



SOUTHSIDE REDEVELOPMENT OPPORTUNITY



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS



Riverside
Development, LLC



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Respecting the Past While Moving into the Future

Inspired by the rich industrial heritage of the site, the project weaves the past and future together to create a unique sense of place where memories are made.

A New Community Hub

A mixed-use destination that promotes a 24/7 live, work, play environment which integrates seamlessly into the existing South Main Street and Stadium Districts.

Enhancing Connectivity

New block and street network weaves in the existing urban fabric and heals the grid. New greenway trail completes a vital connection from the UTC campus to the Tennessee Riverfront.





CITY OF CHATTANOOGA

#1

Best Places to Live in TN
(US News & World Report)

#4

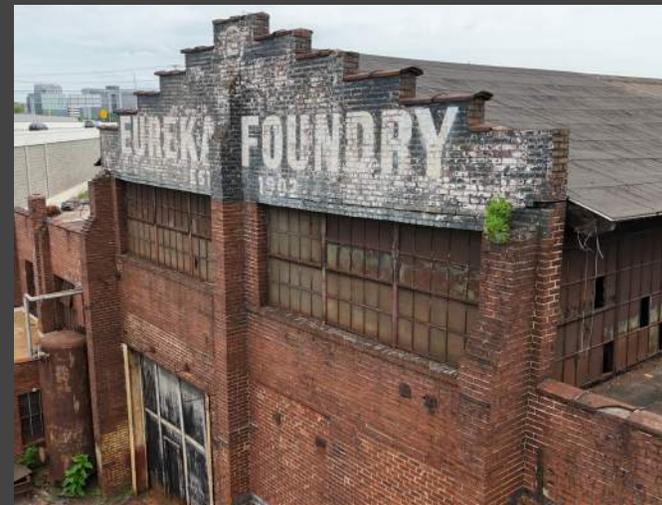
Friendliest Cities in the USA
(Study Finds)

#7

Emerging Multi-Family Markets
(Multi Housing News)

“ We are excited for the opportunity to transform such a central part of Chattanooga’s Southside and honored to pay homage to the foundry’s history as part of this project. ”

