

RESOLUTION NO. 23461

A RESOLUTION APPROVING AND ADOPTING THE 21<sup>ST</sup> CENTURY WATERFRONT PLAN, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

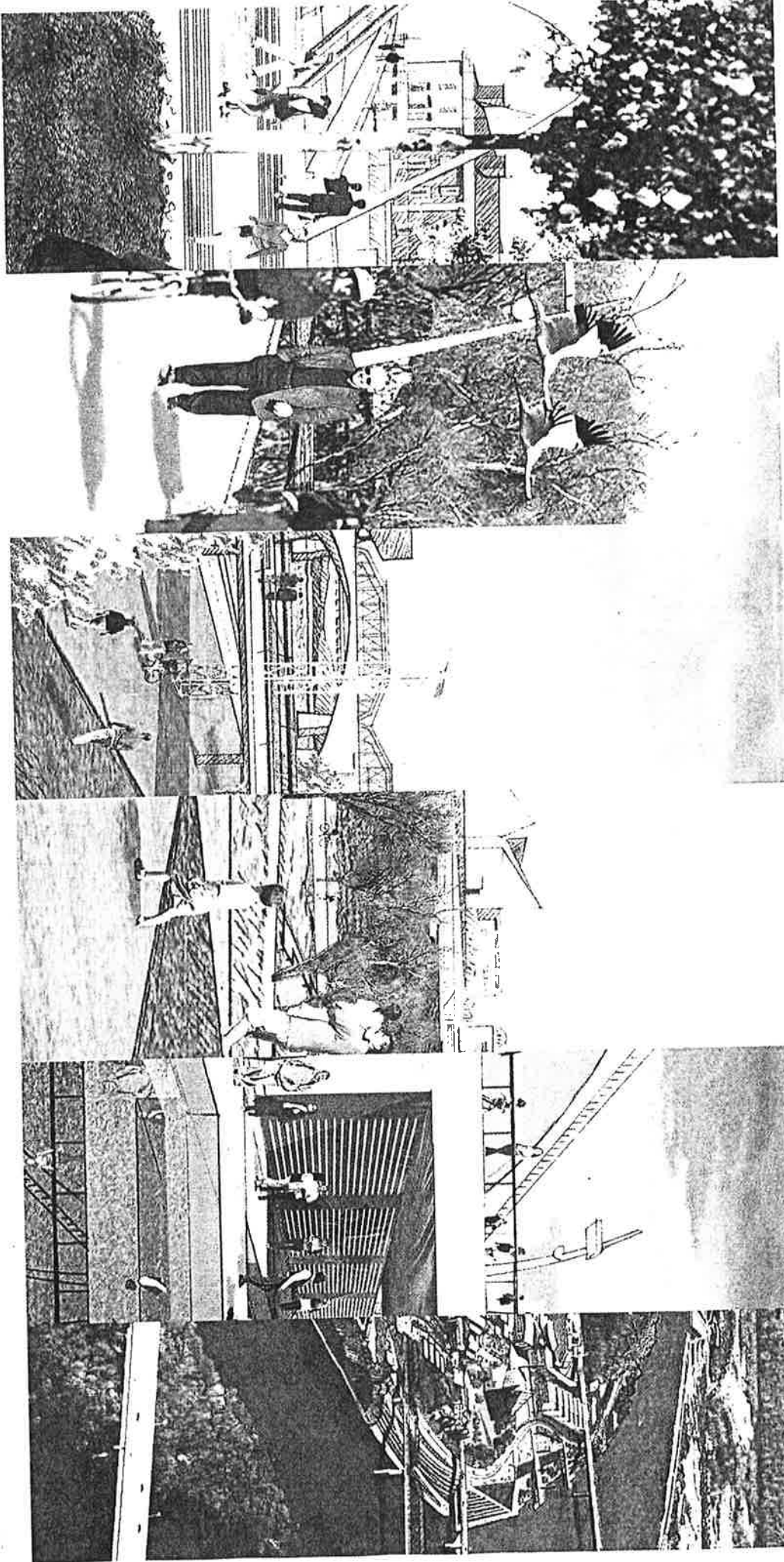
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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the 21<sup>st</sup> Century Waterfront Plan, which is summarized in the attached executive summary and other materials likewise included by reference, be and is hereby approved and adopted.

BE IT FURTHER RESOLVED, That this Plan is a policy, and as such, does not guarantee the funding for projects or other recommendations contained therein.

ADOPTED: July 23, 2002

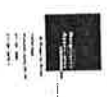
RLN/MAM/pm



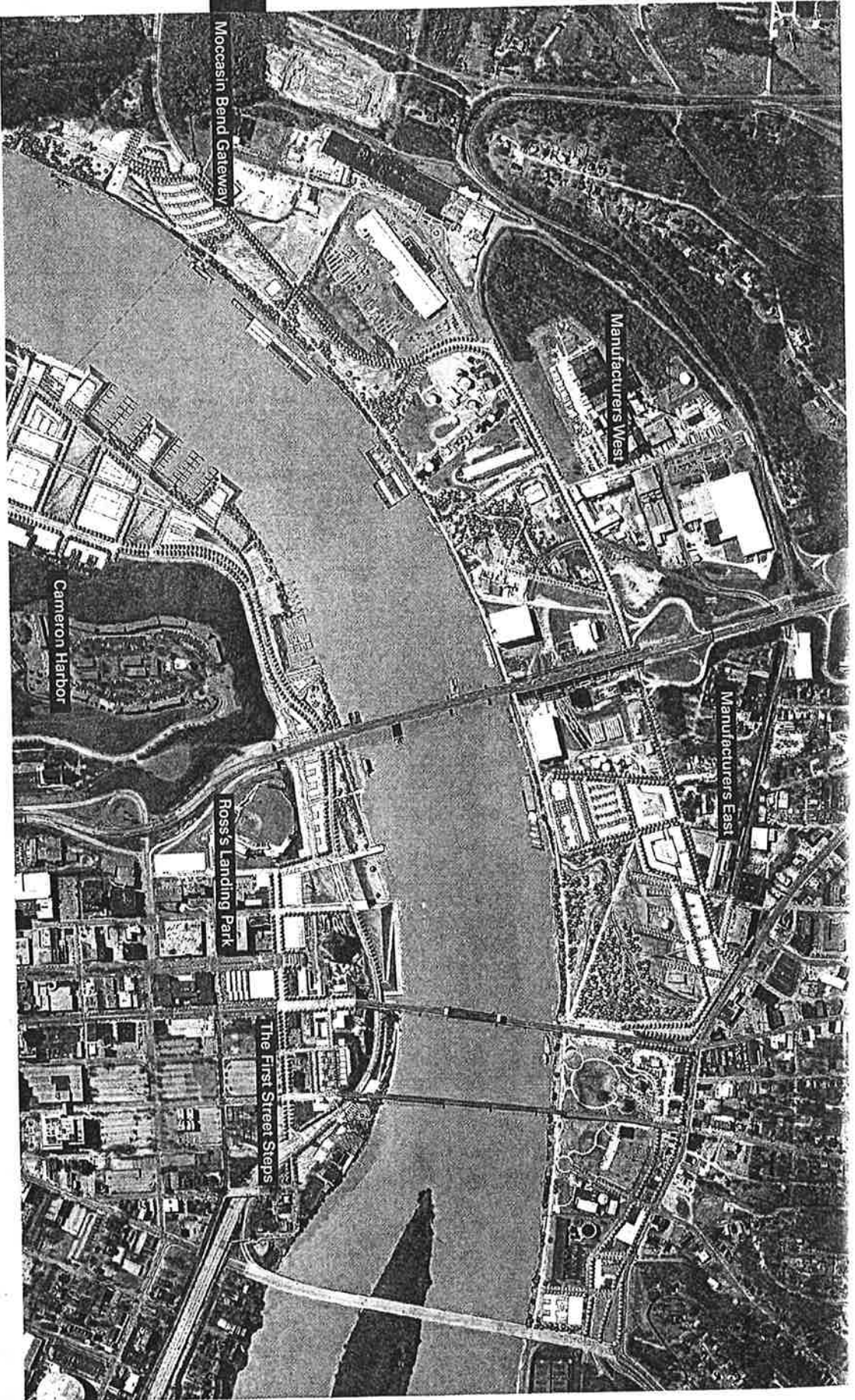
# Chattanooga, Tennessee

May, 2002

## Executive Summary



Hargreaves Associates  
Schwartz Silver / Moffatt Nichol /  
Arcadis G&M



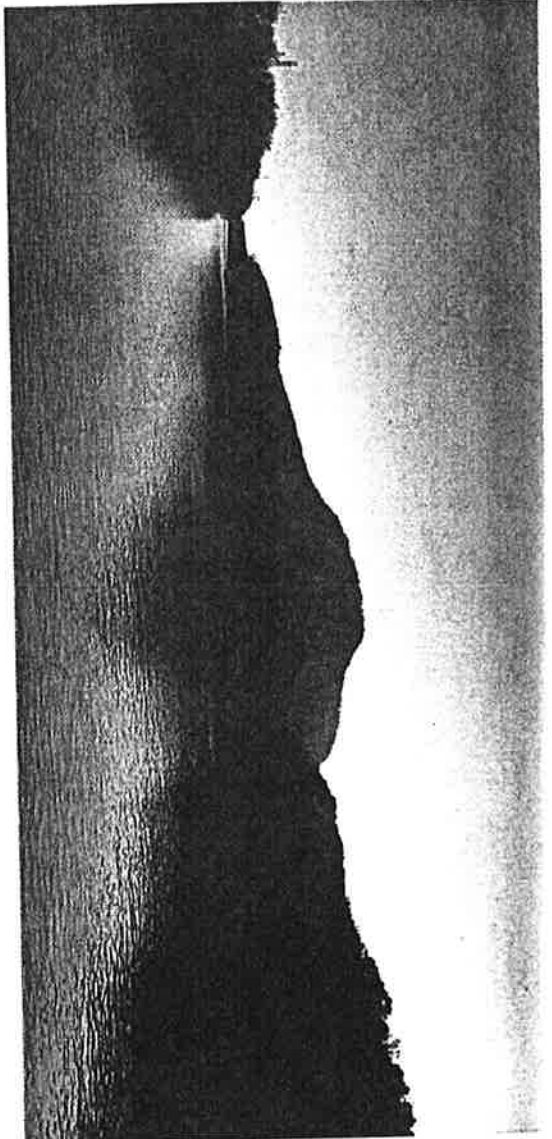
## Chattanooga, Tennessee

Twenty years ago, Chattanooga took a bold step into the future by taking a bold step back toward its riverfront. In making the commitment to "reconnect with their river, Chattanooga set the stage for the development of the Tennessee Aquarium, the Riverpark, the Walnut Street Bridge and Coolidge Park. In the past decade alone, hundreds of millions of dollars have been invested in the riverfront and downtown Chattanooga. The resulting revitalization has won international recognition for the city and its commitment to planning and implementation.

The 21<sup>st</sup> Century Waterfront Plan will complete Chattanooga's return to the river. A sweeping, multi-million dollar vision, the plan transforms the downtown riverfront with a careful combination of development, preservation and enhancement. The plan honors the history and beauty of the area as it primes the pump of the metropolitan economy.

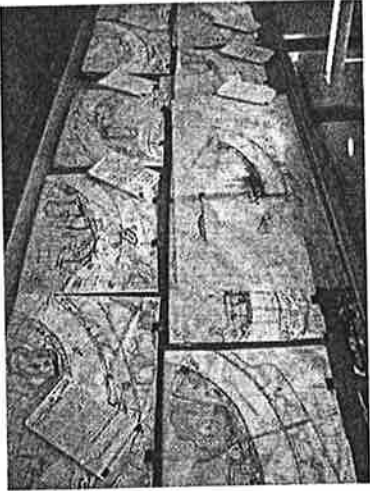


The 21<sup>st</sup> Century Waterfront Plan evolved out of a public process that has become second nature for Chattanoogaans. Guided by a waterfront planning consultant team lead by Hargreaves & Associates and Chattanooga's Planning and Design Studio, hundreds of Chattanoogaans participated in a series of meetings that culminated in a three day planning charrette.



Tennessee River to Lookout MT.

Charrette Schemes



Design Workshop



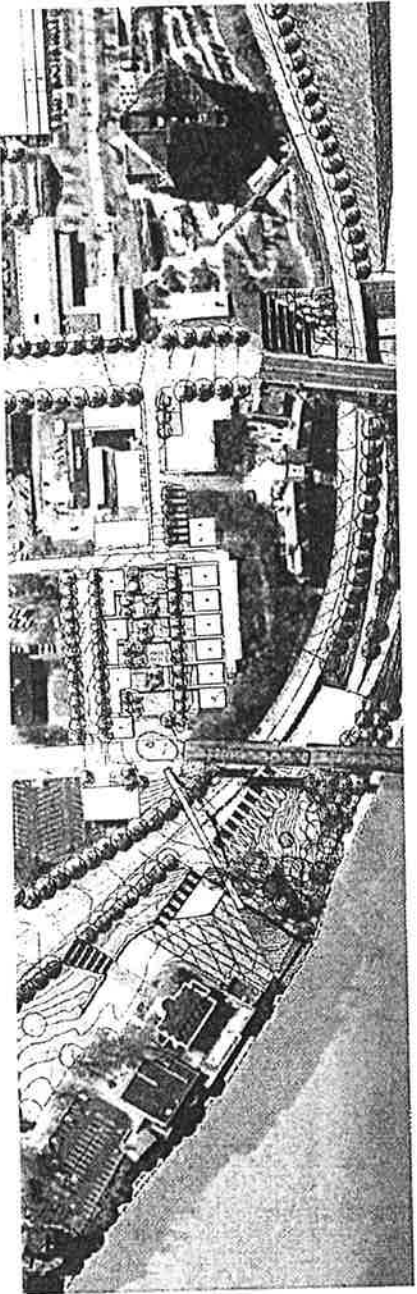
Recurrent themes emerged from the meetings: fully connect the community to and along the river; provide a unique and authentic Chattanooga experience; create a 24-hour waterfront; get the key projects started right away.

In May 2002, the design team unveiled an ambitious and exciting plan that reflected these community priorities.



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Moffatt Nichol / Arcadis G&M





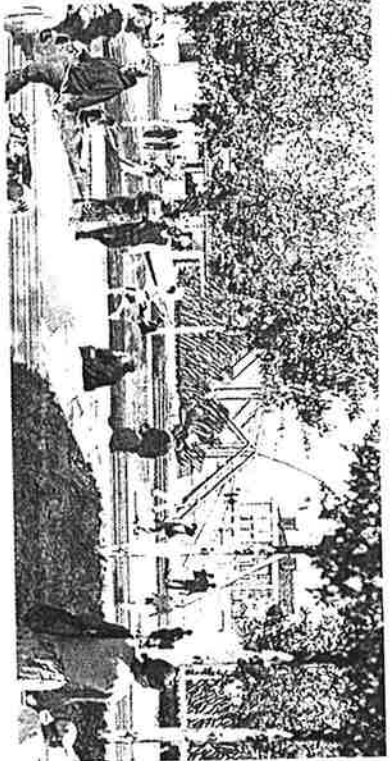
First Street Plan



Hunter Bridge

Hunter Museum

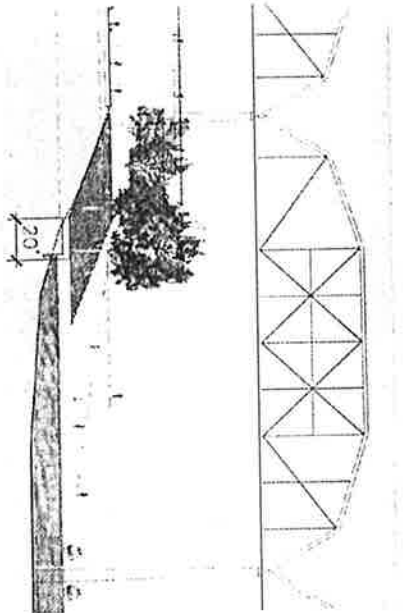
First Street Steps



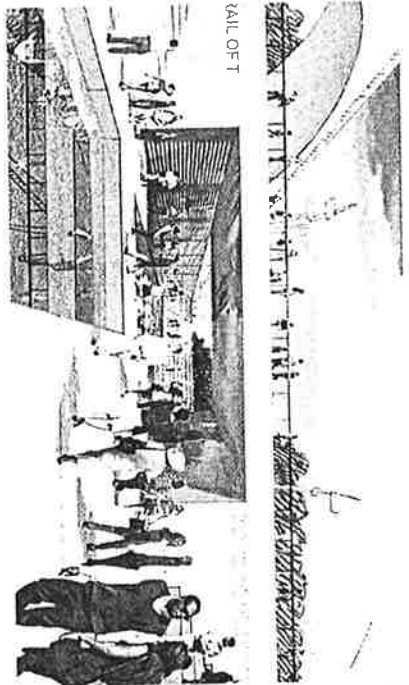
## Chattanooga, Tennessee

The 21<sup>st</sup> Century Waterfront Plan comprises 129 acres on both sides of the river stretching from the Veteran's Bridge on the east to Moccasin Bend and M.L. King Boulevard on the west. The plan area is divided into six distinct districts based on their natural features and development characteristics. Half of the districts – the First Street Steps, Ross's Landing Park, and Manufacturers' East – offer immediate development potential. Three others – Manufacturers West, Cameron Harbor and the Moccasin Bend Gateway will develop over a longer period.

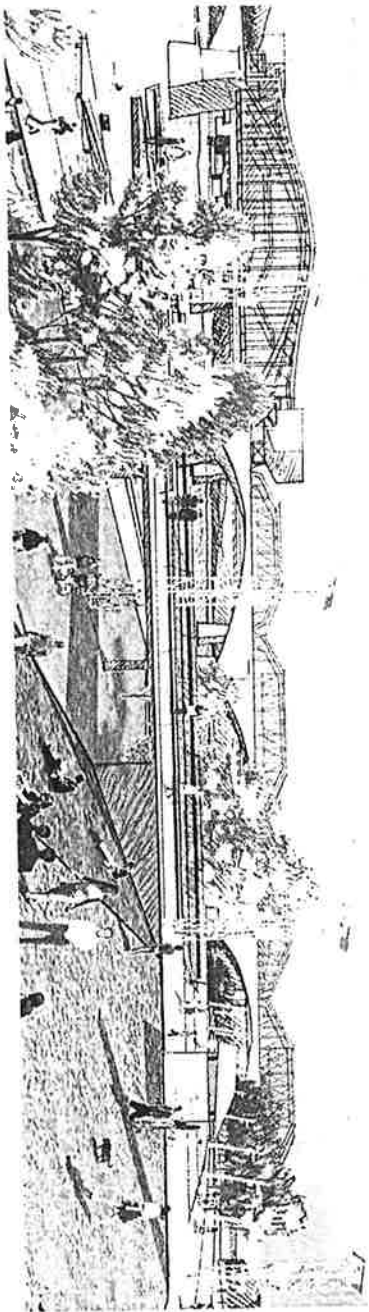
The **First Street Steps** connect Market Street and the Aquarium with the Walnut Street Bridge, the Bluff View Art District, and the Hunter Museum of American Art. A new public plaza is created between Cherry and Walnut Streets. First Street itself is transformed into a mixed-use neighborhood of residences, shops, cafés and galleries with a funicular to ease the trip up and down the hill. Pedestrian connections at Second Street and a proposed bridge from the Walnut Street Circle across Riverfront Parkway complement the Hunter's plans to reconnect the museum to the city.



Tennessee River Terraces Section



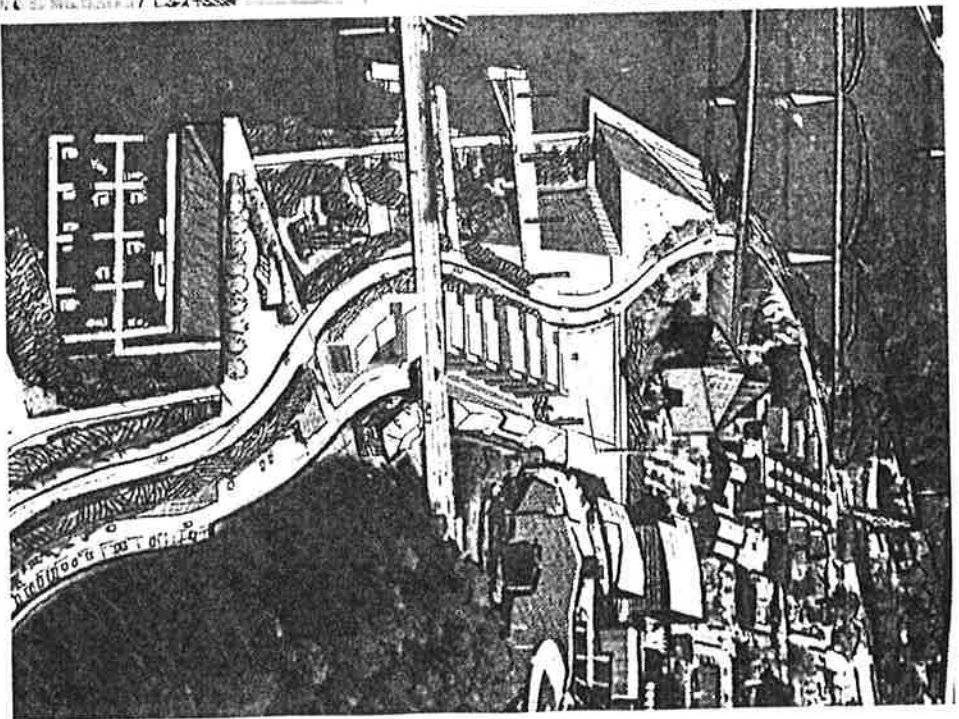
Trail of Tears at Ross's Landing



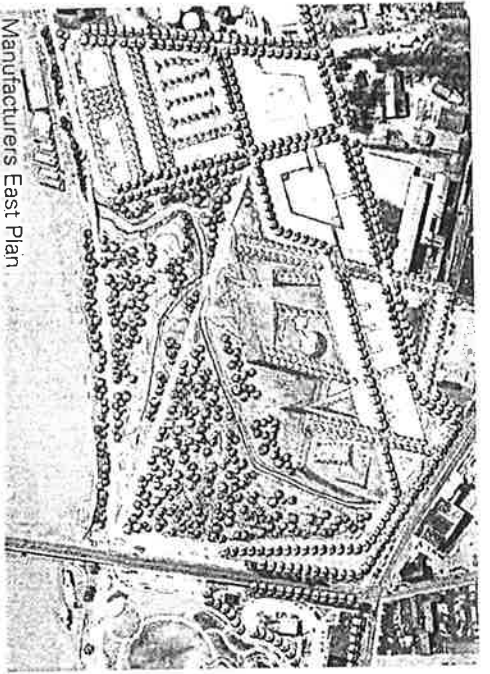
Ross's Landing Park

The revitalization of **Ross's Landing Park** is a cornerstone of the plan. Here at the birthplace of the city, the vision includes a reconfigured Riverfront Parkway allowing for an enlarged and enhanced riverside park. This expansive area encompasses the Chattanooga Green and the Tennessee River Terraces and will be a fabulous and functional setting for riverside festivals. The trailhead of the Trail of Tears is honored, and much-needed docking facilities accommodate transient boaters.

