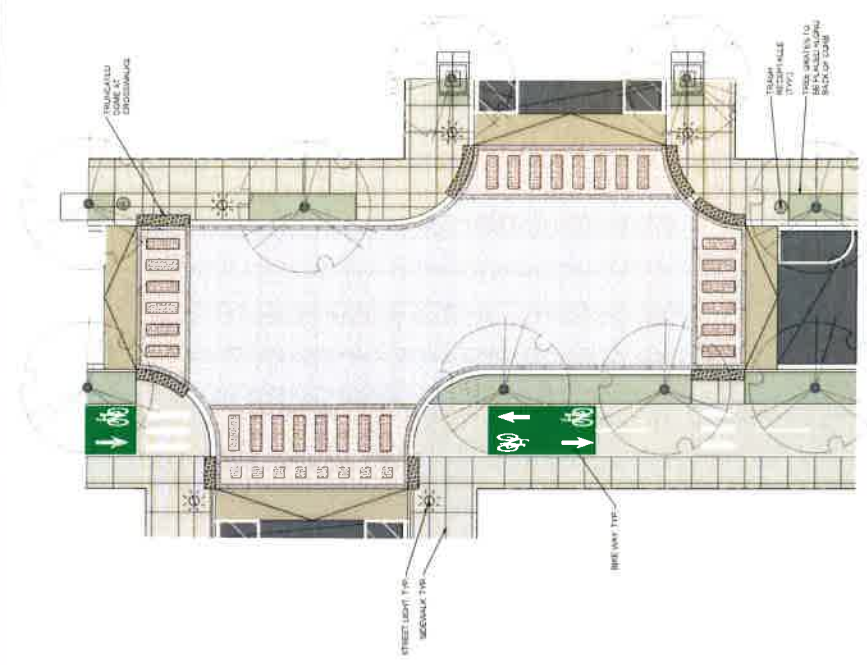
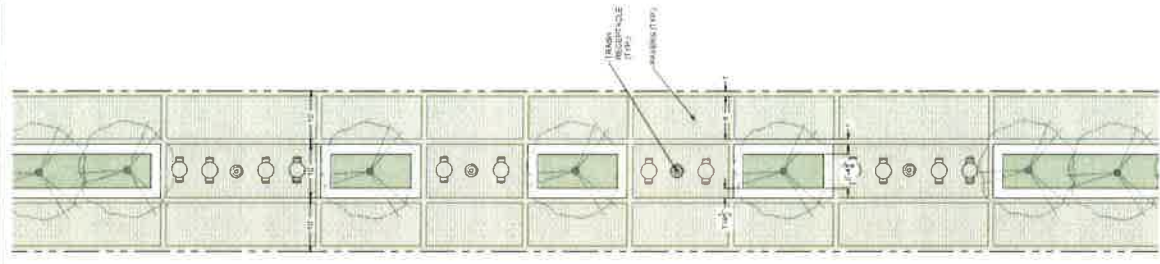
PAVER TYPE	COLOR
MEGASTONE SOLDIER COURSE	GRAPHITE
HOLLAND (60 mm) HERRINGBONE	SAVANNAH
MEGASTONE STRIPES	GRAPHITE
MEGASTONE PEDESTRIAN CROSSINGS	LIMESTONE

NOTE:
 1. ALL PAVING SHALL BE INSTALLED TO THE FINISH SURFACE OF THE PAVEMENT. ALL PAVING SHALL BE INSTALLED TO THE FINISH SURFACE OF THE PAVEMENT. ALL PAVING SHALL BE INSTALLED TO THE FINISH SURFACE OF THE PAVEMENT. ALL PAVING SHALL BE INSTALLED TO THE FINISH SURFACE OF THE PAVEMENT.



1 TYPICAL TABLE TOP INTERSECTION PAVES MOCK-UP
 SCALE: 1/4" = 1'-0"



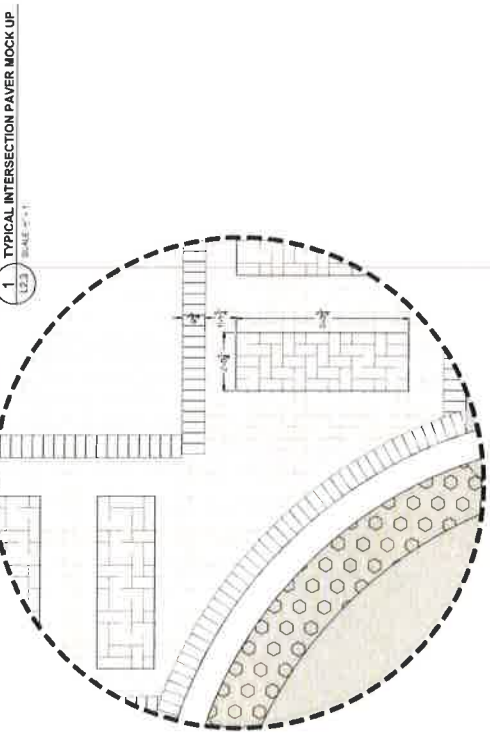
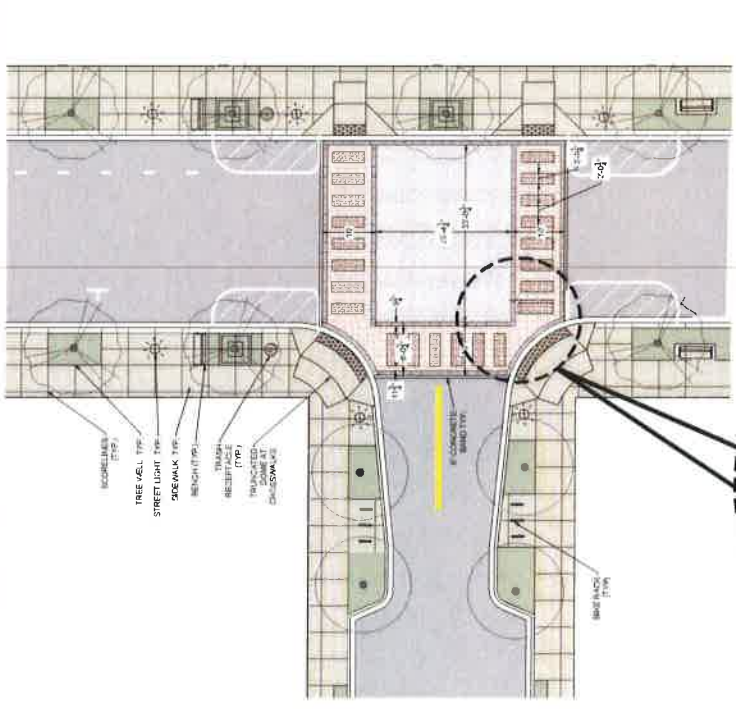


PAVER LEGEND

PAVER TYPE	COLOR
MEGA-STONE SOLDIER COURSE	GRAPHITE
HOLLAND (80 mm) HERRINGBONE	SAVANNAH
MEGA-STONE STRIPES	GRAPHITE
MEGA-STONE PEDESTRIAN CROSSINGS	LIMESTONE

NOTES:

1. PEDESTRIAN CROSSING PAVERS ARE IDENTIFIED BY THE MEGA-STONE PEDESTRIAN CROSSING PATTERN. THE PERCENTAGE OF SOLID AREA OF THE PAVEMENT SHALL BE 10% TO 15%.
2. STREET TREES SHALL BE PLANTED AT THE INTERSECTION AND AT THE END OF THE ALLEY. TREE WELLS TO BE CONCRETE AND TO BE 4' DIA. WITH A 2' DIA. TREE TRUNK PROTECTION.
3. TRUCK TRAILERS SHALL BE PLANTED AT THE INTERSECTION AND AT THE END OF THE ALLEY. TREE WELLS TO BE CONCRETE AND TO BE 4' DIA. WITH A 2' DIA. TREE TRUNK PROTECTION.
4. TREE TRUNK PROTECTION SHALL BE 2' DIA. WITH A 2' DIA. TREE TRUNK PROTECTION.



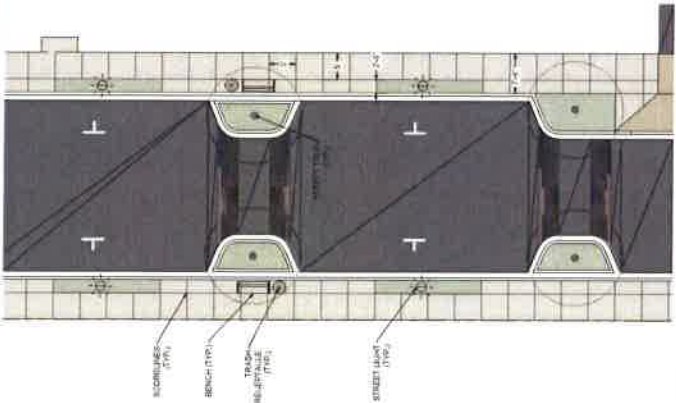


CHATTANOOGA, TENNESSEE
THE BEND: PHASE 2
 FOR
WEST END OPPORTUNITY FUND, LLC

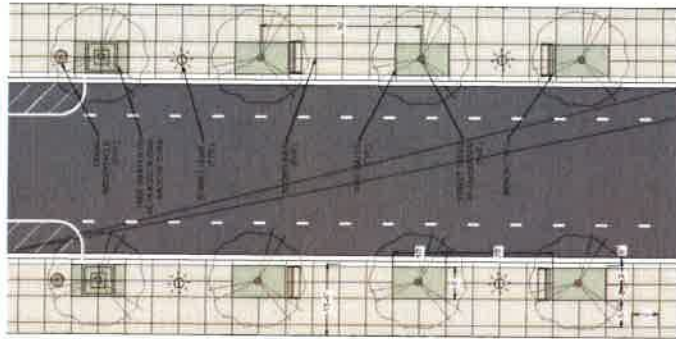
NO.	1660
DATE	11/17/17
PROJECT	THE BEND PHASE 2
DRAWN BY	R. GAMES
CHECKED BY	H. GAMES
DATE	11/17/17



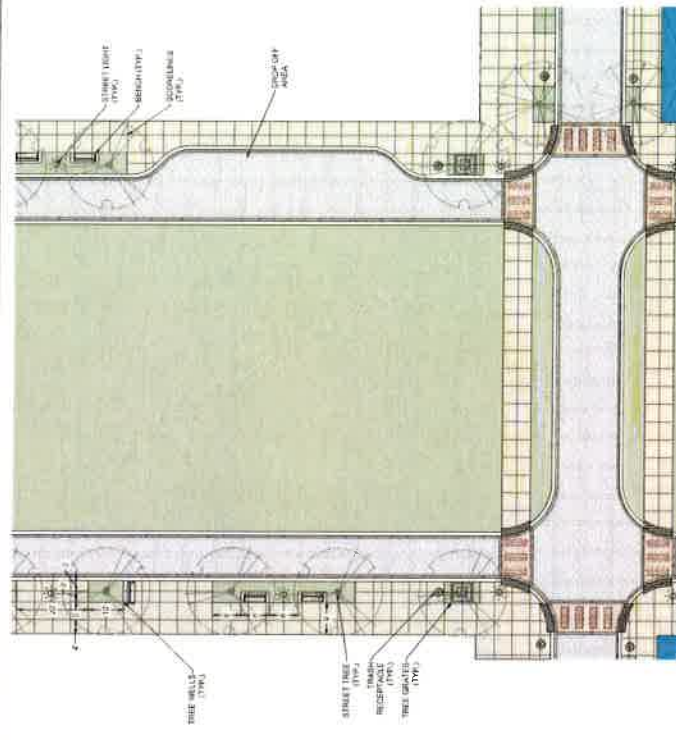
LANDSCAPE
 NOTES AND
 DETAILS
L2.5



1 TYPICAL 50' R.O.W. W/ BULB OUT PARKING
 1/2" = 1'-0" SCALE



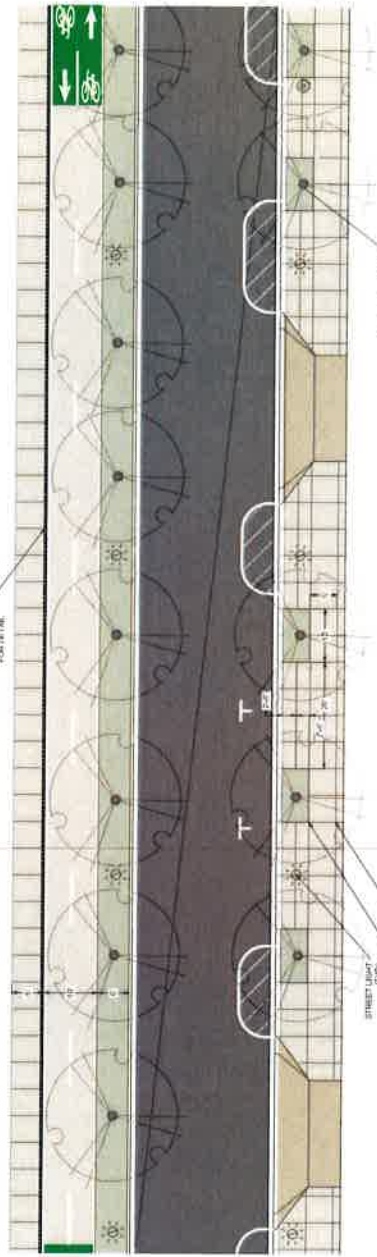
2 TYPICAL 67' R.O.W. W/ ON-STREET PARKING
 1/2" = 1'-0" SCALE



3 TYPICAL PARK BOULEVARD (ONE WAY STREET)
 1/2" = 1'-0" SCALE

PAVER TYPE	COLOR
MEGA STONE SOLDIER COURSE	GRAPHITE
HOLLAND (80 mm) HERRINGBONE	SAVANNAH
MEGA STONE STRIPES	GRAPHITE
MEGA STONE PEDESTRIAN CROSSINGS	LIMESTONE

NOTES:
 1. ALL PAVEMENTS SHALL BE CONCRETE WITH A 12% AIR ENTRAINMENT. ALL PAVEMENTS SHALL BE 4" MINIMUM THICKNESS.
 2. ALL PAVEMENTS SHALL BE FINISHED TO THE SURFACE OF THE PAVEMENT.
 3. ALL PAVEMENTS SHALL BE FINISHED TO THE SURFACE OF THE PAVEMENT.
 4. ALL PAVEMENTS SHALL BE FINISHED TO THE SURFACE OF THE PAVEMENT.
 5. ALL PAVEMENTS SHALL BE FINISHED TO THE SURFACE OF THE PAVEMENT.



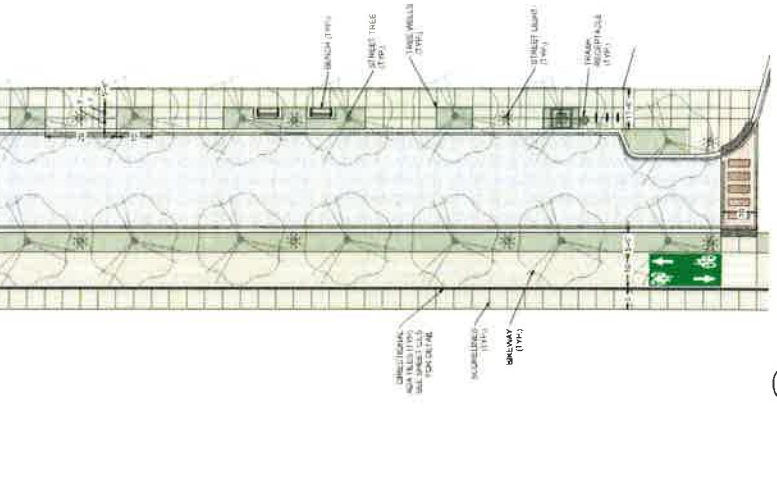
4 TYPICAL 10TH STREET
 1/2" = 1'-0" SCALE

GENERAL NOTES:

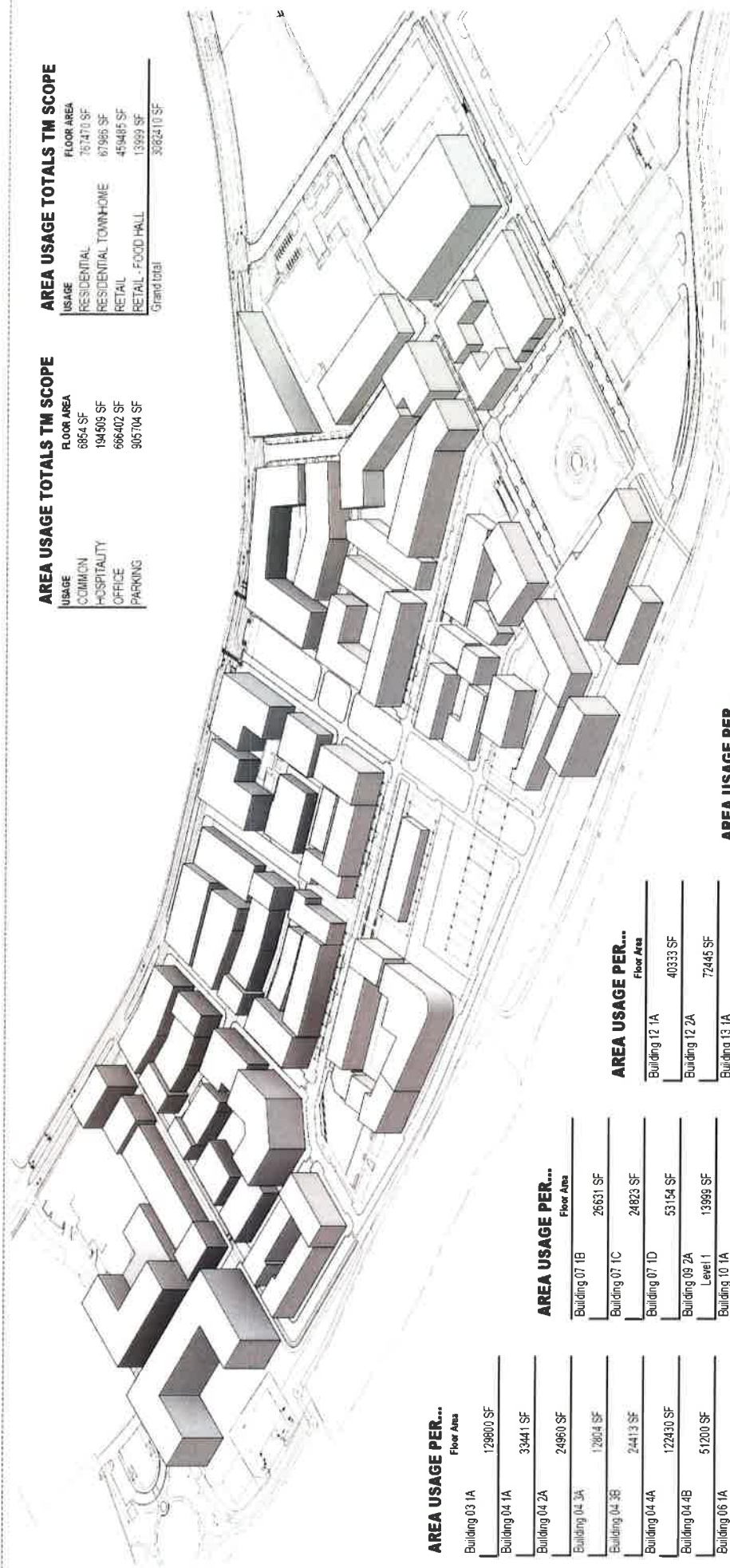
1. ALL PAVING SHALL BE PERFORMED BY A LICENSED PAVING CONTRACTOR.
2. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MPCA STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
3. THE GRANITE PAVES SHALL BE SET IN A 2" BED OF 3/4" SAND.
4. ALL PAVING SHALL BE SET IN A 4" BED OF 3/4" SAND.
5. ALL PAVING SHALL BE SET IN A 6" BED OF 3/4" SAND.
6. ALL PAVING SHALL BE SET IN A 8" BED OF 3/4" SAND.
7. ALL PAVING SHALL BE SET IN A 10" BED OF 3/4" SAND.
8. ALL PAVING SHALL BE SET IN A 12" BED OF 3/4" SAND.
9. ALL PAVING SHALL BE SET IN A 14" BED OF 3/4" SAND.
10. ALL PAVING SHALL BE SET IN A 16" BED OF 3/4" SAND.
11. ALL PAVING SHALL BE SET IN A 18" BED OF 3/4" SAND.
12. ALL PAVING SHALL BE SET IN A 20" BED OF 3/4" SAND.
13. ALL PAVING SHALL BE SET IN A 22" BED OF 3/4" SAND.
14. ALL PAVING SHALL BE SET IN A 24" BED OF 3/4" SAND.
15. ALL PAVING SHALL BE SET IN A 26" BED OF 3/4" SAND.
16. ALL PAVING SHALL BE SET IN A 28" BED OF 3/4" SAND.
17. ALL PAVING SHALL BE SET IN A 30" BED OF 3/4" SAND.
18. ALL PAVING SHALL BE SET IN A 32" BED OF 3/4" SAND.
19. ALL PAVING SHALL BE SET IN A 34" BED OF 3/4" SAND.
20. ALL PAVING SHALL BE SET IN A 36" BED OF 3/4" SAND.
21. ALL PAVING SHALL BE SET IN A 38" BED OF 3/4" SAND.
22. ALL PAVING SHALL BE SET IN A 40" BED OF 3/4" SAND.
23. ALL PAVING SHALL BE SET IN A 42" BED OF 3/4" SAND.
24. ALL PAVING SHALL BE SET IN A 44" BED OF 3/4" SAND.
25. ALL PAVING SHALL BE SET IN A 46" BED OF 3/4" SAND.
26. ALL PAVING SHALL BE SET IN A 48" BED OF 3/4" SAND.
27. ALL PAVING SHALL BE SET IN A 50" BED OF 3/4" SAND.
28. ALL PAVING SHALL BE SET IN A 52" BED OF 3/4" SAND.
29. ALL PAVING SHALL BE SET IN A 54" BED OF 3/4" SAND.
30. ALL PAVING SHALL BE SET IN A 56" BED OF 3/4" SAND.
31. ALL PAVING SHALL BE SET IN A 58" BED OF 3/4" SAND.
32. ALL PAVING SHALL BE SET IN A 60" BED OF 3/4" SAND.
33. ALL PAVING SHALL BE SET IN A 62" BED OF 3/4" SAND.
34. ALL PAVING SHALL BE SET IN A 64" BED OF 3/4" SAND.
35. ALL PAVING SHALL BE SET IN A 66" BED OF 3/4" SAND.
36. ALL PAVING SHALL BE SET IN A 68" BED OF 3/4" SAND.
37. ALL PAVING SHALL BE SET IN A 70" BED OF 3/4" SAND.
38. ALL PAVING SHALL BE SET IN A 72" BED OF 3/4" SAND.
39. ALL PAVING SHALL BE SET IN A 74" BED OF 3/4" SAND.
40. ALL PAVING SHALL BE SET IN A 76" BED OF 3/4" SAND.
41. ALL PAVING SHALL BE SET IN A 78" BED OF 3/4" SAND.
42. ALL PAVING SHALL BE SET IN A 80" BED OF 3/4" SAND.
43. ALL PAVING SHALL BE SET IN A 82" BED OF 3/4" SAND.
44. ALL PAVING SHALL BE SET IN A 84" BED OF 3/4" SAND.
45. ALL PAVING SHALL BE SET IN A 86" BED OF 3/4" SAND.
46. ALL PAVING SHALL BE SET IN A 88" BED OF 3/4" SAND.
47. ALL PAVING SHALL BE SET IN A 90" BED OF 3/4" SAND.
48. ALL PAVING SHALL BE SET IN A 92" BED OF 3/4" SAND.
49. ALL PAVING SHALL BE SET IN A 94" BED OF 3/4" SAND.
50. ALL PAVING SHALL BE SET IN A 96" BED OF 3/4" SAND.
51. ALL PAVING SHALL BE SET IN A 98" BED OF 3/4" SAND.
52. ALL PAVING SHALL BE SET IN A 100" BED OF 3/4" SAND.

PAVER LEGEND

PAVER TYPE	COLOR
MEGA-STONE SOLIDER COURSE	GRAPHITE
HOLLAND (60 mm) HERRINGBONE	SAVANNAH
MEGA-STONE STRIPES	GRAPHITE
MEGA-STONE PEDESTAL CROSSINGS	LIMESTONE



1 TYPICAL CANAL STREET
 2 TYPICAL FRONT STREET



AREA USAGE TOTALS TM SCOPE

USAGE	FLOOR AREA
RESIDENTIAL	76,470 SF
RESIDENTIAL TOWNHOME	67,965 SF
RETAIL	45,945 SF
RETAIL - FOOD HALL	13,999 SF
Grand total	308,241 SF

AREA USAGE TOTALS TM SCOPE

USAGE	FLOOR AREA
COMMON	6854 SF
HOSPITALITY	194,609 SF
OFFICE	666,402 SF
PARKING	905,704 SF

AREA USAGE PER...

Building	Floor Area
Building 03 1A	129800 SF
Building 04 1A	33441 SF
Building 04 2A	24960 SF
Building 04 3A	12804 SF
Building 04 3B	24413 SF
Building 04 4A	122430 SF
Building 04 4B	51200 SF
Building 06 1A	37227 SF
Building 06 1B	98318 SF
Building 06 2A	14015 SF
Building 06 2B	11148 SF
Building 06 2C	56455 SF
Building 06 2D	30119 SF
Building 07 1A	50435 SF

AREA USAGE PER...

Building	Floor Area	
Building 07 1B	26631 SF	
Building 07 1C	24823 SF	
Building 07 1D	53154 SF	
Building 09 2A	Level 1	13999 SF
Building 10 1A	37390 SF	
Building 10 1B	26631 SF	
Building 10 1C	18750 SF	
Building 10 1D	51120 SF	
Building 11 3A	74556 SF	
Building 11 3B	90743 SF	
Building 11 3C	31686 SF	

AREA USAGE PER...

Building	Floor Area
Building 12 1A	40333 SF
Building 12 2A	72445 SF
Building 13 1A	15160 SF
Building 13 2A	14400 SF
Building 13 3A	30380 SF
Building 13 3B	18000 SF
Building 14 1A	67500 SF
Building 14 2A	61920 SF
Building 14 3A	31860 SF

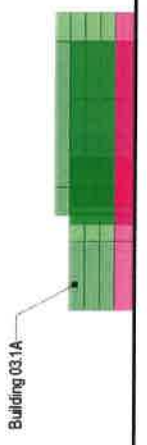
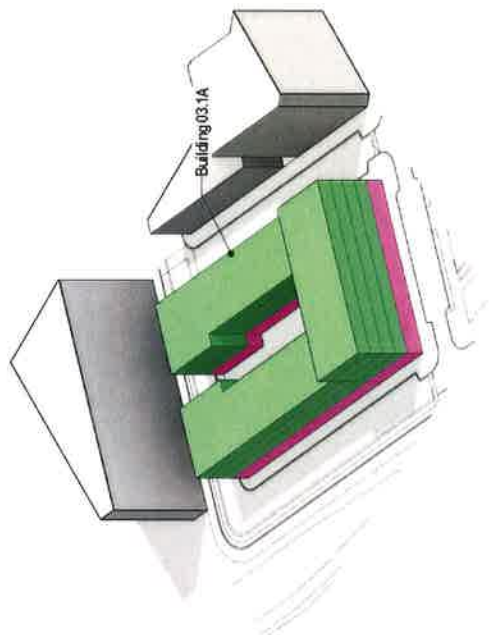
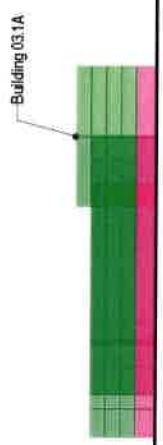
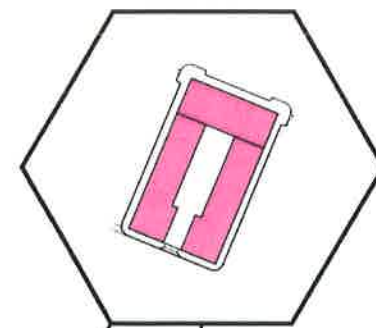
AREA USAGE PER...

Building	Floor Area
Building 17 1A	59931 SF
Building 17 2A	15730 SF
Building 17 3A	50400 SF
Building 18 1A	132072 SF
Building 18 2A	51207 SF
Building 18 3A	89967 SF
Building 18 4A	

AREA USAGE PER...

Building	Floor Area
Building 19 1A	77760 SF
Building 19 1B	105396 SF
Building 23 1A	70548 SF
Sub Level Parking	356630 SF
Grand total	574635 SF
	3082410 SF





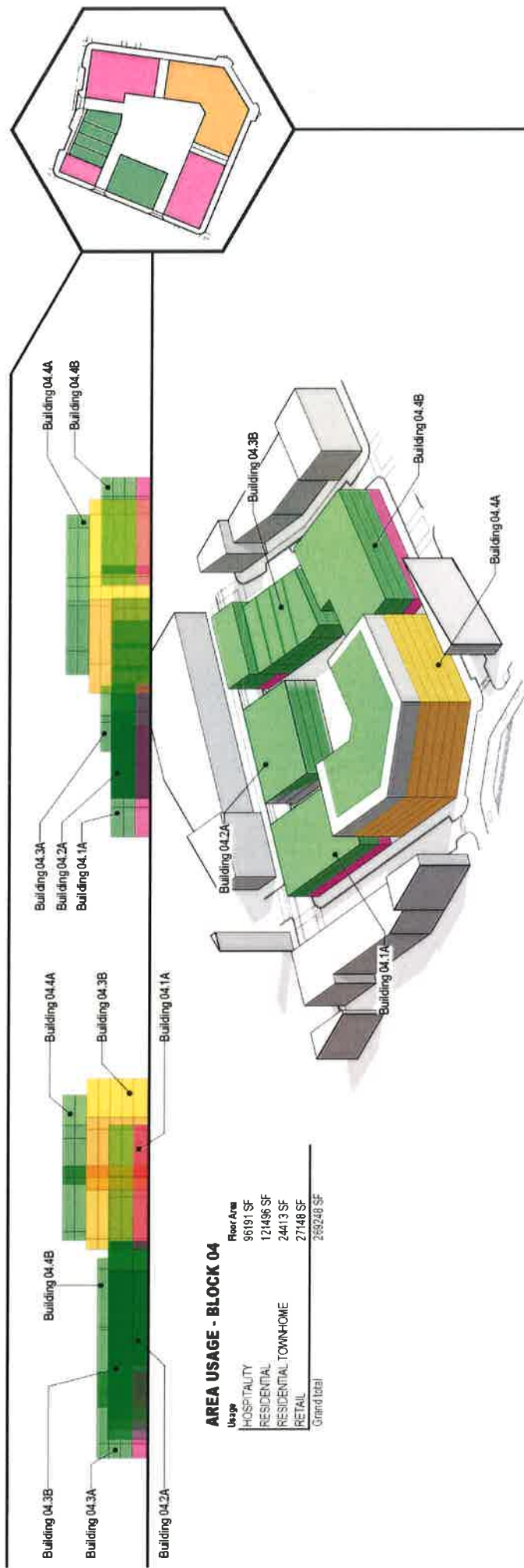
AREA USAGE - BLOCK 03

Usage	Floor Area
RESIDENTIAL	99600 SF
RETAIL	30200 SF
Grand total	129800 SF

AREA USAGE - BUILDING 03.1A

Usage	Floor Area
Level 1 RETAIL	30200 SF
Level 2 RESIDENTIAL	30200 SF
Level 3 RESIDENTIAL	30200 SF
Level 4 RESIDENTIAL	30200 SF
Level 5 RESIDENTIAL	9000 SF
Grand total	129800 SF





AREA USAGE - BLOCK 04

Usage	Floor Area
HOSPITALITY	96191 SF
RESIDENTIAL	121496 SF
RESIDENTIAL TOWN-HOME	24413 SF
RETAIL	27148 SF
Grand total	269248 SF

AREA USAGE - BUILDING 04.4B

Usage	Floor Area
Level 1 RETAIL	12800 SF
Level 2 RESIDENTIAL	12800 SF
Level 3 RESIDENTIAL	12800 SF
Level 4 RESIDENTIAL	12800 SF
Grand total	51200 SF

AREA USAGE - BUILDING 04.4A

Usage	Floor Area
Level 1 HOSPITALITY	19238 SF
Level 2 HOSPITALITY	19238 SF
Level 3 HOSPITALITY	19238 SF
Level 4 HOSPITALITY	19238 SF
Level 5 HOSPITALITY	19238 SF
Level 6 RESIDENTIAL	13119 SF
Level 7 RESIDENTIAL	13119 SF
Grand total	122430 SF

AREA USAGE - BUILDING 04.3B

Usage	Floor Area
Level 1 RESIDENTIAL TOWN-HOME	8138 SF
Level 2 RESIDENTIAL TOWN-HOME	8138 SF
Level 3 RESIDENTIAL TOWN-HOME	8138 SF
Grand total	24413 SF

AREA USAGE - BUILDING 04.3A

Usage	Floor Area
Level 1 RETAIL	3201 SF
Level 2 RESIDENTIAL	3201 SF
Level 3 RESIDENTIAL	3201 SF
Level 4 RESIDENTIAL	3201 SF
Grand total	12804 SF

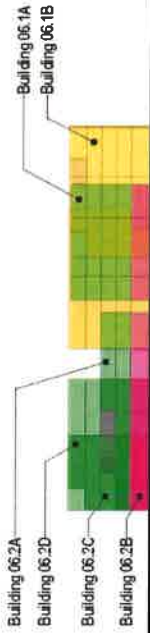
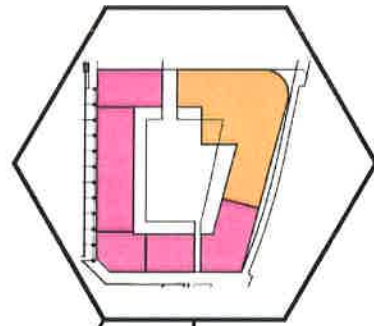
AREA USAGE - BUILDING 04.2A

Usage	Floor Area
Level 1 RESIDENTIAL	8320 SF
Level 2 RESIDENTIAL	8320 SF
Level 3 RESIDENTIAL	8320 SF
Grand total	24960 SF

AREA USAGE - BUILDING 04.1A

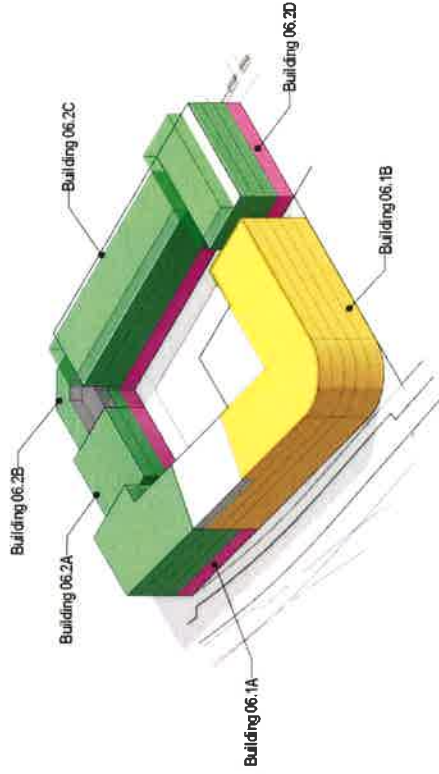
Usage	Floor Area
Level 1 RETAIL	11147 SF
Level 2 RESIDENTIAL	11147 SF
Level 3 RESIDENTIAL	11147 SF
Grand total	33441 SF





AREA USAGE - BLOCK 06

Usage	Floor Area
HOSPITALITY	98318 SF
RESIDENTIAL	112207 SF
RETAIL	36756 SF
Grand total	247282 SF



AREA USAGE - BUILDING 06.2D

Usage	Floor Area
Level 1 RETAIL	6300 SF
Level 2 RESIDENTIAL	6280 SF
Level 3 RESIDENTIAL	6280 SF
Level 4 RESIDENTIAL	6280 SF
Level 5 RESIDENTIAL	4978 SF
Grand total	30119 SF

AREA USAGE - BUILDING 06.2C

Usage	Floor Area
Level 1 RETAIL	11989 SF
Level 2 RESIDENTIAL	11989 SF
Level 3 RESIDENTIAL	11989 SF
Level 4 RESIDENTIAL	11989 SF
Level 5 RESIDENTIAL	8500 SF
Grand total	59455 SF

AREA USAGE - BUILDING 06.2B

Usage	Floor Area
Level 1 RETAIL	4797 SF
Level 2 RESIDENTIAL	4797 SF
Level 3 RETAIL	1553 SF
Grand total	11148 SF

AREA USAGE - BUILDING 06.2A

Usage	Floor Area
Level 1 RETAIL	4672 SF
Level 2 RESIDENTIAL	4672 SF
Level 3 RESIDENTIAL	4672 SF
Grand total	14015 SF

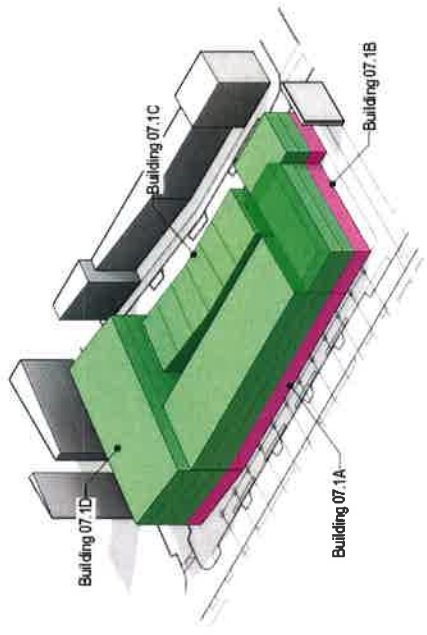
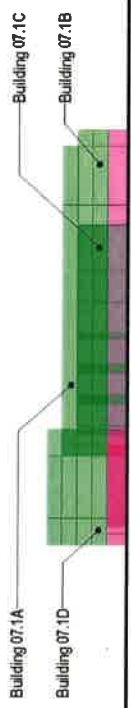
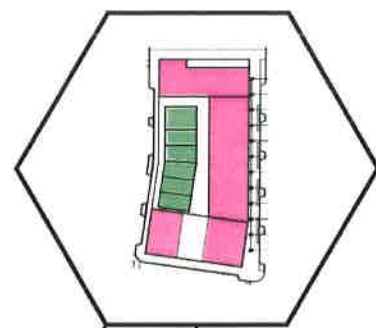
AREA USAGE - BUILDING 06.1B

Usage	Floor Area
Level 1 HOSPITALITY	23723 SF
Level 2 HOSPITALITY	19849 SF
Level 3 HOSPITALITY	19849 SF
Level 4 HOSPITALITY	19849 SF
Level 5 HOSPITALITY	15049 SF
Grand total	98318 SF

AREA USAGE - BUILDING 06.1A

Usage	Floor Area
Level 1 RETAIL	7445 SF
Level 2 RESIDENTIAL	7445 SF
Level 3 RESIDENTIAL	7445 SF
Level 4 RESIDENTIAL	7445 SF
Level 5 RESIDENTIAL	7445 SF
Grand total	37227 SF





AREA USAGE - BLOCK 07

Usage	Floor Area
RESIDENTIAL	102024 SF
RESIDENTIAL TOWNHOME	24823 SF
RETAIL	28196 SF
Grand Total	155044 SF

AREA USAGE - BUILDING 07.1A

Usage	Floor Area
Level 1 RETAIL	12609 SF
Level 2 RESIDENTIAL	12609 SF
Level 3 RESIDENTIAL	12609 SF
Level 4 RESIDENTIAL	12609 SF
Grand Total	50436 SF

AREA USAGE - BUILDING 07.1B

Usage	Floor Area
Level 1 RETAIL	7316 SF
Level 2 RESIDENTIAL	7316 SF
Level 3 RESIDENTIAL	7316 SF
Level 4 RESIDENTIAL	4683 SF
Grand Total	26631 SF

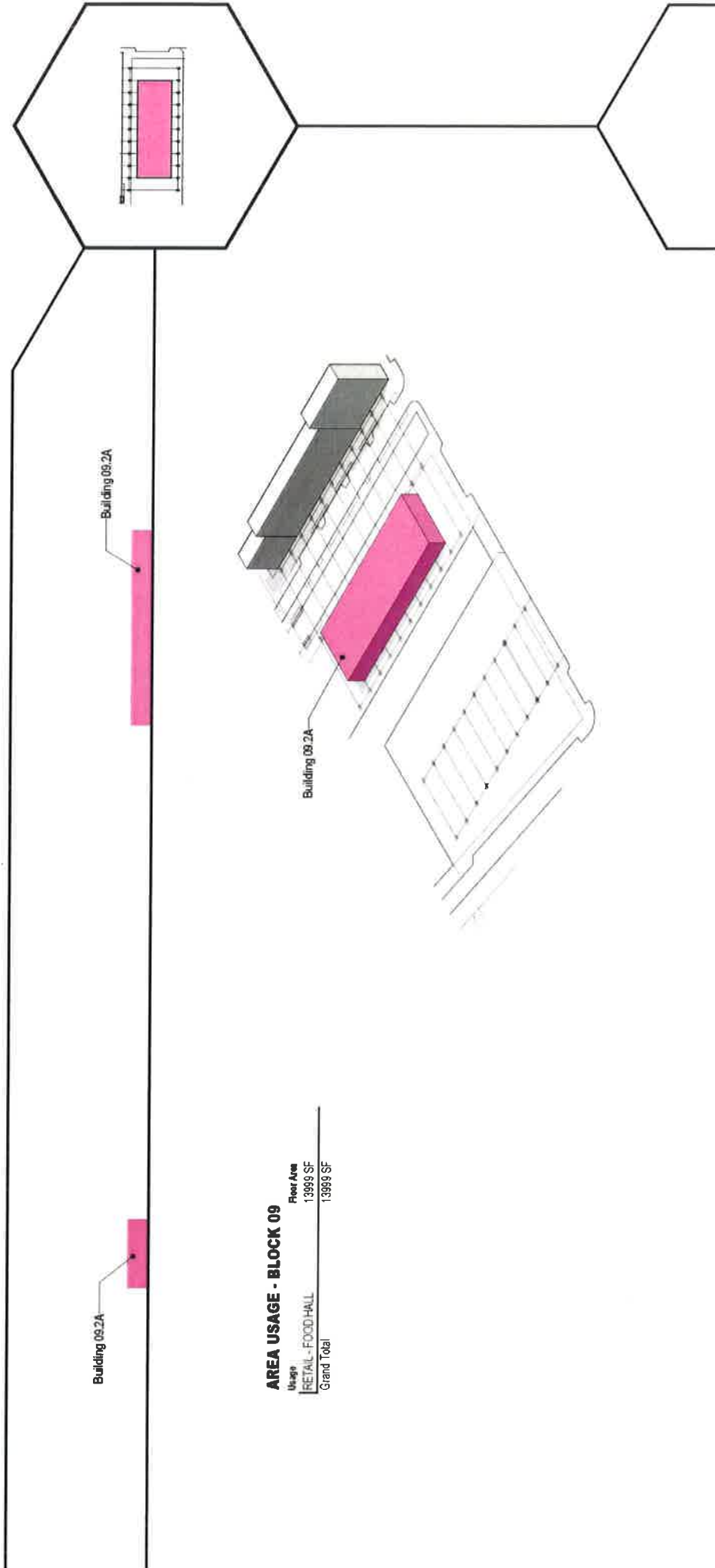
AREA USAGE - BUILDING 07.1C

Usage	Floor Area
Level 1 RESIDENTIAL TOWNHOME	8274 SF
Level 2 RESIDENTIAL TOWNHOME	8274 SF
Level 3 RESIDENTIAL TOWNHOME	8274 SF
Grand Total	24823 SF

AREA USAGE - BUILDING 07.1D

Usage	Floor Area
Level 1 RETAIL	8271 SF
Level 2 RESIDENTIAL	11221 SF
Level 3 RESIDENTIAL	11221 SF
Level 4 RESIDENTIAL	11221 SF
Level 5 RESIDENTIAL	11221 SF
Grand Total	53154 SF





Building 09.2A

Building 09.2A

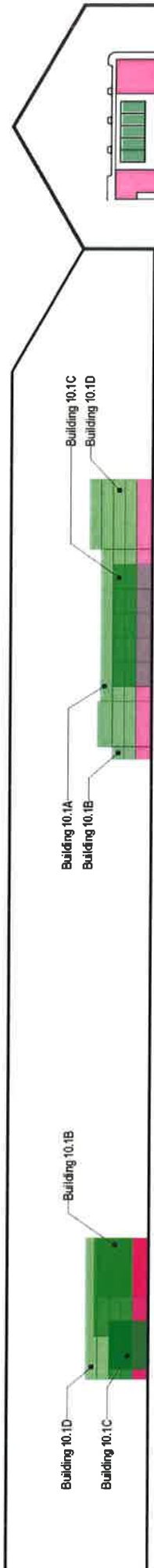
AREA USAGE - BLOCK 09

Usage	Floor Area
RETAIL-FOOD-HALL	13999 SF
Grand Total	13999 SF

AREA USAGE - BUILDING 09.2A

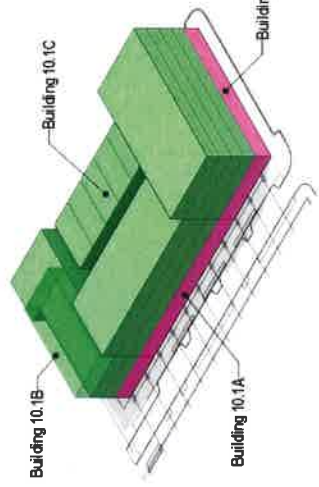
Usage	Floor Area
Level 1 RETAIL-FOOD-HALL	13999 SF
Grand Total	13999 SF





AREA USAGE - BLOCK 10

Usage	Floor Area
RESIDENTIAL	88231 SF
RESIDENTIAL TOWNHOME	18750 SF
RETAIL	26800 SF
Grand Total	133881 SF



AREA USAGE - BUILDING 10.1D

Usage	Floor Area
Level 1	10224 SF
Level 2	10224 SF
Level 3	10224 SF
Level 4	10224 SF
Level 5	10224 SF
Grand Total	51120 SF

AREA USAGE - BUILDING 10.1C

Usage	Floor Area
Level 1	RESIDENTIAL TOWNHOME
Level 2	RESIDENTIAL TOWNHOME
Level 3	RESIDENTIAL TOWNHOME
Grand Total	18750 SF

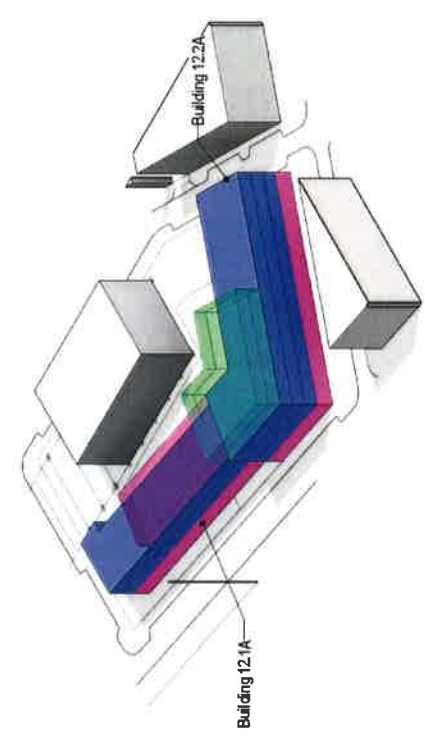
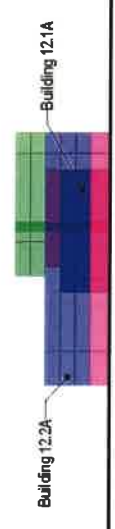
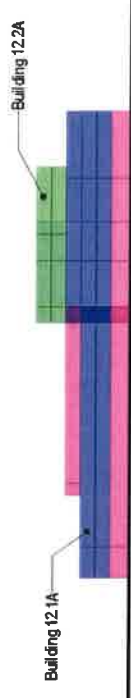
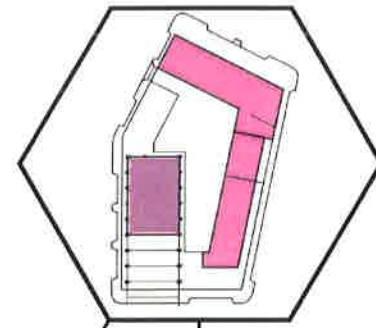
AREA USAGE - BUILDING 10.1B

Usage	Floor Area
Level 1	RETAIL
Level 2	RESIDENTIAL
Level 3	RESIDENTIAL
Level 4	RESIDENTIAL
Grand Total	28631 SF

AREA USAGE - BUILDING 10.1A

Usage	Floor Area
Level 1	RETAIL
Level 2	RESIDENTIAL
Level 3	RESIDENTIAL
Level 4	RESIDENTIAL
Grand Total	37380 SF





AREA USAGE - BLOCK 12

Usage	Floor Area
OFFICE	64166 SF
RESIDENTIAL	16324 SF
RETAIL	32288 SF
Grand Total	112778 SF

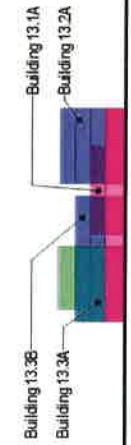
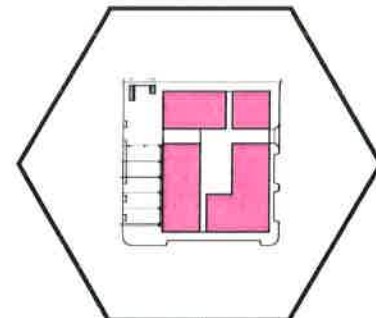
AREA USAGE - BUILDING 12.2A

Usage	Floor Area
Level 1	14030 SF
Level 2	14030 SF
Level 3	14030 SF
Level 4	14030 SF
Level 5	8162 SF
Level 6	8162 SF
Grand Total	72445 SF

AREA USAGE - BUILDING 12.1A

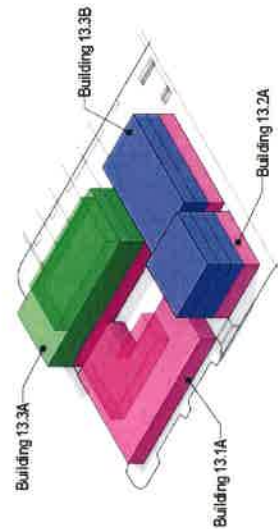
Usage	Floor Area
Level 1	11038 SF
Level 2	11038 SF
Level 3	11038 SF
Level 4	7220 SF
Grand Total	40333 SF





AREA USAGE - BLOCK 13

Usage	Floor Area
OFFICE	44720 SF
RETAIL	33220 SF
Grand Total	77940 SF



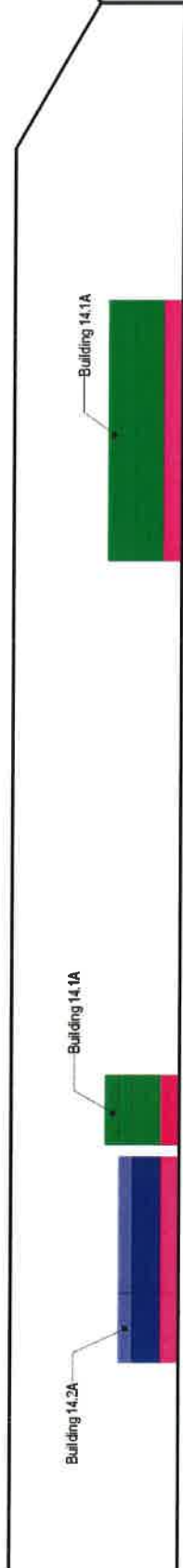
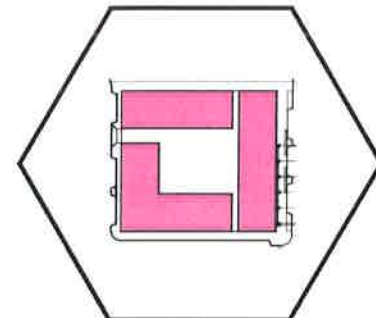
Usage	Floor Area
Level 1 RETAIL	10960 SF
Level 2 RETAIL	4300 SF
Grand total	15160 SF

Usage	Floor Area
Level 1 RETAIL	3600 SF
Level 2 OFFICE	3600 SF
Level 3 OFFICE	3600 SF
Level 4 OFFICE	3600 SF
Grand total	14400 SF

Usage	Floor Area
Level 1 RETAIL	8460 SF
Level 2 OFFICE	8460 SF
Level 3 OFFICE	8460 SF
Level 4 OFFICE	5000 SF
Grand total	30380 SF

Usage	Floor Area
Level 1 RETAIL	6000 SF
Level 2 OFFICE	6000 SF
Level 3 OFFICE	6000 SF
Grand total	18000 SF





AREA USAGE - BLOCK 14

Usage	Floor Area
OFFICE	67680 SF
RESIDENTIAL	54000 SF
RETAIL	39600 SF
Grand Total	161280 SF

AREA USAGE - BUILDING 14.3A

Usage	Floor Area
Level 1 - RETAIL	10620 SF
Level 2 - OFFICE	10620 SF
Level 3 - OFFICE	10620 SF
Grand Total	31860 SF

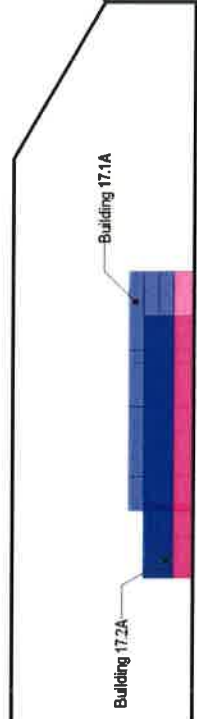
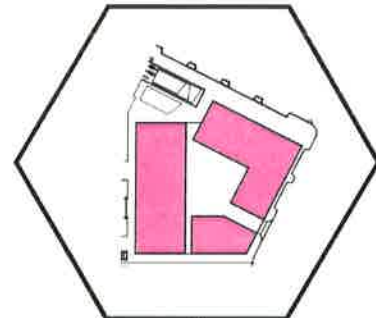
AREA USAGE - BUILDING 14.2A

Usage	Floor Area
Level 1 - RETAIL	15480 SF
Level 2 - OFFICE	15480 SF
Level 3 - OFFICE	15480 SF
Level 4 - OFFICE	15480 SF
Grand Total	61920 SF

AREA USAGE - BUILDING 14.1A

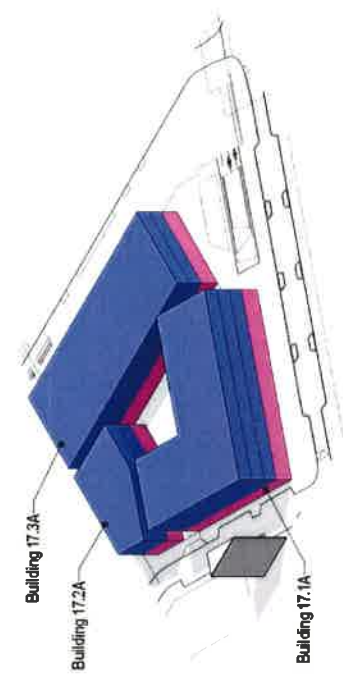
Usage	Floor Area
Level 1 - RETAIL	13500 SF
Level 2 - RESIDENTIAL	13500 SF
Level 3 - RESIDENTIAL	13500 SF
Level 4 - RESIDENTIAL	13500 SF
Level 5 - RESIDENTIAL	13500 SF
Grand Total	67500 SF





AREA USAGE - BLOCK 17

Usage	Floor Area
OFFICE	8860 SF
RETAIL	3701 SF
Grand Total	12561 SF



AREA USAGE - BUILDING 17.1A

Usage	Floor Area
Level 1 RETAIL	14958 SF
Level 2 OFFICE	14958 SF
Level 3 OFFICE	14958 SF
Level 4 OFFICE	14958 SF
Grand Total	59831 SF

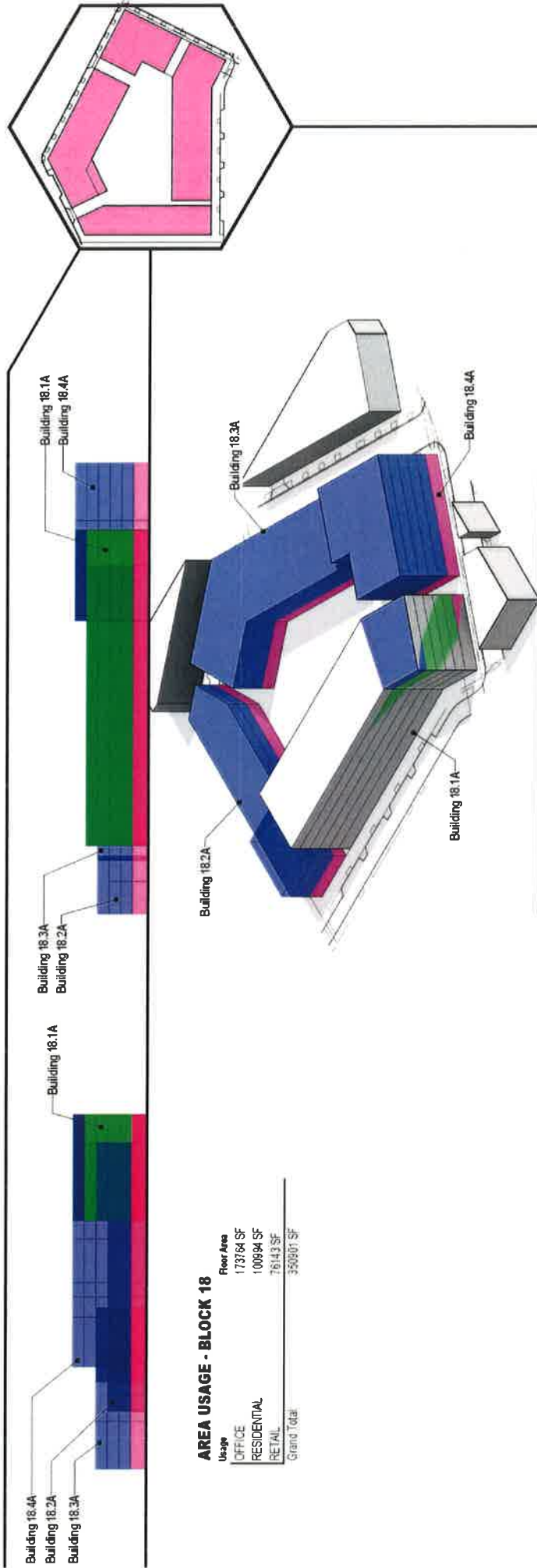
AREA USAGE - BUILDING 17.2A

Usage	Floor Area
Level 1 RETAIL	5243 SF
Level 2 OFFICE	5243 SF
Level 3 OFFICE	5243 SF
Grand Total	15730 SF

AREA USAGE - BUILDING 17.3A

Usage	Floor Area
Level 1 RETAIL	16800 SF
Level 2 OFFICE	16800 SF
Level 3 OFFICE	16800 SF
Grand Total	50400 SF





AREA USAGE - BLOCK 18

Usage	Floor Area
OFFICE	173764 SF
RESIDENTIAL	100994 SF
RETAIL	76143 SF
Grand Total	350901 SF

AREA USAGE - BUILDING 18.1A

Usage	Floor Area
Level 1 RETAIL	25248 SF
Level 2 RESIDENTIAL	25248 SF
Level 3 RESIDENTIAL	25248 SF
Level 4 RESIDENTIAL	25248 SF
Level 5 RESIDENTIAL	25248 SF
Level 6 OFFICE	5833 SF
Grand Total	132072 SF

AREA USAGE - BUILDING 18.2A

Usage	Floor Area
Level 1 RETAIL	15469 SF
Level 2 OFFICE	15469 SF
Level 3 OFFICE	15469 SF
Level 4 OFFICE	4800 SF
Grand Total	51207 SF

AREA USAGE - BUILDING 18.3A

Usage	Floor Area
Level 1 RETAIL	22466 SF
Level 2 OFFICE	22466 SF
Level 3 OFFICE	22466 SF
Level 4 OFFICE	22466 SF
Grand Total	89962 SF

AREA USAGE - BUILDING 18.4A

Usage	Floor Area
Level 1 RETAIL	12960 SF
Level 2 OFFICE	12960 SF
Level 3 OFFICE	12960 SF
Level 4 OFFICE	12960 SF
Level 5 OFFICE	12960 SF
Level 6 OFFICE	12960 SF
Grand Total	77760 SF



WESTSIDE EVOLVES

ROOTED IN HISTORY, POISED FOR FUTURE SUCCESS

November 2021

Part IV The Thriving Afro American Community Yesterday

I can only begin to imagine the challenges and triumphs that led to the changes in the community that have shaped the Westside Afro American community. The story of the Westside Afro American community is a story of resilience, of a community that has overcome adversity and emerged stronger than ever before. The story of the Westside Afro American community is a story of a community that has built a strong foundation for the future, and a community that is poised for future success.

Equally important is the story of the Westside Afro American community's role in the development of the Westside community. The Westside Afro American community has been a vital part of the Westside community's growth and development, and its contributions are an integral part of the Westside community's history.

The Westside Afro American community has been a vital part of the Westside community's growth and development, and its contributions are an integral part of the Westside community's history.

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Part I Early History

Early history of the Westside Afro American community is a story of resilience and growth. The Westside Afro American community has been a vital part of the Westside community's growth and development, and its contributions are an integral part of the Westside community's history.

AFRICAN AMERICANS
of
Phattanooga

PLACES AND EVENTS
AS BEING ON THE
UNITED STATES



Prepared for:



Prepared by:



IN MEMORIAM



Bernell Jackson
Dogwood Manor Community, Resident Advisory Board
Westside Evolves Community Advisory Group

LETTER FROM MAYOR TIM KELLY



At 81 years old, Chattanooga’s Westside is one of our most historic neighborhoods—home to over five generations of our residents. Now this community has joined with area stakeholders to participate in a planning process, with the outcome of these efforts provided in this final plan.

My team and I are eager to support the continued growth—balanced with affordability, historic and greenspace preservation—of Chattanooga’s Westside. *Our* role is rooted in appreciation for this neighborhood’s rich history, a deep understanding of its significance to the fabric of Chattanooga and, most importantly, the hopes and dreams of those who call the Westside home.

The Westside Evolves Transformation Plan focuses on the strengths and opportunities that come with community growth, helping to guide new development strategically. Transforming this critical part of our city will not and should not be straightforward, easy, or rapid. Assembly of this plan began before I was sworn in as Mayor, and thoughtful updates will extend well beyond my term in office. And its implementation has already begun in earnest with dedicated participation from the Chattanooga Housing Authority, community leaders, and other major stakeholders.

I know this plan represents many months of work and perseverance among Westside Evolves supporters and partners, even amidst a global pandemic—one of the most difficult moments in all of our lifetimes. Our community, however, isn’t one to shy away from a challenge: The optimism and enthusiasm of Chattanoogaans is what drives our daily commitment to the types of urban planning and design efforts that will lead to the highest quality of life and place for our unique and diverse neighborhoods.

My thanks to everyone at Westside Evolves for your partnership. Let’s build One Chattanooga—and a thriving Westside—together.

Tim Kelly, Mayor, City of Chattanooga, TN

LETTER FROM CHA CHAIRMAN OF THE BOARD JIM LEVINE



It says a lot about the spirit and resiliency of the people of the Westside that over the past year and a half of the challenges and uncertainties that came with a global pandemic, they and their many community partners and supporters came together to chart a course for the long-term future of the Westside. The high hopes among Westside residents for a future filled with opportunities fueled the imagination of everyone who became part of the process, including all of us at the Chattanooga Housing Authority (CHA).

It is important to note that the Westside Evolves planning process began by deliberately acknowledging and honoring the long history of the Westside, especially of College Hill Courts – one of the Chattanooga Housing Authority’s first two public housing developments. Thanks to Westside Evolves, this history is now fully and honestly told. It will help hold all of us who are called on to be part of implementing the plan accountable for the jobs we have to do.

