

EAST RIDGE REDEVELOPMENT PLAN



PREPARED BY EAST RIDGE HOUSING AND REDEVELOPMENT AUTHORITY

The East Ridge Redevelopment Plan was submitted and reviewed by the Hamilton County-Chattanooga Regional Planning Agency on February 26, 2018.

The East Ridge Redevelopment Plan was adopted and approved by the East Ridge Housing & Redevelopment Authority on March 21, 2018.

The East Ridge Redevelopment Plan was presented and discussed at a public Community Town Hall Meeting at the East Ridge Community Center on May 3, 2018.

The East Ridge Redevelopment Plan was adopted and approved by the East Ridge City Council on _____.

EAST RIDGE GOVERNMENT



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I. INTRODUCTION

The Redevelopment Plan for the City of East Ridge, Tennessee is a document to be approved by the City Council of East Ridge and serves as a plan for acquisition of properties, relocation of the displacees, removal of existing improvements, installation of new site improvements, resale of improved land, and/or designation of uses permitted in redevelopment of new sites. Authority for such an undertaking is provided by Chapter 20 of Title 13 of the Tennessee Code Annotated. The purpose of the Redevelopment Plan is to address the livability needs of surrounding neighborhoods and the long-term economic vitality of the City's retail districts.

On April 27, 2017, the East Ridge City Council adopted Resolution 2646 establishing the East Ridge Housing and Redevelopment Authority ("ERHRA") for the purpose of coordinating, promoting and administering economic, commercial, housing and/or industrial development and redevelopment projects, objections, goals and activities in and for the City. As part of the authority issued to the ERHRA, and in accordance with Tennessee Code Annotated Section 13-20-203 *et seq.*, the ERHRA is required to create a redevelopment plan for the City of East Ridge. The ERHRA has prepared a Redevelopment Plan in accordance with such authority that is sufficiently complete to:

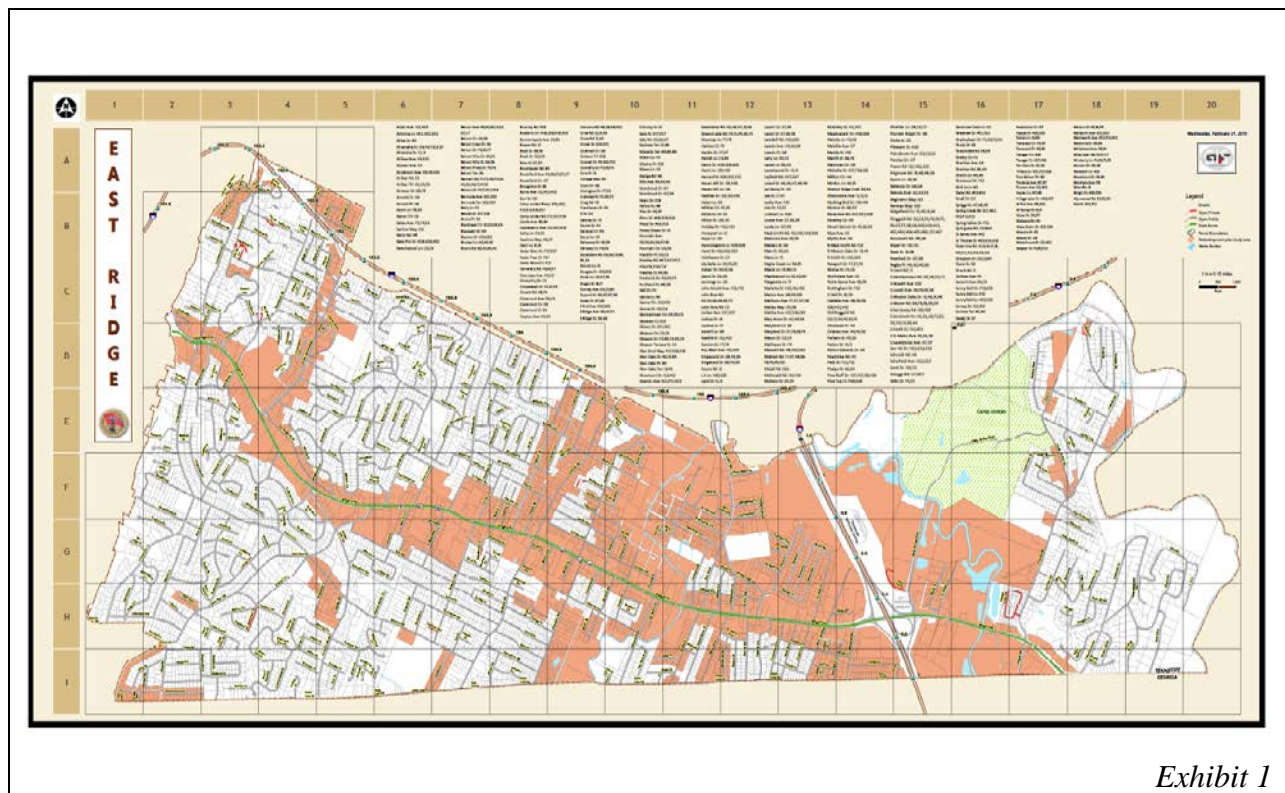
1. Indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and
2. Indicate proposed land uses and building requirements in the Project Area; and
3. Indicate the method of relocation of residents and businesses in such areas.