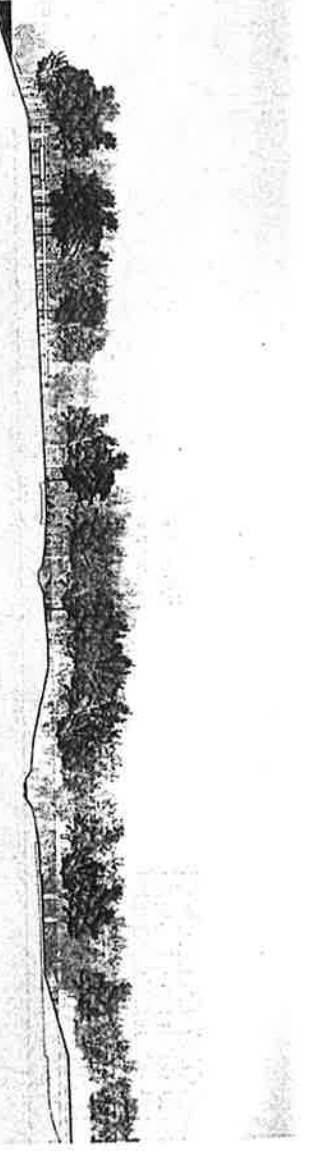
An expanded marina, water taxis, riverfront cafes, residential units and commercial development bring a fitting vitality to the area known as the "front porch" of the city. The crown jewel is the expansion of the Tennessee Aquarium, solidifying its position as the finest freshwater aquarium in the world.



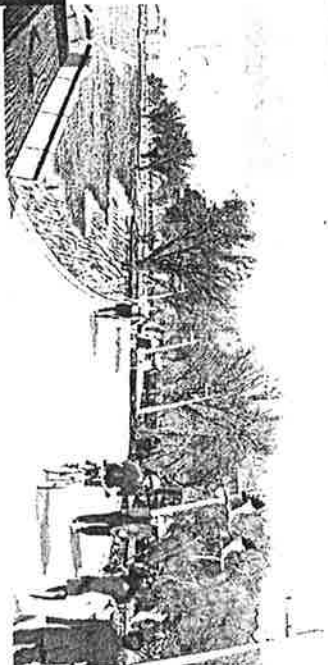
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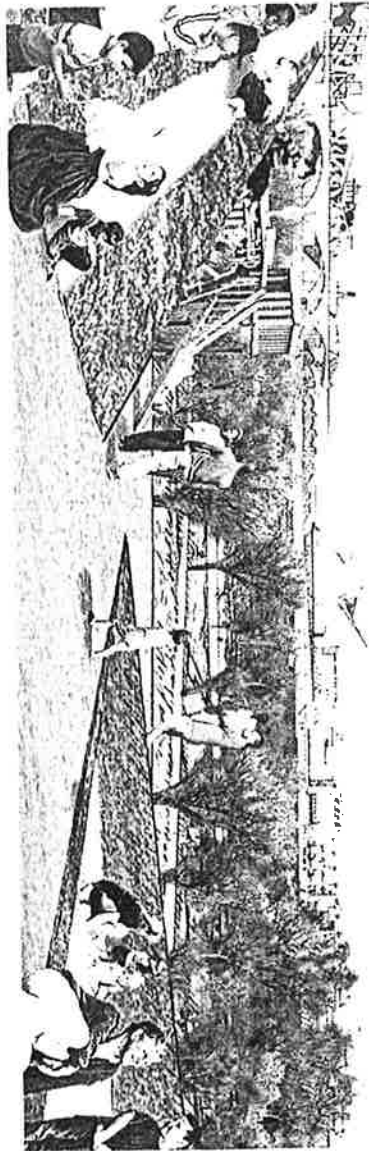
Manufacturers East Plan



Tennessee Wetland Section



Tennessee Wetland and Riverwalk

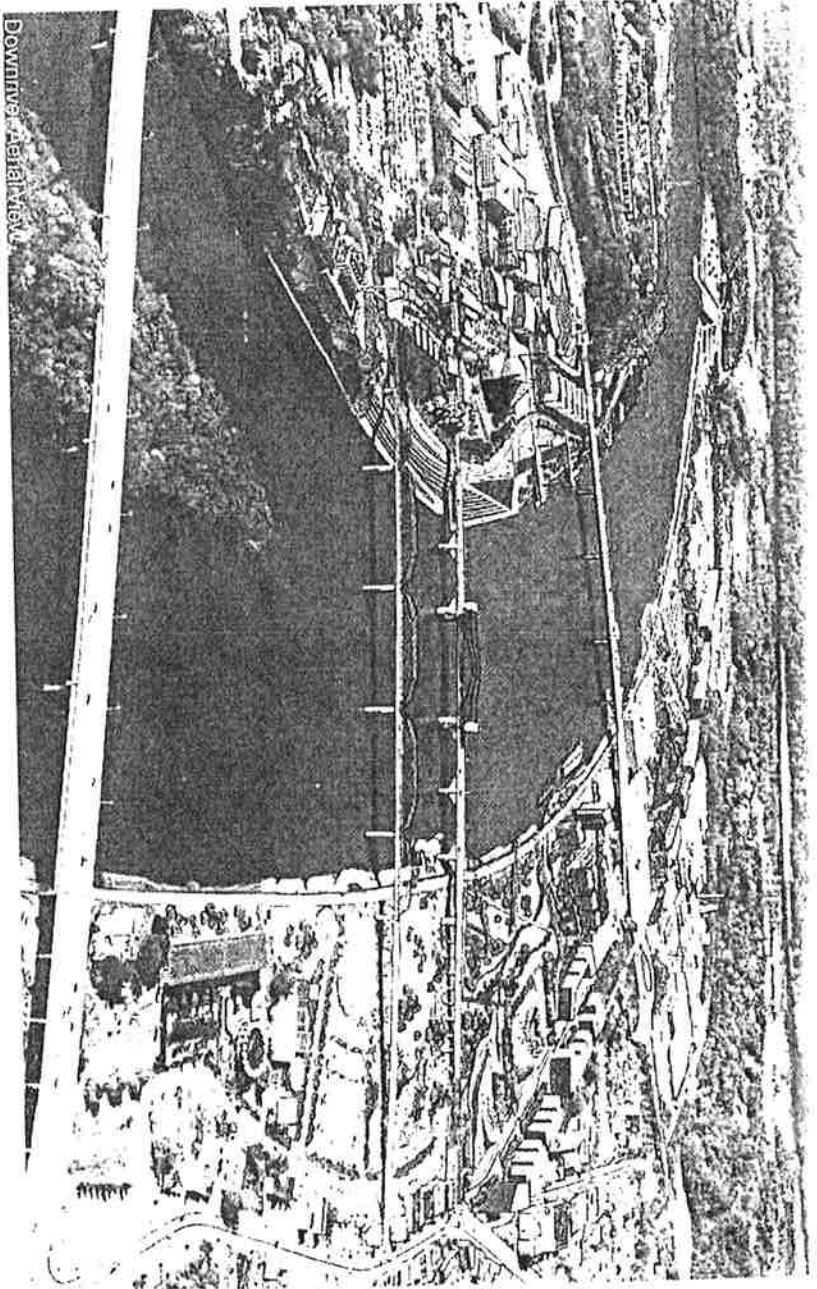
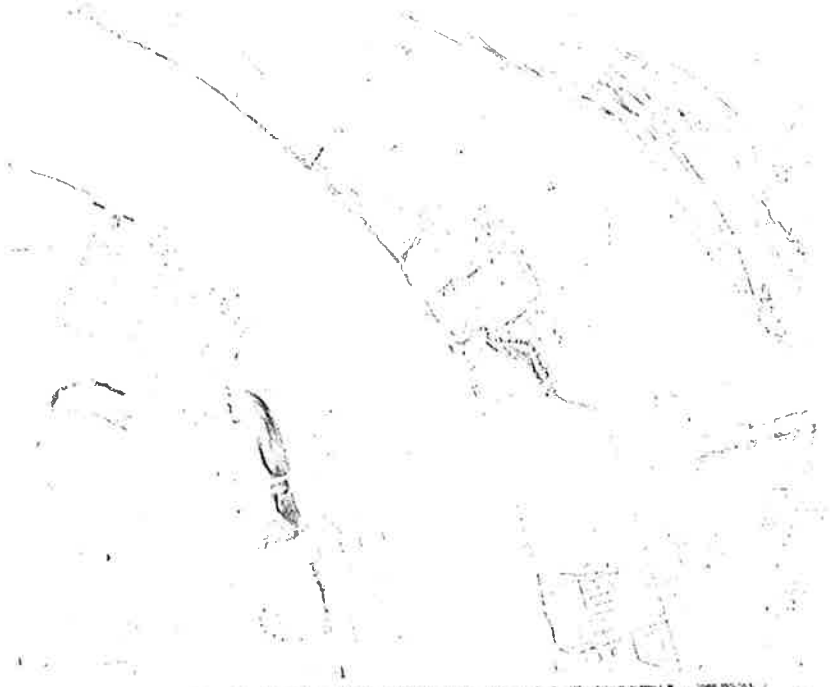


Adventure Playground

## Chattanooga, Tennessee

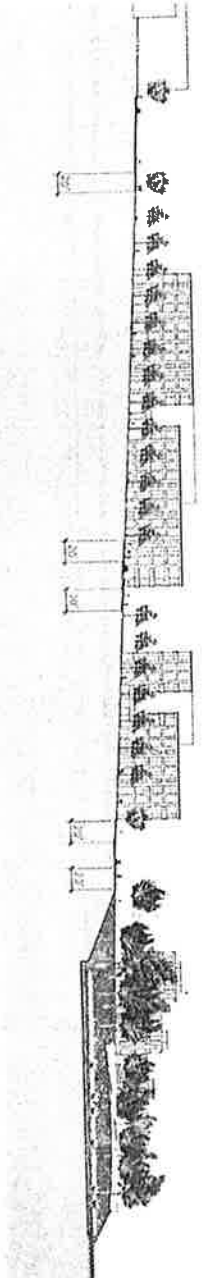
**Manufacturers East** comprises the area near the intersection of Manufacturers Road, Cherokee Boulevard and Market Street. The plan calls for a new mixed-use neighborhood of residential and commercial development that mark the beginning of a connection between downtown and Moccasin Bend. The highlight of this district is the Tennessee Wetland Park, preserving the wetlands west of the Market Street Bridge as a nature reserve with an interpretive riverside boardwalk. The Adventure Playground and a segment of the Trail of Tears bring recreation and history to the district, and the collective components of the district provide a perfect complement to Coolidge Park





Downriver Aerial View

Cameron Harbor Section



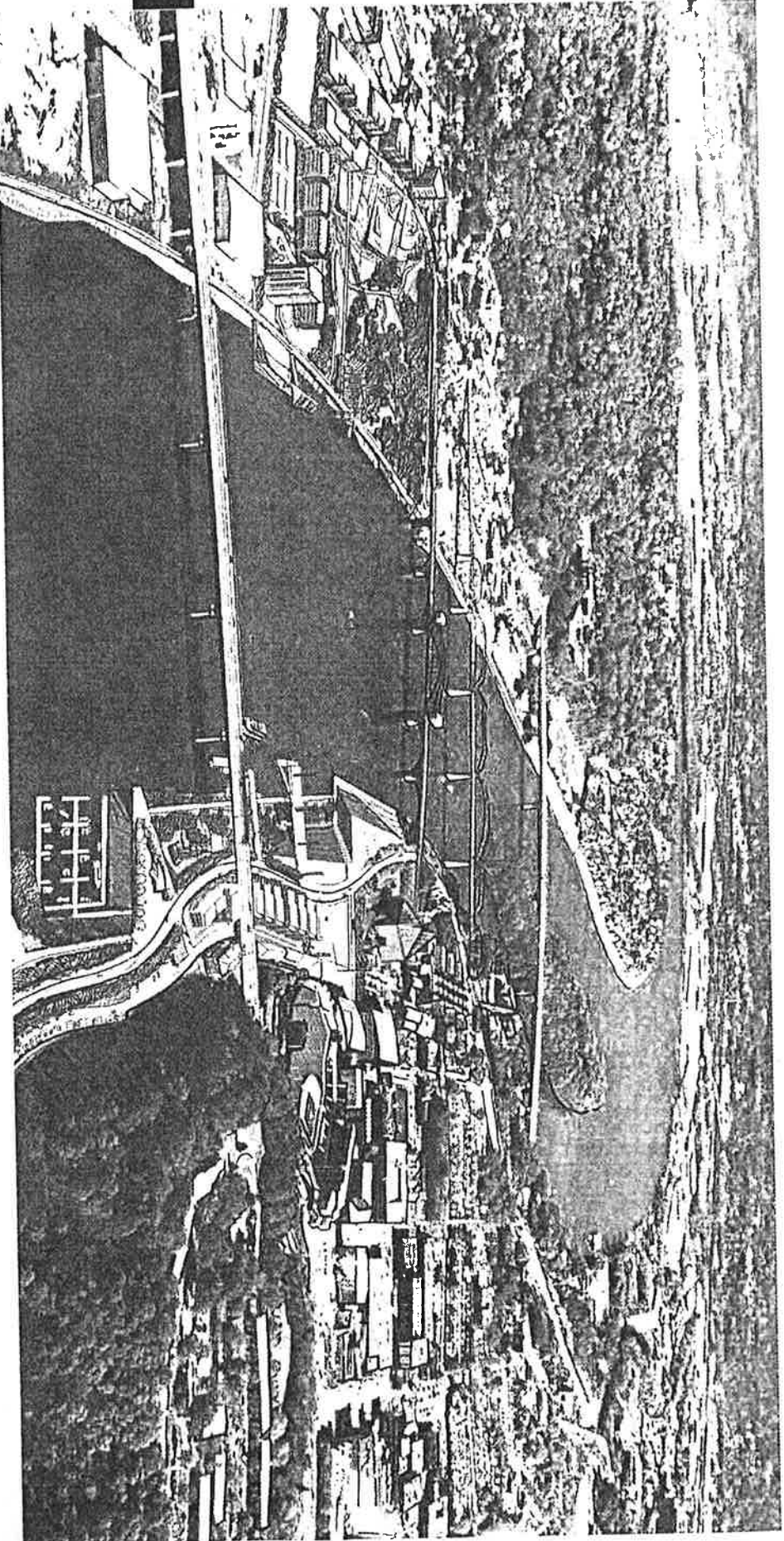
Highlights of the remaining segments include: **Cameron Harbor** – anchoring the west end of M. L. King Boulevard with a marina, housing and offices, restaurants and shops, green space and a river taxi linking to the developments upriver and down; **Manufacturers West** – celebrating the industrial character of the river’s north shore, but tempering it with riparian habitats, riverwalk segments and a canoe launch; **Moccasin Bend Gateway** – providing a interpretive center, water taxi access and celebratory gateway into the Moccasin Bend National Park, pending the declaration of park status.

The 21<sup>st</sup> Century Waterfront Plan represents the unfinished business that was begun with the Tennessee Riverpark Master Plan and stands as another testament to Chattanoogaans’ ability to forge bold visions punctuated by aggressive implementation. It is the blueprint for a riverfront without rival – a place for Chattanoogaans and their guests to recreate, to contemplate and to celebrate.



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Upriver Aerial View

# Chattanooga, Tennessee

**RiverCity Company**  
2nd Floor, Miller Plaza  
850 Market Street, Chattanooga  
TN 37402, tel(423) 265-3700  
[www.rivercitycompany.com](http://www.rivercitycompany.com)



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# 21st Century Chattanooga Waterfront

## introduction

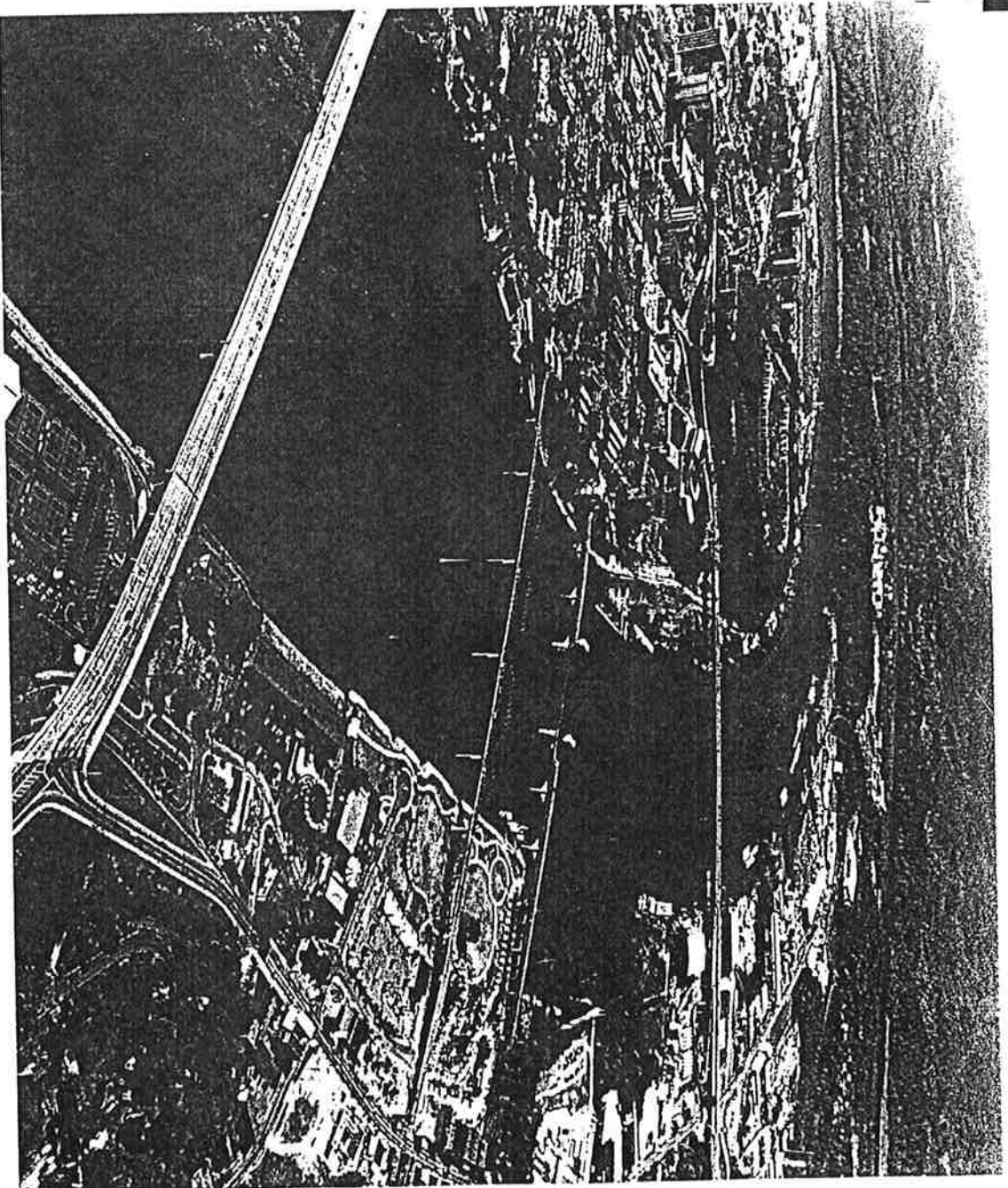
### INTRODUCTION

**THE PAST**  
foundations for a waterfront

**THE VISION**  
the waterfront  
the districts

**THE ACTIONS**  
best opportunities  
where first  
phase 1

### CONCLUDING REMARKS



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# 21st Century Chattanooga Waterfront

