



# **Long Range Strategic Development Chattanooga Campus Regional Planning Agency**

January 12, 2009

# Agenda

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- Objectives
- Current Conditions
- Description of Projects
  - Construction of New Parking Garage
  - Disposition of Surplus Real Estate
  - Future Green Space/Employee Plaza
- Traffic Study
- Regional Planning Agency Applications
  - Street Closures and Changes
  - Allowance for Pedestrian Bridge

# Objectives

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- Improve employee safety by consolidating parking into two adjacent parking garages, eliminating the need for employees to cross two major Chattanooga streets
- Create a campus environment with a large green space and employee plaza further enhancing employee safety
- Disposition of Unum properties north of 4<sup>th</sup> Street and east of Georgia Avenue to allow for continuation of new downtown developments
  - Through exchange and/or sale, three successful downtown residential projects have been completed or under construction on land previously owned by Unum
  - Without consolidation parking, opportunities for further development will be limited

# Current Conditions

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- Unum publicly announced plans to construct new multi-level parking garage on August 6<sup>th</sup>
- Currently, Unum employs 2,724 in its Chattanooga offices with an additional 161 contractors/vendors working at Unum
- Design development for the new parking garage, including site geotechnical testing, is underway
- Draft traffic study has been completed based on proposed changes and has been reviewed with the City of Chattanooga Traffic Engineer

# Phase 1 – Cherry Street Parking Garage

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- Scope: Multi-level parking garage to accommodate approximately 1,450 cars located on surface lot bounded by 4<sup>th</sup> Street and 5<sup>th</sup> Street and by Walnut Street and Cherry Street.
- Schedule: 14 months to complete with estimated start in 2<sup>nd</sup> quarter, 2009
- Architect: Derthick, Henley & Wilkerson Architects
- Construction Manager: Schaerer Contracting Company
- Features: Use of sustainable design elements with goal of obtaining LEED certification  
Pedestrian bridge from garage to Unum West Bldg  
Design features comparable to existing Unum garage

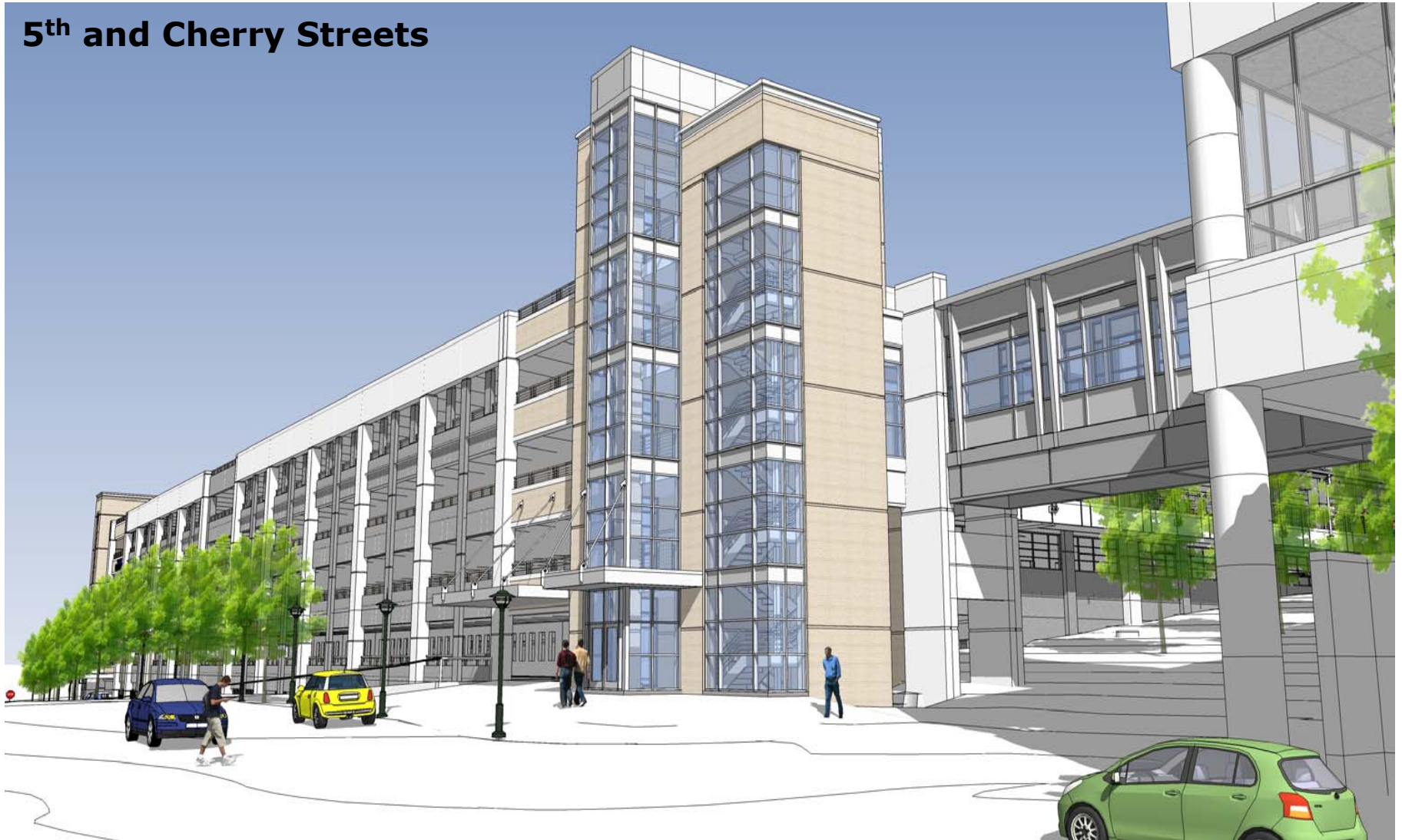
# Phase 1 – Cherry Street Parking Garage

