



HAMILTON COUNTY, TENNESSEE
OFFICE OF THE COUNTY MAYOR
JIM M. COPPINGER

March 7, 2018

Governor's Office
Bill Haslam, Governor
State Capitol, 1st Floor
600 Charlotte Ave.
Nashville, TN 37243

Re: Hamilton County, TN | Opportunity Zone Recommendations

Dear Governor Haslam:

As the Mayor of Hamilton County, Tennessee, I am excited about how designated Opportunity Zones (OZ) can incentivize private investments into projects that will strengthen our county's low-income communities.

In our county's OZ designation recommendation packet, we have included a prioritized list of the 17 qualified, low-income census tracts (LICT) for which we recommend designation, along with detailed information on the status of and opportunities within each LICT. In identifying LICTs for this recommendation, we considered LICTs:

- Poised for new or continued growth within the next two years
- With existing infrastructure and developable sites
- With planned projects and initiatives
- With access to other development incentives

We also grouped the LICTs recommended for designation into four synergistic clusters, within which development projects are likely to be similar or complementary. We also recommend a single, contiguous tract for designation.

We recommend that the following tracts, which are listed by priority, be designated as Opportunity Zones in order to encourage private investment in these LICTs:

1. 47065012400 - Innovation District (Cluster #1)
2. 47065003100 - Innovation District (Cluster #1)
3. 47065000400 - Healthcare Campus (Cluster #1)
4. 47065001600 - Former Industrial Sites (Cluster #2)

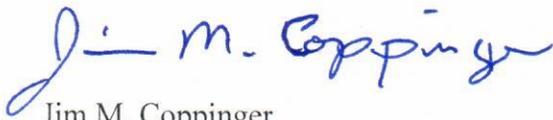
5. 47065002000 - South Broad District (Cluster #2)
6. 47065001900 - Former Industrial Sites (Cluster #2)
7. 47065012300 - Riverport Industrial Park + Former Industrial Site (Cluster #3)
8. 47065012200 - Tubman & East Chattanooga (Cluster #3)
9. 47065002600 - Chattanooga Entryway (Cluster #2)
10. 47065001400 - Chattanooga National Cemetery, Holtzclaw Avenue, & the former Tennessee Temple University Campus (Cluster #1)
11. 47065001100 - Warner Park, McCallie Avenue, & E 3rd Street (Cluster #1)
12. 47065003400 - Midtown Chattanooga (Eastgate Town Center, Brainerd Road and Lovell Field Gateway) (Cluster #4)
13. 47065003000 - Midtown Chattanooga (Eastgate Town Center, Brainerd Road and Lovell Field Gateway) (Cluster #4)
14. 47065011600 - City of East Ridge (Cluster #4)
15. 47065002300 - Alton Park (Cluster #2)
16. 47065002900 - Brainerd Road Corridor (Cluster #4)
17. 47065010202 - Greenfield, Bakewell (Contiguous Tract)

The process to identify these tracts was collaborative and included input from my office, the City of Chattanooga, the City of East Ridge, the Chattanooga Area Chamber of Commerce, the Southeast Tennessee Development District, and the Enterprise Center.

On the following pages, we have included information specific to each tract, organized by cluster. The map included also indicates the tracts by priority with the colored lines reflecting cluster boundaries.

Please let me know if you have any questions or require any additional information.