the past

## LAST CENTURY

### TENNESSEE RIVERPARK VISION at RIVER'S BEND 1985

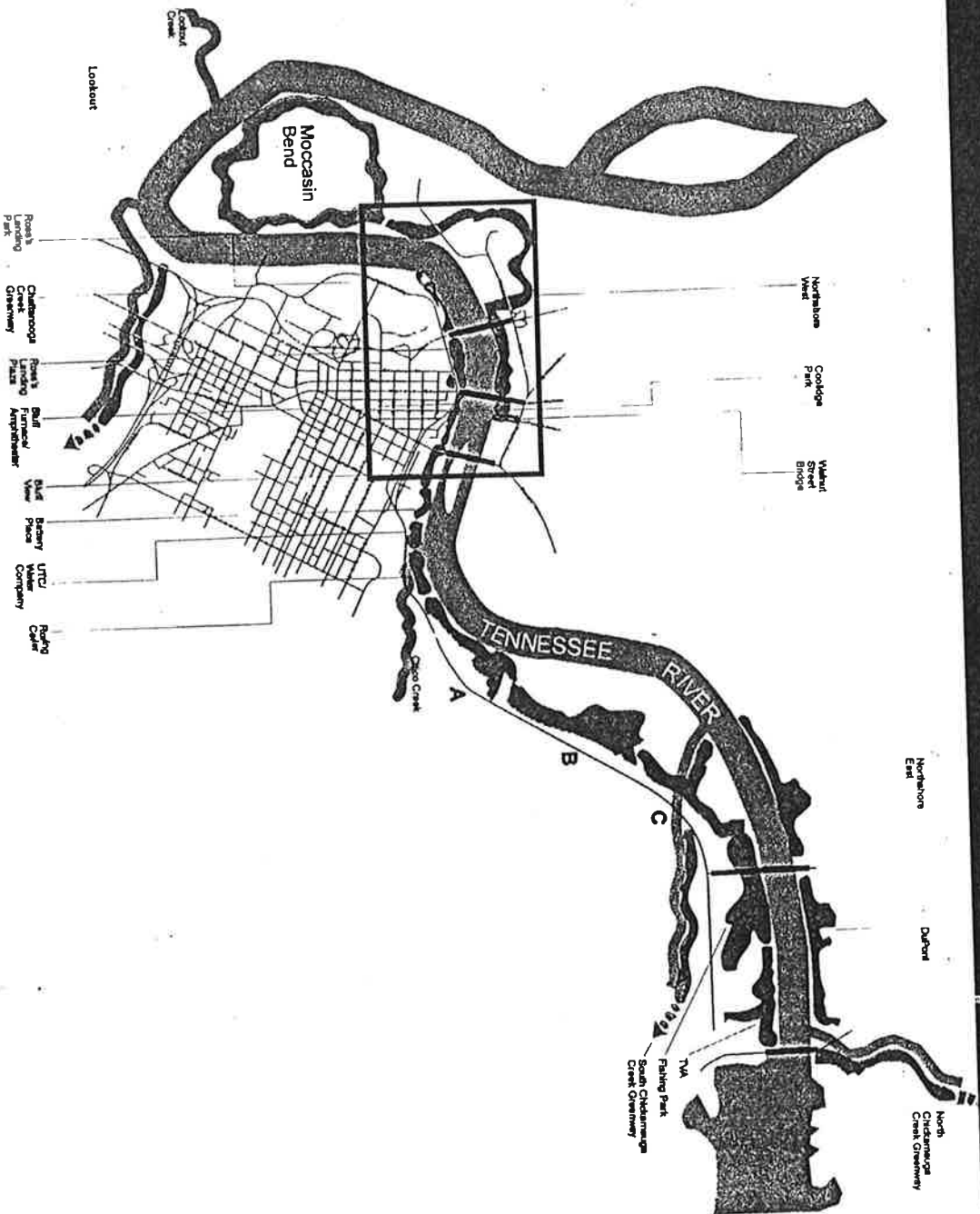
Connection of City to river  
over the Parkway

Connection of Downtown &  
North Chattanooga with a  
Trolley over the Walnut St  
Bridge

Aquarium, Museum, Housing  
Plazas and Parks down to the  
River

A five-year schedule

For all the success that has  
happened the connection and  
transformation of the  
waterfront seemed incomplete



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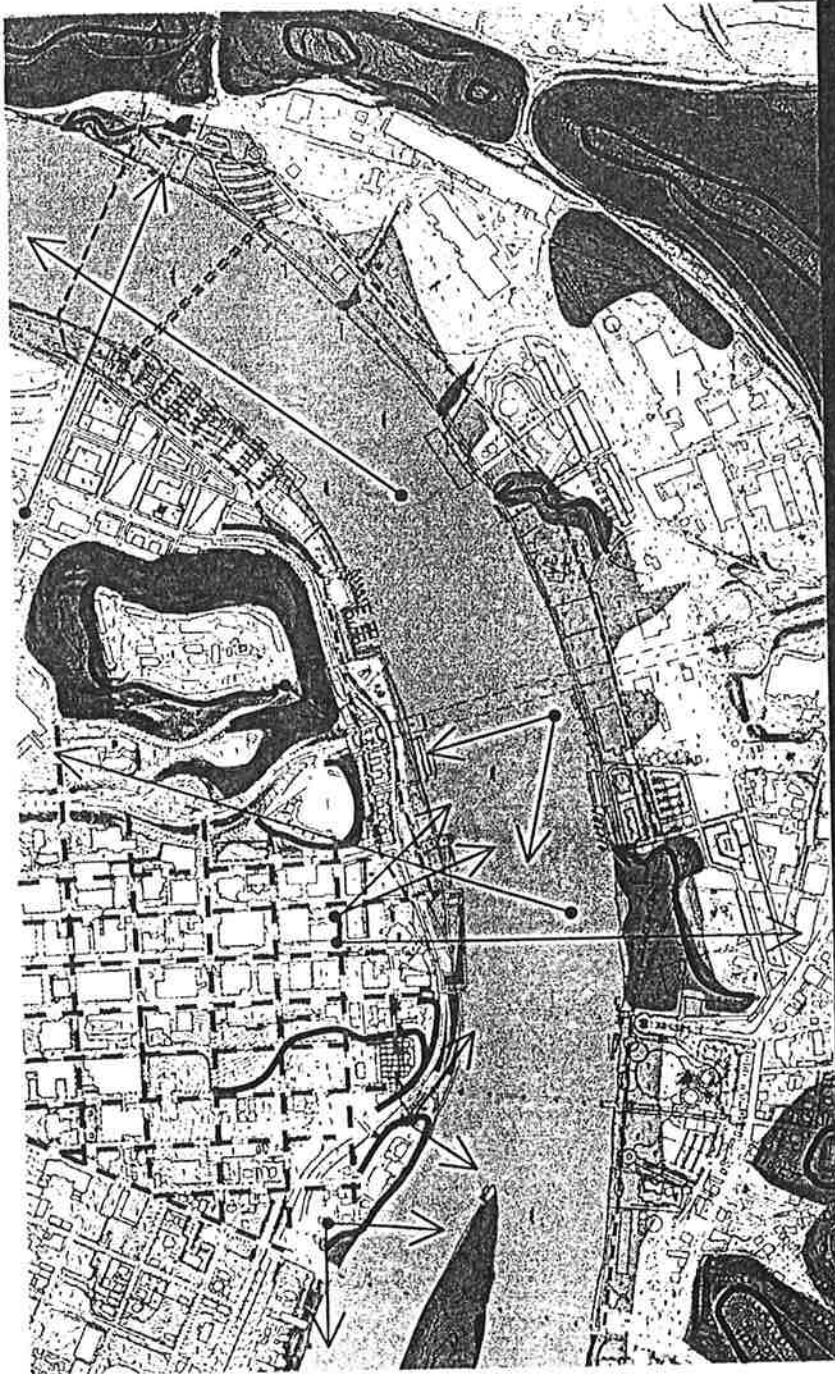
# 21st Century Chattanooga Waterfront

## THIS CENTURY

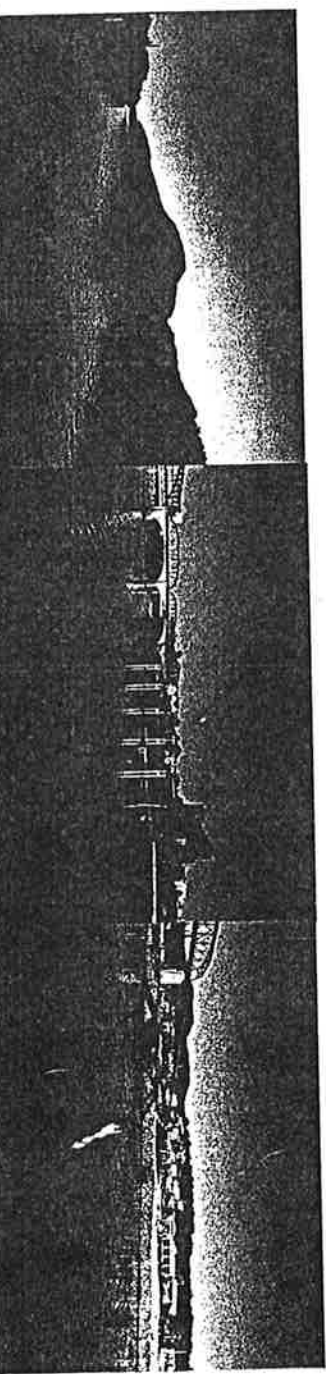
Things changed with the Parkway gifting.

A new look at what the opportunities are for the waterfront and a new vision to transform it.

the past



- ridge line
- remnant stream
- ▬ flood plain
- ▬ existing tree cover
- ▬ sewer mains
- ▬ hv overhead power
- - - original city grid
- → views



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# 21st Century Chattanooga Waterfront

the past

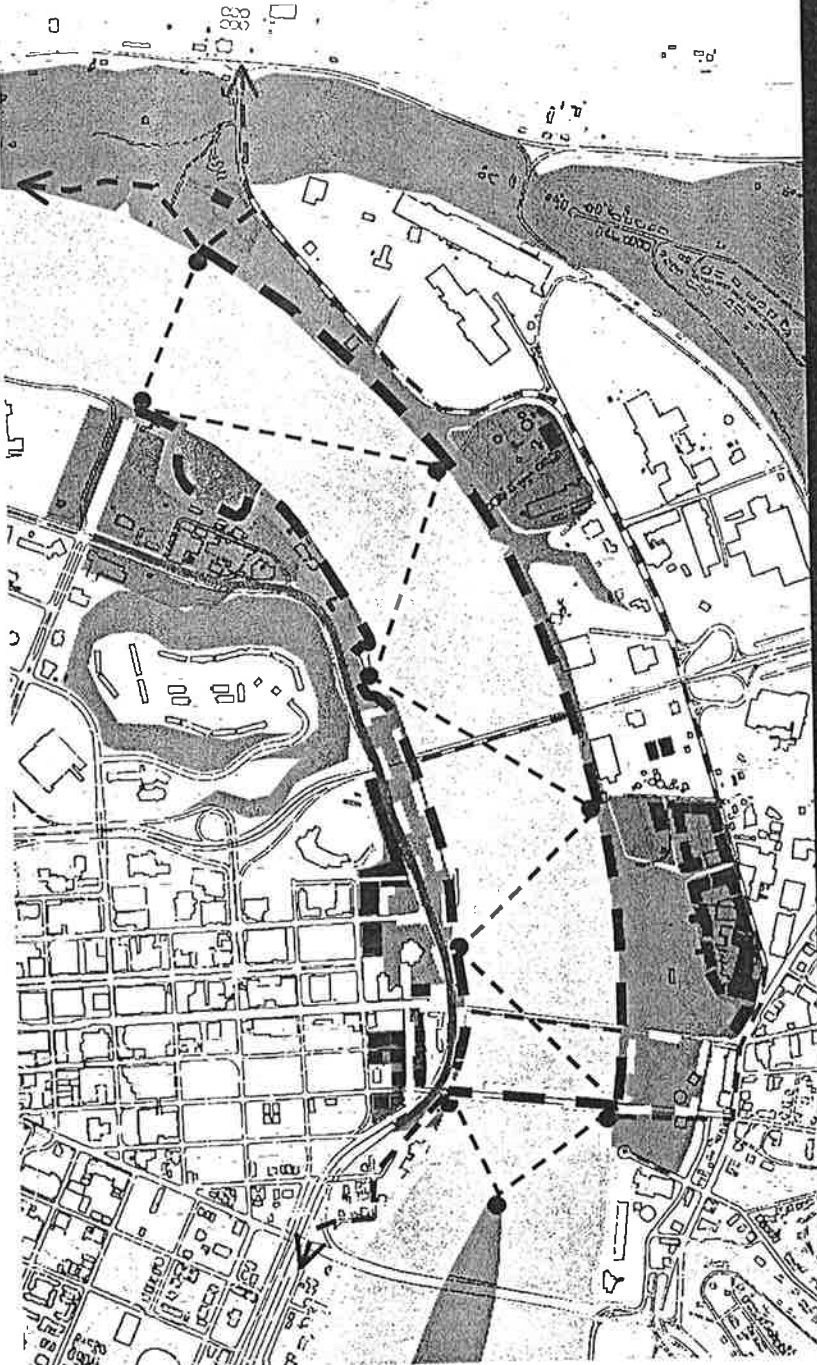
## 21st CENTURY PROCESS


Feb - Stakeholders Workshop

March - Public Charrette  
Program ideas


Goals  
Direction & Strategy for the  
transforming the waterfront


April - Exploring Design &  
Feasibility with the Planning  
and Design Studio



 RIVER ENVIRONMENT  
Connection & Cleaning

 RIVER LOOP RiverWalk Esplanade

 Reducing The Parkway  
Connecting Trails

 Water Transit & Landings

 RIVER CELEBRATION

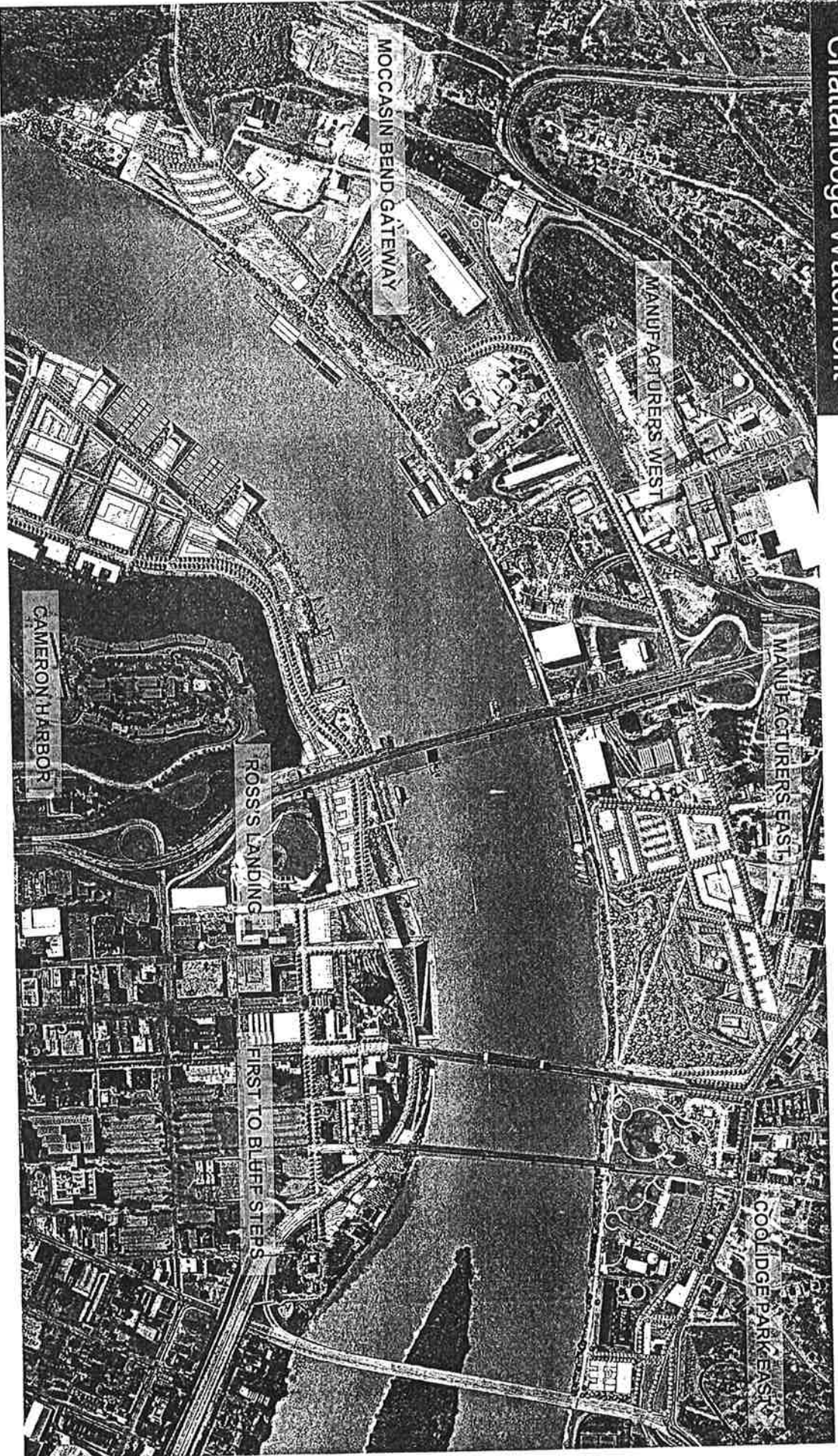


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21st Century  
Chattanooga Waterfront

the vision



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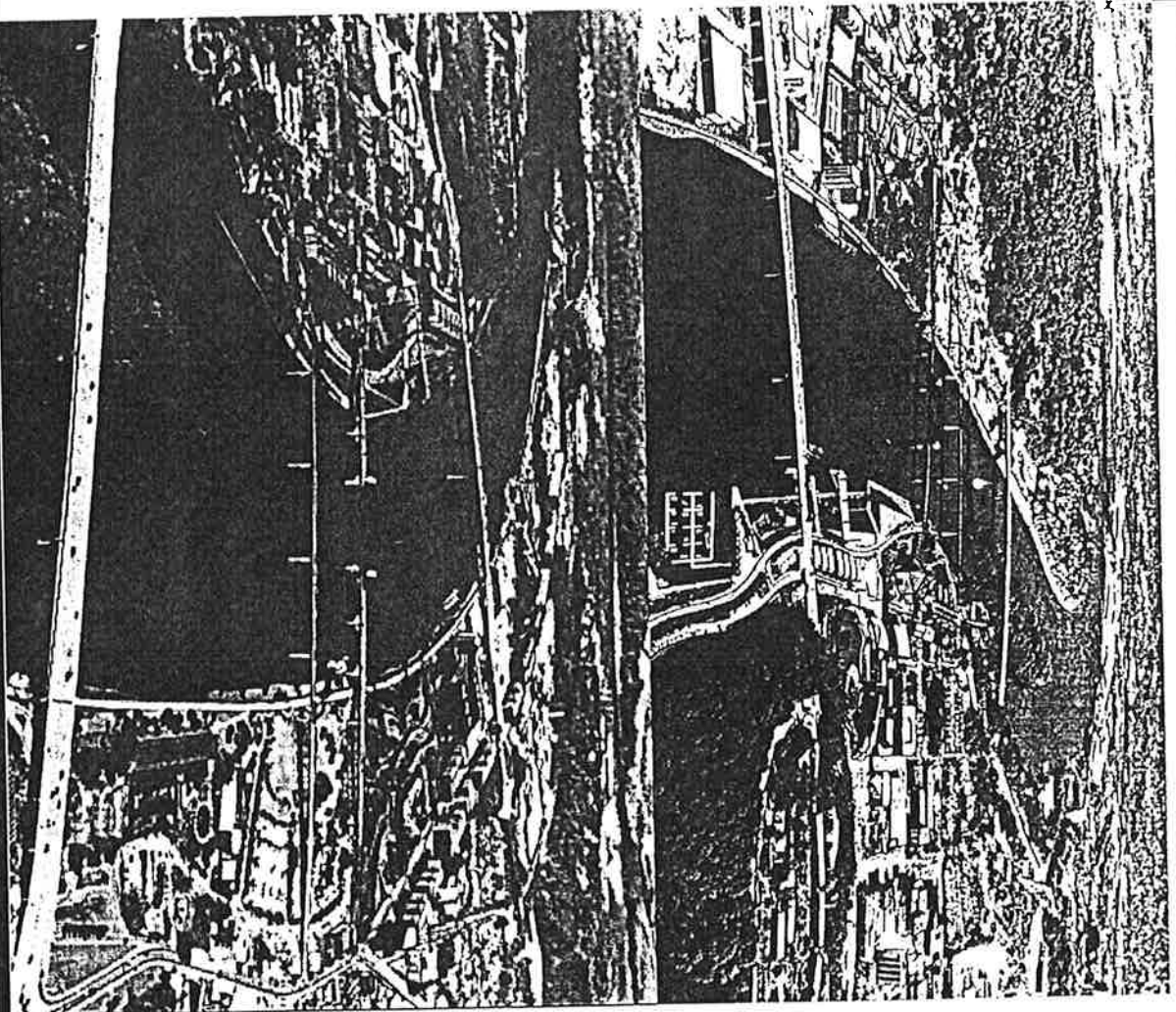
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# 21st Century Chattanooga Waterfront

