

RESOLUTION NO. 24250

A RESOLUTION AUTHORIZING THE ADOPTION OF THE
ROSSVILLE BOULEVARD COMMUNITY PLAN.

WHEREAS, the East Chattanooga Area Plan is the result of a collaborative, four-month planning process involving representatives from various neighborhoods, businesses, City agencies, the Chattanooga City Council, the Hamilton County Commission, the Chattanooga-Hamilton County Regional Planning Agency, and other community stakeholders; and

WHEREAS, the primary land use objective of the Plan is to maintain residential integrity while supporting appropriate residential and commercial development; and

WHEREAS, the Plan proposes to strengthen single-family residential development by recommending the majority of the study area to either remain single-family residential or low-density residential which promotes single-family residences while allowing a diversity of housing options; and

WHEREAS, the Plan proposes areas of commercial and industrial development be mostly contained to existing areas and encourages protection of abutting residential uses; and

WHEREAS, the Plan recognizes the importance of the Rossville Boulevard corridor as both a gateway from Tennessee to Georgia and the Chickamauga National Battlefield and vice-versa, and recommends improvements to create and maintain the Boulevard as a distinctive, attractive corridor; and

24250

11-9-04

WHEREAS, the Plan proposes certain transportation improvements be implemented to improve interaction between heavy truck traffic and residential neighborhoods, and enhancements to the pedestrian and bicycle networks; and

WHEREAS, other objectives of the plan include continuing to work in cooperation with the City of Rossville, Georgia on matters of mutual interest, promoting community stormwater, enhancements, and promoting cooperation between citizens, businesses, and other community stakeholders in implementing the objectives of the Rossville Community Plan; and

WHEREAS, the Plan represents the community's vision for the future of the area and serves as a blueprint for future development and capital improvements in the Rossville Boulevard area; and

WHEREAS, this plan is a policy, and as such, does not guarantee the funding for projects or other recommendations contained therein.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Rossville Boulevard Community Plan, a copy of which is attached hereto, be and is hereby adopted.

ADOPTED: November 9, 2004

/add

2004

ROSSVILLE BOULEVARD COMMUNITY PLAN 2004

2004



Adopted by

Chattanooga
City Council

9 November 2004

Prepared By

CHATTANOOGA • HAMILTON COUNTY



REGIONAL PLANNING AGENCY

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Acknowledgements

The Regional Planning Agency would like to thank the City of Chattanooga Departments of Neighborhood Services, Stormwater Management, Police, and Traffic Engineering, the RPA's Planning & Design Studio, East Lake Academy, Chattanooga City Councilmen Leamon Pierce, John Taylor, and Ron Littlefield, and all the residents, business owners, and other stakeholders of the Rossville Boulevard Community for their time, energy, and ideas that went into the making of this document.

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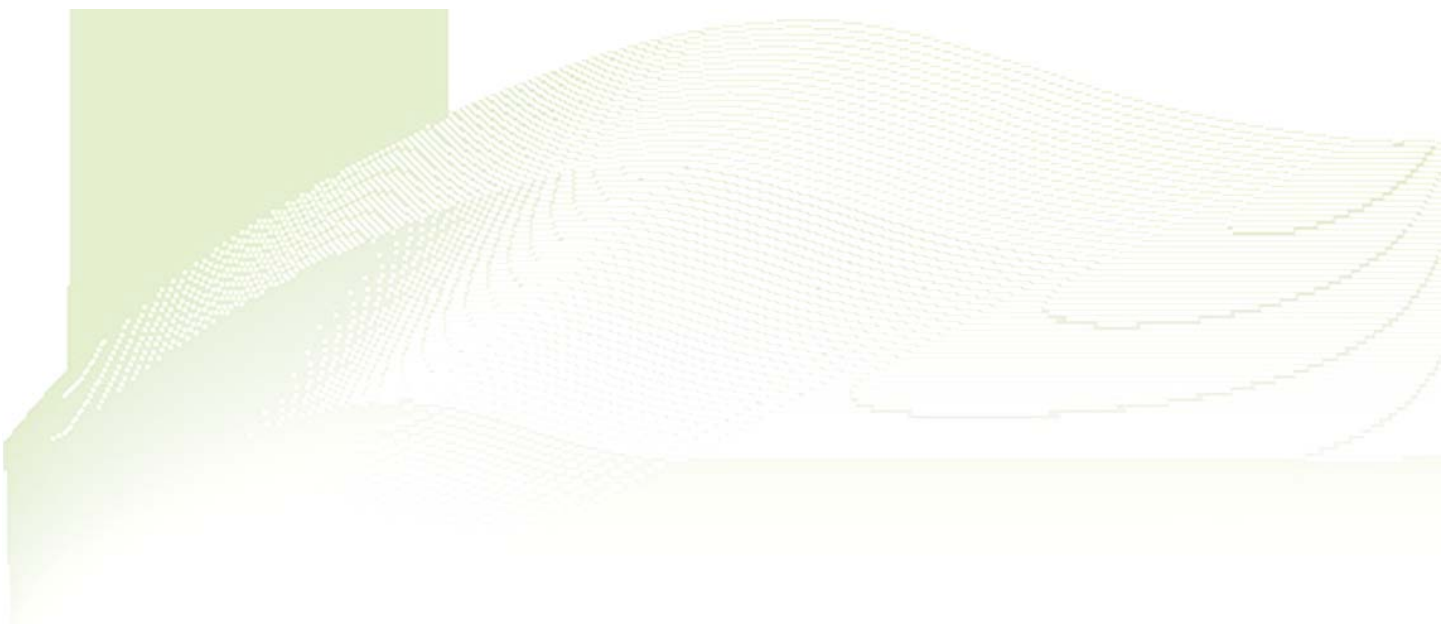