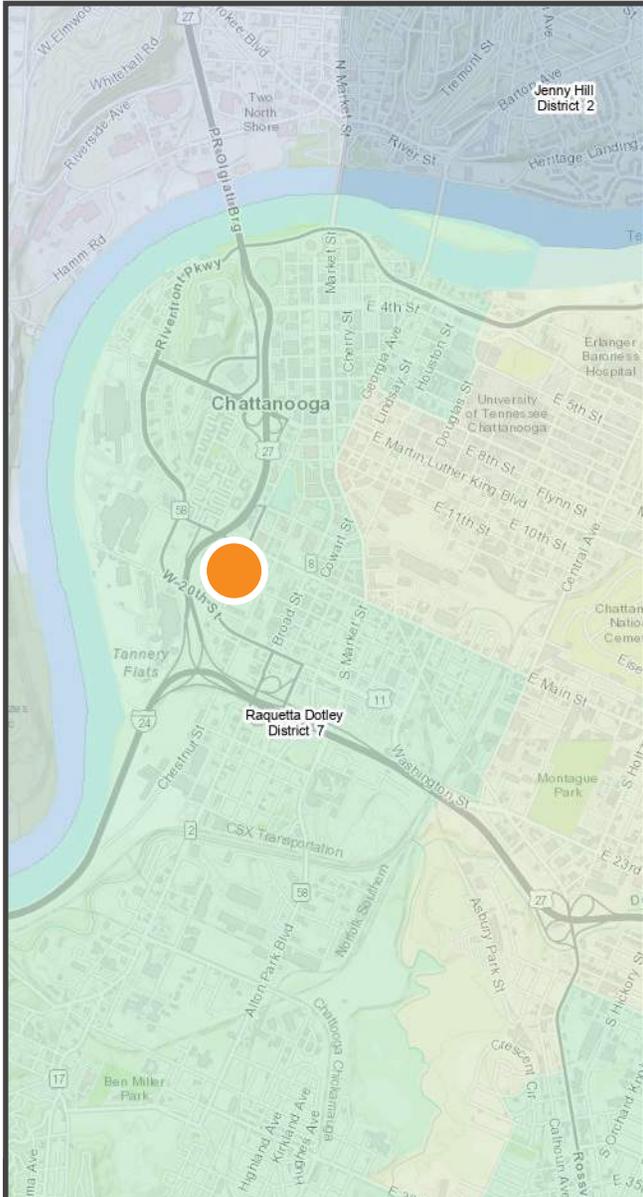




EUREKA FOUNDRY was started in 1902, and the company remained in the same family for four generations before closing in 2023 after 121 years of operation. The Foundry moved to its current location in Southside Chattanooga in 1980. The foundry produced castings for a variety of industries, including aluminum, steel, power generation, and concrete. The structures and machinery still remaining on the former foundry site provide a special opportunity to transform the Eureka District into a unique destination that celebrates the site's history and creates an authentic sense of place.