UPRIVER & DOWNRIVER

the vision



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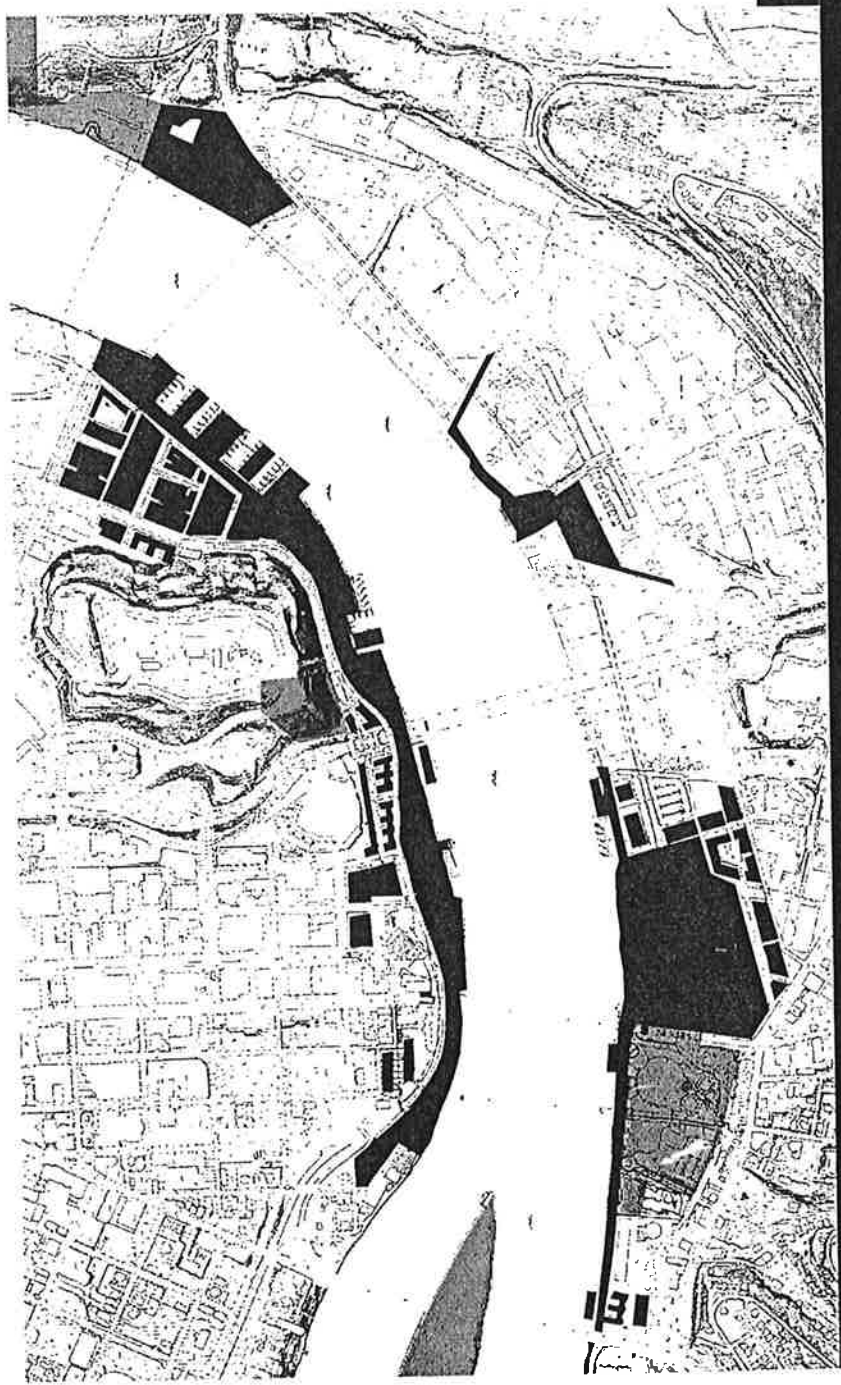
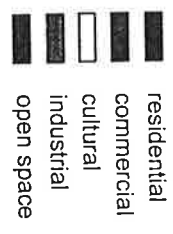
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# 21st Century Chattanooga Waterfront

the vision

## THE NEW WATERFRONT LAND USE BALANCE

- Residential 1000+ units
- Office 1,000,000 + SF
- Retail 130,000 + SF
- Restaurants 45,000 + SF
- Cultural 42,000 + SF
- New Open Space 40 + acres



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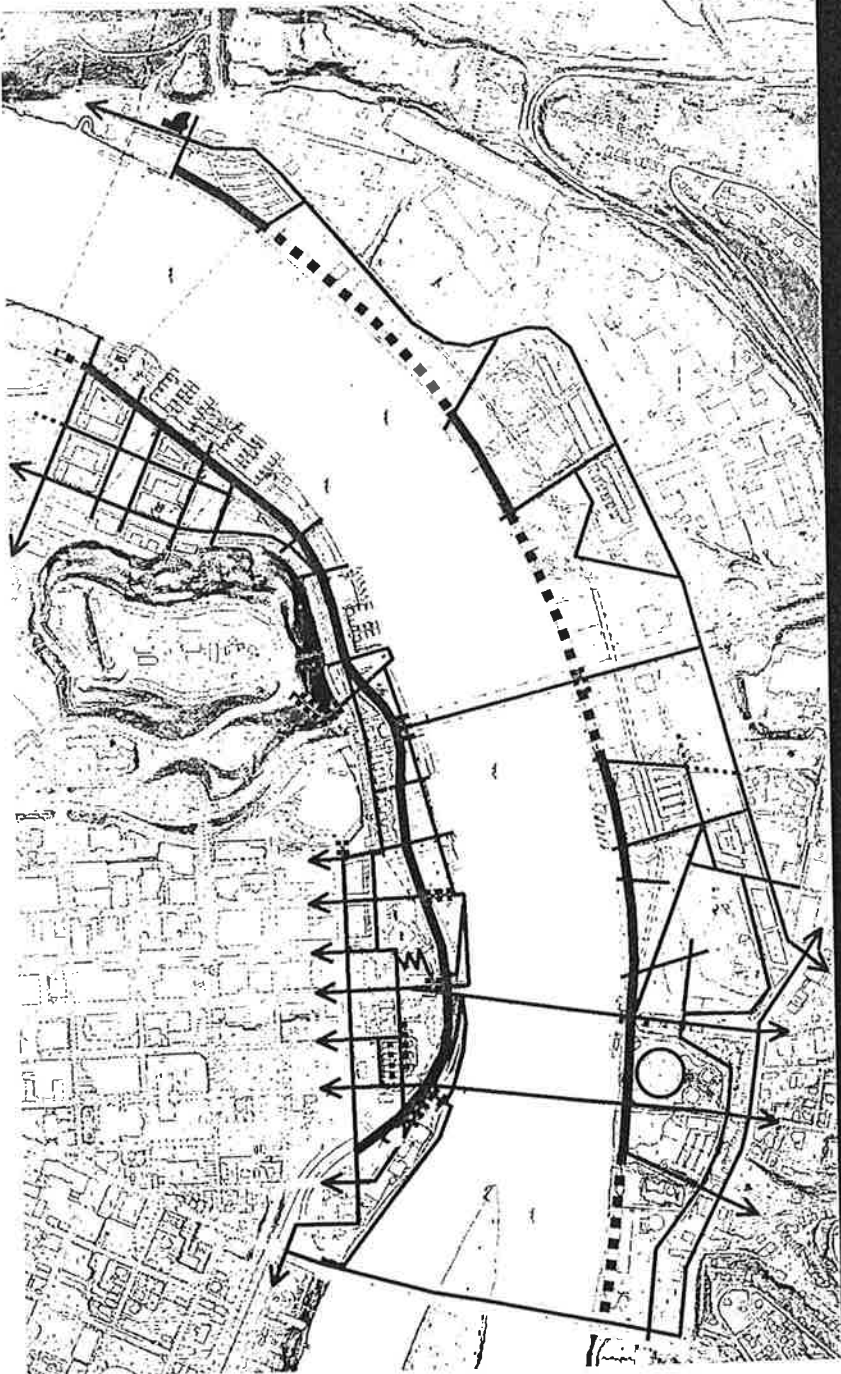
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# 21st Century Chattanooga Waterfront

## THE NEW WATERFRONT PEDESTRIAN SYSTEM

- pedestrian paths ADA route
- ▬ riverwalk paths & esplanade
- ▬▬▬ future extension
- ▬▬▬▬ stairs / ramps



the vision



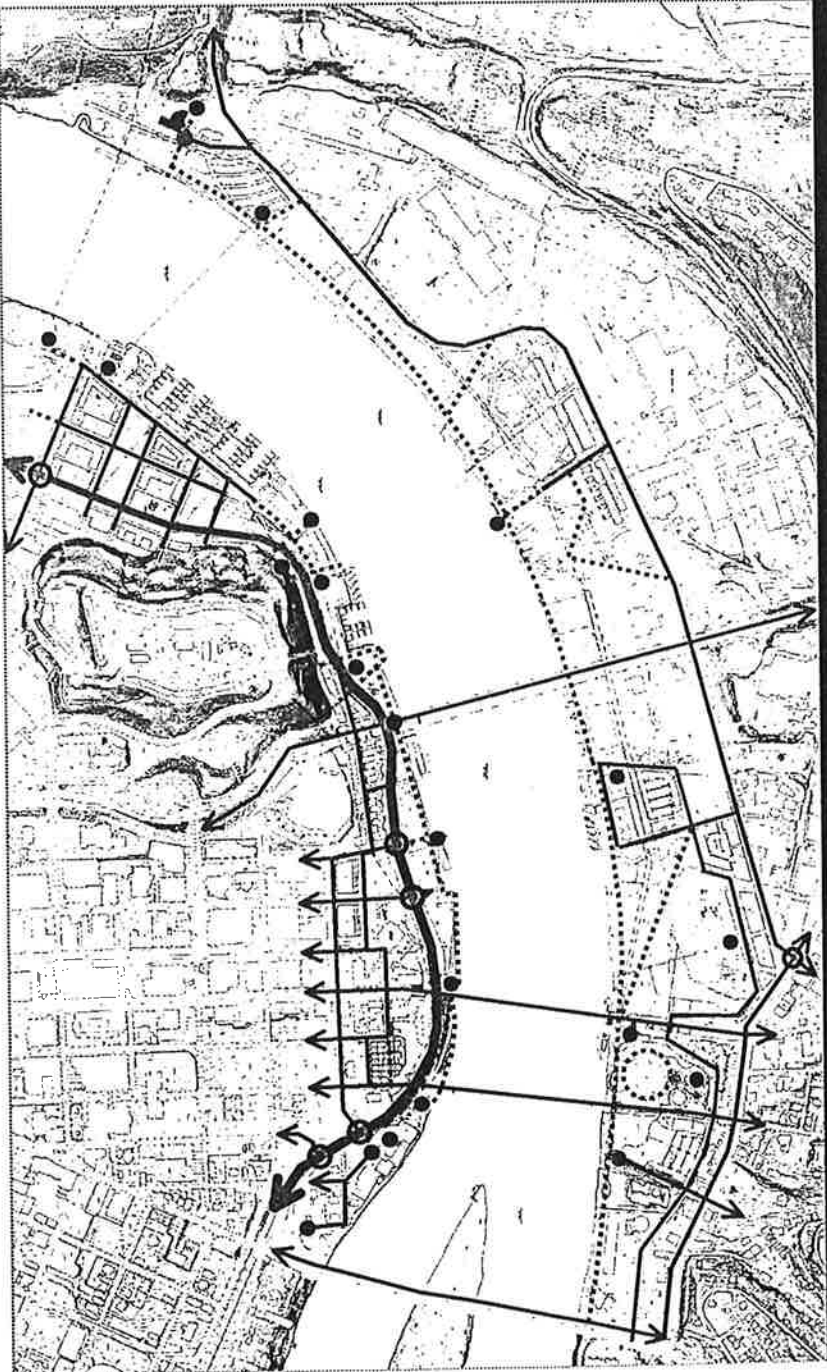
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# 21st Century Chattanooga Waterfront

## THE NEW WATERFRONT VEHICULAR SYSTEM

- streets
- ▬ reconfigured Parkway
- maintenance & service point
- traffic signals



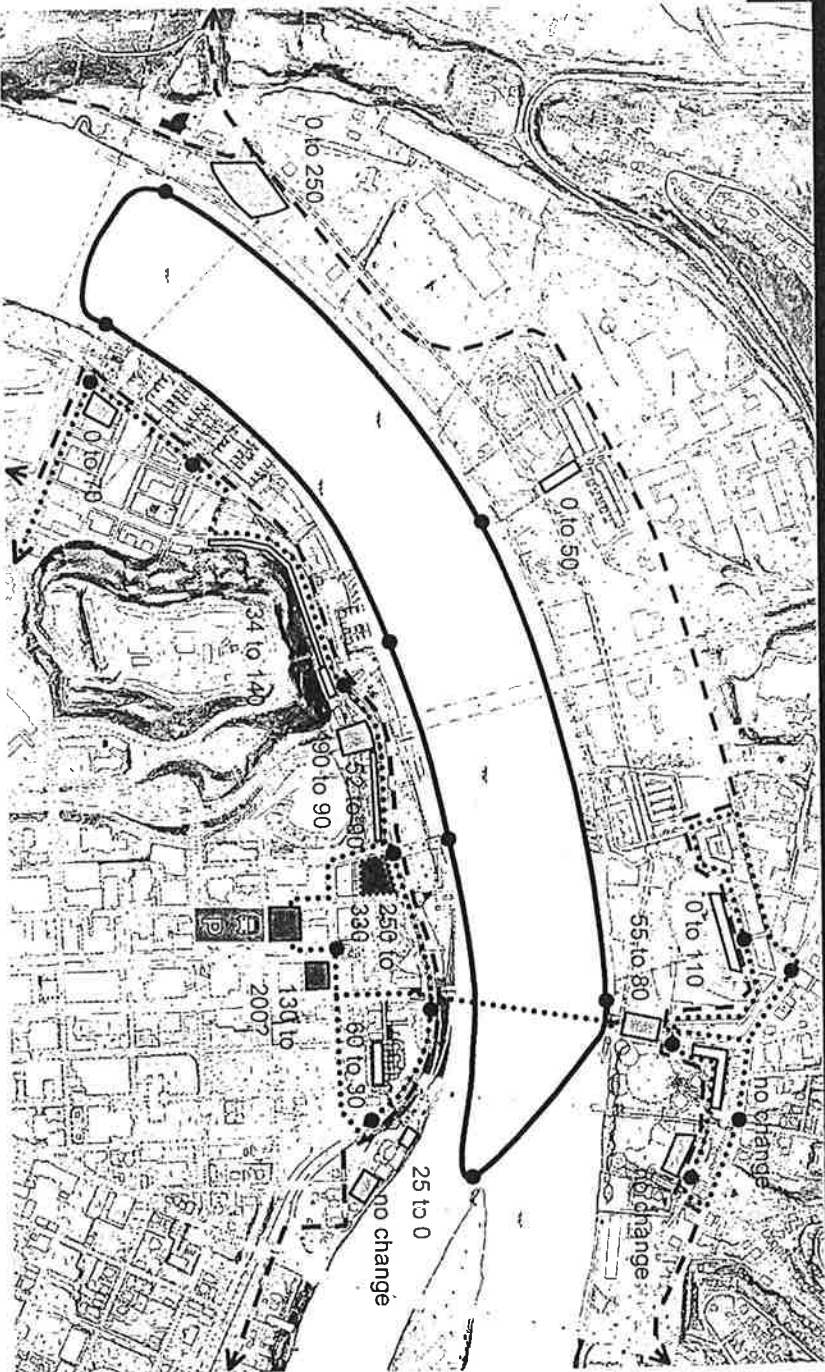
the vision



# 21st Century Chattanooga Waterfront

## THE NEW WATERFRONT TRANSIT SYSTEM

the vision



- shuttle bus route & stops
- water taxi route & stops
- cycle way
- public accessible parking lot / street
- ▒ public accessible parking garage above
- ▓ public accessible parking garage below
- 0 to 70 public accessible parking spaces existing# to proposed#



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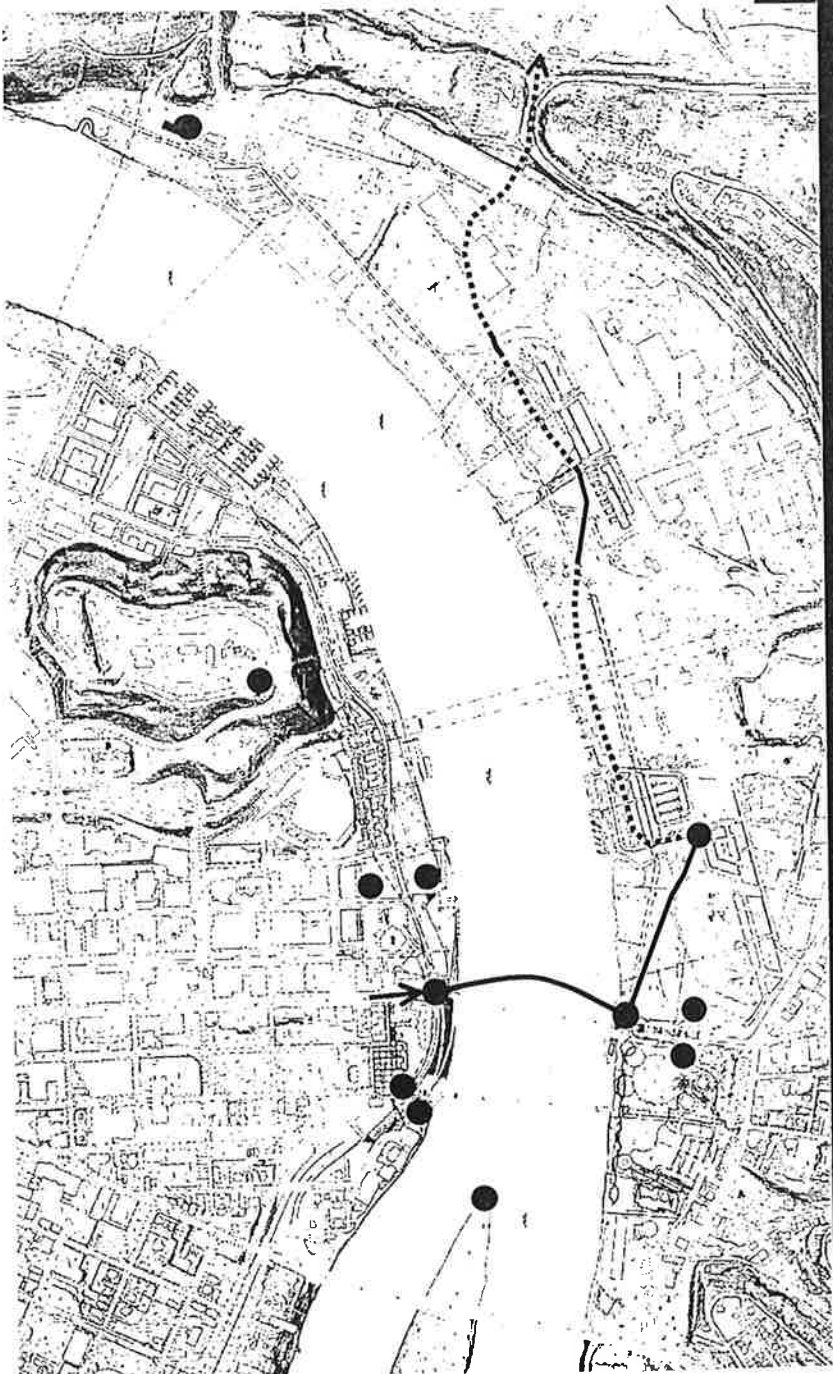


# 21st Century

## Chattanooga Waterfront

### THE NEW WATERFRONT HISTORICAL INTERPRETATION

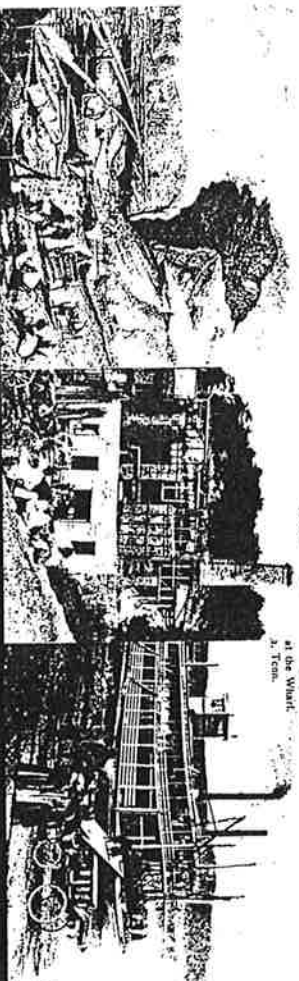
- Ross's Landing & Ferry
- Trail of Tears
- Bluff Furnace
- Civil War
- City's First Water Supply
- Wharves & Riverboats
- Bridges
- Smokestack
- City's first park
- Moccasin Bend



the vision

— Trail of Tears fragment

● interpretive site



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# 21st Century Chattanooga Waterfront