Sincerely,



Jim M. Coppinger
Hamilton County Mayor

Cluster #1 – Innovation District & Healthcare Campus

Cluster	Qualified LICTs Included in Cluster	Opportunity Zone Alignment
Chattanooga - Innovation District + Advancing Regional Healthcare	<p>① 47065012400 & ② 47065003100 - Innovation District</p>	<p>●Chattanooga’s Innovation District is comprised of 140 acres within two LICTs (tracts 47065012400 and 47065003100) that include the central business district and part of the University of Tennessee at Chattanooga (UTC) campus. The area contains public spaces, multimodal transportation and an array of eateries and coffee shops. The Edney Innovation Center, the 90,000 square foot, 10-story building serves as a connecting point, support base, and catalyst for the local entrepreneurial ecosystem. Within the Edney and in nearby buildings, there are a variety of work spaces designed for workers and companies in the new knowledge economy, and their growing occupancy rates represent a thriving startup community that continues to grow.</p>
		<p>●The Innovation District and the adjacent riverfront and Southside areas have experienced some of the most rapid growth in Hamilton County in the last ten years.</p>
		<p>●The UTC campus connects to the Innovation District and there are more plans for UTC to grow programming and physical presence within the District. These plans are being formally released by the City of Chattanooga as part of the Innovation District Framework Plan that is set for release on March 20, 2018 and presents a community designed implementation plan for additional living and working spaces that feed accelerated growth in the startup and entrepreneurial ecosystem.</p>
	<p>●Projects locating in the area would potentially be eligible for NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.</p>	
	<p>③ 47065000400 - Healthcare Campus</p>	<p>●Erlanger Health System, the sixth largest public hospital in the country, is planning a \$100 million expansion at four different sites within this LICT, which includes a \$40 million Children’s Hospital at the main Erlanger Campus. In addition to the \$100 million capital investment, Erlanger also announced that its planners are scoping up to \$1.5 billion of facility expansions and renovations across its Chattanooga area sites over the next 10 years.</p>
		<p>●The LICT is a prime area for growth as a result of these expansions. Also, the adjacent UTC campus and Siskin Hospital for Physical Rehabilitation represent a concentration of research and growth opportunities.</p>
<p>●The LICT is adjacent to several successful single-family and multi-family residential developments. It is also a prime area for growth with proximity to the downtown core.</p>		
<p>●Chattanooga's TIGER-funded 2016 Rail Transit Feasibility Study analyzed the reuse of existing and underutilized freight rail track and right-of-way to connect low income census tracts from downtown eastward to the Chattanooga Airport and Enterprise South. The existing rail right of way proposed passes through this LICT. The plan did not recommend immediate implementation of rail, but, instead, similar to the model being followed by</p>		

		<p>the Atlanta Beltline, recommended a multi-modal trail system to be built in conjunction with zoning and development changes in these neighborhoods that would result in more transit-oriented neighborhoods being built over time that would support - and be supported by -transit investment in the future.</p>
		<ul style="list-style-type: none"> ●Projects locating in the area would potentially be eligible for NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.
<p style="text-align: center;">10</p> <p>47065001400</p> <p style="text-align: center;">-</p> <p>Chattanooga National Cemetery, Holtzclaw Avenue, and the former Tennessee Temple University Campus</p>		<ul style="list-style-type: none"> ●This highly traversed LICT (tract 47065001400) is a former working-class neighborhood that is bordered by key corridors: Holtzclaw Avenue, Bailey, Avenue, and Main Street. In addition, the area features former industrial facilities and vacant educational facilities of the former Tennessee Temple University campus.
		<ul style="list-style-type: none"> ●The area has existing infrastructure and catalytic anchor institutions. In addition to road infrastructure, an inactive rail line is poised for activation for passenger rail.
		<ul style="list-style-type: none"> ●Potential development and redevelopment opportunities include: site acquisition, demolition, light assembly manufacturing, transit-oriented development, multi-family residential development, neighborhood preservation, and adaptive reuse of former educational buildings and facilities.
		<ul style="list-style-type: none"> ●The area is in close proximity to Chattanooga’s central business district, the growing Innovation District, and the nearby Main Street corridor. The area is undergoing significant residential rehabilitation and investment, as adjacent downtown growth is pushing residential redevelopment into this area.
		<ul style="list-style-type: none"> ●Chattanooga's TIGER-funded 2016 Rail Transit Feasibility Study analyzed the reuse of existing and underutilized freight rail track and right-of-way to connect low income census tracts from downtown eastward to the Chattanooga Airport and Enterprise South. The existing rail right of way proposed passes through this LICT. The plan did not recommend immediate implementation of rail, but, instead, similar to the model being followed by the Atlanta Beltline, recommended a multi-modal trail system to be built in conjunction with zoning and development changes in these neighborhoods that would result in more transit-oriented neighborhoods being built over time that would support - and be supported by -transit investment in the future. ●The Regional Planning Authority is revising the zoning overlay of the defunct educational campus to encourage adaptive reuse of existing vacant structures. Formal adoption of the revised area plan would make development projects eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing. This tract is also eligible for NMTC.
	<p style="text-align: center;">11</p> <p>47065001100</p> <p>- Warner Park, McCallie Avenue, and E 3rd Street</p>	<ul style="list-style-type: none"> ●This highly traversed LICT (tract 47065001100) is bordered by key corridors: Holtzclaw Avenue, McCallie Avenue, and 3rd Street. The area features tourism, food, and recreational assets including: Chattanooga Zoo, Warner Park Pool, Tennis, and Regional Softball Complex, Wally’s Restaurant, and the historic Orchard Knob Reservation, a site of strategic importance during the Civil War. The area is also the nearest food corridor to three major healthcare institutions: Erlanger Health, CHI Memorial, and Parkridge Hospital.