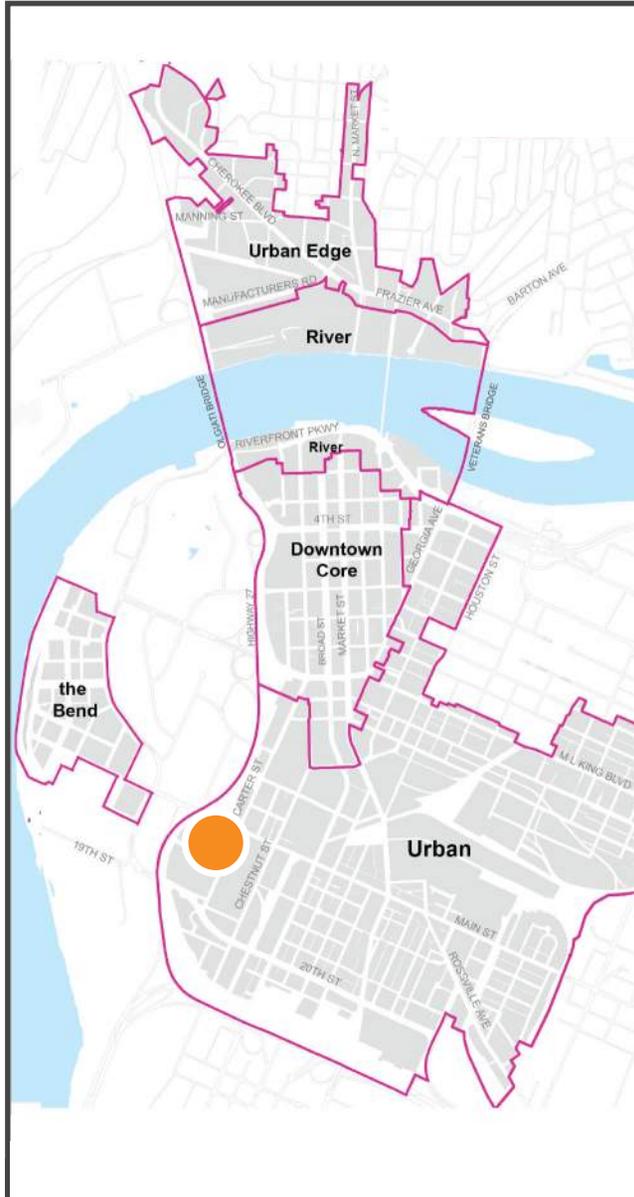
Council Map



City of Chattanooga - District 7

Councilmember Raquetta Dotley