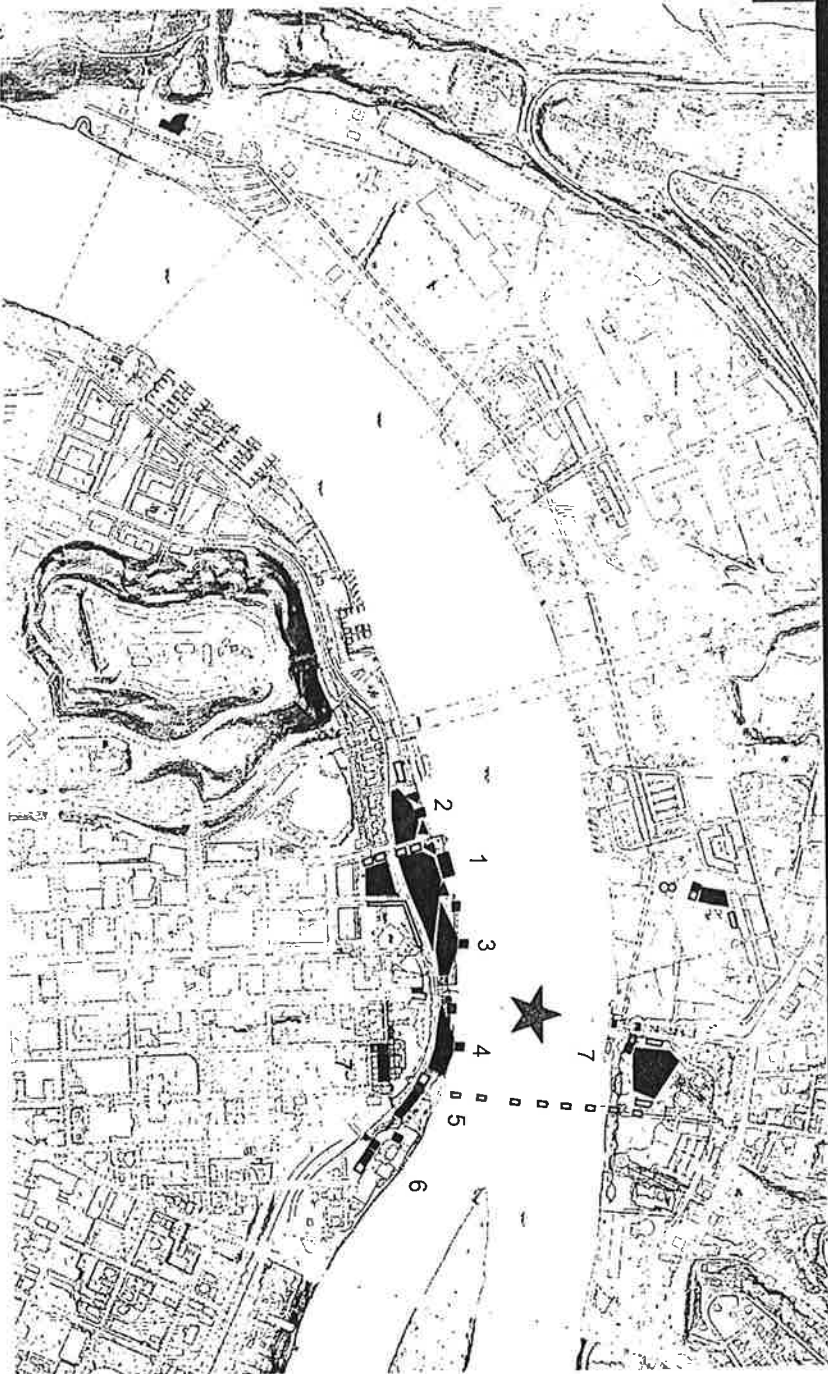
the vision






THE NEW WATERFRONT  
RIVER CELEBRATION

Year round festivals

Riverbend Festival

Markets



-  stage
-  audience area
-  vendor
-  support
-  fireworks



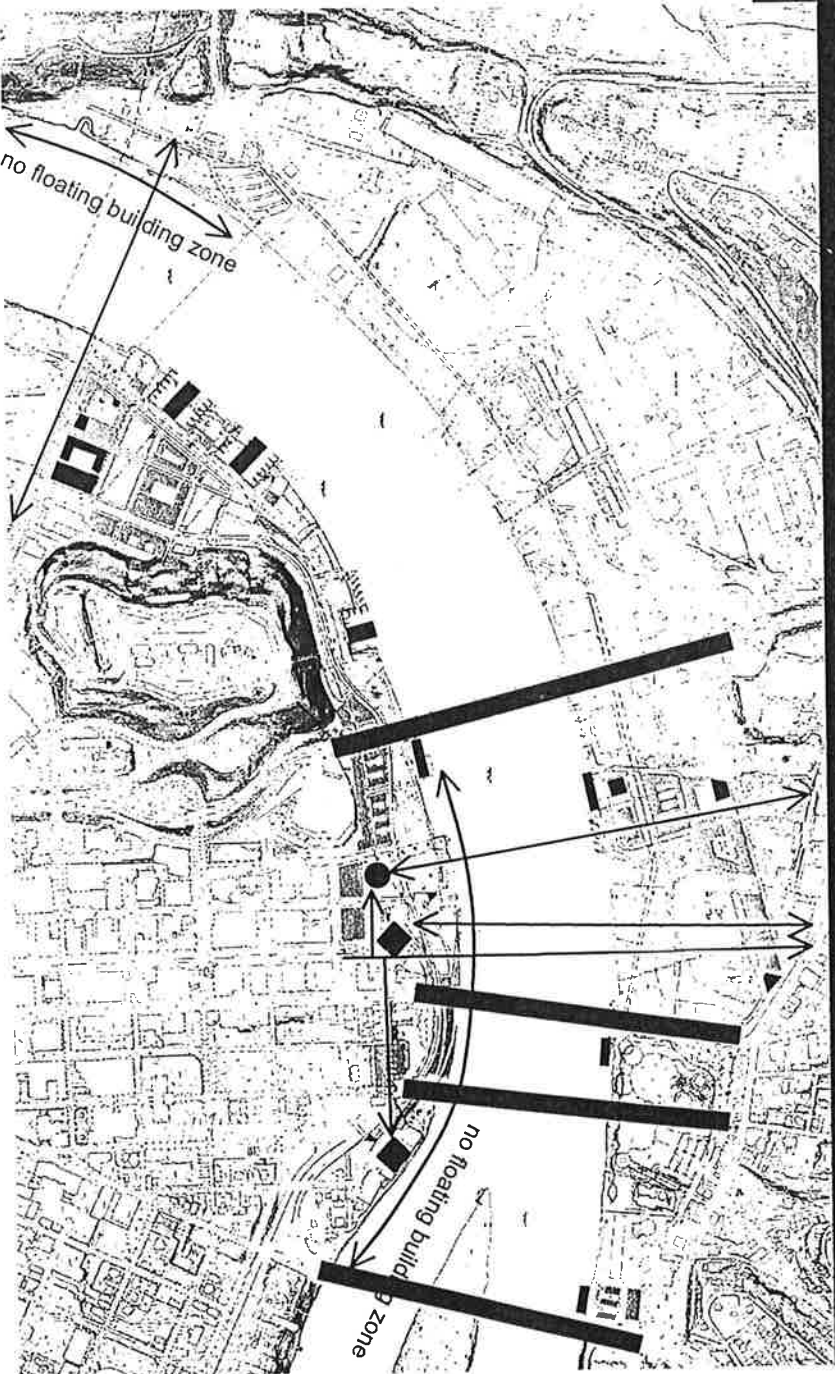
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# 21st Century Chattanooga Waterfront

## THE NEW WATERFRONT URBAN DESIGN

the vision



- buildings up to 3 levels
- buildings 4 & 6 levels
- buildings 7 to 8 levels
- ◆ landmarks to respect in height & view
- floating "buildings" up to 1 level



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# 21st Century

## Chattanooga Waterfront

### THE NEW WATERFRONT ART

the vision



- icon elements
- site specific art
- art in sculpture gardens



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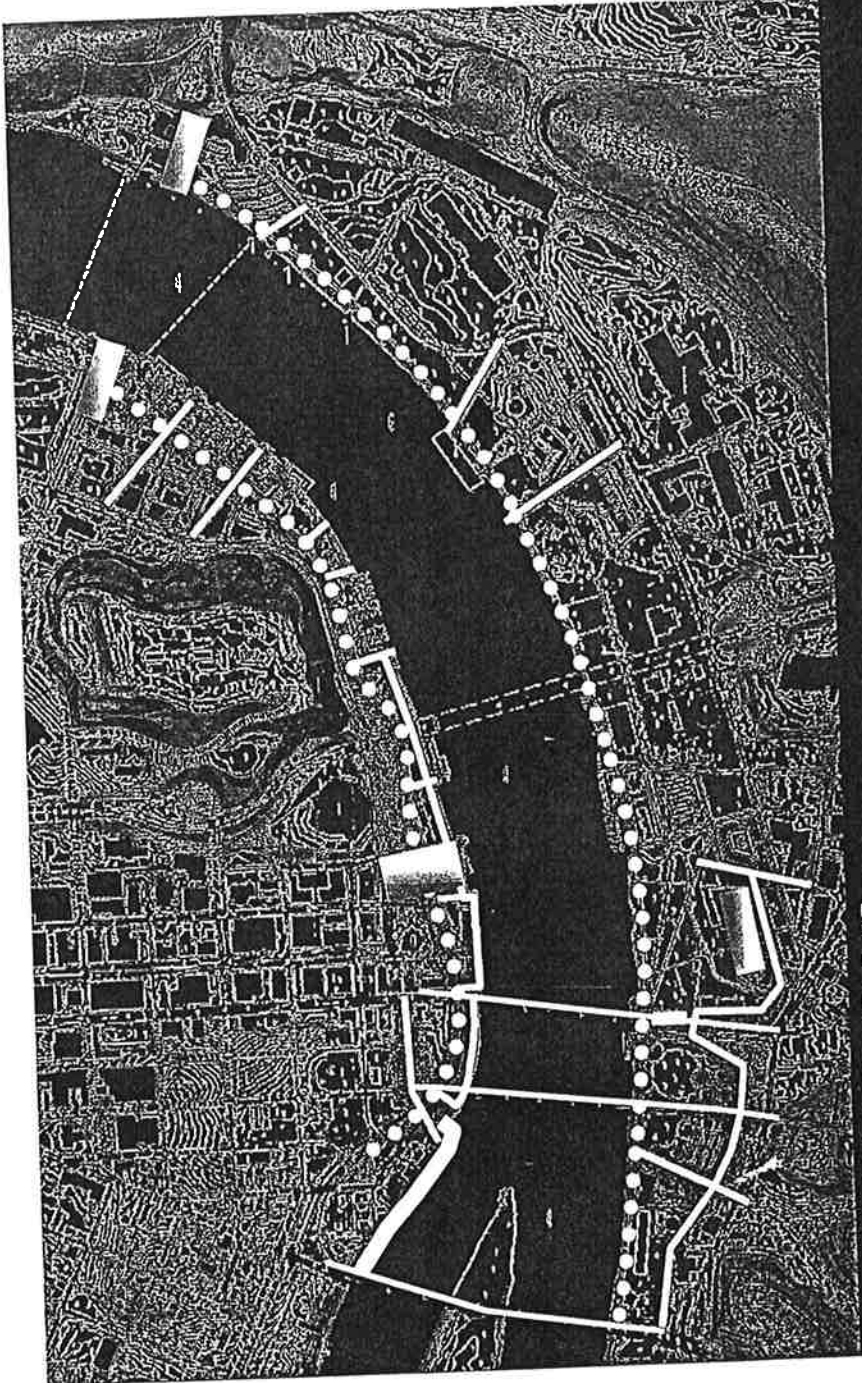
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21st Century  
Chattanooga Waterfront

THE NEW WATERFRONT  
LIGHTING

the vision



-  loop vehicular & pedestrian lighting
-  pedestrian lighting
-  area lighting
-  special effect lighting
-  street lighting not shown



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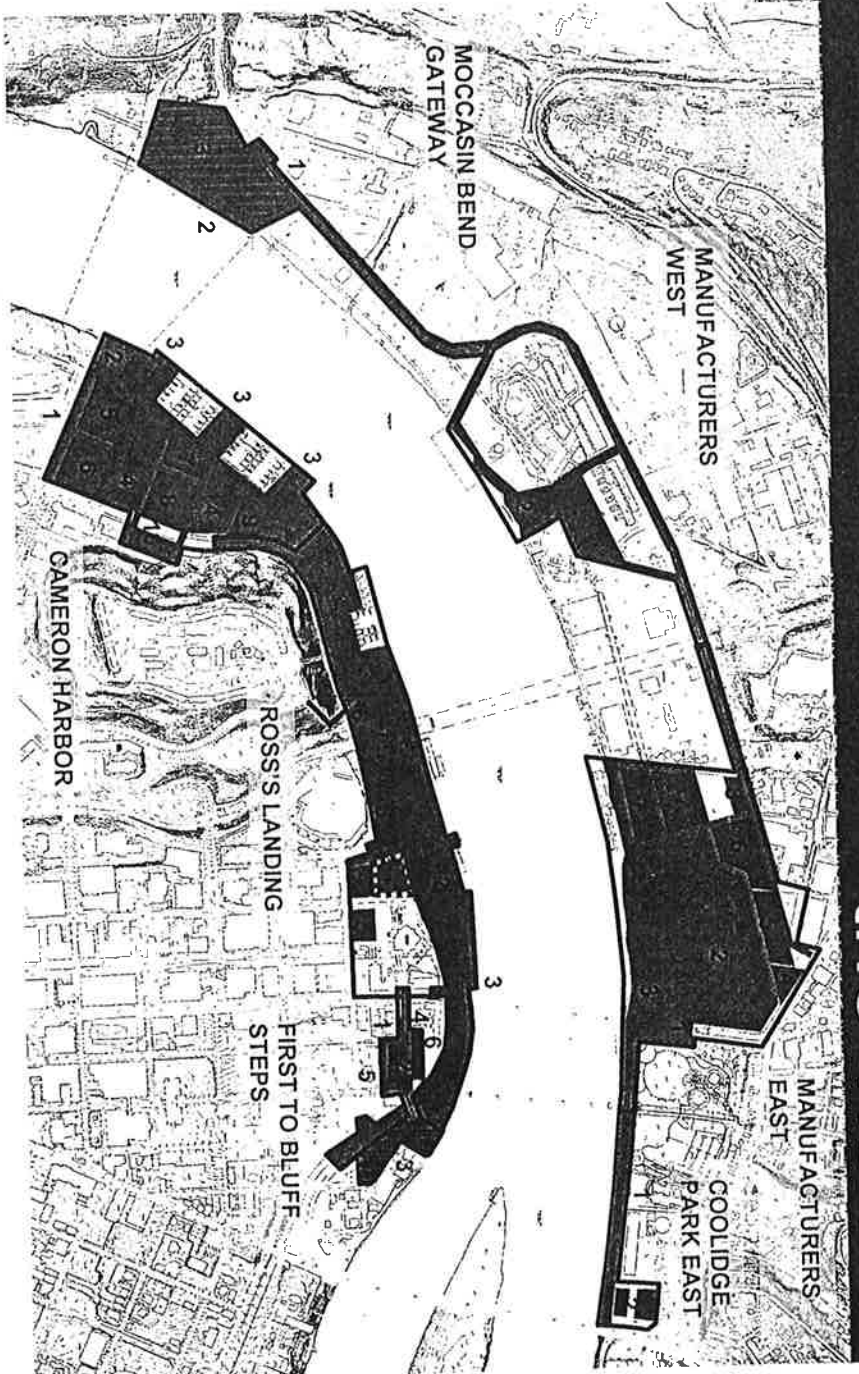
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# 21st Century Chattanooga Waterfront

## THE NEW WATERFRONT POTENTIAL PROJECTS

the vision



- █ Roads/Streets/Projects
- █ Park/Plaza Projects
- █ Development Projects - Outdoor focussed
- █ Development Projects



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## 21st Century Chattanooga Waterfront

## ross's landing

- Narrowed & reconfigured Parkway
- Reconnected Pine St
- Expanded Park into City
- Accessible walk along the river
- A "Green" usable at night
- Mooring for transient boats 40+
- City Pier with water taxi
- Honor The Ross's Landing
- Upgraded Marina service 30+
- More parking near and under the "Green"
- Housing 200+ with mixed use
- Restaurants with river views

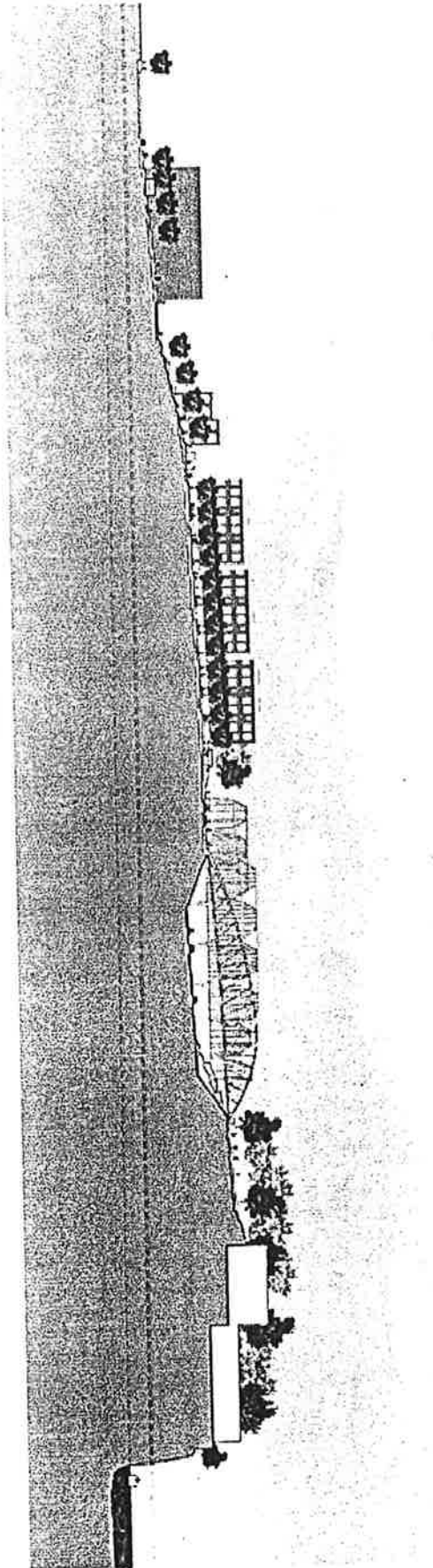


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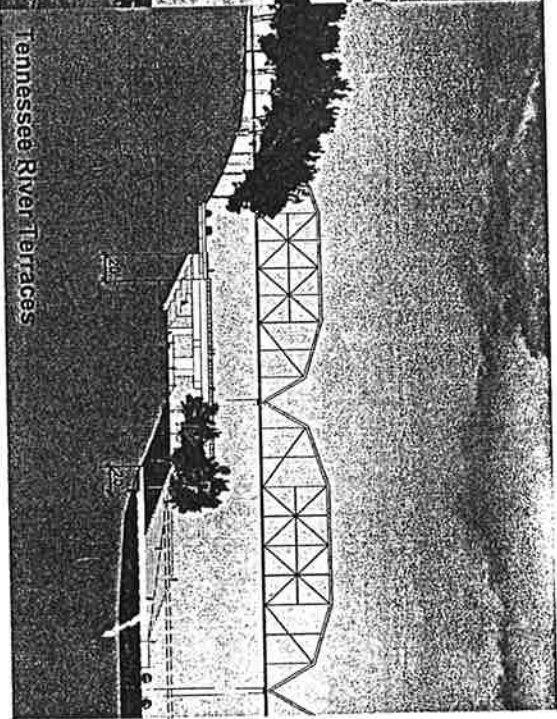
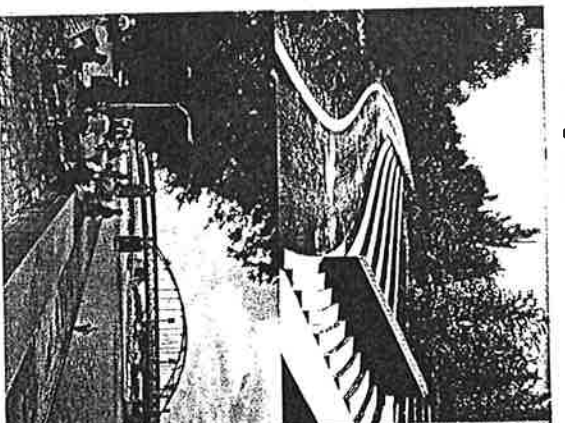
21st Century  
Chattanooga Waterfront

ross's landing



10 year flood (1457.00)  
50 year flood (1462.00)  
100 year flood (1464.00)

The Bluff Floating Walk



Tennessee River Terraces

100 year flood (1457.00)  
50 year flood (1462.00)  
100 year flood (1464.00)