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Introduction

Introduction

History

The history of the Rossville Boulevard area is a history of several neighborhoods. Available literature, however, focuses on East Lake, so it is from that perspective that the history here was written.

By 1887, “Charlie James’s belt line railroad [the Chattanooga Union Railway Belt Line] had opened new suburban opportunities” beyond Chattanooga’s city limits.¹ The Mission Ridge Land Company, which James owned, began partitioning the area now known as East Lake into lots. East Lake and Fort Cheatham, as well as many of the other first suburbs, began to grow rapidly. The lake of East Lake was built around this time, fed by a spring above the park. Even though it was outside the city limits of Chattanooga, and would remain so for 28 years, East Lake Park was given to the City of Chattanooga in 1897.

The City’s first zoo, Oxley Zoo, was located at the site. The zoo was composed of one camel, one bok (type of African antelope), two monkeys, one bear, and two wolves.² Other attractions at the park included a bandstand, concession facilities, and the lake itself, which offered boat rides.

The 1900 Chattanooga city directory gave the population of East Lake as 544 and Ft. Cheatham as 466.

As today, industry played an important role in the early development of the Rossville Blvd area. Early industries of note included Milburn-Bass (later Chattanooga) Wagon Company, which manufactured wagons for the United States Army during the Spanish American War; Richmond Spinning Company, which would later become Cris-Craft (manufacturer of pleasure boats), and, in Fort Cheatham, the Chattanooga Coffin & Casket Company, which offered a range of coffins for sale from \$5 to \$200.

Rossville Blvd was first planned in 1907. It was constructed from the Chattanooga corporate limits to the Georgia state line at a cost of \$170,000. Newspaper accounts of the time note that the boulevard was intended to be “a perpetual war monument,” and that it would be forever maintained memory of the armies that once marched along its path. By 1917 the badly neglected boulevard was difficult to travel on and Hamilton County proposed a median strip to minimize the area to be maintained.

East Lake and surrounding neighborhoods defeated annexation referenda in 1921 and 1923 but narrowly approved annexation August 18, 1925.

East Lake underwent neighborhood revitalization in the late 1960’s, along with Orchard Knob and Highland Park.³ In 1981 the movie *The Night the Lights Went Out in Georgia* was filmed in part along Rossville Blvd.



Rossville Boulevard, 1955



¹Livingood, James W. *A History of Hamilton County, TN*. Memphis, TN: Memphis State University Press, 1981 p.279.

²Berger, N.B. *Remembrances of East Lake Park and histories of East Lake Park and community of East Lake, Chattanooga, Tennessee*. Chattanooga, TN: East Lake Garden Club 1986 “Park History” p. 2

³Livingood 449

Planning Process

In May of 2004, Chattanooga City Council requested that the Chattanooga-Hamilton County Regional Planning Agency (RPA) conduct a study of the area between Interstate 24, Missionary Ridge, the Tennessee/Georgia State Line, and Chattanooga Creek. The study was to include a series of community meetings and workshops to obtain public input, the identification of challenges and opportunities posed by residential and commercial development, and recommendations to help guide & advise decision-makers when future developments are proposed.