The Redevelopment Plan is a direct result of the emphasis that the City of East Ridge has placed on redevelopment of the City. Goals associated with this Plan include protection and enhancement of existing neighborhoods, increased strength for existing and prospective commercial areas, improving the transportation system, protecting the environment and identifying opportunities for community facilities, parks and recreation. Adoption of the Redevelopment Plan will hopefully provide an incentive for business owners, individual residents, developers and property owners, both existing and prospective, to seek creative approaches for renovation and development of the properties in the area, thereby initiating through private development renovation of the area structures and revitalization of the community.

This Plan is advisory only. Adoption of this Plan does not guarantee any zoning changes or capital funding.

II. PROJECT BOUNDARY AND EXISTING CONDITIONS

East Ridge is located in southeast Tennessee with its southern border on the Georgia state line and other remaining boundaries flanked by the City of Chattanooga. The City has a total area of approximately 8.3 square miles. Interstate 75 bisects the eastern section of East Ridge and Missionary Ridge runs north and south along the western border of East Ridge. East Ridge is the second largest city in Hamilton County with approximately 21,500 residents. The Redevelopment Area¹ consist of properties located within the Border Region District as well as adjacent properties to the District and along Ringgold Road and is approximately 1,617 acres in size.



The Redevelopment Area has shown signs of decline over the last 20 years, although the Commissioner of the Department of Revenue for Tennessee certified in June 2012 a portion of the City of East Ridge as a “Border Region Retail Tourism Development District” (the “Border Region District”) which provides for a portion of the state sales and use tax revenues collected within the Border Region District to be distributed back to the City as provided in the Border Region Retail Tourism Development Act codified at Tennessee Code Annotated Section 7-40-

¹ See **Appendix A** for a larger size Boundary Map.

101 *et seq.* (“Border Region Act”). The purpose of the Border Region Act is to increase tourism and the competitiveness of the State of Tennessee with bordering states by empowering local governments to encourage the development of extraordinary retail or tourism facilities, including shopping, recreational and other activities.

Properties within the Area consist of many blighting influences. Blight is defined as “areas, including flood areas and slum areas, together with properties with buildings or improvements that, by reason of dilapidation, obsolescence, overcrowding, lack of ventilation, light and sanitary facilities, deleterious land use, or any combination of these or other factors, that are detrimental to the safety, health, morals or welfare of the City.” To help illustrate what blight is, the following is a list of characteristics that constitute blight or blighting influences. Specifically, blight is an area or property characterized by both of the following conditions:

1. An area or property that is predominantly urbanized and an area in which the combination of conditions set forth below is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or government, or both, without significant investment.
2. An area or property that is characterized by one or more of the following:
 - a. Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, serious deferred exterior maintenance or renovation, defective design or physical construction, faulty or inadequate utilities or other similar factors.
 - b. Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate size given present standards and market conditions, lack of parking, public improvements or utilities.
 - c. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
 - d. The existence of subdivided lots of irregular form and shape inadequate size for proper usefulness and development that are in multiple ownership.
 - e. Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to those properties within flood zones or properties containing hazardous wastes that require the governmental authority.

A. Relevant Findings of Distress, Blight, and Impaired Development

With respect to the Redevelopment Area identified in the Plan, a number of vacant properties, both improved and unimproved, are scattered sites throughout the Area, some of which contain unsafe and inadequate building conditions and all of which are economically undesirable land uses. Other portions of the Redevelopment Area are located in flood zones and flood ways rendering commercial activity essentially impracticable without significant redevelopment efforts. Numerous operating businesses have closed and existing development, structures and public facilities and utilities remain outdated and are in need of improvements. The following portions of the Boundary Map identify locations of the FEMA Floodway (green) and the FEMA 100 Year Flood (blue).

