Lyndhurst Foundation
This project was made possible by the generous support of the Lyndhurst Foundation. The Lyndhurst Foundation identifies and invests in initiatives, institutions, people, and programs that contribute to the long-term livability and resilience of the greater Chattanooga region. We appreciate the ongoing efforts of the Lyndhurst Foundation to improve communities across metropolitan Chattanooga.

- Benic “Bruz” Clark III, President, Treasurer
- Macon C. Toledano, Associate Director
- Kathleen Nolte, Program Officer
- Catherine C. Cox, Executive Assistant

New Town Center Steering Committee
- David S. Bennett, Mayor
- Arch Willingham
- Cindy Whitaker
- Angie Sutherland
- Jimmy Campbell

City of Lookout Mountain
- David S. Bennett, Mayor
- Arch Willingham
- Caroline Williams
- Jim Sabourin
- Taylor Watson
- William H. Pickering, City Attorney

Thrive 2055
- Bridgett Massengill, Executive Director
- Ruth Thompson, Communications & Outreach Manager

Carl Vinson Institute of Government
- Kaitlin McShea, Senior Designer, Principal Investigator
- Dan Shinkle, Downtown Renaissance Fellow
- Arianne Wolfe, Downtown Renaissance Fellow
- T. Clark Stancil, Landscape and Urban Designer
- Danny Bivins, Senior Public Service Associate
- Karen DeVivo, Editor
New Town Center

PLAN VIEW
TOWN CENTER ARRIVAL

PERSPECTIVE RENDERINGS
Welcome Signage
BANNER & FAIRYTALE
CHARACTER CONCEPT
After
Before
After
Climbing Boulder
AND PLAY AREA CONCEPT

Before
New Town Center
PHASE II, PLAN VIEW
New Town Center DIMENSIONS
New Town Center

COST ESTIMATES: TOWN HALL
New Town Center

COST ESTIMATES: WEST COMMERCIAL BUILDING

BUILDING FORM
- Lot area: 10,200 sf
- Floor area: 3,757 sf
- Building footprint: 5,300 sf
- Parking footprint: 4,900 sf
- Floor-to-ceiling: 10 stories
- Floor-to-areas: 0.34 FAR

DEVELOPMENT PROGRAM
- Use: Mixed
- Ground: NA
- Retail: 0.38
- Office: 0.38
- Industrial: 0.38
- Residential: 0.38
- Educational: 0.38
- Institutional: 0.38
- Commercial Parking: 0.38
- Structured Parking: 0.38
- Internal Parking: 0.38

UNITS AND EMPLOYEES
- Housing Units: NA (none)
- Average unit size: 500 sf
- Employees: 0 (none)

PARKING & OPEN SPACE
- Residential: 200 sf (per unit)
- Retail: 200 sf (per 1000 sf)
- Office: 200 sf (per 1000 sf)
- Industrial: 200 sf (per 1000 sf)
- Public: 200 sf (per 1000 sf)
- Educational: 200 sf (per 1000 sf)
- Institutional: 200 sf (per 1000 sf)
- Parking Structure: 200 sf
- Total parking spaces: 20
- Landscaping and open space area: 50%
New Town Center

COST ESTIMATES:
EAST COMMERCIAL BUILDING

**BUILDING FORM**
- Lab: 19,270 ft²
- Lsh: 0.42 Gsf/ft²
- Building footprint: 3,862 ft²
- Parking footprint (adjacent): 6,401 ft²
- Height: 6 stories
- Floor area ratio: 0.27 FAR

**DEVELOPMENT PROGRAM**

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Retail</td>
<td>6,963</td>
<td>6,258</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Industrial</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Educational</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Inadequate</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Commercial Parking</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Structural Parking</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Internal Parking</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**UNITS AND EMPLOYEES**

- Housing units: -
- N/A per acre
- Employees: 5 - N/A

**PARKING & OPEN SPACE**

- Residential: 2 spaces / unit
- Retail: 38.91 spaces / 1,000 sq. ft
- Office: 5 spaces / 1,000 sq. ft
- Industrial: 5 spaces / 1,000 sq. ft
- Parking structure: -
- Total parking spaces: 35
- Landscaping and open space area: 28%

**CONSTRUCTION COSTS**

<table>
<thead>
<tr>
<th>TOTAL COSTS</th>
<th>$ (553,289)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Costs</td>
<td>$ -</td>
</tr>
<tr>
<td>Home Costs</td>
<td>$ (565,519)</td>
</tr>
<tr>
<td>Residential</td>
<td>$ -</td>
</tr>
<tr>
<td>Retail</td>
<td>$ (223,626)</td>
</tr>
<tr>
<td>Office</td>
<td>$ -</td>
</tr>
<tr>
<td>Industrial</td>
<td>$ -</td>
</tr>
<tr>
<td>Public</td>
<td>$ -</td>
</tr>
<tr>
<td>Educational</td>
<td>$ -</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>$ -</td>
</tr>
<tr>
<td>Commercial Parking</td>
<td>$ -</td>
</tr>
<tr>
<td>Structural Parking</td>
<td>$ -</td>
</tr>
<tr>
<td>Internal Parking</td>
<td>$ -</td>
</tr>
<tr>
<td>Other Parking</td>
<td>$ (2,260)</td>
</tr>
<tr>
<td>Self Costs</td>
<td>$ (173,453)</td>
</tr>
<tr>
<td>Other Costs</td>
<td>$ (1,683)</td>
</tr>
<tr>
<td>Deviation Costs</td>
<td>$ (1,683)</td>
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<tr>
<td>Site Development Costs</td>
<td>$ -</td>
</tr>
<tr>
<td>Street Improvement Costs</td>
<td>$ -</td>
</tr>
<tr>
<td>Value: Quality: Costs</td>
<td>$ -</td>
</tr>
<tr>
<td>Additional Infrastructure</td>
<td>-</td>
</tr>
</tbody>
</table>

**FINANCIAL PERFORMANCE**

- Cash-on-Cash (After Year 3): 2.4%
- IRR on Equity Capital (Average Return): 6.2%
- IRR on Mark-to-Market (Equity): 6.0%
- Capitalization Rates: 8.25%
- Equity: 2.75%
- Final: 0.06%
- Return on Equity: 0.0%
- Salaries: -
- Debt: -

**RENTS AND SALES PRICES**

- Retail: $ 2,050 / ft² (GLA)
- Office: $ 1,350 / ft² (GLA)
- Industrial: $ 20 / ft² (GLA)
- Residential: $ 12 / ft² (GLA)
- Office: $ 1,750 / ft² (GLA)
- Industrial: $ 90 / ft² (GLA)

**SITEMAP**

[Site Layout Diagram]

DRAFT 08/2017