The study began in June of 2004 and this document serves to reflect the assessment and recommendations from a four-month planning process. During the first month of study, much of the existing conditions and community demographics were identified and have been documented in the subsequent Existing Conditions section.

One important component of the process was the identification of the community's Strengths, Weaknesses, Opportunities, and Threats through the Chattanooga Neighborhood Services SWOT public workshop. The SWOT workshops are a standardized method for gaining public comment and have been used for all neighborhoods identified in Chattanooga's Strategic Neighborhood Initiative. The Rossville Boulevard study area contains three such designated neighborhoods - Clifton Hills, East Lake, and Cedar Hill.

Following the SWOT workshop, RPA held two additional public meetings. The first meeting was held to identify which issues resulting from the SWOT could be addressed by recommendations from the RPA. The second and final meeting was to present RPA's draft recommendations. These recommendations were developed specifically to improve land use and transportation related issues identified by public comment, local government representatives, and the professional planning staff of RPA. In order to further evaluate the issues of concern, a land use and transportation related survey was given to attendees. The surveys also helped to gauge high priority issues. The latter two sections of this plan detail those recommendations.

Local officials will use this plan and the specific recommendations contained within as a tool in making zoning, land use, and transportation decisions. In addition, the plan provides citizens a document from which to advocate positive change in their neighborhoods. The plan does not guarantee that requests for rezoning will be approved or funding for suggested capital improvement projects will be awarded.

RESOLUTION NO. 24106

A RESOLUTION AUTHORIZING THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY TO DEVELOP A COMMUNITY LAND USE PLAN FOR THE ROSSVILLE BOULEVARD COMMUNITY WHICH INCLUDES EAST LAKE, CLIFTON HILLS, CEDAR CITY AND PARK CITY.

WHEREAS, East Lake, Clifton Hills and Cedar City are part of the City of Chattanooga's Strategic Neighborhood Initiative (SNI); and

WHEREAS, The proposed study area will include Park City as well as the above-listed neighborhoods and be bounded on the north by Interstate 24, on the east by the base of Missionary Ridge, on the south by the Georgia State Line and on the west by Chattanooga Creek; and

WHEREAS, Due to continuing and potential residential, commercial and industrial development in the proposed study area and surrounding area; and

WHEREAS, The Plan should preserve and promote improvements in residential neighborhoods and assist in the enhancement of commercial/industrial activity, particularly along Rossville Boulevard; and

WHEREAS, The Plan should also protect the environmental resources, especially the floodplain and potential wetlands within the study area and beyond; and

WHEREAS, The Regional Planning Agency will conduct community meetings and workshops for the purpose of obtaining public input; and

WHEREAS, The Plan will provide recommendations that will help guide and advise decision makers as future developments are proposed in the study area; and

WHEREAS, The plan will be a policy, and as such, will not guarantee zoning changes or funding for projects or other recommendations contained therein; and

WHEREAS, A final draft of the plan will be presented to the public and the appropriate advisory and legislative bodies for review and adoption by late Summer, 2004;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Chattanooga-Hamilton County Regional Planning Agency be and is hereby authorized to develop a scope of work to conduct land use studies for the Rossville Boulevard Community which includes East Lake, Clifton Hills, Cedar City and Park City, being an area bounded on the north by Interstate 24, on the east by the base of Missionary Ridge, on the south by the Georgia State Line and on the west by Chattanooga Creek.