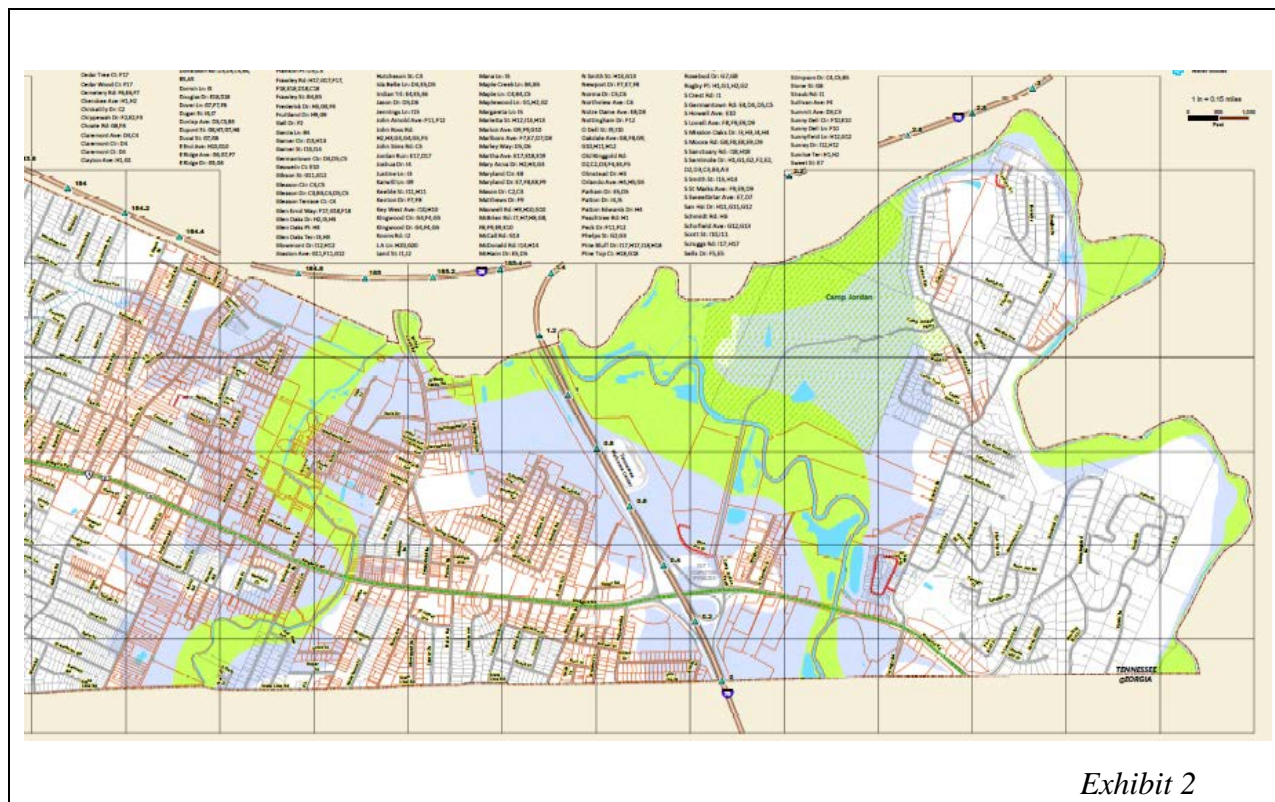


Exhibit 2

Additionally, properties within the Area are blighted due to dilapidation of a number of buildings throughout the Redevelopment Area. Much of the land use in the Area is also deleterious because of flooding, vacant buildings, neglectful owners, or inappropriate land uses. Blighted areas constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety and general welfare of the people and citizens of East Ridge. Such areas present difficulties and handicaps which are beyond remedy and control solely by the regulatory processes in the exercise of police power. They contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for public services and private investments.

B. Surveys & Inspections

The City performed various investigations, including but not limited to field surveys, police/911 records research, and on-site inspections, to further evaluate the need and justification for redevelopment. The following conditions were discovered which evidence economically and socially undesirable land use environments, including empty lots, vacant residential and commercial sites, dangerous buildings and repeated criminal activity.

1. A field survey was made of the Redevelopment Area for exterior conditions of the respective structures through a windshield inspection using various attributes (i.e., roof, exterior walls, foundations, windows, appurtenances). In excess of one hundred (100) properties were found to contain one or more defective structures present (boarded up windows, dilapidated retaining walls, missing shingles, excessive trash, derelict siding, etc.).
2. Since June 2013, two hundred ninety-nine (299) properties within the Redevelopment Area have been the subject of separate City code violations consisting of such matters as poor property maintenance, unlawful building construction, sanitation issues, and illegal property use. The existence of such conditions precipitate lower property values, increased crime and impair the health of the nearby residents and establishments.
3. Several properties are unimproved with approximately one hundred forty (140) lots discovered to be without certain basic services such as electricity, water, sewer, or street access. Where these conditions exist, the layout does not conform to current standards for physical layout of retail and commercial business operations, residential or mixed-use neighborhoods, for private reinvestment in property improvements or for maintenance of property values.

1535 Keeble Street



903 Altamaha Street



1527 Burns Avenue



The above photographs capture residential properties within the Redevelopment Area evidencing blighted conditions.

- An inspection for excessive vacant (absence of use) land and building space was discovered – a characteristic which disrupts the social and functional vitality of the Redevelopment Area and illustrates the economic obsolescence of the Area. Over one hundred and fifty (150) vacant parcels were identified. Some of the properties are unsalable at present. As a result, landowners do not provide adequate maintenance, and the vacant lots attract litter, vandalism, and crime.



Unimproved property within the Redevelopment Area along North Mack Smith Road



Evidence of abandoned & vacant properties on Ringgold Road and poorly maintained properties

- Significant number of properties are low-lying areas within the FEMA 100-year flood and/or FEMA floodway, the majority of which are located within the Redevelopment Area's major commercial corridors between McBrien Road and Interstate-75, and extending as far east as Frawley Road and north of McCall Road. GIS records reveal that in excess of 950 properties are located within the FEMA 100-year flood and/or FEMA floodway. ***See Exhibit 2 above.***
- Several of the properties within the Redevelopment Area have experienced a significant number of police, fire, and/or 911 incidents ranging from murder and rape to burglary/theft and assault. For example, between the 6000-6999 Block of Ringgold Road over the last three (3) years alone, there have been 2,558 law enforcement incidents documented with a dispatch record by the City. Between the 3000-3999 Block of Ringgold Road over the last three (3) years, there have been at least 1003 law enforcement incidents documented with a dispatch record by the City.