	<ul style="list-style-type: none">●The area has existing infrastructure and catalytic anchor institutions. In addition to road infrastructure, an inactive rail line is poised for activation for passenger rail.●Potential development and redevelopment opportunities in the area include: site acquisition, demolition, light assembly manufacturing, transit-oriented development, restaurant/food mall, multi-family residential development, neighborhood preservation, and adaptive reuse of former manufacturing and warehouse facilities.●Chattanooga's TIGER-funded 2016 Rail Transit Feasibility Study analyzed the reuse of existing and underutilized freight rail track and right-of-way to connect low income census tracts from downtown eastward to the Chattanooga Airport and Enterprise South. The existing rail right of way proposed passes through this LICT. The plan did not recommend immediate implementation of rail, but, instead, similar to the model being followed by the Atlanta Beltline, recommended a multi-modal trail system to be built in conjunction with zoning and development changes in these neighborhoods that would result in more transit-oriented neighborhoods being built over time that would support - and be supported by -transit investment in the future.●The area is in close proximity to the growing health district and is experiencing significant residential rehabilitation and investment, as downtown growth is pushing residential redevelopment into this area.●Projects would potentially be eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing. This tract is also eligible for NMTC.
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Cluster #2 – Southern Expansion of Chattanooga’s Renaissance

Cluster	Qualified LICTs Included in Cluster	Opportunity Zone Alignment
<p>City of Chattanooga - Southern Expansion of the City's Renaissance</p>	<p>4 47065001600 - Former Industrial Sites</p>	<ul style="list-style-type: none"> ● This LICT (tract 47065001600) includes a privately-held 94-acre property that is the former GE Alstom site along the Tennessee River, in downtown Chattanooga. From a historical perspective, the site was once home to Combustion Engineering with nearly 6,000 employees.
		<ul style="list-style-type: none"> ● The site is adjacent to a growing residential community and is also bordered by the Tennessee Riverparks’ recent \$16 million Riverwalk expansion at the Blue Goose Hollow Trailhead.
		<ul style="list-style-type: none"> ● The former industrial site sits in the heart of the South Broad area which is an active, mixed use neighborhood with residential, retail, offices, and manufacturing in close proximity.
		<ul style="list-style-type: none"> ● Anchor institutions include a vacant, one million square foot industrial and office campus that is currently listed for sale (former Alstom/GE). Efforts are underway to recruit a large industrial/HQ user to the site. In addition, there is nearly 100,000 square feet of vacant industrial space and 10+ acres of retail space available for lease or sale on the adjacent SIAG property. Existing infrastructure includes exterior barge/crane access as well as potential rail spur access provided by Norfolk Southern.
		<ul style="list-style-type: none"> ● The site is in close proximity to three successful single-family and multi-family residential projects.
		<ul style="list-style-type: none"> ● The site along the riverfront is included in both the Chattanooga Downtown Plan and the 21st Century Waterfront Plan, making development on the site eligible for bonding financing and other incentives including NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.
	<p>5 47065002000 - South Broad District</p>	<ul style="list-style-type: none"> ● Known at the South Broad District, this 400-acre LICT (tract 47065002000) includes several anchor institutions and assets including the privately-held former U.S. Pipe and Wheland Foundry site, the Southside Gardens neighborhood, and the Howard School which was founded in 1865 by the Freedman’s’ Bureau as Chattanooga’s first public school.
		<ul style="list-style-type: none"> ● The site has existing infrastructure and catalytic anchor institutions and assets including the \$16 million Riverwalk expansion which culminates in the South Broad District. In addition, a significant number of real property has changed hands during the past two years in anticipation of development. Proposed developments seeking permitting range from hotels and grocers to retailers and restaurants.
		<ul style="list-style-type: none"> ● The district is home to several successful single-family and multi-family residential projects.
		<ul style="list-style-type: none"> ● The district’s proposed redevelopment plan and design guidelines are slated for City Council adoption in April 2018. This comprehensive plan can be found here: https://issuu.com/chattanoogadesignstudio/docs/01-29-2018_southbroaddistrictstudy. Formal adoption of the district plan would