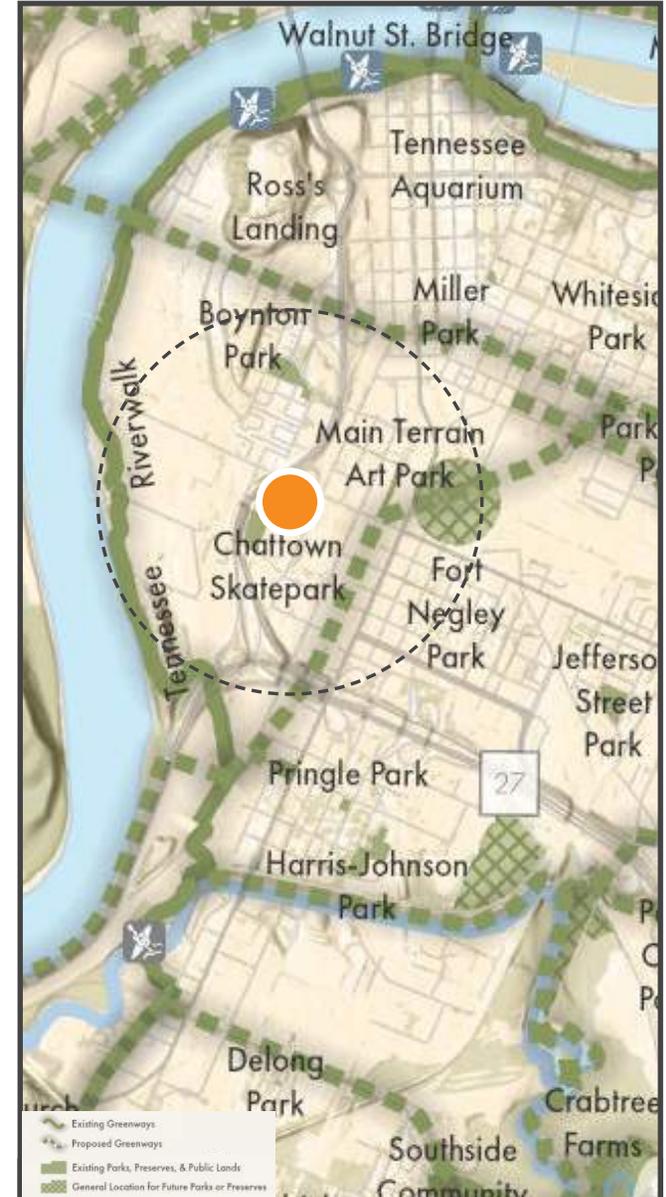
Downtown Code - Context Areas Plan



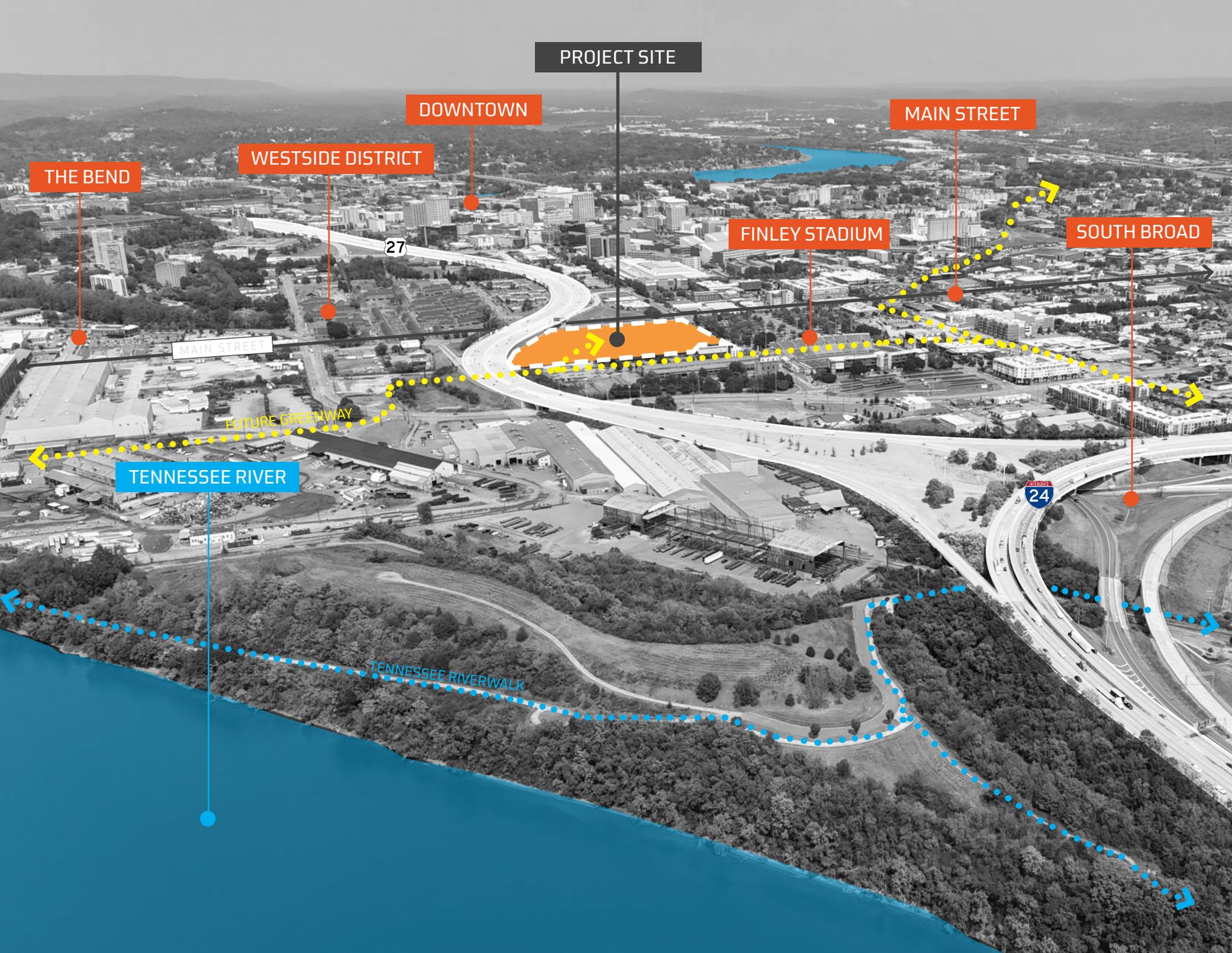
Context Area - Urban Context (U)