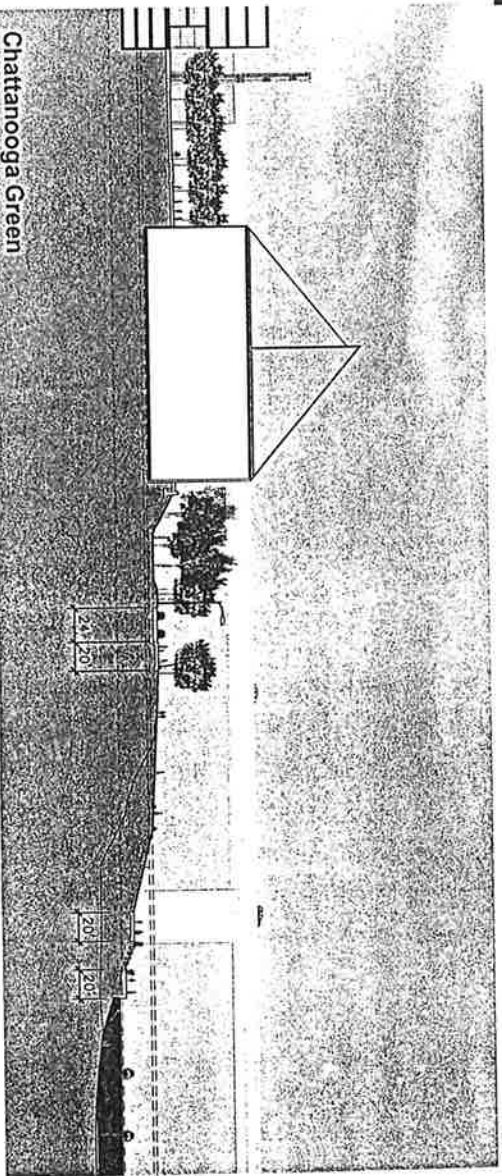
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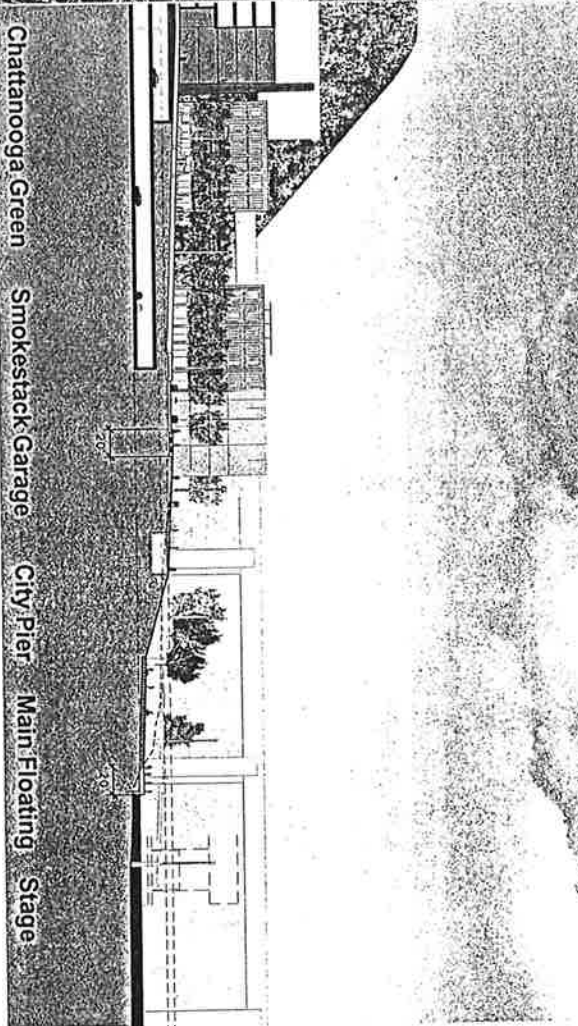
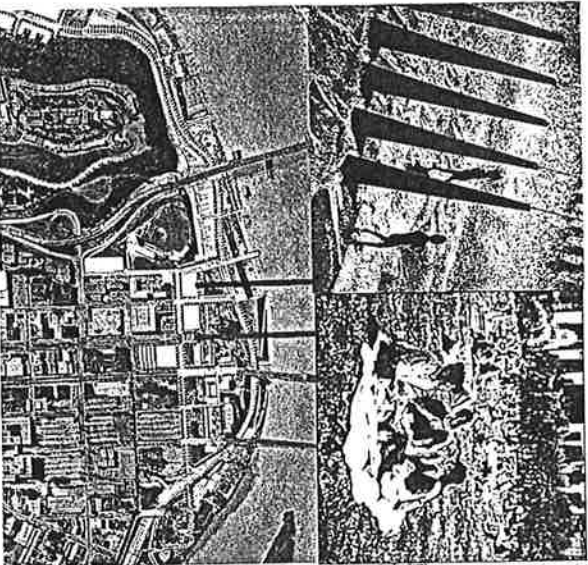


# 21st Century Chattanooga Waterfront

# ross's landing



100 year flood (+457.20)  
10 year flood (+454.20)  
Normal Pool (+454.00)



100 year flood (+457.20)  
10 year flood (+454.20)  
Normal Pool (+454.00)

Chattanooga Green    Smokestack Garage    City Pier    Main Floating Stage

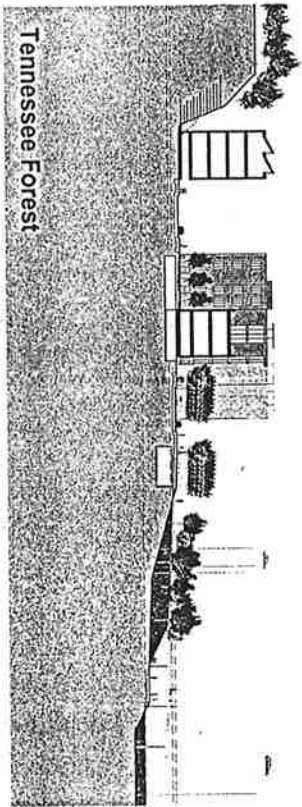


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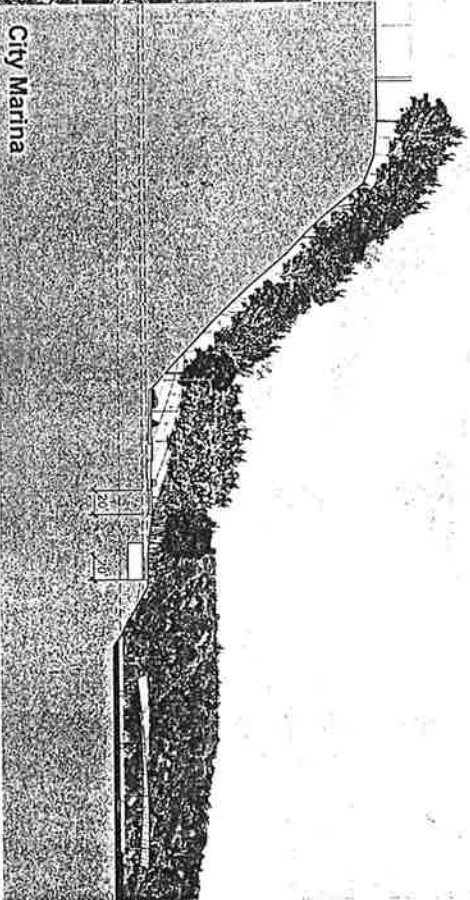
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21st Century  
Chattanooga Waterfront

ross's landing



100 year flood (4457.00)  
10 year flood (4454.20)  
Normal Pool (4434.00)



100 year flood (4457.00)  
10 year flood (4454.20)  
Normal Pool (4434.00)

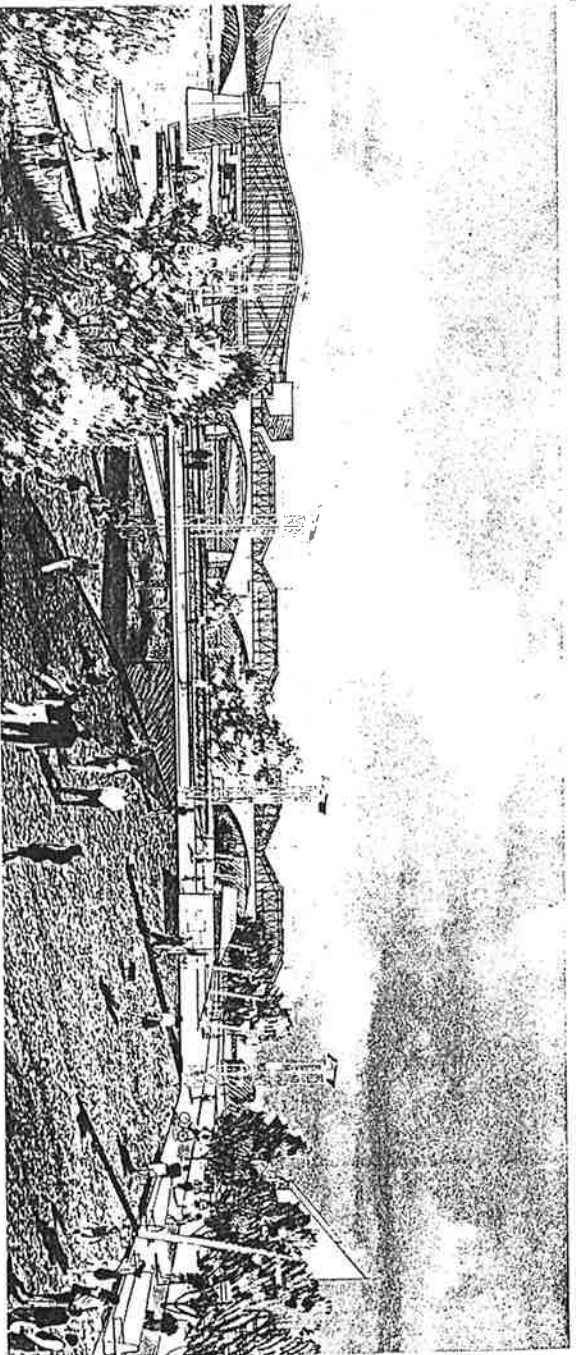


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21st Century  
Chattanooga Waterfront

ross's landing



Chattanooga Green



Trail of Tears at Ross's Landing



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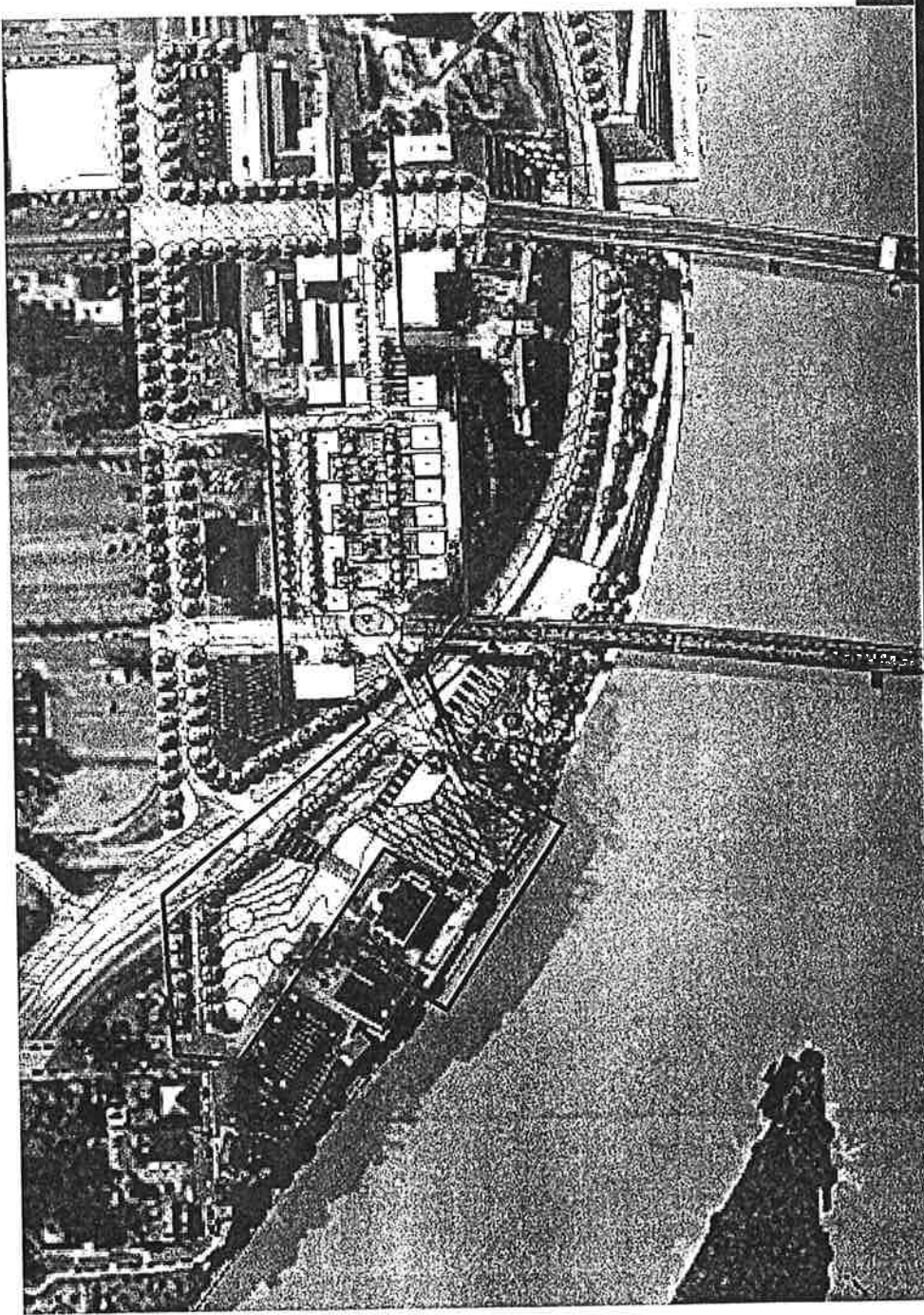
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# first to bluff steps

## 21st Century Chattanooga Waterfront

- First St Streetscape up from Market with ballast cobbles
- Funicular from Market to Walnut
- Stepped Plaza between Cherry & Walnut
- Housing / live-work 45+
- Small galleries and shops
- New accessible pedestrian Bridge to Hunter
- Hunter Overlook
- Upgraded Hunter Sculpture Gardens
- Second St traffic signals and crosswalk

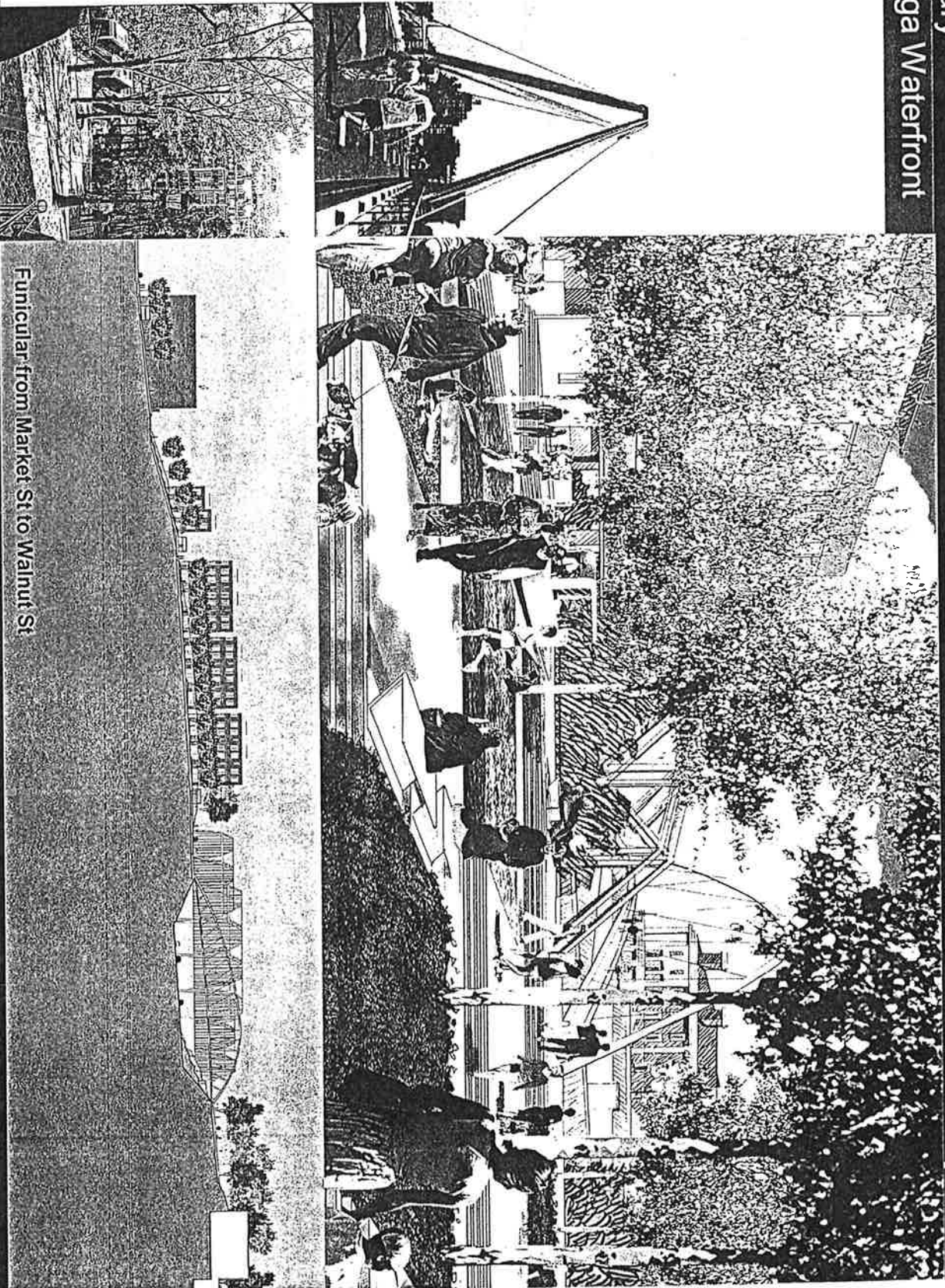


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21st Century  
Chattanooga Waterfront

first to bluff steps



Funicular from Market St to Walnut St



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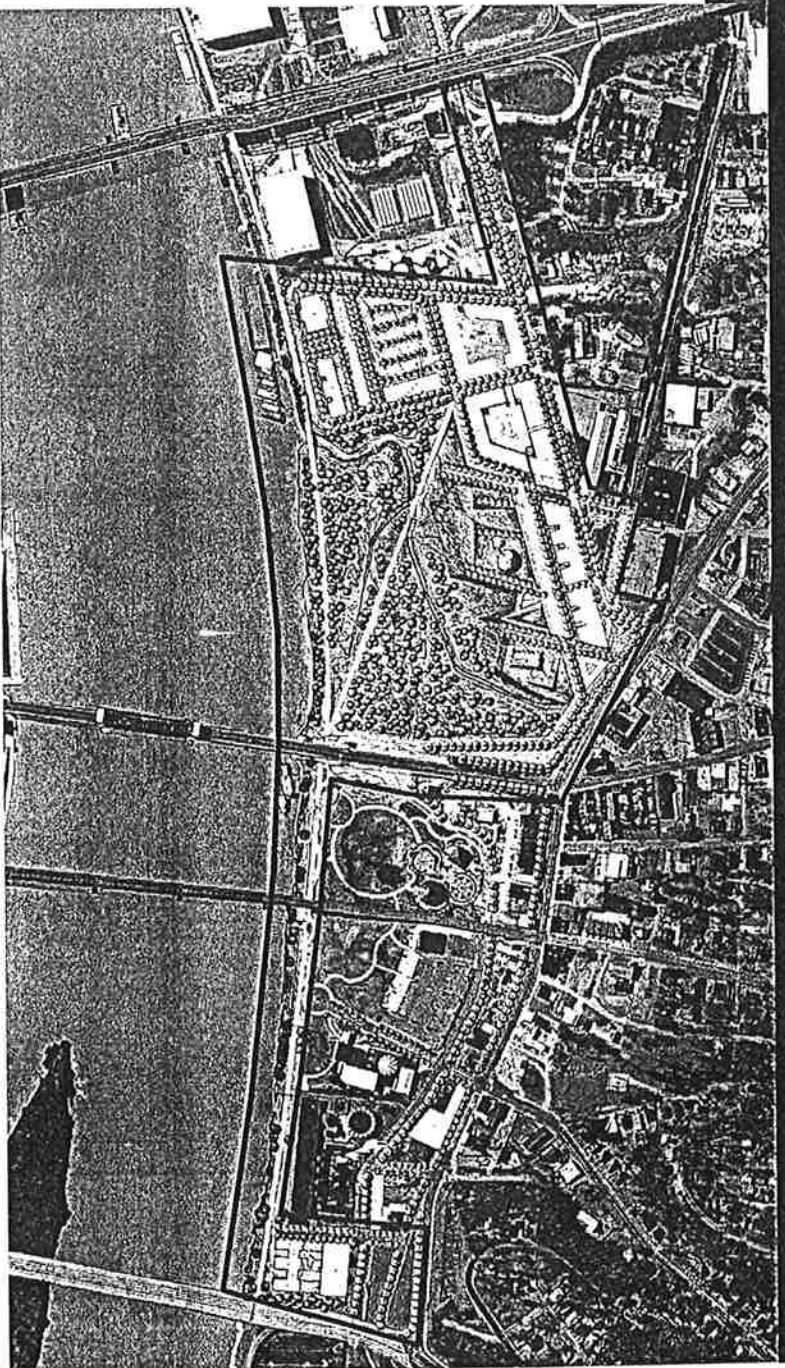


# manufacturers east

## 21st Century

### Chattanooga Waterfront

- Riverwalk
- Tennessee Wetland Park
- Enhanced Stream
- Adventure Playground takes pressure off Coolidge Park
- Trail of Tears walk
- Water taxi dock
- Mitigated rip rap
- Manufacturers Rd Streetscape from realigned intersection at Cherokee Blvd
- More parking 140+
- Housing 400+
- Mixed use
- Hotel