4<sup>th</sup> and Cherry Streets

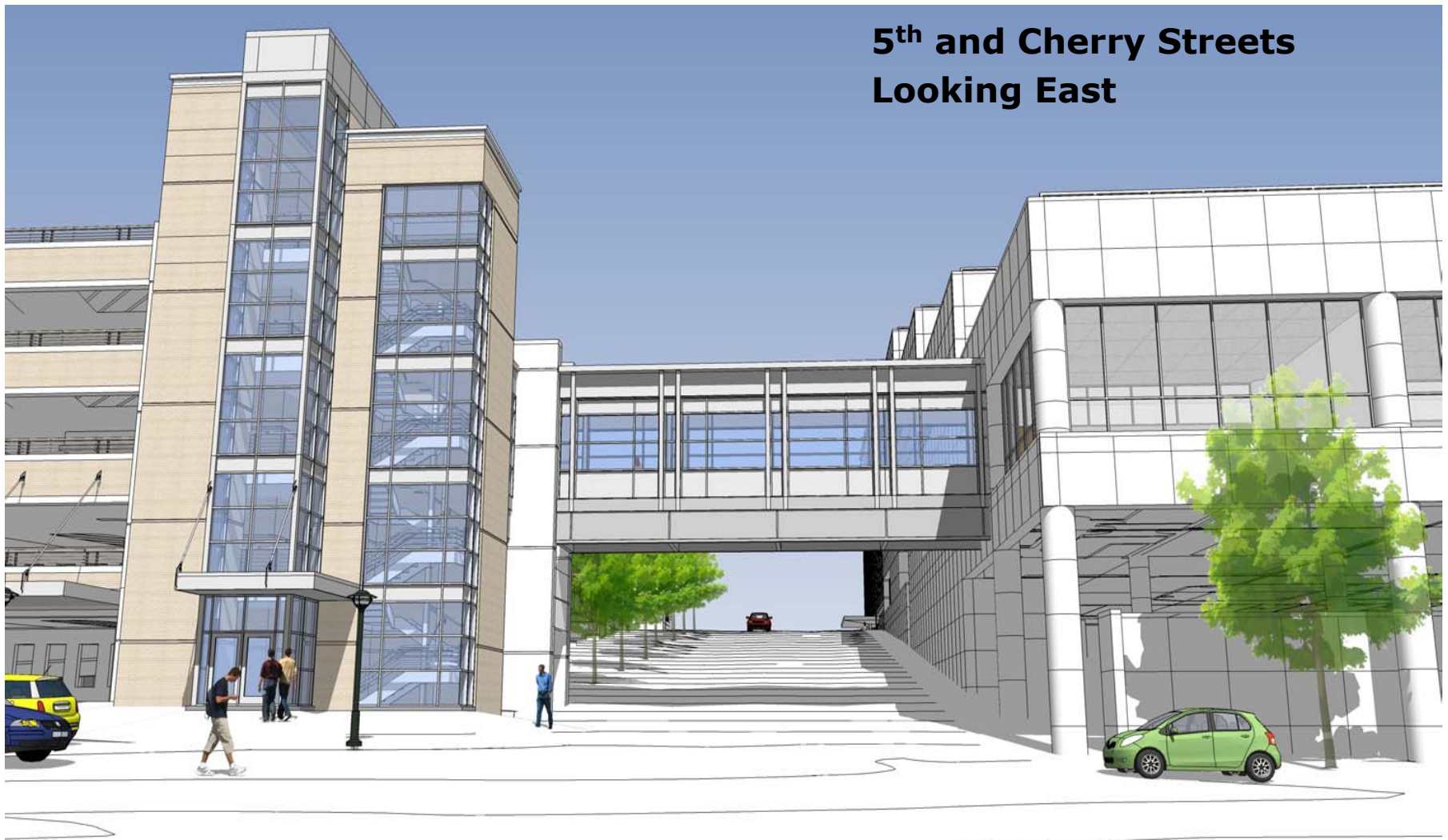


# Phase 1 – Cherry Street Parking Garage

## 5<sup>th</sup> and Cherry Streets



# Phase 1 – Cherry Street Parking Garage

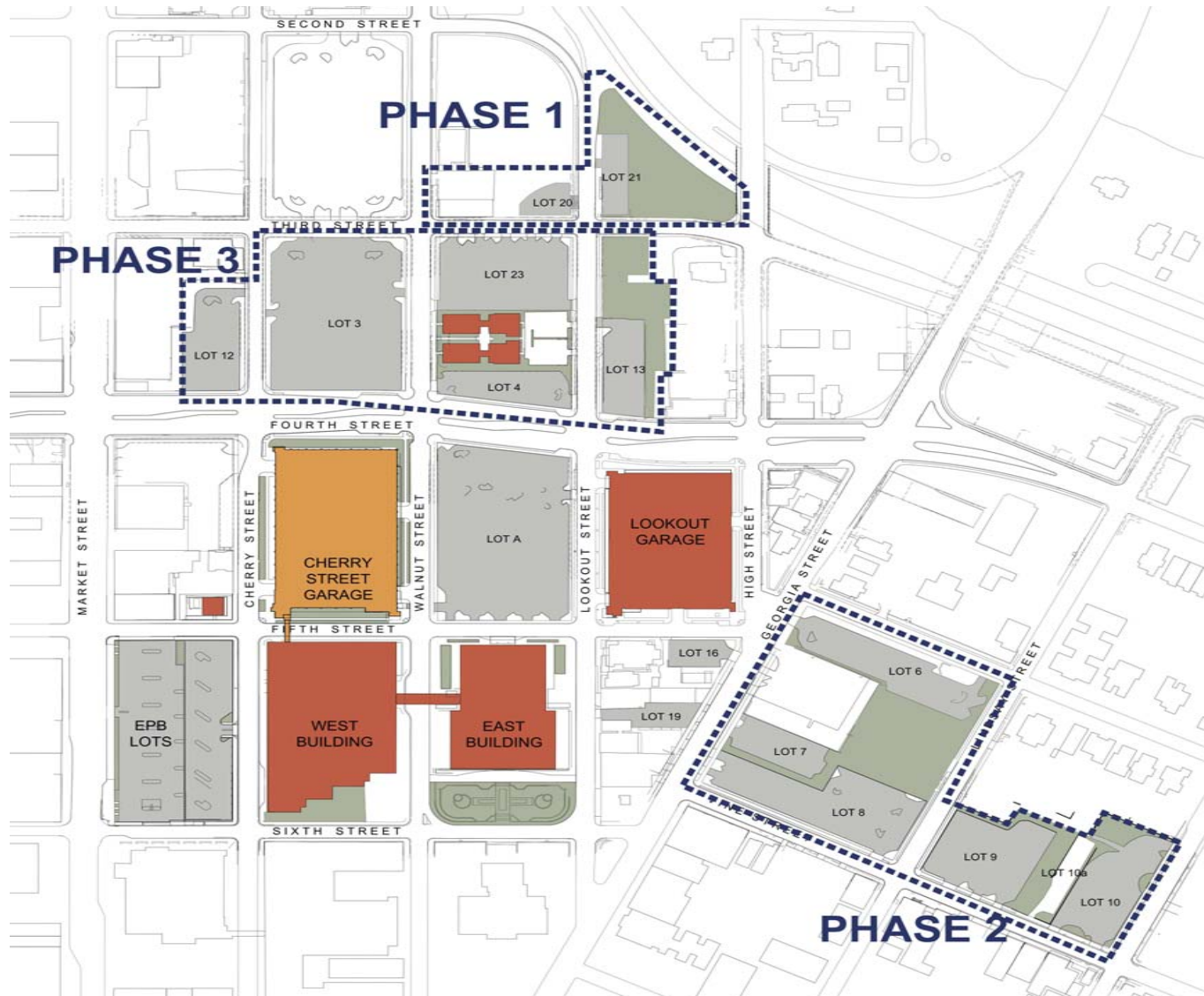


## Phase 2 – Property Disposition

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- Scope:** Disposition of surplus real estate north of 4<sup>th</sup> Street and east of Georgia Avenue. 13 parcels of land grouped in three separate phases totaling 12.4 acres
- Advisors:** Jones Lang LaSalle (New York) and NAI Charter Real Estate (Chattanooga)
- Benefits:** Development of additional 12.4 acres for commercial and residential projects will result in job creation and opportunities for greater urban density  
Significant increase in real property tax base from construction of the Unum garage and the development of the existing parking lots into other uses  
Surplus spaces in garage and the former EPB building lot to be available for public parking