Urban Context consists of medium-intensity residential and commercial areas. Multi-family housing is predominant. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be vertical mixed use. Mixed use and commercial zones can be as tall as 8 stories.

Parks & Greenways Vision Plan



Existing Greenways within 1 mile or a 20 minute walking distance include the Tennessee Riverwalk and the a Proposed Greenway that starts at Main Terrace Art Park.



PROJECT SITE

DOWNTOWN

MAIN STREET

WESTSIDE DISTRICT

THE BEND

FINLEY STADIUM

SOUTH BROAD

MAIN STREET

FUTURE GREENWAY

TENNESSEE RIVER

TENNESSEE RIVERWALK

27

INTERSTATE
24

NEW AREA DEVELOPMENT

WEST CHATTANOOGA

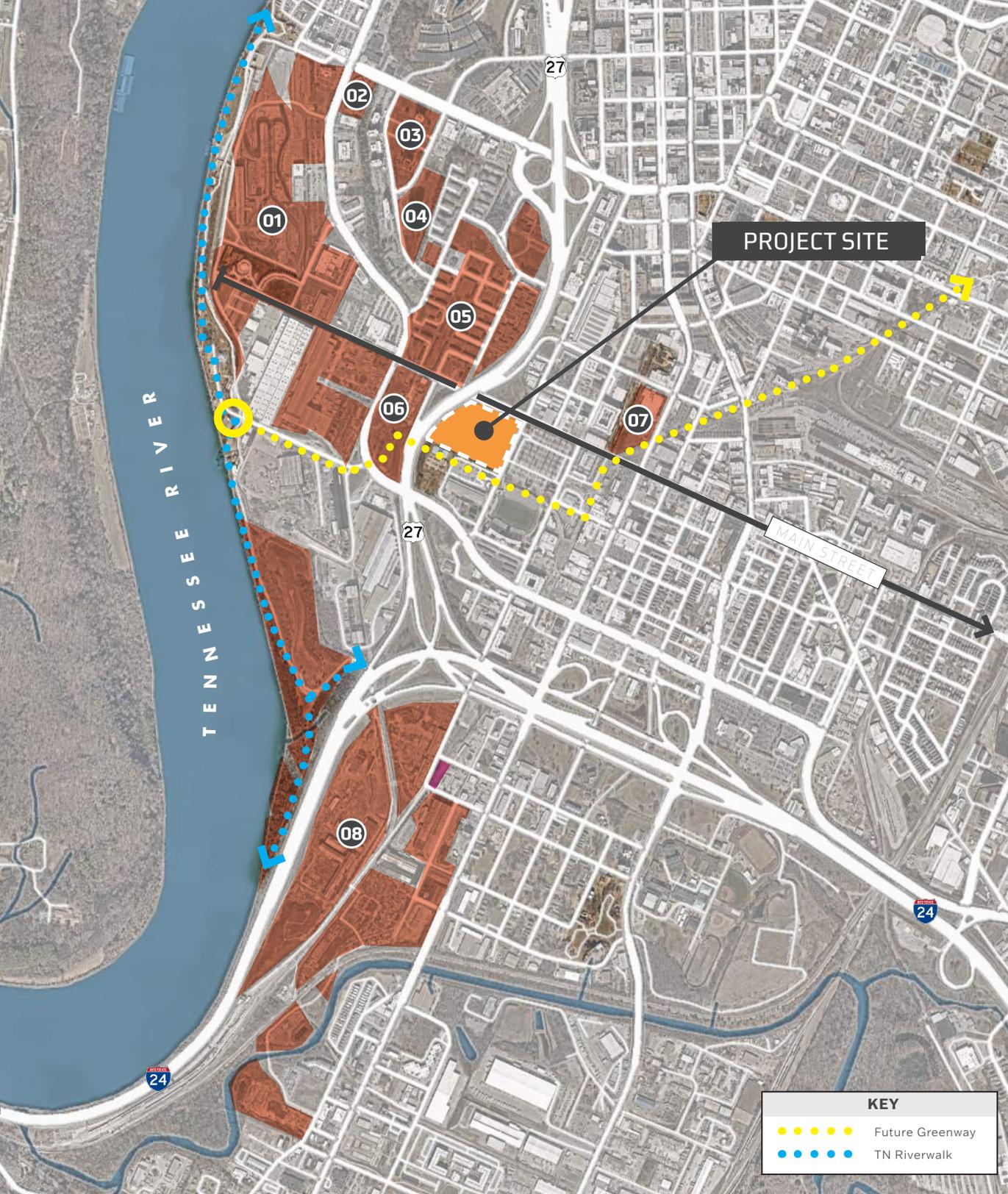
- 01. The Bend
- 02. Kelly Subaru
- 03. Riverview Tower
- 04. Gateway Towers
- 05. Chattanooga Westside
- 06. Chattanooga FC HQ