We have dozens of people and organizations to thank for Westside Evolves and try to do that throughout this planning document. Most of all we thank the residents of the Westside. Their courage in speaking out and their commitment to the place they call home means that we at the Chattanooga Housing Authority rededicate our housing mission to the future envisioned in Westside Evolves.

Jim Levine, Chairman, Chattanooga Housing Authority Board of Directors

ACKNOWLEDGEMENTS



Lindsey Willke talking with Regina Robinson of College Hill Courts (photo credit: Andrew Travis)

The planning team would like to thank the hundreds of residents who shared their time and input to help the team better understand the past, present and potential future of the Westside. During the process, hundreds of voices were heard and many discussions were facilitated in order to build a shared vision for the future of the Westside. The process was greatly enhanced by community leaders and institutions linked to the Westside that enabled so many voices to be included in discussion about current and future needs. More importantly, the Imagination Team curated an extensive breadth of work that documents the process and lifts neighborhood voices through art. Listed here are a small segment of the individuals who have contributed to this effort.

The following individuals and stakeholders contributed significant thought leadership, resources, and time to the development of this Plan. They are organized alphabetically by last name.

COMMUNITY ADVISORY GROUP (CAG):

Sharon Dragg, Resident of College Hill Courts
Moses Freeman, Former City Councilman, Former Westside Resident
Michael Gilliland, CALEB
Representative Yusuf Hakeem, TN House of Representatives, District 28
Winifred Henry, Dogwood Manor Resident Council
Lionel Hodges, Elder at Renaissance Presbyterian Church
Bernell Jackson, Dogwood Manor Resident Council
Paul Luikart, Chattanooga Housing Authority
Debora Maddox, City of Chattanooga, Office of Mayor Andy Berke
Robert Maddox, City of Chattanooga
Eric Matravers, Chattanooga-Hamilton County Regional Planning Agency
Betsy McCright, Chattanooga Housing Authority
Naveed Minhas, Chattanooga Housing Authority
Charlie Newton, SPLASH Youth Arts Workshop
Erskine Oglesby, Councilman, District 7
Tony Oliver, T+T Cleaning, Former College Hill Resident
Jeff Pfitzer, Benwood Foundation
Lisa Pinckney, Footprint Foundation
Troy Rogers, City of Chattanooga, Public Safety
Chris Sands, Olivet Baptist Church
Rev. Tricia Dillon Thomas, Renaissance Presbyterian Church
Sibyl Topel, Chattanooga Chamber of Commerce
Edna Varner, Chattanooga Housing Authority Board of Commissioners
James White, Gateway Tower Resident Council
Donna Williams, City of Chattanooga, Office of Mayor Andy Berke

ELECTED REPRESENTATIVES:

Chattanooga Mayor Andy Berke (Former), Chattanooga Mayor Tim Kelly
Councilman Erskine Oglesby, District 7 (Former)
Councilwoman Raquetta Dotley, District 7
Representative Yusuf Hakeem, TN House of Representatives, District 28

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Anthony Sammons, Office of Mayor Tim Kelly

Chattanooga Housing Authority

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Emmalyn Bradford	Georgie Moody
Cihan Johnson	Aletta Rivers
Betsy McCright	Mike Sabin
Robin Derryberry, Derryberry Public Relations	

Chattanooga Design Studio

Eric Myers
Lindsey Willke

EJP PLANNING TEAM

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Kathy Carton, EJP Consulting Group, Inc.
Rhae Parkes, EJP Consulting Group, Inc.
Lauren Williamson, EJP Consulting Group, Inc.
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Hunter Gee, Smith Gee Studio
Scott Morton, Smith Gee Studio
Ron Yearwood, Smith Gee Studio
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Jessica Stack, Tinker Ma, Inc.
Trey Wheeler, Tinker Ma, Inc.
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Allen Jones, ASA Engineering and Consulting, Inc.
Erika Roberts, Imagination Team Lead Artist
Laurie Volk, Zimmerman Volk
Sarah Woodworth, W-ZHA, LLC

ACKNOWLEDGEMENTS

STAKEHOLDERS INTERVIEWED

City of Chattanooga Council District 7:

Councilman Erskine Oglesby

TN House of Representatives, District 28:

Office of Representative Yusuf Hakeem

Resident Council Gateway Tower:

James “Cowboy” White

Resident Council Dogwood Manor:

Winifred Henry and Bernell Jackson

College Hill Courts:

Sharon Dragg

Laverne Reed

Jerry Short

The Bend (Urban Story Ventures):

Jimmy White, Hiren Desai, and Jill Allen

Second Story Properties:

Tiffanie Robinson

Consolidated Technologies, Inc.

Taylor Stein and Gary Crosby

Robmer Partners, LLC

John Pregulman

Riverfront Property Group

Amin Jamani

The AIM Center, Inc.

Donna Maddox

Ascension Living Alexian PACE:

Jackie DeLeo and Tracy Neidert

Chambliss Center for Children, Newton Child

Development Center:

Philip Acord and Lionel Hodges

Renaissance Presbyterian Church:

Lionel Hodges and Rev. Tricia Dillon Thomas

Chattanooga Neighborhood Enterprise:

Martina Guilfoil

Hamilton County Department of Education:

Shannon Moody and Tiffanie Robinson

Southeast Tennessee Development District:

Beth Jones

Overlook Apartments:

Janice Priutt

Millennia Housing Management, LTD:

Gail Griffin and Sandra Deering

Wishrock:

Kelly Campbell and Penn Lindsay

Blue Cross Blue Shield:

Scott Wilson

Vitus Group:

Jonathan Mendoza

Multifamily Management Services, LLC:

Shea Taylor

J+J Contractors, Inc.:

Brent Collier and Steve Stone

The Office of Mayor Tim Kelly:

Julia Bursch and Brent Goldberg

City of Chattanooga, Office of Capital Planning:

Justin Steinmann

City of Chattanooga, Youth and Family Development:

Jason McKinney

City of Chattanooga, Office of Early Learning:

Angela Hayes

Chattanooga Police Department:

Katherine Hill

Hamilton County Regional Planning Agency:

John Bridger

Caitlin Crawford

Yuen Lee

Karen Rennich

Melissa Taylor

City of Chattanooga, Land Development Office:

Sarah Robbins and Charles Young

City of Chattanooga, Open Spaces:

Akousua Cook and Travis Kazmierzak

Chattanooga Area Regional Transportation Authority:

Philip Pugliese

Chattanooga Department of Transportation:

Blythe Bailey

Chattanooga Housing Authority:

Katie Jackson, Naveed Minhas, and Felix Vess



Early engagements with children

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Erika Roberts, Lead Artist

Charlie Newton, Artist in Residence

Ben Banks, Digital Storytelling

Andrew Travis, Community Artist

Sharon Dragg, Resident of College Hill Courts

April Corbett, Multimedia Artist

Terrance McCrobey, Resident Artist

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Bernell Jackson, Resident of Dogwood Manor

Tangela Johnson, Survey Team Leader

Jason Farmer, CHA

Jessie Lewis, Resident of Gateway Tower

Paul Luikart, CHA

Betsy McCright, CHA

Eric Myers, Chattanooga Design Studio

Laverne Reed, Resident of College Hill Courts

Aletta Rivers, CHA

Tonya Rooks

Tammy Sain, CHA

Felix Vess, CHA

Jonathon Wurth, CHA

Lindsey Willke, Chattanooga Design Studio

FUNDING PARTNERS:

The City of Chattanooga

The Chattanooga Housing Authority

The Benwood Foundation

The Footprint Foundation

The Maclellan Foundation

The Lyndhurst Foundation

Riverfront Group Partners

SUPPORTERS:

Chattanooga Bakery Inc.

Chattanooga Times Free Press

Donna Elle, Groove 93

McKee Foods, Inc.

Tech Goes Home Chattanooga

Top Flight, Inc.

WDEF Chattanooga

SPECIAL THANKS:

Rita Lorraine Hubbard, Author and Researcher

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EXECUTIVE SUMMARY

Background

The Westside is one of Chattanooga’s oldest neighborhoods, and is currently home to around 1,500 families. The area has a rich and complex history. From Native American occupation and removal to urban renewal and notable African American trailblazers, the land on which the current neighborhood rests holds this unique history of people and place and their interconnected stories. One historic neighborhood asset, the James A. Henry school, is a building held dear by many residents past and present. The building represents much of the neighborhood’s history, pride and hopes for a future that is rooted in its rich history. Over time, Chattanooga has grown to approximately 180,000 people in a Metropolitan Statistical Area (MSA) of over 560,000. While the Westside is within walking distance of downtown, it has largely not benefited from downtown’s commercial, residential and tourism resurgence of recent decades.

The Westside Evolves Transformation Plan (the Plan) prioritizes major redevelopment at Gateway Tower, College Hill Courts and the Youth and Family Development campus. These properties together comprise nearly 30 acres of the Westside neighborhood and accommodate 546 households. College Hill Courts is surrounded by additional public and private housing, including high-rise apartments and lower density apartment buildings.

	College Hill	Gateway Tower	Westside	Chattanooga
# Households (HH)	435	111	1,514	72,842
# Residents	769	115	2,623	181,797
Average HH Size	1.76	1.03	1.73	2.31
% HH with children	41%	N/A	21.5%	20%
% Black, White, Hispanic	85%, 14%, 1%	65%, 31%, 3%	87%, 12%, 1%	34%, 64%, 6%
Poverty Rate	87%	60%	49%	17%
% Persons with disabilities	267	15%	466	15%
Source	Resident Survey data 2020	Resident Survey data 2020	Census Tract 16: 2020	Census Data: 2020

Table 1. Residential Summary

While some of the area’s housing is sound, some units need significant repair and upgrading in order to suit the needs of residents of varying physical abilities and family types.

A third of the 1,514 families in the Westside live at College Hill (435 households) and Gateway Tower (111 households) combined. In addition, the majority out households earn less than \$15,000 annually at College Hill (85%) and Gateway Tower (63%) compared to only 16% in the city. Half of Westside residents (52%) do not have reliable internet access at home. 66% of Westside households receive food stamps compared to 18% in Chattanooga. Crime, violence, and vandalism

is the primary concern residents have about the Westside neighborhood.

The Plan recognizes that the heart of this neighborhood is its residents. As such, the Plan leverages the strengths of the community—building upon existing assets and harnessing the market forces already transforming nearby areas. The long-term vision is to transform the neighborhood into a community that is thriving, promotes resident pride and unity among neighbors, and is integrated into the surrounding area. The vision of the Plan is to create a healthy and sustainable community that provides long term physical, social and economic benefits for all residents.



Ujima: Collective work and Responsibility by Andrew Travis

Community Engagement

The planning process moved thoughtfully through phases of information gathering, community feedback, and the development of a multi-faceted community plan. In every phase, advising and feedback, gathering and distributing information, and building relationships was prioritized through new ways of engaging the community. Methods varied from door-to-door community surveys to a digital voting system for participants to use in selecting their priorities and aspirations for the area. Local artists were recruited as a key planning team members to creatively engage the community. This Imagination Team of six local artists became a bridge to the community as it helped gather memories, interpret history, and enable new forms of expressing community concerns.

Community Advisory meetings, Resident Leader meetings, Resident meetings, and Executive Team meetings were conducted throughout the planning process to gather community feedback from multiple sources and to make sure that all voices were heard. Stakeholder interviews were conducted with over 44 people and organizations.

Additionally, a resident and neighborhood survey was conducted with over 706 resident surveys

completed – representing 82% of the public housing community— to gather individual input and perception of the Westside neighborhood. Interactive, hybrid (virtual and in-person) Community Workshops were conducted in the spring of 2021 to attract more community participation. Workshops offered residents a chance to review all the information generated from community surveys, completed activity books, interviews, and document research and mapping. Input sessions were repeated at various days and times for participant convenience. The feedback was used to shape the overall vision for the future and priorities of the Plan.

In addition to direct engagement strategies, newspaper articles, press releases, social media posts, and a project website helped inform the public at large about opportunities, build interest throughout greater Chattanooga, and encourage feedback. The planning team programmed interactive and community-based activities that encouraged residents to get involved such as a voter registration event, Halloween candy give-away, holiday party, and flagpole gatherings. These events centered around vital locations in the Westside such as the College Hill Courts flagpole,



Plan release at neighborhood block party

Grove Street, and Sheila Jennings Park and helped to build relationships with Westside residents.



Artist bird's eye rendering of proposed re-imagined Sheila Jennings Park view looking West along W. 12th Street.

Plan Highlights

The Plan aims to enhance and promote social, economic, and physical benefits to its residents. The Plan values community-building and connection through the introduction of high-quality housing, a higher quality of life and well-being, and diverse education and employment opportunities to the Westside. The Plan envisions a mixed-income, resilient community that encourages neighbors to socialize, enhances quality of life and instills an intangible sense of belonging and pride in residents. Carefully considering the fundamental needs of the community and surrounding context, the Plan's objective is to create a healthy and sustainable community that provides long term physical, social and economic value for all residents.

Community Vision

Through the implementation of the Plan, the Westside can become “a thriving, growing community, moving, culturally sound, embracing what was, building a healthy, enlightened, rich future for everyone.”

Community-building and Connection

Addressing the need for connectivity and safety for diverse family types, the Plan establishes a more robust street grid and integrates more

active community spaces throughout, with a concentration around the revitalization of the historic James A. Henry school. The Plan will also introduce retail, services and economic development into the area to connect residents to amenities near home. The Plan incorporates sustainable design principles in all aspects of physical design and community culture, aiming to strengthen physical, cultural, and historic connections.

Focusing on connecting the community through a network of green spaces and walkways, the Plan will link the main thoroughfares of W. MLK Boulevard and W. Main Street, creating spaces that support pedestrian activity and community gatherings. With the integration of local artists and programs such as SPLASH Youth Arts Workshop, the Plan will promote a community campus for art, culture, education and services at the James A. Henry building, using art and culture as an intersection for bringing the community together. The building will help to preserve the rich history of the Westside while also serve as the cultural center of the community, celebrating and promoting art and creativity, listening, and gathering.



Housing

With many residents living in subsidized housing dating back to the 1940's, existing housing conditions will be a priority to update and replace. Both Gateway Tower and College Hill Courts present challenges for rehabilitation and preservation, due to environmental and structural decline so demolition and redevelopment is proposed. Existing and future residents alike deserve a community with high quality structures that function well for modern living needs. Considering the history of displacement in the area, it is crucial that the residents who called Westside home before this process, can continue to call it home in the future. Therefore, the plan replaces all existing affordable units into a new mixed income community, with housing options ranging from over 1,600 on publicly controlled land, to over 3,000 units, based on the integration of additional sites. The goals of the housing plan are: to provide inclusive housing choices and diverse design options to promote a sense of ownership and pride in the community; to replace all existing units using a one-to-one replacement requirement; and to present space options for economic/commercial development to connect residents to much needed amenities and resources.

Quality of Life and Well-Being

The Plan envisions a holistic set of strategies to improve the quality of life and personal well-being of all neighborhood residents. The Plan aims to ensure access to affordable, healthy, and fresh foods; support aging-in-place and independent living; connect residents to high-quality, primary care services; develop open space and amenities to promote exercise, socializing, community building and time outdoors; adopt green and sustainable building principles; and increase a sense of personal safety. This strategy is realized through the redevelopment and repositioning of Shelia Jennings Park and the preservation and expansion of the James A. Henry building into a "hub" for community activity.

Education, Employment & Economic Development

Westside residents highly value education and supports for youth in the community. To prepare children for success in college and career, there must be effective family and community supports coupled with strong academic experiences. The Plan prioritizes expanded access to quality early childhood education, providing parents the support they need to be strong caregivers from cradle to college, and offering relevant, desirable, accessible, and consistent youth programming.

Preserving and expanding existing after school and summer programs through the Newton Center and YFD Head Start Program and informing parents of where and when these resources are available are important first steps. Youth programming provides opportunities to enhance children's social, emotional, educational, and physical development.

In addition to youth, investments in workforce development that remove obstacles and help individuals gain the skills they need for economic success are critical. Key to this endeavor is providing reliable access to the internet and enhancing the public transportation network. The Plan creates multiple pathways for increased economic self-sufficiency regardless of employment experience or background through the leveraging of a more robust infrastructure, local in-neighborhood hiring agreements, and pathways and training opportunities with local partners such as the Chamber of Commerce and/or Chattanooga State Community College. Growing and supporting local and micro-businesses and ensuring equitable access to resources and opportunities will build the talent and entrepreneurship that already exists in the Westside and will encourage others to realize their potential.



Artist rendering of proposed Westside Development view looking towards flag pole + Grace tree plaza, along future extension of Boynton Drive.

Implementation and Next Steps

The Plan lays out an ambitious 10+ year road-map for equitable, sustainable and holistic revitalization of the community and the families who live here. The planning process has resulted in the development of a Plan that has established the vision and goals that will remain as guiding principles for all future activities. The Plan guarantees eligible residents the “right to return” and proposes a “build first” approach that minimizes offsite relocations. Implementation will begin on sites controlled by the Chattanooga Housing Authority (CHA) and the City of Chattanooga, then expand as new sites become available.

Financing

Implementation, relocation, and demolition will be phased. Phase 1 of the Plan proposes to start development at the Youth and Family Development Administrative Office (YFD) site and the James A. Henry school simultaneously. Financing the Plan, which will likely cost more than \$1 Billion, will require the identification, assembly, and deployment of multiple funding sources over many years as the Westside revitalization effort is expansive and complex.

Team

The CHA, the City of Chattanooga and the Chattanooga Design Studio nurtured a highly successful partnership during the planning process and formed the Executive Team. All remain committed to working together to ensure the implementation of the Plan. Coordination and collaboration with many additional committed partners are essential to the success of such an ambitious and comprehensive plan.

Ongoing and Early Action Engagement Activities

Continuing to engage residents and community stakeholders is crucial to the Plan’s success. Consistent, transparent, and accessible communications will be essential throughout implementation with both stakeholders, funders, developers, partners, and residents. Keeping the residents of CHA properties informed through periodic resident-only meetings and discussing relevant issues is valuable to earn and maintain the trust of the community. Continuing the artist-led engagement effort with diverse artists helps with both traditional and non-traditional forms of engagement. Visible actions, even modest ones, are necessary to build momentum for change. These actions improve neighborhood



Early engagement activities with the neighborhood residents

confidence, sustain community energy, attract further engagement and help convince skeptical stakeholders that positive change is possible.

The Plan includes early action activities that emerged from conversations with residents and stakeholders during the planning process - the design and concept plan for the James A. Henry building, the renovation of Boynton Terrace and Dogwood Manor communities, the renovation and reopening of CHI Memorial Health Clinic at Boynton Terrace, the Community Health Promotion Program, COVID-19 vaccination, mental health services, community gardens, workforce development and resident councils.



Artist rendering of proposed Grove Street improvements and proposed mixed-use development.

SECTION II. INTRODUCTION AND HISTORY



Children gather at the central flagpole, early 1940s, photo courtesy of resident Joy Johnson

Every good plan and every good planning process begins with the history of the place and its people to create a foundation for common understanding and wise decision making. Yet it is also important that the history we learn and build the future on is candid and complete. For the most part, the history of the Westside has been written by the dominant culture of the times, not representing the people who have lived in the Westside and who have been most impacted by its development and redevelopment over the decades. The Community Advisory Group and the planning team were committed to changing this pattern of history-telling. Therefore, local award-winning author and teacher Rita Lorraine Hubbard was engaged to document the history less often told of the Westside. The history of the Westside is as old and complex as the history of the city as a whole and while the area was home to Indigenous people over thousands of years, our history begins after the end of the Civil War in 1865.

SPOTLIGHT

RITA HUBBARD



Award-winning author Rita Lorraine Hubbard is a native Chattanooga and a retired special education teacher of 20 years. She now champions unsung heroes whose stories need to be told with courage and heart. Her books, *The Oldest Student: How Mary Walker Learned To Read*; *Hammering For Freedom: The William Lewis Story*; and *African Americans Of Chattanooga: A History Of Unsung Heroes*, have garnered honors and awards that include the New Voices Award, the East Tennessee Historical Preservation Award, the 2021 Crystal Kite, the 2021 Comstock Children's Read-aloud Award, and 2021-2022 Texas Bluebonnet Master List Award. Rita is proud to help memorialize the amazing history of Chattanooga's Westside and the tireless and devoted pioneers who helped make it the neighborhood it is today.

WESTSIDE HISTORY

(RESEARCH & WRITING BY RITA LORRAINE HUBBARD)

As the City of Chattanooga expands and evolves, definitive changes are expected for one of its oldest neighborhoods, the downtown neighborhood called the Westside. All eyes are focused upon the Westside's future, but even so, the spotlight of history is also focused upon its past. This focus includes dedicated research into the Westside's history, its early residents, its pioneering personalities, and its grand landmarks of yesterday and today. The re-discovery of the Westside's history, coupled with the planned makeover for its buildings and its devoted residents, both fall under the umbrella of "the Westside Evolves initiative," a community engaged and carefully planned effort to envision the future of the Westside neighborhood by learning from its former glory.



Photo: Skating around the flag pole at College Hill Courts

HISTORY OF THE AREA

1838
Native American Removal
By the time Western settlers arrived in the area the land had long been occupied by primarily Cherokee tribes. As settlers arrived and claimed the land as their own, a forced mass migration event known as the "Trail of Tears" displaced the local Indigenous Peoples from their homes, temporarily housing them at camps such as Ross's Landing in Chattanooga before sending them west across the Mississippi River.

1861-1865
Civil War
During the Civil War, Cameron Hill was an important communications post for the Union army. Because of its access to rivers and railroads, Chattanooga was a key location for both the Union and Confederate armies and was referred to as the gateway to the deep south.

1872
First Public School
By 1872, Howard School had become the first public school (for either white or African American children) in Chattanooga. Professor James Henry, shown in this photograph, was the first African American principal of the school.

1886
Cameron Hill
Residential lots along the side of Cameron Hill were auctioned and the neighborhood became a fashionable part of town. The area had an incline and street railway accessing downtown.

1886
Boynton Park
In 1905, a 10-acre park atop Cameron Hill was dedicated as Boynton Park for Union Gen. Henry Boynton.

1905
Bell Washington
Bell Washington was Chattanooga's first African American high school graduate in May of 1886 from Howard High School. In the image Washington wears her graduation gown and holds her diploma.

1917
The Rise of Industry
Factories of coke-fired iron and the developments of Tannery Flats led to the adjacent worker residences of College Hill Courts and Blue Hollow. The photo above shows Lookout mountain obstructed by smog.

1940
College Hill Courts
College Hill Courts affordable housing neighborhood opens with 497 units, making it the largest in Chattanooga.

1950
Demolition Begins
College Hill Courts remains as Urban Renewal demolishes all surrounding structures. Second District School seen in the middle ground along the new highway. Demolition began in early 1957 and continued for several years through the railroad relocation effort and the addition of Highway 27.

1954
Making Way for a New Center
In February of 1954, the Newton Community Center is demolished after a fire and rebuilt on Grove Street. The Center has provided childcare for members of the community since 1903 and continues today.

1954
Captain Morris Glenn
Captain Morris Glenn was one of the first African American police captains in the south. A WWII veteran, Glenn served on the police force for over 15 years, from the late 1950s until his death on the job in 1971.

1957
Demolition Begins
College Hill Courts remains as Urban Renewal demolishes all surrounding structures. Second District School seen in the middle ground along the new highway. Demolition began in early 1957 and continued for several years through the railroad relocation effort and the addition of Highway 27.

1963
Highway I-27 Completed
Highway I-27 is completed and opened to the public. Essential to its construction was the dirt transplanted from Cameron Hill.

1964-1989
Zayre's
Chattanoogans turned out in great numbers to shop at Zayre's on grand opening day, October 16, 1964. Mayor Ralph Kelley and CHA Executive Director Herbert Banks presided at the ribbon-cutting. Mr. Banks said that the opening of Zayre's was only the beginning for the Golden Gateway. At the time Crest toothpaste was 44¢ and tires were \$7.97 each.

1963
Gateway Towers
Construction is completed on new apartment building for elderly citizens in Golden Gateway.

1977
Community Garden
The community garden at Westside is started by Chattanooga Area Food Bank.

1980
James A. Henry Elementary Closes
College Hill Courts' James A. Elementary School closes and many renovations of commercial and community spaces are attempted but ultimately fail all through the 90's.

1990
Blue Cross Blue Shield Acquires Zayre Building

1991
D.A.R.E.
Gwendolyn Charles and Gwendolyn Scott found D.A.R.E. at College Hill and call for the conversion of James A. Henry School into a community service building.

1990
Gwen Charles and Gwen Scott
Seeing a need for change, Gwen Charles and Gwen Scott organized the D.A.R.E. program in College Hill to engage and educate single parents on drugs and how to keep their children safe in their neighborhood.

1997
James A. Henry Building Renovation Completed
The building features classrooms, community rooms, a health clinic and business incubator spaces.

2007
BlueCross BlueShield Complex Completed
BlueCross BlueShield of TN purchases Cameron Hill in 2000, seven years later the complex is completed hiring 4,900 employees.

2016
Gaining Access
The River walk extension from the newly developed Blue Goose Hollow Trail head opens, connecting south to St. Elmo.

2020
Westside Evolves
In September 2020, the Westside Evolves process was launched in an effort to understand the neighborhood, create a shared vision, and design a plan for the future of the neighborhood.

Sharon Dragg
Sharon Dragg is a community member who has been helping Westside Evolves with community engagement and planning. She has been a resident of College Hill for 5 years.

THE LAND

INDUSTRIAL NEIGHBORHOOD

URBAN RENEWAL

GOLDEN GATEWAY

POST GOLDEN GATEWAY



HISTORY OF THE AREA

Before The Westside

Downtown Chattanooga is steeped in enchantment and tradition as far as the eye can see. From its luscious skyline topped by white clouds and sunshine to its landscape framed by sparkling water, our city is bustling with life and brimming with a history that demands celebration.

This is what Downtown Chattanooga is like today. But what was it like yesterday?

The history of Chattanooga has been documented in many books and articles, but the history of certain neighborhoods – especially those composed largely of African American populations, have not been afforded the same indulgence.

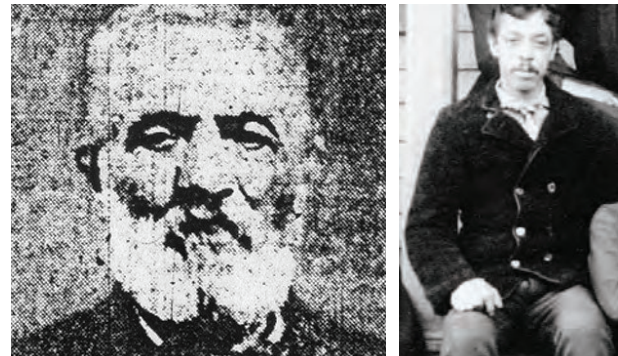
African American presence in Chattanooga goes as far back as 1541 – and probably even further than that, but for purposes of the Westside Evolves initiative, we will begin after the end of the Civil War. Just after the war ended, the downtown area from East 9th Street to the Westside and Cameron Hills bustled with African American businesses and enterprises. A formerly enslaved man named

William “Bill” Lewis owned a home not far from the old Provident Building. He had come to Chattanooga from Winchester, Tennessee – a slave who had saved a large amount of money from the tips he’d been given for the work he performed for his owner. He used his tips to make a bargain with his owner: he wanted to rent himself for \$350 for a year of freedom to do whatever he wanted. When the owner agreed, Bill moved to Chattanooga and earned enough money as a blacksmith to free himself and his entire family. By expanding his blacksmith shops and purchasing and reselling tobacco, he became extremely wealthy. He provided real estate, primarily for the former slaves who poured into Chattanooga after the end of the war.

Bill decided to join with his nephew, John S. Lovell, to spearhead a business development that would benefit the African Americans of Chattanooga. John was a freeborn African American whose primary wealth sprang from his business, called Mahogany Hall. It was located in what is now known as Miller Park. The building was three stories tall and had a hotel, restaurants, saloons, casino, dance hall, and

brothel. John chose that precise spot because it had once been the site of the slave auction house, which drew many customers from as far away as the Deep South.

Bill’s and John’s business and real estate ventures helped spur growth of the black neighborhood along East 9th Street past the former Irish Hill area. Nearby was a neighborhood that came to be known as Tadetown. On the south side of the area, a neighborhood called Scruggstown was flourishing also. By this time, Chattanooga’s population was two-thirds African American, and so was its city police force and its fire department. In addition to the former Camp Contraband (Hill City), Chattanooga black citizens were concentrated in and around the Fourth Ward in the years after the war.



Bill Lewis & John Lovell



Photo: College Hill Courts during Civil War 1860’s

HISTORY OF THE AREA

Education

In 1867, Congregational minister Reverend Ewing O. Tade founded Howard Free School, the first public school in Chattanooga that existed to serve the black community. Reverend Tade became this county's first Superintendent of Education. He was also headmaster of Howard Free School, where his wife was one of the teachers.

In 1886, the city rejoiced as Miss Bell Washington became the first African American graduate (male or female) of Howard School, in a class of one.

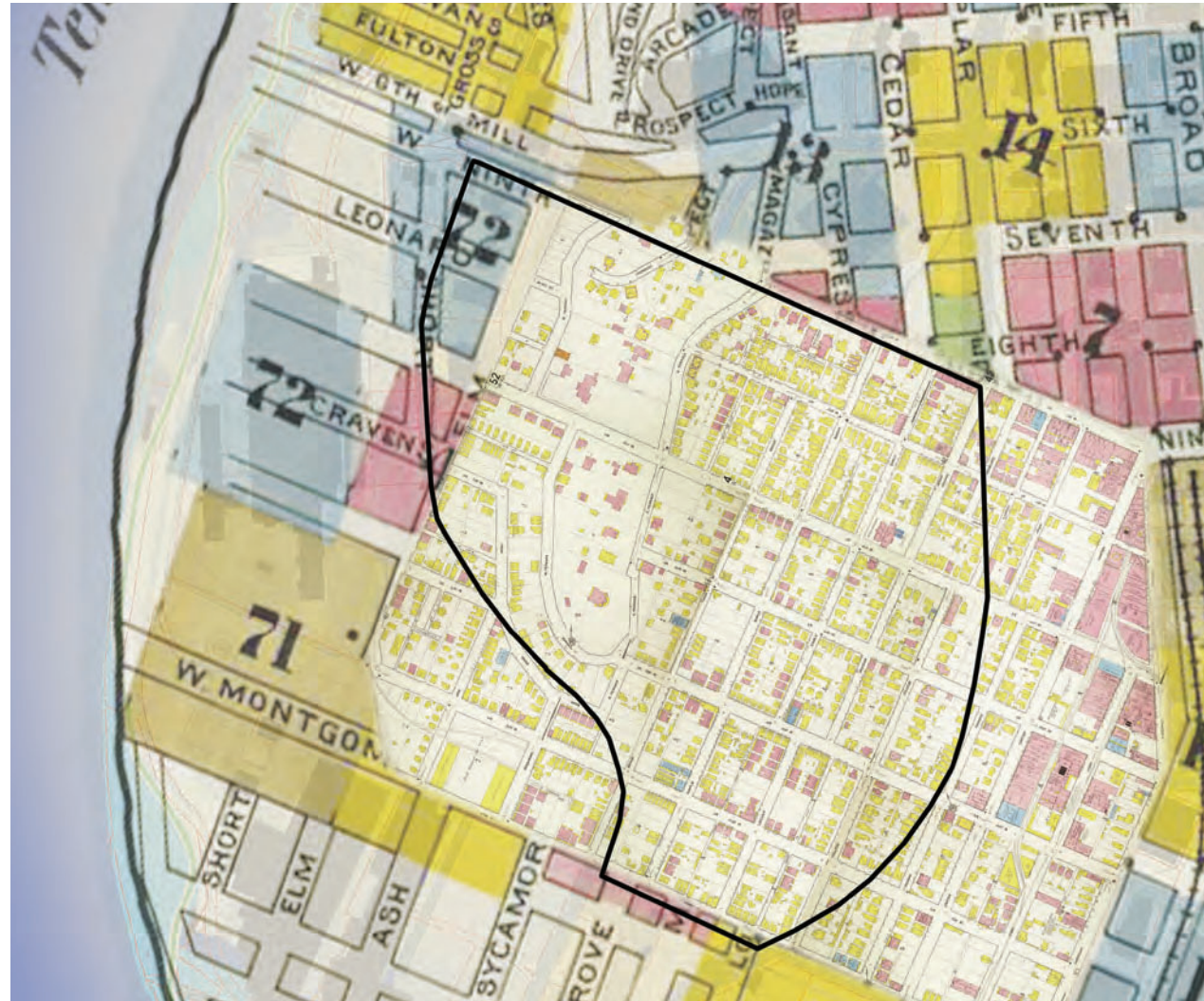
The first African American male graduate, Mr. Augustus Wickliff, graduated in 1887. His was also a class of one.



Howard School



Miss Washington



1917 Sanborn map of the Westside with building footprint overlay.

Major Occupations & Business Community

While a good educational foundation was being established, Chattanooga's diverse African American population was assuming a range of occupations. Several African Americans served as mail carriers; others served as foremen, pharmacists, coal dealers, and undertakers. They were also employed at places like Chattanooga Plow Company, Southern Railroad, Ross-Mehan Foundry, U.S. Cast Iron & Pipe Foundry, and the Empire Steam Laundry.

Southern Stove and Hollowware Manufacturing, which made its own stoves and hollowware—and shipped to states like Alabama, Mississippi, and Georgia. The Rising Sun Manufacturing Company was located on Harrison Avenue and run by Mr. J.A. Strickland. It specialized in stoves, grate baskets, fenders and fronts, stove repair and hollowware. The very business-minded Douglas McWharter, who owned extensive property throughout the city and a prosperous cotton farm on the side, was a major stockholder.

There was a "Colored" Y.M.C.A. that was located at the corner of Georgia Avenue and East 9th Street, had been formed by Mr. William

M. Wilson, and was supported by blacks and whites alike. Wilson had once been appointed Deputy Sheriff of the county, and also served as a letter-carrier for the post office.

The James Building was located on East 9th Street. It was owned by Dr. O.W. James, and his partner, a man named Mr. Allen. Together they formed the James and Allen Drug Company and supplied all the drugs in demand by the East Side Pharmacy.

The East Side Pharmacy was located on the first floor and was considered one of the most modern buildings of its time, the James Building. Dr. James had designed the building with ample space for offices and private lodgings and had spared no expense in seeing that it had "all the necessary sanitary arrangements." It was considered the finest Negro Drug Store in the entire United States, and Negro physicians and their patients frequented the establishment.

The prescriptions were filled by young pharmacist R. Emerson Andrews. Mr. Andrews was a scholar graduate of Shaw University

Pharmaceutical Department. As the legend went, Andrews spoke Latin and Greek, excelled in mathematics, and was so intellectually gifted, he graduated from Shaw's Pharmaceutical Department in 1893—at the tender age of 12!



East Side Pharmacy

HISTORY OF THE AREA

Ninth Street

Back in the day, MLK Boulevard was divided into East and West 9th Street. West 9th Street was brimming with black businesses. West 9th Street was the section past the present-day downtown public library going toward the Golden Gateway. An important African American attorney named J.P. Easley, shown left, lived near West 9th Street, on Cedar Street on Cameron Hill. His offices were in his home. He also had a “picture show” or movie theater there. Once the city revitalized the area, all the black businesses were shut down.

East Ninth Street

East 9th Street was a prototype of the types of neighborhoods we strive for today: it was diverse. According to Mr. Fluker Walton in a 1981 interview, “there was a white store here, a Jewish store there, and a black store there.” There were shoe shops, and many cobbler shops where shoes were made and repaired. There were also barber shops, drug stores, restaurants, doctors, and dentists. There were fruit vendors and people who sold suits of clothes and coats hanging on the street.

It has already been mentioned that Mr. J.P. Easley owned a “moving picture show.” There was another such moving picture show on East 9th Street above Houston Street that was owned by the Conyers Brothers. There was also a third moving picture theatre at Five Points in the Westside. It was owned by Dr. George Macker, shown right, who was a popular dentist in Chattanooga.

Other businesses that served the downtown and Westside neighborhoods were: The L&G Five and Dime on East 9th Street, and the Martin Hotel Snack Shop, located inside the Martin Hotel on East 9th.



L&G Five and Dime Store, owned by Mr. Gordon, was located on Ninth Street, now MLK Boulevard.



The Snack Shop, located inside the Martin Hotel, was managed by Mamie Martin. She was a schoolteacher in South Carolina who quit her job to come help her uncle Robert Martin run the Martin Hotel.

West Ninth Street

West 9th Street also boasted a black hospital – Carver Hospital. But before it was Carver, the building was called Ellis Hospital, and it was specifically for wealthy whites. Later it became Carver Hospital, for blacks so that they would not have to be admitted to Erlanger.



Photo: Carver Memorial Hospital

HISTORY OF THE AREA

20th Century

At the beginning of the 20th century, African Americans in Chattanooga were concentrated in the neighborhoods of Tadetown and Scroggstown along East 9th Street, in parts of East Side, the area from Georgia Avenue to East End (later Central) Avenue. On the Westside, between Cameron and Academy Hills and the river, they lived in the shantytowns of Blue Goose Hollow (north of West 6th, later West 9th, Street) and Tannery Flats (south of the same street).

In the suburbs, African-Americans lived in Citico City (a.k.a. Lincoln Park, between Wiehl Street and the railroad tracks, north of East 3rd Street), Bushtown (the first all-black municipality in Tennessee), Churchville, Stanleyville (southeast section of what would otherwise be Churchville), Rosstown (behind and including what is now Parkridge Hospital), Fort Cheatham (between Ridgedale and East Lake), the Gamble Town section of Saint Elmo, Hill City (north of the river between Manning Street, Stringer's Ridge, and Forest Avenue), Bozentown (between Amnicola Highway and Riverside Drive), and in central East Chattanooga, right next to the public park.

From at least 1904 to 1925, two years after its annexation by the city, Bushtown hosted Abraham Lincoln High School for black students living in the East Side and the suburbs east of the city. It was part of the Hamilton County school system. Bushtown, along with Churchville and Stanleyville, were annexed in 1923. After 1925, Lincoln became a junior high school, and some of the high school students of those communities went to Howard High; most, however, preferred Booker T. Washington School in the county in the community of Shot Hollow. Abraham Lincoln Junior High School closed its doors in 1936, and the building was torn down in 1948.

In the wider Hamilton County, African Americans occupied the communities of Chickamauga (Shepherd), Shot Hollow, Turkey Foot (which was an organized municipality), Hawkinsville, Black Belt (located south of Harrison), Black Ankle (located south of Ooltewah), Summit, and Bakewell (situated between Soddy and Sale Creek).

The black community in Chattanooga and Hamilton County experienced segregation and bias much like the rest of the country, and

they responded by boycotting the segregated streetcars of the city's three trolley companies in July 1905. This is important because the city's own Randolph Miller was one of the leaders of the boycott. Miller, who worked at an early Chattanooga newspaper in the downtown area, was editor of his own nationally syndicated publication called *The Chattanooga Blade*.

Miller joined forces with Alderman Hiram Tyree and formed "hack lines", which were horse-drawn trolleys that carried passengers from such suburbs as Churchville, Tannery Flats, St. Elmo, and Fort Cheatham.



Randolph Miller

Medical Community

The business and medical community were centered in the downtown area, on Market Street, East 9th Street, and Main Street. Dr. O.L. Davis, the first female African American dentist to graduate in the south, held office in the James Building on East 9th Street. Dr. Edmond W. Rogers, specialty unknown, held office at 211½ East 9th Street.



Dr. O. L. Davis



Dr. Alexander Thompson

Dr. W. Alexander Thompson, specialty unknown, held office at 404 West 9th Street. Physician William H. Elmore held office at 401 Market Street. And Dr. J. P. Frierson, dentist, held office on Market Street.

One of Chattanooga's most memorable African American physicians was Dr. Emma Rochelle Wheeler. When Dr. Wheeler arrived in Chattanooga, she became its first African American female physician. She and her husband, Dr. John Wheeler, saw their patients on Main Street, near several African American communities concentrated in and around Washington Street, 16th Street, Rossville Boulevard, East End (Central Avenue), and Reed Avenue. Later, Dr. Wheeler built and managed Walden Hospital, which was located on the Corner of 8th Street and Houston.

The main mode of transportation was jitneys and taxis. Jitneys existed because blacks were forbidden from using streetcars. Jitneys went up and down the street, picking up people who wanted to ride from one end of the street to the other. They were completely separate from taxis, which had to be called to come to the customer's home to pick him/her up.



Dr. Emma Rochelle Wheeler

EARLY WESTSIDE

Chattanooga Housing Authority

The Chattanooga Housing Authority (CHA) was established in 1938, with a prime directive to manage public housing and clear out all the slums. Many Chattanooga residents living at or below the poverty line needed adequate and affordable housing. Also, WWII was in full force and many African American families had migrated to Chattanooga via the defense program. They were in desperate need of decent shelter, too.

One of the locations for new housing was the Westside in downtown Chattanooga. Today the Westside is composed of roughly 435 acres bounded by Chestnut and Carter Streets on the east, Main Street on the south, and the Tennessee River on the west and north. In 1940, the CHA went to work on its first housing developments for the city: College Hill Courts, an area of homes built specifically to house blacks, and East Lake Courts, earmarked for whites. In the early days, these housing facilities were for the “temporary poor” only.

There are conflicting accounts about when College Hill Courts was completed. Some articles say it was completed at the end of

August 1940 and the first families moved in during the first week of September. However, one Chattanooga Times newspaper image dated, June 18, 1940, indicates the buildings were complete and people were already moving in at that time. In any event, the housing units opened sometime at or after mid-year 1940. It was originally designed to house approximately 500 African American families, but the demand was so great that applications exceeded 750.

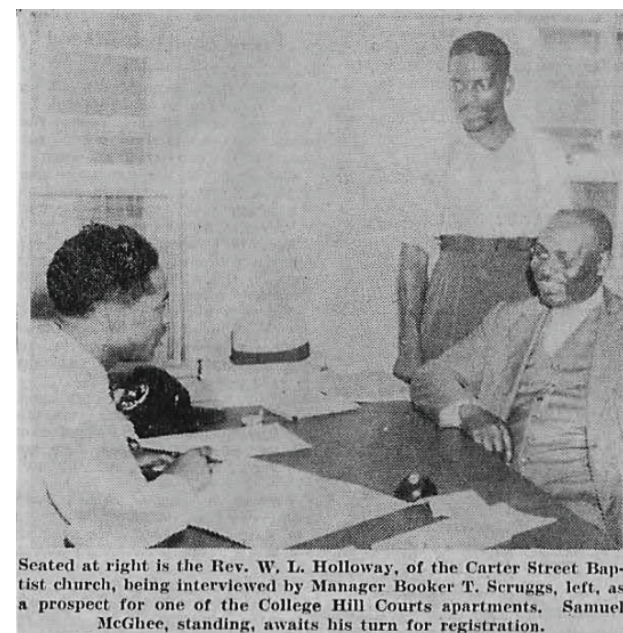
The maximum income limits for admittance to the apartments were:

- Family of two persons, \$2,300 a year.
- Family of three or four persons, \$2,500/year.
- Family of five or more persons, \$2,700/year.
- An additional \$100 for each minor child who is not the head of his family, or the spouse of the head of the family, may be added to the limits specified.

According to an October 14, 1941 Chattanooga Evening Times newspaper article, “the new Westside residents did not know each other when they first moved into the units,” but they soon bonded. In no time they were engaging

in various interests and activities, including publishing a monthly newspaper and adopting a recreational program that appealed to the interests of children and adults.

Two well-known schools that served the Westside area were West Main Street School and the Howard School.



Seated at right is the Rev. W. L. Holloway, of the Carter Street Baptist church, being interviewed by Manager Booker T. Scruggs, left, as a prospect for one of the College Hill Courts apartments. Samuel McGhee, standing, awaits his turn for registration.

Newspaper article highlighting prospective residents.



Photo: Children at play with fountain at College Hill Courts flag pole.



Newspaper article of College Hill Courts opening

HISTORY OF THE AREA

Cameron Hill

In the meantime, Cameron Hill was flourishing. At the bottom right is an undated image of homes on Cameron Hill before the urban renewal. Once the homeplace of Chattanooga's Native American/Indigenous population, Cameron Hill became a lookout point both for Confederates, and eventually Union soldiers, during the Civil War. Its lush and abundant trees became firewood and camp structures until the end of the war. Later, prominent families built amazingly elegant homes on Cameron Hill, and according to several newspaper articles, it had "its own incline and street railway, a scenic park, a "refreshments pavilion," and a stage for visiting performances." But its track was eventually dismantled, and the most memorable feature became the ten acres atop the Hill that had been dedicated to Boynton Park.

Unfortunately, Cameron Hill's former glory fell victim to progress when Mayor Peter Rudolph "Rudy" Olgiati led an urban renewal project that would shave off some of the top of the Hill, and would eventually create the interstate system through Chattanooga that is now known as the I-24/Highway 27 interchange.

Golden Gateway Displacement

By the early 1950's, Chattanooga was seriously considering the possibility of urban renewal, especially in the downtown/Westside area. Housing in Chattanooga had become "obsolete and decayed," and streets were inadequate for the flow of traffic. Residential housing was intermingled with business and industry, schools and public facilities were in poor condition, and so-called slum areas had the highest rate of juvenile delinquency and diseases like TB (tuberculosis). For these reasons and more, the government began to feel that areas like the Westside were a great economic and social burden on the city and should undergo urban renewal. This way, the city could exact higher taxes and eliminate the eyesores at the same time.

What is Urban Renewal? Urban renewal is a comprehensive program that is "designed to prevent the spread of blight into so-called good areas of the community. It is the rehabilitation of areas where poor and obsolete housing prevails, and it is the clearance of unsalvageable housing and the re-development of new housing when necessary. With these three goals in mind – prevention, rehabilitation and re-development in mind, the city went forward with its plans to change the face of the Westside, West 9th Street and Cameron Hill through urban renewal.

With the assistance of the Federal government and other cities' outlook and experience with urban renewal, the city of Chattanooga moved forward with the mindset that urban renewal required relocating residents to safe, decent, and sanitary housing before clearing the blighted structures and developing new buildings, installing streets and utilities, and then re-leasing or re-selling the land.

During the years of 1953 to 1958, other low-income housing began to be constructed to house the many residents displaced by urban renewal. Harriet Tubman Development (Boone-Hysinger), Spencer J. McCallie Homes, Maurice Poss Homes and Emma Wheeler homes were built to meet this need. They were built on the



Photo: Man overlooking Cameron Hill.

cheapest land possible, such as flood plains and landfills, and they became permanent homes for low-income residents with nowhere to go after the urban renewal.

In the meantime, the entire nation was planning a multi-billion-dollar highway program. It was a 15-year construction program created to build 40,000 miles of new superhighways from coast to coast, and Chattanooga was making its own plans for "connection, freeways, railroad relocation and annexation." The Westside and the Westside Redevelopment Program tied directly into this national program.

In 1957, Mayor Olgiati appointed 71 people to consult with the Westside Renewal project leaders (Chattanooga Times, 4/11/57), including Mr. Calvin Hardwick of Hardwick & Son Funeral Home and Mr. Booker T. Scruggs of College Hill Courts. On Cameron Hill, some 260 families (plus another 700 white families) living in historic Cameron Hill were waiting to discover what would happen to them: would they need to abandon their homes for the sake of the renewal? The answer was...yes. Yes they would.



Cameron Hill during urban renewal, cut and fill for the highway

Urban Renewal Complete

The Golden Gateway urban renewal began in 1958 and took 20 years to complete. During that time, 1,200 buildings were razed, and 1,436 were relocated – often against their will. In short, the project included the tearing down and rebuilding of Chattanooga's Westside. It was finally completed in 1978.

Although some newspaper articles called the urban renewal project a success in the early days, more critical reviews began to surface.

A January 21, 1973 article expressed that the CHA had failed in its Golden Gateway urban renewal project because it failed to provide housing for hundreds of families. These families were displaced without any real plan for where they would live or what would become of them. Some had to stay with family members indefinitely, which was a great burden on them and their family members. They were subjected to "scatter housing," or scattered site developments as a "creative" way of housing low-income individuals or families in various neighborhoods instead of projects.

HISTORY OF THE AREA

In 1977, CHA began Phase One of its new development project that would be located atop Cameron Hill. The development would contain 250 units, 174 garden-type structures and 80 studio units.

Those who remained in the Westside flourished for a time. But eventually, trouble began brewing again. Downtown expansion was closing in, and the city was once again eying the Westside location for re-development and increased taxes. “People just view this area as investments,” said a resident named David Prewitt who lived in the Golden Gateway Apartments. Other residents and even a juvenile probation officer on the Westside felt that a large part of the problem stemmed from “land grabbing and displacing people in order to gentrify the community so that more affluent people would move back into the inner city.”

There were other problems, too, like increased police presence, which was supposed to help improve the area but only served to “deteriorate the area on purpose” – as expressed by some residents. The Westside Weed and Seed fund paid the rent for the Westside police precinct and sponsored Camp Defy (Drug Education for Youth), a summer program led by Chattanooga



Photo: Golden Gateway under construction

police officers Vincent Holloman and Vernon Kimbrough. Then there was the closing of the beloved James A. Henry school and the WestTech Community Technology Center, plus the failure of some vital businesses like a salon, a restaurant, a laundromat, and a Dollar General Store. The only store/business that was able to survive was The Westside Shop, but logistics prevented it from offering anything more than snacks, alcohol, cigarettes, and basic items.

For several years, businesses struggled to survive. Some closed but were later able to reopen.

Ever hopeful and resilient, Westside residents pressed on, working hard to revive the neighborhood. The Westside Community Development Corp (CDC) helped to transform the community from “a place known for crime



Photo: View from Downtown of Golden Gateway construction

to a place where residents could aspire to be entrepreneurs.” The CHA had purchased the James A. Henry building and initially planned to hold offices in the building. In fact, they were encouraged by the mayor to maintain their offices there since CHA (at that time) owned 85% of the property in that area. But in the end, the CHA decided to move their offices to a Holtzclaw location.

There were rumors of closing College Hill Courts, which was reinforced after the CHA admitted in 2014 that it planned to eventually close the entire Courts. A new police precinct/base moved into the neighborhood so police could patrol even more than they had been doing. Like the urban renewal period of 1958 to 1978, questions began to float about: Where would the current residents go if College Hill

Courts were closed? There was no doubt that if the closing did occur there would be a feeding frenzy among developers because College Hill Courts is located on prime real estate and developers could build market-rate housing.

And that brings us to today, where residents meet and plan and voice their concerns so that there is no mistaking their love for the Westside and their hopes for its future.



The Neighborhood Evolves 2021

Residents know and understand that change is coming, whether they want it to or not. The good news is that this time around, the powers-that-be have invited Westside residents to speak about their hopes, their concerns, and their wishes. Some of their wishes include the preservation of the following buildings and institutions, or the celebration of their memory:

- Chattanooga YMCA
- Calvary Baptist Church
- Carter Street Baptist Church
- West Main Street School
- James A. Henry building
- Westside Recreation Center, which still stands today

The residents are also very vocal about honoring those who have served the Westside well over the years:

- Charlie Newton, Artist-in-Resident
- The late Booker T. Scruggs
- Former Judge Walter Williams, Chattanooga CDC Chairman
- Wade Hinton
- Marie Swofford, College Hill Courts
- Sharon Dragg, College Hill Courts

SECTION III. THE WESTSIDE IN CONTEXT

The Setting

Chattanooga was incorporated as a city in 1838 and the Westside is one of its oldest neighborhoods. Chattanooga is now home to approximately 180,000 people in an MSA of over 560,000. The city and the Westside's history and economies have been heavily influenced by the evolution of transportation networks —the Tennessee River, railroads and highways, the Civil War and its aftermath, and the area's rise and decline of heavy industry.

While the Westside stretches along the western edge of downtown, it has largely not benefited from downtown's commercial, residential and tourism resurgence of recent decades. Westside residents, businesses and area stakeholders believe this dynamic is about to change for the better, and this Plan captures that spirit and offers a roadmap created by an engaged community.

The Plan focuses on an area bounded by US 27 and downtown to the east, Main Street to the south, MLK Boulevard to the north, and Riverfront Parkway and the Tennessee river to the west. Main Street and MLK Boulevard are strong linkages to jobs, commerce and urban neighborhoods, and across Riverfront Parkway are two new redevelopment areas— Cameron Harbor mostly focused on various housing types and The Bend currently building out office and commercial spaces.



COMMUNITY CONTEXT AND ASSETS

The Westside neighborhood at the core of the Plan has important assets including residents of all ages, many of them with deep roots in the community; physical proximity to the jobs; commerce and services of downtown and to South Chattanooga; and amenities such as open spaces and public land that help spur redevelopment.

College Hill Courts in the heart of the neighborhood is Chattanooga's oldest public housing site and is surrounded by additional public and private housing, including high-rise and lower density apartment buildings like Gateway Tower, the second CHA target housing site. As of yet, no opportunities for homeownership are available within the neighborhood.

While some of the area's housing is in sound condition, many dwelling units are in significant need of repair and some are beyond their useful life. At the same time, the demand for housing of all types is strong in the region. That demand can help drive the creation of mixed income units in the Westside to provide current residents with more housing choices right in their own back yards, and attract new families and residents to the community.

The hills and ridges of the study area offer highly desirable views of downtown, the mountains and the river but also create challenges to pedestrian linkages. Some streets are shady and tree-lined, others narrow and crowded due to little available resident parking. Green open spaces include community gardens, open grassy areas, and Sheila Jennings Park equipped with a walking track, playground and ball field.

The former James A. Henry school building, now partly used for community programs such as SPLASH Youth Arts Workshop, has the potential to be a much more active community hub. Renaissance Presbyterian Church and the Newton Child Development Center operate in the community, as does a city recreation center and a Head Start Program in city owned buildings. CARTA provides public transportation connections to the rest of the city.

There is a significant amount of vacant and/or underutilized land in the Westside and some large parcels are owned by the City of Chattanooga or the CHA, making the potential for new housing and economic development opportunities much greater than in areas short on available land. The redevelopment of the Westside is an opportunity to provide new affordable housing options to the



James A. Henry Building

current residents and diverse housing for all individuals, young and old, single and family.

Having available land makes it easier to create better street networks with sidewalks and street trees, and small community spaces for gatherings and socializing, creating a more attractive and desirable area overall. Around the edges of the study area, on busier streets, are opportunities for expanded community serving businesses and retail.



Context map

NEARBY DEVELOPMENT

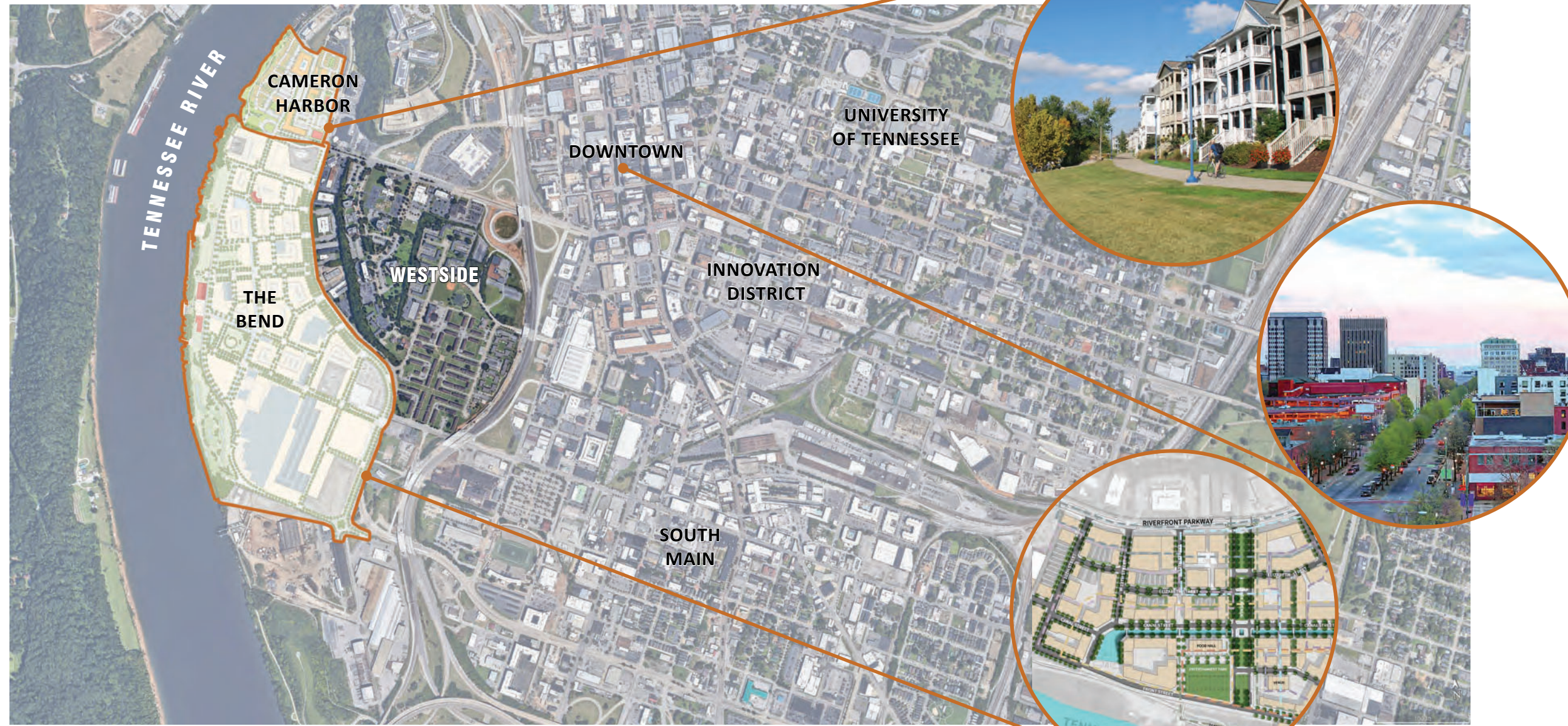
A Neighborhood Evolving

Over the last 20 years, development interest along Chattanooga's west riverfront has expanded the potential for transforming industrial zones to urban mixed-use centers including a variety of urban residential options in a highly amenitized environment.

Directly to the east is the Chattanooga Convention Center, downtown offices, Public Library, supporting hotels and other nearby job opportunities and services. Expanding from the Downtown core, the recently transformed South of Main District includes a variety of adaptive reuse of industrial structures to restaurants and residential developments.

To the north, Blue Cross Blue Shield Headquarters campus overlooks the Westside District atop the historic Cameron Hill.

To the west, W. MLK Boulevard ties into the industrial character along the riverfront. Recent developments have reimagined these areas into mixed use, livable communities expanding connections to downtown and surrounding neighborhoods.



Context map

Cameron Harbor

In 2014, Cameron Harbor broke ground on 112 riverfront condos along the Tennessee River and Riverfront Parkway. The development provides a pool, clubroom, fitness center, doggie spa, outdoor living area with grill and pavilion, and directly fronts the Riverwalk multi-use path.

The Bend

The Bend, planned for the old Alstom Site, will be a mix of residential, retail, office and hotel. Industrial uses will occupy land south of W. Main Street. Over the next 10 years, the development is planned to include 152,000 SF of office space, 438 residential units, and 92,729 SF of retail and eat/drink space. Over the next 20 years, the development will add additional office, hotel and residential. Two new medical buildings are located at 1201 Riverfront Parkway and infrastructure improvements on Riverfront Parkway began in 2021.

COMMUNITY PROFILE

Who Lives Here Now?

Nearly 1,514 families call the Westside home. The majority live in subsidized housing. A third live at College Hill Courts (435 households) and Gateway Tower (111 households) combined.

There are a core group of long-term public housing residents; approximately 15% of College Hill Courts and 20% of Gateway that have lived in the neighborhood for 10 years or more. Nonetheless, there is still significant turnover at these sites with 70% of residents at College Hill Courts and 42% at Gateway Tower living there for less than 5 years.

While the proportion of households with children living in the Westside (22%) is comparable to the city (20%), College Hill Courts has twice the rate of households with children (41%).

Interestingly, even with all the family households at College Hill Courts, there is still a higher rate of householders living alone (55%) than the city (41%). The rate is even higher for the Westside (67%) and, not surprisingly for a site that serves the elderly and disabled, much higher at Gateway Tower (97%). This results in average household sizes that are 25-50% smaller than you would see in the city.



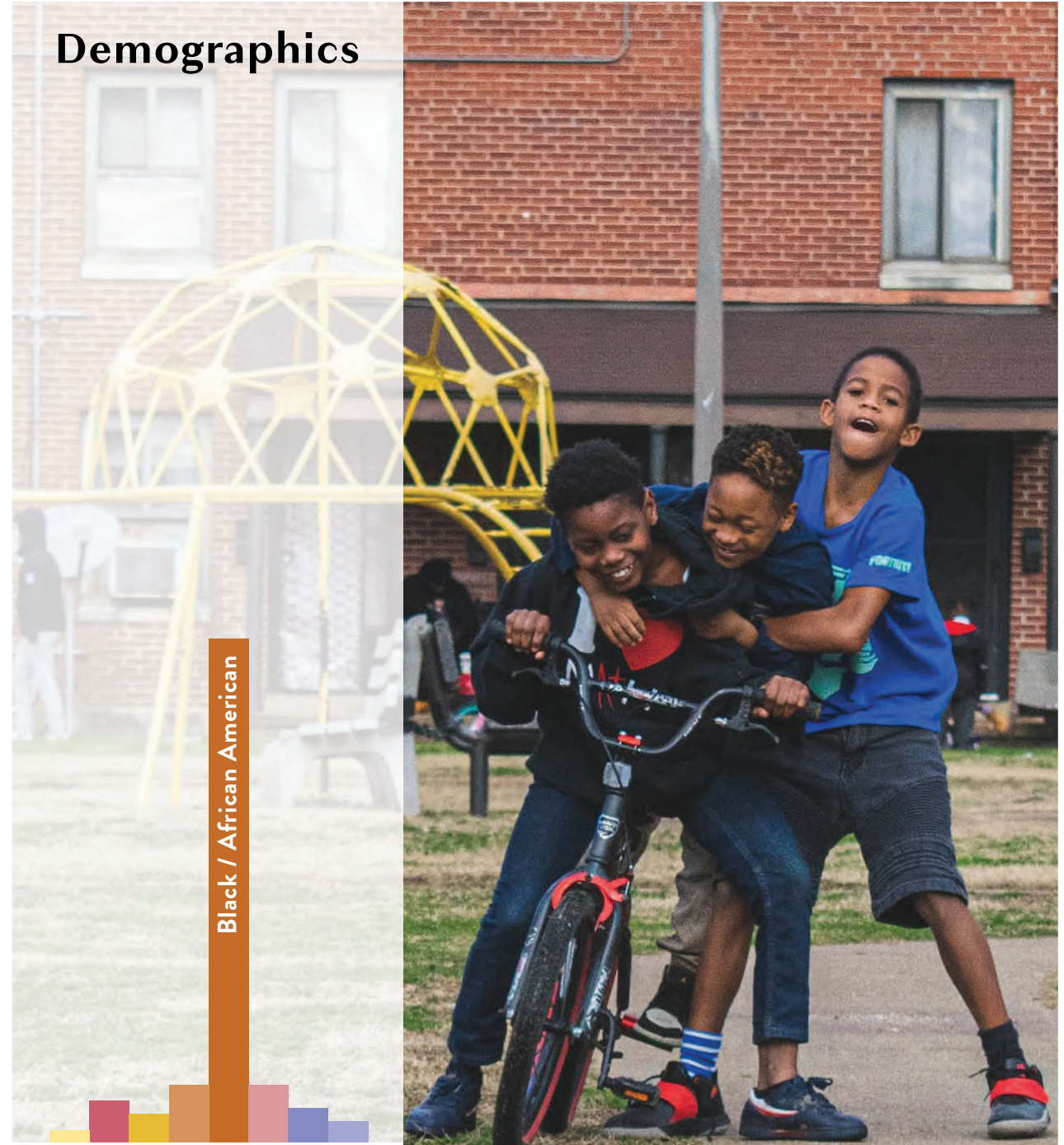
Photographs by Andrew Travis ©eyeshaveitart

Demographic Profile of Individuals

A high proportion of the 2,623 residents living in the Westside identify as Black or African American (87%); more than twice that of the city (33%).