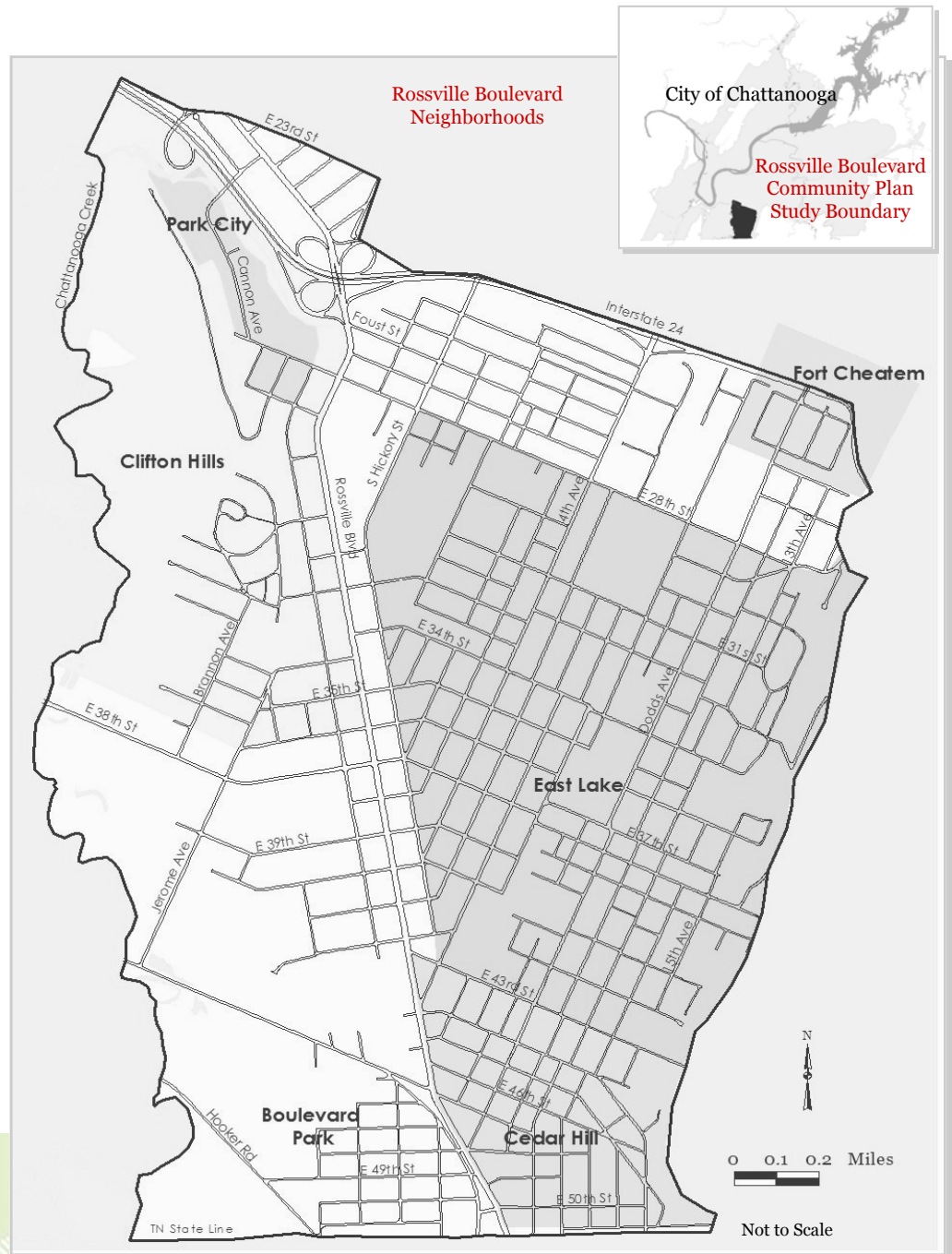
ADOPTED: May 18, 2004

Study Boundary, Neighborhoods, & Location

The Rossville Boulevard community study area covers approximately four square miles and accounts for 3% of Chattanooga proper covering 127 sq. miles). It sits in the southern portion of the City and Hamilton County, Tennessee abutting the City of Rossville and Walker County, Georgia.

The area is represented by six distinct neighborhoods (shown at left). These neighborhoods are bound together by Chattanooga Creek to the west, Interstate 24 to the north, Missionary Ridge to the east, and the Tennessee/Georgia state line to the south.

Rossville Boulevard is a main entry/exit thoroughfare for workers and residents coming to and going from both Tennessee and Georgia. In addition, it serves as the visitor route to the Chickamauga National Battlefield and Military Park from downtown Chattanooga and surrounding areas.





Public Participation

Public Participation

Neighborhoods Services SWOT Summary

SWOT is an acronym for **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats. The City of Chattanooga Neighborhood Services Department conducted a public meeting on June 28, 2004 to gather input from the community. The following information is a summary of the results from that meeting. It is a good indicator for determining what is working for the neighborhood and what is not.

Strengths

Business/Jobs: Strong commercial hub with convenient grocery stores and quality rental property.

Community: Protective and supportive neighborhoods with historic qualities where people rally behind a clean, quiet, and safe community for all residents, seniors, and business owners.

General Government: Responsive government with programs such as 311 and curb-side recycling which promote pleasant and well-maintained public facilities.

Housing: Quaint and architecturally notable housing stock with tenants that exhibit homeownership pride and hope for revitalization that will retain the layer of history reflected by their houses.

