



HAWK HILL

FACT SHEET

Why is a planning process needed for Hawk Hill?

Due to the anticipated relocation of the Chattanooga Lookouts baseball team from AT&T Field to the U.S. Pipe & Wheland Foundry site, Hawk Hill will become available for redevelopment. As downtown Chattanooga's economic development non-profit, River City Company will seek community input to assist in developing a comprehensive, long-term vision for the site to guide future redevelopment.

Will the stadium remain on Hawk Hill after the Chattanooga Lookouts relocate?

Per the land ownership agreement with the City of Chattanooga, the baseball stadium will be demolished after the Chattanooga Lookouts have relocated to their new facility on the U.S. Pipe & Wheland Foundry site.

Will only the community input be used to determine the future redevelopment of the site?

Along with the community input, River City Company has engaged two external firms to assist with the visioning and planning process. Released February 22, 2023, RCLCO Real Estate Advisors provided a detailed market analysis for downtown Chattanooga. The Urban Design Associates

(UDA) will assist with visioning and planning efforts specific to Hawk Hill, including potential mix of land uses, infrastructure needs, and capacity testing. Utilizing guiding principles outlined in the ONE Riverfront Plan and paired with a real estate market analysis and community input, River City Company will explore potential land uses, density, public spaces, connectivity, and the necessary infrastructure to support future redevelopment.

Reports including the Downtown Market analysis and ONE Riverfront plan can be found at rivercitycompany.com/reports-and-studies.

What area will be included in the planning process?

The visioning and planning process will include Hawk Hill, the adjacent riverfront parking lots, and a parking lot behind the Creative Discovery Museum. While any redevelopment would most likely be phased over time, we believe it's important to look at this area holistically, rather than individual parcels. The site referred to as Hawk Hill is approximately 7.5 acres. When factoring in the adjacent riverfront parking lots and the lot behind the Creative Discovery Museum, the total area is approximately 13 acres.



Outlined planning area of Hawk Hill

Who will be part of the planning process?

River City Company will seek input from stakeholders from all over Chattanooga including:

- Community members and residents
- Multiple departments within the City of Chattanooga
- Adjacent building, property, and business owners
- Philanthropic partners
- Event producers
- Hospitality and tourism partners
- RCLCO and UDA Design Firms

What does the planning process entail?

The process is comprised of three major components:

- 1) community input
- 2) real estate market data
- 3) urban planning

Together, these three components will help inform and shape a comprehensive, long-term vision for the site and guide future redevelopment.

Why are the Riverfront and Creative Discovery parking lots part of this planning process?

When considering Hawk Hill, the nearby parking lots provide an opportunity to look holistically at the site. The planning process will take into consideration the needs of large-scale events that are hosted in the Riverfront District and utilize the parking lots.

What is the timeline of the planning process?

The real estate data and analysis was conducted in late 2022 with findings presented in February 2023. The public visioning and planning process, which includes a variety of ways to garner, listen, and capture the community's vision for the site as well as land planning, will kick off in March 2023. The community survey will be open until April 15, 2023.



How does this process relate to the General Services Administration's national environmental policy act assessment and analysis of the site for the potential location for a new federal courthouse?

In January 2023, the General Services Administration (GSA) released a list of three potential sites for the new federal courthouse. As the City of Chattanooga Sports Authority is the current site owner of Hawk Hill, they provided the GSA the opportunity to evaluate the site and it was selected as one of the three potential locations. The next steps in the GSA process are to perform additional analysis through the National Environmental Policy Act and to seek public comments. This process should start in Spring 2023 and is anticipated to take a full year to complete. The public can stay updated with their process at gsa.gov/chattanoogacourthouse.