		<p>make development projects eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing. This tract is also eligible for NMTC.</p>
<p>Opportunity Zone status for this cluster, which includes five qualified, low-income census tracts, could help expand Chattanooga's Renaissance beyond downtown and along its Riverfront, Broad Street Corridor, Rossville Boulevard Corridor, and in Alton Park, all LICTs that are poised for redevelopment and growth.</p>	<p>6 47065001900 - Former Industrial Sites</p>	<ul style="list-style-type: none"> ● Within this LICT (tract 47065001900) is a 40-acre, fully-remediated, vacant site that was the former home of Velsicol Chemicals. Given the site’s location and the City’s growth in logistics and transport, the site is a key asset for future Class A warehouse development, in the range from 15,000/SF to 50,000/SF which is currently missing in the local market ● The privately-owned site has existing infrastructure and is surrounded by existing anchor industries. ● The site is in close proximity to existing residential and retail growth, including the South Broad District, Southside Community Park, and The Villages at Alton Park. ● Projects locating on the site would potentially be eligible for NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.
	<p>9 47065002600 - Chattanooga Entryway</p>	<ul style="list-style-type: none"> ● This LICT (tract 47065002600) includes the Rossville Boulevard interstate exit, which is a gateway leading into both the Central Business District and the future South Broad District. Along the way, the Boulevard borders working class neighborhoods, some redeveloped, some with old housing stock. The neighborhoods are multicultural, dynamic communities. ● The corridor connects Interstate 24 to key areas such as the thriving Southside Historic District and Holtzclaw Avenue, which contains several anchor institutions and projects including M&M industries (new packaging solutions industrial plant), Stoveworks (arts/food/maker space), and the Montague Park Sculpture Fields (regional tourist attraction). Organic growth around arts, culture, food, and artisanal/handmade crafts is already occurring as nearby neighborhoods see increasing investment. ● Future investments would include: infrastructure upgrades, major streetscaping and lighting, warehouse conversions, a new Montague Park visitors’ center, and/or a permanent farmers market pavilion with a teaching kitchen. ● The corridor is experiencing significant residential growth in both low-to-moderate income housing and sales of market rate detached homes. The community is poised for significant retail and housing redevelopment. ● Projects would potentially be eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, Brownfield incentives, Tax Increment Financing, and NMTC. Furthermore, a local philanthropic foundation, the Benwood Foundation, has prioritized the corridor for development and is making significant strategic investments in its future.
	<p>15 47065002300 - Alton Park</p>	<ul style="list-style-type: none"> ● This LICT (47065002300) is known as Alton Park. Alton Park’s proximity to both the central business district and the proposed South Broad District is a significant asset. The community includes several anchor institutions and assets, including private educational institutions and new housing developments, as well as new public parks and established employment centers.