Land Use: Positive development pattern resulting in strengths that include an adequate commercial corridor, lively parks, community supported religious facilities, vibrant new schools, and owner-maintained single family-residences.

Location: Convenient interstate access providing good business locale and close proximity to downtown provides additional amenities for residents.

Transportation: Connective multi-modal transportation network offering on-street bicycle facilities, sidewalks in both the commercial area and neighborhoods, easy access to freeway, and two convenient bus routes.



Rossville Boulevard Community citizens participate in public planning process.



Councilman Taylor with citizens during a Rossville Blvd Community Plan public meeting.



Neighborhood citizens at SWOT public meeting.



Citizens listen to Neighborhood Services' representative Karen Clay.

Weaknesses

Business/Jobs: Underutilized commercial corridor.

Community: High code violation rates and strong disconnect with neighborhood youth in which children and teens exhibit disrespectful attitudes, show little or no care for community involvement, and display indecent appearance.

General Government: Inadequate facilities maintenance and including broken sidewalks, stray animals, storm water retention, and overgrown alleys and public parks. In addition, there is a lack of police presence, high visibility of drugs and prostitution, and a high incidence of speeding and drag racing through neighborhoods.

Housing: Neighborhoods are suffering from neglect by absentee owners and rental properties which are not satisfactorily maintained.

Land Use: Community seems to be dominated by adult entertainment properties, vacant lots, illegal property uses such as automobile body shops, and an influx of rental, duplex, and multi-family developments.

Transportation/Mobility: Predominately speed related issues, some poor lighting, bad surface road conditions such as 12th and 13th Avenues, and much needed sidewalk repairs.

Opportunities

Business/Jobs: Revitalize and utilize potential of commercial vacancies on Rossville Blvd.

Community: Unite neighborhood and business groups, build upon existing diversity including elderly, and work together to beautify neighborhood so residents have “pride of ownership” and promote self-respect among youth.

General Government: Work with police to initiate neighborhood watch and make better use of the ballpark at 48th Street.

Housing: Focus on restoration of older/historic homes and develop vacant properties as single-family residences.

Land Use: Develop neighborhood garden and community market/CO-OP and renovate vacant properties as single family residences.
Develop/renovate vacant property (into single-unit dwellings)

Location: Utilize proximity of downtown and area around freeway ramps and Georgia state line.

Transportation/Mobility: Consider use of traffic speed management devices including speed humps and/or traffic calming, changing Dodds Avenue to three lanes, adding additional sidewalks and street lights.

Threats

Business / Jobs: Lack of concern for community amongst business owners.

Community: Abandoned buildings, loitering youth, unsafe play areas for children, and a lack of public trash receptacles.

General Government: Unresolved drug trafficking, theft, vandalism, and prostitution. Untimely pick up for trash, junk, and recyclables and a lack of community pride with litter and maintenance being top problems. Worry whether leaders are “doing the right job” and possibility of high taxes.

Housing: Potential primary threat is the influx of duplex and rental developments.

Land Use: Potential threats include influx of duplex and multi-family residences, illegal use, and adult establishments.

Transportation/Mobility: Speeding traffic and lack of sidewalks .



Councilman Pierce with citizens during a Rossville Boulevard Community Plan public meeting.



Neighborhood Services' representative Debbie Johnson records public input at the SWOT public meeting.



Neighborhood citizens at SWOT public meeting.

Community Survey Summary

The Regional Planning Agency conducted a public meeting on July 26, 2004 to gather additional input from the community. The following information is a summary of the results from that meeting. These results are good indicators for determining how the community feels about housing, businesses, parks, roads and transportation.

Of the 21 people who completed the survey, 52% live in East Lake, 24% live in Boulevard Park, 14% in Cedar Hill, and 10% made no indication of where they live.

HOUSING:

77% of Survey Respondents felt **“preference should be given to preservation of existing homes”**

Housing

42% of the survey respondents feel that any new or renovated housing built in their neighborhood should be single-family houses. 35% want no new housing and 13% feel that duplexes would be appropriate.

77% of the survey respondents feel that preference should be given to existing homes while 14% feel that preference should be given to new residential development.

47% of the survey respondents feel that overall housing conditions are fair. 37% feel that housing conditions are poor and the remaining 16% see the condition of housing in their community as good.