7. 142 properties within the Redevelopment Area have experienced at least 20 law enforcement incidents documented with a dispatch record over the past three (3) years, including certain properties exceeding 200 incidents documented with a dispatch record (i.e., 201 Eads St. (390); 6510 Ringgold Road (325); 1503 McDonald Road (284); 1410 Mack Smith Road (344); 6725 Ringgold Road (234)).
8. Instances were found of faulty, or obsolete, physical layout. These include some streets which, due to redevelopment over time, are not through-streets; this condition has inconvenienced service and public safety access to some parcels. For example, properties to the north of Mack Smith Road and McCall Road are without sewer, have no through-streets, and are located partially or entirely within the FEMA 100 year flood and/or FEMA Floodway.
9. Since June 2013, two hundred ninety-nine (299) properties within the Redevelopment Area have been the subject of separate City code violations consisting of such matters as poor property maintenance, unlawful building construction, sanitation issues, and illegal property use. The existence of such conditions precipitate lower property values, increased crime and impair the health of the nearby residents and establishments.

These findings indicate an overall condition of distress, blight and impaired development which reduces the livability of residential areas and hinders the provision of safe and attractive conditions for new investors, business owners and residents who might otherwise be attracted to live, work, shop, worship or do business in the City.

III. REDEVELOPMENT GOALS AND OBJECTIVES

The ERHRA recognizes the continuing blight and deterioration as a threat to the stability and vitality of the Redevelopment Area, thus rendering the properties within the Redevelopment Plan eligible to be a redevelopment project within the meaning of Tennessee Code Annotated Section 13-20-202(a). Indeed, revitalization efforts cannot reasonably occur without public action and the purpose of this Redevelopment Plan is to develop a plan for guiding appropriate public resources, together with partnerships with private enterprises, to:

1. Eliminate or prevent the development or spread of commercial, retail and residential blight;
2. Eliminate the conditions of inappropriate land uses existing within the Redevelopment Area;
3. Encourage municipal rehabilitation through the installation, construction, or reconstruction of streets, utilities, and site improvements essential to the preparation and development of sites for uses in accordance with this Redevelopment Plan;
4. Provide for the redevelopment of substandard and blighted areas including provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of zoning, design, and construction standards;
5. Rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures;
6. Provide participation opportunities, for owner and business tenants in the Redevelopment Area to the overall redevelopment objectives of the Redevelopment Plan;
7. Encourage and foster the economic revitalization of the Redevelopment Area;
8. Finance and construct the public improvements described in the Redevelopment Plan;
9. Develop traffic calming, a greenway and continuous sidewalk system;
10. Encourage the development of commercial space; and
11. Clear and redevelop substandard and blighted areas or portions thereof.

It is the intent of the ERHRA that the implementation of this Redevelopment Plan will have a transformative effect by strengthening the commercial corridors of the City which in turn strengthen community neighborhoods to develop vibrant linkage throughout the City. By strategically deploying local incentives, leveraging state resources, and coordinating the efforts of many organizational participants, the Redevelopment Area will stimulate private investment and create a flourishing community that is more physically connected and becomes a true live/work/play destination. As previously discussed, the City is well-positioned to capitalize on the opportunities provided under the Border Region Act. By leveraging the benefits realized by the Border Region Act, it is anticipated that the synergy generated by the implementation of the Redevelopment Plan will prove to be a catalyst in creating positive momentum towards significant investment in the community (both public and private), which will create jobs, spur a

large waive of city-wide revitalization of blighted areas, and produce a mixture of improved land uses throughout the City.

IV. RELATIONSHIP TO LOCAL OBJECTIVES

A. Appropriate Land Uses

In making the recommendation to approve this Redevelopment Plan, the ERHRA has considered the land uses and building requirement of the Redevelopment Area and determined they are in conformance with the general plan for redevelopment in the City of East Ridge and represent a coordinated, adjusted and harmonious development of the City and its environs. These determinations are in accordance with (1) present and future needs to promote health, safety, morals, order, convenience, prosperity of the Redevelopment Area; (2) the general welfare; and (3) efficiency and economy in the process of development. Factors considered in the ERHRA’s determination include, among other things, the following:

- adequate provisions for traffic and vehicular parking;
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- promotion of sound design and arrangement;
- efficient expenditure of public funds; and
- prevention of unsanitary or unsafe structures or conditions of blight.

Most of the Redevelopment Area is presently zoned for the proposed and current land uses. In the event that any specific proposed uses require zoning approvals, the ERHRA will take steps to secure the proper zoning for the Redevelopment Area to encourage redevelopment for the appropriate uses.

B. Improved Traffic and Public Transportation

A major goal of the Redevelopment Plan is to take advantage of the City’s multimodal transportation structures being constructed in the heart of the Redevelopment Area known as the “Highway 41 Corridor Enhancement Project”. Specifically, the Tennessee Department of Transportation (“TDOT”), through its Transportation Alternatives Grant Program and Multimodal Access Grant Program, has awarded the City three combined grants for the construction of sidewalks and multimodal paths along Ringgold Road (Hwy 41) with the construction of a 5-foot sidewalk to the north and a 10-foot multi-modal sidewalk to the south from Kingwood Drive/Wimberly Lane to McBrien Road. The City has committed to solely undertake the cost and expense to extend the Highway 41 Corridor Enhancement Project from Kingwood Drive/Wimberly Lane to the Bachman Tube Tunnels. Additional amenities for the Highway 41 Corridor Enhancement Project include the addition of combined concrete curb &

gutter throughout the Project, ADA compliant amenities at various locations, drainage improvements, grass buffer strip(s) between the back-of-curb and the pedestrian paths, and potential landscaping and pedestrian level lighting at various locations throughout the Project limits. Additionally, TDOT awarded the City a Safe Routes to School Program Grant to construct sidewalks connecting Belvoir Avenue to East Ridge Elementary. The termini is Belvoir Avenue at Woodmont Drive and across Ringgold Road to John Ross Road ending at East Ridge Elementary. The City intends to continue to seek applications for additional TDOT grant funds to further extend the Highway 41 Corridor Enhancement Project east to complete all of Ringgold Road. The completion of these projects will help the City build from its commercial core to strengthen its adjacent neighborhoods and the physical linkages to them. This will create a virtuous cycle of human activity, financial investment and economic expansion.