EAST CHATTANOOGA

- 07. Food City

SOUTH CHATTANOOGA

- 08. South Broad Ballpark District



PROJECT SITE

MAIN STREET

KEY

- ● ● ● ● Future Greenway
- ● ● ● ● TN Riverwalk

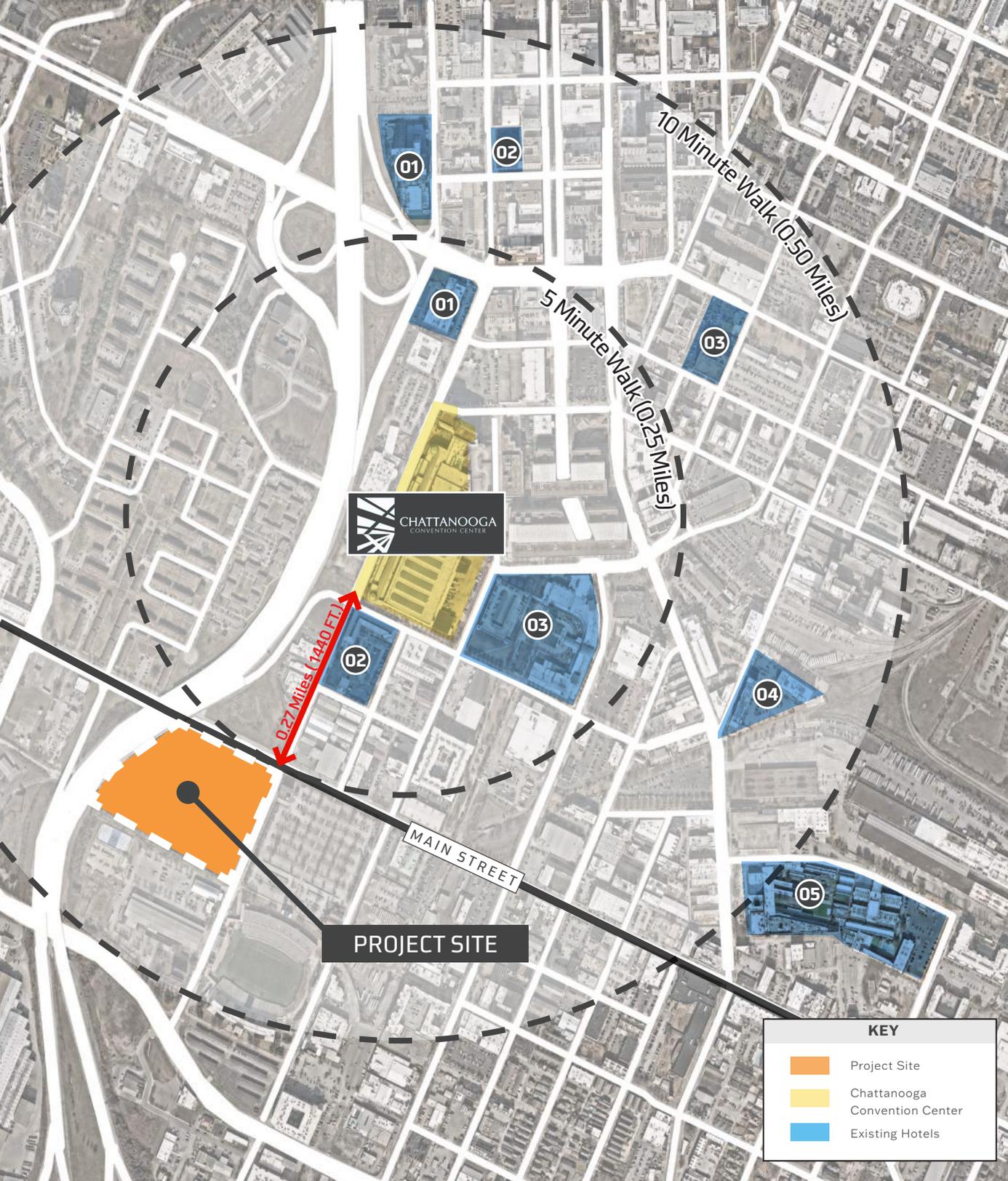
HOTEL PROXIMITY TO COVENTION CENTER

5 MINUTE WALK

- 01. Hotel Bo
- 02. Staybridge Suites
- 03. The Chattanooga

5-10 MINUTE WALK

- 01. The Westin Chattanooga
- 02. The Read House Hotel
- 03. The Dwell Hotel
- 04. Moxy Chattanooga Downtown
- 05. The Hotel Chalet



“A new tie-in to the Tennessee Riverwalk would connect the Southside Redevelopment Opportunity with two other big redevelopment projects - The Bend on Riverfront Parkway and the South Broad District. Chattanooga officials expect up to \$1 billion of new housing, office and other commercial development in this area over the next decade.”





PROJECT SITE

SITE INFORMATION

Property Information

Address 1601 Reggie White Blvd.
Chattanooga, TN 37402

Site Size 10.03 Acres +/-

Frontage 540 ft. on Main St. /
627 ft. on Reggie W. Blvd.