A younger population lives at College Hill Courts (average age is 26 years) and in the broader Westside neighborhood (30 years) than in the city (38 years).

There is also a high proportion of persons with a disability. In the Westside, 28% of residents have a disability, nearly twice the city rate of 15%. This is not surprising given that several housing sites like Gateway Tower, where 64% identify as having a disability, are specifically designed to serve elderly and disabled residents. But even at College Hill Courts, which is designed to serve families, the rate of persons with a disability is higher than the city at 19%. The higher rate of persons with a disability is not just among the adult population. Per CHA administrative data, 11% of youth at College Hill Courts have a documented disability compared to 8% in the Westside and 4% in the city.



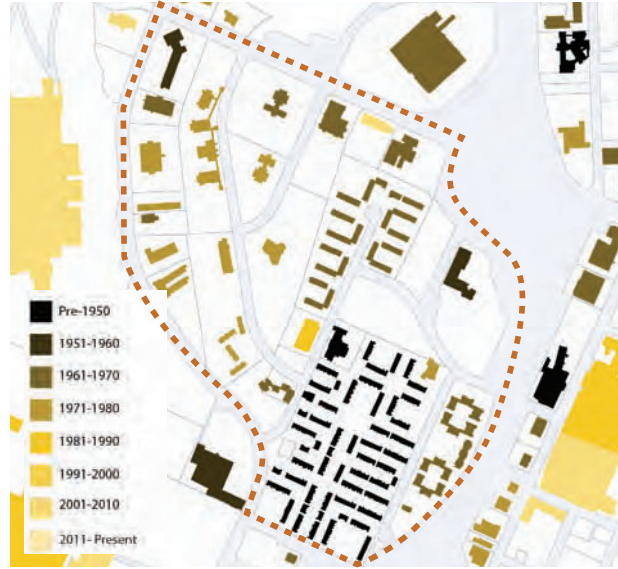
Photograph by Andrew Travis ©eyeshaveitart

EXISTING CONDITIONS - KEY FINDINGS



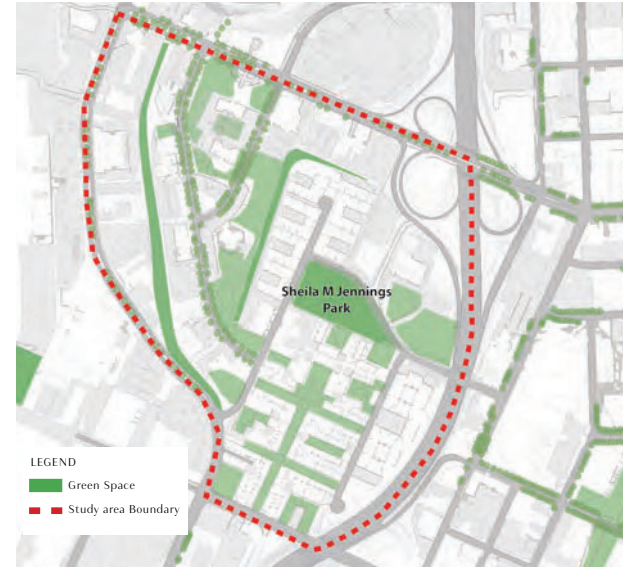
Land Use

Over 70% of the Westside study area is zoned High Density Residential. The study area includes residential towers for elderly and walk-up townhomes and flats inhabited by young families, singles and elderly in College Hill Courts. Vacant commercial spaces are located in the center of the study area, and commercial and institutional uses flank the perimeter.



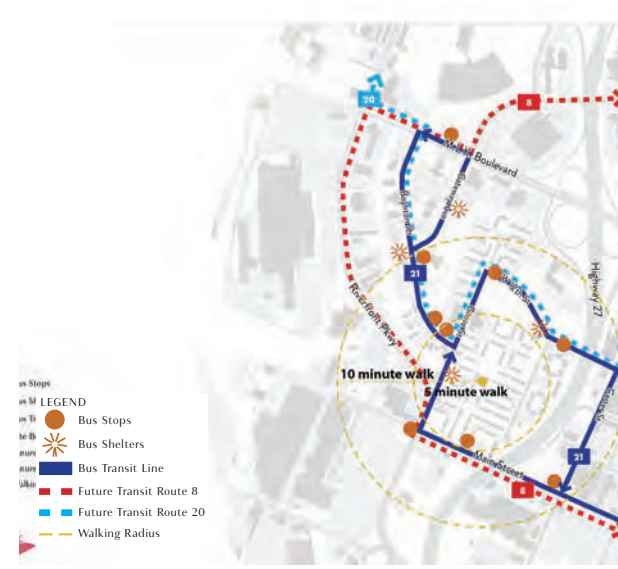
Housing Age and Condition

The CHA properties Gateway Tower and College Hill Courts are in poor condition and do not meet the modern needs of residents. Built in 1977, the 12-story Gateway Tower provides 132 units for senior-only residents. College Hill Courts were built in 1940 and consists of 497 units, all three and four story walk-ups that lack ADA compliant units. Aging infrastructure creates hazardous living conditions and residential units at College Hill Courts lack standard amenities such as central HVAC.



Parks and Open Space

Green spaces are abundant in the study area, but underutilized. Sheila Jennings Park is centrally located within the study area but has not been properly programmed and lacks shade and shelters. Small pocket parks are spread throughout the study area that residents within close proximity use for gardening and visiting with neighbors. The topography creates a challenge for residents to move north/south and east/west. The western wooded bluff acts as a buffer and barrier between commercial zones on Riverfront Parkway and the residents within the Westside.



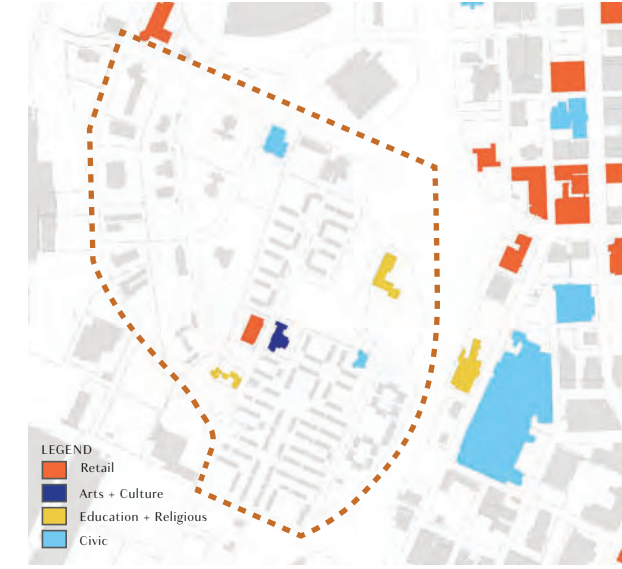
Connectivity

The Westside provides good connectivity to the Riverfront and Downtown. However, many of these connections are not friendly to pedestrians. The study area includes aging infrastructure (e.g. streets, sidewalks, limited lighting, etc.). However, Boynton Drive has the most enjoyable streetscape providing street trees, sidewalks and benches. The study area provides limited mobility for people with disabilities. Bus Route 21 runs through the study area and requires transfers for commuters resulting in long commute times. The study area lacks bus shelters and disability transportation options.



Street Grid

A historic street grid shows a connected internal street network within the study area at one time, but much of that was lost with urban renewal and currently several of the streets dead end creating unsafe environments. The current road network is circuitous and isolates the neighborhood. High-speed parkways surrounding the study area prevent visibility into the Westside and walkability is compromised. The underpasses through Highway 27 are unattractive and unsafe for pedestrians, contributing to the low walk score of 59.



Amenities

The Westside currently offers a few community resources such as a HeadStart, youth community center, AIM Center, and SPLASH Youth Arts Workshop. The study area is considered a food desert with a large grocery store approximately 3 miles away. A new grocery store is planned to open within a year and less than a mile from the study area. One small medical clinic is located in Boynton Terrace and the closest hospital is 3 miles away. Renaissance Presbyterian Church is located in the neighborhood and provides services to the community.

EXISTING CONDITIONS KEY FINDINGS

Employment and Income

The median income in Chattanooga (\$43,964) is four times that of the Westside (\$11,968) and at Gateway Towers (\$11,484). The median income at College Hill Courts is even lower (\$4,812).

The majority of households earn less than \$15,000 annually at College Hill Courts (85%), Gateway Tower (63%) and the Westside (63%) compared to only 16% in the city.

The employment/population ratio at College Hill Courts (29%) and in the Westside (28%) is about half of the city and state (57% for both).

The proportion of Westside residents without a high school diploma is more than two times the rate in the city (27% at College Hill Courts, 30% at Gateway Tower, 21% in Westside, 9% in City). And while 13% of College Hill Courts residents did say they need GED classes; few cited the lack of a high school diploma as a barrier to employment (3%).

Internet Access

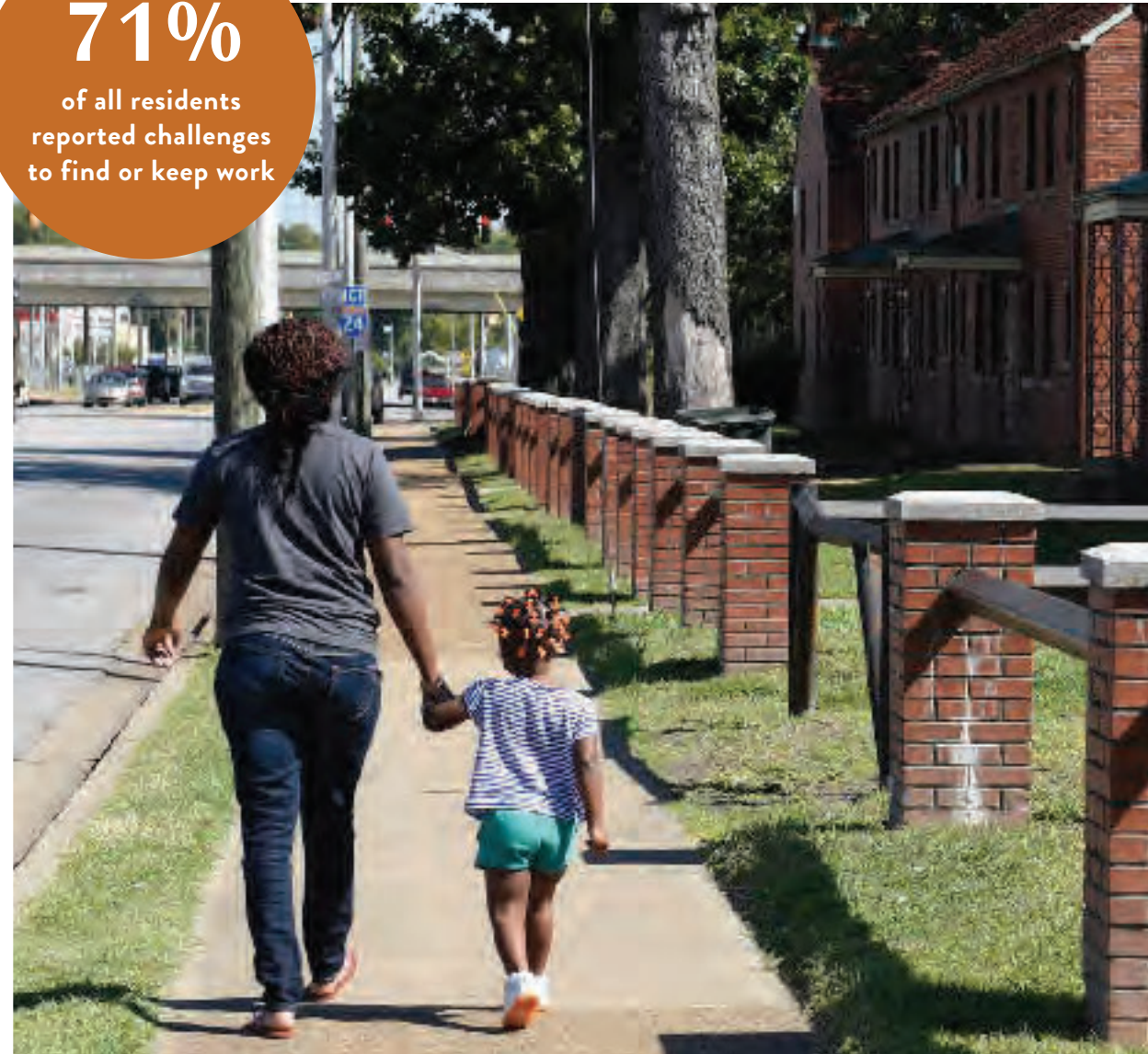
Half of Westside residents (52%) do not have reliable Internet access at home. This issue is even more acute at College Hill Courts where nearly 2 out of 3 residents (63%) report they do not have reliable internet access at home. Additionally only 22% access the internet most frequently from a home computer.



Source: College Hill Courts-Gateway Tower Resident Survey

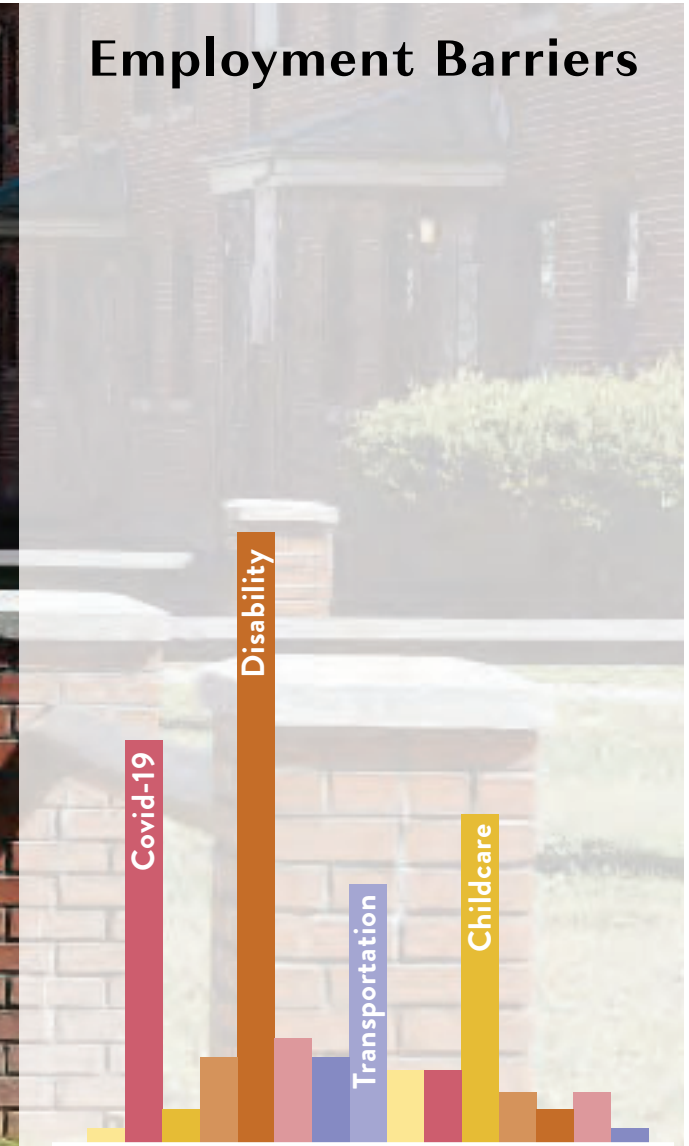
Approximately
1/2
of College Hill (50%) and Gateway Tower (41%) residents most often access the Internet via their smart phone.

71%
of all residents reported challenges to find or keep work



Source: College Hill Courts-Gateway Tower Resident Survey

Employment Barriers



EXISTING CONDITIONS KEY FINDINGS

Health and Wellness

Access to Health Care

Rates of health insurance at College Hill Courts (80%) and Gateway Tower (98%) are comparable to or better than the city (81%); although the rate in the Westside is a bit lower (68%). Despite the lower insurance rates, Westside residents report having had an annual check-up in the last year (81%) at a higher rate than the city (75%).

While limited, there are some medical resources in the community including the AIM Center, a Mental Health consortium at Dogwood Manor, and the CHI Memorial Center for Health Aging at Boynton Terrace. The latter is open part time and only for those 50 and older with an emphasis on memory care. Most College Hill Courts (80%) and Gateway Tower (93%) residents rate their health care services as good or excellent. Yet, many residents at College Hill Courts and Gateway Tower report that they use the emergency room at Erlanger Medical Center or another hospital or urgent care most often when they are sick or in need of health advice. Overall, College Hill Courts residents are more likely to have unmet health needs (73%) than residents at Gateway Tower (45%).

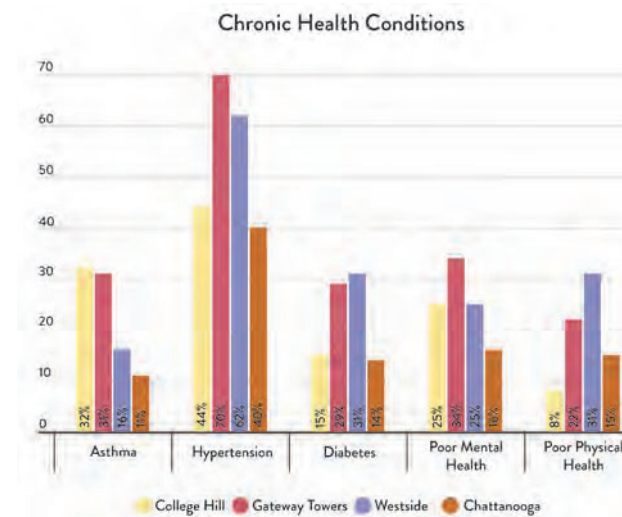


Source: College Hill Courts-Gateway Tower Resident Survey

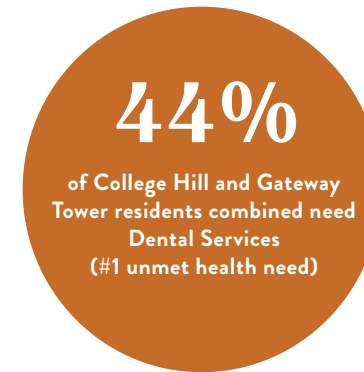
Healthcare Access



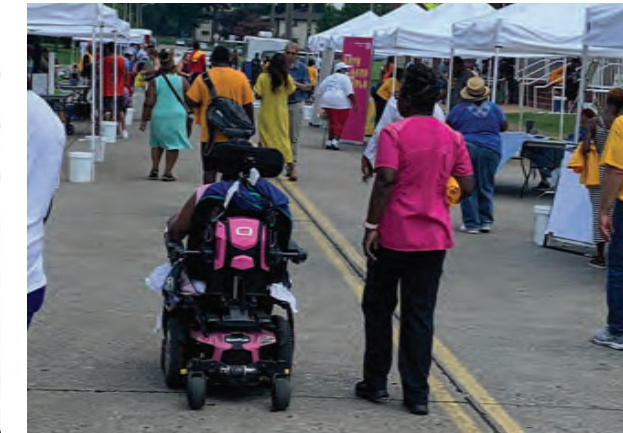
Primary Location used for Healthcare Access



Source: College Hill Courts-Gateway Tower Resident Survey



Rates of chronic health issues, including poor mental health and oral health, are much more prevalent in the Westside than in the city.



Services for Persons with Disabilities

An array of services is needed for persons with a disability. At College Hill Courts, residents with a disability were more likely to report that they need mental health (32%) services, accessible housing (25%) and better transportation (22%). While many Gateway Tower residents reported these needs too, there was a much more acute need for assistance with activities of daily living including In-home health assistance (49%) and homemaker services (63%). The majority of College Hill Courts (59%) and Gateway Tower (68%) residents also report that disability and health conditions limit them from being more physically active.



Food Insecurity

66% of Westside households receive food stamps compared to 18% in Chattanooga. Yet even with these benefits, emergency food assistance was the #1 unmet need. College Hill Courts and Gateway Tower residents cited the cost (both 19%) and availability (10%/11%) of fruits and vegetables as impediments to healthier eating.

EXISTING CONDITIONS KEY FINDINGS

Education and Youth

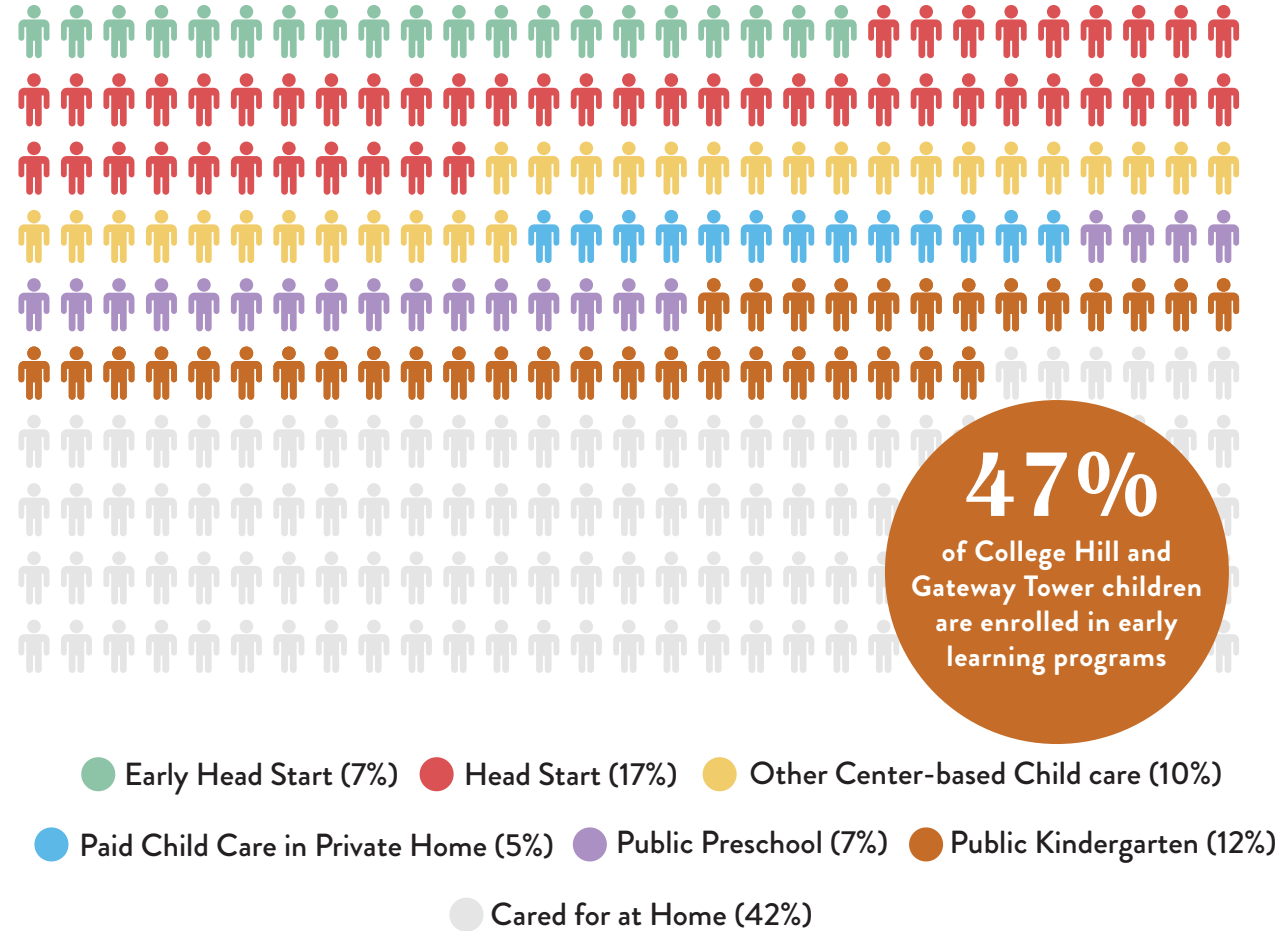
School Enrollment/Performance

Three-quarters of the 254 Westside students enrolled in Hamilton County Schools are concentrated in five schools: Battle Academy for Teaching/Learning (25%), Tommie F. Brown International Academy (21%), Orchard Knob Middle School (10%), Howard Connect Academy (4%), The Howard School (15%). The balance of students go to 25 different schools, including local charter schools. While Hamilton County has one of the highest concentrations of top ranked schools in Tennessee according to Public Schools Review, of the five schools where Westside students typically attend, only Battle Academy ranked in the top 50%.

Early Learning

Ninety-five children age 0-5 currently live at College Hill Courts. Approximately half of respondents with young children reported that their child was enrolled in a center-based early learning program (47%), excluding those who attend kindergarten.

Child Care Arrangements (Ages 0-5 Years)



Source: College Hill Courts-Gateway Tower Resident Survey

Youth Programs



63% of College Hill parents report their child does not participate in any youth programs



There are a variety of reasons that youth do not participate but concerns about the Covid-19 pandemic tops the list (45%). Despite these barriers, there is interest in future participation in a range of activities including sports/recreation programs (51%), after-school programs (46%), arts/performing arts/music (40%), summer programs (33%), tutoring/academic support (31%) and mentoring programs (26%).

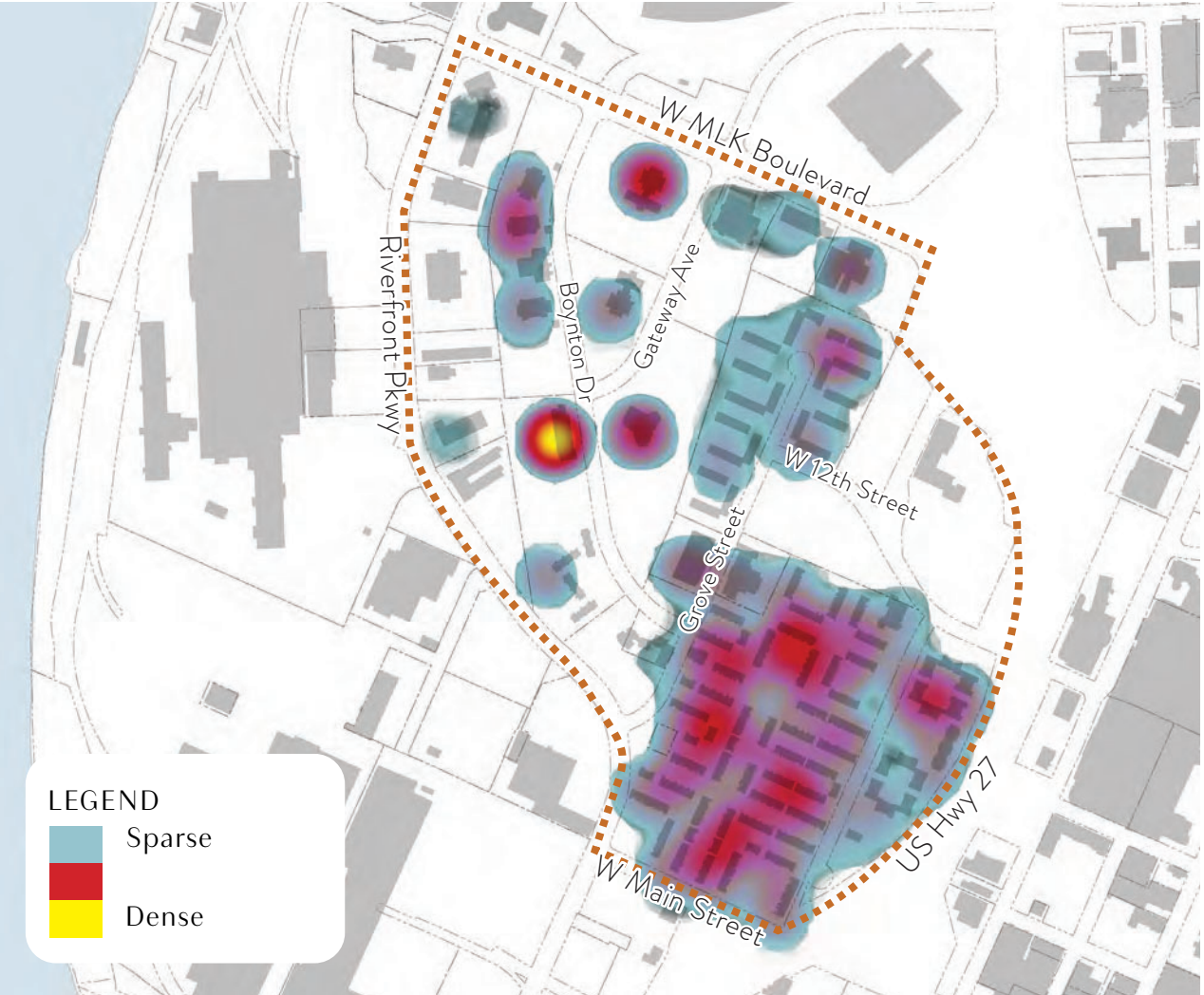
EXISTING CONDITIONS KEY FINDINGS

Crime and Safety

Crime, violence, vandalism was the #1 thing that residents do NOT like about the Westside (67% selected this as one of the top three things they do not like).

There is good reason for this concern as the violent crime rate in the Westside is 2 times higher than the city and trending upward. While property crime in the Westside is also trending upward, it remains 35% lower than the city.

When mapped, crimes appear to be concentrated at College Hill Courts regardless of the type of crime, but the highest density of crime overall appears to be at The Overlook.



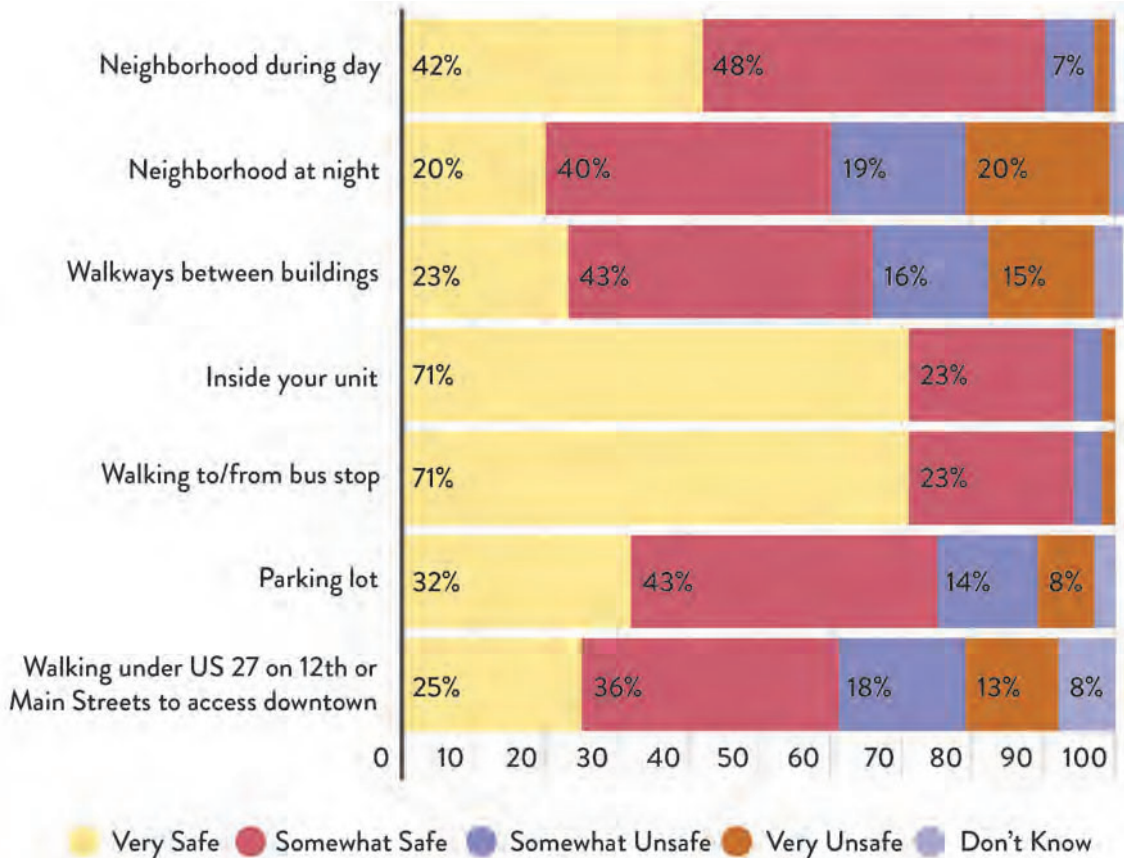
Heat map of crime incidents. Data Source: Chattanooga Police Department

Perceptions of Crime

College Hill Courts residents (41%) are more likely to have experienced crime than Gateway Tower residents (16%). However, residents at Gateway Tower (48%) are more likely to believe crime occurs frequently in the neighborhood (1-2 times per week) than their counterparts at College Hill Courts (31%). A significant number of College Hill Courts residents with children perceive walking to and from school/bus or on the school bus as somewhat to very unsafe. And 1 in 3 are very unlikely (33%) to allow their child to play outside.

50%
 desire better lighting to help improve safety

How safe do you consider the following?



Source: College Hill Courts-Gateway Tower Resident Survey

Better lighting (50%) and better security systems (48%) topped the list as ways to make the Westside community safer. Gateway Tower residents were more likely to see community policing as a way to make the neighborhood safer (38% vs. 16% at College Hill Courts or 22% among other Westside residents) whereas anti-gang initiatives (30%/30%) and neighborhood clean-up and beautification (28%/29%) were high on the list among College Hill Courts and other Westside residents respectively.

SECTION IV. PLANNING PROCESS AND COMMUNITY ENGAGEMENT



THE WESTSIDE EVOLVES PLANNING PROCESS

When a selection committee that included Westside stakeholders selected a consulting team to help plan the future of the Westside, important commitments and precedents had already set the course for strong community engagement in the planning process. The client group - the Chattanooga Housing Authority, the City of Chattanooga, and the Chattanooga Design Studio, and their local funding partners made lifting local voices a priority.

From the beginning, everyone realized this would be a challenge due to the deep and understandable mistrust of planning and redevelopment efforts among Westside residents, former residents and other community stakeholders. Going back over 70 years, people living and owning businesses in the Westside were subjected to decision after decision that damaged their homes and livelihoods, cut them off from downtown, and diminished their life choices and access to jobs, education and services. Despite this, residents have immense pride in their resiliency and in the places they call home. They brought not only their skepticism but also their hopes and strengths to the planning process.

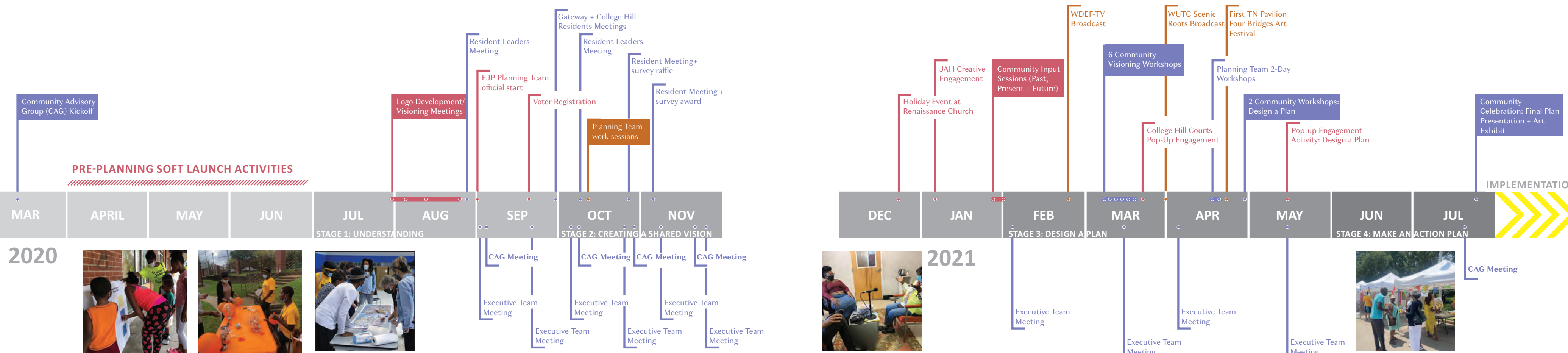
What was scheduled to be a nine-month planning process extended to almost a year. No one anticipated when Covid-19 caused a national shut-down even before the first public meeting was held or that a commitment to directly engage community members in planning their future would require an unprecedented level of creativity, persistence, patience and empathy - on the part of everyone. In addition, the primarily Black residents of the area, and the many elderly, young or those with underlying health conditions were among those most vulnerable to the virus. Their ideas and courage helped show the way ahead.

The planning process moved thoughtfully through phases of information gathering, community review and feedback, and the development of a multi-faceted community plan. In every phase, new ways of engaging the community were pioneered and tested. Some of it was old school such as community surveys on clipboards carried door to door for completion, some of it new such as a digital voting system for participants to use in selecting their priorities and dreams for the area.

EJP Consulting Group, selected to lead the planning process, had included a local artist as a key planning team member. When it became clear that some common planning tactics such as large community input gatherings would be out of the question, the artist's role expanded. This Imagination Team of six local artists, never involved in a planning process before, but some with deep ties to the neighborhood, became a bridge to the community and its future that gathered memories and interpreted history, enabled new forms of expressing community concerns, and captured the essence of the past, present and future of the Westside.

This section documents the complex interweaving of community engagement activities and describes the contributions of the Imagination Team. While various strategies often served more than one purpose, they fall into three general categories for **advising and feedback**, **gathering and distributing information**, and **relationship building**. Methods were also created with the idea they may continue on into the implementation phase following plan completion.

PLANNING PROCESS TIMELINE



2020

2021

COMMUNICATIONS, NEWS ARTICLES + BROADCASTS
 COLLEGE HILL + GATEWAY TOWER RESIDENT SURVEY
 WESTSIDE NEIGHBORHOOD SURVEY
 STAKEHOLDER INTERVIEWS

- █ Advising and Feedback
- █ Gathering and Distributing Information
- █ Understanding and Relationship Building
- ▨ Continuous Engagements

COMMUNITY ADVISORY AND FEEDBACK LOOPS

Community Advisory Group (CAG)

The CAG is a diverse and broadly representative group of more than 25 community stakeholders, including residents. It began meeting before the rest of the process began and a sub-committee helped select the planning consultant. They met approximately monthly for briefings by the planning team and client group and weighed in on matters of policy, scheduling, information review and plan feedback. While all but the first few and last couple of meetings shifted to online conferencing mode, participation was high. The CAG identified the following planning goals that guided the process:

- To serve as a community advisory role and sounding board for the Westside Evolves planning team on the planning process, based on the Westside neighborhood and city-wide view.
- To assist the Westside Evolves planning team with stronger connections in the neighborhood and the public on neighborhood planning and design issues.
- To guide the visioning effort and provide important feedback on long-range plan alternatives, early plan and final plan that will be in the final report.
- To make sure that Westside residents have the availability to participate in the process.
- To spot programs and actions for addressing broader community concerns.

Resident Leaders Meetings

There are separate resident leadership groups in the Westside representing College Hill Courts, Dogwood Manor, and Gateway Towers. Meetings were conducted with these leadership groups along with several in-person outdoor briefings just for residents during the process. These were helpful in hearing community concerns and in encouraging residents to participate in planning activities.

Resident Meetings

Four resident meetings were held exclusively with residents of the target housing sites – College Hill Courts and Gateway Towers. Meetings were conducted in-person and provided the planning team the opportunity to describe the planning process and timeline in detail, review impacts on residents, review relocation rights and benefits, review the Right to Return and answer residents' questions.

Executive Team Meetings

These meetings were held every other week and included representatives of the planning team to ensure team coordination and cooperation with other partners who would be important in the Plan execution. Participation by Westside based CHA staff and administrative staff helped to ensure all community participation activities had the resources needed to succeed.



Community workshop presentation



Community Workshop presentation

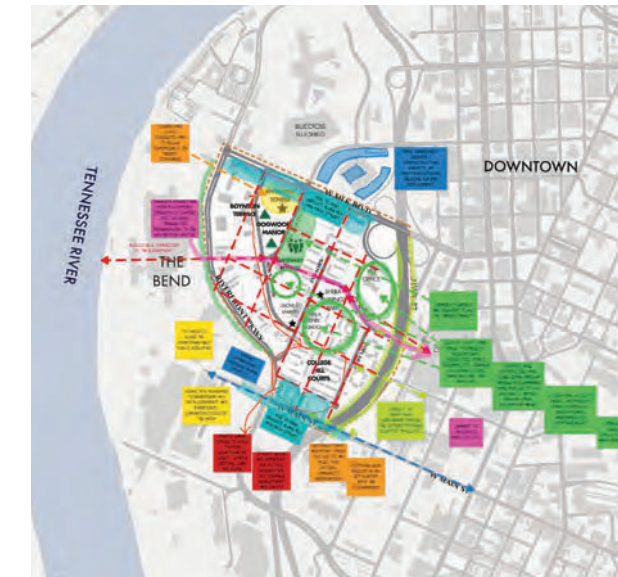
Community Workshops

Community Workshops were conducted in spring of 2021 to attract as much community participation as possible once the basic information gathering stage was complete. By mid-March 2021, community residents felt safe enough to consider some carefully conducted face-to-face sessions and, more than one location was used to assist with social distancing. Virtual options were also provided for every workshop.

The first set of six workshops offered residents a chance to review all the information generated from community surveys, activity books, stakeholder interviews, document research and mapping. Input sessions were repeated at various days and times for participant convenience. Feedback was used in programming the second set of workshops to focus on the overall vision for the future, major directions, and priorities of the Plan. Sessions had face-to-face and digital options.



Community workshop presentation (Spring 2021)



Virtual mapping exercise (Spring 2021)

Community Celebration

With virus numbers trending down and vaccines readily available, an outdoor celebration of plan results was held along Grove Street all day on Saturday, July 24, 2021. It was the first festive gathering in the community in many months and dozens of residents and stakeholders turned out to review the plans displayed, enjoy barbeque and music, and view art created throughout the planning process, including the Imagination Team's Life Book displayed for the first time in the James A. Henry building. Local non-profits hosted tents to present their work and services available to the community.



Community Celebration (July 2021)

GATHERING AND DISTRIBUTING INFORMATION

An immense amount of information was necessary to guide and complete the Plan such as information about the physical context and layout of the community and people-oriented information—from population data to sentiments about hopes and dreams for the Westside of the future. Partners and residents found creative methods of accessing information when many offices were only minimally operating and stakeholder interviews had to be done by video conference calls. Much of the input gathered and resident interaction had to be done outdoors in small groups or via the internet, made available in public parts of CHA buildings for those who did not have access in their homes.

Resident and Neighborhood Survey

In the information gathering phase of the process, the planning team assembled and hired a group of residents to help their neighbors complete over 706 surveys. Significantly, this represents 82% of the public housing communities. The surveyors were trained for the electronic survey on tablets and deployed across the neighborhood over the course of five weeks in October and early November 2020. Surveyors scheduled times with neighbors, sat on porches and in living rooms and delivered paper copies to some households. The survey team gathered weekly throughout the process to

collaborate on ideas to reach more households. Once the survey goal was met, the team gathered with residents for prize drawings, music and food to celebrate the success. This team of resident surveyors continued to engage with the planning team to assist in additional information gathering and distribution throughout the process.

Stakeholder Interviews

Stakeholder interviews were conducted with over 44 individuals and organizations in Stage 1 of the planning process. The interviews included all property owners within and adjacent to the study boundary, social service organizations working in the neighborhood, city staff and future potential collaborators. Stakeholder interviews provided insights into property constraints, future potential connections within and to the neighborhood, service opportunities and where to focus on existing neighborhood assets. A full list of stakeholder interviews is included in the acknowledgments.



Resident interviews



Activity Book distributed to residents

Activity Books

To provide households with information about the process and to gain more feedback going into the neighborhood workshops, a colorful Activity Book was created and distributed (along with crayons and other items) to every public housing unit in the Westside. It contained family friendly activities designed to engage ideas about the future of the community. Finished workbooks could be dropped off around the community in boxes created and painted by Imagination Team member, Andrew Travis.



WDEF TV broadcast, Edna Varner & Sharon Dragg

Print, Television and Radio Media

Newspaper articles and press releases about the Westside and the planning process helped to inform the public at large, to build interest in all parts of the community about opportunities to learn more and to provide feedback into the process that would be kicked off with the spring 2021 workshops. A thirty-minute television program aired on a local public station did the same and featured interviews with community stakeholders. The planning team presentation shared during the program was also archived on the project website. The local public radio station WUTC also did a feature about the Westside.

SPOTLIGHT Neighborhood Drop Boxes



In the middle of the pandemic the planning team deployed as many available resources as possible to safely engage with residents. For the first workshop 1,000 copies of printed materials were delivered to all CHA residents to participate either (limited capacity) in person, by phone, or simply by filling out the printed “Activity Book.”

Imagination Team artist Andrew Travis painted colorful boxes to place around the community for printed feedback collection. The colorful boxes are art pieces that continued to be used in the process for other material collection. Andrew Travis painted the pieces outside in the neighborhood using inspiration from the sights and sounds of the community.

UNDERSTANDING AND RELATIONSHIP BUILDING

Building relationships with Westside residents and stakeholders went hand in hand with creating an understanding of why and how the process was to be conducted, including commitments made at the outset such as one-to-one public housing unit replacement in the neighborhood. Due to the pandemic, engaging residents face to face was made more difficult. As a result, planning team members and community members collaborated to generate multiple creative measures for engagement. For example, neighborhood leader Sharon Dragg and Lindsey Wilke and Eric Myers of the Chattanooga Design Studio began to show up in public areas of the neighborhood with fun, safe and informative pop-up activities for children and adults to listen and to interact.

Seasonal Activities

At the beginning of the planning process, team members walked through the neighborhood to learn more about the neighborhood and safely engage people who were out and about. The team programmed interactive and community-based activities that encouraged residents to get involved such as a voter registration event in 2020, an election year. There was a Halloween candy giveaway, a holiday party at Renaissance Presbyterian Church and engagements around the historic flag poll location in College Hill Courts. Volunteers displayed work of the residents and Imagination Team members at the 4 Bridges Arts Festival in April 2021.

Website and Social Media

The project [website](#) and [Facebook](#) pages gained added importance due to the pandemic to keep people informed. The project website acted as a project archive that includes recordings of CAG meetings, workshops and other community meetings, reports and documents, and a summary of the resident survey results. The website also documents the Westside history, work of the Imagination Team, preliminary plans and includes a Spanish translation. College Hill Courts and Westside Evolves Facebook pages informed residents and community members of day-to-day notifications, photographs and happenings.



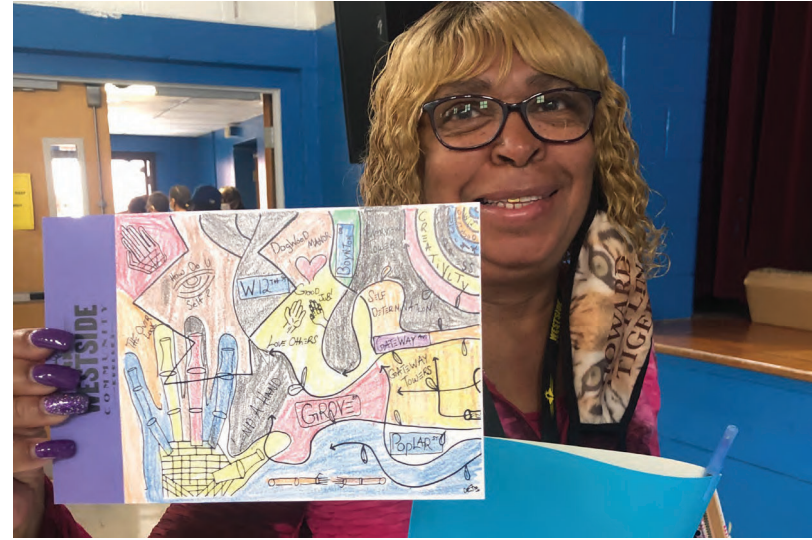
Westside youth engagement



Resident surveys completed



Engagement on Past, Present and Future



Resident creative engagement activity



Visioning and logo engagement activity

SPOTLIGHT

Sharon Dragg



Resident and fierce advocate for her neighborhood, Sharon Dragg is an instrumental part of the Westside Evolves process. Sharon was awarded Chattanooga Design Studio's Community Engagement Fellowship in service to the planning process to work with the community. Ever since she was a child, Dragg wanted to be a leader. Day by day, year by year, in hard times and in good, she puts her community first. Always speaking up for a person in need, always looking out for ways to serve others. Her compassion and commitment is evident as she walks through Chattanooga's Westside neighborhood. She knows decades of stories for each building, and she crosses streets to check on today's neighbors. Dragg knows and loves the Westside, and she's determined to make it an even better place to live. To read more, see benwood.org/stories/a-lifetime-of-leadership.

THE IMAGINATION TEAM

Creative Forms of Engagement

The intention to incorporate art and artists at the heart of the planning process was clear from the beginning. Charlie Newton—a well known Chattanooga artist, former Westside resident and founder of SPLASH Youth Arts Workshop in the James A. Henry building—had been engaged by the client group as Artist in Residence for the process. His work expresses the neighborhood’s difficult history and its hopes for the future, and serves a reminder of the importance of a community culture.

Erika Roberts, selected by EJP Consulting Group as the planning team artist, organized the Imagination Team. The Team’s role became the foundation for a process of information gathering, interpreting, listening and elevating the past, present and future of the neighborhood. Art was used to translate across planning disciplines and traditional methods of engagement. Team members engaged the community through a variety of mediums including photography, poetry, painting, collage and storytelling.

This poem by Erika Roberts, also a Westside resident, captures the spirit of the artists’ approach to the work. A compilation of art created throughout the planning process can be found at <https://www.westsideevolves.com/gallery>.

The invitation
 “Come sit and
 tell us your story”
 Verbalizing the scene
 Kids playing in the center
 Finding shade with grace
 Another time full of promise
 Still not perfect
 Faded pictures
 Vivid memories
 Roller Skating and flagpoles
 Candy ladies and cookouts
 Conversations and tree branches
 A community speaking and the art is listening.

- Erika Roberts

ERIKA ROBERTS

Lead artist and poet, creative strategy for the planning process with the artist team.



CHARLIE NEWTON

Artist in residence, capturing and translating the process through art.



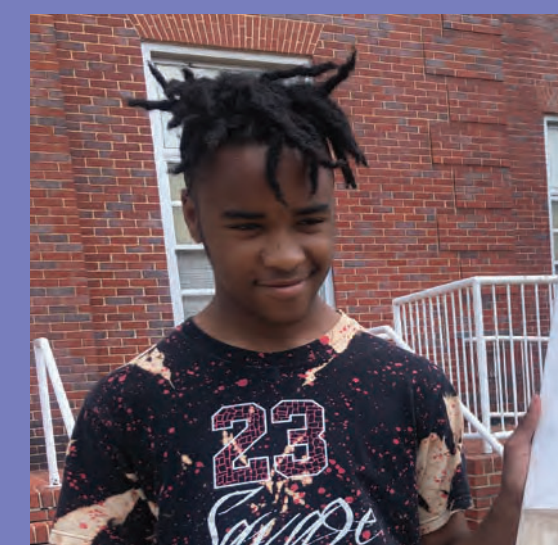
ANDREW TRAVIS

Neighborhood artist, engaging in multiple mediums including photography & painting.



APRIL CORBETT

Visual artist leading the large scale Westside art piece, the “Neighborhood Lifebook.”



TERRANCE MCCROBEY

Resident artist, collaborating with the team to document the neighborhood through art.



BEN BANKS

Photographer and storyteller, led the oral histories project with long time residents.

THE IMAGINATION TEAM

Gathering and Interpreting Collective Memories

The Memory Room

The first crucial task determined by the Imagination Team was capturing the memories of current and former residents and family members about their time in the Westside. A broad call went out for people who had lived or visited there over the 70 years to share their stories, mementos, photographs and other records of the community that had substantially changed in those years. The Memory Room was set up in James A. Henry, for people to record their memories and have their photos scanned for posterity. Despite Covid fears, residents responded, sharing original photographs and participating in sharing their stories in the memory room. These memories and documents provided the inspiration for the remaining work of the planning team and the Imagination Team.

Grace Tree and The Flagpole

Team members identified the original flagpole and a nearby public fountain in what was the central plaza of College Hill Courts as important landmarks to be preserved. In addition to the flagpole and fountain, an adjacent, large, deciduous tree referred to as “Grace Tree” carries significance in the neighborhood. The fountain exists only in memory, but Grace Tree is growing and aging. These important symbolic landmarks are essential to the collective memory of the Westside.



When Grace Breaks...

I met a tree named Grace, she has a history in her trunk. After one of the heavy storms came through back in March, one of her branches broke and a piece of Grace fell to the ground. All I'm saying is, we may fall from Grace...yet Grace still stands in our favor. The right soil and solid roots make the perfect foundation for growth.
Do it with Grace.

- Andrew Travis

SPOTLIGHT

Erika Roberts



Creative Strategist, poet, and Westside resident, Erika Roberts brings a fresh perspective to everything she is engaged with. She has an ability to use words to create meaningful art in a way that conveys feeling. Erika founded Velvet Poetry Productions as a young woman and continues to produce independent and commissioned workshops and multi-sensory event experiences facilitated by her voice, vision, vibrancy, and verse. Even though writing is a solitary act, Erika's skill as a collaborator have allowed her to form and coordinate the Imagination Team, a group of six local artists who create work for the Westside Evolves project. Erika is currently an artist-in-residence with the City of Chattanooga, helping to shape an artistic vision and creative process of the city's projects and systems as a City Artist. Using the language of socially conscious art and her impact as a creative conduit, Erika's approach to community work is gentle, steady, direct, and welcoming.

THE IMAGINATION TEAM

Visual Art

In addition to using art day-to-day during the process, such as the brightly painted wooden boxes around the neighborhood used to gather community input, two visual art installations were created that guided the planning process and will remain for future exhibit. One, a collaboration between Erika Roberts and Andrew Travis, consisted of a series of panels that illustrate the seven principles of Kwanzaa as they relate to the past, present and future of the Westside.

Second, the Neighborhood Life Book is a complex collage created by April Corbett that comprises four 4x8 feet wood panels first seen in total at the July 2021 community celebration of the plan. Engagement around the piece began with simple collaging with the community at the central flagpole. The panels focus on the past, present and future, asking residents to draw from the history of the neighborhood, everyday experience, and aspirations for the future. Engagements continued for several months to help fill out the stories on the panels.

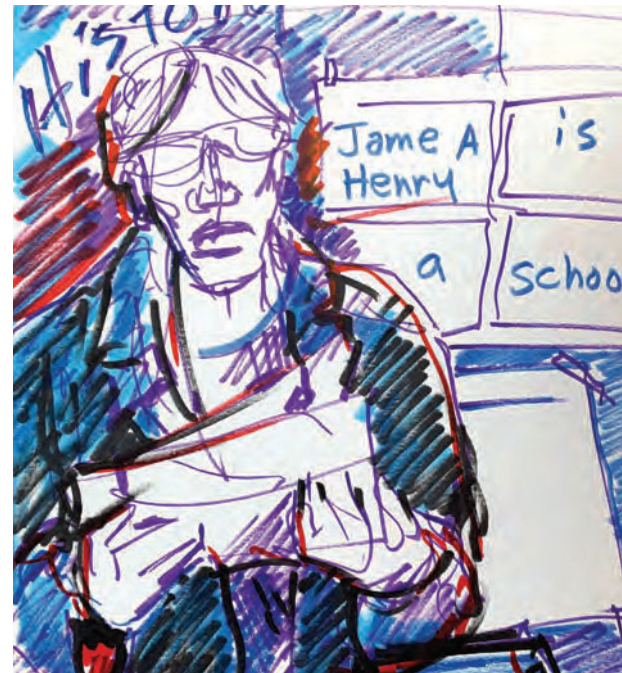
The Neighborhood Life Book pays homage to a community that is changing, using *what was* to inform what *will be*. It charts the journey to preserve the community's space in the city. The piece incorporates historic photographs, Adinkra symbols and blackout poetry. The artists point out that the paintings are divinely inspired by the community.



Artwork by Andrew Travis



Artwork by Charlie Newton, Artist in Residence



Artwork by Charlie Newton, Artist in Residence





Works By Charlie Newton, Artist In Residence

Works By Andrew Travis

SECTION V. ROADMAP FOR FUTURE SUCCESS



During Community workshops, participants were asked: “How do you envision the neighborhood in the FUTURE?” The Westside Vision Statement was derived from the community’s words...



VISION STATEMENT

The Westside neighborhood is to become a thriving, moving and culturally sound community. It will embrace what was, while building a healthy, enlightened and rich future for everyone.

INTRODUCTION TO THE PLAN

While a proud neighborhood, rich with culture and a strong sense of community, the Westside is deserving of investment to ensure a high quality of life and wellbeing for its residents. Building on the community’s strong cultural foundation, the proposed Plan seeks to enhance and promote social, economic, and physical benefits to its residents. The core building blocks of community building and connection for the Westside begin with providing new, high-quality housing and diverse education and employment opportunities to community residents.

-  **Community Building and Connection**
-  **Housing**
-  **Quality of Life and Wellbeing**
-  **Education and Employment**



DOWNTOWN

Plan Summary

The Plan prioritizes major redevelopment at Gateway Tower, College Hill Courts and the Youth and Family Development (YFD) Office campus. These properties together comprise nearly 30 acres of the Westside neighborhood and accommodate 546 households. To expand the buildable footprint, the Plan also incorporates smaller, underutilized CHA properties along Boynton Drive and Gateway Avenue, including surface parking lots that are easily converted to infill mixed-use and residential developments.

The Plan prioritizes a build-first strategy utilizing vacant land, allowing families to remain in the neighborhood while new housing is built. The Plan re-establishes a complete street grid connecting community open spaces throughout, centered around “The Hub,” a concentration of community activities and services at the historic James A. Henry building.

A network of green spaces and trails connects the residents located at the top and bottom of the hill and provide access to the main thoroughfares of W. MLK Boulevard and W. Main Street. The Plan also introduces retail, services and economic development nodes to provide access to jobs and amenities near home.



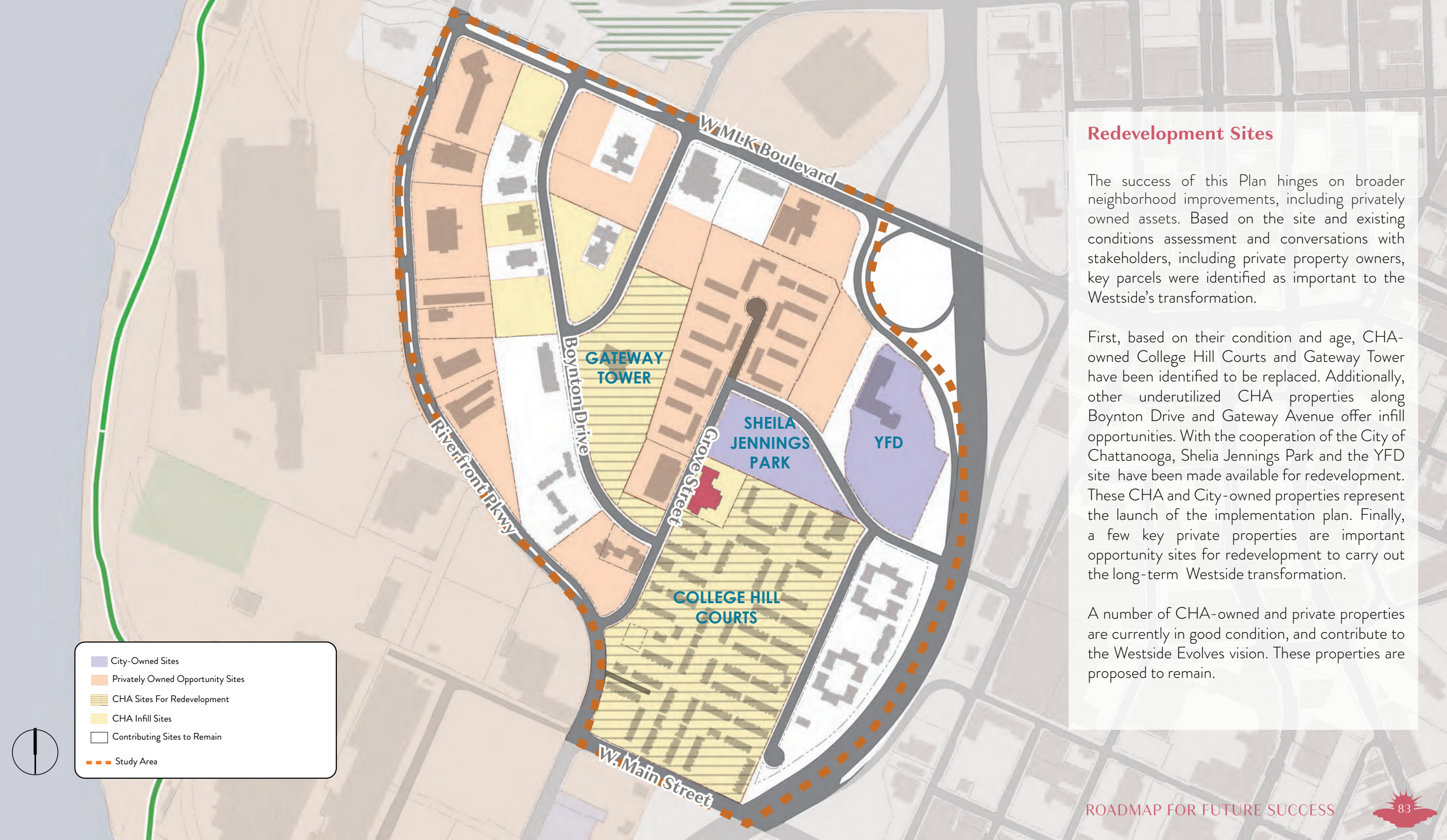
INTRODUCTION TO THE PLAN

The Plan envisions a mixed-income, resilient community that encourages neighbors to socialize, enhances quality of life and instills in residents an intangible sense of belonging and pride. Carefully considering the fundamental needs of the community and surrounding context, the Plan's objective is to create a healthy and sustainable community that provides long term physical, social and economic value for all residents.

Within its urban context, the Plan:

- Provides a healthy mix of uses and creates a variety of housing choices
- Provides an environment where people can live, work, learn and play based on their choice of lifestyles
- Provides a variety of housing options for people of a wide range of incomes, ages and backgrounds
- Introduces a high-quality open space network that weaves throughout the district to provide a variety of multi-generational functions to meet the needs of the diverse community
- Reconnects the neighborhood through a network of new and improved streets, open spaces, a compact and walkable block network and opportunities for new amenities

Lastly, the Plan lays out a vision for the next decade and beyond, leveraging publicly-owned land and assets, and creates opportunities for partnerships with the private sector.



Redevelopment Sites

The success of this Plan hinges on broader neighborhood improvements, including privately owned assets. Based on the site and existing conditions assessment and conversations with stakeholders, including private property owners, key parcels were identified as important to the Westside's transformation.

First, based on their condition and age, CHA-owned College Hill Courts and Gateway Tower have been identified to be replaced. Additionally, other underutilized CHA properties along Boynton Drive and Gateway Avenue offer infill opportunities. With the cooperation of the City of Chattanooga, Shelia Jennings Park and the YFD site have been made available for redevelopment. These CHA and City-owned properties represent the launch of the implementation plan. Finally, a few key private properties are important opportunity sites for redevelopment to carry out the long-term Westside transformation.

A number of CHA-owned and private properties are currently in good condition, and contribute to the Westside Evolves vision. These properties are proposed to remain.

COMMUNITY BUILDING AND CONNECTIONS

The Plan envisions an urban environment that improves connectivity, provides a healthy mix of uses and creates a variety of housing choices, creating a place where people can live, work, learn and play.

The Plan incorporates sustainable design principles in all aspects of physical design and community culture. Carefully considering the fundamental roles and values of both natural systems and built environments, the Plan will create long term physical, social and economic value for all residents. Sustainable site development will include the implementation of a balanced multi-modal transit network for pedestrians, vehicles and cyclists. The Plan provides a comprehensive trail network connecting the site north to south and east to west; creating a pleasant experience for walkers and bike riders, providing a better balance with vehicles.