Southern Expansion of Chattanooga’s Renaissance

		<ul style="list-style-type: none"> ●The Alton Park community is anchored by several significant employment centers, including Astec Industries and LKQ. There are also several mid-size warehouses off Workman Road and the five-building Jepco Industrial Park is used by several local companies for warehousing needs. Norfolk Southern Rail serves many of the properties in the area. Several industrial properties are available for job creation and reinvestment. ●The Alton Park community is experiencing residential growth with in both low-to-moderate income housing and market-rate detached homes. The community is in close proximity to the South Broad District, which is slated for significant public and private investment and economic growth in the next several years. That growth will directly benefit Alton Park as residential and commercial development moves south out of the South Broad District. ●Projects in the Alton Park community would potentially be eligible for bond financing, housing and jobs Payments in Lieu of Taxes, Brownfield incentives, Tax Increment Financing, and NMTC.

Cluster #3 – Chattanooga Riverfront & East Chattanooga

Cluster	Qualified LICTs Included in Cluster	Opportunity Zone Alignment
Chattanooga Riverfront & East Chattanooga	<p style="text-align: center;">7</p> <p>47065012300 - Riverport Industrial Park + Former Industrial Site</p>	<ul style="list-style-type: none"> ● This LICT (tract 47065012300) includes the Riverport Industrial Park and the former ADM site. ● This 100+ acre area includes vacant land and existing structures, some requiring environmental remediation and structure demolition. Given the site’s location on a busy highway and the market’s growing logistics and transportation industries, the area is a key asset for future industrial development, specifically targeted to companies requiring 25+ buildable acres, which is currently missing in the local market. ● The privately-owned ADM site has existing infrastructure and is surrounded by existing anchor industries. Publicly-owned Centre South Riverport Industrial Park has several long-time anchor tenants including a steel service warehouse and two Japanese chemical companies. The industrial park is served by Norfolk Southern Rail and there is a public use port terminal on-site. Industrial grade utilities are on-site at both the Centre South and ADM locations, allowing for future development. ● The target industries prioritized for recruitment and attraction efforts in this area include: advanced manufacturing, automotive parts and components manufacturing, plastics/injection molding facilities, and food and beverage processing. ● The site is in close proximity to existing industrial development. ● Projects locating on the site would potentially be eligible for NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.
This LICT cluster, comprised of two qualified LICTs located northeast of Chattanooga's downtown, includes the Riverport Industrial Park and a portion of the adjacent East	<p style="text-align: center;">8</p> <p>47065012200 - Tubman & East Chattanooga</p>	<ul style="list-style-type: none"> ● This LICT (tract 47065012200) includes a 43-acre property that was the former public housing site of Harriet Tubman Homes, formerly known as Boone-Hysinger Homes. The site was developed in 1952 for middle-class white workers and transitioned during the 1960s to become mostly African-American. ● The City of Chattanooga purchased the property in 2014, invested nearly \$4 million in demolition and clean-up, and has renewed its focus on redeveloping the site to create jobs and encourage neighborhood revitalization. ● The City-owned site has existing infrastructure but would require relocation of water and sewer lines for optimal redevelopment. In addition, there are surrounding City-owned vacant parcels which could be developed for workforce and/or senior housing. The site also has an active rail spur, easy access to a nearby highway, and close proximity to two major healthcare institutions.