Zoning Overview

Zoning District D-CX-8 & D-CX-20

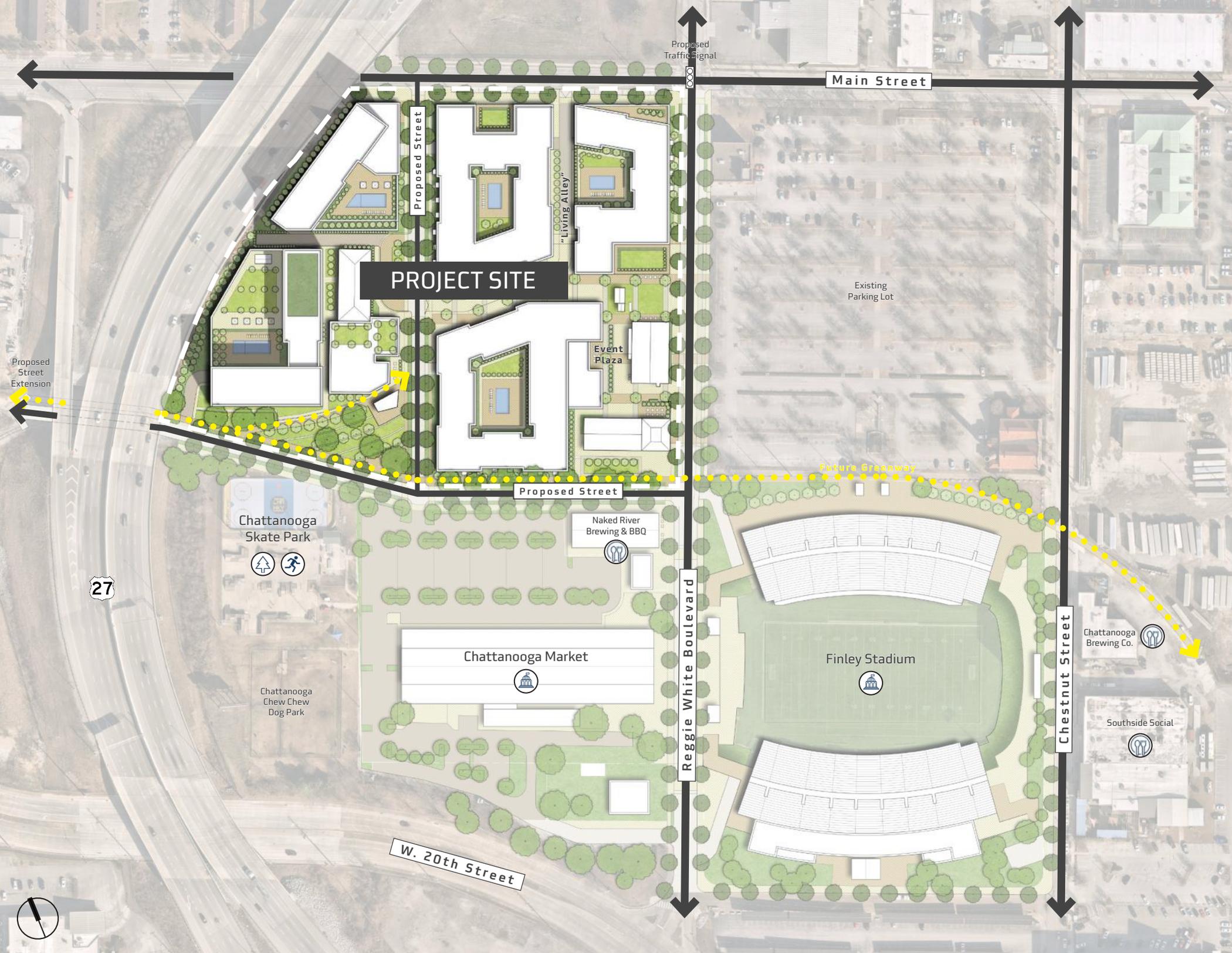
Bldg. Height Up to x20-Stories

Allowable Uses

Multi-Family . Hotel . Office . Medical .
Retail . Restaurant . Entertainment

Location/Property Highlights

- Located in downtown's flourishing Southside neighborhood.
- Located in the South Main Street District and Stadium District.
- Within walking distance of galleries, restaurants, shops, entertainment, and nightlife.



PROJECT SITE

Main Street

Proposed Street

"Living Alley"

Event Plaza

Proposed Street

Future Greenway

Chattanooga Skate Park

Naked River Brewing & BBQ

Chattanooga Market

Finley Stadium

Chattanooga Brewing Co.

Chattanooga Chew Chew Dog Park

Southside Social

W. 20th Street

Reggie White Boulevard

Chestnut Street

Proposed Traffic Signal

Proposed Street Extension

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DEVELOPMENT SUMMARY

Block A

Retail	3,000 SF
Hotel	200 Keys
*Multi-family	135 Units
Parking Deck	260 Spaces

Block B

*Multi-family	245 Units
Parking Deck	432 Spaces

Block C

*Multi-family	164 Units
Retail	6,000 SF
Parking Deck	180 Spaces

Block D

*Multi-family	360 Units
Boutique Hotel	40 Keys
Event / Retail	8,000 SF
Parking Deck	432 Spaces