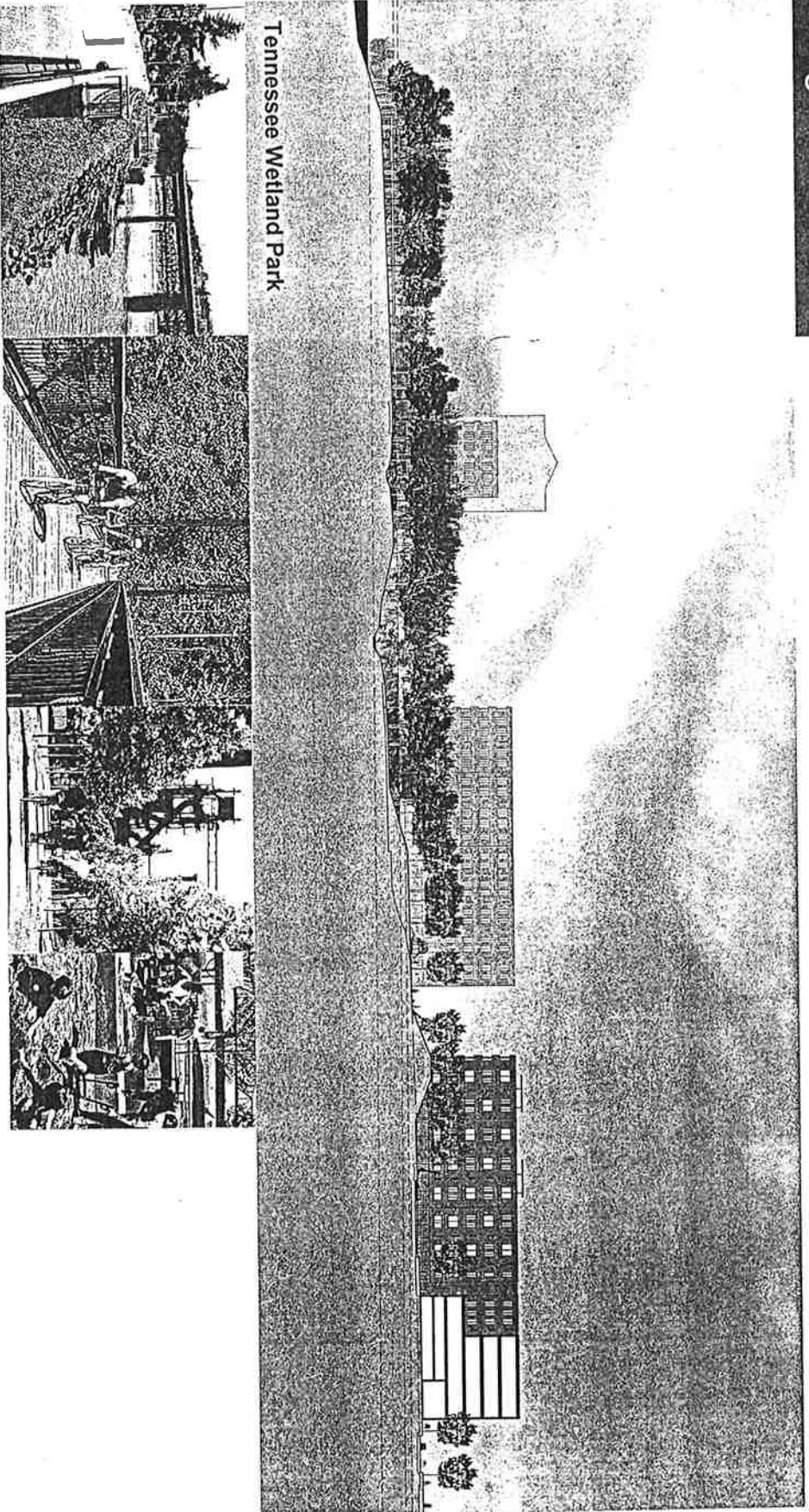
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# 21st Century Chattanooga Waterfront

# manufacturers east



Tennessee Wetland Park

100 year flood (+657.00)  
10 year flood (+654.20)  
Normal Pool (+634.00)



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# manufacturers east

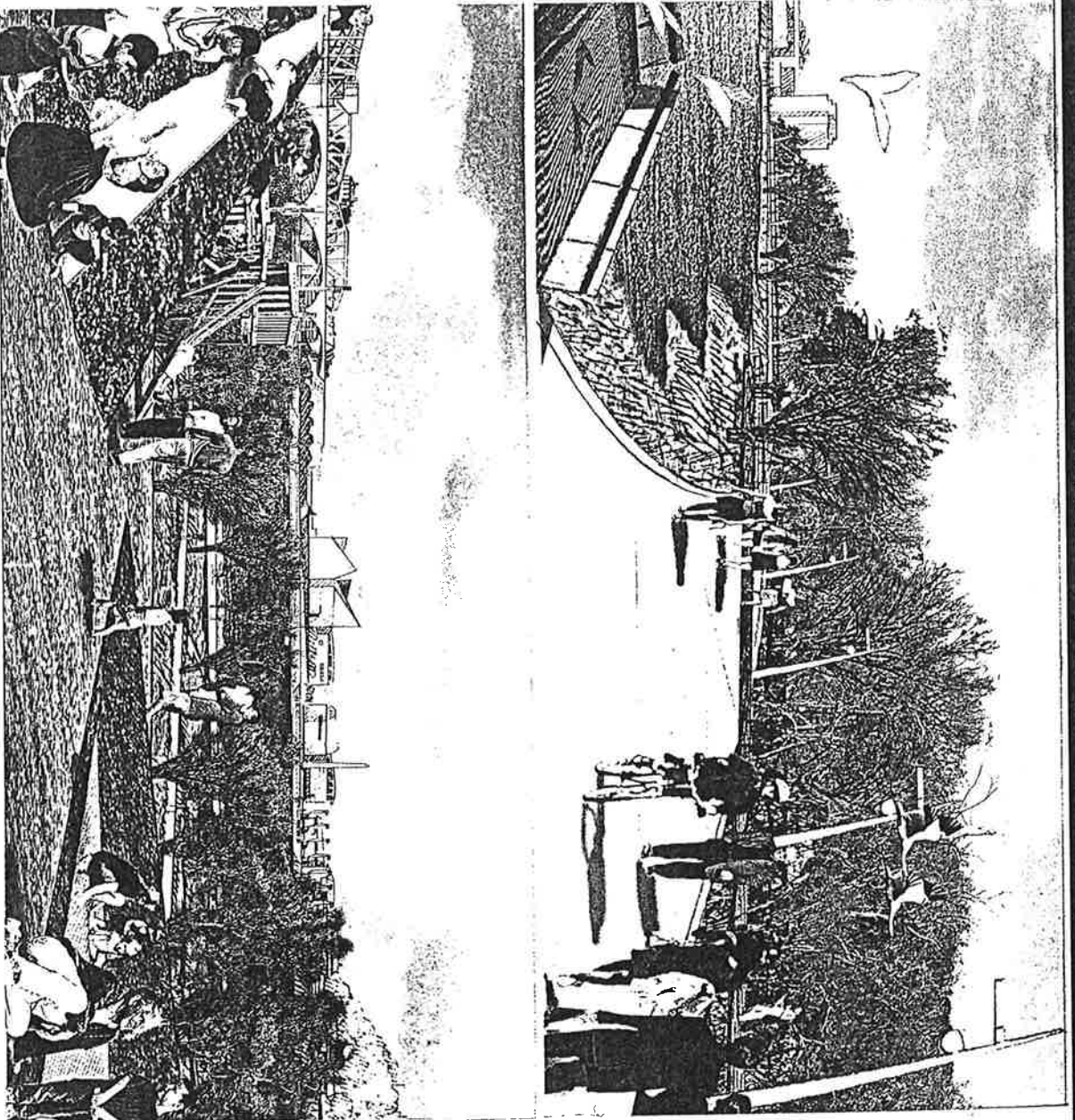
## 21st Century Chatanooga Waterfront

TENNESSEE WETLAND PARK

Riverwalk

Enhanced wetland

Adventure Playground



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**21st Century  
Chattanooga Waterfront**

**manufacturers west**

Manufacturers Rd Streetscape

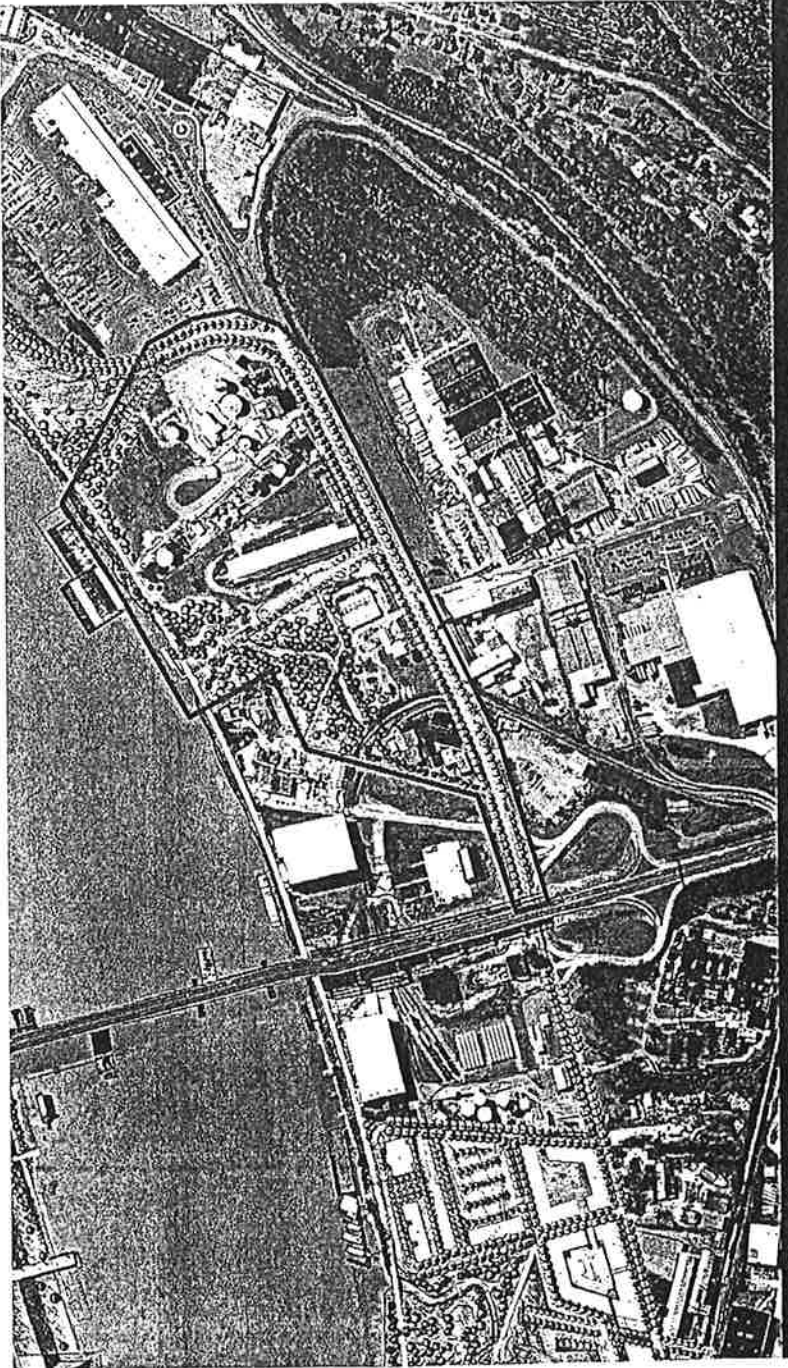
Enhanced Stream

Industry framed by River  
environment

Trail of Tears Fragment

Parking Lot & Canoe launch

Future recreation opportunity



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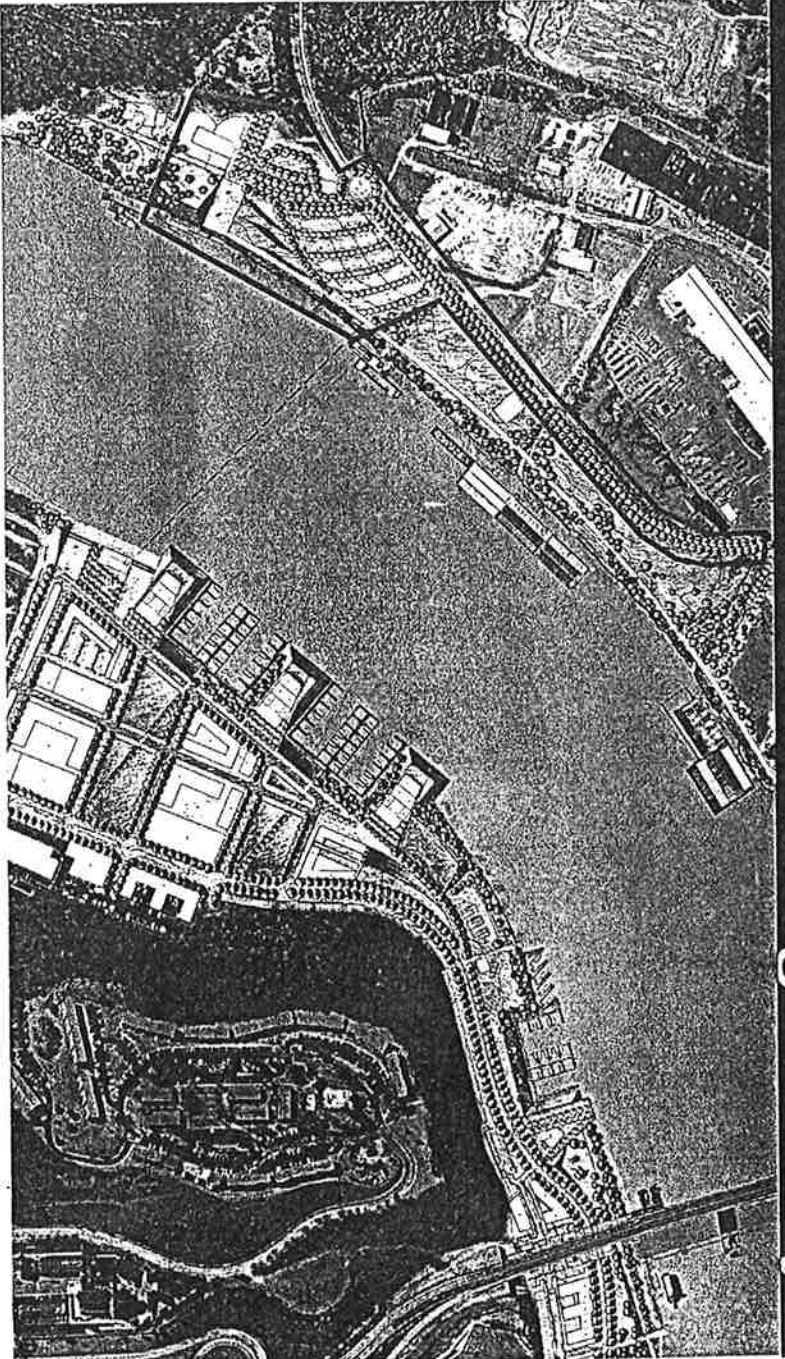
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## 21st Century Chattanooga Waterfront

# moccasin bend gateway

- Hamm Rd Streetscape
- Riverwalk to Moccasin Bend
- Moccasin Bend National Park  
Interpretive Center
- Parking Lot with artificial  
wetland
- Recreation opportunity
- Water taxi dock to MLK Blvd
- Bikeway on Hamm Rd



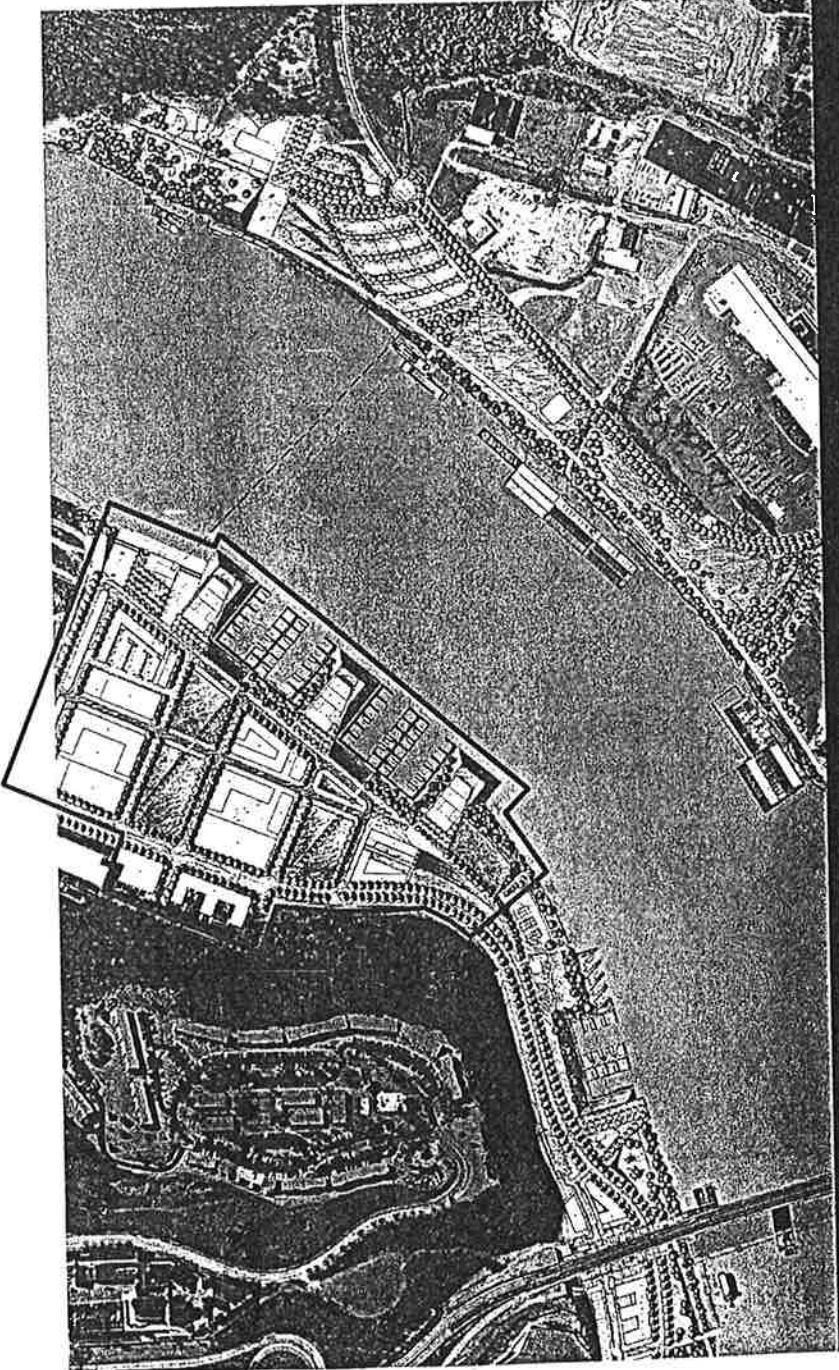
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# 21st Century Chattanooga Waterfront

# cameron harbor

- Marina 98+ slips
- Marina Housing 80+
- Restaurants & shops facing River
- Fingers of green to Cameron Hill
- Office Campus
- Housing 180+
- Extension of MLK to River
- River Taxi to Moccasin Bend

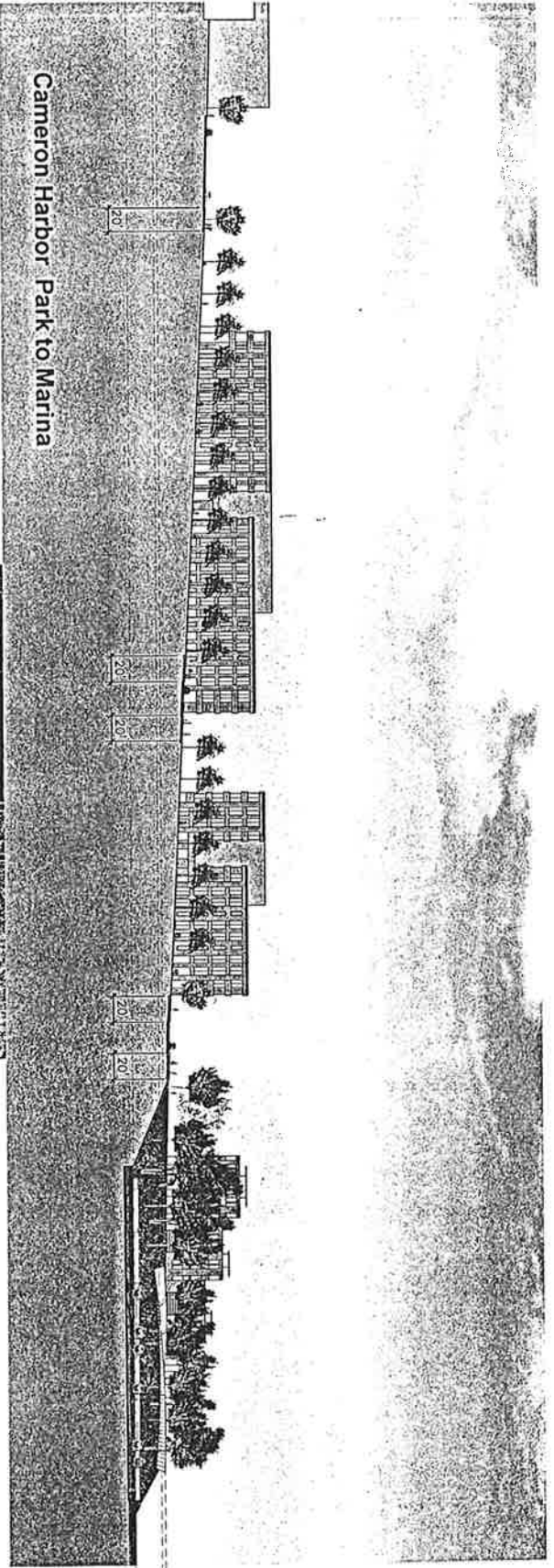


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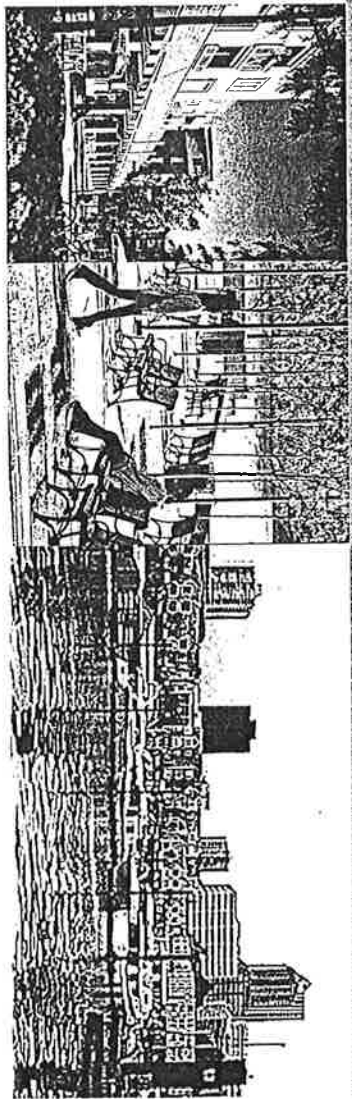
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 Chattanooga Waterfront

cameron harbor



100 year flood (4657.00)  
 10 year flood (4654.20)  
 Normal Pool (4634.00)