# Phase 2 – Property Disposition

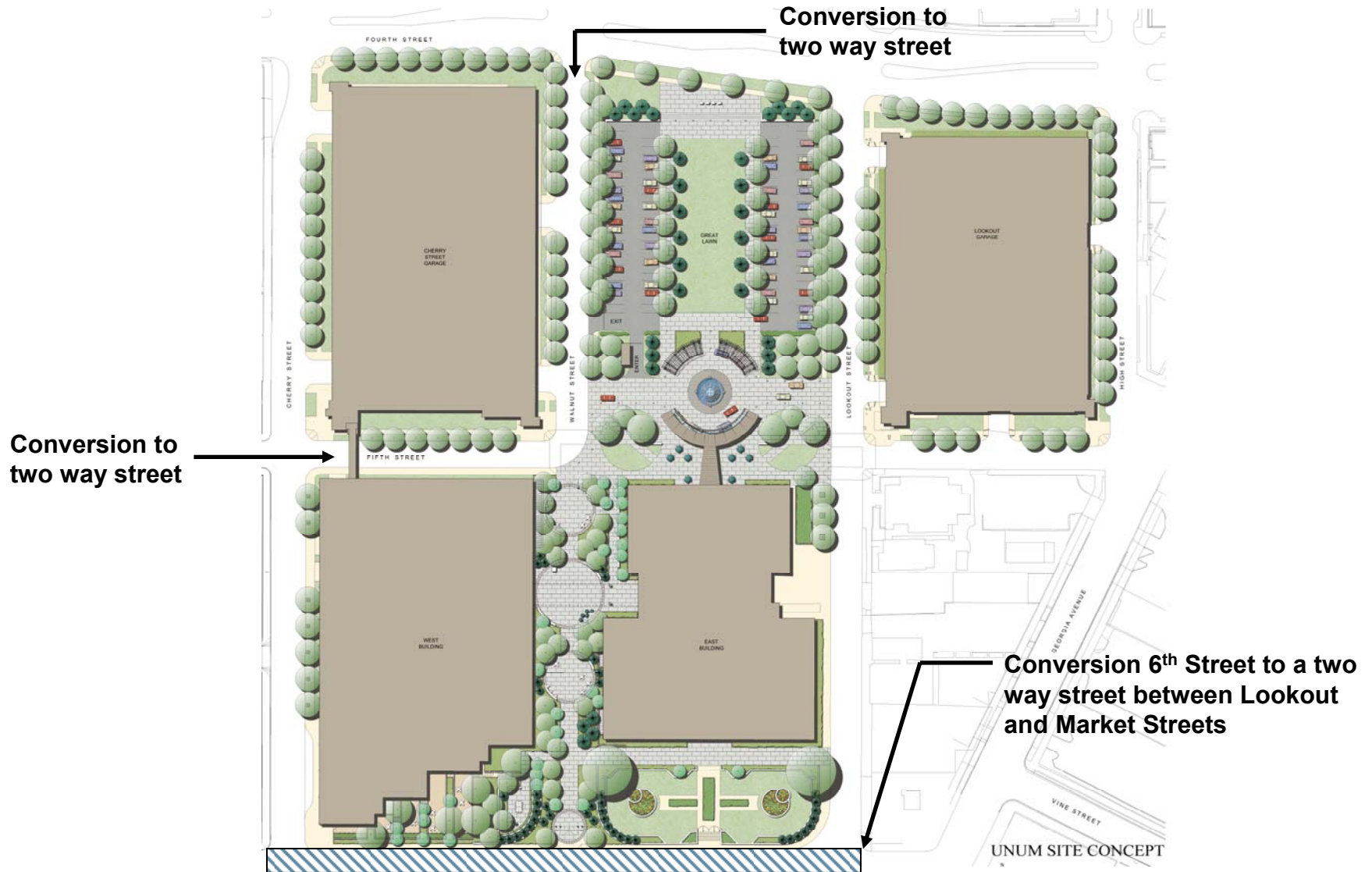


## Phase 3 – Green Space/Employee Plaza

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- Scope:** Rework the existing surface parking lot bounded by 4<sup>th</sup> and 5<sup>th</sup> Streets and Lookout and Walnut Street to create a new front door for Unum, including a large green space and construction of an employee plaza between the buildings to create a campus environment.
- Schedule:** Implementation of this phase will occur sometime in the future
- Architects:** Derthick, Henley & Wilkerson Architects and Ross/Fowler, Landscape Architects
- Features:**
- Creates employee and visitor drop off
  - Recapture paved area for green space
  - Creates an employee plaza
  - Provides public access to green space and plaza
  - Use of sustainable design elements

# Conceptual Site Plan



# Conceptual View from 4<sup>th</sup> Street



# Traffic Study

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## **Key Points**

- Parking garage will not generate additional traffic on downtown street network
- With conversion of Walnut Street to 2-way, a left turn lane for westbound traffic is needed
- Signal control at Forth and Lookout and Forth and Cherry Streets needs to be considered
- Traffic volumes on all other streets within the study area are relatively low and have capacity to absorb added traffic from street closure
- Closures will improve safety by removing the pedestrian/vehicle conflicts

# Regional Planning Agency Applications

## **Application 2009-011**

Request: Abandonment of Right of Way, Walnut Street from East 5<sup>th</sup> Street to East 6<sup>th</sup> Street for approximately 415 feet and for East 5<sup>th</sup> Street from Lookout Street to Walnut Street for approximately 250 feet

### **Street Closure and Changes**

- For the parking garage,
  - Conversion of Walnut Street between 4<sup>th</sup> and 5<sup>th</sup> Streets to two way traffic
  - Conversion of 5<sup>th</sup> Street between Walnut and Cherry Streets to two way traffic