Block E

*Multi-family	262 Units
Parking Deck	305 Spaces
Retail	20,000 SF

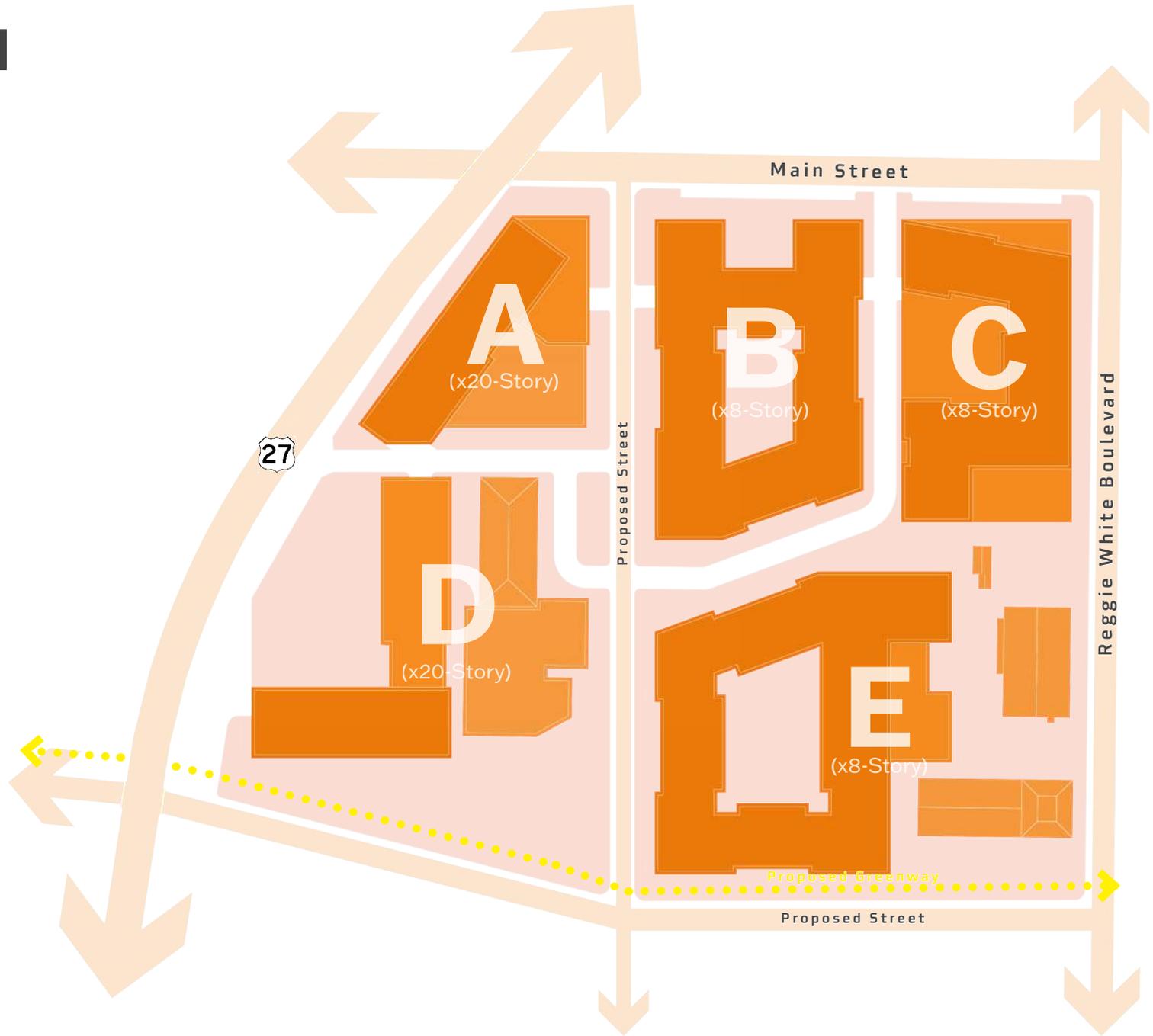
Total Overall

Hotel	240 Keys +/-
Residential	1,166 Units +/-
Retail	37,000 SF +/-

Total Parking

On-Street	13 Spaces +/-
Parking Deck	1,432 Spaces +/-

*Assumes 1,000 GSF / Unit Average



“The Southside Redevelopment Opportunity preserves a cluster of low-height iconic industrial buildings dating back to the 1880s and is animated by new public spaces, including an event area. The plan seeks to extend a greenway through it to link up with the UTC campus.



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