<p>Chattanooga community.</p>	<ul style="list-style-type: none"> ●The target projects include: medical device manufacturing, healthcare-related services, advanced manufacturing, automotive parts and components manufacturing, plastics/injection molding facilities, food and beverage processing, and low-to moderate income housing.
	<ul style="list-style-type: none"> ●The site is in close proximity to two expanding regional hospitals and is in walking distance of the burgeoning Glass Street arts district.
	<ul style="list-style-type: none"> ●Chattanooga's TIGER-funded 2016 Rail Transit Feasibility Study analyzed the reuse of existing and underutilized freight rail track and right-of-way to connect low income census tracts from downtown eastward to the Chattanooga Airport and Enterprise South. The existing rail right of way proposed passes through this LICT. The plan did not recommend immediate implementation of rail, but, instead, similar to the model being followed by the Atlanta Beltline, recommended a multi-modal trail system to be built in conjunction with zoning and development changes in these neighborhoods that would result in more transit-oriented neighborhoods being built over time that would support - and be supported by -transit investment in the future.
	<ul style="list-style-type: none"> ●The site is included in the Regional Planning Authority's 2018 Area II Plan for rezoning and special overlays to encourage job creation in neighborhood business districts. Projects locating on the site would potentially be eligible for NMTC, Payments in Lieu of Taxes, and Tax Increment Financing.

Cluster #4 – City of East Ridge & Brainerd

Cluster	Qualified LICTs Included in Cluster	Opportunity Zone Alignment
East Ridge & Brainerd	<p>12 47065003400 - Midtown Chattanooga (Eastgate Town Center, Brainerd Road and Lovell Field Gateway)</p>	<ul style="list-style-type: none"> ● This LICT (tract 47065003400) is a gateway to and from the Chattanooga Metropolitan Airport. With growth in air traffic and airport investments, more residents and visitors are using the Brainerd Road gateway for a direct link into the central business district. Assets include the Wilson Air Center and West Star Aviation, a private-jet maintenance and repair operator, which invested \$22 million into their maintenance facility in 2016.
		<ul style="list-style-type: none"> ● The LICT has existing infrastructure, including the nearby South Chickamauga Creek Greenway, and catalytic anchor institutions providing airport support services.
		<ul style="list-style-type: none"> ● Potential development and redevelopment opportunities include: transit-oriented development, streetscaping, multi-family residential development, neighborhood preservation, and hotel development.
		<ul style="list-style-type: none"> ● The area is seeing new growth and investment, due to large scale automotive manufacturing in Chattanooga. That, along with increased tourism including national and international Ironman Triathlon events, has led to significant increases in business and tourism travel which impact the Brainerd and Lovell Field Gateways.
		<ul style="list-style-type: none"> ● The Brainerd Road and Lovell Field Gateway Overlay Zones are part of a larger goal to create a vibrant town center along Brainerd Road that is well connected to adjacent neighborhoods. Formal adoption of the revised area plan would make development projects eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing.
	<p>13 47065003000 - Midtown Chattanooga (Eastgate Town Center, Brainerd Road and Lovell Field Gateway)</p>	<ul style="list-style-type: none"> ● This newly renamed “Midtown” area is a residential and neighborhood commercial gateway to and from the Chattanooga Metropolitan Airport. With the growth in air traffic and airport investments, more travelers are using the Brainerd Road gateway, which provides a direct link to the central business district. Assets in this LICT (tract 47065003000) include the former Eastgate Mall, which was repurposed as Eastgate Town Center to provide Class A office space, medical and dental practice space, and retail uses.
		<ul style="list-style-type: none"> ● The area has existing infrastructure, including the nearby South Chickamauga Creek Greenway, and catalytic anchor institutions such as Midtown Office Park.
		<ul style="list-style-type: none"> ● Potential development and redevelopment opportunities include: transit-oriented development, streetscaping, multi-family residential development, neighborhood preservation, and adaptive reuse of the Midtown Office Park buildings.
		<ul style="list-style-type: none"> ● The area is seeing new growth and investment, due to large scale automotive manufacturing in Chattanooga. That, along with increased tourism including national and international Ironman Triathlon events, has led to significant