  - Installation of a left turn signal from Walnut Street to 4<sup>th</sup> Street
  - Installation of right turn only restriction from Cherry Street to 4<sup>th</sup> Street
  - These changes are critical to the success of the parking garage project

# Regional Planning Agency Applications

## Application 2009-011

### Street Closures and Changes (cont)

- For the new green space/employee plaza,
  - Closure of 5<sup>th</sup> Street between Lookout Street and Walnut Street
  - Closure of Walnut Street between 5<sup>th</sup> Street and 6<sup>th</sup> Street
  - Removal of parking meters on 4<sup>th</sup> Street between Walnut Street and Lookout Street
  - Relocation of parking meters from the east side of Walnut Street between 4<sup>th</sup> Street and 5<sup>th</sup> Street to the west side of the street
  - Conversion of 6<sup>th</sup> Street to two way between Market Street and Lookout Street

# Regional Planning Agency Applications

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## **Application 2009-011**

### **Conditions for Abandonment**

- Abandonment will only occur after construction contracts have been executed by Unum
- Unum shall maintain pedestrian access after closure of right of way except during construction
- If Unum does not execute the contracts within the prescribed time from the effective date of the ordinance, the abandonment shall not occur
- Unum will work with the Urban Design Center and the City of Chattanooga on the pedestrian access and open public spaces
- All roadway easements and existing franchises shall continue
- Costs associated with the conversion of the streets will be paid by Unum

# Regional Planning Agency Applications

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## **Application 2009-012**

Request: Abandonment of Air Rights Easement and Grant of Franchise for a pedestrian bridge on East 5<sup>th</sup> Street from Walnut to Cherry Street for approximately 255 feet

### **Pedestrian Bridge**

- As planned, the proposed pedestrian bridge will cross property lines and will be over a city street (designed to exceed clearance requirements)