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# 21st Century

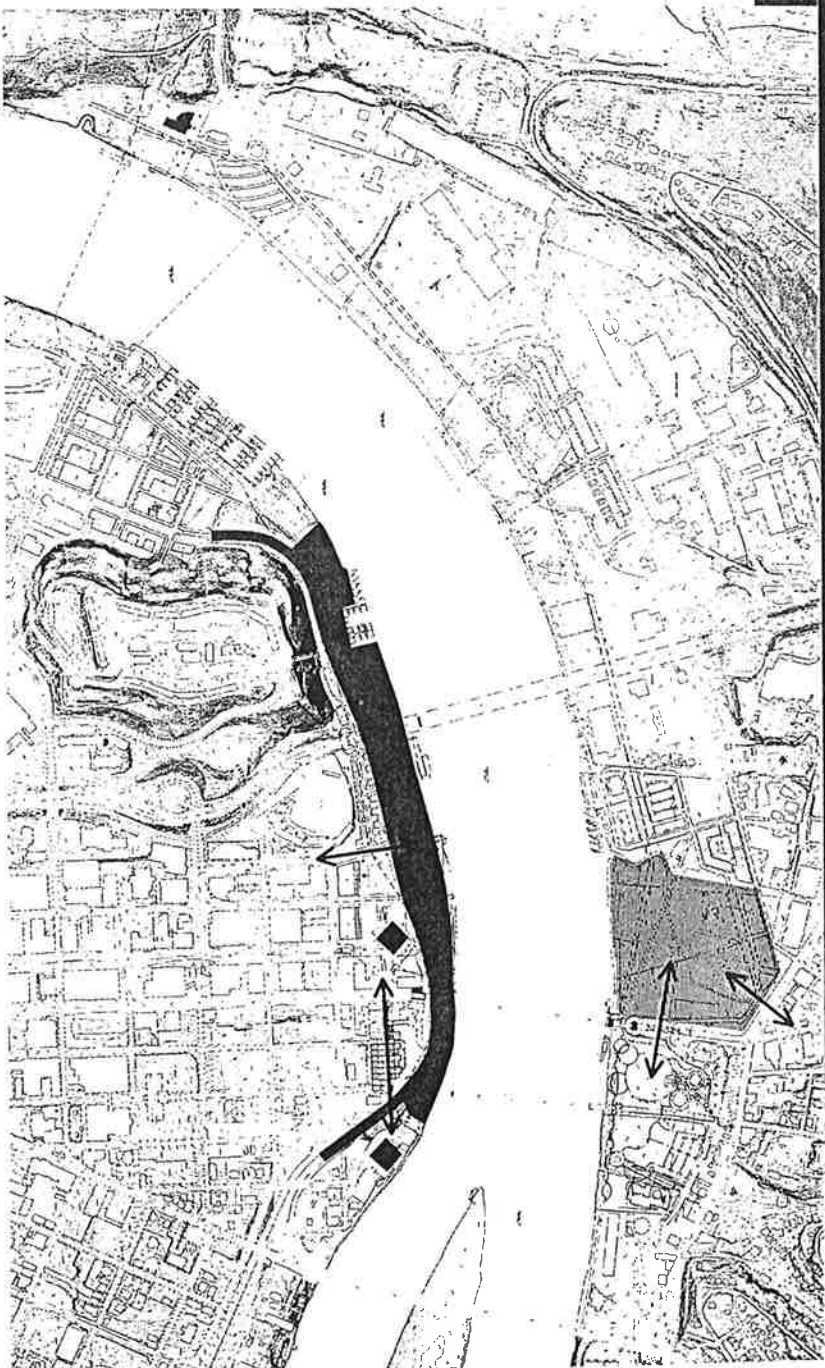
## Chattanooga Waterfront

# the actions

### THE BEST OPPORTUNITIES

#### You have -

- the Parkway gifted
- the Aquarium & the Hunter wanting to reach out
- the real possibility of reclaiming nature on the Roper site
- a growing boating community
- community interest and support
- strong public/private partnerships
- a Mayor and Council with the vision & the will
- an appreciation of your own uniqueness
- a track record of getting things done



■ Parkway gifting

■ public land

■ greatest potential for public accessible land

■ relatively easy connections to make



# 21st Century Chattanooga Waterfront

## the actions

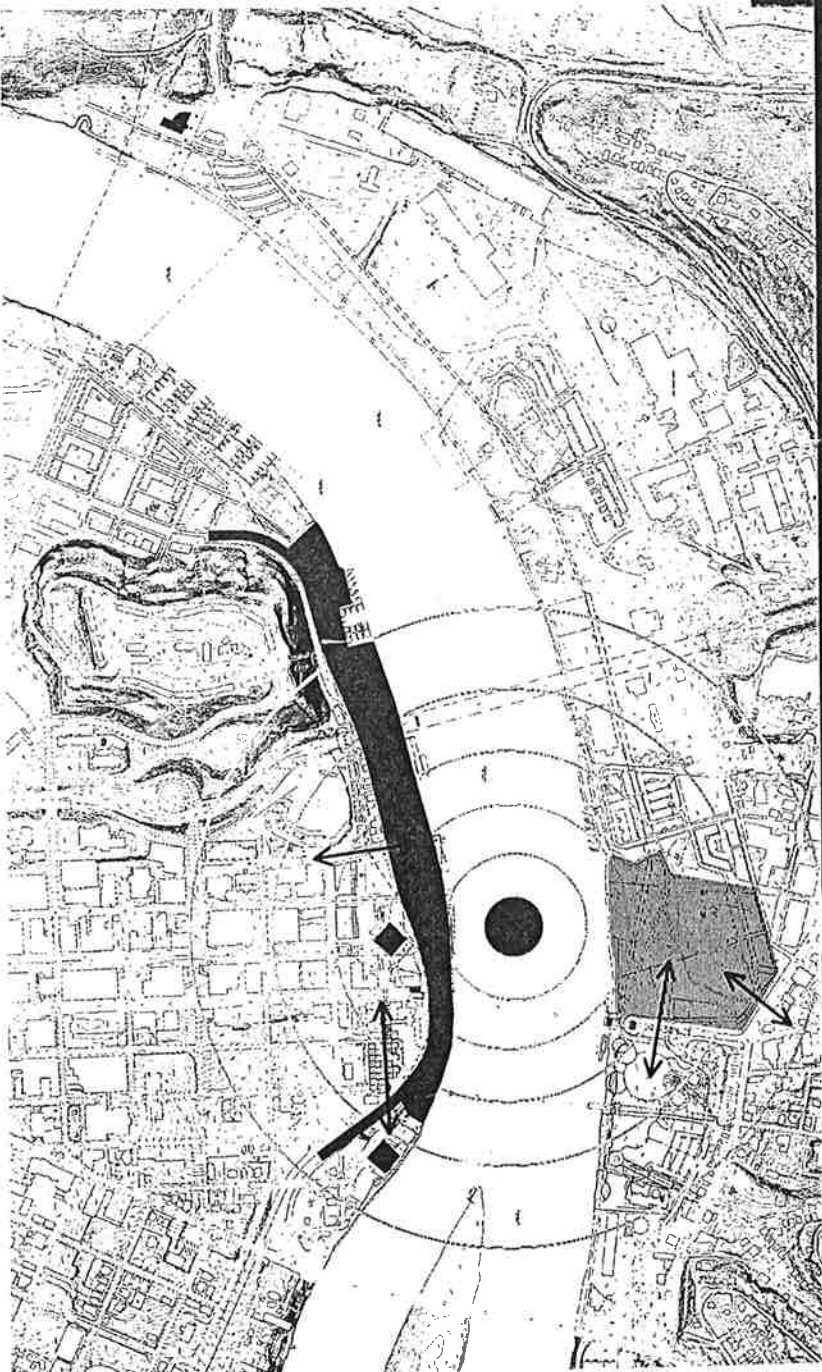
### WHERE FIRST?

- Critical mass of valuable community resources uniting north & south
- Truly transform the waterfront
- Celebrate the river
- Set a local and world-class standard

You have waited 20 years for these opportunities and they should not be let to flow under the bridge - create a big splash now were and when you can.

As much for the initial splash to realize the dream within one generation, as for the ripples to set up opportunities for the next generation.

- Parkway gifting
- public land
- greatest potential for public accessible land
- relatively easy connections to make

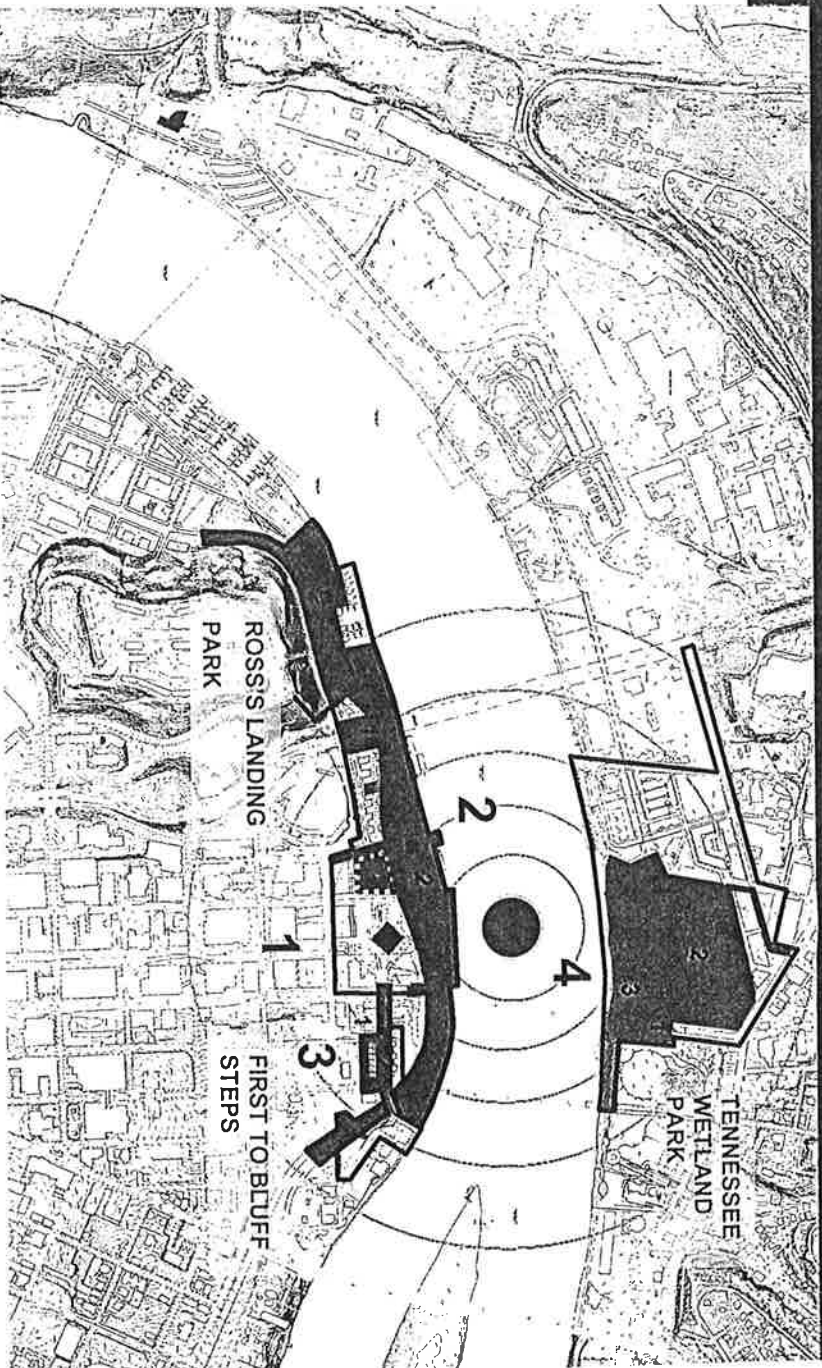


# 21st Century Chattanooga Waterfront

# the actions

## PHASE 1 THE BIG SPLASH

- 1. AQUARIUM EXPANSION**  
continue to draw people and provide them with a unique experience with visitors able to walk to the river
- 2. ROSS'S LANDING PARK**  
pay tribute to the City's birth place, honor the Trail of Tears, make downtown boater friendly, integrate the community's celebration spaces
- 3. FIRST TO BLUFF STEPS**  
connect to the hidden experiences of the Hunter & the Bluff
- 4. TENNESSEE WETLAND PARK**  
respect and enhance the environment downtown



- █ Roads/Streets/Projects
- █ Park/Plaza Projects
- █ Development Projects - Outdoor focussed
- █ Development Projects





# 21st Century

## Chattanooga Waterfront

# the actions

**PHASE 1 IMPLEMENTATION  
THE BIG SPLASH**

**ROSS'S LANDING PARK**  
pay tribute to the City's birth place, honor the Trail of Tears, make downtown boater friendly, integrate the community's celebration spaces

**FIRST TO BLUFF STEPS**  
connect to the hidden experiences of the Hunter & the Bluff

**TENNESSEE WETLAND PARK**  
respect and enhance the natural environment downtown



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## 21st Century Chattanooga Waterfront

# concluding remarks

This vision gives Chattanooga -

A transformed Waterfront

A uniquely Chattanooga river experience

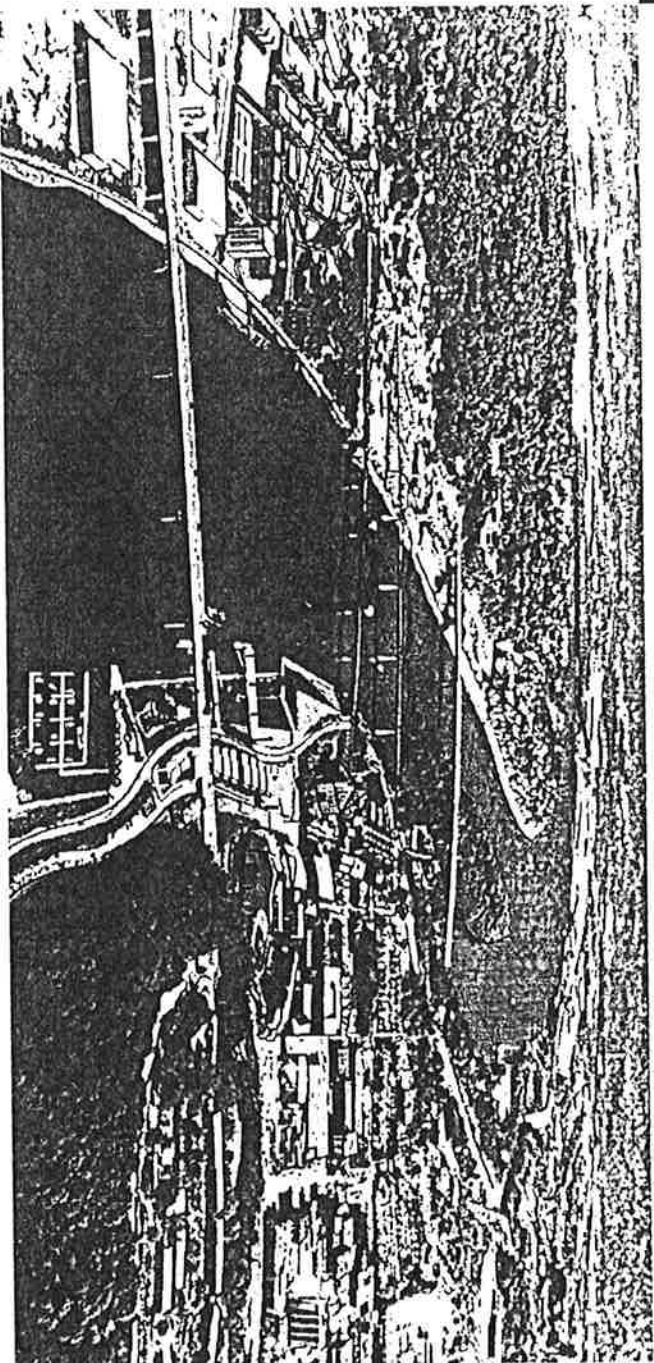
A balanced community at the river

Reconnection to and from the river

A way to respect the river

A framework to phase and direct future development opportunities

You have, as a community, a great opportunity that comes along very rarely. Now is the time to jump in with both feet and create the Big Splash.

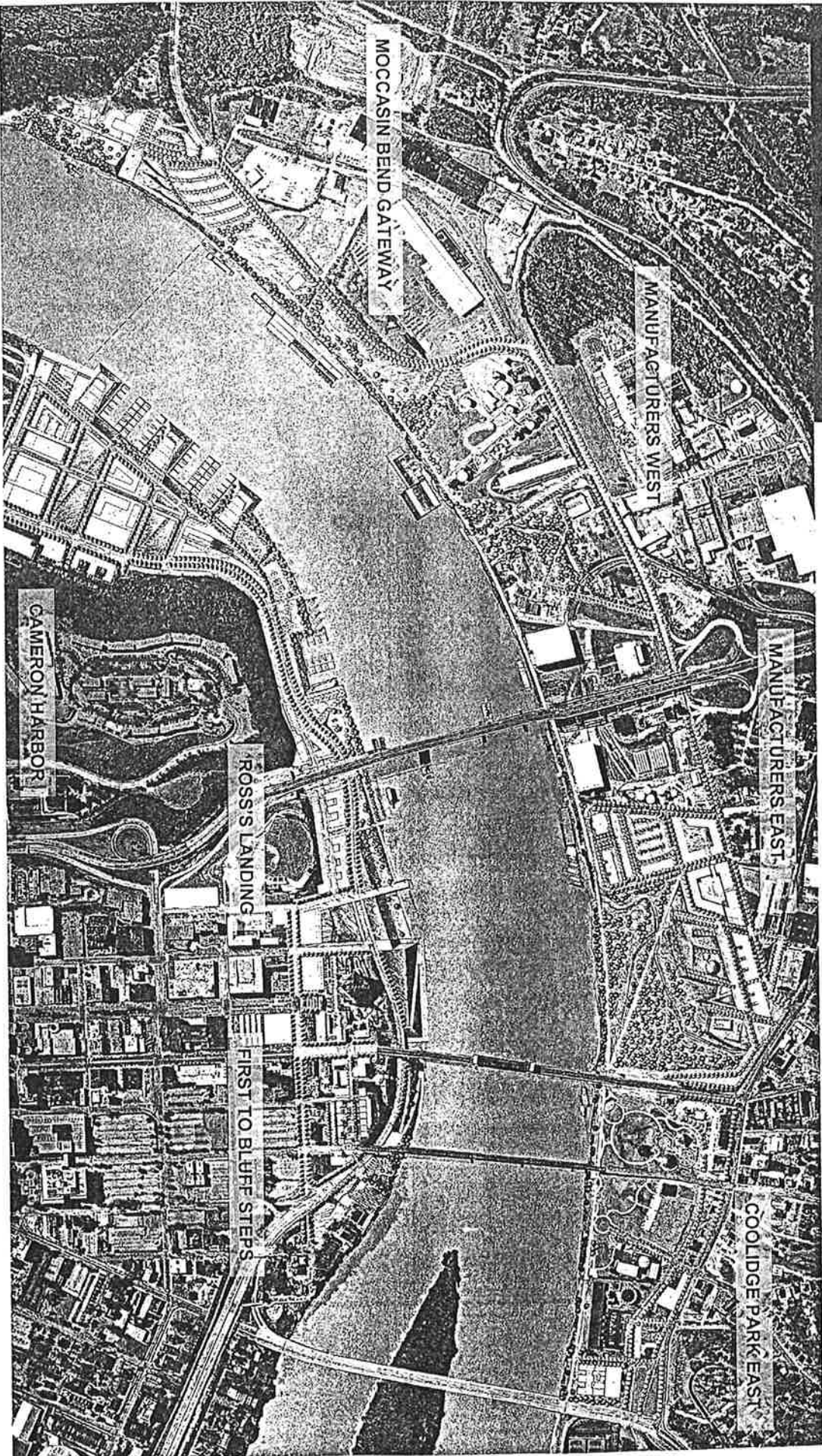


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# 21st Century Chattanooga Waterfront



# vision



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