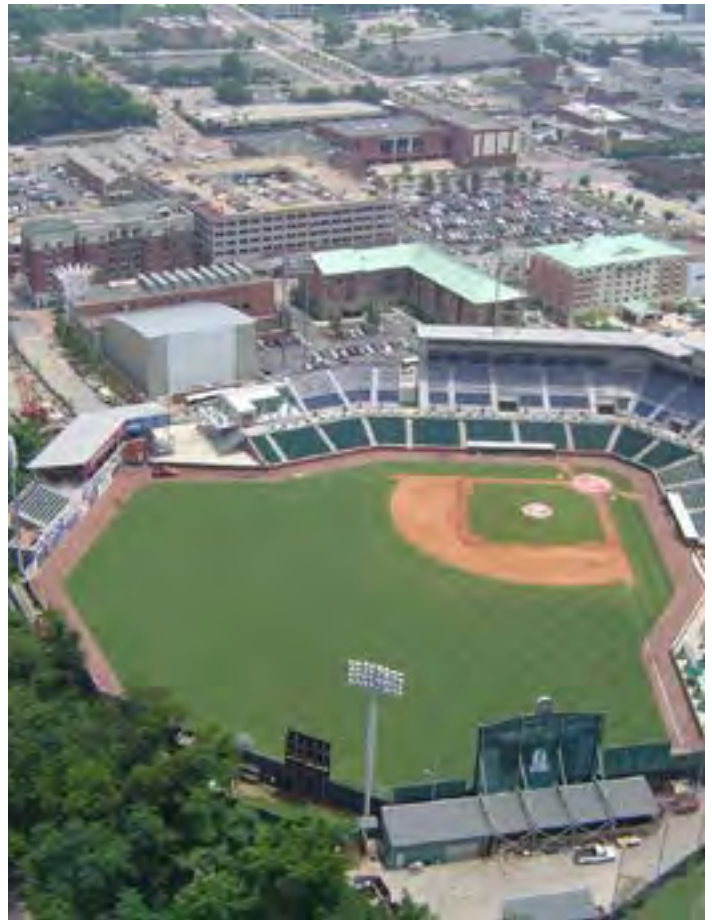
Depending on the status of the new federal courthouse, River City Company will keep the GSA informed of our public planning process for the redevelopment of the property.

When will the property come back to River City Company?

It is too early to identify the specific timing of the property transfer back to River City Company. The timing will largely depend on when the new stadium is complete and the Lookouts have fully relocated all of their property to the new location.

What is a timeline for when redevelopment will happen?

Once the Chattanooga Lookouts move to their new location, the existing AT&T field will be demolished. The land will revert to River City Company as a cleared site, allowing for future redevelopment. It is too early to determine a specific timeline for redevelopment.



AT&T Field

I have an idea for redevelopment – where should I send that?

Hawk Hill presents many opportunities for redevelopment. Please stay tuned for updates on the project, along with community input opportunities at rivercitycompany.com/hawk-hill. You can also send ideas or comments via the website or to dawn@rivercitycompany.com.

Where can I get more information?

Project updates will be made available at rivercitycompany.com/hawk-hill.

HISTORY OF HAWK HILL

Once called High Hill, Sanborn Maps show the site with homes in a variety of sizes along the ridgeline of Hawk Hill. The area below on Pine Street included a variety of uses including dwellings and manufacturing sites.

Many Chattanoogaans remember the site as the home to the Kirkman Technical School operated from 1928-1991. The school's mascot was the Golden Hawks, and the hill was often referred to as "Hawk Hill" or "Kirkman Hill." The high school was located at the base of the hill, along Chestnut Street, where the IMAX Theatre, Creative Discovery Museum, Marriott Residence Inn, and Hilton Garden are located. In 1991, the school closed with the City of Chattanooga retaining ownership until 1994 when River City Company purchased the site from the City of Chattanooga for \$2,500,000 for the purpose of facilitating redevelopment.



Kirkman Technical School, 1928-1991



Sanborn Map of Hawk Hill

Per the sales agreement, River City Company then gifted a portion of the land (the former gymnasium site) to the Creative Discovery Museum for the construction of a children's museum. The remainder of the land was to be redeveloped for businesses or activities that were compatible with the Tennessee Aquarium and Ross's Landing Park & plaza, the children's museum, and other public and private property in the vicinity.

In Fall 1993, River City Company contracted with LDR International, Inc. and produced the Kirkman Site Development Guidelines, which provided a framework for future redevelopment, including potential land uses, public open space, pedestrian and vehicular access, and architectural guidelines.

As River City Company was working on various portions of the former Kirkman property in the early 1990's, Mr. Frank Burke, whose family owned the Chattanooga Lookouts Minor League Baseball club, inquired whether River City would consider Hawk Hill for a new downtown baseball stadium. Extensive discussions ensued between Mr. Burke, the City of Chattanooga, and River City Company. To help facilitate the stadium development, the Sports Authority of the City of Chattanooga was created to serve as the lease holder for the duration of the Chattanooga Lookouts occupying Hawk Hill.

In 1999, River City Company transferred Hawk Hill to the Chattanooga Sports Authority to help facilitate the AT&T field development. In the land transfer ownership agreement, there is a reversion clause that states should the baseball team ever cease operations or relocate, River City Company retains the right to repurchase the property.