Another major goal of the redevelopment plan is to create opportunities for road improvements, including extension of abrupt dead-end streets that can be connected with other public right-of-ways to potentially reduce traffic and, in turn, reduce the threat of accidents, making pedestrian travel safer. The ERHRA also hopes to stimulate commercial growth that expands the current public transportation available within the City.

ERHRA recognizes that the main access from the northern section of the City comes from Germantown Road, Moore Road, Belvoir Road, Spring Creek Road and McBrien Road. Along these corridors, there is an opportunity to strengthen the neighborhood core by improving the residential blocks on both sides. These efforts will fill gaps in activity between the northern gateways of East Ridge to Ringgold Road and better integrate the transition from residential to mixed-use properties. Additionally, vacancies, undeveloped land, and blight could be replaced through the development of neighborhood-based and neighborhood-serving businesses. By instituting initiatives to improve transportation from the arteries of the City to Ringgold Road, the continuity between the City's main business corridors and adjacent neighborhoods will be strengthened.

C. Public Utilities

The Redevelopment Area presently has full access to all public utilities area. It is likely, however, that some utility improvements may be required in order to meet the demands of the renovated or newly developed structures within the Redevelopment Area. The ERHRA will facilitate the many and related redevelopment initiatives by pulling from a wide range of government, for-profit and non-profit utility entities, and will be a mechanism for continuing and extending these utilities.

D. Recreational and Community Facilities

There are various parks and recreational facilities within the Redevelopment Area, although it is the intent of the ERHRA for additional recreational areas to be planned within the community as the City's multi-modal transportation structures are completed. Possible recreational and community opportunities exist for greenway improvements at Camp Jordan Park. Additionally, construction of a multi-purpose pavilion at or near the vacant property adjacent to City Hall and rehabilitation of the old McBrien Elementary School may encourage

investment in the surrounding neighborhoods with low property values and strengthen the physical fabric of this historical area that is immediately adjacent to business and government employment centers.

V. PURPOSE, STRATEGIES, AND PRIORITIES OF PROPOSED RENEWAL ACTIONS

A. Purpose of Redevelopment Plan

The purpose of the Redevelopment Plan is to guide a complete revitalization of an important part of the City and the expectation of this Plan is to provide the opportunity to blend the best of the past of the City with the vision for the best possible future. The intent is to create a model community that citizens anywhere would aspire to live in, by blending the area's existing strengths into a new community designed to integrate commercial and residential properties in ways that are mutually supportive. Throughout this Plan, strategies and policies are presented to promote a positive and mutually supportive relationship between the retail sections of the City and established neighborhoods. Importantly, this Plan strives to build "community centered" vision by informing how the commercial retail sections of the City and neighborhoods are pieces of a larger community context that also include public facilities, streets, recreational amenities, and the natural environment.

City Council approval indicates that the Redevelopment Area is appropriate for the redevelopment initiatives identified herein because of blight, distress, and impaired development, and that rehabilitation, conservation or redevelopment, or a combination of these, of the Area is warranted in the interest of public safety, health, morals and/or welfare.

B. Types of Proposed Renewal Actions

Revitalization of the Redevelopment Area will employ a large variety of public actions to correct blighting conditions and encourage private reinvestment. There is no one public action mechanism that is contemplated to operate alone to reverse the disinvestment that has occurred within the Redevelopment Area. However, an appropriate mix of public and private sector actions will have a powerful influence on the perceived and actual market conditions of this community. Improvement actions for the Redevelopment Area will include the acquisition of land and buildings; demolition or removal of buildings and blight conditions; installation, construction and/or reconstruction of streets, utilities, site improvements and other project improvements, raising flood territories, and making land available for redevelopment and/or rehabilitation in accordance with the Redevelopment Plan.

It is the intent of the Redevelopment Plan that voluntary compliance with the objectives and restrictions contained in this Plan be achieved with property owners although public acquisition may be exercised to the extent such action is deemed appropriate and warranted by the ERHRA. Obsolete and/or inadequate sanitary and healthful conditions will be removed.

Proposed site improvements and public improvements which will meet the objectives of this Redevelopment Plan, such as streets, sewers, parks, drainage improvements, flood areas, sidewalks, and other improvements will be installed by the ERHRA, redevelopers, or the City of East Ridge. Within the Redevelopment Area, property owners, existing businesses and residents, non-profit community organizations, corporate leaders, civic organizations, and private developers will be integral partners in meeting the needs and emerging opportunities of the community. The following is a list of the types of public action tools and private development incentives that may be employed to remove blighting conditions and encourage private reinvestment in the Redevelopment Area:

Border Region Redevelopment Act Incentives, including reimbursement of expenses designed to reduce the costs and risks of private reinvestment in commercial retail development projects

Concentrated Code Enforcement, coupled with rehabilitation assistance programs, tax and lien collection on delinquent properties, and grant incentives such as the East Ridge Façade Grant Program.