Strengthen physical, cultural, and historic connections

Create spaces that support pedestrian activity and community gathering

Create a community hub for art, culture, education and services

Use art and culture as an intersection for bringing the community together



COMMUNITY BUILDING AND CONNECTIONS

Strengthen physical, cultural, and historic connections

The Plan provides an interconnected network of streets and blocks to connect the Westside to the surrounding neighborhoods such as The Bend and Downtown. The compact, urban block network will provide better connectivity and balance the needs of walkers, drivers and bike riders, while providing critical city services, utilities and emergency access. All streets are designed to be pedestrian friendly and encourage walking within the community. Narrow streets, on-street parking, sidewalks and street trees all combine to create a safe and efficient street network.

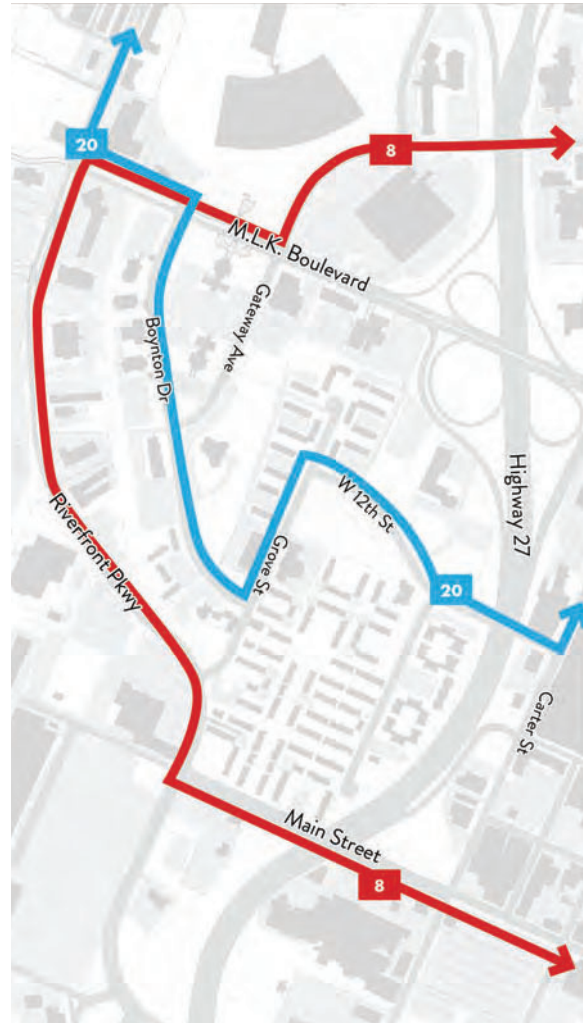
Residential parking is primarily provided in off-street spaces located within the residential blocks. Some parking may be provided within tuck-under garages on the ground floor of multi-family and commercial spaces. On-street convenience parking is provided for residents and visitors. The urban location and demographics of the Westside neighborhood, supported by market study analysis, determined a parking ratio assumption of .7 spaces per unit, on average.



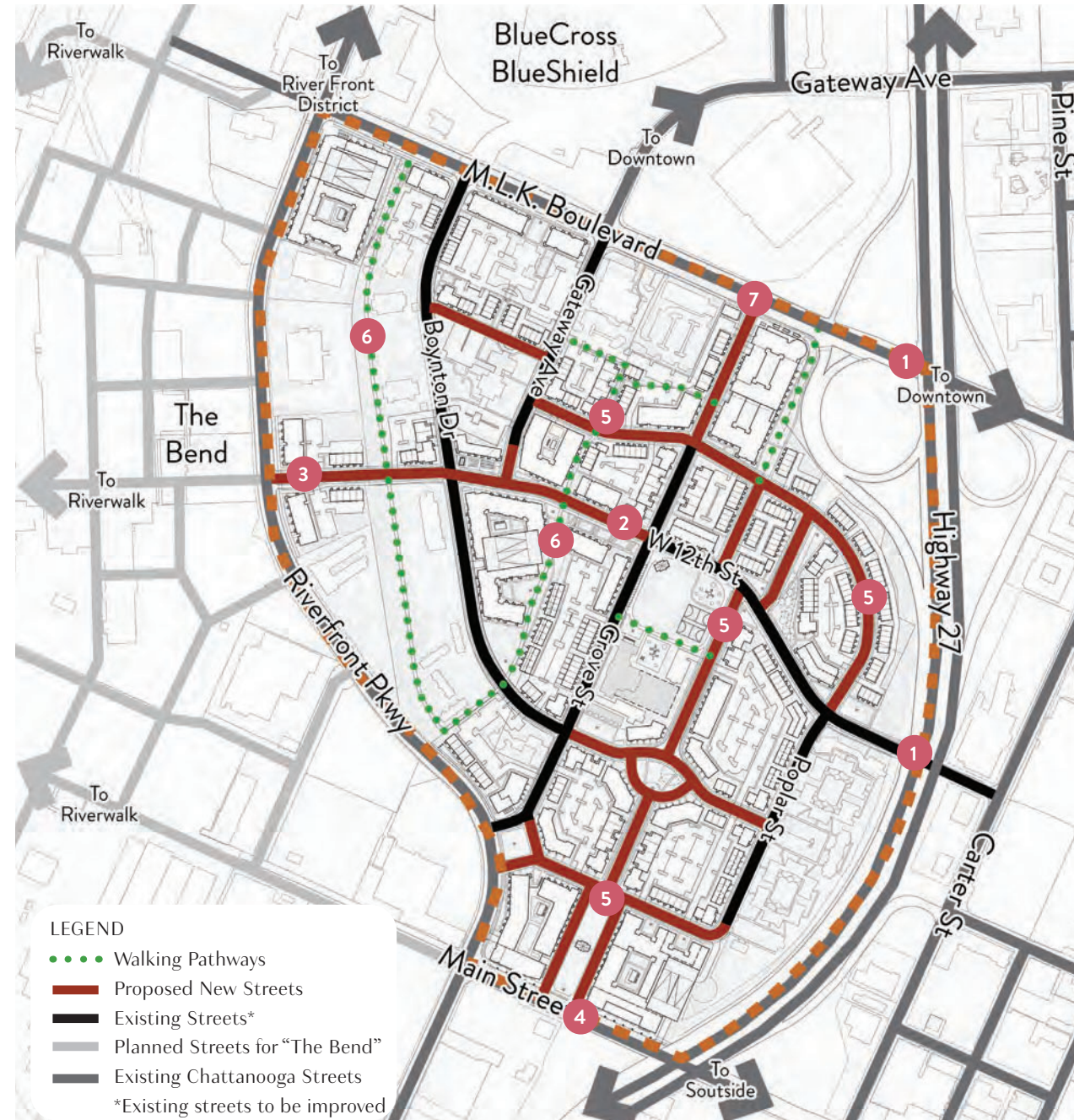
Downtown Chattanooga, Miller Plaza



Rendering of future 'Bend' development



Long-term plans for transit network through the Westside include a frequent east-west connection and expanded north-south bus route connecting downtown and beyond.



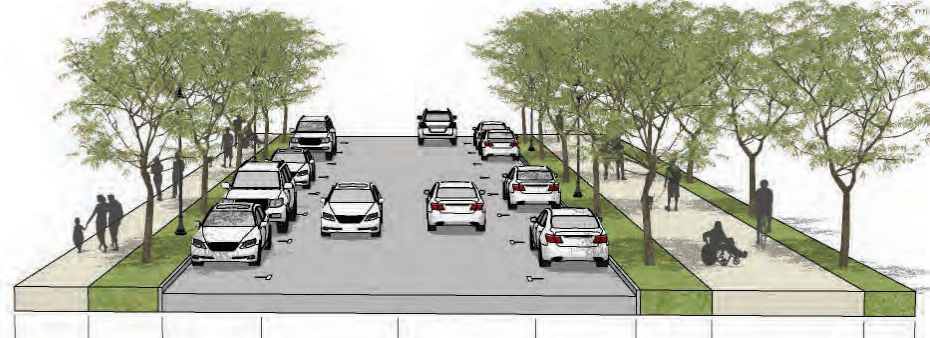
- 1 Improved existing underpasses enhances walking experience to Downtown
- 2 Extended 12th Street improves neighborhood east/west connectivity
- 3 Connection to The Bend completes east/west connectivity and access
- 4 Main Street improvements and open space enhances the district's southern front door
- 5 New street grid connects primary open spaces and neighborhoods
- 6 Walking pathways create convenient recreation and connections throughout site
- 7 Grove Street extension to MLK breaks up large blocks and creates connection to James A. Henry Hub

COMMUNITY BUILDING AND CONNECTIONS

Improve Street Networks

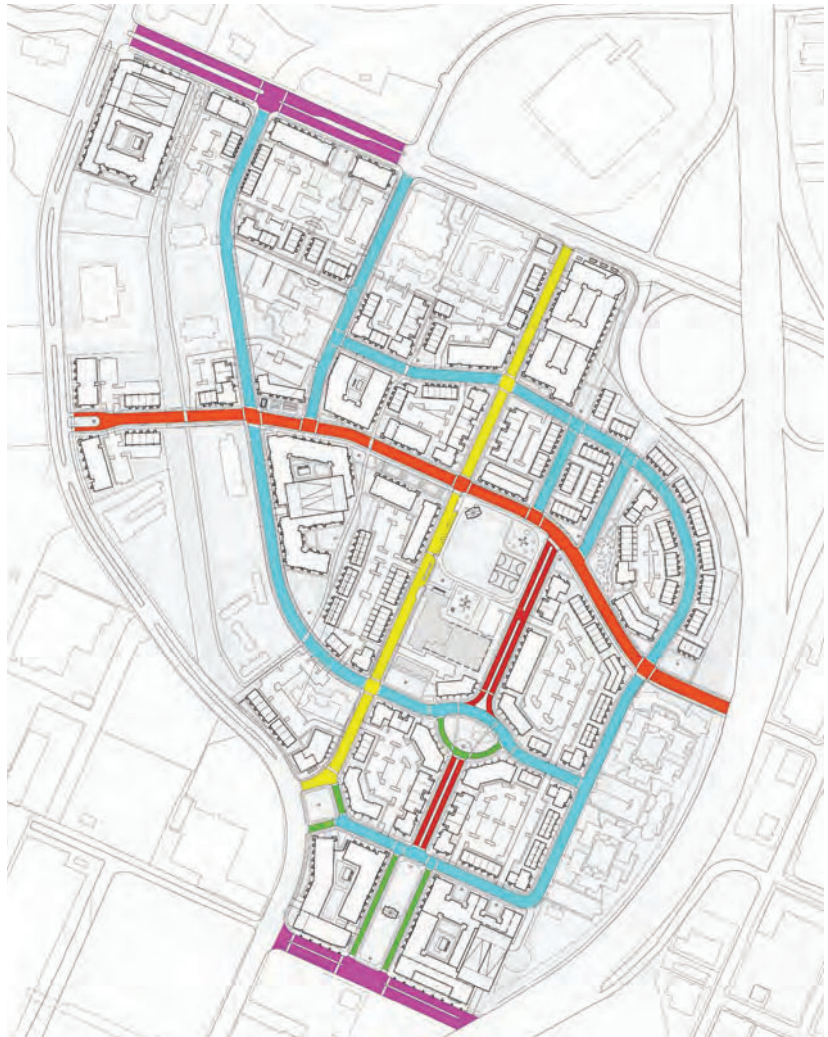
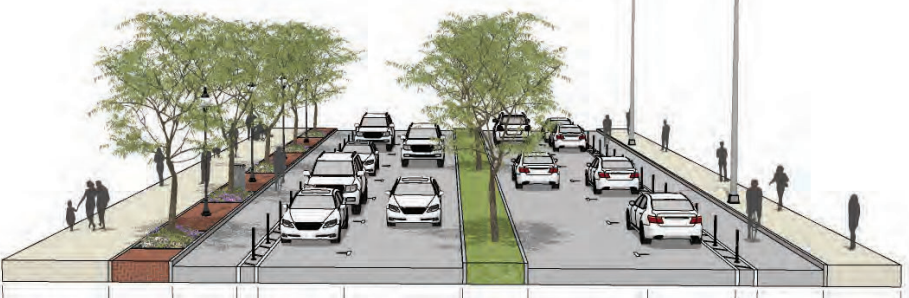
Proposed 12th Street

The continuation of 12th Street from Grove Street to Boynton Drive and down to Riverfront Parkway helps to stitch together the urban grid through the study area. The street features wide sidewalks with a mixed path on the southern side of the street with a double row of trees providing shade for a comfortable walk along with improved street lighting. The street also has parallel parking on both sides with two lanes of travel that allow continued bus service.



Proposed Main Street and W. MLK Boulevard

The proposed section for Main Street includes a wide sidewalk to accommodate ground floor commercial uses. New street trees in elongated tree pits provide shade for pedestrians and cyclists. The existing shared lane is improved into a protected bike lane with a 2' door zone and parallel parking to make biking as safe as possible. Additionally, a center median with trees is centered in the street to slow traffic and increase tree coverage.



Street Section Key

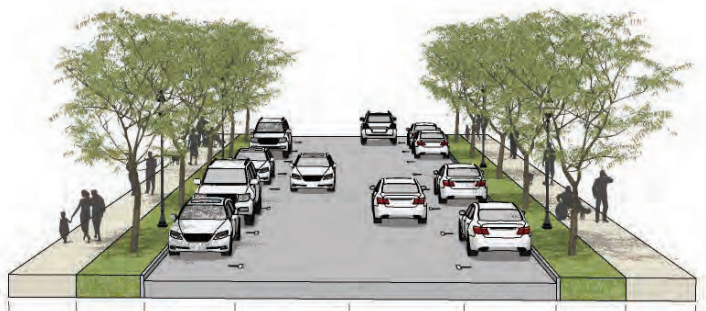
Proposed Grove Street

Grove Street extends through the site up to MLK Boulevard to the north making the site more accessible to pedestrians, cyclists, and drivers. The street features wide sidewalks, street trees, lighting, parallel parking, and two lanes of travel.



Proposed Typical Residential Street

The typical residential street section features wide sidewalks, street trees, improved lighting, parallel parking, and two travel lanes.



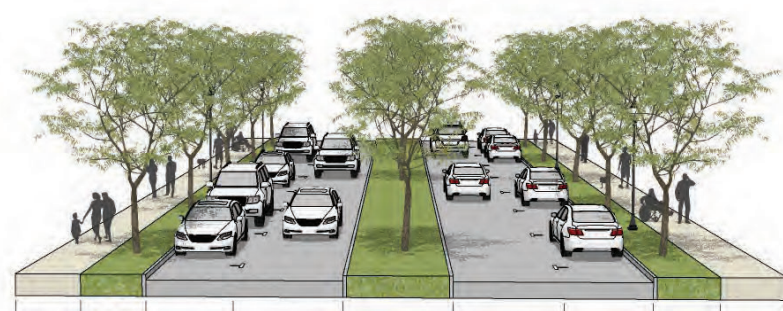
Proposed One-Way Streets

The one-way streets throughout the site feature wide sidewalks, street trees, improved lighting, parallel parking, and tree pits. This street section is typically paired creating a one-way loop around open space.



Proposed Grace Boulevard

Grace Boulevard is the green street connector linking Sheila Jennings Park and the new Westside lawn along Main Street. The section features wide sidewalks, street trees, improved lighting, parallel parking, and a center median providing additional shade.



COMMUNITY BUILDING AND CONNECTIONS

Create Spaces that Support Pedestrian Activity & Community Gathering

The Plan's proposed open spaces will help to improve physical and environmental health within the Westside and create access to a variety of active and passive activities. The distinct types of open spaces vary according to their intended purpose, such as active play fields or a prominent corner with benches to take a break and interact with neighbors. This diversity of open spaces spread throughout the neighborhood provides convenience for residents and helps avoid conflicts with different activities.

A key difference in the types of open spaces involves the programming. Community gardens, playgrounds, and splash pads help establish the use of the space, while other open space is more passive and allows for walking, relaxing, and enjoying nature.

Fronting housing and other types of uses on streets and parks puts "eyes on the street" that make spaces feel integral to the community and create a feeling of safety with residents being able to keep an eye on activities in the space.

Sustainable site development will include incorporating low impact storm water development, reusing developed land, minimizing site disturbance and the preservation of existing trees, where feasible. The management of storm water systems through use of impervious surfaces and infiltration infrastructure drastically reduces harmful storm water runoff and recharges the ground water table.

Artist bird's eye rendering of proposed reimagined Sheila Jennings Park view looking West along W 12th Street.



COMMUNITY BUILDING AND CONNECTIONS

Open Space Network

The Plan provides a network of open spaces across the site. The existing Sheila Jennings Park will be reprogrammed with a playground, exercise path, basketball courts and playing field. The improved park is an extension of the James A. Henry Hub, providing a recreational hub at the core of the neighborhood. Small pocket parks are scattered throughout the site providing additional areas for congregating and respite. The Plan includes areas for community gardens, a dog park and multiple paved and unpaved multi-use recreation paths. Streets will be updated with additional lighting, new sidewalks, security systems, parking, street trees, benches and bus shelters. Trail and sidewalk systems will be designed to accommodate people of all ages and individuals with disabilities.



Open Space Network

- 1 Sheila Jennings Park as extension of James A. Henry Hub
- 2 Grace tree and flag pole plaza
- 3 12th Street multi-use trail and greenway connecting to Boynton Hill
- 4 Community gardens
- 5 Activated central lawn with picnic shelters, tables and barbeque
- 6 Enhanced streetscape with lights, tree canopy, benches, and bike paths
- 7 Dog park and enhanced underpass
- 8 Upper ridge pedestrian trail

COMMUNITY BUILDING AND CONNECTIONS

Create a Community Hub for Art, Culture, Education and Services

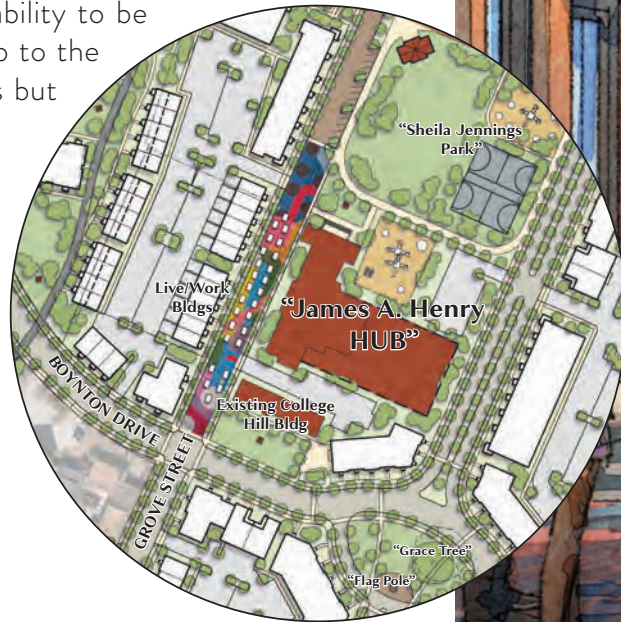
Historically, the Westside had a mix of uses on a walkable block scale, rather than the current auto-oriented scale that exists today. The incorporation of neighborhood retail and food and beverage will restore the types of services that make a neighborhood complete. The ability for residents to be able to walk less than a mile to a grocer, laundromat, cafe, restaurant or convenience store would lessen the need for car ownership or reliance on public transit. Varying scales of commercial spaces allow for local businesses to start and grow in neighborhoods where there is existing community support, rather than moving away from the neighborhood.

The James A. Henry “Hub”

The existing James A. Henry School building is currently home to the SPLASH Youth Arts Workshop. The Plan proposes to renovate the James A. Henry building and add onto the backside, to provide improved space for the SPLASH Youth Arts Workshop, in addition to expanded community services and multi-use spaces for the neighborhood. The Head Start program located at the YFD building will relocate to the renovated James A. Henry building and serve as an anchor at the site. This centralized community “Hub” will provide space and programs for everyone to enjoy. The Hub includes an improved Sheila Jennings Park; Grove Street will have improved lighting, sidewalks and parking; it will incorporate art in the streetscape and have the ability to be closed off for festivals. As a central spine that connects the Hub to the rest of the neighborhood, Grove Street should allow for vehicles but prioritize pedestrians.

The Plan proposes to preserve one existing College Hill Courts building adjacent to the new campus, and reposition it as an extension of the James A. Henry Hub, providing additional live-work incubator space and artist studios.

Artist rendering of proposed Grove Street improvements and proposed mixed-use development.



COMMUNITY BUILDING AND CONNECTIONS

Use Art and Culture as an intersection for bringing the community together

The Plan anticipates that the new Hub will also function as the cultural center of the community, celebrating and promoting art and creativity, learning, and listening, and gathering. Artists and community stakeholders will be invited to participate in the design and space planning for the new Hub.

The Plan also creates opportunities for art to be reflected in all aspects of implementation — the design of the housing, parks and open spaces, and other non-residential elements.



Underpass improvements with artistic lighting installation



Use of art for beautification of street infrastructure



Local artwork by Charlie Newton



Incorporating murals on large blank facades of buildings

SPOTLIGHT

Charlie Newton: SPLASH - Youth Art and James A. Henry



Charlie Newton has been educating youth through the SPLASH Youth Arts workshop for 12 years in the Westside. SPLASH is located in the former James A. Henry school building at the heart of the Westside neighborhood. The arts program provides year-round free art workshops to the urban youth of Chattanooga, TN. Charlie founded the program out of a passion to see young lives changed, many of them some of Tennessee's poorest kids, to lift them from their under served high-crime areas and mitigate some of the at risk factors that consume their lives.

Mr. Newton was a former resident of College Hill Courts and provides SPLASH as an oppor-

tunity to give back and provide experiences that he was not afforded as a young person. Mr. Newton's mentoring not only provides art instruction classes, but teaches life skills of leadership, pursuing goals, self-presentation, peer interaction, and positive behavior.

Mr. Newton has been an integral part of the Westside Evolves planning process. He has helped engage the community in envisioning the future Westside. As an artist-in-residence, with his studio located in the former James A. Henry School, he has been present at all the Community Advisory Group meetings, and many others, to catalog his depictions of the planning process.

Mr. Newton has worked with the planning team as an advocate to preserve and use the existing James A. Henry building for a community arts building. The planning team heard the community and Mr. Newton, and have preserved the existing James A. Henry building as the heart of the Plan for the Westside. The new Plan proposes the aging historic James A. Henry be renovated and expanded to become a "Hub" for the Westside neighborhood. The adaptive reuse of the historic school will include Mr. Newton's art school, possible Head Start/daycare, services for the community and various other arts, cultural, social and educational amenities.

HOUSING

Mixed-Use and Mixed-Income Housing

As CHA plans to improve and create new opportunities to include a variety of housing types, it's crucial to retain the vibrant social life of the community and allow it to thrive within the updated neighborhood. Residents experience the Westside through their existing housing conditions and will be the most intense item to be updated and replaced. Both Gateway Tower and College Hill Courts present challenges for rehabilitation and preservation, due to environmental and structural decline so demolition and redevelopment is proposed. The two developments lack adequate ADA compliant units. Existing and future residents alike deserve a community with high quality structures that function well for modern living needs. A phased approach is recommended for replacing existing buildings requiring no residents to be displaced. New housing types will be integrated with the overall neighborhood.

The housing will include a variety of architectural styles from modern to more traditional. Residential buildings have small setbacks and prominently address the street creating a strong relationship to the public realm. Building placement is used to define streets and public spaces as places of shared use.

- 👉 *Inclusive housing choices and diverse design options*
- 👉 *One-for-one replacement requirement*
- 👉 *Present space options for economic/commercial development*

Artist rendering of proposed Westside Development view looking towards flag pole + Grace tree plaza, along future extension of Boynton Drive



HOUSING

Inclusive Housing Choices and Diverse Design Options

The Plan incorporates a variety of housing options and styles rather than a “one size fits all” approach. The **one-for-one replacement** of existing units gives residents the option to live in senior-only buildings, family-friendly units, and ADA compliant units all while remaining in the community. The front porch culture is maintained with ground floor stoops and porches along with upper floor balconies. The incorporation of market-rate and attainable housing gives more opportunity for additional housing choices.

Townhome (Low Density)

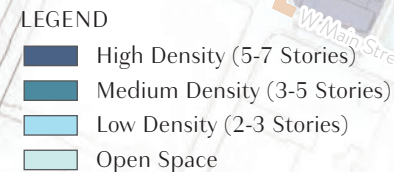
Townhomes are attached single-family residences with 2-4 bedrooms in 2-4 stories. Each unit has an independent entry on the front facade. The parking is typically located on the ground floor from the back of the building, or in a rear parking lot.

Multi-family - Stacked Flats (Medium Density)

Stacked flats are typically 3-5 story buildings with a mix of 1-3 bedroom apartments, often with elevator service. This type typically parks behind the buildings in a surface lot and can have parking underneath the back of the building on the ground floor. This type can be walk-up (no elevator) and can be combined with townhomes within.

Multi-family - “wrap” or “podium” (High Density)

Multi-family wrapped products are typically 4-7 story buildings with a mix of 1-3 bedroom apartments with elevator service. This housing “wraps” around a multi-story parking structure that is located within the building footprint, or sits atop a “podium” of structured parking.



Conceptual Intensity Diagram



Present Space Options for Economic/ Commercial Development

The market study recommends commercial/mixed-use development along W. MLK Boulevard, Riverfront Parkway, and W. Main Street. Commercial investments in the recommended areas help create a more urban and walkable environment. The commercial development located along the edges provides high visibility to all and encourages non-residents to invest and linger in the Westside neighborhood. The commercial areas help create vibrant linkages between downtown and the waterfront.

Main Street Mixed-Use

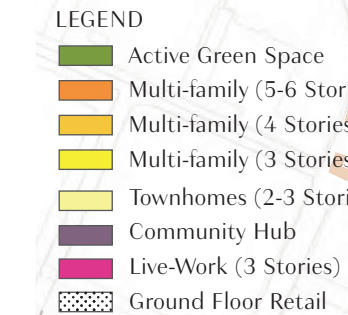
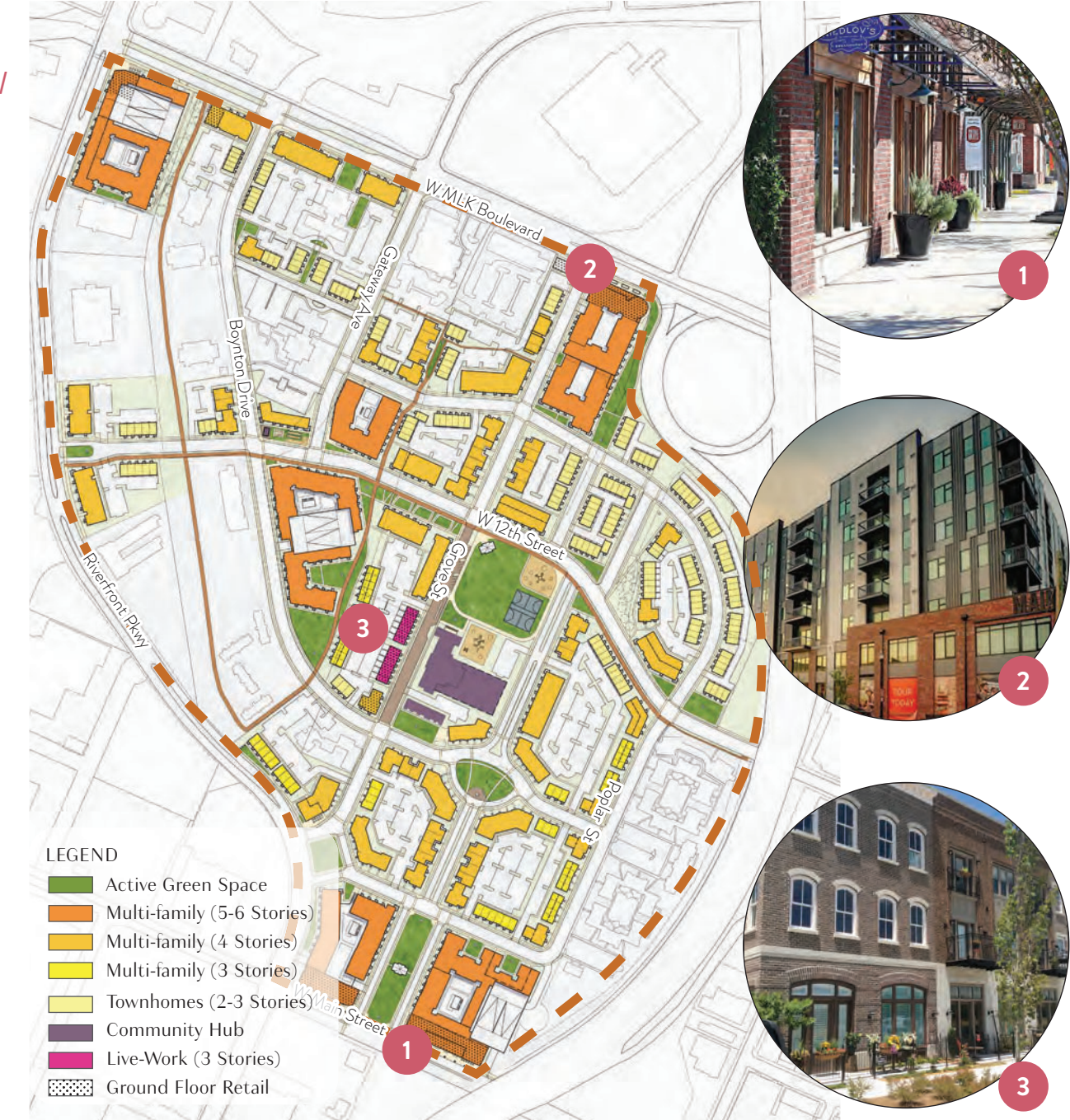
The largest concentration of retail for the Westside is at the southern edge of the site along Main Street. This retail is very flexible and appropriate for a variety of uses such as neighborhood amenities, social services, retail, restaurant, or a small format grocery store.

MLK Retail

The northeast corner of the site, closest to downtown and the highway interchange, is a great location for future ground-floor commercial. The designated area is large enough for a small-footprint grocery store while being flexible enough to be subdivided for retail and restaurants.

Live-Work

Live-work units along Grove Street across the street from the James A. Henry building builds upon the existing social hub of the Westside. Live-work units serve as small incubator spaces for businesses to get off the ground as well as provide spaces for small-scale businesses to thrive outside of a traditional retail space.



Conceptual Land Use Diagram



QUALITY OF LIFE AND WELL BEING

Nurturing a Healthier Community for All

Residents of the Westside care deeply about their community being a place that is healthy for everyone and where health challenges can be addressed within the neighborhood. They know that improving health is not just about nutrition, exercise, and regular medical check-ups. It is also about the environment around them. So, the Plan envisions a holistic set of strategies to improve the quality of life and personal wellbeing of all neighborhood residents.

- 🍷 *Ensure access to affordable, healthy, and fresh foods*
- 🍷 *Support aging in place and independent living*
- 🍷 *Connect residents to high-quality, primary care services*
- 🍷 *Develop open space and amenities to promote exercise, socializing, community building and time outdoors*
- 🍷 *Adopt green building principles and sustainable management practices*
- 🍷 *Increase sense of personal safety management practices*

Gateway Tower resident tends to the community garden located on the same property.



QUALITY OF LIFE AND WELL BEING



Ensure access to affordable, healthy, and fresh foods

Access to affordable, fresh, local, and culturally appropriate foods at grocery stores and farmers markets in or near the neighborhood is critical. The planned investment in a grocery store at The Bend, the new Food City at Broad Street and West 13th and proposed grocery sites in the Plan offer two great opportunities nearby to begin to address this need. However, a multi-prong approach is necessary to promote greater food security in the Westside that should include but is not limited to the following additional strategies:

- Support and expand community gardens for fresh food and recreation.
- Provide a place where community groups can host food distributions, cook-outs, etc.
- Enhance the YMCA Mobile Market and promote other pop-up food purchase options.
- Restart the Alexian Brothers shuttle services from the senior towers.
- Identify other shopping services for those that need special assistance.



Connect residents to high-quality, primary care services

While not the sole focus of a healthy community, access to quality medical, dental and mental health services is fundamental. Connecting residents of all ages and abilities to a primary care provider that can address the full array of health needs is important to address the high rate of emergency room use in the community. This could be done via consistent, easy to access transportation, but, ideally, there would be an in-neighborhood, comprehensive clinic. With expanded service/hours and more consistent staffing, the Boynton Clinic might be expanded to serve this role or perhaps a new partner could be encouraged to create a satellite clinic in the renovated James A. Henry building.



Support aging in place and independent living

Central to this strategy is the provision of a diversity of housing types to accommodate all different kinds of households and family needs. In addition, it is important that all aspects of community life including housing and building design respond to the needs of and are accessible to persons with disabilities. Services and supports must be readily available to assist people with personal care, household chores and money management. CHA Resident Services provides some assistance with activities of daily living to the public housing population, and a good number of local seniors avail themselves of such services via the PACE program, but gaps persist.



Develop open space and amenities to promote exercise, socializing, and time outdoors

Quality public spaces are needed in convenient locations for people to be active, relax, socialize and host community events with age and culturally appropriate programs and amenities. These spaces should include indoor and outdoor facilities for a range of year-round activities. Some spaces are needed for recreation and physical fitness, including parks, ballfields/courts, playgrounds, fitness rooms, etc. Other spaces and amenities are necessary for relaxation and socialization such as benches and community gardens. The Plan contemplates a range of new and improved spaces including but not limited to Sheila Jennings Park, the proposed new green space at College Hill Courts dubbed “The Lawn” and a redeveloped James A. Henry building as a Hub. Ideally these spaces will be flexible and readily adaptable for a “buffet” of uses that can serve a variety of populations, purposes, and organizations.



Adopt green building principles and sustainable management practices

The incorporation of green building practices in the Plan will create a healthier environment, reduce energy consumption, water consumption and reduce costs while increasing value and building performance. As new housing and other facilities are constructed, care should be taken to incorporate best practices in healthy and sustainable design. The integration of high-quality ventilation systems, use of low emission materials, elimination of carpeting, establishment of no-smoking policies, employment of integrated pest management practices, use of green cleaning supplies, and more should be explored.



Increase sense of personal safety

Exposure to crime and violence in a community contributes to a range of poor health outcomes for all ages. As healthy, sustainable design must be considered in all aspects of redevelopment in the Westside, there also needs to be attention to how physical and programmatic improvements impact community safety. Things such as increased lighting, enhancements to the US 27 pedestrian underpass, improved sidewalks, and changes to how streets and building are laid out can increase real and perceived safety. Community safety is also about investing in community building events and initiatives that encourage people to be out and about in their own neighborhoods.

EDUCATION AND EMPLOYMENT

Creating multiple pathways to grow and support local businesses

Thriving neighborhoods provide the resources and opportunities that families need to improve their prospects in life. To prepare children for success in school and career, there must be effective family and community supports coupled with strong academic experiences. But it is difficult these days to find and keep work that offers a living wage and builds family wealth. So, investments in workforce development that remove obstacles and help individuals grow their skills and develop the tools that they need for economic success are critical. The Plan has prioritized the following strategies:

- 👉 *Expand access to quality early childhood education*
- 👉 *Support parents to be strong caregivers from cradle to college*
- 👉 *Offer relevant, desirable, accessible, and consistent youth programming including art and culture*
- 👉 *Provide affordable and reliable access to the internet*
- 👉 *Create multiple pathways for greater self-sufficiency regardless of employment experience or background*
- 👉 *Grow/support local and micro-businesses to ensure equitable access to resources and opportunities*
- 👉 *Enhance the public transportation network to expand employment*



View from Gateway Tower of the James A. Henry Building and College Hill Courts

EDUCATION AND EMPLOYMENT



Expand access to quality early childhood education

Existing early learning programs offered by the Newton Center and Chattanooga's Department of Youth and Family Development (YFD) are important neighborhood assets. Research shows that exposure to high quality, early learning experiences is critical to healthy development, particularly in the first three years of life when 85% of brain connections are developed. In addition, long-term academic success including higher achievement test scores, lower rates of grade repetition and special education, and higher educational attainment have been linked to well-designed preschool education programs. While nearly half of Westside residents with young children report taking advantage of these services, there is opportunity to connect many more to these programs.

The Plan seeks to preserve existing programs and to expand the availability of high-quality, early learning slots. This includes exploring co-locating the Newton Center's early Head Start program with the YFD's Head Start Program in a new, state-of-art facility at the James A. Henry Hub. This could facilitate the transition between programs as children age from one to the other and make it more convenient for parents with older children. If located in proximity to other programs at the Hub, it would be easier for parents to participate in other beneficial activities and programs. Sometimes parents are not aware of available early childhood programs or the benefits of participation regardless of employment status, so outreach and engagement to households must be prioritized to maximize early education enrollment.



Support parents to be strong caregivers from cradle to college

Parents play the most influential role in their children's lives. Parent involvement is the number one predictor of early literacy success and future academic achievement. The importance of parent involvement was highlighted as students transitioned to remote learning during the Covid-19 pandemic. Local programs such as Head Start, Signal Centers, First Things First, and Partnership for Families, Children and Adults offer an array of family supports that promote safe and supportive home environments to encourage learning and positive educational outcomes. It will be important to strengthen connections with these existing programs and providers. The plan encourages community-led solutions such as creating a parenting assistance program for experienced Westside parents to connect with and help new parents. Ultimately, a comprehensive continuum of support for whole families would be available in the Westside.



Offer relevant, desirable, accessible and consistent youth programming

Quality out-of-school-time programming, both after school and during summers, provides opportunities to enhance children's social, emotional, educational, and physical development. While only 1 in 3 College Hill students currently participate in youth programs, there is significant interest in participation in a range of activities. Therefore, it is critical to ensure all Westside youth have access to culturally-sensitive, quality youth programs that reflect their interests. This means investing in existing neighborhood programs like SPLASH Youth Arts Workshop which has a long history of using art instruction to mentor, developing and encouraging Westside youth as well as youth activities and programs offered by Renaissance Presbyterian Church. It also means creating better connections with the downtown Library that offers a great array of programs and services. This could include exploring the

opportunity for satellite programming and/or a Westside staff liaison. But given the diversity of youth interests as expressed in the resident and neighborhood surveys, it is also important to grow the offerings available in the neighborhood. Growth in programming might entail creating new partnerships that attract additional providers to the neighborhood, but it should also include support for more organic, community-based solutions like the activities that the College Hill Courts Resident Council offers. As one workshop participant noted, there is a willingness from the community "to do" but they need resources to realize their ideas.



Provide affordable and reliable access to the internet

The internet affords access to news and information, enables the purchase of goods and services, alerts neighbors to local activities, provides a means to enroll in services and apply for jobs and serves as a critical tool in educating youth. So, it is essential that reliable, affordable and/or free internet be available in the Westside. While the City's publicly owned internet provider helps keep costs low, the cost is still prohibitive for many Westside households. Ed Connect, a collaboration with Hamilton County Schools and EPB of Chattanooga, currently offers Westside students free home Wi-Fi. However, this only reaches a fraction of Westside households. Offering free Wi-Fi in public spaces is critical to minimize the digital divide. In addition, technical literacy and availability of computing devices are key to addressing this divide. Tech Goes Home has had some successful trainings in the Westside. It will be important to explore ways to build upon these successes and expand technology offerings in the neighborhood.

EDUCATION AND EMPLOYMENT



Create multiple pathways for greater self-sufficiency regardless of employment experience or background

The anticipated development at The Bend in combination with the large-scale development and economic development opportunities contemplated in this Plan presents an extraordinary opportunity for new local employment. A multi-prong strategy is needed to leverage these opportunities which includes:

- Building a robust infrastructure to maximize employment and local contracting during construction to achieve CHA's Section 3 hiring and contracting goals. This could include a partnership with the new construction trades school opening in East Chattanooga next summer.
- Recruiting businesses to the area that will be willing to establish local, in-neighborhood hiring agreements.
- Creating pathways and training opportunities, potentially in partnership with the Chamber of Commerce and/or Chattanooga State Community College, for the anticipated jobs whether in construction, retail, hospitality or other potential industries. Ideally these training programs will be tailored to employer needs and offer stipends as well as a guaranteed job offer upon successful completion.

Beyond the new job opportunities to be created in the immediate neighborhood, partnerships with other nearby employers should be explored to target Westside residents for work and/or training programs leading to work. Potential partners include the new Food City, Blue Cross Blue Shield of Tennessee, Chattanooga Convention Center, City of Chattanooga and more.

In addition to workforce development training programs, other resources and supports are needed to eliminate barriers to employment. These could include legal assistance to expunge a criminal record, affordable childcare, and transportation. A satellite location for the American Job Center currently located in Eastgate at or near the James A. Henry Hub could be ideal.



Rhae Parkes of EJP speaks on leveraging local businesses in the Westside at a community workshop in the spring of 2021.



Grow/support local and micro-businesses to ensure equitable access to resources and opportunities

Talent and entrepreneurship already exist in the Westside, and interest by residents who want to grow or start their own small business is high. However, these budding micro-enterprises need capital, support and opportunity to realize their potential. Part of this equation is creating linkages with services and programs offered by Chattanooga LAUNCH, CO.LAB and the Chamber of Commerce. A program custom designed for Westside residents that could target services wanted in the Westside could be developed. But the Plan also contemplates the creation of low- and no-cost incubator spaces as well as artist live-work space. The Plan envisions these spaces being developed at multiple locations such as at Grove Street Market, and/or in ground-floor locations in mixed-use buildings. A place where pop-up businesses could test their markets, products and concepts could be incorporated into the Hub.



Enhance the public transportation network to expand employment options

With limited employment opportunity in the neighborhood and so many residents reliant on public transit, it will be important to work with CARTA to review the long-term bus transit plan for the neighborhood to better align with job centers. This would include re-evaluating routes and frequency as well as consideration of an in-neighborhood circulator. With the anticipated growth planned in the Westside and at The Bend, there will likely be expanded ridership in the long run to warrant such a review. More entrepreneurial ideas ought to be explored too. Might there be an appetite for a shuttle service offered by local service providers or in concert with one or more area employers of Westside residents? Or perhaps there is an opportunity for some type of car sharing arrangement.

SECTION VI. MOVING TO IMPLEMENTATION

Implementation

The Westside community in partnership with the Chattanooga Housing Authority, the City of Chattanooga and the Chattanooga Design Studio have collaboratively developed a bold vision for this historic neighborhood. The Plan detailed in this document lays out an ambitious 10+-year roadmap for equitable, sustainable, and holistic revitalization of the community. This document represents a conclusion to the planning process. However, much work lies ahead to make this vision a reality. Much of that work will rely on a network of dedicated partners, including residents, the City, educators, service providers, businesses and many others.

This section highlights a proposed implementation structure and ongoing community engagement; proposes immediate next steps and an action plan; summarizes potential funding sources to pursue for implementation activities; and summarizes critical early start efforts intended to build additional momentum for change.

This Plan is a concept - a development framework that allows for flexibility and scalability as new opportunities emerge, or assumptions change. Over time, the Plan can be adjusted to reflect changing market conditions and other local factors. However, the vision and goals are intended to remain as guiding principles for all future activities.

The Plan proposes that implementation will begin on CHA and City-owned land.

TENNESSEE RIVER

THE BEND



Implementation on CHA and City-controlled sites

Residential Program

The Implementation plan (CHA and City-controlled sites) guarantees a one-for-one replacement of all existing units in a mixed-income, mixed-use community with 1,783 proposed residential units. As the sites are occupied, the Plan will be implemented in phases. The Plan will replace 629 public housing units (College Hill Courts and Gateway Tower) with a combination of Rental Assistance Demonstration (RAD) replacement and/or project-based voucher units. The Plan introduces net new affordable, workforce and market-rate units, integrated in each phase. The distribution of these units is supported by current housing market conditions; however, the distribution will remain flexible and subject to evolving market conditions and financing as the Plan will be developed over many years.

Non-Residential Program

- The Plan introduces opportunities for in-neighborhood retail, services and amenities:
- Ground-floor retail/services - 107,476 SF
 - New or improved park and open spaces - 133,300 SF
 - Walking trails - 3,600 Linear SF
 - New and reconstructed streets - 17,600 Linear SF
 - A renovated James A. Henry school
 - Preservation of one College Hill Courts building adjacent to the James A. Henry Hub.
 - An expanded Head Start to co-locate at James A. Henry with the Newton Center
 - Artist studios and live-work incubator space

Unit and Bedroom Distribution (CHA and City-Controlled Sites)		
UNIT SIZE	GATEWAY TOWER & COLLEGE HILL COURTS (EXISTING)	PROPOSED UNITS
0-BR	2	--
1-BR	342	838
2-BR	251	856
3-BR	34	89
4-BR	0	--
Total	629 Units	1,783 Units

Table 1. Unit Mix and Bedroom Distribution

Residential Program Summary + Affordability Mix (CHA and City-Controlled Sites)		
	UNITS	%
Replacement Units (0-30% AMI)	629	35%
Tax Credits Restricted Affordable (31-60% AMI)	178	10%
Workforce (61-80% AMI)	267	15%
Market/Unrestricted (81%+ AMI)	709	40%
Total	1,783 Units	100%

Table 2. Affordability Mix

CHA Commitment

Resident Right-To-Return

CHA will pursue a “build-first” approach to the greatest extent possible, prior to demolition, in order to minimize temporary, off-site relocations and maximize the number of one-way moves for residents.

CHA understands that relocation, even temporarily, is extremely disruptive to residents, especially seniors and those with children, and only adds stress to what may already be a stressful situation. CHA will work closely with the resident community to develop a written Relocation Plan that meets the needs of residents while adhering to all the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Section 18, Rental Assistance Demonstration, and all other applicable HUD provisions.

All residents will meet one-on-one with a relocation counselor to determine the best relocation option for their family based on individual circumstances. This relocation counselor will work with residents every step of the way until they are re-housed in a new unit at the redeveloped site or are permanently relocated, should they choose that option. CHA will seek to maximize relocation options including temporarily or permanently relocating to another public housing unit or utilizing a Housing Choice Voucher for a unit in the private market, to the greatest extent possible.

As standard practice, mobility counseling and transportation assistance are provided, if needed, to see units, and residents have the option of being moved or moving themselves and receiving a one-time moving payment.

CHA will cover the relocation costs for all families who must move once HUD approves the demolition and disposition of the site(s).

Right-To-Return

CHA has committed that all lease-compliant residents living at College Hill Courts and Gateway Tower at the time of relocation/redevelopment are guaranteed the right to return to a new unit at the redeveloped sites.

Phasing Strategy

Implementation of the housing component of the Plan will be phased. This approach will be refined as new sites are controlled by CHA or the City. This phasing plan is driven by the low-income housing tax credit funding rules, a key source of financing for affordable units. The “build-first” approach will be pursued to maximize the number of one-way moves. Should other unrestricted funding become available, the phasing plan will be adjusted.

Relocation and demolition will also be phased in response to the availability of resources, land assembly, funding and market demand. While all original residents impacted by approved redevelopment action have first priority for a unit at the redeveloped site, CHA residents may also be eligible to receive a Housing Choice Voucher, if available for relocation.

*A new residential building for seniors has been identified with options for two locations. Option 1 is a 200 unit building in the southern portion of Phase 9. The location is currently vacant and could be constructed without the disruption of residents in Gateway Tower. Residents of Gateway Tower could relocate to the new building once completed. Option 2 is a tower located in Phase 11, currently located below the existing Gateway Tower.

DEVELOPMENT AND PHASING SUMMARY (CHA AND CITY-CONTROLLED SITES)				
PHASE (BLOCK)	RES UNITS	NONRES SF	PARKING	DEMO UNIT #'s
1 (I, J)	119	--	68	YFD Building
2 (E,F)	193	82,476	227	156 + Rec Ctr.
3 (C)	117	--	142	106
4 (D)	117	--	105	92
5 (A1)	158	--	375	62
6 (A2)	167	16,000	--	40
7 (B2)	94	--	--	41
8 (B1)	156	9,000	279	--
9 (N, U2)	237 (200*)	--	144	--
10 (H2)	217	--	--	--
11 (H1)	145*	--	375	132
12 (P,W)	63	--	92	--
TOTALS	1,783	107,476	1,807	629

Table 3. Development and Phasing Summary



Phasing Summary

Phase I

The Plan proposes to start development at the Chattanooga Youth and Family Development (YFD) site, which currently houses the City’s YFD administrative offices and Head Start. The administrative offices must be relocated before this phase can start. If the James A. Henry Hub is renovated early and Head Start moves to the new campus, the entire site can be developed at once. However, the Plan anticipates keeping Head Start on site and developing on a portion of the site, if necessary.

The Plan also tests an alternate Phase 1 scenario that starts construction on existing vacant land adjacent to the Gateway Tower (shown as Phase 9), allowing CHA to deliver a new senior tower before the existing senior tower is demolished. Phase 1 also assumes that the design and renovation of the James A. Henry Hub will be initiated during this period.

Beyond CHA + City-Controlled Site

A Long-term Vision

The Plan creates an implementation framework that begins with CHA and City-controlled land, but has the potential to expand significantly as new sites and partnerships become available. As noted in *Table 4: Additional Land Development Potential*, the Plan has the ability to add over 1,400 additional residential units and over 30,000 SF of nonresidential uses over time. The implementation phasing plan and approach will be refined as sites become available. CHA and the City of Chattanooga will continue to work with these land owners to finalize the development strategy for each of these sites individually and collectively to ensure that development is coordinated and integrated. The Plan assumes that development of these additional sites is not likely to occur for another six or more years, so implementation is focused on publicly-controlled sites.

ADDITIONAL DEVELOPMENT POTENTIAL (PRIVATELY CONTROLLED SITES)			
Block	RES UNITS	NONRES SF	PARKING
G	123	3,000	147
K	22	--	44
L	68	--	64
M	83	--	77
O	21	--	--
Q	44	--	50
R	47	--	50
S	45	3,500	73
T	364	14,000	339
U	96	2,000	64
V	131	--	137
X	359	8,000	350
TOTALS	1,403	30,500	1,395

Table 4. Development and Block Summary for Additional Land



Additional Land Development Potential (privately controlled sites)

Financing

The Plan as proposed is likely to cost more than \$1B and will take a decade to complete. Implementation success will require the identification, assembly, and deployment of multiple funding sources over many years as the Westside revitalization effort is expansive and complex. Furthermore, the current funding climate for affordable housing at the Tennessee Housing Development Agency (THDA) is not sufficiently favorable to Chattanooga. There may also be new funding opportunities available. Therefore, several things are recommended to happen simultaneously:

Marketing and Education Campaign

While many residents and stakeholders participated in the planning process that resulted in this Plan, many more stakeholders must still be engaged who can finance implementation, advocate for legislative and policy changes that benefit implementation, and hold partners accountable. It is recommended that CHA, CDS and the City embark on a targeted marketing campaign to ‘sell’ the Plan and recruit champions locally, regionally, and nationally.

New and Better Financing & Legislative Tools Locally

The City does not currently have adequate financing and legislative tools to support a project of this magnitude successfully. For example, an Affordable

Housing Trust Fund exists, but it is not adequately funded. There is an existing TIF to attract downtown businesses, but the TIF is currently not supportive of a plan such as Westside Evolves. There is not an existing city-wide affordable housing master plan that identifies investment priorities and targets city funding to aligned efforts such as Westside Evolves. It is recommended that the City adopt this Plan as the City’s investment priority. The City should also include Westside Evolves as a priority investment area in its “ONE Chattanooga Plan.” A combination of the following sources will be pursued:

Low-Income Housing Tax Credit (LIHTC) Equity: LIHTC equity is expected to be a primary source of funding for all affordable units. Maximizing the number of phases receiving 9% credits will reduce the need for other funding sources and subsidies. The Plan assumes that multiple rounds of a combination of 9% and 4% credits will be necessary. Therefore, CHA and the City will need to seek commitments from THDA, set asides or special bonus points for a plan of this scale and magnitude.

Public Housing Funding: Where possible, CHA will need to commit public housing resources to finance predevelopment costs, develop replacement housing units, and finance demolition, relocation, and supportive services.

Choice Neighborhoods Implementation Grant Funds: Subject to annual appropriations by Congress, it is recommended that CHA and the City pursue a Choice implementation grant of \$50 million. The grant requires significant local leverage (3:1), a joint application by both the City and CHA, and implementation partners identified and ready to start.

Conventional Debt: Some residential and commercial/retail phases can support debt. The Plan assumes that taxable and tax-exempt debt will be an important source of financing for the rental housing developments, exclusive of public housing replacement units.

Tax Increment Financing (TIF): CHA and the City must explore the establishment of TIF to support the extensive infrastructure upgrades that will be necessary for this redevelopment effort including new streets infrastructure, new and improved parks and open spaces, parking, and utility improvements throughout the planning study area.

Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP): Typically up to \$500K per project/phase, AHP grants are competitively awarded to FHLB members working with housing developers or community organizations to create rental and homeownership units for low-to-moderate income households.

New Markets Tax Credits (NMTC): NMTC may be used for the retail/nonresidential components in the Plan. The federal NMTC program provides capital markets funding (equity and/or debt at below market terms) for economic development projects in low-income communities. NMTC cannot be combined with LIHTC, though these financing structures can be side-by-side in a development.

Historic Tax Credits: Given the age of both College Hill Courts and the James A. Henry school building, this source of financing may be leveraged to help finance building renovations.

Community Development Block Grants (CDBG): The City is encouraged to pledge CDBG funds for activities that benefit low- and moderate-income persons, and prevent or eliminate slums or blight.

HOME Funding: HOME funds can be used to provide home purchase or rehabilitation financing assistance to eligible homeowners and new home buyers; build or rehabilitate housing for rent or ownership; or for “other reasonable and necessary expenses related to the development of non-luxury housing,” including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses.

Section 108 Loan: Under the Section 108 loan guarantee program, HUD offers communities a source of financing for certain community development activities (e.g. housing rehabilitation, economic development, large-scale development projects, etc.). The City essentially pledges a portion of its current and future CDBG funds as security for a loan guarantee.

Capital Improvement Program (CIP)/City Funds: The Plan assumes that, over time, the City will undertake several of the neighborhood initiatives proposed in the Plan utilizing Capital Improvement Funds or other dedicated city sources. Furthermore, as the James A. Henry school building becomes the new Recreational Center for the community, it is recommended that the City consider sustained line-item funding for this amenity, on par with investments in other communities in Chattanooga.

Federal Funds: Federal stimulus funding infrastructure and Build Back Better funding may be available to the City and CHA that can help with acquisition and financing for affordable units.

Affordable Housing Trust Funds: This is an important tool that the City should invest in more robustly to support the production of affordable housing units.

Foundation Funding and Capital Campaign: CHA, the City, and the Chattanooga Design Studio will explore partnerships with local and national foundations for discrete plan elements, including the possible operations endowment for James A. Henry. In addition, the parties will need to explore a capital campaign for the James A. Henry school building to help finance the renovation and redevelopment cost of the new campus.

National Endowment for the Arts (NEA): NEA’s Our Town grant program supports creative place-making projects that impact livability by affecting community priorities such as public safety, health, blight and vacancy reduction, job creation, local business development, civic participation, and/or community cohesion.

Other Funding: Other funding sources may become available over the course of implementation of the Plan (Federal Transportation, Education, Security). CHA and implementation partners will pursue all opportunities that arise. These may include federal or state grant or tax credit programs, energy conservation-related funding, private grants, and state or local funding programs.

Ongoing Community Engagement

Continuing to engage residents and community stakeholders is essential to the Plan's success! The following are recommended:

Community Advisory Group Meetings

The Community Advisory Group (CAG) be reconstituted to serve as a key forum for updating the community, discussing new ideas and solutions and recruiting and retaining project champions and partners. CAG meetings should transition to quarterly meetings. Implementation partners will continue to meet with the CAG at key junctures throughout the predevelopment and redevelopment effort to ensure the community voice remains at the center of the implementation process as the Plan moves from concept to design and construction.

Resident Meetings

Residents of CHA properties will need to have periodic resident-only meetings to discuss issues most relevant to them such as relocation and right to return. CHA should remain committed to ongoing dialogue at College Hill Courts and Gateway Tower to ensure that affected residents remain informed and can influence the next phases of the process.

Imagination Team

A distinguishing feature of this planning process has been its artist-led engagement effort with diverse artists helping with both traditional and non-traditional forms of engagement. The Imagination Team should be retained to continue to assist with ongoing engagement and to ensure art continues to be infused in all aspects of the implementation period.

Clear Communication Plan

Consistent, transparent, and accessible communications will be essential throughout implementation. A communications team should be engaged to ensure continuous flow of accurate information to and from stakeholders, including funders and champions. The development of an implementation-oriented communications plan should leverage assets developed during the planning period, such as the Westside Evolves website, social media and artist engagement. The audience for communications materials will need to expand to include funders, developers, existing and new partners, and residents. Where possible, cross-pollinate communications plans and methods among implementation team members to expand reach.



Photos: Westside community engagement activities.
Photographs by Andrew Travis @eyeshaveitart

Implementation Partners

The Chattanooga Housing Authority (CHA), the City of Chattanooga and the Chattanooga Design Studio nurtured a highly successful partnership during the planning process. All three entities remain committed to working together to ensure implementation of the Plan, with each focusing on core elements. CHA will retain lead responsibility for redevelopment of the public housing sites, and new sites that emerge for housing development; the City and CDS will coordinate implementation of neighborhood improvement efforts. It is recommended that this team continue to meet regularly to guide the implementation process.

However, coordination and collaboration with many additional committed partners are essential to the success of such an ambitious and comprehensive plan.

Housing Development – CHA should competitively procure a master developer to assist with implementation of the housing component and related physical development elements. This procurement should include a private property management entity to assume property management functions for newly built mixed-income, mixed-use and mixed-finance developments.

Neighborhood Improvements – The Plan outlines multiple proposed non-residential elements including new and improved parks and open spaces; preservation, rehabilitation, and repositioning of the James A. Henry building into a Community Hub, coupled with a potential expansion and integration of an adjacent College Hill building into a new campus for learning, art, culture and services; new retail and services spaces; and much more. This range of related but disparate tasks will require an entity to coordinate the implementation, though individual partners may be procured for each element. CDS should transition its role from planning to help coordinate these neighborhood improvement elements, working in tandem with the City.

People and Services – The proposed Plan will require a network of supportive services partners who can provide discrete supportive services in the neighborhood and outside. It is recommended that CHA procure a people implementation partner that can provide deep support and case management to families, while simultaneously coordinating the network of providers that will be essential.

Early Action Projects to Build Momentum

While thoughtful planning is a critical first step in establishing a shared vision for the future, residents and stakeholders are eager to see positive change now. Visible actions, even modest ones, are necessary to build momentum for change. These actions improve neighborhood confidence, sustain community energy, attract further engagement and help convince skeptical stakeholders that positive change is possible.

For this reason, the Plan includes early action activities that emerged from conversations with residents and stakeholders during the planning process. The proposed activities cover a wide range of community needs from investment in economic development and entrepreneurship to enhancement of parks and recreation facilities and programs. The activities also cover the improvement of the public realm and expansion of social services and supports. CHA and the City will work aggressively to marshal the partnerships and resources to implement as many of these early action activities as possible, while the predevelopment activity continues on the longer-term initiatives. Furthermore, the work of nearby partners should be promoted and celebrated such as the planned Food City.

Design and Space Planning for James A. Henry Hub

CHA, the City and the CDS will embark on a process to create a design and concept plan for the James A. Henry Hub. The process is expected to be completed in Q1 2022.

Renovation of Boynton Terrace & Dogwood Manor Communities

CHA invested over \$1.4M in 2020 to fully renovate the Dogwood Manor community (136 units) via a Rental Assistance Demonstration (RAD) Program. An additional \$15.2M to fully renovate Boynton Terrace (248 units) is in the final stages of construction. This initiative updates and preserves 384 units of quality affordable housing units in the community.

Renovation and Reopening of CHI Memorial Health Clinic at Boynton Terrace

CHI Memorial completed renovations of the 1000 SF clinic at Boynton Terrace in 2021. These renovations will enable CHI to better serve residents at the site and throughout the neighborhood. CHI Memorial has also invited the CHA Executive Director to serve on its Board of Directors to better reach under-served populations. This relationship will enable CHA to better advocate for the health needs of residents in the Westside.

Community Health Promotion Program

CHA joined with CHI Memorial's Center for Healthy Aging, Downtown YMCA, Alexian PACE Program, University of TN Chattanooga, Chattanooga Area Food Bank, and downtown local churches to apply for a \$287,900 grant to implement a Community Health Promotion Program based in the geriatric community clinic at Boynton Terrace. Funding, which was awarded in August 2021, will support a Community Health Promoter who will conduct home visits and work in tandem with CHA's case managers to be a bridge to services at the CHI Memorial clinic, help residents overcome barriers to health care and connect with other community-based services.

Additional Medical Services in the Westside

CHA has met with representatives from Matter Health who are interested in creating a medical clinic on site at Riverview Tower, and Mary Walker Towers. Discussions are pending.

COVID-19 Vaccinations

CHA partnered with UTC School of Nursing, CARTA, and Hamilton County Health Department to transport residents to COVID-19 vaccination sites. Vaccinations were also offered on site at Dogwood Manor for Westside Residents.

Mental Health Services

CHA, in partnership with Volunteer Behavioral Health, Mental Health Cooperative, and Helen Ross McNabb Center, intends to resume the provision of mental health services at Dogwood Manor. The Program kicked off in January 2020 but was discontinued a few weeks later due to COVID-19 concerns.

Community Gardens

Elder's Ace Hardware is a new partner and supporter of the community garden at Gateway Tower. Ace made a huge donation of seeds that will ensure vegetables and flowers for all gardeners at this location. And with this generous donation, seeds will also be available for other community gardeners in the Westside.

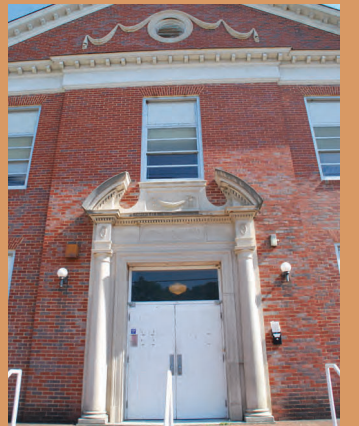
Workforce Development

CHA, in partnership with CHI Memorial for Physical Rehabilitation, is exploring a workforce partnership to create pathways for CHA residents to access entry level jobs in nursing, environmental services, Informational Technology and food services that will open career paths and promotional opportunities.

Resident Councils

Historically, Residents Councils at CHA public housing sites have played an important role in offering community events and programming. CHA has collaborated with the League of Women Voters to support Westside public housing residents in conducting new Resident Council elections. An election was conducted at Gateway Tower in May 2021 and the newly elected council is now operational. Elections were held at College Hill Courts in August 2021, with elections at Boynton Terrace later in the year. Activating and empowering resident leaders will position them to lead multiple additional early action initiatives that residents identified during the planning process.