	<p>increases in business and tourism travel which impact the Brainerd and Lovell Field Gateways.</p> <ul style="list-style-type: none"> ●The Brainerd Road and Lovell Field Gateway Overlay Zones are part of a larger goal to create a vibrant town center along Brainerd Road that is well connected to adjacent neighborhoods. Formal adoption of the revised area plan would make development projects eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing.
<p>14 47065011600 - City of East Ridge</p>	<ul style="list-style-type: none"> ●The LICT (tract 47065011600) includes the middle of the City of East Ridge (approximately 2 square miles) bordered by I-75 to the east, McBrien/Moore Road to the west, I-24 to the north and the State of Georgia to the south. The low-income area is bisected east-west by Ringgold Road, a major commercial/business corridor, with single family residential to the north and south of the corridor. ●This LICT possesses existing infrastructure, except for a 60-acre tract of vacant land adjacent to I-75, and both areas can support growth. The eastern portion of this tract has experienced growth over the past several years, both in commercial (retail predominantly) and residential living facilities, and development and redevelopment efforts by the City continues today. ●In April 2017, the City of East Ridge established a Housing and Redevelopment Authority and is currently in the midst of approving a redevelopment plan with the purpose of addressing the livability needs of surrounding neighborhoods and the long-term economic vitality of the City’s retail districts. The majority of this census tract comprises lands designated in the redevelopment plan, particularly, the Ringgold Road corridor. ●The City created a Border Region District in 2012 under the Border Region Retail Development District Act, adopted by the Tennessee State Legislature in 2011. This legislation allows the City to collect a portion of the State’s share of sales tax gains from new development and redevelopment. It allows the City to incentivize new development and redevelopment within the established district. The District runs east-west along the Ringgold Road corridor and includes a hundred plus developable acres along the west side of Interstate I-75. ●Another program the City offers businesses along the Ringgold Road corridor is the façade treatment grant program. Said program entails providing businesses with 50/50 matching grant funds up to \$10,000 per project for eligible projects. The tract is also eligible for NMTC.
<p>16 47065002900 - Brainerd Road Corridor</p>	<ul style="list-style-type: none"> ●This LICT includes a gateway corridor into Chattanooga’s central business district. Because of suburban sprawl, the corridor has experienced disinvestment during the past 20 years. Catalytic anchor institutions, include primary and elementary educational institutions and the Clarence T. Jones Observatory. Housing stock ranges from historic mansions and solid brick structures to wooden houses and dated public housing buildings. The area’s retail and restaurant sectors have also suffered from disinvestment, as evidenced by numerous vacant storefronts and buildings.