Economic and Institutional Development Assistance to incentivize redevelopment and rehabilitation projects for commercial, industrial and other job creating purposes. Programs include small business improvement loans, tax-free bond financing for qualified economic development purposes, tax incentives, and local, state, or federal grants.

Relocation Assistance, including benefits or services to the residents or businesses that may be displaced by code enforcement, rehabilitation, or reconstruction within designated action areas. Relocation payments may be coupled with other affordable housing or small business financing benefits in order to create better economic opportunities than previously existed.

Public Improvements Design and Construction. Timely and coordinated enhancements to generate market interest and private reinvestment commitments for improved land uses and building facilities. Potential funding sources may include community grants, tax increment financing, and local capital improvements budgets.

C. Implementation and Key Improvements

A number of improvements are targeted within the Redevelopment Area. These improvements will be made possible by the existence of the public action tools and private development incentives previously identified in this Plan. The improvements reflect the overall vision of the ERHRA by creating a community that is vibrant, connected and diverse in uses. In connection with the initiatives already set forth in motion by the City, it is anticipated various infrastructure investments may need to be commenced to assist project feasibility and to help generate sufficient momentum for larger redevelopment efforts.

Area (District)	Intent	Improvement
Area Streetscape Program	To create a consistent level of multi-modal amenities, including a transportation system to support pedestrians, cyclists, transit and automobiles.	Further enhance the City’s streetscape program in the commercial districts of the City, including Ringgold Road, Germantown Road, Moore Road, Mac Smith Road, and McBrien Road.
Residential Neighborhoods	Rehabilitate, redevelop and construct new infill housing – predominantly single-family residential residences. Ensure a variety of housing opportunities for a wide range of household types, sizes, income and age groups. Maintain vacant properties. Serve as a catalyst for nearby private sector residential developments.	Acquire property for residential rehab or new infill construction, assist existing or new property owners or investors in rehabilitating or redeveloping properties according to applicable regulations and design requirements. Assign redevelopment rights for residential projects to stimulate private reinvestment. Assist existing commercial and office businesses at certain locations to better serve resident needs. Make neighborhood street and sidewalk repairs as the needs of the City are determined. Improve Street lighting.

<p>I-75 Interstate Interchange and Bachman Tube Tunnels</p>	<p>Landscape the City’s two main gateway entries. Promote desirable land uses, including highway oriented commercial development at the I-75 interchange and neighborhood oriented commercial services near the Bachman Tube Tunnels.</p>	<p>Acquire land for redevelopment of commercial sites and intersection landscaping. Construct landscape improvements at intersections. Harmonize renovations with the Area Streetscape Program.</p>
<p>Camp Jordan & Eastern District of Ringgold Road</p>	<p>Continue economic expansion of development at Camp Jordan Parkway east to Tennessee/Georgia state line that results in rehabilitation of vacant and poorly maintained properties</p>	<p>Acquire land for redevelopment, assist existing owners in rehabilitating property, and promoting mutually beneficial relationship between commercial and residential property. Assemble and make available sites for private redevelopment consistent with Plan intent.</p>
<p>Ringgold Road, Germantown Road, McBrien Road, Spring Creek Road, Mack Smith Road, & Moore Road Districts</p>	<p>Construct physical improvements to facilitate and stimulate commercial growth. Promote Building & Façade Improvement Grant Program in the design and rehabilitation of buildings and public improvements along the City’s central business corridor. Beautify the center of the City and promote high-quality redevelopment. Utilize Border Region Redevelopment Tax incentives to remove blight and stimulate redevelopment of commercial retail establishments.</p>	<p>Construct streetscape improvements on Ringgold Road, Germantown Road, Mac Smith Road, and Moore Road. Acquire property for both public and private redevelopment. Assist existing owners in rehabilitating commercial properties and assign redevelopment rights for new commercial properties to stimulate private reinvestment and demonstrate the type and character of redevelopment and business operations sought throughout the commercial district. Acquire vacant/under-used sites north of Ringgold Road for commercial retail developments.</p>

<p>Germantown Road to Belvoir Avenue District</p>	<p>Improve the physical environments to facilitate continued commercial growth practices, including creating improved access from major thoroughfares and maintaining vacant properties. Buffer adjacent residential properties from commercial sites.</p>	<p>Assemble and make available new commercial sites for private redevelopment and assist existing owners in rehabilitating their properties. Assist with studies to identify feasible private reinvestment projects for vacant/under-used land and appropriate tenant types. Recruit appropriate businesses to deliver economic opportunity for the community, fiscal benefits for taxpayers and design excellence.</p>
<p>West Ringgold Road District</p>	<p>Restore original functioning and character of the community’s historic commercial environment by incorporating retail, office, residential and services occupancies. Modernize and add pedestrian amenities to the streetscape improvements.</p>	<p>Streetscape Ringgold Road from Bachman Tunnels to Wimberly Lane. Assemble and make available sites for private redevelopment for commercial and office uses.</p>

VI. METHODS FOR LAND DESIGNATIONS, ACQUISITIONS AND RELOCATION OF DISPOSSESSED LAND OWNERS & OCCUPANTS

A. Designation of Lands

The number of families displaced by redevelopment and/or rehabilitation within the Redevelopment Area will be minimized. Vacant, abandoned, and unimproved properties located within the Redevelopment Area will be targeted for redevelopment. Additionally, within commercial and nonresidential areas, public acquisition will take place when the ERHRA deems it appropriate to effectuate public improvement and/or to redevelop dilapidated, severely deteriorated, or under-used properties. The following criteria, while not controlling, will be used to designate redevelopment and/or rehabilitation sites:

1. Vacant, neglected or under-used parcels which are detrimental to the desired pattern or character of development or the economic reinvestment potential of the particular area.
2. Parcels with dilapidated or severely deteriorated structures or other detrimental attributes.
3. Properties that are unsafe or detrimental to the surrounding environment.
4. Property needed to effectuate critically needed public improvements such as buildings, parks and recreation facilities, streets, streetscaping, greenways, storm water management systems, utilities and buffers between industrial and residential properties.
5. Parcels needed to support key redevelopment sites or projects, especially broad areas targeted for comprehensive private acquisition, rehabilitation and infill construction initiatives by community-based sponsors, directly affected property owners and businesses, and/or private developers with demonstrated financial strength, experience and credible professional expertise.
6. Properties with obsolete structures or physical layout with pre-committed redevelopers for modern redevelopment in accordance with the Redevelopment Plan.
7. Properties acquired as a “last resort” for enforcing corrective actions pertaining to Building Code or Zoning Ordinance violations, tax delinquency, or non-conforming/conflicting land uses within the Redevelopment Plan.

B. Land Acquisition

Any real property to be acquired will be appraised independently by a professionally licensed appraiser in private practice. No appraiser shall have any interest, financial or otherwise, in property to be acquired. After completion of the appraisal, the ERHRA shall verify that the appraiser has performed in a competent manner in accordance with applicable laws and regulations for a professionally licensed appraiser and upon such finding shall thereafter set an amount for compensation to be paid for acquiring the property.

The ERHRA will make every effort to acquire real property expeditiously, including through negotiated agreements and/or through condemnation. ERHRA will pay just compensation for all property interests acquired and attempt to conduct acquisition activities in a manner which minimizes hardships on owners and tenants and which promotes public confidence in the land acquisition practices. Any written offers to an owner to acquire such owner's property may include the purchase, together with notice that the normal closing costs, including title search and preparation of the transfer deed, will be paid by the ERHRA. Any owner will not be required to pay a sales commission; provided, however, all loans, liens and outstanding taxes on the acquired property must be satisfied prior to or at the time of settlement.

In the event negotiations (if any) are unsuccessful, a condemnation action to acquire real property will be coordinated with relocation efforts to ensure that those persons displaced shall not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole.

NOTED: IN THE EVENT FEDERAL FUNDING SHOULD BE RECEIVED FOR THE BENEFIT OF A PROJECT, OR ANY PART THEREOF, ERHRA SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, PROCEDURES AND ACTIONS AS REQUIRED BY SUCH GRANTS OR FUNDING AS IT RELATES TO ACQUISITION AND RELOCATION ACTIVITIES.

C. Relocation of Dispossessed Land Owners/Occupants

The relocation activities undertaken in connection with the implementation of this Redevelopment Plan will be carried out in such a manner:

1. To insure, to the maximum extent possible, the prompt and equitable relocation and re-establishment of persons, businesses and non-profit organizations displaced as a result of project activities;
2. To provide relocation assistance without regard to race, creed, color, sex or national origin;
3. To provide relocation assistance in a fair manner so that no displacee shall suffer disproportionate injuries as a result of the project.

No displaced occupant of property will be required to move from a building in the Redevelopment Area until the displacee has an opportunity to obtain a suitable standard replacement building; provided, however, eviction proceedings may be necessary in the event, for example, the displacee rejects relocation service for accommodations available without reason or maintains a nuisance. An ERHRA representative will contact each occupant of property to be displaced and will assist in finding a suitable and acceptable replacement location and follow through on special needs or assistance determined necessary or helpful. Every effort will be made to minimize the hardships of relocation and re-establishment of occupants. Actual reasonable moving expenses will be paid for the relocation of all movable items.

Any owner-occupant or tenant lawfully occupying real property will receive at least thirty (30) days advanced prior notice of the date on which dispossession will be required. Businesses that are displaced from property as a direct result of the acquisition of that property may be eligible for relocation assistance and payments. Eligibility is established if the business lawfully occupies the property to be acquired and is in operation at the time negotiations begin for the purchase of the property or filing of a condemnation action, whichever occurs first. If a business begins occupancy of the property and operation of the business after negotiations have begun for its purchase or after condemnation actions have been initiated (whichever begins first), that occupant will not be eligible for assistance or payment.

As previously stated in this Plan, if special project funding is received which requires implementation of other obligations, ERHRA will comply with applicable regulations relative to all relocation matters. ERHRA is mindful of the needs of the present occupants within the Redevelopment Area who may be displaced, and will make every effort to minimize the hardships to those displacees. Accordingly, the purchase of properties and the displacement of occupants will be scheduled and coordinated in such a manner to accommodate, to the extent possible, those special needs which may require extraordinary assistance.