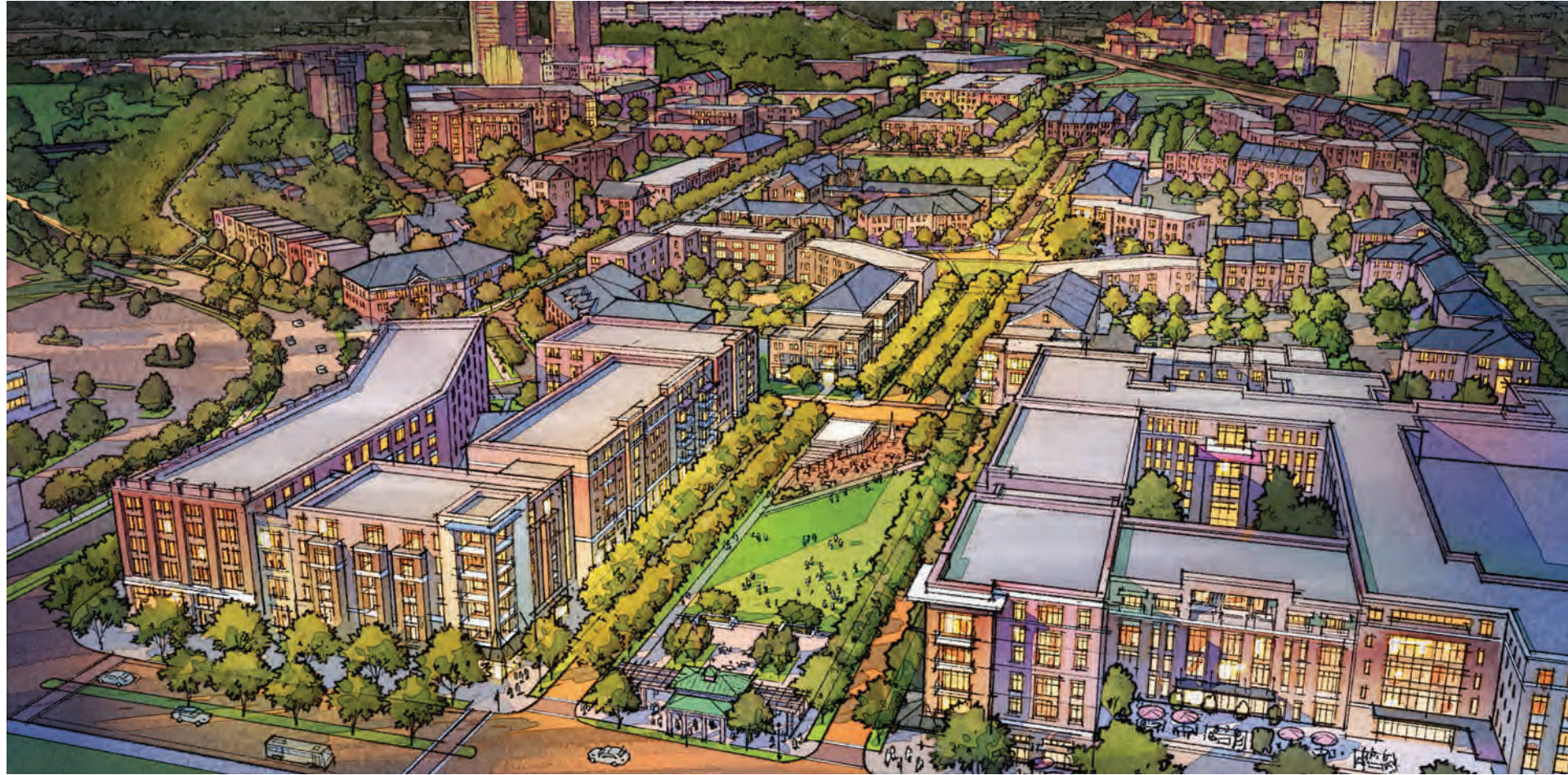
SPOTLIGHT UTK Architecture



In Fall 2021, the University of Tennessee Architecture School and Chattanooga Design Studio will collaborate to bring a fourth-year architecture studio to the Westside. The student teams will program and develop architectural solutions for the "Community Hub" centered around the preservation of the James A. Henry school. The studio will study sustainability and resilience with the lens of community centered architecture, picking up on themes that are echoed in the Plan. Professor Kevin Stevens is proud to bring students to study a Chattanooga site that is so important to the future of the Westside. The student work will help the community envision how spaces might be configured and how the historic elementary school building could be adapted to accommodate several types of activities and uses.

Critical Next Steps

This Plan will be implemented over a decade or more but, to pivot from planning to implementation, CHA and partners will need to focus on several critical path items over the next 12-24 months.



Critical Path Items

1	Adopt the Westside Evolves Plan as a Neighborhood Revitalization Strategy Area (City)
2	Complete transfer of the YFD property from the City to CHA
3	Complete supplemental planning and design process for James A. Henry Hub
4	Negotiate formal partnership with The Bend to coordinate infrastructure investment and potential inclusion of affordable and/or replacement units
5	Procure master developer
6	Procure people lead and case management provider
7	Complete environmental review of CHA sites (College Hill Courts and Gateway Tower)
8	Complete Physical Needs Assessment for College Hill Courts and Gateway Tower to confirm obsolescence
9	Submit HUD demolition and Section 18 disposition application to HUD and secure approval; if not viable (per PNA), explore RAD and RAD-blend conversion options
10	Work with the City to develop and/or fund financing mechanisms such as the Affordable Housing Trust Fund, TIF and other tools
11	Complete relocation of YFD
12	Prepare Relocation Plan for public housing sites (College Hill Courts and Gateway Tower)
13	Complete surveys, environmental and geotechnical studies, and site engineering for initial phase
14	Execute partnership agreements with key implementation partners
15	Apply for Choice implementation funding (which necessitates securing of additional financing such as LIHTC equity, City funds, etc.)
16	Continue engagement and dialogue with the Community Advisory Group and residents
17	Market the Plan
18	Work with City to develop a strategy to access local and federal funds for infrastructure acquisition, demolition, and construction

**Westside
A thriving
Growing
Community
Moving
Culturally sound
Embracing what was
Building a healthy
Enlightened
Rich future for everyone!**

- Erika Roberts

For more information on this project, please visit the
website: westsideevolves.com



Grace Tree - Photograph by Andrew Travis ©eyeshaveitart



WESTSIDE
COMMUNITY
EVOLVES



The Bend - Mixed-Use Development

Hamilton County and City of Chattanooga Tax Summary*

Real Property											
Year	Net New Tax on Incremental Assessed Value	Total Taxes Dedicated to Debt Service	Total Taxes Dedicated to Schools	Remaining Incremental Tax After Required Allocations	Total Admin Fees	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Total Designated to TIF After Required Allocations	Total Designated to City General Fund After Required Allocations
Year 1 - 2025	\$ 9,544,900	\$ 2,685,331	\$ 2,151,043	\$ 4,708,526	\$ 200,376	\$ 4,508,150	\$ 951,927	\$ 1,241,407	\$ 195,985	\$ 2,118,831	\$ -
Year 2 - 2026	\$ 14,740,479	\$ 4,147,039	\$ 3,321,921	\$ 7,271,519	\$ 309,447	\$ 6,962,072	\$ 1,470,090	\$ 1,917,142	\$ 302,666	\$ 3,272,175	\$ -
Year 3 - 2027	\$ 17,905,974	\$ 5,037,609	\$ 4,035,298	\$ 8,833,067	\$ 375,900	\$ 8,457,167	\$ 1,785,789	\$ 2,328,847	\$ 367,662	\$ 3,974,869	\$ -
Year 4 - 2028	\$ 23,797,759	\$ 6,695,185	\$ 5,363,073	\$ 11,739,501	\$ 499,586	\$ 11,239,915	\$ 2,373,386	\$ 3,095,131	\$ 488,638	\$ 5,282,761	\$ -
Year 5 - 2029	\$ 27,718,973	\$ 7,798,368	\$ 6,246,759	\$ 13,673,846	\$ 581,903	\$ 13,091,943	\$ 2,764,454	\$ 3,605,123	\$ 569,152	\$ 6,153,214	\$ -
Year 6 - 2030	\$ 30,345,240	\$ 8,537,234	\$ 6,838,616	\$ 14,969,390	\$ 637,036	\$ 14,332,354	\$ 3,026,376	\$ 3,946,694	\$ 623,077	\$ 6,736,207	\$ -
Year 7 - 2031	\$ 32,939,037	\$ 9,266,965	\$ 7,423,155	\$ 16,248,917	\$ 691,488	\$ 15,557,429	\$ 3,285,059	\$ 4,284,042	\$ 676,336	\$ 7,311,992	\$ -
Year 8 - 2032	\$ 39,115,723	\$ 11,004,693	\$ 8,815,135	\$ 19,295,895	\$ 821,155	\$ 18,474,740	\$ 3,901,069	\$ 5,087,381	\$ 803,161	\$ 8,683,129	\$ -
Year 9 - 2033	\$ 41,359,279	\$ 11,635,887	\$ 9,320,744	\$ 20,402,648	\$ 868,254	\$ 19,534,394	\$ 4,124,822	\$ 5,379,177	\$ 849,228	\$ 9,181,167	\$ -
Year 10 - 2034	\$ 41,359,279	\$ 11,635,887	\$ 9,320,744	\$ 20,402,648	\$ 868,254	\$ 19,534,394	\$ 4,124,822	\$ 5,379,177	\$ 849,228	\$ 9,181,167	\$ -
Year 11 - 2035	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 12 - 2036	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 13 - 2037	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 14 - 2038	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 15 - 2039	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 16 - 2040	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 17 - 2041	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,247	\$ 5,620,992	\$ 887,404	\$ 9,593,893	\$ -
Year 18 - 2042	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 9,838,833	\$ 887,404	\$ -	\$ -
Year 19 - 2043	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 9,838,833	\$ 887,404	\$ -	\$ -
Year 20 - 2044	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 9,838,833	\$ 887,404	\$ -	\$ -
Year 21 - 2045	\$ 33,673,627	\$ 9,473,631	\$ 7,588,702	\$ 16,611,294	\$ 253,265	\$ 9,877,412	\$ 8,000,704	\$ 7,665,906	\$ 691,419	\$ -	\$ -
Year 22 - 2046	\$ 28,478,048	\$ 8,011,923	\$ 6,417,824	\$ 14,048,301	\$ 214,188	\$ 8,353,404	\$ 6,766,257	\$ 6,483,117	\$ 584,738	\$ -	\$ -
Year 23 - 2047	\$ 25,312,553	\$ 7,121,353	\$ 5,704,447	\$ 12,486,753	\$ 190,380	\$ 7,424,876	\$ -	\$ 11,776,632	\$ 519,741	\$ -	\$ -
Year 24 - 2048	\$ 19,420,768	\$ 5,463,777	\$ 4,376,672	\$ 9,580,319	\$ 146,067	\$ 5,696,651	\$ -	\$ 3,737,601	\$ 5,696,651	\$ -	\$ -
Year 25 - 2049	\$ 15,499,554	\$ 4,360,594	\$ 3,492,986	\$ 7,645,974	\$ -	\$ 4,546,450	\$ -	\$ 2,982,949	\$ -	\$ -	\$ 4,663,025
Year 26 - 2050	\$ 12,873,287	\$ 3,621,728	\$ 2,901,129	\$ 6,350,430	\$ -	\$ 3,776,092	\$ -	\$ 2,477,515	\$ -	\$ -	\$ 3,872,915
Year 27 - 2051	\$ 10,279,490	\$ 2,891,997	\$ 2,316,590	\$ 5,070,903	\$ -	\$ 3,015,260	\$ -	\$ 1,978,329	\$ -	\$ -	\$ 3,092,574
Year 28 - 2052	\$ 4,102,804	\$ 1,154,269	\$ 924,610	\$ 2,023,925	\$ -	\$ 1,203,465	\$ -	\$ 789,602	\$ -	\$ -	\$ 1,234,323
Year 29 - 2053	\$ 1,859,248	\$ 523,075	\$ 419,001	\$ 917,172	\$ -	\$ 545,368	\$ -	\$ 357,820	\$ -	\$ -	\$ 559,352
Year 30 - 2054	\$ 1,859,248	\$ 523,075	\$ 419,001	\$ 917,172	\$ -	\$ 545,368	\$ -	\$ 357,820	\$ -	\$ -	\$ 559,352
Total	\$ 864,370,540	\$ 243,179,240	\$ 194,794,900	\$ 426,396,400	\$ 13,983,456	\$ 357,596,240	\$ 103,552,074	\$ 143,734,855	\$ 22,091,722	\$ 129,052,763	\$ 13,981,541
**Net Present Value										\$ 110,041,174	

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Hamilton County Tax Summary*

Real Property								
Hamilton County Tax Rate: \$2.2373	Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
		16.2%	45.2%		7.0%		53%	47%
Year 1 - 2025	\$ 4,758,943	\$ 770,948	\$ 2,151,043	\$ 1,836,952	\$ 128,587	\$ 1,708,365	\$ 905,433	\$ 802,932
Year 2 - 2026	\$ 7,349,380	\$ 1,190,599	\$ 3,321,921	\$ 2,836,860	\$ 198,581	\$ 2,638,279	\$ 1,398,287	\$ 1,239,992
Year 3 - 2027	\$ 8,927,648	\$ 1,446,278	\$ 4,035,298	\$ 3,446,072	\$ 241,226	\$ 3,204,846	\$ 1,698,568	\$ 1,506,278
Year 4 - 2028	\$ 11,865,203	\$ 1,922,162	\$ 5,363,073	\$ 4,579,968	\$ 320,599	\$ 4,259,369	\$ 2,257,465	\$ 2,001,904
Year 5 - 2029	\$ 13,820,261	\$ 2,238,882	\$ 6,246,759	\$ 5,334,620	\$ 373,424	\$ 4,961,196	\$ 2,629,433	\$ 2,331,763
Year 6 - 2030	\$ 15,129,678	\$ 2,451,008	\$ 6,838,616	\$ 5,840,054	\$ 408,805	\$ 5,431,249	\$ 2,878,561	\$ 2,552,688
Year 7 - 2031	\$ 16,422,906	\$ 2,660,511	\$ 7,423,155	\$ 6,339,240	\$ 443,748	\$ 5,895,492	\$ 3,124,610	\$ 2,770,882
Year 8 - 2032	\$ 19,502,508	\$ 3,159,406	\$ 8,815,135	\$ 7,527,967	\$ 526,959	\$ 7,001,008	\$ 3,710,533	\$ 3,290,475
Year 9 - 2033	\$ 20,621,113	\$ 3,340,620	\$ 9,320,744	\$ 7,959,749	\$ 557,184	\$ 7,402,565	\$ 3,923,358	\$ 3,479,207
Year 10 - 2034	\$ 20,621,113	\$ 3,340,620	\$ 9,320,744	\$ 7,959,749	\$ 557,184	\$ 7,402,565	\$ 3,923,358	\$ 3,479,207
Year 11 - 2035	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 12 - 2036	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 13 - 2037	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 14 - 2038	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 15 - 2039	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 16 - 2040	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 17 - 2041	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 18 - 2042	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ -	\$ -	\$ 8,317,569	\$ -
Year 19 - 2043	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ -	\$ -	\$ 8,317,569	\$ -
Year 20 - 2044	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ -	\$ -	\$ 8,317,569	\$ -
Year 21 - 2045	\$ 16,789,164	\$ 2,719,845	\$ 7,588,702	\$ 6,480,617	\$ -	\$ -	\$ 6,480,617	\$ -
Year 22 - 2046	\$ 14,198,727	\$ 2,300,194	\$ 6,417,824	\$ 5,480,709	\$ -	\$ -	\$ 5,480,709	\$ -
Year 23 - 2047	\$ 12,620,459	\$ 2,044,515	\$ 5,704,447	\$ 4,871,497	\$ -	\$ -	\$ 4,871,497	\$ -
Year 24 - 2048	\$ 9,682,904	\$ 1,568,631	\$ 4,376,672	\$ 3,737,601	\$ -	\$ -	\$ 3,737,601	\$ -
Year 25 - 2049	\$ 7,727,846	\$ 1,251,911	\$ 3,492,986	\$ 2,982,949	\$ -	\$ -	\$ 2,982,949	\$ -
Year 26 - 2050	\$ 6,418,429	\$ 1,039,785	\$ 2,901,129	\$ 2,477,515	\$ -	\$ -	\$ 2,477,515	\$ -
Year 27 - 2051	\$ 5,125,201	\$ 830,282	\$ 2,316,590	\$ 1,978,329	\$ -	\$ -	\$ 1,978,329	\$ -
Year 28 - 2052	\$ 2,045,599	\$ 331,387	\$ 924,610	\$ 789,602	\$ -	\$ -	\$ 789,602	\$ -
Year 29 - 2053	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ -	\$ -	\$ 357,820	\$ -
Year 30 - 2054	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ -	\$ -	\$ 357,820	\$ -
Total	\$ 430,962,140	\$ 69,815,860	\$ 194,794,900	\$ 166,351,380	\$ 7,831,914	\$ 104,052,300	\$ 109,614,868	\$ 48,904,598
**Net Present Value								\$ 41,700,159

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Chattanooga Tax Summary*

Real Property										
City of Chattanooga Tax Rate: \$2.251	Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Total Designated to TIF After Required Allocations	Total Designated to General Fund After Required Allocations
		40.0%		2.5%		34%	12%	7%	47%	
Year 1 - 2025	\$ 4,785,957	\$ 1,914,383	\$ 2,871,574	\$ 71,789	\$ 2,799,785	\$ 951,927	\$ 335,974	\$ 195,985	\$ 1,315,899	\$ -
Year 2 - 2026	\$ 7,391,099	\$ 2,956,440	\$ 4,434,659	\$ 110,866	\$ 4,323,793	\$ 1,470,090	\$ 518,855	\$ 302,666	\$ 2,032,183	\$ -
Year 3 - 2027	\$ 8,978,326	\$ 3,591,331	\$ 5,386,995	\$ 134,674	\$ 5,252,321	\$ 1,785,789	\$ 630,279	\$ 367,662	\$ 2,468,591	\$ -
Year 4 - 2028	\$ 11,932,556	\$ 4,773,023	\$ 7,159,533	\$ 178,987	\$ 6,980,546	\$ 2,373,386	\$ 837,666	\$ 488,638	\$ 3,280,857	\$ -
Year 5 - 2029	\$ 13,898,712	\$ 5,559,486	\$ 8,339,226	\$ 208,479	\$ 8,130,747	\$ 2,764,454	\$ 975,690	\$ 569,152	\$ 3,821,451	\$ -
Year 6 - 2030	\$ 15,215,562	\$ 6,086,226	\$ 9,129,336	\$ 228,231	\$ 8,901,105	\$ 3,026,376	\$ 1,068,133	\$ 623,077	\$ 4,183,519	\$ -
Year 7 - 2031	\$ 16,516,131	\$ 6,606,454	\$ 9,909,677	\$ 247,740	\$ 9,661,937	\$ 3,285,059	\$ 1,159,432	\$ 676,336	\$ 4,541,110	\$ -
Year 8 - 2032	\$ 19,613,215	\$ 7,845,287	\$ 11,767,928	\$ 294,196	\$ 11,473,732	\$ 3,901,069	\$ 1,376,848	\$ 803,161	\$ 5,392,654	\$ -
Year 9 - 2033	\$ 20,738,166	\$ 8,295,267	\$ 12,442,899	\$ 311,070	\$ 12,131,829	\$ 4,124,822	\$ 1,455,819	\$ 849,228	\$ 5,701,960	\$ -
Year 10 - 2034	\$ 20,738,166	\$ 8,295,267	\$ 12,442,899	\$ 311,070	\$ 12,131,829	\$ 4,124,822	\$ 1,455,819	\$ 849,228	\$ 5,701,960	\$ -
Year 11 - 2035	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 12 - 2036	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 13 - 2037	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 14 - 2038	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 15 - 2039	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 16 - 2040	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 17 - 2041	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,247	\$ 1,521,264	\$ 887,404	\$ 5,958,283	\$ -
Year 18 - 2042	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 1,521,264	\$ 887,404	\$ -	\$ -
Year 19 - 2043	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 1,521,264	\$ 887,404	\$ -	\$ -
Year 20 - 2044	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 10,268,530	\$ 1,521,264	\$ 887,404	\$ -	\$ -
Year 21 - 2045	\$ 16,884,463	\$ 6,753,786	\$ 10,130,677	\$ 253,265	\$ 9,877,412	\$ 8,000,704	\$ 1,185,289	\$ 691,419	\$ -	\$ -
Year 22 - 2046	\$ 14,279,321	\$ 5,711,729	\$ 8,567,592	\$ 214,188	\$ 8,353,404	\$ 6,766,257	\$ 1,002,408	\$ 584,738	\$ -	\$ -
Year 23 - 2047	\$ 12,692,094	\$ 5,076,838	\$ 7,615,256	\$ 190,380	\$ 7,424,876		\$ 6,905,135	\$ 519,741	\$ -	\$ -
Year 24 - 2048	\$ 9,737,864	\$ 3,895,146	\$ 5,842,718	\$ 146,067	\$ 5,696,651			\$ 5,696,651	\$ -	\$ -
Year 25 - 2049	\$ 7,771,708	\$ 3,108,683	\$ 4,663,025	\$ -	\$ 4,546,450				\$ -	\$ 4,663,025
Year 26 - 2050	\$ 6,454,858	\$ 2,581,943	\$ 3,872,915	\$ -	\$ 3,776,092				\$ -	\$ 3,872,915
Year 27 - 2051	\$ 5,154,289	\$ 2,061,715	\$ 3,092,574	\$ -	\$ 3,015,260				\$ -	\$ 3,092,574
Year 28 - 2052	\$ 2,057,205	\$ 822,882	\$ 1,234,323	\$ -	\$ 1,203,465				\$ -	\$ 1,234,323
Year 29 - 2053	\$ 932,254	\$ 372,902	\$ 559,352	\$ -	\$ 545,368				\$ -	\$ 559,352
Year 30 - 2054	\$ 932,254	\$ 372,902	\$ 559,352	\$ -	\$ 545,368				\$ -	\$ 559,352
Total	\$ 433,408,400	\$ 173,363,380	\$ 260,045,020	\$ 6,151,542	\$ 253,543,940	\$ 103,552,074	\$ 34,119,987	\$ 22,091,722	\$ 80,148,165	\$ 13,981,541
**Net Present Value									\$ 68,341,015	

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

Economic Impact Analysis

The Bend Mixed-Use Development

Chattanooga - Hamilton County, TN

PREPARED FOR:



PREPARED BY:



DRAFT
MAY 25, 2023

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Master Summary - All Phases

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 4,115,354,447	17,459	\$ 1,059,272,448	\$ 13,966,505	\$ 2,988,834	\$ 20,754,337	\$ 5,188,585	N/A	N/A	\$ 16,955,339

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 1,201,029	9	\$ 497,754	\$ 6,563	\$ 1,404	N/A	N/A	\$ 13,102	Included in Total Below*	\$ 13,102
Townhomes	\$ 441,860	3	\$ 165,916	\$ 2,187	\$ 468	N/A	N/A	\$ 4,368		\$ 4,368
Apartments	\$ 54,062,222	195	\$ 11,639,550	\$ 153,466	\$ 32,841	N/A	N/A	\$ 283,872		\$ 283,872
Retail	\$ 1,297,929,995	10,234	\$ 270,708,280	\$ 12,441,478	\$ 763,828	\$ 14,743,051	\$ 3,685,764	\$ 14,898,152		\$ 14,898,152
Entertainment	\$ 17,356,243	142	\$ 3,485,958	\$ 246,810	\$ 9,836	\$ 200,848	\$ 50,212	\$ 206,717		\$ 206,717
Hotel	\$ 46,690,467	255	\$ 6,873,270	\$ 677,079	\$ 2,104,566	\$ 586,454	\$ 146,614	\$ 371,216		\$ 371,216
Commercial Office	\$ 59,062,270	1,791	\$ 111,668,850	\$ 1,472,354	\$ 315,084	N/A	N/A	\$ 2,607,249		\$ 2,607,249
Medical Office	\$ 10,636,621	339	\$ 25,789,764	\$ 340,038	\$ 72,769	N/A	N/A	\$ 493,499		\$ 493,499
Parking	\$ 12,513,014	86	\$ 2,928,472	\$ 170,007	\$ 8,262	\$ 158,247	\$ 39,564	\$ 125,196		\$ 125,196
Total	\$ 1,499,893,721	13,054	\$ 433,757,814	\$ 15,509,982	\$ 3,309,058	\$ 15,688,600	\$ 3,922,154	\$ 19,003,371		\$ 3,922,154

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 24,020,580	9	\$ 9,955,080	\$ 131,260	\$ 28,080	N/A	N/A	\$ 262,040	Included in Total Below*	\$ 421,380
Townhomes	\$ 8,837,200	3	\$ 3,318,320	\$ 43,740	\$ 9,360	N/A	N/A	\$ 87,360		\$ 140,460
Apartments	\$ 1,081,244,440	195	\$ 232,791,000	\$ 3,069,320	\$ 656,820	N/A	N/A	\$ 5,677,440		\$ 9,403,580
Retail	\$ 25,958,599,900	10,234	\$ 5,414,165,600	\$ 265,894,820	\$ 15,276,560	\$ 294,861,020	\$ 73,715,255	\$ 297,963,040		\$ 947,710,695
Entertainment	\$ 347,124,860	142	\$ 69,719,160	\$ 4,936,200	\$ 196,720	\$ 4,016,960	\$ 1,004,240	\$ 4,134,340		\$ 14,288,460
Hotels	\$ 933,809,340	255	\$ 137,465,400	\$ 13,541,580	\$ 42,091,320	\$ 11,729,080	\$ 2,932,270	\$ 7,424,320		\$ 77,718,570
Commercial Office	\$ 1,181,245,400	1,791	\$ 2,233,377,000	\$ 29,447,080	\$ 6,301,680	N/A	N/A	\$ 52,144,980		\$ 87,893,740
Medical Office	\$ 212,732,420	339	\$ 515,795,280	\$ 6,800,760	\$ 1,455,380	N/A	N/A	\$ 9,869,980		\$ 18,126,120
Parking	\$ 250,260,280	86	\$ 58,569,440	\$ 3,400,140	\$ 165,240	\$ 3,164,940	\$ 791,235	\$ 2,503,920		\$ 10,025,475
One-Time Construction	\$ 4,115,354,447	Transient	\$ 1,059,272,448	\$ 13,966,505	\$ 2,988,834	\$ 20,754,337	\$ 5,188,585	N/A		N/A
Total	\$ 34,113,228,867	13,054	\$ 9,734,428,728	\$ 341,231,405	\$ 69,169,994	\$ 334,526,337	\$ 83,631,585	\$ 380,067,420	\$ 83,631,585	\$ 1,292,258,326

Total Projected Designations to TIF	
Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 191,877,820
Total Direct Sales Tax Designated to Brownfield TIF	\$ 83,631,504
Total Designated to TIF	\$ 275,509,324
NPV of Property Tax Designated to TIF:	\$ 110,041,174
NPV of Sales Tax Designated to Brownfield TIF:	\$ 49,881,666
Total NPV:	\$ 159,922,840

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

The Bend - Mixed-Use Development

Hamilton County and City of Chattanooga Tax Summary*

Real Property										
Year	Net New Tax on Incremental Assessed Value	Total Taxes Dedicated to Debt Service	Total Taxes Dedicated to Schools	Remaining Incremental Tax After Required Allocations	Total Admin Fees	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Total Designated to TIF After Required Allocations
Year 1 - 2025	\$ 9,544,900	\$ 2,685,331	\$ 2,151,043	\$ 4,708,526	\$ 200,376	\$ 4,508,150	\$ 951,927	\$ 1,241,407	\$ 195,985	\$ 2,118,831
Year 2 - 2026	\$ 14,740,479	\$ 4,147,039	\$ 3,321,921	\$ 7,271,519	\$ 309,447	\$ 6,962,072	\$ 1,470,090	\$ 1,917,142	\$ 302,666	\$ 3,272,174
Year 3 - 2027	\$ 17,905,974	\$ 5,037,609	\$ 4,035,298	\$ 8,833,067	\$ 375,900	\$ 8,457,167	\$ 1,785,790	\$ 2,328,846	\$ 367,663	\$ 3,974,868
Year 4 - 2028	\$ 23,797,759	\$ 6,695,185	\$ 5,363,073	\$ 11,739,501	\$ 499,586	\$ 11,239,915	\$ 2,373,387	\$ 3,095,130	\$ 488,639	\$ 5,282,759
Year 5 - 2029	\$ 27,718,973	\$ 7,798,368	\$ 6,246,759	\$ 13,673,846	\$ 581,903	\$ 13,091,943	\$ 2,764,456	\$ 3,605,122	\$ 569,153	\$ 6,153,212
Year 6 - 2030	\$ 30,345,240	\$ 8,537,234	\$ 6,838,616	\$ 14,969,390	\$ 637,036	\$ 14,332,354	\$ 3,026,378	\$ 3,946,693	\$ 623,078	\$ 6,736,205
Year 7 - 2031	\$ 32,939,037	\$ 9,266,965	\$ 7,423,155	\$ 16,248,917	\$ 691,488	\$ 15,557,429	\$ 3,285,061	\$ 4,284,042	\$ 676,336	\$ 7,311,990
Year 8 - 2032	\$ 39,115,723	\$ 11,004,693	\$ 8,815,135	\$ 19,295,895	\$ 821,155	\$ 18,474,740	\$ 3,901,071	\$ 5,087,380	\$ 803,161	\$ 8,683,128
Year 9 - 2033	\$ 41,359,279	\$ 11,635,887	\$ 9,320,744	\$ 20,402,648	\$ 868,254	\$ 19,534,394	\$ 4,124,824	\$ 5,379,177	\$ 849,228	\$ 9,181,165
Year 10 - 2034	\$ 41,359,279	\$ 11,635,887	\$ 9,320,744	\$ 20,402,648	\$ 868,254	\$ 19,534,394	\$ 4,124,824	\$ 5,379,177	\$ 849,228	\$ 9,181,165
Year 11 - 2035	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 12 - 2036	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 13 - 2037	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 14 - 2038	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 15 - 2039	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 16 - 2040	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 17 - 2041	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 18 - 2042	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 19 - 2043	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 20 - 2044	\$ 43,218,527	\$ 12,158,962	\$ 9,739,745	\$ 21,319,820	\$ 907,285	\$ 20,412,535	\$ 4,310,249	\$ 5,620,991	\$ 887,404	\$ 9,593,891
Year 21 - 2045	\$ 33,673,627	\$ 9,473,631	\$ 7,588,702	\$ 16,611,294	\$ 706,909	\$ 15,904,385	\$ 3,358,322	\$ 4,379,584	\$ 691,419	\$ 7,475,060
Year 22 - 2046	\$ 28,478,048	\$ 8,011,923	\$ 6,417,824	\$ 14,048,301	\$ 597,838	\$ 13,450,463	\$ 2,840,159	\$ 3,703,849	\$ 584,738	\$ 6,321,717
Year 23 - 2047	\$ 25,312,553	\$ 7,121,353	\$ 5,704,447	\$ 12,486,753	\$ 531,385	\$ 11,955,368	\$ 2,524,459	\$ 3,292,145	\$ 519,741	\$ 5,619,023
Year 24 - 2048	\$ 19,420,768	\$ 5,463,777	\$ 4,376,672	\$ 9,580,319	\$ 407,699	\$ 9,172,620	\$ 1,936,862	\$ 2,525,861	\$ 398,765	\$ 4,311,132
Year 25 - 2049	\$ 15,499,554	\$ 4,360,594	\$ 3,492,986	\$ 7,645,974	\$ 325,382	\$ 7,320,592	\$ 1,545,793	\$ 2,015,869	\$ 318,251	\$ 3,440,679
Year 26 - 2050	\$ 12,873,287	\$ 3,621,728	\$ 2,901,129	\$ 6,350,430	\$ 270,249	\$ 6,080,181	\$ 1,283,871	\$ 1,674,298	\$ 264,326	\$ 2,857,686
Year 27 - 2051	\$ 10,279,490	\$ 2,891,997	\$ 2,316,590	\$ 5,070,903	\$ 215,797	\$ 4,855,106	\$ 1,025,188	\$ 1,336,949	\$ 211,068	\$ 2,281,901
Year 28 - 2052	\$ 4,102,804	\$ 1,154,269	\$ 924,610	\$ 2,023,925	\$ 86,130	\$ 1,937,795	\$ 409,178	\$ 533,611	\$ 84,243	\$ 910,763
Year 29 - 2053	\$ 1,859,248	\$ 523,075	\$ 419,001	\$ 917,172	\$ 39,031	\$ 878,141	\$ 185,425	\$ 241,814	\$ 38,176	\$ 412,726
Year 30 - 2054	\$ 1,859,248	\$ 523,075	\$ 419,001	\$ 917,172	\$ 39,031	\$ 878,141	\$ 185,425	\$ 241,814	\$ 38,176	\$ 412,726
Total	\$ 864,370,540	\$ 243,179,240	\$ 194,794,900	\$ 426,396,400	\$ 18,145,700	\$ 408,250,700	\$ 86,204,980	\$ 112,419,820	\$ 17,748,080	\$ 191,877,820
**Net Present Value										\$ 110,041,174

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Hamilton County Tax Summary*

Real Property								
Hamilton County Tax Rate: \$2.2373	Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
		16.2%	45.2%		7.0%		53%	47%
Year 1 - 2025	\$ 4,758,943	\$ 770,948	\$ 2,151,043	\$ 1,836,952	\$ 128,587	\$ 1,708,365	\$ 905,433	\$ 802,932
Year 2 - 2026	\$ 7,349,380	\$ 1,190,599	\$ 3,321,921	\$ 2,836,860	\$ 198,581	\$ 2,638,279	\$ 1,398,287	\$ 1,239,992
Year 3 - 2027	\$ 8,927,648	\$ 1,446,278	\$ 4,035,298	\$ 3,446,072	\$ 241,226	\$ 3,204,846	\$ 1,698,568	\$ 1,506,278
Year 4 - 2028	\$ 11,865,203	\$ 1,922,162	\$ 5,363,073	\$ 4,579,968	\$ 320,599	\$ 4,259,369	\$ 2,257,465	\$ 2,001,904
Year 5 - 2029	\$ 13,820,261	\$ 2,238,882	\$ 6,246,759	\$ 5,334,620	\$ 373,424	\$ 4,961,196	\$ 2,629,433	\$ 2,331,763
Year 6 - 2030	\$ 15,129,678	\$ 2,451,008	\$ 6,838,616	\$ 5,840,054	\$ 408,805	\$ 5,431,249	\$ 2,878,561	\$ 2,552,688
Year 7 - 2031	\$ 16,422,906	\$ 2,660,511	\$ 7,423,155	\$ 6,339,240	\$ 443,748	\$ 5,895,492	\$ 3,124,610	\$ 2,770,882
Year 8 - 2032	\$ 19,502,508	\$ 3,159,406	\$ 8,815,135	\$ 7,527,967	\$ 526,959	\$ 7,001,008	\$ 3,710,533	\$ 3,290,475
Year 9 - 2033	\$ 20,621,113	\$ 3,340,620	\$ 9,320,744	\$ 7,959,749	\$ 557,184	\$ 7,402,565	\$ 3,923,358	\$ 3,479,207
Year 10 - 2034	\$ 20,621,113	\$ 3,340,620	\$ 9,320,744	\$ 7,959,749	\$ 557,184	\$ 7,402,565	\$ 3,923,358	\$ 3,479,207
Year 11 - 2035	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 12 - 2036	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 13 - 2037	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 14 - 2038	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 15 - 2039	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 16 - 2040	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 17 - 2041	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 18 - 2042	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 19 - 2043	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 20 - 2044	\$ 21,548,107	\$ 3,490,793	\$ 9,739,745	\$ 8,317,569	\$ 582,231	\$ 7,735,338	\$ 4,099,728	\$ 3,635,610
Year 21 - 2045	\$ 16,789,164	\$ 2,719,845	\$ 7,588,702	\$ 6,480,617	\$ 453,644	\$ 6,026,973	\$ 3,194,295	\$ 2,832,678
Year 22 - 2046	\$ 14,198,727	\$ 2,300,194	\$ 6,417,824	\$ 5,480,709	\$ 383,650	\$ 5,097,059	\$ 2,701,441	\$ 2,395,618
Year 23 - 2047	\$ 12,620,459	\$ 2,044,515	\$ 5,704,447	\$ 4,871,497	\$ 341,005	\$ 4,530,492	\$ 2,401,160	\$ 2,129,332
Year 24 - 2048	\$ 9,682,904	\$ 1,568,631	\$ 4,376,672	\$ 3,737,601	\$ 261,632	\$ 3,475,969	\$ 1,842,263	\$ 1,633,706
Year 25 - 2049	\$ 7,727,846	\$ 1,251,911	\$ 3,492,986	\$ 2,982,949	\$ 208,807	\$ 2,774,142	\$ 1,470,295	\$ 1,303,847
Year 26 - 2050	\$ 6,418,429	\$ 1,039,785	\$ 2,901,129	\$ 2,477,515	\$ 173,426	\$ 2,304,089	\$ 1,221,167	\$ 1,082,922
Year 27 - 2051	\$ 5,125,201	\$ 830,282	\$ 2,316,590	\$ 1,978,329	\$ 138,483	\$ 1,839,846	\$ 975,118	\$ 864,728
Year 28 - 2052	\$ 2,045,599	\$ 331,387	\$ 924,610	\$ 789,602	\$ 55,272	\$ 734,330	\$ 389,195	\$ 345,135
Year 29 - 2053	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 30 - 2054	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Total	\$ 430,962,140	\$ 69,815,860	\$ 194,794,900	\$ 166,351,380	\$ 11,644,620	\$ 154,706,760	\$ 81,994,560	\$ 72,712,200
**Net Present Value							\$	41,700,159

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Chattanooga Tax Summary*

Real Property									
City of Chattanooga Tax Rate: \$2.251	Net New Tax on Incremental Assesd Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Total Designated to TIF After Required Allocations
		40.0%		2.5%		34%	12%	7%	47%
Year 1 - 2025	\$ 4,785,957	\$ 1,914,383	\$ 2,871,574	\$ 71,789	\$ 2,799,785	\$ 951,927	\$ 335,974	\$ 195,985	\$ 1,315,899
Year 2 - 2026	\$ 7,391,099	\$ 2,956,440	\$ 4,434,659	\$ 110,866	\$ 4,323,793	\$ 1,470,090	\$ 518,855	\$ 302,666	\$ 2,032,182
Year 3 - 2027	\$ 8,978,326	\$ 3,591,331	\$ 5,386,995	\$ 134,674	\$ 5,252,321	\$ 1,785,790	\$ 630,278	\$ 367,663	\$ 2,468,590
Year 4 - 2028	\$ 11,932,556	\$ 4,773,023	\$ 7,159,533	\$ 178,987	\$ 6,980,546	\$ 2,373,387	\$ 837,665	\$ 488,639	\$ 3,280,855
Year 5 - 2029	\$ 13,898,712	\$ 5,559,486	\$ 8,339,226	\$ 208,479	\$ 8,130,747	\$ 2,764,456	\$ 975,689	\$ 569,153	\$ 3,821,449
Year 6 - 2030	\$ 15,215,562	\$ 6,086,226	\$ 9,129,336	\$ 228,231	\$ 8,901,105	\$ 3,026,378	\$ 1,068,132	\$ 623,078	\$ 4,183,517
Year 7 - 2031	\$ 16,516,131	\$ 6,606,454	\$ 9,909,677	\$ 247,740	\$ 9,661,937	\$ 3,285,061	\$ 1,159,432	\$ 676,336	\$ 4,541,108
Year 8 - 2032	\$ 19,613,215	\$ 7,845,287	\$ 11,767,928	\$ 294,196	\$ 11,473,732	\$ 3,901,071	\$ 1,376,847	\$ 803,161	\$ 5,392,653
Year 9 - 2033	\$ 20,738,166	\$ 8,295,267	\$ 12,442,899	\$ 311,070	\$ 12,131,829	\$ 4,124,824	\$ 1,455,819	\$ 849,228	\$ 5,701,958
Year 10 - 2034	\$ 20,738,166	\$ 8,295,267	\$ 12,442,899	\$ 311,070	\$ 12,131,829	\$ 4,124,824	\$ 1,455,819	\$ 849,228	\$ 5,701,958
Year 11 - 2035	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 12 - 2036	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 13 - 2037	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 14 - 2038	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 15 - 2039	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 16 - 2040	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 17 - 2041	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 18 - 2042	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 19 - 2043	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 20 - 2044	\$ 21,670,420	\$ 8,668,169	\$ 13,002,251	\$ 325,054	\$ 12,677,197	\$ 4,310,249	\$ 1,521,263	\$ 887,404	\$ 5,958,281
Year 21 - 2045	\$ 16,884,463	\$ 6,753,786	\$ 10,130,677	\$ 253,265	\$ 9,877,412	\$ 3,358,322	\$ 1,185,289	\$ 691,419	\$ 4,642,382
Year 22 - 2046	\$ 14,279,321	\$ 5,711,729	\$ 8,567,592	\$ 214,188	\$ 8,353,404	\$ 2,840,159	\$ 1,002,408	\$ 584,738	\$ 3,926,099
Year 23 - 2047	\$ 12,692,094	\$ 5,076,838	\$ 7,615,256	\$ 190,380	\$ 7,424,876	\$ 2,524,459	\$ 890,985	\$ 519,741	\$ 3,489,691
Year 24 - 2048	\$ 9,737,864	\$ 3,895,146	\$ 5,842,718	\$ 146,067	\$ 5,696,651	\$ 1,936,862	\$ 683,598	\$ 398,765	\$ 2,677,426
Year 25 - 2049	\$ 7,771,708	\$ 3,108,683	\$ 4,663,025	\$ 116,575	\$ 4,546,450	\$ 1,545,793	\$ 545,574	\$ 318,251	\$ 2,136,832
Year 26 - 2050	\$ 6,454,858	\$ 2,581,943	\$ 3,872,915	\$ 96,823	\$ 3,776,092	\$ 1,283,871	\$ 453,131	\$ 264,326	\$ 1,774,764
Year 27 - 2051	\$ 5,154,289	\$ 2,061,715	\$ 3,092,574	\$ 77,314	\$ 3,015,260	\$ 1,025,188	\$ 361,831	\$ 211,068	\$ 1,417,173
Year 28 - 2052	\$ 2,057,205	\$ 822,882	\$ 1,234,323	\$ 30,858	\$ 1,203,465	\$ 409,178	\$ 144,416	\$ 84,243	\$ 565,628
Year 29 - 2053	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 30 - 2054	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Total	\$ 433,408,400	\$ 173,363,380	\$ 260,045,020	\$ 6,501,080	\$ 253,543,940	\$ 86,204,980	\$ 30,425,260	\$ 17,748,080	\$ 119,165,620
**Net Present Value									\$ 68,341,015

*Based on a 12-year build out with the increment utilized from each property limited to 20 years.

**The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax - Master Summary								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2025	\$ 4,453,501	\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 9,497,952	\$ 4,748,976	\$ 2,374,488	\$ 2,374,488
Year 2	2026	\$ 1,756,650	\$ 5,870,860	\$ -	\$ -	\$ 56,510	\$ 7,684,020	\$ 3,842,010	\$ 1,921,005	\$ 1,921,005
Year 3	2027	\$ 1,116,777	\$ 6,280,185	\$ -	\$ 282,495	\$ 95,668	\$ 7,775,125	\$ 3,887,563	\$ 1,943,781	\$ 1,943,781
Year 4	2028	\$ 2,631,648	\$ 7,321,695	\$ 200,848	\$ 282,495	\$ 98,665	\$ 10,535,351	\$ 5,267,676	\$ 2,633,838	\$ 2,633,837
Year 5	2029	\$ 2,453,731	\$ 8,380,171	\$ 200,848	\$ 282,495	\$ 115,461	\$ 11,432,706	\$ 5,716,353	\$ 2,858,177	\$ 2,858,176
Year 6	2030	\$ 1,970,559	\$ 8,801,606	\$ 200,848	\$ 445,688	\$ 122,124	\$ 11,540,825	\$ 5,770,413	\$ 2,885,206	\$ 2,885,206
Year 7	2031	\$ 1,193,511	\$ 10,073,532	\$ 200,848	\$ 445,688	\$ 130,447	\$ 12,044,026	\$ 6,022,013	\$ 3,011,007	\$ 3,011,006
Year 8	2032	\$ 3,253,294	\$ 12,094,848	\$ 200,848	\$ 586,454	\$ 153,237	\$ 16,288,681	\$ 8,144,341	\$ -	\$ 8,144,340
Year 9	2033	\$ 1,009,665	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 14,798,254	\$ 7,399,127	\$ -	\$ 7,399,127
Year 10	2034	\$ -	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 13,788,589	\$ 6,894,295	\$ -	\$ 6,894,294
Year 11	2035	\$ 915,001	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 16,603,601	\$ 8,301,801	\$ -	\$ 8,301,800
Year 12	2036		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 13	2037		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 14	2038		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 15	2039		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 16	2040		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 17	2041		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 18	2042		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 19	2043		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 20	2044		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 7,844,300
Year 21	2045		\$ 9,725,454	\$ 200,848	\$ 586,454	\$ 131,393	\$ 10,644,149	\$ 5,322,075	\$ -	\$ 5,322,074
Year 22	2046		\$ 8,872,191	\$ 200,848	\$ 586,454	\$ 101,737	\$ 9,761,230	\$ 4,880,615	\$ -	\$ 4,880,615
Year 23	2047		\$ 8,462,866	\$ 200,848	\$ 303,959	\$ 62,579	\$ 9,030,252	\$ 4,515,126	\$ -	\$ 4,515,126
Year 24	2048		\$ 7,421,356	\$ -	\$ 303,959	\$ 59,582	\$ 7,784,897	\$ 3,892,449	\$ -	\$ 3,892,448
Year 25	2049		\$ 6,362,880	\$ -	\$ 303,959	\$ 42,786	\$ 6,709,625	\$ 3,354,813	\$ -	\$ 3,354,812
Year 26	2050		\$ 5,941,445	\$ -	\$ 140,766	\$ 36,123	\$ 6,118,334	\$ 3,059,167	\$ -	\$ 3,059,167
Year 27	2051		\$ 4,669,519	\$ -	\$ 140,766	\$ 27,800	\$ 4,838,085	\$ 2,419,043	\$ -	\$ 2,419,042
Year 28	2052		\$ 2,648,203	\$ -	\$ -	\$ 5,010	\$ 2,653,213	\$ 1,326,607	\$ -	\$ 1,326,606
Year 29	2053		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ -	\$ 950,005
Year 30	2054		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ -	\$ 950,005
Total			\$ 294,861,020	\$ 4,016,960	\$ 11,729,080	\$ 3,164,940	\$ 334,526,337	\$ 167,263,175	\$ 17,627,502	\$ 149,635,660
Total Direct Sales Tax:										\$ 334,526,337
Total Taxes Designated to TIF:										\$ 17,627,502
Net Present Value of Taxes Designated to TIF:								*Net Present Value Year 1-5	\$ 9,803,849	

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax - Master Summary								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2025	\$ 4,453,501	\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 9,497,952	\$ 4,748,976	\$ 2,374,488	\$ 2,374,488
Year 2	2026	\$ 1,756,650	\$ 5,870,860	\$ -	\$ -	\$ 56,510	\$ 7,684,020	\$ 3,842,010	\$ 1,921,005	\$ 1,921,005
Year 3	2027	\$ 1,116,777	\$ 6,280,185	\$ -	\$ 282,495	\$ 95,668	\$ 7,775,125	\$ 3,887,563	\$ 1,943,781	\$ 1,943,781
Year 4	2028	\$ 2,631,648	\$ 7,321,695	\$ 200,848	\$ 282,495	\$ 98,665	\$ 10,535,351	\$ 5,267,676	\$ 2,633,838	\$ 2,633,837
Year 5	2029	\$ 2,453,731	\$ 8,380,171	\$ 200,848	\$ 282,495	\$ 115,461	\$ 11,432,706	\$ 5,716,353	\$ 2,858,177	\$ 2,858,176
Year 6	2030	\$ 1,970,559	\$ 8,801,606	\$ 200,848	\$ 445,688	\$ 122,124	\$ 11,540,825	\$ 5,770,413	\$ 2,885,206	\$ 2,885,206
Year 7	2031	\$ 1,193,511	\$ 10,073,532	\$ 200,848	\$ 445,688	\$ 130,447	\$ 12,044,026	\$ 6,022,013	\$ 3,011,007	\$ 3,011,006
Year 8	2032	\$ 3,253,294	\$ 12,094,848	\$ 200,848	\$ 586,454	\$ 153,237	\$ 16,288,681	\$ 8,144,341	\$ 4,072,170	\$ 4,072,170
Year 9	2033	\$ 1,009,665	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 14,798,254	\$ 7,399,127	\$ 3,699,564	\$ 3,699,563
Year 10	2034	\$ -	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 13,788,589	\$ 6,894,295	\$ 3,447,147	\$ 3,447,147
Year 11	2035	\$ 915,001	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 16,603,601	\$ 8,301,801	\$ 4,150,900	\$ 4,150,900
Year 12	2036		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 13	2037		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 14	2038		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 15	2039		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 16	2040		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 17	2041		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 18	2042		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 19	2043		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 20	2044		\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ 3,922,150	\$ 3,922,150
Year 21	2045		\$ 9,725,454	\$ 200,848	\$ 586,454	\$ 131,393	\$ 10,644,149	\$ 5,322,075	\$ 2,661,037	\$ 2,661,037
Year 22	2046		\$ 8,872,191	\$ 200,848	\$ 586,454	\$ 101,737	\$ 9,761,230	\$ 4,880,615	\$ 2,440,308	\$ 2,440,307
Year 23	2047		\$ 8,462,866	\$ 200,848	\$ 303,959	\$ 62,579	\$ 9,030,252	\$ 4,515,126	\$ 2,257,563	\$ 2,257,563
Year 24	2048		\$ 7,421,356	\$ -	\$ 303,959	\$ 59,582	\$ 7,784,897	\$ 3,892,449	\$ 1,946,224	\$ 1,946,224
Year 25	2049		\$ 6,362,880	\$ -	\$ 303,959	\$ 42,786	\$ 6,709,625	\$ 3,354,813	\$ 1,677,406	\$ 1,677,406
Year 26	2050		\$ 5,941,445	\$ -	\$ 140,766	\$ 36,123	\$ 6,118,334	\$ 3,059,167	\$ 1,529,584	\$ 1,529,583
Year 27	2051		\$ 4,669,519	\$ -	\$ 140,766	\$ 27,800	\$ 4,838,085	\$ 2,419,043	\$ 1,209,521	\$ 1,209,521
Year 28	2052		\$ 2,648,203	\$ -	\$ -	\$ 5,010	\$ 2,653,213	\$ 1,326,607	\$ 663,303	\$ 663,303
Year 29	2053		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 30	2054		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Total			\$ 294,861,020	\$ 4,016,960	\$ 11,729,080	\$ 3,164,940	\$ 334,526,337	\$ 167,263,175	\$ 83,631,585	\$ 83,631,577
Total Direct Sales Tax:										\$ 334,526,337
Total Taxes Designated to TIF:										\$ 83,631,585
Net Present Value of Taxes Designated to TIF:										\$ 40,559,404

*The discount rate for NPV calculation is 6%.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase I - 2025

One-Time Impact from Construction

	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 883,079,818	3,747	\$ 227,337,984	\$ 2,997,450	\$ 641,454	\$ 4,453,501	\$ 1,113,375	N/A	N/A	\$ 3,638,904

Annual Impact from Operations - At Full Operation

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 584,204	4	\$ 221,224	\$ 2,917	\$ 624	N/A	N/A	\$ 5,823	Included in Total Below*	\$ 9,364
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 26,742,669	96	\$ 5,730,240	\$ 75,553	\$ 16,168	N/A	N/A	\$ 139,752		\$ 231,473
Retail	\$ 441,732,745	3,483	\$ 92,135,958	\$ 1,214,813	\$ 259,970	\$ 5,017,597	\$ 1,254,399	\$ 5,070,378		\$ 11,562,758
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 1,477,626	45	\$ 2,805,750	\$ 36,994	\$ 7,917	N/A	N/A	\$ 65,509		\$ 110,420
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 2,123,417	15	\$ 510,780	\$ 6,735	\$ 1,441	\$ 26,854	\$ 6,714	\$ 21,837		\$ 56,867
Total	\$ 472,660,661	3,643	\$ 101,403,952	\$ 1,337,012	\$ 286,120	\$ 5,044,451	\$ 1,261,113	\$ 5,303,299		\$ 5,036,750

20-Year Impact from Operations Plus One-Time Construction of Development

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 11,684,080	4	\$ 4,424,480	\$ 58,340	\$ 12,480	N/A	N/A	\$ 116,460	Included in Total Below*	\$ 187,280
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 534,853,380	96	\$ 114,604,800	\$ 1,511,060	\$ 323,360	N/A	N/A	\$ 2,795,040		\$ 4,629,460
Retail	\$ 8,834,654,900	3,483	\$ 1,842,719,160	\$ 24,296,260	\$ 5,199,400	\$ 100,351,940	\$ 25,087,985	\$ 101,407,560		\$ 256,343,145
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 29,552,520	45	\$ 56,115,000	\$ 739,880	\$ 158,340	N/A	N/A	\$ 1,310,180		\$ 2,208,400
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 42,468,340	15	\$ 10,215,600	\$ 134,700	\$ 28,820	\$ 537,080	\$ 134,270	\$ 436,740		\$ 1,271,610
One-Time Construction	\$ 883,079,818	Transient	\$ 227,337,984	\$ 2,997,450	\$ 641,454	\$ 4,453,501	\$ 1,113,375	N/A		N/A
Total	\$ 10,336,293,038	3,643	\$ 2,255,417,024	\$ 29,737,690	\$ 6,363,854	\$ 105,342,521	\$ 26,335,630	\$ 106,065,980	\$ 100,735,000	\$ 374,580,675

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 42,376,620
Total Direct Sales Tax Designated to Brownfield TIF	\$ 26,335,616
Total Designated to TIF	\$ 68,712,236
NPV of Property Tax Designated to TIF:	\$ 24,302,824
NPV of Sales Tax Designated to Brownfield TIF:	\$ 15,515,221
Total NPV:	\$ 39,818,045

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025

One-Time Impact from Construction - Phase I										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	28,480	-	-	-	722,670	220,632	-	418,473	358,553	1,748,808
Construction Cost/Real Property Investment*	\$ 8,544,499	\$ -	\$ -	\$ -	\$ 253,144,555	\$ 88,252,800	\$ -	\$ 109,036,325	\$ 35,855,295	\$ 494,833,474
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 15,248,513	\$ -	\$ -	\$ -	\$ 451,761,773	\$ 157,495,947	\$ -	\$ 194,586,226	\$ 63,987,359	\$ 883,079,818
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 76,900	\$ -	\$ -	\$ -	\$ 2,278,301	\$ 794,275	\$ -	\$ 981,327	\$ 322,698	\$ 4,453,501
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	65	-	-	-	1,917	668	-	826	271	3,747
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 3,943,680	\$ -	\$ -	\$ -	\$ 116,308,224	\$ 40,528,896	\$ -	\$ 50,115,072	\$ 16,442,112	\$ 227,337,984
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 51,997	\$ -	\$ -	\$ -	\$ 1,533,524	\$ 534,373	\$ -	\$ 660,767	\$ 216,789	\$ 2,997,450
Other Local Indirect Tax Revenue ⁶	\$ 11,127	\$ -	\$ -	\$ -	\$ 328,174	\$ 114,356	\$ -	\$ 141,404	\$ 46,393	\$ 641,454
Total Tax Revenue Generated During Construction Period	\$ 140,024	\$ -	\$ -	\$ -	\$ 4,139,999	\$ 1,443,004	\$ -	\$ 1,783,498	\$ 585,880	\$ 8,092,405

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 1,249 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025**

Annual Impact of Operations Privately-Owned Condos	At Full Operations	20-Year Total
Number of Units Constructed*	197	197
Average Annual HOA Fees (\$150/month/unit)	\$ 354,600	\$ 7,092,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 584,204	\$ 11,684,080
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	4	4
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,306	
Total Wages - Direct & Indirect	\$ 221,224	\$ 4,424,480
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 2,917	\$ 58,340
Other Local Indirect Tax Revenue ⁶	\$ 624	\$ 12,480
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 5,823	\$ 116,460
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 9,364	\$ 187,280

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025**

Annual Impact of Operations Apartments	At Full Operation	20-Year Total
Number of Rental Units*	649	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 18,607,479	\$ 372,149,580
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 26,742,669	\$ 534,853,380
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	96	96
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 5,730,240	\$ 114,604,800
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 75,553	\$ 1,511,060
Other Local Indirect Tax Revenue ⁶	\$ 16,168	\$ 323,360
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 139,752	\$ 2,795,040
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 231,473	\$ 4,629,460

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025**

Annual Impact of Operations - Retail	At Full Operation					Annual Impact	20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)			
Total Retail Square Footage*	125,542	41,847	209,237	41,847		418,473	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506			
Total Projected Annual Revenue	\$ 48,333,670	\$ 39,126,945	\$ 148,558,270	\$ 21,174,582	\$ 257,193,467	\$ 5,143,869,340	
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028			
Total Economic Impact	\$ 82,766,577	\$ 67,345,298	\$ 255,564,792	\$ 36,056,078	\$ 441,732,745	\$ 8,834,654,900	
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 978,757	\$ 792,321	\$ 3,008,305	\$ 238,214	\$ 5,017,597	\$ 100,351,940	
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544			
Total Employment - Direct & Indirect	513	492	2,060	418	3,483	3,483	
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052			
Total Wages - Direct & Indirect	\$ 11,367,054	\$ 18,722,568	\$ 47,812,600	\$ 14,233,736	\$ 92,135,958	\$ 1,842,719,160	
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 149,875	\$ 246,857	\$ 630,409	\$ 187,672	\$ 1,214,813	\$ 24,296,260	
Other Local Indirect Tax Revenue ⁶	\$ 32,073	\$ 52,827	\$ 134,908	\$ 40,162	\$ 259,970	\$ 5,199,400	
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 746,800	\$ 716,229	\$ 2,998,845	\$ 608,504	\$ 5,070,378	\$ 101,407,560	
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 1,907,505	\$ 1,808,234	\$ 6,772,467	\$ 1,074,552	\$ 11,562,758	\$ 231,255,160	

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	28,480	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 1,028,128	\$ 20,562,560
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 1,477,626	\$ 29,552,520
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	45	45
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 2,805,750	\$ 56,115,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 36,994	\$ 739,880
Other Local Indirect Tax Revenue ⁶	\$ 7,917	\$ 158,340
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 65,509	\$ 1,310,180
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 110,420	\$ 2,208,400

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase I - 2025**

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	681	170	851	851
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 1,164,510	\$ 55,845	\$ 1,220,355	\$ 24,407,100
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 25,625	\$ 1,229	\$ 26,854	\$ 537,080
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 2,026,247	\$ 97,170	\$ 2,123,417	\$ 42,468,340
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	14	1	15	15
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 476,728	\$ 34,052	\$ 510,780	\$ 10,215,600
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 6,286	\$ 449	\$ 6,735	\$ 134,700
Other Local Indirect Tax Revenue ⁶	\$ 1,345	\$ 96	\$ 1,441	\$ 28,820
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 20,381	\$ 1,456	\$ 21,837	\$ 436,740
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 53,637	\$ 3,230	\$ 56,867	\$ 1,137,340

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase I								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2025	\$ 4,453,501	\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 9,497,952	\$ 4,748,976	\$ 2,374,488	\$ 2,374,488
Year 2	2026		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 3	2027		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 4	2028		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 5	2029		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 6	2030		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 7	2031		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 8	2032		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 9	2033		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 10	2034		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 11	2035		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 12	2036		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 13	2037		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 14	2038		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 15	2039		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 16	2040		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 17	2041		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 18	2042		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 19	2043		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Year 20	2044		\$ 5,017,597	\$ -	\$ -	\$ 26,854	\$ 5,044,451	\$ 2,522,226	\$ 1,261,113	\$ 1,261,112
Total		\$ 4,453,501	\$ 100,351,940	\$ -	\$ -	\$ 537,080	\$ 105,342,521	\$ 52,671,270	\$ 26,335,635	\$ 26,335,616
*Net Present Value									\$ 15,515,221	
Total Direct Sales Tax:										\$ 105,342,521
Total Taxes Designated to TIF:										\$ 26,335,616
Net Present Value of Taxes Designated to TIF:										\$ 15,515,221

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2025

SF: 220,632

Total Development

Projected Appraised Value After Completion:	\$ 148,083,786
Estimated Assessed Value of Development (25% Ratio):	\$ 37,020,947
Current Assessed Value of Parcels in the Development: (based on SF)	\$ 95,534
Real Property Incremental Assessed Value Included in TIF:	\$ 36,925,413

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 36,925,413	16.2%	45.2%		7.0%		53%	47%
Year 1	2025	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 2	2026	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 3	2027	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 4	2028	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 5	2029	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 6	2030	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 7	2031	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 8	2032	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 9	2033	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 10	2034	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 11	2035	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 12	2036	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 13	2037	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 14	2038	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 15	2039	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 16	2040	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 17	2041	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 18	2042	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 19	2043	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Year 20	2044	\$ 826,132	\$ 133,833	\$ 373,412	\$ 318,887	\$ 22,322	\$ 296,565	\$ 157,179	\$ 139,386
Total		\$ 16,522,640	\$ 2,676,660	\$ 7,468,240	\$ 6,377,740	\$ 446,440	\$ 5,931,300	\$ 3,143,580	\$ 2,787,720
									*Net Present Value \$ 1,598,746
Total Taxes Designated to TIF:									\$ 2,787,720
Net Present Value of Taxes Designated to TIF:									\$ 1,598,746

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2025

SF: 220,632

Total Development

Projected Appraised Value After Completion:

\$ 148,083,786

Estimated Assessed Value of Development (25% Ratio):

\$ 37,020,947

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 95,534

Real Property Incremental Assessed Value Included in TIF:

\$ 36,925,413

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 36,925,413	40.0%		2.5%		34%	12%	7%	47%
Year 1	2025	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 2	2026	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 3	2027	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 4	2028	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 5	2029	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 6	2030	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 7	2031	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 8	2032	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 9	2033	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 10	2034	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 11	2035	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 12	2036	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 13	2037	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 14	2038	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 15	2039	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 16	2040	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 17	2041	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 18	2042	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 19	2043	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Year 20	2044	\$ 830,822	\$ 332,329	\$ 498,493	\$ 12,462	\$ 486,031	\$ 165,251	\$ 58,324	\$ 34,022	\$ 228,434
Total		\$ 16,616,440	\$ 6,646,580	\$ 9,969,860	\$ 249,240	\$ 9,720,620	\$ 3,305,020	\$ 1,166,480	\$ 680,440	\$ 4,568,680
									*Net Present Value	\$ 2,620,120
Total Taxes Designated to TIF:									\$	4,568,680
Net Present Value of Taxes Designated to TIF:									\$	2,620,120

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2025

SF: 1,578,176

Total Development

Projected Appraised Value After Completion:

\$ 441,167,829

Estimated Assessed Value of Development (40% Ratio):

\$ 176,467,132

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 683,350

Real Property Incremental Assessed Value Included in TIF:

\$ 175,783,782

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							Designated to TIF
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Allocated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/ Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	
Assessed Value		\$ 175,783,782	16.2%	45.2%		7%		53%	47%
Year 1	2025	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 2	2026	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 3	2027	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 4	2028	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 5	2029	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 6	2030	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 7	2031	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 8	2032	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 9	2033	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 10	2034	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 11	2035	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 12	2036	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 13	2037	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 14	2038	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 15	2039	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 16	2040	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 17	2041	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 18	2042	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 19	2043	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Year 20	2044	\$ 3,932,811	\$ 637,115	\$ 1,777,631	\$ 1,518,065	\$ 106,265	\$ 1,411,800	\$ 748,254	\$ 663,546
Total		\$ 78,656,220	\$ 12,742,300	\$ 35,552,620	\$ 30,361,300	\$ 2,125,300	\$ 28,236,000	\$ 14,965,080	\$ 13,270,920
								*Net Present Value	\$ 7,610,820
Total Taxes Designated to TIF:									\$ 13,270,920
Net Present Value of Taxes Designated to TIF:									\$ 7,610,820

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2025

SF: 1,578,176

Total Development

Projected Appraised Value After Completion:

\$ 441,167,829

Estimated Assessed Value of Development (40% Ratio):

\$ 176,467,132

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 683,350

Real Property Incremental Assessed Value Included in TIF:

\$ 175,783,782

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 175,783,782	40.0%		2.50%		34%	12%	7%	47%
Year 1	2025	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 2	2026	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 3	2027	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 4	2028	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 5	2029	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 6	2030	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 7	2031	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 8	2032	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 9	2033	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 10	2034	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 11	2035	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 12	2036	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 13	2037	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 14	2038	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 15	2039	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 16	2040	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 17	2041	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 18	2042	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 19	2043	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Year 20	2044	\$ 3,955,135	\$ 1,582,054	\$ 2,373,081	\$ 59,327	\$ 2,313,754	\$ 786,676	\$ 277,650	\$ 161,963	\$ 1,087,465
Total		\$ 79,102,700	\$ 31,641,080	\$ 47,461,620	\$ 1,186,540	\$ 46,275,080	\$ 15,733,520	\$ 5,553,000	\$ 3,239,260	\$ 21,749,300
*Net Present Value										\$ 12,473,138
Total Taxes Designated to TIF:										\$ 21,749,300
Net Present Value of Taxes Designated to TIF:										\$ 12,473,138