BUSINESS:

58% of Survey Respondents felt **“the appearance of business on Rossville Boulevard is poor”**

Businesses

35% of the survey respondents think the most needed businesses on or near Rossville Boulevard are retail and clothing shops. 32% feel that offices, private services, hardware, and appliance businesses are needed.

58% of the survey respondents feel that the appearance of businesses on Rossville Boulevard is poor while 32% feel appearances are in fair condition.

PARKS:

69% of Survey Respondents said **“they live in one mile of a park”**

Parks

29% of the survey respondents feel passive parks are needed in the Rossville Boulevard community. 24% feel that all types of park and recreation facilities are needed. However, 24% feel that no parks and recreation facilities are needed.

69% of the survey respondents indicate that they live within one mile of a park and 31% do not.

Roads

47% of the survey respondents rate roads in their community as being in fair condition. 37% rate road conditions as poor.

73% of the survey respondents feel that roadways in their community are not adequate for handling the current *amount* of traffic.

67% of the survey respondents feel that roadways in their community are not adequate for handling the current *types* of traffic.

A number of survey respondents specifically indicate that Dodds Avenue needs improving and widening.

ROADS:

67% of Survey Respondents felt **“the roadways are not adequate for handling the current traffic types”**

TRANSPORTATION:

75% of Survey Respondents said **“bus service is fair to good”** and **“it is dependable”**

Transportation

75% of the survey respondents rate bus service in their community fair to good. 6% say the bus service is excellent while 19% rate it as poor.

75% of the survey respondents say bus service is dependable.

Only 12% of the survey respondents say they use or have noticed others using bicycle routes.

The survey respondents were split 50-50 on whether or not they feel sidewalks in the community are adequate.



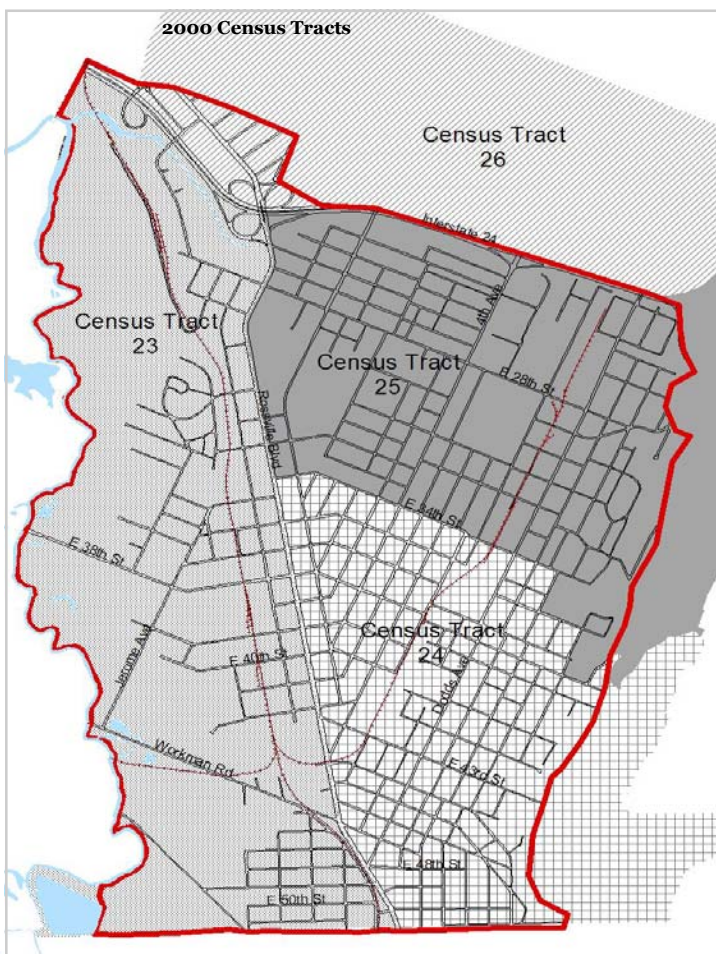
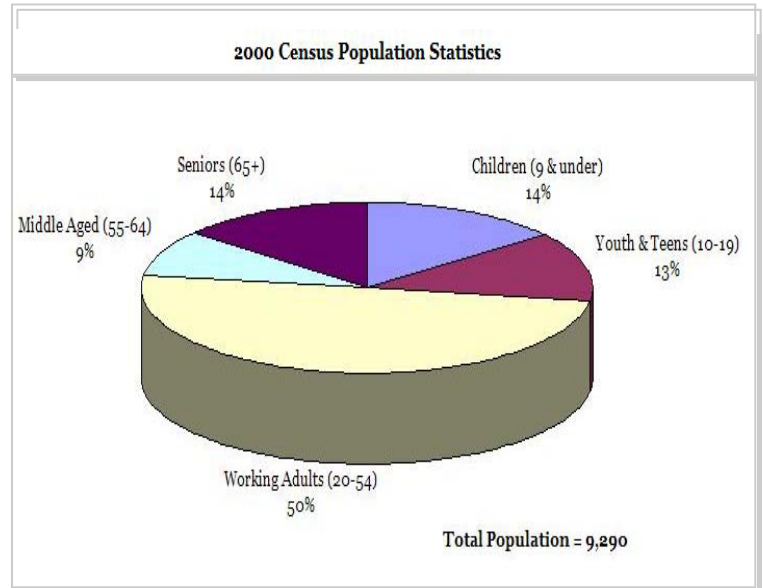
Existing Conditions