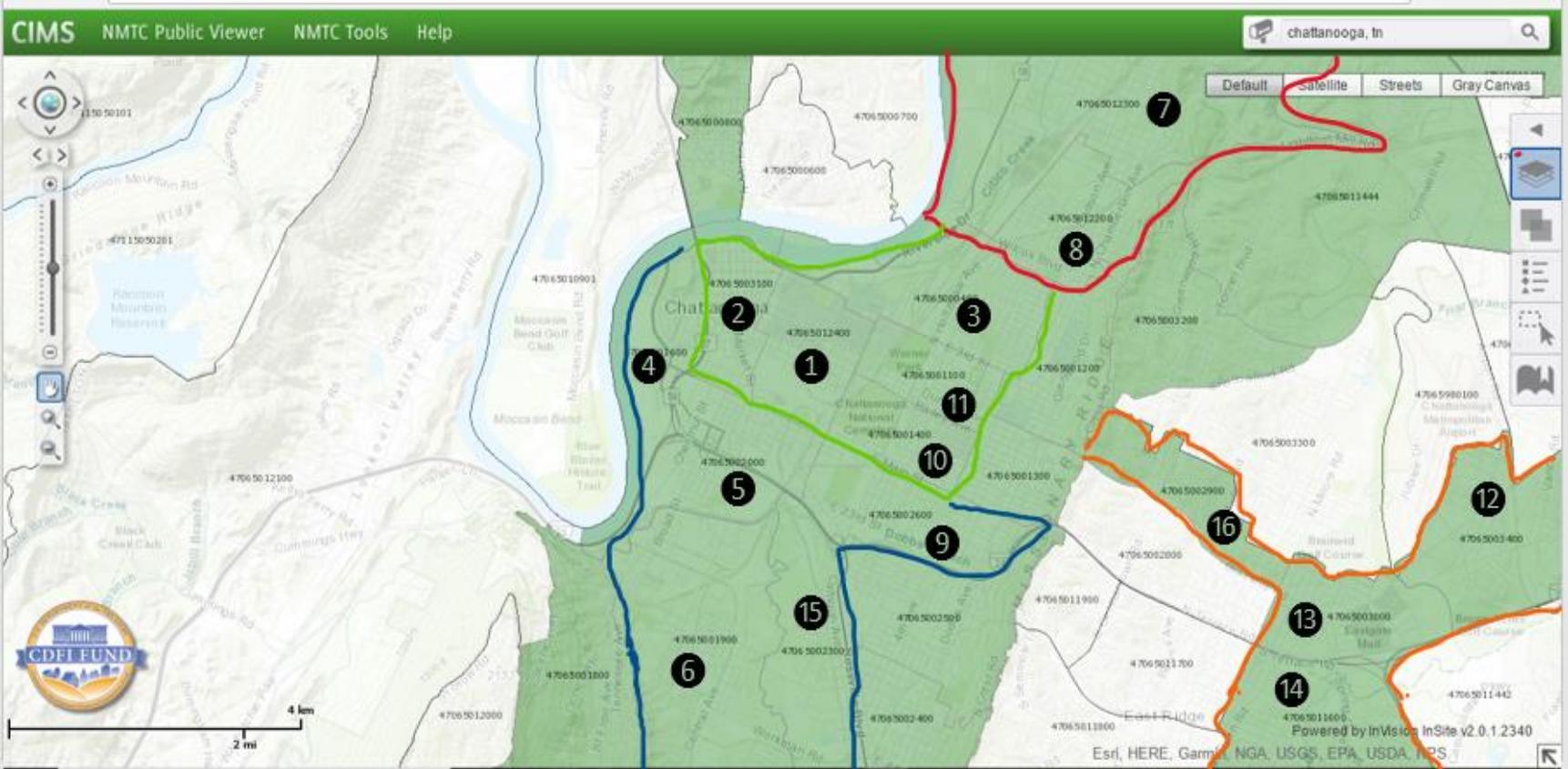
	<ul style="list-style-type: none">●The LICT has existing infrastructure, with a recently completed road paving project, and catalytic anchor institutions.
	<ul style="list-style-type: none">●Potential development and redevelopment opportunities include: transit-oriented development, streetscaping, mixed-use development, multi-family residential development, neighborhood revitalization preservation, destination local-flavor restaurant and retail, and early learning childcare facilities.
	<ul style="list-style-type: none">●The area is seeing new growth and investment, due to downtown growth and investment pushing into the Brainerd area.
	<ul style="list-style-type: none">●The Brainerd Road and Lovell Field Gateway Overlay Zones are part of a larger goal to create a vibrant town center along Brainerd Road that is well connected to adjacent neighborhoods. Formal adoption of the revised area plan would make development projects eligible for bonding financing, housing and jobs Payments in Lieu of Taxes, and Tax Increment Financing

Independent Tract – North Hamilton County

Single Tract	Contiguous Tract	Opportunity Zone Alignment
North Hamilton County	<p style="text-align: center;">17</p> 47065010202 - Bakewell & Sale Creek	This tract is qualified as a contiguous tract. The tract includes a very large, flat greenfield next to a state highway system. It borders a qualified LICT in Rhea County.

Recommended Tracts | Prioritized & In Clusters

The map below shows the prioritization and clustered grouping of the LICTs that Hamilton County is recommending for Opportunity Zone designation.



Recommended Tracts | Single, Contiguous Tract

The map below shows the single, contiguous tract recommended for Opportunity Zone designation.