*The discount rate for NPV calculation is 6%.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase II - 2026

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 348,324,060	1,478	\$ 89,673,216	\$ 1,182,341	\$ 253,021	\$ 1,756,650	\$ 439,163	N/A	N/A	\$ 1,435,362

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 75,118,358	592	\$ 15,665,474	\$ 206,548	\$ 44,201	\$ 853,263	\$ 213,316	\$ 861,804		\$ 2,179,132
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 13,342,782	404	\$ 25,189,400	\$ 332,122	\$ 71,074	N/A	N/A	\$ 588,123		\$ 991,319
Medical Office	\$ 4,107,778	131	\$ 9,965,956	\$ 131,401	\$ 28,120	N/A	N/A	\$ 190,703		\$ 350,224
Parking	\$ 2,344,960	16	\$ 544,832	\$ 36,840	\$ 1,537	\$ 29,656	\$ 7,414	\$ 23,292		\$ 98,739
Total	\$ 94,913,878	1,143	\$ 51,365,662	\$ 706,911	\$ 144,932	\$ 882,919	\$ 220,730	\$ 1,663,922		\$ 2,741,657

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 1,502,367,160	592	\$ 313,309,480	\$ 21,196,220	\$ 884,020	\$ 17,065,260	\$ 4,266,315	\$ 17,236,080		\$ 60,647,895
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 266,855,640	404	\$ 503,788,000	\$ 6,642,440	\$ 1,421,480	N/A	N/A	\$ 11,762,460		\$ 19,826,380
Medical Office	\$ 82,155,560	131	\$ 199,319,120	\$ 2,628,020	\$ 562,400	N/A	N/A	\$ 3,814,060		\$ 7,004,480
Parking	\$ 46,899,200	16	\$ 10,896,640	\$ 736,800	\$ 30,740	\$ 593,120	\$ 148,280	\$ 465,840		\$ 1,974,780
One-Time Construction	\$ 348,324,060	Transient	\$ 89,673,216	\$ 1,182,341	\$ 253,021	\$ 1,756,650	\$ 439,163	N/A		N/A
Total	\$2,246,601,620	1,143	\$1,116,986,456	\$ 32,385,821	\$ 3,151,661	\$ 19,415,030	\$ 4,853,758	\$ 33,278,440	\$ 54,833,140	\$ 147,917,850

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 23,066,860
Total Direct Sales Tax Designated to Brownfield TIF	\$ 4,853,762
Total Designated to TIF	\$ 27,920,622
NPV of Tax Designated to TIF:	\$ 13,228,754
NPV of Sales Tax Designated to Brownfield TIF:	\$ 2,946,059
Total NPV:	\$ 16,174,813

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase II - 2026

One-Time Impact from Construction - Phase II										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	257,171	-	-	79,174	-	-	-	71,163	396,162	803,670
Construction Cost/Real Property Investment*	\$ 102,868,959	\$ -	\$ -	\$ 35,629,257	\$ -	\$ -	\$ -	\$ 17,068,640	\$ 39,616,412	\$ 195,183,268
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 183,579,944	\$ -	\$ -	\$ 63,583,972	\$ -	\$ -	\$ -	\$ 30,460,695	\$ 70,699,449	\$ 348,324,060
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 925,821	\$ -	\$ -	\$ 320,663	\$ -	\$ -	\$ -	\$ 153,618	\$ 356,548	\$ 1,756,650
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	779	-	-	270	-	-	-	129	300	1,478
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 47,263,488	\$ -	\$ -	\$ 16,381,440	\$ -	\$ -	\$ -	\$ 7,826,688	\$ 18,201,600	\$ 89,673,216
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 623,169	\$ -	\$ -	\$ 215,989	\$ -	\$ -	\$ -	\$ 103,195	\$ 239,988	\$ 1,182,341
Other Local Indirect Tax Revenue ⁶	\$ 133,358	\$ -	\$ -	\$ 46,222	\$ -	\$ -	\$ -	\$ 22,084	\$ 51,357	\$ 253,021
Total Tax Revenue Generated During Construction Period	\$ 1,682,348	\$ -	\$ -	\$ 582,874	\$ -	\$ -	\$ -	\$ 278,897	\$ 647,893	\$ 3,192,012

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 493 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase II - 2026**

Annual Impact of Operations - Retail	At Full Operation					Annual Impact	20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)			
Total Retail Square Footage*	21,349	7,116	35,582	7,116		71,163	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506			
Total Projected Annual Revenue	\$ 8,219,365	\$ 6,653,460	\$ 25,263,220	\$ 3,600,696	\$ 43,736,741	\$ 874,734,820	
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028			
Total Economic Impact	\$ 14,074,841	\$ 11,451,935	\$ 43,460,317	\$ 6,131,265	\$ 75,118,358	\$ 1,502,367,160	
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 166,442	\$ 134,733	\$ 511,580	\$ 40,508	\$ 853,263	\$ 17,065,260	
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544			
Total Employment - Direct & Indirect	87	84	350	71	592	592	
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052			
Total Wages - Direct & Indirect	\$ 1,927,746	\$ 3,196,536	\$ 8,123,500	\$ 2,417,692	\$ 15,665,474	\$ 313,309,480	
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 25,417	\$ 42,146	\$ 107,108	\$ 31,877	\$ 206,548	\$ 4,130,960	
Other Local Indirect Tax Revenue ⁶	\$ 5,439	\$ 9,019	\$ 22,921	\$ 6,822	\$ 44,201	\$ 884,020	
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 126,650	\$ 122,283	\$ 509,513	\$ 103,358	\$ 861,804	\$ 17,236,080	
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 323,948	\$ 308,181	\$ 1,151,122	\$ 182,565	\$ 1,965,816	\$ 39,316,320	

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase II - 2026**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	257,171	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 9,283,873	\$ 185,677,460
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 13,342,782	\$ 266,855,640
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	404	404
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 25,189,400	\$ 503,788,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 332,122	\$ 6,642,440
Other Local Indirect Tax Revenue ⁶	\$ 71,074	\$ 1,421,480
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 588,123	\$ 11,762,460
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 991,319	\$ 19,826,380

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase II - 2026**

Annual Impact of Operations - Medical Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	79,174	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 2,858,181	\$ 57,163,620
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 4,107,778	\$ 82,155,560
Median SF Per Office Employee (Medical) ²⁸	574	
Total Employment - Direct & Indirect	131	131
Hamilton County Annual Average Wage - Healthcare Services ²⁹	\$ 76,076	
Total Wages - Direct & Indirect	\$ 9,965,956	\$ 199,319,120
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 131,401	\$ 2,628,020
Other Local Indirect Tax Revenue ⁶	\$ 28,120	\$ 562,400
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 190,703	\$ 3,814,060
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 350,224	\$ 7,004,480

*Projection provided by the developer.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase II - 2026

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	752	188	940	940
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 1,285,920	\$ 61,758	\$ 1,347,678	\$ 26,953,560
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 28,297	\$ 1,359	\$ 29,656	\$ 593,120
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 2,237,501	\$ 107,459	\$ 2,344,960	\$ 46,899,200
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	15	1	16	16
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 510,780	\$ 34,052	\$ 544,832	\$ 10,896,640
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 6,735	\$ 449	\$ 7,184	\$ 143,680
Other Local Indirect Tax Revenue ⁶	\$ 1,441	\$ 96	\$ 1,537	\$ 30,740
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 21,836	\$ 1,456	\$ 23,292	\$ 465,840
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 58,309	\$ 3,360	\$ 61,669	\$ 1,233,380

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase II								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2026	\$ 1,756,650	\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 2,639,569	\$ 1,319,785	\$ 659,892	\$ 659,892
Year 2	2027		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 3	2028		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 4	2029		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 5	2030		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 6	2031		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 7	2032		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 8	2033		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 9	2034		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 10	2035		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 11	2036		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 12	2037		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 13	2038		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 14	2039		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 15	2040		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 16	2041		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 17	2042		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 18	2043		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 19	2044		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Year 20	2045		\$ 853,263	\$ -	\$ -	\$ 29,656	\$ 882,919	\$ 441,460	\$ 220,730	\$ 220,729
Total		\$ 1,756,650	\$ 17,065,260	\$ -	\$ -	\$ 593,120	\$ 19,415,030	\$ 9,707,525	\$ 4,853,762	\$ 4,853,743
*Net Present Value									\$ 2,946,059	
Total Direct Sales Tax:										\$ 19,415,030
Total Taxes Designated to TIF:										\$ 4,853,762
Net Present Value of Taxes Designated to TIF:										\$ 2,946,059

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2026

SF: 803,670

Total Development

Projected Appraised Value After Completion:	\$ 290,330,202
Estimated Assessed Value of Development (40% Ratio):	\$ 116,132,081
Current Assessed Value of Parcels in the Development: (based on SF)	\$ 347,989
Real Property Incremental Assessed Value Included in TIF:	\$ 115,784,092

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 115,784,092	16.2%	45.2%		7.0%		53%	47%
Year 1	2026	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 2	2027	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 3	2028	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 4	2029	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 5	2030	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 6	2031	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 7	2032	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 8	2033	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 9	2034	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 10	2035	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 11	2036	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 12	2037	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 13	2038	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 14	2039	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 15	2040	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 16	2041	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 17	2042	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 18	2043	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 19	2044	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Year 20	2045	\$ 2,590,437	\$ 419,651	\$ 1,170,878	\$ 999,908	\$ 69,994	\$ 929,914	\$ 492,854	\$ 437,060
Total		\$ 51,808,740	\$ 8,393,020	\$ 23,417,560	\$ 19,998,160	\$ 1,399,880	\$ 18,598,280	\$ 9,857,080	\$ 8,741,200
*Net Present Value									\$ 5,013,044
Total Taxes Designated to TIF:									\$ 8,741,200
Net Present Value of Taxes Designated to TIF:									\$ 5,013,044

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2026

SF: 803,670

Total Development

Projected Appraised Value After Completion:

\$ 290,330,202

Estimated Assessed Value of Development (40% Ratio):

\$ 116,132,081

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 347,989

Real Property Incremental Assessed Value Included in TIF:

\$ 115,784,092

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 115,784,092	40.0%		2.5%		34%	12%	7%	47%
Year 1	2026	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 2	2027	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 3	2028	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 4	2029	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 5	2030	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 6	2031	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 7	2032	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 8	2033	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 9	2034	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 10	2035	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 11	2036	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 12	2037	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 13	2038	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 14	2039	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 15	2040	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 16	2041	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 17	2042	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 18	2043	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 19	2044	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Year 20	2045	\$ 2,605,142	\$ 1,042,057	\$ 1,563,085	\$ 39,077	\$ 1,524,008	\$ 518,163	\$ 182,881	\$ 106,681	\$ 716,283
Total		\$ 52,102,840	\$ 20,841,140	\$ 31,261,700	\$ 781,540	\$ 30,480,160	\$ 10,363,260	\$ 3,657,620	\$ 2,133,620	\$ 14,325,660
*Net Present Value										\$ 8,215,710
Total Taxes Designated to TIF:										\$ 14,325,660
Net Present Value of Taxes Designated to TIF:										\$ 8,215,710

*The discount rate for NPV calculation is 6%.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase III - 2027**

One-Time Impact from Construction

	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 221,444,616	939	\$ 56,971,008	\$ 751,163	\$ 160,749	\$ 1,116,777	\$ 279,194	N/A	N/A	\$ 911,912

Annual Impact from Operations - At Full Operation

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 36,035,708	284	\$ 7,509,844	\$ 508,342	\$ 21,190	\$ 409,325	\$ 102,331	\$ 413,434		\$ 1,454,622
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ 22,490,809	123	\$ 3,315,342	\$ 326,208	\$ 1,013,783	\$ 282,495	\$ 70,624	\$ 179,057		\$ 1,872,167
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 3,096,326	21	\$ 715,092	\$ 48,587	\$ 2,018	\$ 39,158	\$ 9,790	\$ 30,571		\$ 130,124
Total	\$ 61,622,843	428	\$ 11,540,278	\$ 883,137	\$ 1,036,991	\$ 730,978	\$ 182,745	\$ 623,062		\$ 1,670,400

20-Year Impact from Operations Plus One-Time Construction of Development

Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 720,714,160	284	\$ 150,196,880	\$ 10,166,840	\$ 423,800	\$ 8,186,500	\$ 2,046,625	\$ 8,268,680		\$ 29,092,445
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ 449,816,180	123	\$ 66,306,840	\$ 6,524,160	\$ 20,275,660	\$ 5,649,900	\$ 1,412,475	\$ 3,581,140		\$ 37,443,335
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 61,926,520	21	\$ 14,301,840	\$ 971,740	\$ 40,360	\$ 783,160	\$ 195,790	\$ 611,420		\$ 2,602,470
One-Time Construction	\$ 221,444,616	Transient	\$ 56,971,008	\$ 751,163	\$ 160,749	\$ 1,116,777	\$ 279,194	N/A		N/A
Total	\$ 1,453,901,476	428	\$ 287,776,568	\$ 18,413,903	\$ 20,900,569	\$ 15,736,337	\$ 3,934,084	\$ 12,461,240	\$ 33,408,000	\$ 104,854,133

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 14,053,880
Total Direct Sales Tax Designated to Brownfield TIF	\$ 3,934,074
Total Designated to TIF	\$ 17,987,954
NPV of Tax Designated to TIF:	\$ 8,059,844
NPV of Sales Tax Designated to Brownfield TIF:	\$ 2,359,461
Total NPV:	\$ 10,419,305

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase III - 2027

One-Time Impact from Construction - Phase III

	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	-	-	151,031	-	-	-	-	34,138	523,227	708,396
Construction Cost/Real Property Investment*	\$ -	\$ -	\$ 67,091,788	\$ -	\$ -	\$ -	\$ -	\$ 4,671,935	\$52,322,692	\$ 124,086,415
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ -	\$ -	\$ 119,732,005	\$ -	\$ -	\$ -	\$ -	\$ 8,337,535	\$93,375,076	\$ 221,444,616
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ -	\$ -	\$ 603,826	\$ -	\$ -	\$ -	\$ -	\$ 42,047	\$ 470,904	\$ 1,116,777
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	-	-	508	-	-	-	-	35	396	939
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ -	\$ -	\$ 30,821,376	\$ -	\$ -	\$ -	\$ -	\$ 2,123,520	\$24,026,112	\$ 56,971,008
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ -	\$ -	\$ 406,380	\$ -	\$ -	\$ -	\$ -	\$ 27,999	\$ 316,784	\$ 751,163
Other Local Indirect Tax Revenue ⁶	\$ -	\$ -	\$ 86,965	\$ -	\$ -	\$ -	\$ -	\$ 5,992	\$ 67,792	\$ 160,749
Total Tax Revenue Generated During Construction Period	\$ -	\$ -	\$ 1,097,171	\$ -	\$ -	\$ -	\$ -	\$ 76,038	\$ 855,480	\$ 2,028,689

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 313 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase III - 2027**

Annual Impact of Operations - Retail	At Full Operation					20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)	Annual Impact	
Total Retail Square Footage*	10,241	3,414	17,069	3,414	34,138	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506		
Total Projected Annual Revenue	\$ 3,942,785	\$ 3,192,090	\$ 12,118,990	\$ 1,727,484	\$ 20,981,349	\$ 419,626,980
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028		
Total Economic Impact	\$ 6,751,625	\$ 5,494,225	\$ 20,848,298	\$ 2,941,560	\$ 36,035,708	\$ 720,714,160
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 79,841	\$ 64,640	\$ 245,410	\$ 19,434	\$ 409,325	\$ 8,186,500
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544		
Total Employment - Direct & Indirect	42	40	168	34	284	284
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052		
Total Wages - Direct & Indirect	\$ 930,636	\$ 1,522,160	\$ 3,899,280	\$ 1,157,768	\$ 7,509,844	\$ 150,196,880
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 12,270	\$ 20,070	\$ 51,412	\$ 15,265	\$ 99,017	\$ 1,980,340
Other Local Indirect Tax Revenue ⁶	\$ 2,626	\$ 4,295	\$ 11,002	\$ 3,267	\$ 21,190	\$ 423,800
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 61,142	\$ 58,230	\$ 244,566	\$ 49,496	\$ 413,434	\$ 8,268,680
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 155,879	\$ 147,235	\$ 552,390	\$ 87,462	\$ 942,966	\$ 18,859,320

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase III - 2027

Annual Impact of Operations - Hotels	At Full Operation				20-Year Total
	Hotel 1	Hotel 2	Hotel 3	Total	
Total Estimated Rooms*	175	-	-	175	
Annual Available Sleeping Nights	63,875	-	-	63,875	
Occupancy Rate ²²	65.0%	65.0%	65.0%		
Annual Rentals Nights	41,519	-	-	41,519	
Projected Average Daily Rental Rate**	\$ 336	\$ 386	\$ 293		
Total Projected Annual Revenue	\$ 13,950,384	\$ -	\$ -	\$ 13,950,384	\$ 279,007,680
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 282,495	\$ -	\$ -	\$ 282,495	\$ 5,649,900
City of Chattanooga Local Hotel Tax Generated from Operation (4%)	\$ 502,214	\$ -	\$ -	\$ 502,214	\$ 10,044,280
Hamilton County Local Hotel Tax Generated from Operation (4%)	\$ 502,214	\$ -	\$ -	\$ 502,214	\$ 10,044,280
Final Demand Output Multiplier ²³	1.6122	1.6122	1.6122		
Total Economic Impact from Rental Revenue	\$ 22,490,809	\$ -	\$ -	\$ 22,490,809	\$ 449,816,180
Final Demand Employment Multiplier ²⁴	8.7903	8.7903	8.7903		
Total Employment - Direct & Indirect	123	-	-	123	123
Hamilton County Annual Average Wage ²⁵	\$ 26,954	\$ 26,954	\$ 26,954		
Total Wages - Direct & Indirect	\$ 3,315,342	\$ -	\$ -	\$ 3,315,342	\$ 66,306,840
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 43,713	\$ -	\$ -	\$ 43,713	\$ 874,260
Other Local Indirect Tax Revenue ⁶	\$ 9,355	\$ -	\$ -	\$ 9,355	\$ 187,100
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 179,057	\$ -	\$ -	\$ 179,057	\$ 3,581,140
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 1,519,048	\$ -	\$ -	\$ 1,519,048	\$ 30,380,960

*Projection provided by the developer.

**Assumes 90% of all room rentals are subject to local tax.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase III - 2027

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	993	248	1,241	1,241
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 1,698,030	\$ 81,468	\$ 1,779,498	\$ 35,589,960
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 37,365	\$ 1,793	\$ 39,158	\$ 783,160
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 2,954,572	\$ 141,754	\$ 3,096,326	\$ 61,926,520
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	20	1	21	21
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 681,040	\$ 34,052	\$ 715,092	\$ 14,301,840
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 8,980	\$ 449	\$ 9,429	\$ 188,580
Other Local Indirect Tax Revenue ⁶	\$ 1,922	\$ 96	\$ 2,018	\$ 40,360
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 29,115	\$ 1,456	\$ 30,571	\$ 611,420
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 77,382	\$ 3,794	\$ 81,176	\$ 1,623,520

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase III								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2027	\$ 1,116,777	\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 1,847,755	\$ 923,878	\$ 461,939	\$ 461,938
Year 2	2028		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 3	2029		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 4	2030		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 5	2031		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 6	2032		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 7	2033		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 8	2034		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 9	2035		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 10	2036		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 11	2037		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 12	2038		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 13	2039		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 14	2040		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 15	2041		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 16	2042		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 17	2043		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 18	2044		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 19	2045		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Year 20	2046		\$ 409,325	\$ -	\$ 282,495	\$ 39,158	\$ 730,978	\$ 365,489	\$ 182,745	\$ 182,744
Total		\$ 1,116,777	\$ 8,186,500	\$ -	\$ 5,649,900	\$ 783,160	\$ 15,736,337	\$ 7,868,169	\$ 3,934,094	\$ 3,934,074
*Net Present Value									\$ 2,359,461	
Total Direct Sales Tax:										\$ 15,736,337
Total Taxes Designated to TIF:										\$ 3,934,074
Net Present Value of Taxes Designated to TIF:										\$ 2,359,461

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2027

SF: 708,396

Total Development

Projected Appraised Value After Completion:	\$ 177,125,415
Estimated Assessed Value of Development (40% Ratio):	\$ 70,850,166
Current Assessed Value of Parcels in the Development: (based on SF)	\$ 306,735
Real Property Incremental Assessed Value Included in TIF:	\$ 70,543,431

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 70,543,431	16.2%	45.2%		7.0%		53%	47%
Year 1	2027	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 2	2028	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 3	2029	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 4	2030	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 5	2031	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 6	2032	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 7	2033	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 8	2034	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 9	2035	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 10	2036	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 11	2037	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 12	2038	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 13	2039	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 14	2040	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 15	2041	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 16	2042	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 17	2043	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 18	2044	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 19	2045	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Year 20	2046	\$ 1,578,268	\$ 255,679	\$ 713,377	\$ 609,212	\$ 42,645	\$ 566,567	\$ 300,281	\$ 266,286
Total		\$ 31,565,360	\$ 5,113,580	\$ 14,267,540	\$ 12,184,240	\$ 852,900	\$ 11,331,340	\$ 6,005,620	\$ 5,325,720
								*Net Present Value	\$ 3,054,279
Total Taxes Designated to TIF:								\$	5,325,720
Net Present Value of Taxes Designated to TIF:								\$	3,054,279

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2027

SF: 708,396

Total Development

Projected Appraised Value After Completion:

\$ 177,125,415

Estimated Assessed Value of Development (40% Ratio):

\$ 70,850,166

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 306,735

Real Property Incremental Assessed Value Included in TIF:

\$ 70,543,431

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 70,543,431	40.0%		2.5%		34%	12%	7%	47%
Year 1	2027	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 2	2028	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 3	2029	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 4	2030	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 5	2031	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 6	2032	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 7	2033	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 8	2034	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 9	2035	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 10	2036	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 11	2037	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 12	2038	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 13	2039	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 14	2040	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 15	2041	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 16	2042	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 17	2043	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 18	2044	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 19	2045	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Year 20	2046	\$ 1,587,227	\$ 634,891	\$ 952,336	\$ 23,808	\$ 928,528	\$ 315,700	\$ 111,423	\$ 64,997	\$ 436,408
Total		\$ 31,744,540	\$ 12,697,820	\$ 19,046,720	\$ 476,160	\$ 18,570,560	\$ 6,314,000	\$ 2,228,460	\$ 1,299,940	\$ 8,728,160
*Net Present Value										\$ 5,005,565
Total Taxes Designated to TIF:										\$ 8,728,160
Net Present Value of Taxes Designated to TIF:										\$ 5,005,565

*The discount rate for NPV calculation is 6%.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase IV - 2028**

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 521,826,580	2,213	\$ 134,267,136	\$ 1,770,313	\$ 378,847	\$ 2,631,648	\$ 657,912	N/A	N/A	\$ 2,149,160

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 1,442,209	5	\$ 298,450	\$ 3,935	\$ 842	N/A	N/A	\$ 7,279		\$ 12,056
Retail	\$ 91,691,005	724	\$ 19,148,818	\$ 1,293,987	\$ 54,030	\$ 1,041,510	\$ 260,378	\$ 1,053,963		\$ 3,703,868
Entertainment	\$ 17,356,243	142	\$ 3,485,958	\$ 246,810	\$ 9,836	\$ 200,848	\$ 50,212	\$ 206,717		\$ 714,423
Hotel	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Commercial Office	\$ 26,775,063	812	\$ 50,628,200	\$ 667,533	\$ 142,852	N/A	N/A	\$ 1,182,069		\$ 1,992,454
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 236,991	2	\$ 68,104	\$ 3,895	\$ 192	\$ 2,997	\$ 749	\$ 2,912		\$ 10,745
Total	\$ 137,501,511	1,685	\$ 73,629,530	\$ 2,216,160	\$ 207,752	\$ 1,245,355	\$ 311,339	\$ 2,452,940		\$ 3,109,037

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 28,844,180	5	\$ 5,969,000	\$ 78,700	\$ 16,840	N/A	N/A	\$ 145,580		\$ 241,120
Retail	\$ 1,833,820,100	724	\$ 382,976,360	\$ 25,879,740	\$ 1,080,600	\$ 20,830,200	\$ 5,207,550	\$ 21,079,260		\$ 74,077,350
Entertainment	\$ 347,124,860	142	\$ 69,719,160	\$ 4,936,200	\$ 196,720	\$ 4,016,960	\$ 1,004,240	\$ 4,134,340		\$ 14,288,460
Hotels	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Commercial Office	\$ 535,501,260	812	\$ 1,012,564,000	\$ 13,350,660	\$ 2,857,040	N/A	N/A	\$ 23,641,380		\$ 39,849,080
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 4,739,820	2	\$ 1,362,080	\$ 77,900	\$ 3,840	\$ 59,940	\$ 14,985	\$ 58,240		\$ 214,905
One-Time Construction	\$ 521,826,580	Transient	\$ 134,267,136	\$ 1,770,313	\$ 378,847	\$ 2,631,648	\$ 657,912	N/A		N/A
Total	\$ 3,271,856,800	1,685	\$ 1,606,857,736	\$ 46,093,513	\$ 4,533,887	\$ 27,538,748	\$ 6,884,687	\$ 49,058,800	\$ 62,180,740	\$ 196,290,375

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 26,157,820
Total Direct Sales Tax Designated to Brownfield TIF	\$ 6,884,672
Total Designated to TIF	\$ 33,042,492
NPV of Tax Designated to TIF:	\$ 15,001,407
NPV of Sales Tax Designated to Brownfield TIF:	\$ 4,191,706
Total NPV:	\$ 19,193,113

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028

One-Time Impact from Construction - Phase IV										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	516,067	37,428	-	-	41,716	-	-	86,863	40,167	722,241
Construction Cost/Real Property Investment*	\$ 197,841,696	\$ 37,428,392	\$ -	\$ -	\$ 20,857,552	\$ -	\$ -	\$ 32,260,995	\$ 4,016,711	\$ 292,405,346
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 353,068,291	\$ 66,794,708	\$ -	\$ -	\$ 37,222,387	\$ -	\$ -	\$ 57,572,972	\$ 7,168,222	\$ 521,826,580
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 1,780,575	\$ 336,856	\$ -	\$ -	\$ 187,718	\$ -	\$ -	\$ 290,349	\$ 36,150	\$ 2,631,648
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	1,498	283	-	-	158	-	-	244	30	2,213
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 90,886,656	\$ 17,170,176	\$ -	\$ -	\$ 9,586,176	\$ -	\$ -	\$ 14,803,968	\$ 1,820,160	\$ 134,267,136
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 1,198,341	\$ 226,389	\$ -	\$ -	\$ 126,394	\$ -	\$ -	\$ 195,190	\$ 23,999	\$ 1,770,313
Other Local Indirect Tax Revenue ⁶	\$ 256,445	\$ 48,447	\$ -	\$ -	\$ 27,048	\$ -	\$ -	\$ 41,771	\$ 5,136	\$ 378,847
Total Tax Revenue Generated During Construction Period	\$ 3,235,361	\$ 611,692	\$ -	\$ -	\$ 341,160	\$ -	\$ -	\$ 527,310	\$ 65,285	\$ 4,780,808

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 738 each year .

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028**

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	35	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 1,003,485	\$ 20,069,700
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 1,442,209	\$ 28,844,180
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	5	5
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 298,450	\$ 5,969,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 3,935	\$ 78,700
Other Local Indirect Tax Revenue ⁶	\$ 842	\$ 16,840
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 7,279	\$ 145,580
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 12,056	\$ 241,120

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028**

Annual Impact of Operations - Retail	At Full Operation					Annual Impact	20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)			
Total Retail Square Footage*	26,059	8,686	43,432	8,686		86,863	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506			
Total Projected Annual Revenue	\$ 10,032,715	\$ 8,121,410	\$ 30,836,720	\$ 4,395,116	\$ 53,385,961	\$ 1,067,719,220	
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028			
Total Economic Impact	\$ 17,180,021	\$ 13,978,571	\$ 53,048,409	\$ 7,484,004	\$ 91,691,005	\$ 1,833,820,100	
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 203,162	\$ 164,459	\$ 624,444	\$ 49,445	\$ 1,041,510	\$ 20,830,200	
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544			
Total Employment - Direct & Indirect	107	102	428	87	724	724	
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052			
Total Wages - Direct & Indirect	\$ 2,370,906	\$ 3,881,508	\$ 9,933,880	\$ 2,962,524	\$ 19,148,818	\$ 382,976,360	
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 31,260	\$ 51,178	\$ 130,978	\$ 39,061	\$ 252,477	\$ 5,049,540	
Other Local Indirect Tax Revenue ⁶	\$ 6,690	\$ 10,952	\$ 28,029	\$ 8,359	\$ 54,030	\$ 1,080,600	
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 155,765	\$ 148,487	\$ 623,061	\$ 126,650	\$ 1,053,963	\$ 21,079,260	
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 396,877	\$ 375,076	\$ 1,406,512	\$ 223,515	\$ 2,401,980	\$ 48,039,600	

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028**

Annual Impact of Operations - Entertainment	At Full Operation	20-Year Total
Total Retail Square Footage*	37,428	37,428
Estimated Sales Per Square Foot ¹⁸	\$ 265	
Total Projected Annual Revenue	\$ 9,918,420	\$ 198,368,400
Final Demand Output Multiplier ¹⁹	1.7499	
Total Economic Impact	\$ 17,356,243	\$ 347,124,860
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 200,848	\$ 4,016,960
Final Demand Employment Multiplier ²⁰	14.2922	
Total Employment - Direct & Indirect	142	142
Hamilton County Annual Average Wage ²¹	\$ 24,549	
Total Wages - Direct & Indirect	\$ 3,485,958	\$ 69,719,160
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 45,962	\$ 919,240
Other Local Indirect Tax Revenue ⁶	\$ 9,836	\$ 196,720
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 206,717	\$ 4,134,340
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 463,363	\$ 9,267,260

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate .

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	516,067	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 18,630,019	\$ 372,600,380
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 26,775,063	\$ 535,501,260
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	812	812
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 50,628,200	\$ 1,012,564,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 667,533	\$ 13,350,660
Other Local Indirect Tax Revenue ⁶	\$ 142,852	\$ 2,857,040
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 1,182,069	\$ 23,641,380
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 1,992,454	\$ 39,849,080

**Projection provided by the developer.*

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IV - 2028

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	76	19	95	95
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 129,960	\$ 6,242	\$ 136,202	\$ 2,724,040
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 2,860	\$ 137	\$ 2,997	\$ 59,940
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 226,130	\$ 10,861	\$ 236,991	\$ 4,739,820
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	2	-	2	2
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 68,104	\$ -	\$ 68,104	\$ 1,362,080
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 898	\$ -	\$ 898	\$ 17,960
Other Local Indirect Tax Revenue ⁶	\$ 192	\$ -	\$ 192	\$ 3,840
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 2,912	\$ -	\$ 2,912	\$ 58,240
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 6,862	\$ 137	\$ 6,999	\$ 139,980

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase IV								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2028	\$ 2,631,648	\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 3,877,003	\$ 1,938,502	\$ 969,251	\$ 969,250
Year 2	2029		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 3	2030		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 4	2031		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 5	2032		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 6	2033		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 7	2034		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 8	2035		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 9	2036		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 10	2037		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 11	2038		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 12	2039		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 13	2040		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 14	2041		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 15	2042		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 16	2043		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 17	2044		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 18	2045		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 19	2046		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Year 20	2047		\$ 1,041,510	\$ 200,848	\$ -	\$ 2,997	\$ 1,245,355	\$ 622,678	\$ 311,339	\$ 311,338
Total			\$ 20,830,200	\$ 4,016,960	\$ -	\$ 59,940	\$ 27,538,748	\$ 13,769,384	\$ 6,884,692	\$ 6,884,672
*Net Present Value									\$ 4,191,706	
Total Direct Sales Tax:										\$ 27,538,748
Total Taxes Designated to TIF:										\$ 6,884,672
Net Present Value of Taxes Designated to TIF:										\$ 4,191,706

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2028

SF: 722,241

Total Development

Projected Appraised Value After Completion:

\$ 329,029,574

Estimated Assessed Value of Development (40% Ratio):

\$ 131,611,830

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 312,730

Real Property Incremental Assessed Value Included in TIF:

\$ 131,299,100

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 131,299,100	16.2%	45.2%		7.0%		53%	47%
Year 1	2028	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 2	2029	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 3	2030	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 4	2031	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 5	2032	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 6	2033	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 7	2034	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 8	2035	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 9	2036	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 10	2037	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 11	2038	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 12	2039	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 13	2040	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 14	2041	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 15	2042	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 16	2043	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 17	2044	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 18	2045	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 19	2046	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Year 20	2047	\$ 2,937,555	\$ 475,884	\$ 1,327,775	\$ 1,133,896	\$ 79,373	\$ 1,054,523	\$ 558,897	\$ 495,626
Total		\$ 58,751,100	\$ 9,517,680	\$ 26,555,500	\$ 22,677,920	\$ 1,587,460	\$ 21,090,460	\$ 11,177,940	\$ 9,912,520
*Net Present Value									\$ 5,684,791
Total Taxes Designated to TIF:									\$ 9,912,520
Net Present Value of Taxes Designated to TIF:									\$ 5,684,791

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2028

SF: 722,241

Total Development

Projected Appraised Value After Completion:

\$ 329,029,574

Estimated Assessed Value of Development (40% Ratio):

\$ 131,611,830

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 312,730

Real Property Incremental Assessed Value Included in TIF:

\$ 131,299,100

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 131,299,100	40.0%		2.5%		34%	12%	7%	47%
Year 1	2028	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 2	2029	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 3	2030	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 4	2031	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 5	2032	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 6	2033	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 7	2034	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 8	2035	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 9	2036	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 10	2037	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 11	2038	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 12	2039	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 13	2040	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 14	2041	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 15	2042	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 16	2043	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 17	2044	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 18	2045	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 19	2046	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Year 20	2047	\$ 2,954,230	\$ 1,181,692	\$ 1,772,538	\$ 44,313	\$ 1,728,225	\$ 587,597	\$ 207,387	\$ 120,976	\$ 812,265
Total		\$ 59,084,600	\$ 23,633,840	\$ 35,450,760	\$ 886,260	\$ 34,564,500	\$ 11,751,940	\$ 4,147,740	\$ 2,419,520	\$ 16,245,300
*Net Present Value										\$ 9,316,616
Total Taxes Designated to TIF:										\$ 16,245,300
Net Present Value of Taxes Designated to TIF:										\$ 9,316,616

*The discount rate for NPV calculation is 6%.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase V - 2029**

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 486,547,507	2,064	\$ 125,227,008	\$ 1,651,119	\$ 353,340	\$ 2,453,731	\$ 613,433	N/A	N/A	\$ 2,004,459

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 341,033	3	\$ 165,918	\$ 2,188	\$ 468	N/A	N/A	\$ 4,367	Included in Total Below*	\$ 7,023
Townhomes	\$ 189,792	1	\$ 55,306	\$ 729	\$ 156	N/A	N/A	\$ 1,456		\$ 2,341
Apartments	\$ 5,810,041	21	\$ 1,253,490	\$ 16,527	\$ 3,537	N/A	N/A	\$ 30,571		\$ 50,635
Retail	\$ 93,184,949	735	\$ 19,443,606	\$ 1,314,840	\$ 54,862	\$ 1,058,476	\$ 264,619	\$ 1,069,976		\$ 3,762,773
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 1,182,931	36	\$ 2,244,600	\$ 29,595	\$ 6,333	N/A	N/A	\$ 52,407		\$ 88,335
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 1,328,109	9	\$ 306,468	\$ 20,837	\$ 865	\$ 16,796	\$ 4,199	\$ 13,102		\$ 55,799
Total	\$ 102,036,855	805	\$ 23,469,388	\$ 1,384,716	\$ 66,221	\$ 1,075,272	\$ 268,818	\$ 1,171,879		\$ 2,069,186

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 6,820,660	3	\$ 3,318,360	\$ 43,760	\$ 9,360	N/A	N/A	\$ 87,340	Included in Total Below*	\$ 140,460
Townhomes	\$ 3,795,840	1	\$ 1,106,120	\$ 14,580	\$ 3,120	N/A	N/A	\$ 29,120		\$ 46,820
Apartments	\$ 116,200,820	21	\$ 25,069,800	\$ 330,540	\$ 70,740	N/A	N/A	\$ 611,420		\$ 1,012,700
Retail	\$ 1,863,698,980	735	\$ 388,872,120	\$ 26,296,800	\$ 1,097,240	\$ 21,169,520	\$ 5,292,380	\$ 21,399,520		\$ 75,255,460
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 23,658,620	36	\$ 44,892,000	\$ 591,900	\$ 126,660	N/A	N/A	\$ 1,048,140		\$ 1,766,700
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 26,562,180	9	\$ 6,129,360	\$ 416,740	\$ 17,300	\$ 335,920	\$ 83,980	\$ 262,040		\$ 1,115,980
One-Time Construction	\$ 486,547,507	Transient	\$ 125,227,008	\$ 1,651,119	\$ 353,340	\$ 2,453,731	\$ 613,433	N/A		N/A
Total	\$ 2,527,284,607	805	\$ 594,614,768	\$ 29,345,439	\$ 1,677,760	\$ 23,959,171	\$ 5,989,793	\$ 23,437,580	\$ 41,383,720	\$ 125,793,463

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 17,409,060
Total Direct Sales Tax Designated to Brownfield TIF	\$ 5,989,792
Total Designated to TIF	\$ 23,398,852
NPV of Tax Designated to TIF:	\$ 9,984,027
NPV of Sales Tax Designated to Brownfield TIF:	\$ 3,662,032
Total NPV:	\$ 13,646,059

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

One-Time Impact from Construction - Phase V										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	22,800	-	-	-	168,172	128,670	71,495	88,278	224,019	703,434
Construction Cost/Real Property Investment*	\$ 7,980,000	\$ -	\$ -	\$ -	\$ 72,386,973	\$ 64,333,886	\$ 50,047,730	\$ 30,725,587	\$ 47,162,553	\$ 272,636,729
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 14,241,108	\$ -	\$ -	\$ -	\$ 129,181,792	\$ 114,810,253	\$ 89,315,179	\$ 54,832,883	\$ 84,166,292	\$ 486,547,507
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 71,820	\$ -	\$ -	\$ -	\$ 651,483	\$ 579,005	\$ 450,430	\$ 276,530	\$ 424,463	\$ 2,453,731
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	60	-	-	-	548	487	379	233	357	2,064
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 3,640,320	\$ -	\$ -	\$ -	\$ 33,248,256	\$ 29,547,264	\$ 22,994,688	\$ 14,136,576	\$ 21,659,904	\$ 125,227,008
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 47,998	\$ -	\$ -	\$ -	\$ 438,378	\$ 389,581	\$ 303,185	\$ 186,391	\$ 285,586	\$ 1,651,119
Other Local Indirect Tax Revenue ⁶	\$ 10,272	\$ -	\$ -	\$ -	\$ 93,813	\$ 83,370	\$ 64,882	\$ 39,888	\$ 61,115	\$ 353,340
Total Tax Revenue Generated During Construction Period	\$ 130,090	\$ -	\$ -	\$ -	\$ 1,183,674	\$ 1,051,956	\$ 818,497	\$ 502,809	\$ 771,164	\$ 4,458,190

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is ten years, the annual average employment would be 688 per year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

Annual Impact of Operations Privately-Owned Condos	At Full Operations	20-Year Total
Number of Units Constructed*	115	115
Average Annual HOA Fees (\$150/month/unit)	\$ 207,000	\$ 4,140,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 341,033	\$ 6,820,660
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	3	3
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,306	
Total Wages - Direct & Indirect	\$ 165,918	\$ 3,318,360
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 2,188	\$ 43,760
Other Local Indirect Tax Revenue ⁶	\$ 468	\$ 9,360
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 4,367	\$ 87,340
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 7,023	\$ 140,460

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

Annual Impact of Operations Privately-Owned Townhomes	At Full Operations	20-Year Total
Number of Units Constructed	64	64
Average Annual HOA Fees (\$150/month/unit)	\$ 115,200	\$ 2,304,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 189,792	\$ 3,795,840
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	1	1
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,306	
Total Wages - Direct & Indirect	\$ 55,306	\$ 1,106,120
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 729	\$ 14,580
Other Local Indirect Tax Revenue ⁶	\$ 156	\$ 3,120
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 1,456	\$ 29,120
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 2,341	\$ 46,820

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	141	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 4,042,611	\$ 80,852,220
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 5,810,041	\$ 116,200,820
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	21	21
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 1,253,490	\$ 25,069,800
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 16,527	\$ 330,540
Other Local Indirect Tax Revenue ⁶	\$ 3,537	\$ 70,740
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 30,571	\$ 611,420
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 50,635	\$ 1,012,700

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

Annual Impact of Operations - Retail	At Full Operation					Annual Impact	20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)			
Total Retail Square Footage*	26,483	8,828	44,139	8,828	88,278		
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506			
Total Projected Annual Revenue	\$ 10,195,955	\$ 8,254,180	\$ 31,338,690	\$ 4,466,968	\$ 54,255,793	\$ 1,085,115,860	
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028			
Total Economic Impact	\$ 17,459,553	\$ 14,207,095	\$ 53,911,948	\$ 7,606,353	\$ 93,184,949	\$ 1,863,698,980	
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 206,468	\$ 167,147	\$ 634,608	\$ 50,253	\$ 1,058,476	\$ 21,169,520	
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544			
Total Employment - Direct & Indirect	108	104	435	88	735	735	
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052			
Total Wages - Direct & Indirect	\$ 2,393,064	\$ 3,957,616	\$ 10,096,350	\$ 2,996,576	\$ 19,443,606	\$ 388,872,120	
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 31,553	\$ 52,181	\$ 133,120	\$ 39,510	\$ 256,364	\$ 5,127,280	
Other Local Indirect Tax Revenue ⁶	\$ 6,752	\$ 11,167	\$ 28,488	\$ 8,455	\$ 54,862	\$ 1,097,240	
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 157,221	\$ 151,398	\$ 633,251	\$ 128,106	\$ 1,069,976	\$ 21,399,520	
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 401,994	\$ 381,893	\$ 1,429,467	\$ 226,324	\$ 2,439,678	\$ 48,793,560	

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	22,800	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 823,080	\$ 16,461,600
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 1,182,931	\$ 23,658,620
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	36	36
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 2,244,600	\$ 44,892,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 29,595	\$ 591,900
Other Local Indirect Tax Revenue ⁶	\$ 6,333	\$ 126,660
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 52,407	\$ 1,048,140
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 88,335	\$ 1,766,700

**Projection provided by the developer.*

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase V - 2029

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	426	106	532	532
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 728,460	\$ 34,821	\$ 763,281	\$ 15,265,620
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 16,030	\$ 766	\$ 16,796	\$ 335,920
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 1,267,520	\$ 60,589	\$ 1,328,109	\$ 26,562,180
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	9	-	9	9
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 306,468	\$ -	\$ 306,468	\$ 6,129,360
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 4,041	\$ -	\$ 4,041	\$ 80,820
Other Local Indirect Tax Revenue ⁶	\$ 865	\$ -	\$ 865	\$ 17,300
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 13,102	\$ -	\$ 13,102	\$ 262,040
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 34,038	\$ 766	\$ 34,804	\$ 696,080

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase V								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2029	\$ 2,453,731	\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 3,529,003	\$ 1,764,502	\$ 882,251	\$ 882,250
Year 2	2030		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 3	2031		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 4	2032		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 5	2033		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 6	2034		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 7	2035		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 8	2036		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 9	2037		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 10	2038		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 11	2039		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 12	2040		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 13	2041		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 14	2042		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 15	2043		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 16	2044		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 17	2045		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 18	2046		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 19	2047		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Year 20	2048		\$ 1,058,476	\$ -	\$ -	\$ 16,796	\$ 1,075,272	\$ 537,636	\$ 268,818	\$ 268,818
Total		\$ 2,453,731	\$ 21,169,520	\$ -	\$ -	\$ 335,920	\$ 23,959,171	\$ 11,979,586	\$ 5,989,793	\$ 5,989,792
*Net Present Value									\$ 3,662,032	
Total Direct Sales Tax:										\$ 23,959,171
Total Taxes Designated to TIF:										\$ 5,989,792
Net Present Value of Taxes Designated to TIF:										\$ 3,662,032

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2029

SF: 200,165

Total Development

Projected Appraised Value After Completion:

\$ 134,451,842

Estimated Assessed Value of Development (25% Ratio):

\$ 33,612,961

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 86,671

Real Property Incremental Assessed Value Included in TIF:

\$ 33,526,290

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 33,526,290	16.2%	45.2%		7.0%		53%	47%
Year 1	2029	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 2	2030	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 3	2031	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 4	2032	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 5	2033	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 6	2034	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 7	2035	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 8	2036	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 9	2037	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 10	2038	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 11	2039	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 12	2040	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 13	2041	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 14	2042	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 15	2043	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 16	2044	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 17	2045	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 18	2046	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 19	2047	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Year 20	2048	\$ 750,084	\$ 121,514	\$ 339,038	\$ 289,532	\$ 20,267	\$ 269,265	\$ 142,710	\$ 126,555
Total		\$ 15,001,680	\$ 2,430,280	\$ 6,780,760	\$ 5,790,640	\$ 405,340	\$ 5,385,300	\$ 2,854,200	\$ 2,531,100
*Net Present Value									\$ 1,451,576
Total Taxes Designated to TIF:									\$ 2,531,100
Net Present Value of Taxes Designated to TIF:									\$ 1,451,576

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2029

SF: 200,165

Total Development

Projected Appraised Value After Completion:

\$ 134,451,842

Estimated Assessed Value of Development (25% Ratio):

\$ 33,612,961

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 86,671

Real Property Incremental Assessed Value Included in TIF:

\$ 33,526,290

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 33,526,290	40.0%		2.5%		34%	12%	7%	47%
Year 1	2029	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 2	2030	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 3	2031	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 4	2032	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 5	2033	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 6	2034	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 7	2035	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 8	2036	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 9	2037	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 10	2038	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 11	2039	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 12	2040	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 13	2041	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 14	2042	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 15	2043	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 16	2044	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 17	2045	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 18	2046	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 19	2047	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Year 20	2048	\$ 754,342	\$ 301,737	\$ 452,605	\$ 11,315	\$ 441,290	\$ 150,039	\$ 52,955	\$ 30,890	\$ 207,406
Total		\$ 15,086,840	\$ 6,034,740	\$ 9,052,100	\$ 226,300	\$ 8,825,800	\$ 3,000,780	\$ 1,059,100	\$ 617,800	\$ 4,148,120
*Net Present Value										\$ 2,378,930
Total Taxes Designated to TIF:										\$ 4,148,120
Net Present Value of Taxes Designated to TIF:										\$ 2,378,930

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2029

SF: 503,269

Total Development

Projected Appraised Value After Completion:

\$ 135,190,776

Estimated Assessed Value of Development (40% Ratio):

\$ 54,076,310

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 217,915

Real Property Incremental Assessed Value Included in TIF:

\$ 53,858,395

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 53,858,395	16.2%	45.2%		7.0%		53%	47%
Year 1	2029	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 2	2030	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 3	2031	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 4	2032	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 5	2033	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 6	2034	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 7	2035	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 8	2036	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 9	2037	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 10	2038	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 11	2039	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 12	2040	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 13	2041	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 14	2042	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 15	2043	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 16	2044	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 17	2045	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 18	2046	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 19	2047	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Year 20	2048	\$ 1,204,974	\$ 195,206	\$ 544,648	\$ 465,120	\$ 32,558	\$ 432,562	\$ 229,258	\$ 203,304
Total		\$ 24,099,480	\$ 3,904,120	\$ 10,892,960	\$ 9,302,400	\$ 651,160	\$ 8,651,240	\$ 4,585,160	\$ 4,066,080
*Net Present Value									\$ 2,331,881
Total Taxes Designated to TIF:									\$ 4,066,080
Net Present Value of Taxes Designated to TIF:									\$ 2,331,881

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2029

SF: 503,269

Total Development

Projected Appraised Value After Completion:

\$ 135,190,776

Estimated Assessed Value of Development (40% Ratio):

\$ 54,076,310

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 217,915

Real Property Incremental Assessed Value Included in TIF:

\$ 53,858,395

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 53,858,395	40.0%		2.5%		34%	12%	7%	47%
Year 1	2029	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 2	2030	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 3	2031	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 4	2032	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 5	2033	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 6	2034	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 7	2035	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 8	2036	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 9	2037	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 10	2038	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 11	2039	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 12	2040	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 13	2041	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 14	2042	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 15	2043	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 16	2044	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 17	2045	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 18	2046	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 19	2047	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Year 20	2048	\$ 1,211,814	\$ 484,726	\$ 727,088	\$ 18,177	\$ 708,911	\$ 241,030	\$ 85,069	\$ 49,624	\$ 333,188
Total		\$ 24,236,280	\$ 9,694,520	\$ 14,541,760	\$ 363,540	\$ 14,178,220	\$ 4,820,600	\$ 1,701,380	\$ 992,480	\$ 6,663,760
									*Net Present Value	\$ 3,821,640
Total Taxes Designated to TIF:										\$ 6,663,760
Net Present Value of Taxes Designated to TIF:										\$ 3,821,640

*The discount rate for NPV calculation is 6%.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase VI - 2030

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 390,740,082	1,657	\$ 100,533,504	\$ 1,325,534	\$ 283,665	\$ 1,970,559	\$ 492,640	N/A	N/A	\$ 1,609,199

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ 163,103	1	\$ 55,305	\$ 729	\$ 156	N/A	N/A	\$ 1,456		\$ 2,341
Apartments	\$ 4,120,596	15	\$ 895,350	\$ 11,805	\$ 2,526	N/A	N/A	\$ 21,836		\$ 36,167
Retail	\$ 37,101,847	292	\$ 7,720,158	\$ 523,225	\$ 21,783	\$ 421,435	\$ 105,359	\$ 425,079		\$ 1,496,881
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ 12,992,571	71	\$ 1,913,734	\$ 188,426	\$ 585,642	\$ 163,193	\$ 40,798	\$ 103,358		\$ 1,081,417
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 526,850	3	\$ 102,156	\$ 8,010	\$ 288	\$ 6,663	\$ 1,666	\$ 4,367		\$ 20,994
Total	\$ 54,904,967	382	\$ 10,686,703	\$ 732,195	\$ 610,395	\$ 591,291	\$ 147,823	\$ 556,096		\$ 1,385,856

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ 3,262,060	1	\$ 1,106,100	\$ 14,580	\$ 3,120	N/A	N/A	\$ 29,120		\$ 46,820
Apartments	\$ 82,411,920	15	\$ 17,907,000	\$ 236,100	\$ 50,520	N/A	N/A	\$ 436,720		\$ 723,340
Retail	\$ 742,036,940	292	\$ 154,403,160	\$ 10,464,500	\$ 435,660	\$ 8,428,700	\$ 2,107,175	\$ 8,501,580		\$ 29,937,615
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ 259,851,420	71	\$ 38,274,680	\$ 3,768,520	\$ 11,712,840	\$ 3,263,860	\$ 815,965	\$ 2,067,160		\$ 21,628,345
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 10,537,000	3	\$ 2,043,120	\$ 160,200	\$ 5,760	\$ 133,260	\$ 33,315	\$ 87,340		\$ 419,875
One-Time Construction	\$ 390,740,082	Transient	\$ 100,533,504	\$ 1,325,534	\$ 283,665	\$ 1,970,559	\$ 492,640	N/A		N/A
Total	\$ 1,488,839,422	382	\$ 314,267,564	\$ 15,969,434	\$ 12,491,565	\$ 13,796,379	\$ 3,449,095	\$ 11,121,920	\$ 27,717,120	\$ 84,545,513

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 11,659,860
Total Direct Sales Tax Designated to Brownfield TIF	\$ 3,449,080
Total Designated to TIF	\$ 15,108,940
NPV of Tax Designated to TIF:	\$ 6,686,884
NPV of Sales Tax Designated to Brownfield TIF:	\$ 2,160,273
Total NPV:	\$ 8,847,157

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030**

One-Time Impact from Construction - Phase VI										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	-	-	154,785	-	119,257	-	61,764	35,148	88,888	459,842
Construction Cost/Real Property Investment*	\$ -	\$ -	\$ 92,872,319	\$ -	\$ 58,428,387	\$ -	\$ 43,235,071	\$ 13,304,378	\$ 11,110,917	\$ 218,951,072
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846
Economic Impact	\$ -	\$ -	\$ 165,739,940	\$ -	\$ 104,271,299	\$ -	\$ 77,157,308	\$ 23,742,993	\$ 19,828,542	\$ 390,740,082
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ -	\$ -	\$ 835,851	\$ -	\$ 525,855	\$ -	\$ 389,116	\$ 119,739	\$ 99,998	\$ 1,970,559
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715
Jobs Supported During Construction Period (Direct & Indirect)**	-	-	703	-	442	-	327	101	84	1,657
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672
Wages Paid to Direct/Indirect Jobs	\$ -	\$ -	\$ 42,652,416	\$ -	\$ 26,817,024	\$ -	\$ 19,839,744	\$ 6,127,872	\$ 5,096,448	\$ 100,533,504
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ -	\$ -	\$ 562,372	\$ -	\$ 353,582	\$ -	\$ 261,587	\$ 80,796	\$ 67,197	\$ 1,325,534
Other Local Indirect Tax Revenue ⁶	\$ -	\$ -	\$ 120,348	\$ -	\$ 75,667	\$ -	\$ 55,980	\$ 17,290	\$ 14,380	\$ 283,665
Total Tax Revenue Generated During Construction Period	\$ -	\$ -	\$ 1,518,571	\$ -	\$ 955,104	\$ -	\$ 706,683	\$ 217,825	\$ 181,575	\$ 3,579,758

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 552 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030**

Annual Impact of Operations Privately-Owned Townhomes	At Full Operations	20-Year Total
Number of Units Constructed	55	55
Average Annual HOA Fees (\$150/month/unit)	\$ 99,000	\$ 1,980,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 163,103	\$ 3,262,060
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	1	1
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,305	
Total Wages - Direct & Indirect	\$ 55,305	\$ 1,106,100
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 729	\$ 14,580
Other Local Indirect Tax Revenue ⁶	\$ 156	\$ 3,120
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 1,456	\$ 29,120
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 2,341	\$ 46,820

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030**

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	100	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 2,867,100	\$ 57,342,000
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 4,120,596	\$ 82,411,920
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	15	15
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 895,350	\$ 17,907,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 11,805	\$ 236,100
Other Local Indirect Tax Revenue ⁶	\$ 2,526	\$ 50,520
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 21,836	\$ 436,720
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 36,167	\$ 723,340

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030**

Annual Impact of Operations - Retail	At Full Operation					20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)	Annual Impact	
Total Retail Square Footage*	10,544	3,515	17,574	3,515	35,148	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506		
Total Projected Annual Revenue	\$ 4,059,440	\$ 3,286,525	\$ 12,477,540	\$ 1,778,590	\$ 21,602,095	\$ 432,041,900
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028		
Total Economic Impact	\$ 6,951,385	\$ 5,656,767	\$ 21,465,112	\$ 3,028,583	\$ 37,101,847	\$ 742,036,940
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 82,204	\$ 66,552	\$ 252,670	\$ 20,009	\$ 421,435	\$ 8,428,700
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544		
Total Employment - Direct & Indirect	43	41	173	35	292	292
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052		
Total Wages - Direct & Indirect	\$ 952,794	\$ 1,560,214	\$ 4,015,330	\$ 1,191,820	\$ 7,720,158	\$ 154,403,160
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 12,563	\$ 20,571	\$ 52,942	\$ 15,714	\$ 101,790	\$ 2,035,800
Other Local Indirect Tax Revenue ⁶	\$ 2,688	\$ 4,402	\$ 11,330	\$ 3,363	\$ 21,783	\$ 435,660
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 62,597	\$ 59,686	\$ 251,845	\$ 50,951	\$ 425,079	\$ 8,501,580
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 160,052	\$ 151,211	\$ 568,787	\$ 90,037	\$ 970,087	\$ 19,401,740

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030

Annual Impact of Operations - Hotels	At Full Operation				20-Year Total
	Hotel 1	Hotel 2	Hotel 3	Total	
Total Estimated Rooms*	-	88	-	88	
Annual Available Sleeping Nights	-	32,120	-	32,120	
Occupancy Rate ²²	65.0%	65.0%	65.0%		
Annual Rentals Nights	-	20,878	-	20,878	
Projected Average Daily Rental Rate**	\$ 336	\$ 386	\$ 293		
Total Projected Annual Revenue	\$ -	\$ 8,058,908	\$ -	\$ 8,058,908	\$ 161,178,160
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ -	\$ 163,193	\$ -	\$ 163,193	\$ 3,263,860
City of Chattanooga Local Hotel Tax Generated from Operation (4%)	\$ -	\$ 290,121	\$ -	\$ 290,121	\$ 5,802,420
Hamilton County Local Hotel Tax Generated from Operation (4%)	\$ -	\$ 290,121	\$ -	\$ 290,121	\$ 5,802,420
Final Demand Output Multiplier ²³	1.6122	1.6122	1.6122		
Total Economic Impact from Rental Revenue	\$ -	\$ 12,992,571	\$ -	\$ 12,992,571	\$ 259,851,420
Final Demand Employment Multiplier ²⁴	8.7903	8.7903	8.7903		
Total Employment - Direct & Indirect	-	71	-	71	71
Hamilton County Annual Average Wage ²⁵	\$ 26,954	\$ 26,954	\$ 26,954		
Total Wages - Direct & Indirect	\$ -	\$ 1,913,734	\$ -	\$ 1,913,734	\$ 38,274,680
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ -	\$ 25,233	\$ -	\$ 25,233	\$ 504,660
Other Local Indirect Tax Revenue ⁶	\$ -	\$ 5,400	\$ -	\$ 5,400	\$ 108,000
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ -	\$ 103,358	\$ -	\$ 103,358	\$ 2,067,160
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ -	\$ 877,426	\$ -	\$ 877,426	\$ 17,548,520

*Projection provided by the developer.