VII. LAND DISPOSITION PLAN

A. Method of Land Disposition

Acquired land will be conveyed to developers through a Special Warranty Deed that may contain restrictive covenants and reversionary rights to insure redevelopment and prevent speculation. Additionally, other covenants may be imposed upon the redeveloper or properties:

1. Devote the property to, and only to, uses consistent with the Redevelopment Plan;
2. Diligently execute the construction of improvements agreed upon and begin and complete such improvements within a reasonable time, as defined in any contract for sale;
3. Not assign contract rights, or to resell or otherwise transfer the land or interests therein purchased, prior to the completion of the improvements thereon without written approval of the ERHRA or assigns;
4. Make no changes in such improvements after completion of construction that are not in conformity with the Redevelopment Plan, and without approval of the ERHRA or assigns.
5. Prior to the construction of any improvements on the land, submit to and have approved in writing by the ERHRA, or assigns, the plans and specifications for construction of improvements. The ERHRA has the right to reject or approve such plans (including specifications) with respect to use of the land, heights, bulk, land coverage and construction of the building or buildings, provisions for off-street parking, installation of public, and/or private streets and utilities, landscaping, and other provisions, controls and restrictions of the Redevelopment Plan and the instrument of conveyance.

Project lands under the Redevelopment Plan may be disposed of by direct sale or lease. Disposal of project lands may be by competitive bidding and/or by lease to private developers or as may be determined otherwise by the Board of Commissioners of the ERHRA or assigns. Disposal of land to private developers shall be accomplished in the manner as deemed by the Board of Commissioners of the ERHRA or assigns to be in the best interest of the community.

B. Approval of Plans

After proper submission, review and approval of this Redevelopment Plan as determined to be in the best interest of our community, various parcels may be replatted, so as to allow maximum usage and conform to existing building codes, thereby facilitating speedy acquisition and development within the Redevelopment Area. Specific site development shall be accomplished by the sale of acquired properties to private developers, individuals and/or community groups or other entities that will develop the land within the scope of the stated Redevelopment Plan. Public improvements may be accomplished by the City of East Ridge in conjunction with individual private developments.

In connection with contracts for sale relative to the transfer of project lands, the ERHRA or assigns may reserve the right to approve or reject the developer(s)' plans and specifications with respect to the use of the land, height, bulk, land coverage and construction, buildings, construction and dedication of public rights-of-way, installation of public and/or private street improvements and utilities, provisions for off-street parking, installation of public, and/or private streets and utilities, landscaping, and other provisions, controls and restrictions of the Redevelopment Plan and the instrument of conveyance. The approval will be given when it is determined that the developer(s)' plans conform with this Redevelopment Plan. This approval will be in addition to the approvals required by other public codes and regulations will not relieve the developer(s) of the responsibility of securing proper approvals and permits from other appropriate public agencies.

C. Nondiscrimination

The ERHRA will include in all agreements, leases, conveyances and other instruments whereby project lands are disposed of for uses consistent with this Redevelopment Plan an affirmative covenant binding on the contractor, lessee, developer or other party to such instrument and on the successors in interest to such contractor, lessee, developer or other party that there shall be no discrimination upon color, creed or national origin in the sale, lease or rental or in the use or occupancy of such land or any improvement erected or to be erected thereon; and the ERHRA will take steps necessary to enforce such covenant (such enforcement obligations to survey the Plan) and will not itself so discriminate.

VIII. INTERIM USE OF ACQUIRED PROPERTIES

It shall be the intent of this Redevelopment Plan to continue current uses until such time as a development proposal materializes, and/or until the need for development is imminent. If, however, a property owner wishes to sell, or an occupant wishes to relocate prior to the scheduled need, ERHRA may purchase the property and provide for an appropriate interim use.

IX. PROPERTY MANAGEMENT

In accordance with redevelopment and construction schedules, it is anticipated that certain properties may be under management at various times in the redevelopment project area. Although the primary objectives of the property management activity will be to minimize the length of occupancy of property after acquisition and to relocate occupants as quickly and efficiently as possible into appropriate accommodations in accordance with the Relocation Plan, relocation and demolition activities will be staged in a manner determined most beneficial to the project and as demanded by proposed redevelopment schedules. Only such maintenance as may

be required for the health and safety of persons lawfully remaining in occupancy will be undertaken.

X. CITY GOVERNMENT IN LEADERSHIP ROLE

The City of East Ridge will play an active leadership role in guiding the successful implementation of this Redevelopment Plan. The City will do so because it sees the concepts and objectives of the Redevelopment Plan as central to its overall vision for the City as a whole: the triggering of economic development and opportunity for the community and its residents made possible through public investment and private redevelopment.

The City's leadership role in the implementation of the Redevelopment Plan will be fourfold. First, it will serve as a convener of entities that are all aligned to achieve the same goals and whose resources will be joined to generate maximum positive benefit. Second, the City will coordinate its departments and programs so as to ensure that the Redevelopment Area is best positioned to thrive. Public resources, investments, and functions will be unified around the aim to put the principles behind the Redevelopment Plan into action within the Redevelopment Area and eventually beyond the Area's boundaries. Third, it will incentivize private investment through a range of efforts, including incentive programs and public infrastructure investment. Fourth, the City will connect the efforts of this Redevelopment Plan to re-energize and renew the neighborhoods surrounding the City's main commercial corridor along Ringgold Road. This is an interdisciplinary and collaborative effort that represents the City's framework for addressing multiple topics such as citywide planning, workforce development, neighborhood conservancy and economic growth.

XI. PLAN AMENDMENTS

In the course of implementing this redevelopment plan, amendments to this plan may be warranted. Any amendments to this plan will only be adopted by City Council after a public hearing is conducted in the same manner as the hearing was conducted prior to the adoption of this Plan. Notice of any proposed amendments will be given to all property owners within the project area pursuant to the requirements of state law.