Existing Conditions

Demographics

The Rosville Boulevard Community is comprised of 9,290 residents with a majority of those being working adults (Census 2000, Tracts 23,24, and 25). Since 1980, the area has experienced a 20% decrease in total population. However, the population of working adults aged 45-54 has risen 8% during that same time and those aged 24-44 has remained between 20 and 30 percent. Data indicates that the largest portion of the decline is from persons aged 15-24 and 55-74.

In 1980, the racial distribution was 87% White and 13% Minority. Despite the sizeable decrease in population from 1980, the racial distribution has shifted to almost triple the population of minority and a 37% reduction in the white population. Additionally, those persons of Hispanic origin has also more than doubled.



For this area, the 2000 Census reported 3,872 total households averaging 2.4 person per household and 4,470 total housing units of which owner-occupied accounts for 47%, renter-occupied 38%, and 13% were reported to be vacant. Also indicated in the Census figures was a nine percent decrease in total units from 1980. Both the owner-occupied and renter-occupied housing units decreased equally by approximately 15-18%. It is important to note that much of the decrease in occupied units was reflected in the number of vacant units which more than doubled during the same three decades.

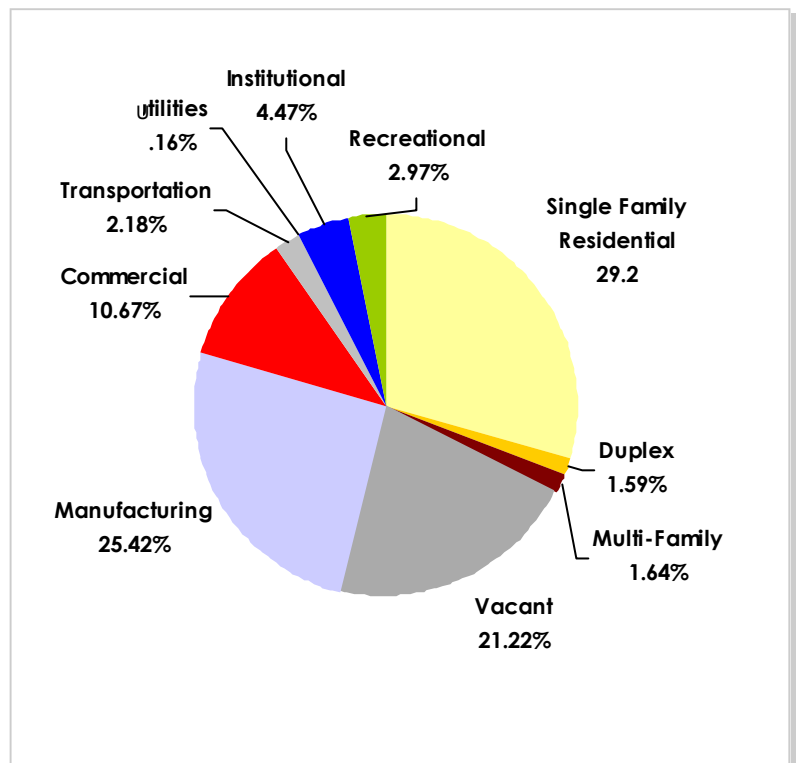
According to the 2000 Census figures for 1999 income levels, average household income for the Rosville Boulevard area was \$27,957. This average derived from the civilian labor force of 3,699 individuals (persons 16 years or older) who are either employed (3,279) or unemployed (420) as well as those not in the labor force such as retirees or those acquiring income from other sources. The unemployment rate has remained at 11% since 1980.