**Assumes 90% of all room rentals are subject to local tax.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VI - 2030

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	169	42	211	211
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 288,990	\$ 13,797	\$ 302,787	\$ 6,055,740
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 6,359	\$ 304	\$ 6,663	\$ 133,260
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 502,843	\$ 24,007	\$ 526,850	\$ 10,537,000
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	3	-	3	3
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 102,156	\$ -	\$ 102,156	\$ 2,043,120
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 1,347	\$ -	\$ 1,347	\$ 26,940
Other Local Indirect Tax Revenue ⁶	\$ 288	\$ -	\$ 288	\$ 5,760
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 4,367	\$ -	\$ 4,367	\$ 87,340
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 12,361	\$ 304	\$ 12,665	\$ 253,300

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase VI								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2030	\$ 1,970,559	\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 2,561,850	\$ 1,280,925	\$ 640,463	\$ 640,462
Year 2	2031		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 3	2032		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 4	2033		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 5	2034		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 6	2035		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 7	2036		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 8	2037		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 9	2038		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 10	2039		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 11	2040		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 12	2041		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 13	2042		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 14	2043		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 15	2044		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 16	2045		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 17	2046		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 18	2047		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 19	2048		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Year 20	2049		\$ 421,435	\$ -	\$ 163,193	\$ 6,663	\$ 591,291	\$ 295,646	\$ 147,823	\$ 147,822
Total		\$ 1,970,559	\$ 8,428,700	\$ -	\$ 3,263,860	\$ 133,260	\$ 13,796,379	\$ 6,898,199	\$ 3,449,100	\$ 3,449,080
*Net Present Value									\$ 2,160,273	
Total Direct Sales Tax:										\$ 13,796,379
Total Taxes Designated to TIF:										\$ 3,449,080
Net Present Value of Taxes Designated to TIF:										\$ 2,160,273

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2030

SF: 61,764

Total Development

Projected Appraised Value After Completion:

\$ 41,545,555

Estimated Assessed Value of Development (25% Ratio):

\$ 10,386,389

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 26,744

Real Property Incremental Assessed Value Included in TIF:

\$ 10,359,645

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 10,359,645	16.2%	45.2%		7.0%		53%	47%
Year 1	2030	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 2	2031	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 3	2032	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 4	2033	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 5	2034	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 6	2035	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 7	2036	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 8	2037	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 9	2038	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 10	2039	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 11	2040	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 12	2041	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 13	2042	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 14	2043	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 15	2044	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 16	2045	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 17	2046	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 18	2047	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 19	2048	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Year 20	2049	\$ 231,776	\$ 37,548	\$ 104,763	\$ 89,465	\$ 6,263	\$ 83,202	\$ 44,097	\$ 39,105
Total		\$ 4,635,520	\$ 750,960	\$ 2,095,260	\$ 1,789,300	\$ 125,260	\$ 1,664,040	\$ 881,940	\$ 782,100
*Net Present Value									\$ 448,531
Total Taxes Designated to TIF:									\$ 782,100
Net Present Value of Taxes Designated to TIF:									\$ 448,531

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2030

SF: 61,764

Total Development

Projected Appraised Value After Completion:

\$ 41,545,555

Estimated Assessed Value of Development (25% Ratio):

\$ 10,386,389

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 26,744

Real Property Incremental Assessed Value Included in TIF:

\$ 10,359,645

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 10,359,645	40.0%		2.5%		34%	12%	7%	47%
Year 1	2030	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 2	2031	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 3	2032	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 4	2033	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 5	2034	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 6	2035	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 7	2036	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 8	2037	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 9	2038	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 10	2039	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 11	2040	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 12	2041	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 13	2042	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 14	2043	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 15	2044	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 16	2045	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 17	2046	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 18	2047	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 19	2048	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Year 20	2049	\$ 233,092	\$ 93,237	\$ 139,855	\$ 3,496	\$ 136,359	\$ 46,362	\$ 16,363	\$ 9,545	\$ 64,089
Total		\$ 4,661,840	\$ 1,864,740	\$ 2,797,100	\$ 69,920	\$ 2,727,180	\$ 927,240	\$ 327,260	\$ 190,900	\$ 1,281,780
									*Net Present Value	\$ 735,096
Total Taxes Designated to TIF:									\$	1,281,780
Net Present Value of Taxes Designated to TIF:									\$	735,096

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2030

SF: 398,078

Total Development

Projected Appraised Value After Completion:	\$ 120,848,446
Estimated Assessed Value of Development (40% Ratio):	\$ 48,339,378
Current Assessed Value of Parcels in the Development: (based on SF)	\$ 172,368
Real Property Incremental Assessed Value Included in TIF:	\$ 48,167,010

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 48,167,010	16.2%	45.2%		7.0%		53%	47%
Year 1	2030	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 2	2031	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 3	2032	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 4	2033	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 5	2034	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 6	2035	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 7	2036	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 8	2037	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 9	2038	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 10	2039	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 11	2040	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 12	2041	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 13	2042	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 14	2043	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 15	2044	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 16	2045	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 17	2046	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 18	2047	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 19	2048	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Year 20	2049	\$ 1,077,641	\$ 174,578	\$ 487,094	\$ 415,969	\$ 29,118	\$ 386,851	\$ 205,031	\$ 181,820
Total		\$ 21,552,820	\$ 3,491,560	\$ 9,741,880	\$ 8,319,380	\$ 582,360	\$ 7,737,020	\$ 4,100,620	\$ 3,636,400
								*Net Present Value	\$ 2,085,461
Total Taxes Designated to TIF:								\$ 3,636,400	
Net Present Value of Taxes Designated to TIF:								\$ 2,085,461	

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2030

SF: 398,078

Total Development

Projected Appraised Value After Completion:

\$ 120,848,446

Estimated Assessed Value of Development (40% Ratio):

\$ 48,339,378

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 172,368

Real Property Incremental Assessed Value Included in TIF:

\$ 48,167,010

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 48,167,010	40.0%		2.5%		34%	12%	7%	47%
Year 1	2030	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 2	2031	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 3	2032	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 4	2033	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 5	2034	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 6	2035	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 7	2036	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 8	2037	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 9	2038	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 10	2039	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 11	2040	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 12	2041	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 13	2042	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 14	2043	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 15	2044	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 16	2045	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 17	2046	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 18	2047	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 19	2048	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Year 20	2049	\$ 1,083,758	\$ 433,503	\$ 650,255	\$ 16,256	\$ 633,999	\$ 215,560	\$ 76,080	\$ 44,380	\$ 297,979
Total		\$ 21,675,160	\$ 8,670,060	\$ 13,005,100	\$ 325,120	\$ 12,679,980	\$ 4,311,200	\$ 1,521,600	\$ 887,600	\$ 5,959,580
*Net Present Value										\$ 3,417,796
Total Taxes Designated to TIF:										\$ 5,959,580
Net Present Value of Taxes Designated to TIF:										\$ 3,417,796

*The discount rate for NPV calculation is 6%.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase VII - 2031**

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 236,659,969	1,004	\$ 60,914,688	\$ 803,159	\$ 171,876	\$ 1,193,511	\$ 298,378	N/A	N/A	\$ 975,035

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 1,854,268	7	\$ 417,830	\$ 5,509	\$ 1,179	N/A	N/A	\$ 10,190		\$ 16,878
Retail	\$ 111,976,201	883	\$ 23,362,422	\$ 1,579,959	\$ 65,919	\$ 1,271,926	\$ 317,982	\$ 1,285,429		\$ 4,521,215
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 7,323,793	222	\$ 13,841,700	\$ 182,503	\$ 39,056	N/A	N/A	\$ 323,177		\$ 544,736
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 658,104	4	\$ 136,208	\$ 10,119	\$ 384	\$ 8,323	\$ 2,081	\$ 5,823		\$ 26,730
Total	\$ 121,812,366	1,116	\$ 37,758,160	\$ 1,778,090	\$ 106,538	\$ 1,280,249	\$ 320,063	\$ 1,624,619		\$ 1,368,722

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 37,085,360	7	\$ 8,356,600	\$ 110,180	\$ 23,580	N/A	N/A	\$ 203,800		\$ 337,560
Retail	\$ 2,239,524,020	883	\$ 467,248,440	\$ 31,599,180	\$ 1,318,380	\$ 25,438,520	\$ 6,359,630	\$ 25,708,580		\$ 90,424,290
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 146,475,860	222	\$ 276,834,000	\$ 3,650,060	\$ 781,120	N/A	N/A	\$ 6,463,540		\$ 10,894,720
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ 13,162,080	4	\$ 2,724,160	\$ 202,380	\$ 7,680	\$ 166,460	\$ 41,615	\$ 116,460		\$ 534,595
One-Time Construction	\$ 236,659,969	Transient	\$ 60,914,688	\$ 803,159	\$ 171,876	\$ 1,193,511	\$ 298,378	N/A		N/A
Total	\$ 2,672,907,289	1,116	\$ 816,077,888	\$ 36,364,959	\$ 2,302,636	\$ 26,798,491	\$ 6,699,623	\$ 32,492,380	\$ 27,374,440	\$ 132,032,529

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 11,515,700
Total Direct Sales Tax Designated to Brownfield TIF	\$ 6,699,618
Total Designated to TIF	\$ 18,215,318
NPV of Tax Designated to TIF:	\$ 6,604,209
NPV of Sales Tax Designated to Brownfield TIF:	\$ 3,952,575
Total NPV:	\$ 10,556,784

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VII - 2031**

One-Time Impact from Construction - Phase VII

	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	141,160	-	-	-	54,000	-	-	106,080	111,150	412,390
Construction Cost/Real Property Investment*	\$ 49,406,141	\$ -	\$ -	\$ -	\$ 21,600,000	\$ -	\$ -	\$ 39,376,192	\$ 22,230,000	\$ 132,612,333
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 88,170,199	\$ -	\$ -	\$ -	\$ 38,547,360	\$ -	\$ -	\$ 70,270,752	\$ 39,671,658	\$ 236,659,969
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 444,655	\$ -	\$ -	\$ -	\$ 194,400	\$ -	\$ -	\$ 354,386	\$ 200,070	\$ 1,193,511
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	374	-	-	-	164	-	-	298	168	1,004
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 22,691,328	\$ -	\$ -	\$ -	\$ 9,950,208	\$ -	\$ -	\$ 18,080,256	\$ 10,192,896	\$ 60,914,688
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 299,185	\$ -	\$ -	\$ -	\$ 131,193	\$ -	\$ -	\$ 238,388	\$ 134,393	\$ 803,159
Other Local Indirect Tax Revenue ⁶	\$ 64,026	\$ -	\$ -	\$ -	\$ 28,075	\$ -	\$ -	\$ 51,015	\$ 28,760	\$ 171,876
Total Tax Revenue Generated During Construction Period	\$ 807,866	\$ -	\$ -	\$ -	\$ 353,668	\$ -	\$ -	\$ 643,789	\$ 363,223	\$ 2,168,546

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 335 each year.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VII - 2031

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	45	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 1,290,195	\$ 25,803,900
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 1,854,268	\$ 37,085,360
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	7	7
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 417,830	\$ 8,356,600
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 5,509	\$ 110,180
Other Local Indirect Tax Revenue ⁶	\$ 1,179	\$ 23,580
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 10,190	\$ 203,800
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 16,878	\$ 337,560

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VII - 2031**

Annual Impact of Operations - Retail	At Full Operation					20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)	Annual Impact	
Total Retail Square Footage*	31,824	10,608	53,040	10,608	106,080	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506		
Total Projected Annual Revenue	\$ 12,252,240	\$ 9,918,480	\$ 37,658,400	\$ 5,367,648	\$ 65,196,768	\$ 1,303,935,360
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028		
Total Economic Impact	\$ 20,980,736	\$ 17,071,688	\$ 64,783,746	\$ 9,140,031	\$ 111,976,201	\$ 2,239,524,020
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 248,108	\$ 200,849	\$ 762,583	\$ 60,386	\$ 1,271,926	\$ 25,438,520
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544		
Total Employment - Direct & Indirect	130	125	522	106	883	883
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052		
Total Wages - Direct & Indirect	\$ 2,880,540	\$ 4,756,750	\$ 12,115,620	\$ 3,609,512	\$ 23,362,422	\$ 467,248,440
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 37,980	\$ 62,718	\$ 159,744	\$ 47,591	\$ 308,033	\$ 6,160,660
Other Local Indirect Tax Revenue ⁶	\$ 8,128	\$ 13,422	\$ 34,185	\$ 10,184	\$ 65,919	\$ 1,318,380
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 189,248	\$ 181,969	\$ 759,902	\$ 154,310	\$ 1,285,429	\$ 25,708,580
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 483,464	\$ 458,958	\$ 1,716,414	\$ 272,471	\$ 2,931,307	\$ 58,626,140

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VII - 2031**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	141,160	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 5,095,876	\$ 101,917,520
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 7,323,793	\$ 146,475,860
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	222	222
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 13,841,700	\$ 276,834,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 182,503	\$ 3,650,060
Other Local Indirect Tax Revenue ⁶	\$ 39,056	\$ 781,120
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 323,177	\$ 6,463,540
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 544,736	\$ 10,894,720

*Projection provided by the developer.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VII - 2031

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	211	53	264	264
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 360,810	\$ 17,411	\$ 378,221	\$ 7,564,420
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 7,940	\$ 383	\$ 8,323	\$ 166,460
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 627,809	\$ 30,295	\$ 658,104	\$ 13,162,080
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	4	-	4	4
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 136,208	\$ -	\$ 136,208	\$ 2,724,160
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 1,796	\$ -	\$ 1,796	\$ 35,920
Other Local Indirect Tax Revenue ⁶	\$ 384	\$ -	\$ 384	\$ 7,680
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 5,823	\$ -	\$ 5,823	\$ 116,460
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 15,943	\$ 383	\$ 16,326	\$ 326,520

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase VII									
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City	
Year 1	2031	\$ 1,193,511	\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 2,473,760	\$ 1,236,880	\$ 618,440	\$ 618,440	
Year 2	2032		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 3	2033		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 4	2034		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 5	2035		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 6	2036		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 7	2037		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 8	2038		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 9	2039		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 10	2040		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 11	2041		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 12	2042		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 13	2043		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 14	2044		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 15	2045		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 16	2046		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 17	2047		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 18	2048		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 19	2049		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Year 20	2050		\$ 1,271,926	\$ -	\$ -	\$ 8,323	\$ 1,280,249	\$ 640,125	\$ 320,062	\$ 320,062	
Total		\$ 1,193,511	\$ 25,438,520	\$ -	\$ -	\$ 166,460	\$ 26,798,491	\$ 13,399,255	\$ 6,699,618	\$ 6,699,618	
*Net Present Value									\$ 3,952,575		
Total Direct Sales Tax:										\$ 26,798,491	
Total Taxes Designated to TIF:										\$ 6,699,618	
Net Present Value of Taxes Designated to TIF:										\$ 3,952,575	

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2031

SF: 412,390

Total Development

Projected Appraised Value After Completion:

\$ 144,954,101

Estimated Assessed Value of Development (40% Ratio):

\$ 57,981,640

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 178,565

Real Property Incremental Assessed Value Included in TIF:

\$ 57,803,075

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 57,803,075	16.2%	45.2%		7.0%		53%	47%
Year 1	2031	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 2	2032	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 3	2033	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 4	2034	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 5	2035	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 6	2036	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 7	2037	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 8	2038	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 9	2039	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 10	2040	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 11	2041	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 12	2042	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 13	2043	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 14	2044	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 15	2045	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 16	2046	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 17	2047	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 18	2048	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 19	2049	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Year 20	2050	\$ 1,293,228	\$ 209,503	\$ 584,539	\$ 499,186	\$ 34,943	\$ 464,243	\$ 246,049	\$ 218,194
Total		\$ 25,864,560	\$ 4,190,060	\$ 11,690,780	\$ 9,983,720	\$ 698,860	\$ 9,284,860	\$ 4,920,980	\$ 4,363,880
								*Net Present Value	\$ 2,502,668
Total Taxes Designated to TIF:								\$	4,363,880
Net Present Value of Taxes Designated to TIF:								\$	2,502,668

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2031

SF: 412,390

Total Development

Projected Appraised Value After Completion:

\$ 144,954,101

Estimated Assessed Value of Development (40% Ratio):

\$ 57,981,640

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 178,565

Real Property Incremental Assessed Value Included in TIF:

\$ 57,803,075

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 57,803,075	40.0%		2.5%		34%	12%	7%	47%
Year 1	2031	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 2	2032	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 3	2033	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 4	2034	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 5	2035	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 6	2036	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 7	2037	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 8	2038	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 9	2039	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 10	2040	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 11	2041	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 12	2042	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 13	2043	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 14	2044	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 15	2045	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 16	2046	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 17	2047	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 18	2048	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 19	2049	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Year 20	2050	\$ 1,300,569	\$ 520,228	\$ 780,341	\$ 19,509	\$ 760,832	\$ 258,683	\$ 91,300	\$ 53,258	\$ 357,591
Total		\$ 26,011,380	\$ 10,404,560	\$ 15,606,820	\$ 390,180	\$ 15,216,640	\$ 5,173,660	\$ 1,826,000	\$ 1,065,160	\$ 7,151,820
*Net Present Value										\$ 4,101,541
Total Taxes Designated to TIF:										\$ 7,151,820
Net Present Value of Taxes Designated to TIF:										\$ 4,101,541

*The discount rate for NPV calculation is 6%.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase VIII - 2032

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 645,091,875	2,737	\$ 166,059,264	\$ 2,189,491	\$ 468,552	\$ 3,253,294	\$ 813,324	N/A	N/A	\$ 2,658,043

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Direct & Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 275,792	2	\$ 110,612	\$ 1,458	\$ 312	N/A	N/A	\$ 2,912	Included in Total Below*	\$ 4,682
Townhomes	\$ 88,965	1	\$ 55,305	\$ 729	\$ 156	N/A	N/A	\$ 1,456		\$ 2,341
Apartments	\$ 9,477,371	34	\$ 2,029,460	\$ 26,758	\$ 5,726	N/A	N/A	\$ 49,496		\$ 81,980
Retail	\$ 177,950,111	1,404	\$ 37,140,486	\$ 2,511,014	\$ 104,796	\$ 2,021,316	\$ 505,329	\$ 2,043,874		\$ 7,186,329
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ 11,207,087	61	\$ 1,644,194	\$ 162,445	\$ 505,141	\$ 140,766	\$ 35,192	\$ 88,801		\$ 932,345
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ 3,664,594	117	\$ 8,900,892	\$ 117,358	\$ 25,115	N/A	N/A	\$ 170,323		\$ 312,796
Parking	\$ 1,802,090	13	\$ 442,676	\$ 28,627	\$ 1,249	\$ 22,790	\$ 5,698	\$ 18,925		\$ 77,289
Total	\$ 204,466,010	1,632	\$ 50,323,625	\$ 2,848,389	\$ 642,495	\$ 2,184,872	\$ 546,219	\$ 2,375,787		\$ 3,259,375

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type		Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Direct & Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ 5,515,840	2	\$ 2,212,240	\$ 29,160	\$ 6,240	N/A	N/A	\$ 58,240	Included in Total Below*	\$ 93,640
Townhomes	\$ 1,779,300	1	\$ 1,106,100	\$ 14,580	\$ 3,120	N/A	N/A	\$ 29,120		\$ 46,820
Apartments	\$ 189,547,420	34	\$ 40,589,200	\$ 535,160	\$ 114,520	N/A	N/A	\$ 989,920		\$ 1,639,600
Retail	\$ 3,559,002,220	1,404	\$ 742,809,720	\$ 50,220,280	\$ 2,095,920	\$ 40,426,320	\$ 10,106,580	\$ 40,877,480		\$ 143,726,580
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ 224,141,740	61	\$ 32,883,880	\$ 3,248,900	\$ 10,102,820	\$ 2,815,320	\$ 703,830	\$ 1,776,020		\$ 18,646,890
Commercial Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Medical Office	\$ 73,291,880	117	\$ 178,017,840	\$ 2,347,160	\$ 502,300	N/A	N/A	\$ 3,406,460		\$ 6,255,920
Parking	\$ 36,041,800	13	\$ 8,853,520	\$ 572,540	\$ 24,980	\$ 455,800	\$ 113,950	\$ 378,500		\$ 1,545,770
One-Time Construction	\$ 645,091,875	Transient	\$ 166,059,264	\$ 2,189,491	\$ 468,552	\$ 3,253,294	\$ 813,324	N/A		N/A
Total	\$ 4,734,412,075	1,632	\$ 1,172,531,764	\$ 59,157,271	\$ 13,318,452	\$ 46,950,734	\$ 11,737,684	\$ 47,515,740	\$ 65,187,500	\$ 243,867,381

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 27,422,760
Total Direct Sales Tax Designated to Brownfield TIF	\$ 11,737,683
Total Designated to TIF	\$ 39,160,443
NPV of Tax Designated to TIF:	\$ 15,726,845
NPV of Sales Tax Designated to Brownfield TIF:	\$ 7,032,364
Total NPV:	\$ 22,759,209

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032

One-Time Impact from Construction - Phase VIII										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	-	-	132,070	70,632	274,062	104,376	33,966	168,580	304,273	1,087,959
Construction Cost/Real Property Investment*	\$ -	\$ -	\$ 46,225,063	\$ 28,252,111	\$ 100,236,184	\$ 52,188,796	\$ 23,776,737	\$ 55,040,498	\$ 55,757,623	\$ 361,477,012
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ -	\$ -	\$ 82,493,247	\$ 50,418,717	\$ 178,881,494	\$ 93,136,125	\$ 42,431,965	\$ 98,225,273	\$ 99,505,054	\$ 645,091,875
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ -	\$ -	\$ 416,026	\$ 254,269	\$ 902,126	\$ 469,699	\$ 213,991	\$ 495,364	\$ 501,819	\$ 3,253,294
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	-	-	350	214	759	395	180	417	422	2,737
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ -	\$ -	\$ 21,235,200	\$ 12,983,808	\$ 46,050,048	\$ 23,965,440	\$ 10,920,960	\$ 25,300,224	\$ 25,603,584	\$ 166,059,264
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ -	\$ -	\$ 279,986	\$ 171,192	\$ 607,170	\$ 315,984	\$ 143,993	\$ 333,583	\$ 337,583	\$ 2,189,491
Other Local Indirect Tax Revenue ⁶	\$ -	\$ -	\$ 59,917	\$ 36,635	\$ 129,934	\$ 67,621	\$ 30,815	\$ 71,387	\$ 72,243	\$ 468,552
Total Tax Revenue Generated During Construction Period	\$ -	\$ -	\$ 755,929	\$ 462,096	\$ 1,639,230	\$ 853,304	\$ 388,799	\$ 900,334	\$ 911,645	\$ 5,911,337

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 912 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032**

Annual Impact of Operations Privately-Owned Condos	At Full Operations	20-Year Total
Number of Units Constructed*	93	93
Average Annual HOA Fees (\$150/month/unit)	\$ 167,400	\$ 3,348,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 275,792	\$ 5,515,840
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	2	2
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,306	
Total Wages - Direct & Indirect	\$ 110,612	\$ 2,212,240
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 1,458	\$ 29,160
Other Local Indirect Tax Revenue ⁶	\$ 312	\$ 6,240
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 2,912	\$ 58,240
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 4,682	\$ 93,640

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032**

Annual Impact of Operations Privately-Owned Townhomes	At Full Operations	20-Year Total
Number of Units Constructed	30	30
Average Annual HOA Fees (\$150/month/unit)	\$ 54,000	\$ 1,080,000
Final Demand Output Multiplier ⁷	1.6475	
Economic Impact from Service to Dwellings	\$ 88,965	\$ 1,779,300
Final Demand Employment Multiplier ⁸	12.6573	
Total Employment - Direct & Indirect	1	1
Hamilton County Annual Average Wage - Repair and Maintenance ⁹	\$ 55,305	
Total Wages - Direct & Indirect	\$ 55,305	\$ 1,106,100
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 729	\$ 14,580
Other Local Indirect Tax Revenue ⁶	\$ 156	\$ 3,120
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 1,456	\$ 29,120
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 2,341	\$ 46,820

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032**

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	230	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 6,594,330	\$ 131,886,600
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 9,477,371	\$ 189,547,420
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	34	34
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 2,029,460	\$ 40,589,200
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 26,758	\$ 535,160
Other Local Indirect Tax Revenue ⁶	\$ 5,726	\$ 114,520
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 49,496	\$ 989,920
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 81,980	\$ 1,639,600

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032**

Annual Impact of Operations - Retail	At Full Operation					20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)	Annual Impact	
Total Retail Square Footage*	50,574	16,858	84,290	16,858	168,580	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506		
Total Projected Annual Revenue	\$ 19,470,990	\$ 15,762,230	\$ 59,845,900	\$ 8,530,148	\$ 103,609,268	\$ 2,072,185,360
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028		
Total Economic Impact	\$ 33,342,123	\$ 27,129,950	\$ 102,952,902	\$ 14,525,136	\$ 177,950,111	\$ 3,559,002,220
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 394,288	\$ 319,185	\$ 1,211,879	\$ 95,964	\$ 2,021,316	\$ 40,426,320
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544		
Total Employment - Direct & Indirect	207	198	830	169	1,404	1,404
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052		
Total Wages - Direct & Indirect	\$ 4,586,706	\$ 7,534,692	\$ 19,264,300	\$ 5,754,788	\$ 37,140,486	\$ 742,809,720
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 60,476	\$ 99,345	\$ 254,000	\$ 75,877	\$ 489,698	\$ 9,793,960
Other Local Indirect Tax Revenue ⁶	\$ 12,942	\$ 21,260	\$ 54,356	\$ 16,238	\$ 104,796	\$ 2,095,920
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 301,340	\$ 288,239	\$ 1,208,273	\$ 246,022	\$ 2,043,874	\$ 40,877,480
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 769,046	\$ 728,029	\$ 2,728,508	\$ 434,101	\$ 4,659,684	\$ 93,193,680

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032

Annual Impact of Operations - Hotels	At Full Operation				20-Year Total
	Hotel 1	Hotel 2	Hotel 3	Total	
Total Estimated Rooms*	-	-	100	100	
Annual Available Sleeping Nights	-	-	36,500	36,500	
Occupancy Rate ²²	65.0%	65.0%	65.0%		
Annual Rentals Nights	-	-	23,725	23,725	
Projected Average Daily Rental Rate**	\$ 336	\$ 386	\$ 293		
Total Projected Annual Revenue	\$ -	\$ -	\$ 6,951,425	\$ 6,951,425	\$ 139,028,500
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ -	\$ -	\$ 140,766	\$ 140,766	\$ 2,815,320
City of Chattanooga Local Hotel Tax Generated from Operation (4%)	\$ -	\$ -	\$ 250,251	\$ 250,251	\$ 5,005,020
Hamilton County Local Hotel Tax Generated from Operation (4%)	\$ -	\$ -	\$ 250,251	\$ 250,251	\$ 5,005,020
Final Demand Output Multiplier ²³	1.6122	1.6122	1.6122		
Total Economic Impact from Rental Revenue	\$ -	\$ -	\$ 11,207,087	\$ 11,207,087	\$ 224,141,740
Final Demand Employment Multiplier ²⁴	8.7903	8.7903	8.7903		
Total Employment - Direct & Indirect	-	-	61	61	61
Hamilton County Annual Average Wage ²⁵	\$ 26,954	\$ 26,954	\$ 26,954		
Total Wages - Direct & Indirect	\$ -	\$ -	\$ 1,644,194	\$ 1,644,194	\$ 32,883,880
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ -	\$ -	\$ 21,679	\$ 21,679	\$ 433,580
Other Local Indirect Tax Revenue ⁶	\$ -	\$ -	\$ 4,639	\$ 4,639	\$ 92,780
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ -	\$ -	\$ 88,801	\$ 88,801	\$ 1,776,020
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ -	\$ -	\$ 756,387	\$ 756,387	\$ 15,127,740

*Projection provided by the developer.

**Assumes 90% of all room rentals are subject to local tax.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032**

Annual Impact of Operations - Medical Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	70,632	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 2,549,815	\$ 50,996,300
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 3,664,594	\$ 73,291,880
Median SF Per Office Employee (Medical) ²⁸	574	
Total Employment - Direct & Indirect	117	117
Hamilton County Annual Average Wage - Healthcare Services ²⁹	\$ 76,076	
Total Wages - Direct & Indirect	\$ 8,900,892	\$ 178,017,840
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 117,358	\$ 2,347,160
Other Local Indirect Tax Revenue ⁶	\$ 25,115	\$ 502,300
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 170,323	\$ 3,406,460
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 312,796	\$ 6,255,920

*Projection provided by the developer.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase VIII - 2032

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	578	144	722	722
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 988,380	\$ 47,304	\$ 1,035,684	\$ 20,713,680
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 21,749	\$ 1,041	\$ 22,790	\$ 455,800
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 1,719,781	\$ 82,309	\$ 1,802,090	\$ 36,041,800
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	12	1	13	13
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 408,624	\$ 34,052	\$ 442,676	\$ 8,853,520
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 5,388	\$ 449	\$ 5,837	\$ 116,740
Other Local Indirect Tax Revenue ⁶	\$ 1,153	\$ 96	\$ 1,249	\$ 24,980
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 17,469	\$ 1,456	\$ 18,925	\$ 378,500
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 45,759	\$ 3,042	\$ 48,801	\$ 976,020

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase VIII								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2032	\$ 3,253,294	\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 5,438,166	\$ 2,719,083	\$ 1,359,542	\$ 1,359,541
Year 2	2033		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 3	2034		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 4	2035		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 5	2036		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 6	2037		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 7	2038		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 8	2039		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 9	2040		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 10	2041		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 11	2042		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 12	2043		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 13	2044		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 14	2045		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 15	2046		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 16	2047		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 17	2048		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 18	2049		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 19	2050		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Year 20	2051		\$ 2,021,316	\$ -	\$ 140,766	\$ 22,790	\$ 2,184,872	\$ 1,092,436	\$ 546,218	\$ 546,218
Total		\$ 3,253,294	\$ 40,426,320	\$ -	\$ 2,815,320	\$ 455,800	\$ 46,950,734	\$ 23,475,367	\$ 11,737,684	\$ 11,737,683
*Net Present Value									\$ 7,032,364	
Total Direct Sales Tax:										\$ 46,950,734
Total Taxes Designated to TIF:										\$ 11,737,683
Net Present Value of Taxes Designated to TIF:										\$ 7,032,364

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2032

SF: 138,342

Total Development

Projected Appraised Value After Completion:

\$ 92,902,314

Estimated Assessed Value of Development (25% Ratio):

\$ 23,225,579

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 59,902

Real Property Incremental Assessed Value Included in TIF:

\$ 23,165,677

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 23,165,677	16.2%	45.2%		7.0%		53%	47%
Year 1	2032	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 2	2033	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 3	2034	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 4	2035	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 5	2036	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 6	2037	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 7	2038	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 8	2039	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 9	2040	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 10	2041	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 11	2042	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 12	2043	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 13	2044	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 14	2045	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 15	2046	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 16	2047	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 17	2048	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 18	2049	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 19	2050	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Year 20	2051	\$ 518,286	\$ 83,962	\$ 234,265	\$ 200,059	\$ 14,004	\$ 186,055	\$ 98,609	\$ 87,446
Total		\$ 10,365,720	\$ 1,679,240	\$ 4,685,300	\$ 4,001,180	\$ 280,080	\$ 3,721,100	\$ 1,972,180	\$ 1,748,920
*Net Present Value									\$ 1,002,999
Total Taxes Designated to TIF:									\$ 1,748,920
Net Present Value of Taxes Designated to TIF:									\$ 1,002,999

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Privately Owned Residential - 2032

SF: 138,342

Total Development

Projected Appraised Value After Completion:

\$ 92,902,314

Estimated Assessed Value of Development (25% Ratio):

\$ 23,225,579

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 59,902

Real Property Incremental Assessed Value Included in TIF:

\$ 23,165,677

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 23,165,677	40.0%		2.5%		34%	12%	7%	47%
Year 1	2032	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 2	2033	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 3	2034	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 4	2035	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 5	2036	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 6	2037	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 7	2038	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 8	2039	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 9	2040	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 10	2041	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 11	2042	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 12	2043	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 13	2044	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 14	2045	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 15	2046	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 16	2047	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 17	2048	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 18	2049	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 19	2050	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Year 20	2051	\$ 521,228	\$ 208,491	\$ 312,737	\$ 7,818	\$ 304,919	\$ 103,672	\$ 36,590	\$ 21,344	\$ 143,313
Total		\$ 10,424,560	\$ 4,169,820	\$ 6,254,740	\$ 156,360	\$ 6,098,380	\$ 2,073,440	\$ 731,800	\$ 426,880	\$ 2,866,260
*Net Present Value										\$ 1,643,789
Total Taxes Designated to TIF:										\$ 2,866,260
Net Present Value of Taxes Designated to TIF:										\$ 1,643,789

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2032

SF: 949,617

Total Development

Projected Appraised Value After Completion:

\$ 287,234,127

Estimated Assessed Value of Development (40% Ratio):

\$ 114,893,651

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 411,184

Real Property Incremental Assessed Value Included in TIF:

\$ 114,482,467

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 114,482,467	16.2%	45.2%		7.0%		53%	47%
Year 1	2032	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 2	2033	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 3	2034	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 4	2035	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 5	2036	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 6	2037	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 7	2038	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 8	2039	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 9	2040	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 10	2041	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 11	2042	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 12	2043	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 13	2044	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 14	2045	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 15	2046	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 16	2047	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 17	2048	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 18	2049	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 19	2050	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Year 20	2051	\$ 2,561,316	\$ 414,933	\$ 1,157,715	\$ 988,668	\$ 69,207	\$ 919,461	\$ 487,314	\$ 432,147
Total		\$ 51,226,320	\$ 8,298,660	\$ 23,154,300	\$ 19,773,360	\$ 1,384,140	\$ 18,389,220	\$ 9,746,280	\$ 8,642,940
								*Net Present Value	\$ 4,956,692
Total Taxes Designated to TIF:									\$ 8,642,940
Net Present Value of Taxes Designated to TIF:									\$ 4,956,692

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2032

SF: 949,617

Total Development

Projected Appraised Value After Completion:

\$ 287,234,127

Estimated Assessed Value of Development (40% Ratio):

\$ 114,893,651

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 411,184

Real Property Incremental Assessed Value Included in TIF:

\$ 114,482,467

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 114,482,467	40.0%		2.5%		34%	12%	7%	47%
Year 1	2032	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 2	2033	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 3	2034	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 4	2035	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 5	2036	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 6	2037	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 7	2038	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 8	2039	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 9	2040	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 10	2041	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 11	2042	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 12	2043	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 13	2044	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 14	2045	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 15	2046	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 16	2047	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 17	2048	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 18	2049	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 19	2050	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Year 20	2051	\$ 2,575,856	\$ 1,030,342	\$ 1,545,514	\$ 38,638	\$ 1,506,876	\$ 512,338	\$ 180,825	\$ 105,481	\$ 708,232
Total		\$ 51,517,120	\$ 20,606,840	\$ 30,910,280	\$ 772,760	\$ 30,137,520	\$ 10,246,760	\$ 3,616,500	\$ 2,109,620	\$ 14,164,640
									*Net Present Value	\$ 8,123,365
Total Taxes Designated to TIF:									\$ 14,164,640	
Net Present Value of Taxes Designated to TIF:									\$ 8,123,365	

*The discount rate for NPV calculation is 6%.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase IX - 2033

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 200,205,374	850	\$ 51,571,200	\$ 679,966	\$ 145,513	\$ 1,009,665	\$ 252,416	N/A	N/A	\$ 825,479

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 4,615,068	17	\$ 1,014,730	\$ 13,379	\$ 2,863	N/A	N/A	\$ 24,748		\$ 40,990
Retail	\$ 65,868,353	519	\$ 13,720,802	\$ 929,100	\$ 38,714	\$ 748,192	\$ 187,048	\$ 755,535		\$ 2,658,589
Entertainment	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Commercial Office	\$ 3,285,433	100	\$ 6,235,000	\$ 82,208	\$ 17,593	N/A	N/A	\$ 145,575		\$ 245,376
Medical Office	\$ 2,864,249	91	\$ 6,922,916	\$ 91,279	\$ 19,534	N/A	N/A	\$ 132,473		\$ 243,286
Parking	\$ 396,167	3	\$ 102,156	\$ 6,357	\$ 288	\$ 5,010	\$ 1,253	\$ 4,367		\$ 17,275
Total	\$ 77,029,270	730	\$ 27,995,604	\$ 1,122,323	\$ 78,992	\$ 753,202	\$ 188,301	\$ 1,062,698		\$ 1,183,902

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ 92,301,360	17	\$ 20,294,600	\$ 267,580	\$ 57,260	N/A	N/A	\$ 494,960		\$ 819,800
Retail	\$ 1,317,367,060	519	\$ 274,416,040	\$ 18,582,000	\$ 774,280	\$ 14,963,840	\$ 3,740,960	\$ 15,110,700		\$ 53,171,780
Entertainment	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	-	-	\$ -		\$ -
Commercial Office	\$ 65,708,660	100	\$ 124,700,000	\$ 1,644,160	\$ 351,860	N/A	N/A	\$ 2,911,500		\$ 4,907,520
Medical Office	\$ 57,284,980	91	\$ 138,458,320	\$ 1,825,580	\$ 390,680	N/A	N/A	\$ 2,649,460		\$ 4,865,720
Parking	\$ 7,923,340	3	\$ 2,043,120	\$ 127,140	\$ 5,760	\$ 100,200	\$ 25,050	\$ 87,340		\$ 345,490
One-Time Construction	\$ 200,205,374	Transient	\$ 51,571,200	\$ 679,966	\$ 145,513	\$ 1,009,665	\$ 252,416	N/A		N/A
Total	\$ 1,740,790,774	730	\$ 611,483,280	\$ 23,126,426	\$ 1,725,353	\$ 16,073,705	\$ 4,018,426	\$ 21,253,960	\$ 23,678,040	\$ 89,875,910

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 9,960,740
Total Direct Sales Tax Designated to Brownfield TIF	\$ 4,018,416
Total Designated to TIF	\$ 13,979,156
NPV of Tax Designated to TIF:	\$ 5,712,445
NPV of Sales Tax Designated to Brownfield TIF:	\$ 2,397,926
Total NPV:	\$ 8,110,371

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

One-Time Impact from Construction - Phase IX										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	63,324	-	-	55,206	133,772	-	-	62,399	67,176	381,877
Construction Cost/Real Property Investment*	\$ 22,164,450	\$ -	\$ -	\$ 22,082,936	\$ 40,131,841	\$ -	\$ -	\$ 21,088,014	\$ 6,717,772	\$ 112,185,013
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 39,554,677	\$ -	\$ -	\$ 39,409,208	\$ 71,619,283	\$ -	\$ -	\$ 37,633,670	\$ 11,988,536	\$ 200,205,374
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 199,480	\$ -	\$ -	\$ 198,746	\$ 361,187	\$ -	\$ -	\$ 189,792	\$ 60,460	\$ 1,009,665
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	168	-	-	167	304	-	-	160	51	850
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 10,192,896	\$ -	\$ -	\$ 10,132,224	\$ 18,444,288	\$ -	\$ -	\$ 9,707,520	\$ 3,094,272	\$ 51,571,200
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 134,393	\$ -	\$ -	\$ 133,593	\$ 243,188	\$ -	\$ -	\$ 127,994	\$ 40,798	\$ 679,966
Other Local Indirect Tax Revenue ⁶	\$ 28,760	\$ -	\$ -	\$ 28,589	\$ 52,042	\$ -	\$ -	\$ 27,391	\$ 8,731	\$ 145,513
Total Tax Revenue Generated During Construction Period	\$ 362,633	\$ -	\$ -	\$ 360,928	\$ 656,417	\$ -	\$ -	\$ 345,177	\$ 109,989	\$ 1,835,144

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 283 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

Annual Impact of Operations - Apartments	At Full Operation	20-Year Total
Number of Rental Units*	112	
Average Monthly Rental Rate*	\$ 2,515	
Occupancy Rate	95%	
Projected Annual Rental Revenue	\$ 3,211,152	\$ 64,223,040
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 4,615,068	\$ 92,301,360
Final Demand Employment Multiplier ¹²	5.1584	
Total Employment - Direct & Indirect	17	17
Hamilton County Annual Average Wage - Real Estate ¹³	\$ 59,690	
Total Wages - Direct & Indirect	\$ 1,014,730	\$ 20,294,600
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 13,379	\$ 267,580
Other Local Indirect Tax Revenue ⁶	\$ 2,863	\$ 57,260
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 24,748	\$ 494,960
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 40,990	\$ 819,800

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

Annual Impact of Operations - Retail	At Full Operation					Annual Impact	20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)			
Total Retail Square Footage*	18,720	6,240	31,200	6,240		62,399	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506			
Total Projected Annual Revenue	\$ 7,207,200	\$ 5,834,400	\$ 22,152,000	\$ 3,157,440		\$ 38,351,040	\$ 767,020,800
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028			
Total Economic Impact	\$ 12,341,609	\$ 10,042,169	\$ 38,108,086	\$ 5,376,489		\$ 65,868,353	\$ 1,317,367,060
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 145,946	\$ 118,147	\$ 448,578	\$ 35,521		\$ 748,192	\$ 14,963,840
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544			
Total Employment - Direct & Indirect	77	73	307	62		519	519
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052			
Total Wages - Direct & Indirect	\$ 1,706,166	\$ 2,777,942	\$ 7,125,470	\$ 2,111,224		\$ 13,720,802	\$ 274,416,040
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 22,496	\$ 36,627	\$ 93,949	\$ 27,836		\$ 180,908	\$ 3,618,160
Other Local Indirect Tax Revenue ⁶	\$ 4,814	\$ 7,838	\$ 20,105	\$ 5,957		\$ 38,714	\$ 774,280
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 112,093	\$ 106,270	\$ 446,915	\$ 90,257		\$ 755,535	\$ 15,110,700
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 285,349	\$ 268,882	\$ 1,009,547	\$ 159,571		\$ 1,723,349	\$ 34,466,980

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	63,324	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 2,285,996	\$ 45,719,920
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 3,285,433	\$ 65,708,660
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	100	100
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 6,235,000	\$ 124,700,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 82,208	\$ 1,644,160
Other Local Indirect Tax Revenue ⁶	\$ 17,593	\$ 351,860
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 145,575	\$ 2,911,500
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 245,376	\$ 4,907,520

*Projection provided by the developer.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

Annual Impact of Operations - Medical Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	55,206	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 1,992,937	\$ 39,858,740
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 2,864,249	\$ 57,284,980
Median SF Per Office Employee (Medical) ²⁸	574	
Total Employment - Direct & Indirect	91	91
Hamilton County Annual Average Wage - Healthcare Services ²⁹	\$ 76,076	
Total Wages - Direct & Indirect	\$ 6,922,916	\$ 138,458,320
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 91,279	\$ 1,825,580
Other Local Indirect Tax Revenue ⁶	\$ 19,534	\$ 390,680
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 132,473	\$ 2,649,460
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 243,286	\$ 4,865,720

**Projection provided by the developer.*

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase IX - 2033**

Annual Impact of Operations - Parking	At Full Operation			20-Year Total
	Monthly (80%)	Daily (20%)	Total	
Estimated Parking Spaces*	127	32	159	159
Occupancy Rate	95.0%	90.0%		
Projected Average Rental Rate**	\$ 150	\$ 10		
Total Projected Annual Revenue	\$ 217,170	\$ 10,512	\$ 227,682	\$ 4,553,640
Direct Local Sales Tax Generated from Operation (2.25%)	\$ 4,779	\$ 231	\$ 5,010	\$ 100,200
Final Demand Output Multiplier ³⁰	1.7400	1.7400		
Total Economic Impact from Rental Revenue	\$ 377,876	\$ 18,291	\$ 396,167	\$ 7,923,340
Final Demand Employment Multiplier ³¹	11.6690	11.6690		
Total Employment - Direct & Indirect	3	-	3	3
Hamilton County Annual Average Wage ³²	\$ 34,052	\$ 34,052		
Total Wages - Direct & Indirect	\$ 102,156	\$ -	\$ 102,156	\$ 2,043,120
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 1,347	\$ -	\$ 1,347	\$ 26,940
Other Local Indirect Tax Revenue ⁶	\$ 288	\$ -	\$ 288	\$ 5,760
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 4,367	\$ -	\$ 4,367	\$ 87,340
Total Tax Revenue - from Operations & Wages (Direct & Indirect)	\$ 10,781	\$ 231	\$ 11,012	\$ 220,240

*Projection provided by the developer.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase IX								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2033	\$ 1,009,665	\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 1,762,867	\$ 881,434	\$ 440,717	\$ 440,716
Year 2	2034		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 3	2035		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 4	2036		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 5	2037		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 6	2038		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 7	2039		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 8	2040		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 9	2041		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 10	2042		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 11	2043		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 12	2044		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 13	2045		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 14	2046		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 15	2047		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 16	2048		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 17	2049		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 18	2050		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 19	2051		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Year 20	2052		\$ 748,192	\$ -	\$ -	\$ 5,010	\$ 753,202	\$ 376,601	\$ 188,301	\$ 188,300
Total		\$ 1,009,665	\$ 14,963,840	\$ -	\$ -	\$ 100,200	\$ 16,073,705	\$ 8,036,853	\$ 4,018,436	\$ 4,018,416
*Net Present Value									\$ 2,397,926	
Total Direct Sales Tax:										\$ 16,073,705
Total Taxes Designated to TIF:										\$ 4,018,416
Net Present Value of Taxes Designated to TIF:										\$ 2,397,926

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2033

SF: 381,877

Total Development

Projected Appraised Value After Completion:

\$ 125,407,990

Estimated Assessed Value of Development (40% Ratio):

\$ 50,163,196

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 165,227

Real Property Incremental Assessed Value Included in TIF:

\$ 49,997,969

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 49,997,969	16.2%	45.2%		7.0%		53%	47%
Year 1	2033	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 2	2034	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 3	2035	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 4	2036	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 5	2037	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 6	2038	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 7	2039	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 8	2040	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 9	2041	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 10	2042	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 11	2043	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 12	2044	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 13	2045	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 14	2046	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 15	2047	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 16	2048	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 17	2049	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 18	2050	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 19	2051	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Year 20	2052	\$ 1,118,605	\$ 181,214	\$ 505,609	\$ 431,782	\$ 30,225	\$ 401,557	\$ 212,825	\$ 188,732
Total		\$ 22,372,100	\$ 3,624,280	\$ 10,112,180	\$ 8,635,640	\$ 604,500	\$ 8,031,140	\$ 4,256,500	\$ 3,774,640
*Net Present Value									\$ 2,164,741
Total Taxes Designated to TIF:									\$ 3,774,640
Net Present Value of Taxes Designated to TIF:									\$ 2,164,741

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2033

SF: 381,877

Total Development

Projected Appraised Value After Completion:

\$ 125,407,990

Estimated Assessed Value of Development (40% Ratio):

\$ 50,163,196

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 165,353

Real Property Incremental Assessed Value Included in TIF:

\$ 49,997,843

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 49,997,843	40.0%		2.5%		34%	12%	7%	47%
Year 1	2033	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 2	2034	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 3	2035	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 4	2036	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 5	2037	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 6	2038	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 7	2039	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 8	2040	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 9	2041	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 10	2042	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 11	2043	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 12	2044	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 13	2045	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 14	2046	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 15	2047	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 16	2048	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 17	2049	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 18	2050	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 19	2051	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Year 20	2052	\$ 1,124,951	\$ 449,980	\$ 674,971	\$ 16,874	\$ 658,097	\$ 223,753	\$ 78,972	\$ 46,067	\$ 309,305
Total		\$ 22,499,020	\$ 8,999,600	\$ 13,499,420	\$ 337,480	\$ 13,161,940	\$ 4,475,060	\$ 1,579,440	\$ 921,340	\$ 6,186,100
*Net Present Value										\$ 3,547,704
Total Taxes Designated to TIF:										\$ 6,186,100
Net Present Value of Taxes Designated to TIF:										\$ 3,547,704

*The discount rate for NPV calculation is 6%.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Summary - Phase X - 2035**

One-Time Impact from Construction										
	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Construction	\$ 181,434,566	770	\$ 46,717,440	\$ 615,969	\$ 131,817	\$ 915,001	\$ 228,750	N/A	N/A	\$ 747,786

Annual Impact from Operations - At Full Operation										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 167,270,718	1,318	\$ 34,860,712	\$ 2,359,650	\$ 98,363	\$ 1,900,011	\$ 475,003	\$ 1,918,680		\$ 6,751,707
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotel	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 5,674,642	172	\$ 10,724,200	\$ 141,399	\$ 30,259	N/A	N/A	\$ 250,389		\$ 422,047
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Total	\$ 172,945,360	1,490	\$ 45,584,912	\$ 2,501,049	\$ 128,622	\$ 1,900,011	\$ 475,003	\$ 2,169,069		\$ 981,107

20-Year Impact from Operations Plus One-Time Construction of Development										
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Local Sales Tax (Indirect)	Local Other Taxes	Direct Sales Tax	Brownfield TIF	Indirect Property Tax	Direct Net New Property Tax* (City/County)	Total Local Taxes
Condos	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -	Included in Total Below*	\$ -
Townhomes	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Apartments	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Retail	\$ 3,345,414,360	1,318	\$ 697,214,240	\$ 47,193,000	\$ 1,967,260	\$ 38,000,220	\$ 9,500,055	\$ 38,373,600		\$ 135,034,135
Entertainment	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Hotels	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Commercial Office	\$ 113,492,840	172	\$ 214,484,000	\$ 2,827,980	\$ 605,180	N/A	N/A	\$ 5,007,780		\$ 8,440,940
Medical Office	\$ -	-	\$ -	\$ -	\$ -	N/A	N/A	\$ -		\$ -
Parking	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
One-Time Construction	\$ 181,434,566	Transient	\$ 46,717,440	\$ 615,969	\$ 131,817	\$ 915,001	\$ 228,750	N/A		N/A
Total	\$ 3,640,341,766	1,490	\$ 958,415,680	\$ 50,636,949	\$ 2,704,257	\$ 38,915,221	\$ 9,728,805	\$ 43,381,380	\$ 19,622,140	\$ 164,988,752

20-Year Projected Designations to TIF

Total Tax Designated to the TIF (From City of Chattanooga & Hamilton County Incremental Property Tax)	\$ 8,254,520
Total Direct Sales Tax Designated to Brownfield TIF	\$ 9,728,791
Total Designated to TIF	\$ 17,983,311
NPV of Tax Designated to TIF:	\$ 4,733,935
NPV of Sales Tax Designated to Brownfield TIF:	\$ 5,664,049
Total NPV:	\$ 10,397,984

*This total includes dedicated debt service and school tax as well as admin fees assessed by the city and county.

Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase X - 2035

One-Time Impact from Construction - Phase X										
	Commercial Office	Entertainment	Hospitality	Medical Office	Residential Multi-Family	Residential Condos	Residential Townhomes	Retail	Parking	Total
Square Footage	109,374	-	-	-	-	-	-	158,464	-	267,838
Construction Cost/Real Property Investment*	\$ 38,280,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,386,097	\$ -	\$ 101,666,797
Final Demand Output Multiplier ¹	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	1.7846	
Economic Impact	\$ 68,315,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,118,829	\$ -	\$ 181,434,566
Sales Tax Revenue from Capital Investment (2.25%) ²	\$ 344,526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570,475	\$ -	\$ 915,001
Final Demand Employment Multiplier ³	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	7.5715	
Jobs Supported During Construction Period (Direct & Indirect)**	290	-	-	-	-	-	-	480	-	770
Hamilton County Annual Average Wage - All Industries ⁴	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	\$ 60,672	
Wages Paid to Direct/Indirect Jobs	\$ 17,594,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,122,560	\$ -	\$ 46,717,440
Local Sales Tax Revenue from Wages ⁵ (Indirect)	\$ 231,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,981	\$ -	\$ 615,969
Other Local Indirect Tax Revenue ⁶	\$ 49,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,172	\$ -	\$ 131,817
Total Tax Revenue Generated During Construction Period	\$ 626,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,036,628	\$ -	\$ 1,662,787

*Construction estimates provided by the developer.

**Total employment for the construction period. If the construction period is three years, the annual average employment would be 257 each year.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase X - 2035**

Annual Impact of Operations - Retail	At Full Operation					20-Year Total
	Apparel & Accessories (30%)	Specialty Retail (10%)	Food & Beverage (50%)	Personal Care (10%)	Annual Impact	
Percentage Complete						
Total Retail Square Footage*	47,539	15,846	79,232	15,846	158,464	
Estimated Sales Per Square Foot ¹⁴	\$ 385	\$ 935	\$ 710	\$ 506		
Total Projected Annual Revenue	\$ 18,302,515	\$ 14,816,010	\$ 56,254,720	\$ 8,018,076	\$ 97,391,321	\$ 1,947,826,420
Final Demand Output Multiplier ¹⁵	1.7124	1.7212	1.7203	1.7028		
Total Economic Impact	\$ 31,341,227	\$ 25,501,316	\$ 96,774,995	\$ 13,653,180	\$ 167,270,718	\$ 3,345,414,360
Direct Local Sales Tax Generated from Operation (2.25%)**	\$ 370,626	\$ 300,024	\$ 1,139,158	\$ 90,203	\$ 1,900,011	\$ 38,000,220
Final Demand Employment Multiplier ¹⁶	10.6238	12.5640	13.8658	19.7544		
Total Employment - Direct & Indirect	194	186	780	158	1,318	1,318
Hamilton County Annual Average Wage ¹⁷	\$ 22,158	\$ 38,054	\$ 23,210	\$ 34,052		
Total Wages - Direct & Indirect	\$ 4,298,652	\$ 7,078,044	\$ 18,103,800	\$ 5,380,216	\$ 34,860,712	\$ 697,214,240
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 56,678	\$ 93,324	\$ 238,699	\$ 70,938	\$ 459,639	\$ 9,192,780
Other Local Indirect Tax Revenue ⁶	\$ 12,129	\$ 19,971	\$ 51,082	\$ 15,181	\$ 98,363	\$ 1,967,260
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 282,416	\$ 270,770	\$ 1,135,485	\$ 230,009	\$ 1,918,680	\$ 38,373,600
Total Tax Revenue from Operations & Wages (Direct & Indirect)	\$ 721,849	\$ 684,089	\$ 2,564,424	\$ 406,331	\$ 4,376,693	\$ 87,533,860

*Projection provided by the developer.

**Assumes 90% of sales are subject to the local option sales tax rate with the exception of Personal Services where 50% is assumed.

**Chattanooga, Hamilton County, TN
The Bend - Mixed-Use Development
Economic Impact Analysis - Phase X - 2035**

Annual Impact of Operations - Commercial Office Space	At Full Operation	20-Year Total
Total Office Square Footage*	109,374	
Projected Occupancy Rate	95%	
Average SF Gross Rental Rate*	\$ 38.00	
Total Projected Annual Revenue	\$ 3,948,401	\$ 78,968,020
Final Demand Output Multiplier ¹¹	1.4372	
Total Economic Impact	\$ 5,674,642	\$ 113,492,840
Average SF Per Office Employee (Mixed-Use) ²⁶	604	
Total Employment - Direct & Indirect	172	172
Hamilton County Annual Average Wage - Professional Services ²⁷	\$ 62,350	
Total Wages - Direct & Indirect	\$ 10,724,200	\$ 214,484,000
Local Sales Tax Revenue from Wages (Indirect) ⁵	\$ 141,399	\$ 2,827,980
Other Local Indirect Tax Revenue ⁶	\$ 30,259	\$ 605,180
Residential/Commercial Property Tax Revenue (Indirect) ¹⁰	\$ 250,389	\$ 5,007,780
Total Annual Tax Revenue (Indirect - from Operations & Wages)	\$ 422,047	\$ 8,440,940

**Projection provided by the developer.*

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax Summary - Phase X								
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	Remainder to City
Year 1	2035	\$ 915,001	\$ 1,900,011	\$ -	\$ -	\$ -	\$ 2,815,012	\$ 1,407,506	\$ 703,753	\$ 703,753
Year 2	2036		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 3	2037		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 4	2038		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 5	2039		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 6	2040		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 7	2041		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 8	2042		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 9	2043		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 10	2044		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 11	2045		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 12	2046		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 13	2047		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 14	2048		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 15	2049		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 16	2050		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 17	2051		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 18	2052		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 19	2053		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Year 20	2054		\$ 1,900,011	\$ -	\$ -	\$ -	\$ 1,900,011	\$ 950,006	\$ 475,003	\$ 475,002
Total		\$ 915,001	\$ 38,000,220	\$ -	\$ -	\$ -	\$ 38,915,221	\$ 19,457,620	\$ 9,728,810	\$ 9,728,791
*Net Present Value									\$ 5,664,049	
Total Direct Sales Tax:										\$ 38,915,221
Total Taxes Designated to TIF:										\$ 9,728,791
Net Present Value of Taxes Designated to TIF:										\$ 5,664,049

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2035

SF: 267,838

Total Development

Projected Appraised Value After Completion:

\$ 103,873,702

Estimated Assessed Value of Development (40% Ratio):

\$ 41,549,481

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 115,885

Real Property Incremental Assessed Value Included in TIF:

\$ 41,433,596

Hamilton County Tax Schedule

Hamilton County Tax Rate: \$2.2373		Real Property							
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service (\$0.3633)	Taxes Dedicated to Schools (\$1.0116)	Remaining Incremental Tax After Required Allocations	County Admin Fee/Trustee Fee	Remaining Incremental Tax After Fees	Downtown Schools	Designated to TIF
Assessed Value		\$ 41,433,596	16.2%	45.2%		7.0%		53%	47%
Year 1	2035	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 2	2036	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 3	2037	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 4	2038	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 5	2039	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 6	2040	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 7	2041	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 8	2042	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 9	2043	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 10	2044	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 11	2045	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 12	2046	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 13	2047	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 14	2048	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 15	2049	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 16	2050	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 17	2051	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 18	2052	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 19	2053	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Year 20	2054	\$ 926,994	\$ 150,173	\$ 419,001	\$ 357,820	\$ 25,047	\$ 332,773	\$ 176,370	\$ 156,403
Total		\$ 18,539,880	\$ 3,003,460	\$ 8,380,020	\$ 7,156,400	\$ 500,940	\$ 6,655,460	\$ 3,527,400	\$ 3,128,060
*Net Present Value									\$ 1,793,930
Total Taxes Designated to TIF:									\$ 3,128,060
Net Present Value of Taxes Designated to TIF:									\$ 1,793,930

*The discount rate for NPV calculation is 6%.

The Bend - Mixed-Use Development

Project: Commercial - 2035

SF: 267,838

Total Development

Projected Appraised Value After Completion:

\$ 103,873,702

Estimated Assessed Value of Development (40% Ratio):

\$ 41,549,481

Current Assessed Value of Parcels in the Development: (based on SF)

\$ 115,974

Real Property Incremental Assessed Value Included in TIF:

\$ 41,433,507

Chattanooga Tax Schedule

City of Chattanooga Tax Rate: \$2.250		Real Property								
		Net New Tax on Incremental Assessed Value	Taxes Dedicated to Debt Service	Remaining Incremental Tax After Required Allocations	City Admin Fee	Remaining Incremental Tax After Fees	Housing Authority	Downtown Schools	Fire Station	Designated to TIF
Assessed Value		\$ 41,433,507	40.0%		2.5%		34%	12%	7%	47%
Year 1	2035	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 2	2036	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 3	2037	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 4	2038	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 5	2039	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 6	2040	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 7	2041	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 8	2042	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 9	2043	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 10	2044	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 11	2045	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 12	2046	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 13	2047	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 14	2048	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 15	2049	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 16	2050	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 17	2051	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 18	2052	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 19	2053	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Year 20	2054	\$ 932,254	\$ 372,902	\$ 559,352	\$ 13,984	\$ 545,368	\$ 185,425	\$ 65,444	\$ 38,176	\$ 256,323
Total		\$ 18,645,080	\$ 7,458,040	\$ 11,187,040	\$ 279,680	\$ 10,907,360	\$ 3,708,500	\$ 1,308,880	\$ 763,520	\$ 5,126,460
*Net Present Value										\$ 2,940,005
Total Taxes Designated to TIF:										\$ 5,126,460
Net Present Value of Taxes Designated to TIF:										\$ 2,940,005

*The discount rate for NPV calculation is 6%.

Notes for The Bend Mixed-Use Development TIF Analysis:

1. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand output multiplier for Hamilton County, Tennessee for construction. This multiplier represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the specified industry.
2. Hamilton County sales tax rate of 2.25% applied to the real property improvements to determine direct sales tax from construction. Assumes that 40% of the capital investment would be subject to sales tax.
3. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for construction for Hamilton County, Tennessee. This multiplier represents the number of jobs supported in all industries per million dollars of output by the specified industry.
4. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for all industry sectors with a 1.5% inflation factor applied for 2022 and 2023.
5. U.S. Department of Labor, "Consumer Expenditure Survey, Southern US" 2021; factor applied to determine the rate of indirect or "downstream" expenditures on sales taxable goods and services at the Chattanooga local option tax rate of 2.25%.
6. Based upon a ratio of July 2021 - June 2022 collections of business, motor vehicle and other local taxes compared to local sales tax for Hamilton County.
7. U.S. Bureau of Economic Analysis, RIMS II final demand output multiplier for Hamilton County, Tennessee for services to dwellings.
8. U.S. Bureau of Economic Analysis, RIMS II final demand employment multiplier for Hamilton County, Tennessee for services to dwellings.
9. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for repair and maintenance with a 1.5% inflation factor applied for 2022 and 2023.
10. Indirect property tax for Chattanooga/Hamilton County is based on projected new property value created by wages paid to direct jobs supported by the tenants of the mixed-use development. The 2022 median home value for Hamilton County is utilized as a proxy for residential property value to determine property tax generated per job. The new property value may be new single-family homes, new rental property, expansions or improvements to existing residential or commercial property. The residential assessment rate of 25% and a combined Hamilton County (\$2.2373) and City of Chattanooga (\$2.25) tax rate of \$4.4873 per \$100 of assessed value is used. For this calculation, it is assumed that 75% of the jobs supported are direct. Property taxes paid directly by businesses in the development are not included in this value.
11. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand output multiplier for Hamilton County, Tennessee for real estate.
12. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for real estate for Hamilton County, Tennessee.
13. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for real estate – rental and leasing with a 1.5% inflation factor applied for 2022 and 2023.

14. Average sales per square foot are based on Sales Per Square Foot Report as published by BizMiner and Emarketer 2019-2020 for the specified industries.
15. U.S. Bureau of Economic Analysis, RIMS II final demand output multiplier for Hamilton County, Tennessee for the specified retail operations – apparel & accessories, other retail, food and beverage establishments, and personal care services.
16. U.S. Bureau of Economic Analysis, RIMS II final demand aggregate employment multiplier for Hamilton County, Tennessee for the specified retail operations – apparel & accessories, other retail, food and beverage establishments, and personal care services.
17. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for the specified industry sectors with a 1.5% inflation factor applied for 2022 and 2023.
18. National annual average sales per square foot for entertainment venues based on data reported in 2021 annual reports for entities such as Dave & Busters and Top Golf.
19. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand output multiplier for Hamilton County, Tennessee for amusement, gambling, and recreation industries.
20. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for amusement, gambling, and recreation industries for Hamilton County, Tennessee.
21. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for the amusement and recreation industry sector with a 1.5% inflation factor applied for 2022 and 2023.
22. Based on the average occupancy rates from pre-pandemic May 2019 and the May 2022 for Chattanooga hotels as reported by Chattanooga Tourism Co.
23. U.S. Bureau of Economic Analysis, RIMS II final demand aggregate output multiplier for Hamilton County, Tennessee for accommodation.
24. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for accommodation for Hamilton County, Tennessee.
25. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for the accommodation industry sector with a 1.5% inflation factor applied for 2022 and 2023 .
26. Based on Department of Energy Commercial Business Use Survey median square foot per office employee for mixed-use office space 2021
27. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for the professional and business services industry sector with a 1.5% inflation factor applied for 2022 and 2023.
28. Based on Department of Energy Commercial Business Use Survey median square foot per office employee for mixed-use office space 2021.
29. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for ambulatory health care services with a 1.5% inflation factor applied for 2022 and 2023.

30. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for other services for Hamilton County, Tennessee.
31. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for other services for Hamilton County, Tennessee.
32. Based upon data from the Tennessee Department of Labor; 2021 Annual Average Wage for Hamilton County for personal services with a 1.5% inflation factor applied for 2022 and 2023.

Notes:

- All calculations are in constant 2023 dollars.
- No assumptions or adjustments for changes (increase or decrease) in tax rates or inflation.
- The most current vintage (2012/2020) RIMS II Multipliers are utilized for this analysis.

The Bend - Mixed-Use Development

Direct Local Sales Tax Rate: 2.25%		Direct Sales Tax - Master Summary									
		Construction	Retail	Entertainment	Hotel	Parking	Total Direct Sales Tax	County (50%)	Brownfield TIF (25%)	City General Fund	City AHF
Year 1	2029	\$ 2,453,731	\$ 8,380,171	\$ 200,848	\$ 282,495	\$ 115,461	\$ 11,432,706	\$ 5,716,353	\$ 2,858,177	\$ 1,429,088	\$ 1,429,088
Year 2	2030	\$ 1,970,559	\$ 8,801,606	\$ 200,848	\$ 445,688	\$ 122,124	\$ 11,540,825	\$ 5,770,413	\$ 2,885,206	\$ 1,442,603	\$ 1,442,603
Year 3	2031	\$ 1,193,511	\$ 10,073,532	\$ 200,848	\$ 445,688	\$ 130,447	\$ 12,044,026	\$ 6,022,013	\$ 3,011,007	\$ 1,505,503	\$ 1,505,503
Year 4	2032	\$ 3,253,294	\$ 12,094,848	\$ 200,848	\$ 586,454	\$ 153,237	\$ 16,288,681	\$ 8,144,341	\$ 4,072,170	\$ 2,036,085	\$ 2,036,085
Year 5	2033	\$ 1,009,665	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 14,798,254	\$ 7,399,127	\$ 3,699,564	\$ 1,849,782	\$ 1,849,782
Year 6	2034	\$ -	\$ 12,843,040	\$ 200,848	\$ 586,454	\$ 158,247	\$ 13,788,589	\$ 6,894,295	\$ -	\$ 3,447,147	\$ 3,447,147
Year 7	2035	\$ 915,001	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 16,603,601	\$ 8,301,801	\$ -	\$ 4,150,900	\$ 4,150,900
Year 8	2036	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 9	2037	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 10	2038	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 11	2039	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 12	2040	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 13	2041	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 14	2042	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 15	2043	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 16	2044	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 17	2045	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 18	2046	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 19	2047	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Year 20	2048	\$ -	\$ 14,743,051	\$ 200,848	\$ 586,454	\$ 158,247	\$ 15,688,600	\$ 7,844,300	\$ -	\$ 3,922,150	\$ 3,922,150
Total			\$ 271,438,951	\$ 4,016,960	\$ 11,143,589	\$ 3,053,221	\$ 300,448,482	\$ 150,224,243	\$ 16,526,124	\$ 66,849,058	\$ 66,849,058
Total Direct Sales Tax:											\$ 300,448,482
Total Taxes Designated to TIF:											\$ 16,526,124
Net Present Value of Taxes Designated to TIF:											\$ 13,782,385

*The discount rate for NPV calculation is 6%.

RESOLUTION NO. 31631

A RESOLUTION ADOPTING THE TAX INCREMENT FINANCING POLICIES AND PROCEDURES, A COPY OF WHICH IS IN THE FORM SUBSTANTIALLY ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby adopting the Tax Increment Financing Policies and Procedures, a copy of which is in the form substantially attached hereto and made a part hereof by reference.

ADOPTED: June 6, 2023

/mem

POLICIES AND PROCEDURES RELATING TO
TAX INCREMENT INCENTIVES

APPROVED BY

THE CITY OF CHATTANOOGA, TENNESSEE

AND

THE INDUSTRIAL DEVELOPMENT BOARD OF
THE CITY OF CHATTANOOGA

Effective _____, 2023

POLICIES AND PROCEDURES RELATING TO TAX INCREMENT INCENTIVES

Introduction

The Industrial Development Board of the City of Chattanooga, Tennessee (the “Board” or “IDB”) and the City of Chattanooga, Tennessee (the “City”) have adopted these Policies and Procedures (these “Policies”) relating to the use of tax increment incentives pursuant to Section 7-53-312 of the Tennessee Code Annotated (a “Tax Increment Incentive”) and are adopted pursuant to Section 9-23-107 of the Tennessee Code Annotated. These Policies set forth the procedures of the Board and the City associated with Tax Increment Incentives and are intended to facilitate the consideration of requests for Tax Increment Incentives by the applicable legislative bodies of the City and Hamilton County, Tennessee (the “County”). These Policies also provide for the administration of the Tax Increment Incentives. The adoption of these Policies does not create or vest any rights in any person or entity, and both the City and the Board retain the right to approve any Tax Increment Incentive in the sole discretion of the City and the Board.

These policies and procedures only apply to any Tax Increment Incentives with respect to a specific project being initiated by a private developer and supported by incremental property tax revenues. If the City initiates a project supported by tax increment revenues on its own behalf or on behalf of or through the Chattanooga Housing Authority to finance public improvements in a redevelopment area, the City shall follow such procedures as the City deems appropriate under the circumstances.

Tax Increment Incentives generally take one of two forms – (i) reimbursements from Tax Increment Revenues to a private party of eligible costs incurred by that party relating to a Project as Tax Increment Revenues are received by the Board or (ii) non-recourse financing by the Board of eligible costs relating to a Project, which financing is payable from Tax Increment Revenues. The latter type of incentive is often called tax increment financing or a “TIF.” These Policies apply to both types of Tax Increment Incentives.

Capitalized terms used in these Policies and not otherwise defined shall have the meanings given to such terms in Section 10 of these Policies.

Section 1. General Policy

A Tax Increment Incentive is an economic development tool used by municipalities to allocate a portion of the new, additional taxes generated by a particular geographic area over a limited period of time to pay for eligible costs to the extent authorized by applicable law. For purposes of these Policies, the taxes that can be allocated are limited to property taxes. The tax increment is the difference in the property tax revenues generated by the property in the Plan Area after a Project has been completed compared with the tax revenues generated by such property before the applicable plan was adopted (less certain deductions as required or permitted by applicable law). This increment can be used, as described above, to reimburse eligible costs or to pay debt service on tax increment financing incurred to finance such eligible costs. Notwithstanding anything herein to the contrary, no portion of City or County property taxes, if any, that

is dedicated to, earmarked, or designated for public school operations shall be allocated to the IDB in connection with any Tax Increment Incentive, and in connection with any Tax Increment Incentive, no stormwater fees shall be deducted from any such property taxes so dedicated, earmarked or designated.

The benefits of Tax Increment Incentive transactions include the following:

- (i) A TIF can be effective as “off balance sheet” financing of components of public infrastructure such as utilities and road and traffic improvements. A TIF is generally not included as a liability on the City’s balance sheet (although it may be noted). The structure of these transactions allows the City to utilize new incremental revenue streams to accelerate funding of public improvements. A TIF therefore can enable the City to complete public infrastructure that it otherwise could not afford at the time.
- (ii) Tax Increment Incentives provide support for Projects that are not otherwise economically feasible. For instance, a Tax Increment Incentive transaction may assist in the redevelopment of blighted and under-utilized property in the City.
- (iii) Because of the accelerated development of public infrastructure improvements, the ad valorem property tax base from associated and adjacent properties often increases, which produces even greater benefits for the City and County.
- (iv) Tax Increment Incentives are paid from increases in tax revenues from a Plan Area and not from tax subsidies from other areas of the City. Therefore, that portion of the cost of Projects supported by Tax Increment Incentives generally are paid by the development itself.
- (v) Projects supported by a Tax Increment Incentive may attract significant new jobs, businesses, and investment to the community, or may retain jobs and businesses that otherwise would be missed or lost without the investment made possible through a Tax Increment Incentive.

Tax Increment Incentives will generally be used for economic development Projects that provide improvements in blighted and under-utilized areas in the City and in other properties approved by the City and, if applicable, the County. Members of the City Council of the City and the County Commission of the County (collectively, the “Governmental Authorities”), as the community’s elected representatives, are not only vested with the final authority to approve plans authorizing Tax Increment Incentives, but also are in the best position to determine the relative priorities of the proposed infrastructure improvements and the related community benefits from a public policy standpoint. The Board, with the support of the City’s staff, will administer and implement these Policies consistent with the policy directives of the City and, to the extent applicable, the County.

Section 2. Statutory Background

The IDB is a nonprofit public corporation that was established in 1966 pursuant to the Tennessee Industrial Development Corporation Act (the “IDB Act”), Tenn. Code Ann. §§7-53-101 et seq. The Board’s

statutory purpose includes financing, owning, and leasing certain real and personal properties, which will have the effect of maintaining and increasing employment and otherwise promoting new industry, commerce and trade in Tennessee and the City, in particular.

On May 14, 2004, the Tennessee General Assembly amended the IDB Act to vest industrial development corporations like the Board with the authority to initiate and administer Tax Increment Incentives in areas that are approved by the Governmental Authorities. The Board's responsibilities under the amendment include the following:

- (i) Preparation and submission of an Economic Impact Plan for an area that includes an eligible Project, which plan must comply with certain statutory criteria;
- (ii) Holding a public hearing relating to the Economic Impact Plan after proper, published notice; and
- (iii) Administering the incremental tax payments allocated to the Board under the Economic Impact Plan.

The purpose of these Policies is to specify the procedures for applying for a Tax Increment Incentive, specify the information that will be required of an Applicant, confirm that the Governmental Authorities retain the legal authority to approve any plan that would affect their respective property taxes, and prescribe the role the Board will play in the process. These Policies presume that each Economic Impact Plan will be submitted for approval by both Governmental Authorities, but the IDB, with the approval by the City Council, may approve an Economic Impact Plan that only applies to the City's taxes, in which case all references to the County in these Policies will not be applicable as to such Economic Impact Plan.

The amendment, which is codified as Tenn. Code Ann. §7-53-312, provides that City Council is entitled to approve any Economic Impact Plan affecting property taxes due to the City and the County Commission must approve any Economic Impact Plan affecting property taxes owed to the County. Neither has the authority to approve an Economic Impact Plan affecting the property taxes of the other. A Tax Increment Incentive may be approved that allocates to the Board incremental property tax revenues from both real and personal property taxes in the specified area. However, because of the complexity of administering the calculation of the increment relating to personal property taxes, a Tax Increment Incentive that includes personal property taxes will only be approved if the allocation of incremental personal property taxes is essential, in the judgment of the Board and the Governmental Authorities, to the development of the Plan Area.

In 2012, the Tennessee General Assembly enacted the Uniformity in Tax Increment Financing Act of 2012 (the "TIF Uniformity Act") to provide a more comprehensive statutory framework for utilizing Tax Increment Incentives. The TIF Uniformity Act was codified as Chapter 23 of Title 9 of the Tennessee Code Annotated. Pursuant to Section 9-23-107 of the TIF Uniformity Act, the City and the Board were specifically authorized to adopt policies and procedures relating to Tax Increment Incentives, and these Policies are adopted pursuant to such statutory authorization.

The Tennessee General Assembly has also enacted Section 7-53-316 of the IDB Act, which authorizes the use of certain incremental sales tax revenues to supplement Tax Increment Revenues in connection with the development of certain brownfield sites. These Policies shall apply to the consideration of an Economic Impact Plan to be adopted pursuant to Section 7-53-316 of the IDB Act, as well as Section 7-53-312 of the IDB Act, and any Applicant requesting consideration of an Economic Impact Plan under Section 7-53-316 of the IDB Act shall request such consideration in the Applicant's Application.

Section 3. Process

3.1. Application. The process for requesting a Tax Increment Incentive will commence with an Applicant filing a completed Application in the form attached to these Policies as Exhibit A and incorporated herein by reference together with all exhibits, supplements, schedules, and financial information required in the Application. The Applicant shall tender an application fee to the Board in an amount set forth in Section 6 of these Policies. No action will be taken with respect to the Application until the Board (or its Administrative Agent) determines that it has received all information which may be relevant or necessary in determining the qualifications of the Applicant and the Project. **Acceptance of the Application does not imply, evidence, or confirm the IDB's support for, or recommendation of, the Project identified in the Application or the Tax Increment Incentive request.**

3.2. Board Considerations. The Board has always viewed its core mission as the promotion of economic development and growth in the City, and in particular, commercial and industrial Projects that involve a significant capital investment and the generation of new jobs with wages in excess of the annual average wage in the City. An Application detailing a Project that fits within this core mission will encounter greater flexibility and receptivity by the Board, as well as the City and the County, as opposed to Projects that do not involve these factors. Additionally, the Board will evaluate the Project's community impact in connection with evaluating an Application for a Tax Increment Incentive. The Board recognizes that new commercial and industrial Projects have direct and indirect impacts on the existing businesses and people who work, live, dine, shop, and commute in and around the location of the Project, and an Applicant should consider any concerns of the community to be impacted by the Project and, to the extent practicable, be responsive to such concerns.

3.3 Submission to Governmental Authorities. Upon receipt of the Application, the Board shall work with City staff to review the Application. The review shall include, but not be limited to, the following considerations: the purpose of the request; experience of the Applicant; description of the Project to be located in the area that would be the subject of the Economic Impact Plan (the "Plan Area"); proposed sources of funds to pay the Project; evidence of the financial capability of the Applicant to undertake the Project; and community impact of the Project. Once the Board determines that it has received a properly completed Application and any other information that it considers relevant or necessary for City Council to evaluate the Application and the Project, the Board will submit its acceptance of the Application with a proposed Resolution of Intent to the City Council.

Upon receipt of the Application from the Board, the City Council may take one of three actions: (i) reject the Application and return it to the Board, (ii) return the Application to the Board to request more information from the Applicant as specified by City Council, or (iii) approve the Resolution of Intent to

consider an Economic Impact Plan relating to the Application. If adopted, the Resolution of Intent will instruct the Board to prepare and submit to City Council an Economic Impact Plan as requested by the Application.

If the Tax Increment Incentive request will affect County property taxes, the Board will also submit the Application and a proposed Resolution of Intent to the County Mayor and County Commission. County Commission may then take one of three actions described above in the same manner as City Council. If County Commission disapproves the Application or does not consider the Application in a timely manner, the City Council may reconsider the Application and adopt another Resolution of Intent instructing the Board to prepare and submit an Economic Impact Plan that only affects City taxes.

3.3. Economic Impact Plan. If the Board receives a Resolution of Intent from the City Council and, if applicable, County Commission, the Board may prepare, with input from the Applicant, a proposed Economic Impact Plan for the Board's consideration. The Board may also instruct the Applicant to prepare the proposed Economic Impact Plan for the Board's consideration. The proposed Economic Impact Plan shall contain the information required by Section 7-53-312(b) of the IDB Act and, to the extent not already required by the IDB Act, shall also include the following information:

- (i) a list of tax parcels composing the Plan Area, including owners and parcel numbers, from which the Tax Increment Revenues will be generated, and the Base Taxes for each such tax parcel;
- (ii) a map clearly identifying the boundaries of the Plan Area;
- (iii) a clear description of the Project or Projects that will be located in the Plan Area and that will be developed by the Applicant;
- (iv) confirmation of the current zoning of the parcels in the Plan Area subject to the Economic Impact Plan;
- (v) the proposed period of time for which taxes will be allocated from the Plan Area in accordance with the Economic Impact Plan as to each tax parcel, and if the allocation period as to each tax parcel shall not commence in the same tax year, the maximum period of time during which such allocation periods can commence;
- (vi) a description of any proposed borrowing related to the Tax Increment Incentive;
- (vii) the number of jobs which the Applicant estimates will be created by the Project identified in the Plan Area and a summary of the projected compensation that will be paid to those holding the jobs;
- (viii) the estimated development and construction costs of the Project; and
- (ix) the projected total cost of the Tax Increment Incentive, including interest paid during the

term of the Tax Increment Incentive.

If the Applicant is requested to prepare a proposed Economic Impact Plan, the Applicant shall submit the proposed Economic Impact Plan to the Board no later than ninety (90) days after such request is made of the Applicant. If the Applicant does not submit the proposed Economic Impact Plan within that period, the Board has the authority to take no further action with respect to the Application and the Project. If the Board chooses to take no further action, the Board will consider any further requests of the Applicant as a new request requiring a new Application, the re-commencement of the procedures described above, and the payment of another application fee. If the Board elects to cause the preparation of the Economic Impact Plan, the Board will cause such preparation to occur promptly after approval of the applicable Resolution of Intent. In either case, the Applicant shall fully cooperate in connection with preparation of the proposed Economic Impact Plan and shall provide such economic impact information, including a report relating thereto from an independent consultant if requested by the Board.

3.4. Application Review Committee. There shall be an Application Review Committee consisting of not less than seven (7) members. Two (2) members shall be appointed by the City Mayor; two (2) members shall be appointed by City Council; two (2) members shall be appointed by the Board, and one (1) member shall be a representative of the Chamber of Commerce. The Board shall appoints its two members before the end of each calendar year for the following year. The Application Review Committee will review each Application, each proposed Economic Impact Plan, the application process to date, and the Resolution(s) of Intent. The Committee will advise the Board whether the Application and the proposed Economic Impact Plan comply with the IDB Act and these Policies, and is, therefore, qualified to be considered for submission to City Council and/or County Commission for approval. The Committee, in consultation with the Board's chairman, will then establish a proposed date for the Board to hold a public hearing and determine whether to submit the Economic Impact Plan to the City Council and, if applicable, County Commission for approval. The meetings of the Application Review Committee shall be subject to the Tennessee Open Meetings Act.

3.5. Public Hearing by the IDB. After the Application Review Committee and the Board's designated staff and counsel determine the Economic Impact Plan to be complete, the Board will hold a public hearing relating to the proposed Economic Impact Plan at a regular or special meeting of the Board. Notice of the public hearing shall be published in a newspaper of general circulation in Hamilton County at least two weeks prior to the date of the public hearing, as required by Section 7-53-312(g) of the IDB Act. If approved by the Board, the Board will submit the Economic Impact Plan to Chattanooga City Council and, if applicable, County Commission for consideration and approval. The submission shall include a summary of any comments from the public hearing on the proposed Economic Impact Plan and other information deemed pertinent by the Board.

3.6. Approval of Economic Impact Plan. The City Council and, if applicable, County Commission shall then consider whether to approve the proposed Economic Impact Plan. Such approval, if provided, shall be undertaken by resolution of the applicable governing body in accordance with the IDB Act and TIF Uniformity Act. After such approval, City Council and, if applicable, County Commission shall provide a certified copy of the resolution providing such approval to the Board.

3.7. Closing of Tax Increment Incentive. If an Economic Impact Plan requested by an Applicant is approved by City Council and, if applicable, County Commission, the Applicant and the Board will commence negotiation of the appropriate documents implementing the Tax Increment Incentive authorized by the Economic Impact Plan. Such documentation shall include, without limitation, a Development Agreement with the Applicant that will incorporate the specific terms of the Tax Increment Incentive and will require the Applicant to undertake the Project identified in the Economic Impact Plan consistent with the Applicant's Application. If the Tax Increment Incentive includes tax increment financing, the documents required to implement such tax increment financing shall also be negotiated between the parties. Such documents, once negotiated, will be presented to the Board in substantially final form for consideration for approval.

The Board may instruct its counsel to prepare the documentation required to implement any Tax Increment Incentive or may instruct the Applicant to prepare such documents for the Board's review. In any event, all contractual commitments of the Board under such documents, including any tax increment financing, shall be non-recourse as to the Board other than with respect to allocated Tax Increment Revenues. All such documents shall be subject to the review and approval of the Board's counsel.

The Applicant will close the Tax Increment Incentive transaction within a reasonable period of time after the City Council and, if applicable, County Commission, approve the applicable Economic Impact Plan. If the closing of the Tax Increment Incentive does not occur within a 120-day period after such approval, the Board may consider the Application withdrawn and, unless such time period is extended by the Board, all approvals by the Board shall be deemed to have lapsed and be of no further force or effect.

Section 4. Board Policies for Tax Increment Incentives

The following policies shall apply with respect to Tax Increment Incentives within each Plan Area:

4.1. Maximum Allocation Period. Unless City Council and, if applicable, County Commission, approve otherwise in an Economic Impact Plan, the maximum allocation period for any Tax Increment Revenues as to any parcel in a Plan Area shall be 20 years, but the Board may provide for a shorter allocation period in any Economic Impact Plan if the Board determines that such shorter allocation period will result in a Tax Increment Incentive sufficient to make the Project financially feasible. A longer allocation period will only be permitted in extraordinary circumstances and only with the required statutory approvals under the TIF Uniformity Act.

4.2. Limit on Allocation of Gross Incremental Tax Revenues. Unless City Council approves otherwise in an Economic Impact Plan, the maximum amount of Gross Tax Increment Revenues of the City allocable to support a Tax Increment Incentive shall be 75% of the Gross Tax Increment Revenues of the City if the allocation period for the Tax Increment Incentive is 10 years or less and 60% of the Gross Tax Increment Revenues of the City if the allocation period for the Tax Increment Incentive is more than 10 years. The maximum amount of Gross Tax Increment Revenues of the County allocable to support a Tax Increment Incentive shall be as is approved by the County Commission if the Economic Impact Plan is submitted to the County for approval.

4.3. Plan Area. The Plan Area, from which the Tax Increment Revenues will be generated, will consist of no more than (i) the parcels on which the applicable Project will be located, and (ii) those parcels, determined by the Board, to be directly affected and substantially benefited by the Project, whose owners have received the notice referred to in Section 4.5. The Board may rely upon the opinions of City staff and such independent consultants as the Board deems advisable in determining whether a parcel would be directly affected and substantially benefited by the Project in the Plan Area.

4.4. Eligible Costs. Unless City Council and, if applicable, County Commission approve otherwise in an Economic Impact Plan, a Tax Increment Incentive may only be used to pay or reimburse the cost of Public Infrastructure in a Plan Area that relates to a Project or Projects in such Plan Area. The cost of Public Infrastructure may include the following costs:

- (i) The cost of the land on which the Public Infrastructure will be located;
- (ii) Costs relating to the design and construction of the Public Infrastructure, including clearing, grading and excavating, site work, and other hard construction expenses;
- (iii) costs of obtaining permits for the Project from Governmental Authorities;
- (iv) capitalized interest relating to financing of the Public Infrastructure;
- (v) premiums for payment and performance bonds issued in favor of Governmental Authorities or professional fees for architectural and engineering services and legal expenses capitalized as Project costs under generally accepted accounting principles;
- (vi) acquisition costs for equipment included in the Public Infrastructure; and
- (vii) fees and expenses of the Board and other fees and expenses related to the Tax Increment Incentive.

For purposes of these Policies, “Public Infrastructure” shall have the meaning given to that term in Section 9-23-102 of the TIF Uniformity Act.

If an Applicant desires the Board to pay any cost not described above, the Applicant should make such a request in its Application and shall demonstrate the extraordinary circumstances requiring the payment of such additional costs. If City Council and, if applicable, County Commission approve such additional costs as part of a Resolution of Intent, the Board may include such additional costs as being permitted in the applicable Economic Impact Plan.

4.5. Notice to Property Owners. The Board through its designated administrative staff will notify any owners of parcels included in the proposed Plan Area (other than the Applicant) that the Board will consider the Application for Tax Increment Incentive on a certain date and at a prescribed time and place. The Applicant will provide a list of all parcels contained in the Plan Area, the names of the record owners and the address of each owner. The Board’s notice will invite public comment and will be mailed to such

property owners at least 14 days prior to the public hearing of the Board relating to the Economic Impact Plan described in Section 3.5 above. In addition, the form of notice will advise property owners how they may comment on the Economic Impact Plan such as by email or by letter, as well as by attending the hearing. This notice is in addition to the notice required by Tenn. Code Ann. 7-53-312(g).

4.6. Maximum Percentage of Project Cost and Minimum Project Size. The amount of a Tax Increment Incentive for a specific Project (either through the reimbursement of costs or based upon the principal amount of any tax increment financing) shall not exceed fifteen percent (15%) of the Total Projected Project Cost of any Applicant. The Applicant must also reasonably anticipate a Total Projected Project Cost of at least \$5,000,000 with respect to a proposed Project in order to apply for a Tax Increment Incentive.

4.7. Eligible Projects. As is described above, each Economic Impact Plan must include an eligible Project. The list of eligible Projects is included in Section 7-53-101(15) of the IDB Act. Such list of eligible Projects includes many types of commercial, industrial, and warehousing facilities as may be determined by the Board. However, in the absence of unusual or extenuating circumstances acceptable to the Board and the City, Projects that are substantially residential or are multifamily housing facilities under Section 7-53-101(15)(x) of the IDB Act will not qualify as an eligible Project for purposes of an Economic Impact Plan. A request for an incentive for a residential project, including a multifamily housing facility, should be submitted to the appropriate governmental authority or entity to the extent incentives may be available for such projects.

4.8. Guaranties of Completion. The Board may require guaranties of completion of all or any portion of the Public Infrastructure from principals of the Applicant, payment and performance bonds from sureties acceptable to the Board, or letters of credit from financial institutions acceptable to the Board that assure the timely completion of the Public Infrastructure.

4.9. Transfer of Tax Increment Incentive. No rights to a Tax Increment Incentive may be sold, assigned, or leased, including by transfer of ownership interests in the Applicant, unless approved by the Board or otherwise specified in the Development Agreement, provided however that the Board will consent to the collateral assignment of Tax Increment Revenues to secure tax increment financing.

4.10. Additional Requirements; Amendments. These Policies are in addition to the normal rules and procedures of the Board. From time to time and without notice, these Policies may be amended or waived, in whole or part, by the Board and the City, and new policies may also be adopted by the Board and the City. The Board may consider any special circumstances or conditions in determining whether to submit an Application for consideration by the City Council and, if applicable, County Commission, and whether to prepare and submit an Economic Impact Plan for approval.

4.11. Applicant Affidavit and Third-Party Review. The Applicant must submit a signed affidavit certifying that the Project cannot proceed without the availability of a Tax Increment Incentive and must provide supporting documentation justifying the need for and the amount of the Tax Increment Incentive, in accordance with the Application form. The form of such affidavit is attached to these Policies as Exhibit B. In addition to requiring such affidavit, the Board, as a condition to the approval of any

Economic Impact Plan, shall retain an independent consulting firm with experience in public finance and real estate development, at the expense of the Applicant, to evaluate the Applicant's financial projections for the Applicant's Project to assist in evaluating whether the amount and allocation period of Tax Increment Incentive requested by the Applicant is required for Applicant to receive a commercially reasonable return on investment with respect to the Applicant's Project. By submitting an Application, the Applicant agrees to pay the cost of such independent consulting firm.

4.12. Tax Increment Payment Dates. The Tax Increment Revenues to be allocated to the Board for any Tax Increment Incentive shall be paid by the City and, if applicable, the County no later than sixty (60) days from the last day of each February, which is the last day that such tax revenues are not overdue. Delinquent taxes to be allocated to the Board shall be paid by the County and the City no later than sixty (60) days after each date such delinquent taxes are collected, together with interest thereon to the extent required by the Tax Increment Act.

4.13. State Approval Process. If any Tax Increment Incentive will be used to pay any cost that does not relate to Public Infrastructure or if any allocation period with respect to any parcel is to extend beyond 20 years, and only to the extent permitted by these Policies, the State Commissioner of Community and Economic Development and the State Comptroller of the Treasury shall be required to make a determination, as provided in the TIF Uniformity Act, that it is in the best interests of the State to permit such use of the Tax Increment Incentive or such extended allocation period.

4.14. Stormwater Fees. All applications for Tax Increment Incentives shall require verification that all stormwater fees for any properties owned by the Applicant shall have been paid in full. No Tax Increment Incentive payments shall be made by the Board or the City to an Applicant or its permitted assigns unless all stormwater fees have been paid in full and continue to be paid in full during the term of any Tax Incremental Incentive by the Applicant and its permitted assigns. Additionally, no stormwater fees within a Plan Area shall be waived at any time during the term of the Tax Increment Incentive pursuant to Tennessee law.

Section 5. Post-Closing Evaluation

The Board intends to produce substantial and measurable changes and improvements to and for the economic and commercial environment of the City through the use of Tax Increment Incentives. Accordingly, the Applicant will be obligated to develop the Project substantially in accordance with the Economic Impact Plan and the Applicant's Application, and the Development Agreement will document that obligation. Material departures from the development specified in the Development Agreement will require the consent of the Board and may result in reductions or even elimination of the Tax Increment Incentive, depending on the effect of the proposed changes.

In addition, the Board requires the Applicant to annually certify compliance with the Development and Financing Agreement in a writing signed by the Applicant's chief executive officer or other executive acceptable to the Board. The Board will annually (or at such other times as it deems appropriate) evaluate each Project receiving a TIF to ensure compliance with the Development and Financing Agreement.

Section 6. Fees

6.1. Application Fee. The Applicant will submit the Application with an Application Fee of \$1,500.00, provided that for any Application submitted on or after January 1, 2023, the Application Fee shall be increased to \$8,000.00.

6.2. Annual Administrative Fee. For all Economic Impact Plans approved prior to January 1, 2023, the Applicant will pay to the Board an annual administrative fee equal to 25 basis points (0.25%) of the Tax Increment Revenues allocated to the Board each year with respect to the applicable Plan Area. For all Economic Impact Plans approved on or after January 1, 2023, the Applicant will pay to the Board an annual administrative fee equal to 250 basis points (2.50%) of the Tax Increment Revenues allocated to the Board each year with respect to the applicable Plan Area. The annual administrative fees provided for in this paragraph shall be payable from the Tax Increment Revenues allocable to the Board and not from Gross Tax Increment Revenues retained by the City.

In addition, the Board will charge reasonable fees for any amendments to the Tax Increment Incentive, including any amendment to the Development Agreement, that will be based upon the facts and circumstances requiring the amendment, the actions required by the Board to effect the amendment, and the involvement of any Governmental Authorities. The Board may require that these fees be paid in advance of Board action and at the time the Applicant requests the amendment.

The fees described above are intended to offset the expenses of the Board and the City staff for evaluating and administering Tax Increment Incentives. In addition to the fees described above, the Applicant is responsible for payment of the Board's counsel fees and other expenses incurred by the Board with respect to the Application, the Economic Impact Plan, the Development Agreement and all other aspects of the Tax Increment Incentive, as applied to the Applicant, including, without limitation, the cost of any economic impact study and/or financial review deemed advisable by the Board.

Section 7. Environmental Report and Title Insurance

The Board may require the Applicant to provide at its expense a Phase I Environmental Site Assessment Report for the Project and/or Plan Areas that (i) shall be prepared by a recognized Person in the health, safety and environmental field that is acceptable to the Board; (ii) shall bear a date acceptable to the Board; and (iii) shall disclose no unacceptable conditions to the Board. All environmental reports requested by the Board must grant to the Board the right to rely on such reports.

The Board may also require that the Applicant obtain at its expense, and deliver to the Board, a title insurance commitment for the Project and/or Plan Areas described in the Economic Impact Plan.

Section 8. Conflicts of Interest

Each Board member shall be responsible for disclosing any material interest which he or she may have in or with an Applicant or any financing source for the applicable Project. Any Board member having any material interest in a Project or a financial or family relationship with an Applicant or financing source

for the applicable Project shall submit to general counsel for the Board a representation of that interest, and such counsel shall advise both the Board and Board member whether the member needs to recuse himself or herself from consideration of the Application. Such recommendation of the Board's counsel shall be conclusive. If recusal is recommended, the Board will then consider the Application without participation from the member or members who recuse themselves.

If any counsel has a professional legal relationship with the Applicant or source of the financing for the Project other than incidental representations in connection with financings of other projects, the Board will retain special counsel to represent the Board in connection with the particular Application and Project being considered.

Section 9. Disclosures

The Application will require the Applicant to disclose, in addition to all other information required by the Application, the following:

- (i) If the Applicant or any principal in the Applicant are currently engaged in any civil or criminal proceeding;
- (ii) If the Applicant or any principal in the Applicant have ever been charged or convicted of any felony or currently is under indictment; or
- (iii) If the Applicant or any principal in the Applicant has ever filed for bankruptcy.

Section 10. Definitions

For purposes of these Policies, the following terms shall have the following meanings:

“Administrative Agent” means the Person providing administrative services to the Board from time to time. The Board's current administrative agent is Office of Economic Development of the City.

“Application” means the Application for Tax Increment Incentive submitted hereunder in the form designated by the Board and as amended from time to time. The current form of the Application is attached hereto as Exhibit A.

“Base Taxes” has the meaning given to such term in Section 9-23-102 of the TIF Uniformity Act.

“Dedicated Taxes” has the meaning given to such term in Section 9-23-102 of the TIF Uniformity Act.

“Development Agreement” means the Development Agreement between the Board and the Applicant (and any guarantor thereof) or similar agreement or contract providing for the terms and implementation of the Project and the Tax Increment Incentive.

“Economic Impact Plan” means an economic impact plan within the meaning of Section 7-53-312 of the IDB Act.

“Governmental Authority” means the City of Chattanooga, Tennessee, and Hamilton County, Tennessee.

“Gross Tax Increment Revenues” means the property tax revenues generated from the Plan Area less the Base Taxes, without reduction for Dedicated Taxes and any amount the County, the City, or the Board withhold as administrative expenses or as may be reserved pursuant to applicable law.

“IDB Act” means Chapter 53 of Title 7 of the Tennessee Code Annotated, as amended.

“Person” means any individual, sole proprietorship, corporation, limited liability company, association, partnership (general, limited, or limited liability partnership), organization, business, trust, individual and Governmental Authority.

“Plan Area” means the parcels of real property identified as the plan area in the applicable Economic Impact Plan.

“Project” means a project under Section 7-53-101(11) of the IDB Act and includes the infrastructure, utilities, road and traffic improvements, traffic signage and signals, buildings, structures, machinery, equipment, and land defined in the Application as part of the Project.

“Public Infrastructure” has the meaning assigned to it in Section 4.3.

“Reserved Taxes” means the Base Taxes and the Dedicated Taxes.

“Tax Increment Revenues” means the property tax revenues generated from the Plan Area after the Reserved Taxes less any amount that the County, the City or the Board withhold as administrative expenses or as may be reserved pursuant to applicable law.

“TIF Uniformity Act” means the Uniformity in Tax Increment Financing Act of 2012, as amended.

“Total Projected Project Cost” means all costs that are expected to be incurred in connection with the development of a Project and that would be capitalized in accordance with generally acceptable accounting principles other than interest, property taxes and insurance during the construction of the Project as set forth in the Applicant’s Application.

The Bend Project
City of Chattanooga, Tennessee

**Limited “But For” Analysis of Applicant’s Proposal for
Public Assistance**

October 30, 2023

MuniCap, Inc.

**THE BEND PROJECT
CITY OF CHATTANOOGA, TENNESSEE**

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Appendix B

EXECUTIVE SUMMARY

Utilizing assumptions provided by the City of Chattanooga (the “Client” and the “City”), which assumptions were largely based on information provided by Urban Story Ventures (the “Applicant”), MuniCap, Inc. (“MuniCap”) has calculated the estimated financial performance and the associated returns for the proposed “The Bend” development project, located in Chattanooga, TN (the “Project”), as further described below. MuniCap’s projection of the Project’s financial performance indicates that without public assistance, the Project can be expected to produce a financial return that is lower than the standard targets of real property developers. Additionally, utilizing the given assumptions and Client’s indication of a targeted level of public assistance through the use of both (1) a tax increment finance reimbursement resulting from real property tax revenues (the “TIF Reimbursement”), and (2) a reimbursement from local option sales tax revenues generated within the project site (the “Brownfield Sales Tax Revenue Reimbursement”), MuniCap’s projection of the estimated financial performance of the Project indicates that the Project can be expected to produce a financial return that is within the range of standard targets of real property developers.

Please see MuniCap’s full report below for an explanation of the indications stated above, other relevant information and the limitations of MuniCap’s analysis.

I. INTRODUCTION AND SCOPE OF WORK

MuniCap has executed a consulting agreement with the Client to provide consulting services to support Client's review of public assistance for real estate projects. MuniCap has worked directly with Client, other advisors to the Client, representatives of Hamilton County, representatives of the Applicant and other relevant parties to review and analyze Applicant's public assistance request for the Project. The Applicant has indicated that it intends to redevelop the 102-acre site of the Project, located within the City and along the Tennessee River, creating a mixed-use real property development that will include the following development uses:

- Recreation
- Residential, including market rate and workforce/affordable housing
- Retail
- Restaurants
- Office
- Industrial
- Parking

The Applicant, which has been working on the Project for several years, has indicated that the construction of the Project is expected to continue over approximately twelve additional years. Additional information on the development plan can be found in the following sections of this report and may be available from the Applicant.

The Applicant has requested public assistance from the TIF Reimbursement and the Brownfield Sales Tax Revenue Reimbursement, with the stated goal of reducing the net effective cost of the infrastructure for the Project, in order to make the Project financially viable.

To provide a **limited analysis** of the Applicant's request for public assistance, MuniCap has prepared this report (see below for a description of the scope of work). MuniCap understands that this report will be utilized by the City and Hamilton County in their evaluation of the requested public assistance. The type of limited analysis provided in this report is similar in scope to other analyses undertaken by MuniCap for other local governments in Tennessee.

This report, including the attached appendices, is based in large part on a financial pro forma for the Project provided by Applicant. This report also utilizes additional information provided by Applicant, including information provided subsequent to the initial delivery of the Project's financial pro forma. Key aspects of the Project and the expected financial results are described in more detail in Section II and Section III of this report.

At the direction of Client, MuniCap's scope of work for its analysis of the Project is limited to the following tasks:

- Utilizing assumptions provided by Client (generally based on information provided by the Applicant) and the Applicant, calculate an estimate of the financial return of the Project which assumes that the requested public assistance is **not** provided; and

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- Utilizing assumptions provided by Client (generally based on information provided by the Applicant) and the Applicant, calculate an estimate of the financial return of the Project, assuming that an indicated amount of public assistance is provided.

MuniCap's scope of work for this analysis **excludes** multiple potential considerations, including the following tasks and topics, which MuniCap understands have been or will be provided by others, to the extent that any are deemed necessary by the Client:

- Analysis of the sources of capital to be utilized, including but not limited to:
 - Proposed borrowing arrangement with Applicant's lender(s) (including the amount of capital estimated to be provided, the percentage of the Project estimated to be funded by the borrowing, interest rate and payback terms);
 - Availability and appropriateness of typical financing sources for similar developments;
 - Potential for other financing plans that would not require public assistance or require less public assistance.
- Analysis of the fiscal impact of the Project on participating taxing entities, including the resulting net, effective tax revenues to be received by the jurisdictions (with or without the public assistance).
- Independent analysis of the estimated real property taxes and sales taxes to be generated from the Project.
- Analysis of the estimates provided by Applicant of the real property taxes and the sales taxes to be generated from the Project.
- Analysis of many key factors in the Applicant's pro forma for the Project, including but not limited to:
 - Cost estimates to build the Project;
 - Estimates of the land sale prices;
 - Estimates of the time required to construct the infrastructure for the Project;
 - Estimates of the time to sell the land within the Project to sub-developers that are expected to construct vertical improvements.
- Analysis of alternative scenarios in which the Project's outcomes vary (e.g., a different development use is built).
- Analysis of potential mechanisms to vary the terms of the TIF Agreement in accordance with the execution and actual results of the Project.
- Analysis of qualitative considerations as to whether the Applicant would proceed with the Project without public assistance.
- Analysis of whether a different development project on this same site could be financially viable without public assistance.
- Analysis of potential benefits from the Project to the surrounding area and to the City of Chattanooga and Hamilton County in general.

As indicated above, the limited "but for" analysis provided in this report does not consider whether the development of the site into the proposed development use could be accomplished by an alternative development group without the requested public assistance (or at a lower amount of public assistance), potentially utilizing a more advantageous financial plan or development plan. Instead, the analysis within this report is limited to the specific consideration of whether the estimated financial return without any public assistance is above the standard return targets which are necessary for real property

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developers to proceed with development plans; and secondarily, whether a specified amount of public assistance produces an estimated return for the Project that is greater than the typical range of real property return targets.

II. SUMMARY OF APPLICANT'S DEVELOPMENT PLAN

The Applicant has presented a redevelopment plan for The Bend, which generally contemplates the Applicant constructing horizontal infrastructure improvements, including public improvements, across the project site and selling approximately 46 acres of finished building pads to sub-developers. The Applicant has submitted plans to the Client for site infrastructure, including public recreational uses, a road networks, utilities and public parking. The Applicant has indicated expectations for various development uses throughout the Project, including market rate residential, workforce / affordable residential, retail, restaurants, office, industrial and parking.

Additional information on the development plan can be found in the following Section III below in other materials provided to the Client.

III. ASSUMPTIONS PROVIDED TO MUNICAP

In performing its scope of work, MuniCap is utilizing assumptions provided by Client, most of which are either directly or generally based on information provided by the Applicant, as well as information provided directly by the Applicant. A summary of certain assumptions provided by Client and the Applicant is provided on the following page. As typical, through the period of MuniCap's analysis, the Applicant has provided additional information, including responses for requested information. Additionally, through the period of this analysis, the Applicant has provided updated and or corrected information on the Project's expected performance (relative to information provided within the originally submitted materials). At the direction of Client, certain information provided by Applicant following its submittal of its application has been considered and utilized in the preparation of this report. Additionally, Applicant has had the opportunity to review the financial projections prepared by MuniCap and has indicated that the financial projections match the information provided by Applicant (with the exception of the assumed land value of the contributed real property which is addressed below).

As indicated on the following page, the financial projections which are presented in the following sections of this report are utilizing a total land contribution value of \$45,000,000 for the Applicant's land contribution. To project a financial return on the Applicant's investment in the Project, all of Applicant's costs, including its land contribution into the Project, must be taken into account. Following a significant review of materials provided by Applicant and detailed discussions with relevant parties, including the Applicant, its advisors, the Hamilton County Real Property Tax Assessor's Office and a private appraisal firm that prepared an appraisal of the project site for a potential lender to the Applicant, the Client has provided the land value assumption of \$45,000,000 to utilize in this analysis. Based on its review of the materials that is has been provided, MuniCap considers the assumed land value provided by the Client to be reasonable for the limited analysis being performed in this report and furthermore believes that the Client has taken a reasonable

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approach in its efforts to establish this important assumption for the scope of these financial projections.

Additionally, as directed by Client, the financial projections presented in the following sections are utilizing a development timeline that includes significant activity in calendar year 2023, which is based in part on materials provided by the Applicant on May 26, 2023. MuniCap has not attempted to review the accuracy of the suggested timing presented by the Applicant; nor has MuniCap made any adjustments to the timing of development activity in the financial projections presented in the following sections.

Summary of Assumptions Affecting Return Calculations - Provided to MuniCap

Capital Sources and Construction Expenditures

Value of land contributed	\$45,000,000
Development costs, including contingencies	\$198,044,395
	<hr/>
	\$243,044,395

Capital contributions to be provided by Applicant, including land	\$45,000,000
Debt financing	\$198,044,395
	<hr/>
Total capital provided	\$243,044,395

Interest rate on long term debt financing	7.0%
Term of debt financing	15 years Repayment schedule results from net land sale proceeds.

Revenues from Land Sales

Total acres to sell (in the form of finished building pad sites)	46.080
Average acres sold in each year	3.840

Price per acre for first year land sales	\$2,800,000
Price per acre for second year land sales	\$5,300,000
Annual increase in price per acre in all future years	6.0%

Proceeds from land sales utilized to repay debt financing.

Other

Total EPB (Electric Power Board) cost reimbursements to Applicant	\$1,575,000
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MuniCap has not attempted to determine the reasonableness of these assumptions; MuniCap is not expressing an opinion on the reasonableness of these assumptions.

IV. ESTIMATED FINANCIAL RETURNS

Assuming No Public Assistance is Provided

The preparation of an estimate of the financial return from the Project public assistance is **not** provided requires an assumption that the Project would proceed as planned even if public assistance is not made available. As such, one should recognize that this scenario is only a conceptual approach, prepared solely to assist in the evaluation of the requested public assistance for the proposed Project. MuniCap is not suggesting that this deal structure is a realistic or an unrealistic possibility, or that it should be implemented; other alternatives may be more realistic or informative than this alternative (please note, however, that any such alternative without public assistance will also be inconsistent with the Applicant’s plan).

Utilizing **assumptions, including the ones specified on the prior page**, the estimated financial return for the Project assuming that the requested public assistance is **not** provided is summarized in Table 1 below; a detailed calculation of the estimated cash flows from the Project and the estimated financial return is provided in the attached **Appendix A**. As indicated in Appendix A, the estimated financial return assumes the final sale of real property within the Project by the end of the 2034.

Table 1
Summary of Estimated Financial Return Assuming No Public Assistance

Estimated total equity investment	\$45,000,000
Estimated funds returned to investors	\$53,114,882
Assumed return period	Per 2034
Estimated annual internal rate of return (levered)	1.4%

The estimated internal rate of return (the “IRR”; please see **Exhibit A** for an explanation of the internal rate of return) for the Applicant is 1.4 percent, as shown in Table 1 above, is lower than the standard targets of real property developers, which typically range from 12 percent to 20 percent (on a levered basis)¹ and depend on many factors, including the

¹MuniCap provides this range of internal rate of return targets (assuming debt is used) for the purpose of comparing the estimated returns of the Project. The indicated range is based on a combination of sources, including but not limited to the following: MuniCap’s analysis of hundreds of real estate development projects, including many other “but for” tests for public assistance; direct communications with real estate developers (both clients and others firms involved in projects on which MuniCap has worked); direct communications with investors in real estate development projects; direct communications with brokers of investment opportunities in real estate development projects; analysis of actual investments in real estate development opportunities; review of leading industry research papers, trade publications and surveys; direct inquiry with property developers; and direct communications with prior applicants for public assistance on Tennessee projects.

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length of the investment measurement. As such, it is reasonable to believe that the estimated financial return from the Project, assuming no public assistance is provided, is not strong enough to justify a real property developer's investment in the Project.

Please note that the indications in the prior paragraph are based on the **assumptions** specified further above (among others) and therefore the indications in the prior paragraph do not rule out the possibility of the development of the site according to a development plan which does not require public assistance.

Assuming Public Assistance is Provided

As indicated above, the Client has provided MuniCap with a specified public assistance assumption to utilize in the financial projection, which includes the following:

- \$100,000,000 of reimbursement of public infrastructure expenditures to Applicant from incremental real property tax revenues resulting from the TIF Reimbursement; and
- \$15,000,000 of reimbursement of public infrastructure expenditures to Applicant from sales tax revenues resulting from the Brownfield Sales Tax Revenue Reimbursement;

To implement this assumed public assistance, MuniCap has prepared a financial projection that assumes annual reimbursement to the Applicant, which is consistent with the form of public assistance presented in Applicant's submitted financial pro-forma (that is, annual reimbursements from available revenues, as opposed to a borrowing against future revenue tax revenue streams that would provide a faster reimbursement to Applicant). Furthermore, the implementation of this assumed public assistance utilizes Applicant provided projections of these revenue sources.

The estimated financial return for the Applicant, utilizing assumptions, including the ones provided on page 6 above, and assuming that the public assistance described above is provided, is summarized in Table 2 below; a detailed calculation of the estimated cash flows from the Project and the estimated financial return is provided in the attached **Appendix B**. As noted above, the assumed public assistance would reduce the effective cost of the infrastructure paid by the Project, thus increasing the financial return of the Project. As indicated in Appendix B, the estimated financial return assumes the final sale of real property within the Project by the end of the 2034 and the final year of reimbursement of expenditures on public infrastructure from the TIF Reimbursement in 2042, which is based on the Applicant's estimate of real property tax increment revenues.

Table 2
Estimated Financial Return Assuming Public Assistance

Estimated total equity investment	\$45,000,000
Estimated funds returned to investors	\$176,020,594
Assumed return period	Per 2042
Estimated annual internal rate of return (levered)	12.4%

The estimated IRR for the Applicant, 12.4 percent as shown in Table 2 above, is within the standard target range of real property developers, as indicated above. Assuming that range of IRR returns as a reasonable target range, the estimated internal rate of return from the Project indicates that the assumed amount of public assistance will not produce an excessive return.

In that the estimated financial return for the Project is calculated through the use of a great number of assumed outcomes, the actual financial return will differ from the estimated return. The critical outcomes in determining the actual financial return from the Project include the following:

- Actual construction costs, as well as the timing thereof, and the resulting impact on the loans incurred by Applicant and Applicant’s equity contributions;
- Actual sale prices of the proposed land sales;
- Actual timing of the proposed land sales; and
- For a scenario in which public assistance is provided in the form assumed above, the actual timing and amount of the available tax revenues to be utilized to reimburse the Applicant.

To the extent that the Applicant’s efforts to execute the Project produce better outcomes than the assumed outcomes (e.g., the actual land sale prices are higher than the assumed levels indicated in the financial projections), then the actual financial return from the Project will be stronger than the projected returns specified above.

V. OTHER CONSIDERATIONS

As stated above, MuniCap’s scope of work does not include an analysis of qualitative considerations as to whether the Project would proceed without public assistance. MuniCap believes that qualitative factors should be contemplated in a full “but for” analysis. It is our understanding that some of the qualitative benefits of the Project include providing additional recreational amenities and providing better activation of the Tennessee River waterfront.

In preparing the analyses presented in this report, MuniCap has become aware of the following attributes of the public assistance contemplated by the parties, portions of which are included in the financial projections described in the prior section, including:

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- Public assistance is only available if development activity occurs;
- Only a portion of the incremental real property taxes generated by the Project are made available for public assistance;
- Limits on the time periods for which public assistance can be obtained by the Applicant; and
- Requirement for the Applicant to provide the site infrastructure by designated deadlines.

Exhibit A

Internal Rate of Return Explanation

The **Internal Rate of Return** (often referred to as the “IRR”) is a metric used to measure the attractiveness of potential investments and the performance of actual investments. The internal rate of return metric is used regularly by real estate developers. The internal rate of return can be defined as the discount rate at which the net present value of a set of cash flows (i.e., the initial investment, expressed negatively, and the returns, expressed positively) equals zero.

In more simple terms, it is the annual rate at which a real estate investment grows.

Among many other sources, additional information on the internal rate of return can be found at the link below:

<https://www.realtymogul.com/resource-center/articles/what-irr-can-tell-investors-about-real-estate-investments>

Appendix A

The Bend Chattanooga, TN

Estimated Applicant Returns Assuming No Public Assistance is Provided

Schedule I: Sources and Uses of Capital

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Sources:													
Borrowings ¹	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Applicant equity investment ²	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Total sources	\$45,000,000	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$243,044,395
Uses													
Real property													
Value of land contributed ²	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Total real property	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Development costs													
Development costs ³	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Other expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total development costs	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Total Uses	\$45,000,000	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$243,044,395

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad MuniCap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx\]](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad MuniCap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx])
30-Oct-23

¹Assumption provided by Applicant's indication of total borrowing and additional information provided by Applicant.
²Assumption provided by the City.
³Assumptioun provided by Applicant.

Schedule II: Estimated Draw Down and Repayment of Loan

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Bank Loan														
Beginning balance	\$0	\$0	\$28,493,375	\$76,068,466	\$118,322,384	\$137,509,105	\$130,741,797	\$114,094,792	\$94,705,861	\$72,290,570	\$46,539,027	\$17,113,763	\$0	\$0
Draws ¹	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repayments from TIF Revenues ²	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repayments from land sales ³	\$0	(\$9,887,470)	(\$15,252,208)	(\$14,269,991)	(\$13,476,720)	(\$14,416,209)	(\$16,647,005)	(\$19,388,932)	(\$22,415,291)	(\$25,751,543)	(\$29,425,264)	(\$17,113,763)	\$0	\$0
Ending balance	\$0	\$28,493,375	\$76,068,466	\$118,322,384	\$137,509,105	\$130,741,797	\$114,094,792	\$94,705,861	\$72,290,570	\$46,539,027	\$17,113,763	\$0	\$0	\$0
Annual interest expense on bank loan ⁴	\$0	\$1,343,330	\$4,193,492	\$7,303,129	\$9,425,787	\$9,893,349	\$9,151,926	\$7,986,635	\$6,629,410	\$5,060,340	\$3,257,732	\$1,197,963	\$0	\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx\]II](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx]II)
¹See Schedule I. 30-Oct-23

²Assumption provided by Applicant's indication that it expects its lenders to require reimbursements from TIF revenues, if any, to be utilized to repay outstanding borrowings. See Schedule IV for estimated amount.

³Assumption provided by Applicant's indication that it expects its lenders to require reimbursements from net revenues from land sales. See Schedule III for estimated amount.

⁴Assumption provided by Applicant's indication that it expects to obtain a 15 year loan with a gross interest rate of 7.00 percent, while paying interest only through the draw down of the full borrowing amount.

Schedule III: Projected Operating Revenues and Expenditures

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Assumptions														
<u>Revenues</u>														
<i>Land sales</i>														
Acres sold ¹		4.011	3.669	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	-
Average price per acre ¹		\$2,800,000	\$5,300,000	\$5,618,000	\$5,955,080	\$6,312,385	\$6,691,128	\$7,092,596	\$7,518,151	\$7,969,240	\$8,447,395	\$8,954,238	\$9,491,493	\$10,060,982
Annual land price escalation ¹			6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Estimated Results														
<u>Projected operating revenues</u>														
Land sale revenue	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,867,507	\$24,239,558	\$25,693,931	\$27,235,567	\$28,869,701	\$30,601,883	\$32,437,996	\$34,384,276	\$36,447,332	\$0
EPB cost reimbursement ^{1,2}	\$0	\$0	\$0	\$0	\$35,000	\$70,000	\$105,000	\$140,000	\$175,000	\$210,000	\$245,000	\$280,000	\$315,000	\$0
Other revenue ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total operating revenue	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,902,507	\$24,309,558	\$25,798,931	\$27,375,567	\$29,044,701	\$30,811,883	\$32,682,996	\$34,664,276	\$36,762,332	\$0
<u>Projected operating expenditures</u>														
Operating costs ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net operating expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projected net income before interest	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,902,507	\$24,309,558	\$25,798,931	\$27,375,567	\$29,044,701	\$30,811,883	\$32,682,996	\$34,664,276	\$36,762,332	\$0
Estimated interest expense ³	\$0	\$1,343,330	\$4,193,492	\$7,303,129	\$9,425,787	\$9,893,349	\$9,151,926	\$7,986,635	\$6,629,410	\$5,060,340	\$3,257,732	\$1,197,963	\$0	\$0
Income after interest	\$0	\$9,887,470	\$15,252,208	\$14,269,991	\$13,476,720	\$14,416,209	\$16,647,005	\$19,388,932	\$22,415,291	\$25,751,543	\$29,425,264	\$33,466,312	\$36,762,332	\$0
Estimated principal repayment ³	\$0	\$9,887,470	\$15,252,208	\$14,269,991	\$13,476,720	\$14,416,209	\$16,647,005	\$19,388,932	\$22,415,291	\$25,751,543	\$29,425,264	\$17,113,763	\$0	\$0
Net proceeds for equity distributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,352,550	\$36,762,332	\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad/Municap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx\]III](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad/Municap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix A with No TIF October 30 2023.xlsx]III)
¹ Assumption provided by Client based on information provided by Applicant. Total acres sold equals 46.08, approximately the amount indicated by Applicant (46.15). 30-Oct-23

² Assumes a total of \$1,575,000 spread over the suggested term of land sales.

³ See Schedule II.

Schedule IV: Estimated TIF Reimbursements and Estimated Equity Returns

Table 1 - Estimated TIF Revenues and Uses Thereof

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 per 2042	Total
Real Property TIF Reimbursements																
City of Chattanooga																
Estimated Gross TIF Revenues ¹			\$0	\$2,799,785	\$4,323,793	\$5,252,321	\$6,980,546	\$8,130,747	\$8,901,105	\$9,661,937	\$11,473,732	\$12,131,829	\$12,131,829	\$12,677,197	\$88,740,379	\$183,205,200
% Directed towards other uses / projects ²			72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.5%	
Estimated Net TIF Revenues available for other uses / projects			\$0	\$2,029,844	\$3,134,750	\$3,807,933	\$5,060,896	\$5,894,792	\$6,453,301	\$7,004,904	\$8,318,456	\$8,795,576	\$8,795,576	\$9,190,968	\$64,336,775	\$132,823,770
% Available for The Bend			27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.5%	
Estimated Net TIF Revenues available for The Bend			\$0	\$769,941	\$1,189,043	\$1,444,388	\$1,919,650	\$2,235,955	\$2,447,804	\$2,657,033	\$3,155,276	\$3,336,253	\$3,336,253	\$3,486,229	\$24,403,604	\$50,381,430
Hamilton County																
Estimated Gross TIF Revenues ¹			\$0	\$4,758,943	\$7,349,380	\$8,927,648	\$11,865,203	\$13,820,261	\$15,129,678	\$16,422,906	\$19,502,508	\$20,621,113	\$20,621,113	\$21,548,107	\$150,836,749	\$311,403,609
% Directed towards other uses / projects ²			83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.1%	
Estimated Net TIF Revenues available for other uses / projects			\$0	\$3,956,109	\$6,109,540	\$7,421,554	\$9,863,543	\$11,488,783	\$12,577,301	\$13,652,362	\$16,212,435	\$17,142,331	\$17,142,331	\$17,912,941	\$125,390,589	\$258,869,820
% Available for The Bend			16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.9%	
Estimated Net TIF Revenues available for The Bend			\$0	\$802,834	\$1,239,840	\$1,506,094	\$2,001,660	\$2,331,478	\$2,552,377	\$2,770,544	\$3,290,073	\$3,478,782	\$3,478,782	\$3,635,166	\$25,446,160	\$52,533,789
Total TIF Revenues Available for The Bend																
Total annual TIF Revenue available for The Bend			\$0	\$1,572,775	\$2,428,883	\$2,950,482	\$3,921,310	\$4,567,433	\$5,000,181	\$5,427,577	\$6,445,349	\$6,815,035	\$6,815,035	\$7,121,395	\$49,849,764	\$102,915,219
Cumulative TIF Revenue available for The Bend			\$0	\$1,572,775	\$4,001,658	\$6,952,141	\$10,873,450	\$15,440,884	\$20,441,064	\$25,868,641	\$32,313,991	\$39,129,025	\$45,944,060	\$53,065,455		
TIF Agreement with City and County:																
No TIF Agreement \$0																
Real Property TIF Revenues applied to repay borrowing			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Property TIF Revenues provided to Developer			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 2 - Estimated Returns

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 per 2042	Total
Equity contributions ⁴	(\$45,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$45,000,000)
Distributions from annual operations ⁵ (after debt service payments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,352,550	\$36,762,332	\$0	\$0	\$53,114,882
Brownfield TIF Reimbursements ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Property TIF Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total annual cashflow	(\$45,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,352,550	\$36,762,332	\$0	\$0	\$8,114,882

Estimated internal rate of return (IRR)	1.4%
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MuniCap, Inc.

¹Provided by Applicant.

²Provided by the City.

³Reserved

⁴See Schedule I.

⁵See Schedule III.

Appendix B

The Bend Chattanooga, TN

Estimated Applicant Returns Assuming Public Assistance is Provided

Schedule I: Sources and Uses of Capital

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Sources:													
Borrowings ¹	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Applicant equity investment ²	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Total sources	\$45,000,000	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$243,044,395
Uses													
Real property													
Value of land contributed ²	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Total real property	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000
Development costs													
Development costs ³	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Other expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total development costs	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$198,044,395
Total Uses	\$45,000,000	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$243,044,395

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx\]](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx])
30-Oct-23

¹Assumption provided by Applicant's indication of total borrowing and additional information provided by Applicant.

¹Assumption provided by the City.

³Assumptioun provided by Applicant.

Schedule II: Estimated Draw Down and Repayment of Loan

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Bank Loan														
Beginning balance	\$0	\$0	\$28,493,375	\$76,068,466	\$116,749,609	\$133,397,353	\$123,391,740	\$102,308,921	\$77,527,545	\$48,909,592	\$16,093,803	\$0	\$0	\$0
Draws ¹	\$0	\$38,380,846	\$62,827,298	\$56,523,909	\$32,663,441	\$7,648,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repayments from TIF Revenues ²	\$0	\$0	\$0	(\$1,572,775)	(\$2,428,883)	(\$2,950,482)	(\$3,921,310)	(\$4,567,433)	(\$5,000,181)	(\$5,427,577)	\$0	\$0	\$0	\$0
Repayments from land sales ³	\$0	(\$9,887,470)	(\$15,252,208)	(\$14,269,991)	(\$13,586,814)	(\$14,704,031)	(\$17,161,509)	(\$20,213,942)	(\$23,617,773)	(\$27,388,212)	(\$16,093,803)	\$0	\$0	\$0
Ending balance	\$0	\$28,493,375	\$76,068,466	\$116,749,609	\$133,397,353	\$123,391,740	\$102,308,921	\$77,527,545	\$48,909,592	\$16,093,803	\$0	\$0	\$0	\$0
Annual interest expense on bank loan ⁴	\$0	\$1,343,330	\$4,193,492	\$7,303,129	\$9,315,693	\$9,605,526	\$8,637,422	\$7,161,624	\$5,426,928	\$3,423,671	\$1,126,566	\$0	\$0	\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx\]II](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad Municap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx]II)
¹See Schedule I. 30-Oct-23

²Assumption provided by Applicant's indication that it expects its lenders to require reimbursements from TIF revenues, if any, to be utilized to repay outstanding borrowings. See Schedule IV for estimated amount.

³Assumption provided by Applicant's indication that it expects its lenders to require reimbursements from net revenues from land sales. See Schedule III for estimated amount.

⁴Assumption provided by Applicant's indication that it expects to obtain a 15 year loan with a gross interest rate of 7.00 percent, while paying interest only through the draw down of the full borrowing amount.

Schedule III: Projected Operating Revenues and Expenditures

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Assumptions														
<u>Revenues</u>														
<i>Land sales</i>														
Acres sold ¹		4.011	3.669	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	3.840	-
Average price per acre ¹		\$2,800,000	\$5,300,000	\$5,618,000	\$5,955,080	\$6,312,385	\$6,691,128	\$7,092,596	\$7,518,151	\$7,969,240	\$8,447,395	\$8,954,238	\$9,491,493	\$10,060,982
Annual land price escalation ¹			6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Estimated Results														
<u>Projected operating revenues</u>														
Land sale revenue	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,867,507	\$24,239,558	\$25,693,931	\$27,235,567	\$28,869,701	\$30,601,883	\$32,437,996	\$34,384,276	\$36,447,332	\$0
EPB cost reimbursement ^{1,2}	\$0	\$0	\$0	\$0	\$35,000	\$70,000	\$105,000	\$140,000	\$175,000	\$210,000	\$245,000	\$280,000	\$315,000	\$0
Other revenue ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total operating revenue	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,902,507	\$24,309,558	\$25,798,931	\$27,375,567	\$29,044,701	\$30,811,883	\$32,682,996	\$34,664,276	\$36,762,332	\$0
<u>Projected operating expenditures</u>														
Operating costs ¹	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net operating expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projected net income before interest	\$0	\$11,230,800	\$19,445,700	\$21,573,120	\$22,902,507	\$24,309,558	\$25,798,931	\$27,375,567	\$29,044,701	\$30,811,883	\$32,682,996	\$34,664,276	\$36,762,332	\$0
Estimated interest expense ³	\$0	\$1,343,330	\$4,193,492	\$7,303,129	\$9,315,693	\$9,605,526	\$8,637,422	\$7,161,624	\$5,426,928	\$3,423,671	\$1,126,566	\$0	\$0	\$0
Income after interest	\$0	\$9,887,470	\$15,252,208	\$14,269,991	\$13,586,814	\$14,704,031	\$17,161,509	\$20,213,942	\$23,617,773	\$27,388,212	\$31,556,430	\$34,664,276	\$36,762,332	\$0
Estimated principal repayment ³	\$0	\$9,887,470	\$15,252,208	\$14,269,991	\$13,586,814	\$14,704,031	\$17,161,509	\$20,213,942	\$23,617,773	\$27,388,212	\$16,093,803	\$0	\$0	\$0
Net proceeds for equity distributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,462,627	\$34,664,276	\$36,762,332	\$0

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad/Municap/MuniCap/Consulting/Chattanooga TN Bend/\[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx\]III](https://municap.sharepoint.com/sites/ALLSTAFF/CAROLINA/Thad/Municap/MuniCap/Consulting/Chattanooga TN Bend/[The Bend Chattanooga Appendix B with TIF October 30 2023.xlsx]III)
¹ Assumption provided by Client based on information provided by Applicant. Total acres sold equals 46.08, approximately the amount indicated by Applicant (46.15). 30-Oct-23

² Assumes a total of \$1,575,000 spread over the suggested term of land sales.

³ See Schedule II.

Schedule IV: Estimated TIF Reimbursements and Estimated Equity Returns

Table 1 - Estimated TIF Revenues and Uses Thereof

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 per 2042	Total
Real Property TIF Reimbursements																
City of Chattanooga																
Estimated Gross TIF Revenues ¹			\$0	\$2,799,785	\$4,323,793	\$5,252,321	\$6,980,546	\$8,130,747	\$8,901,105	\$9,661,937	\$11,473,732	\$12,131,829	\$12,131,829	\$12,677,197	\$88,740,379	\$183,205,200
% Directed towards other uses / projects ²			72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.50%	72.5%	
Estimated Net TIF Revenues available for other uses / projects			\$0	\$2,029,844	\$3,134,750	\$3,807,933	\$5,060,896	\$5,894,792	\$6,453,301	\$7,004,904	\$8,318,456	\$8,795,576	\$8,795,576	\$9,190,968	\$64,336,775	\$132,823,770
% Available for The Bend			27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.50%	27.5%	
Estimated Net TIF Revenues available for The Bend			\$0	\$769,941	\$1,189,043	\$1,444,388	\$1,919,650	\$2,235,955	\$2,447,804	\$2,657,033	\$3,155,276	\$3,336,253	\$3,336,253	\$3,486,229	\$24,403,604	\$50,381,430
Hamilton County																
Estimated Gross TIF Revenues ¹			\$0	\$4,758,943	\$7,349,380	\$8,927,648	\$11,865,203	\$13,820,261	\$15,129,678	\$16,422,906	\$19,502,508	\$20,621,113	\$20,621,113	\$21,548,107	\$150,836,749	\$311,403,609
% Directed towards other uses / projects ²			83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.13%	83.1%	
Estimated Net TIF Revenues available for other uses / projects			\$0	\$3,956,109	\$6,109,540	\$7,421,554	\$9,863,543	\$11,488,783	\$12,577,301	\$13,652,362	\$16,212,435	\$17,142,331	\$17,142,331	\$17,912,941	\$125,390,589	\$258,869,820
% Available for The Bend			16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.870%	16.9%	
Estimated Net TIF Revenues available for The Bend			\$0	\$802,834	\$1,239,840	\$1,506,094	\$2,001,660	\$2,331,478	\$2,552,377	\$2,770,544	\$3,290,073	\$3,478,782	\$3,478,782	\$3,635,166	\$25,446,160	\$52,533,789
Total TIF Revenues Available for The Bend																
Total annual TIF Revenue available for The Bend			\$0	\$1,572,775	\$2,428,883	\$2,950,482	\$3,921,310	\$4,567,433	\$5,000,181	\$5,427,577	\$6,445,349	\$6,815,035	\$6,815,035	\$7,121,395	\$49,849,764	\$102,915,219
Cumulative TIF Revenue available for The Bend			\$0	\$1,572,775	\$4,001,658	\$6,952,141	\$10,873,450	\$15,440,884	\$20,441,064	\$25,868,641	\$32,313,991	\$39,129,025	\$45,944,060	\$53,065,455		
TIF Agreement with City and County:																
Real Property TIF Agreement: Reimbursement up to \$100,000,000																
Real Property TIF Revenues applied to repay borrowing			\$0	\$1,572,775	\$2,428,883	\$2,950,482	\$3,921,310	\$4,567,433	\$5,000,181	\$5,427,577	\$0	\$0	\$0	\$0	\$0	\$25,868,641
Real Property TIF Revenues provided to Developer			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,445,349	\$6,815,035	\$6,815,035	\$7,121,395	\$46,934,545	\$74,131,359

Table 2 - Estimated Returns

Year Ending December 31	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 per 2042	Total
Equity contributions ⁴	(\$45,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$45,000,000)
Distributions from annual operations ⁵ (after debt service payments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,462,627	\$34,664,276	\$36,762,332	\$0	\$0	\$86,889,235
Brownfield TIF Reimbursements ¹	\$0	\$0	\$0	\$2,374,488	\$1,921,005	\$1,943,781	\$2,633,838	\$2,858,177	\$2,885,206	\$383,505	\$0	\$0	\$0	\$0	\$0	\$15,000,000
Real Property TIF Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,445,349	\$6,815,035	\$6,815,035	\$7,121,395	\$46,934,545	\$74,131,359
Total annual cashflow	(\$45,000,000)	\$0	\$0	\$2,374,488	\$1,921,005	\$1,943,781	\$2,633,838	\$2,858,177	\$2,885,206	\$383,505	\$21,907,976	\$41,479,311	\$43,577,367	\$7,121,395	\$46,934,545	\$131,020,594

Estimated internal rate of return (IRR) 12.4%

MuniCap, Inc.

¹Provided by Applicant.

²Provided by the City.

³Reserved

⁴See Schedule I.

⁵See Schedule III.