Land Use

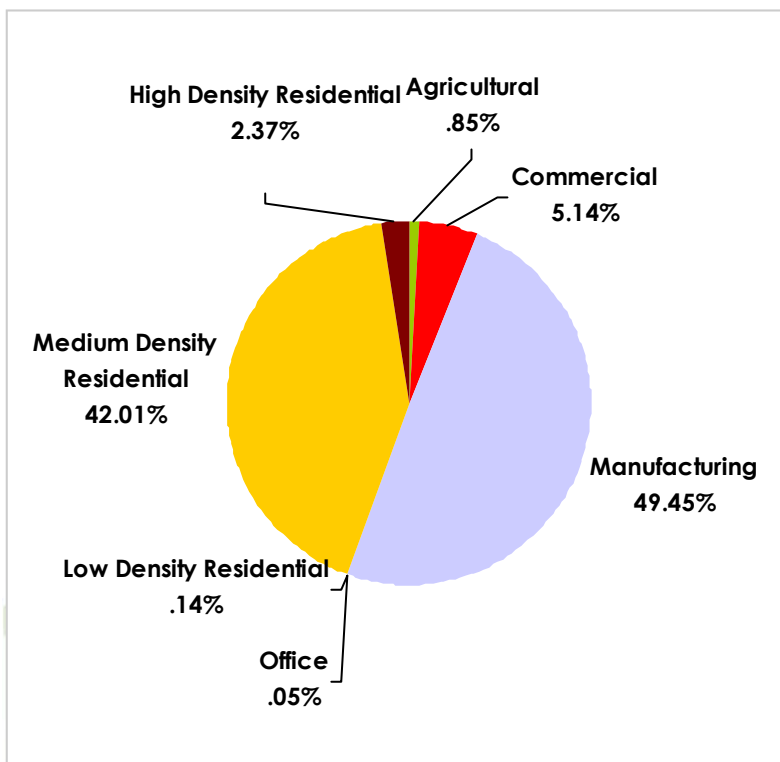
Analysis of land uses in the Rossville Blvd Community study area reveals an area with a strong manufacturing / warehousing component and single-unit housing dominates the residential portion. Manufacturing and warehousing uses occupy 25% of the study area, though this stands in contrast to the 49% of the area that is zoned for such uses. Railroads serve industrial concentrations west of Rossville Blvd and along Dodds Ave to the east. Transportation-related uses, including trucking, are clustered near I-24. Commercial uses comprise 11% of the overall land use. These uses line Rossville Blvd and Dodds Ave, and are otherwise interspersed with manufacturing/warehousing uses throughout the study area. A considerable portion of the land, 21%, lies vacant.

Approximately 32% of the study area is used for residential purposes. 90% of the residential uses (or 29% of the total study area) are single-unit dwellings, a stark contrast to the underlying zoning, most of which is R-2, which also permits two-family dwellings (duplexes). Around 4% of the residential uses (or 1.59% of the total study area) are duplexes, while around 5% of the residential uses (or 1.64% of the total study area) are multi-family. The bulk of the multi-family use is constituted by the Chattanooga Housing Authority's East Lake Courts.

Distribution of Rossville Boulevard Community Land Uses



Proportion of Zoning in the Rossville Boulevard Community



Zoning

Manufacturing (M-1, M-2, & M-3) zoning predominates the study area, at nearly 50% coverage, concentrated to the west and north of the study area, and along Dodds Ave to the east. While commercial uses are permitted in the manufacturing zones, only around 5% of the land is commercially zoned, with concentrations along Rossville Blvd, at the state line, and adjacent to the I-24 Fourth Ave exit. There is also a strong residential zoning component, at around 45% of the study area. R-2 zoning (which allows duplexes) comprises 93% of all residential zoning, or 42% of the total study area. Multi-family (R-3, R-3MD, & R-4) uses make up around 5% of residential zoning, or 2.4% of the total study area. Single-unit residential (R-1) comprises only 2% of residential, and under 0.2% of the total study area. Manufacturing and residential zoning are interspersed in the study area; this has led to incompatible adjacent uses in many locations.

Transportation System

The Rossville Boulevard area has a variety of transportation options including bike facilities, sidewalks, a well engineered network of roads, mainline transit routes (#13 & #9), and some active rail lines. Although this area seems to be adequately equipped with the necessary transportation and traffic control devices, inefficiencies were identified during the public input meetings.

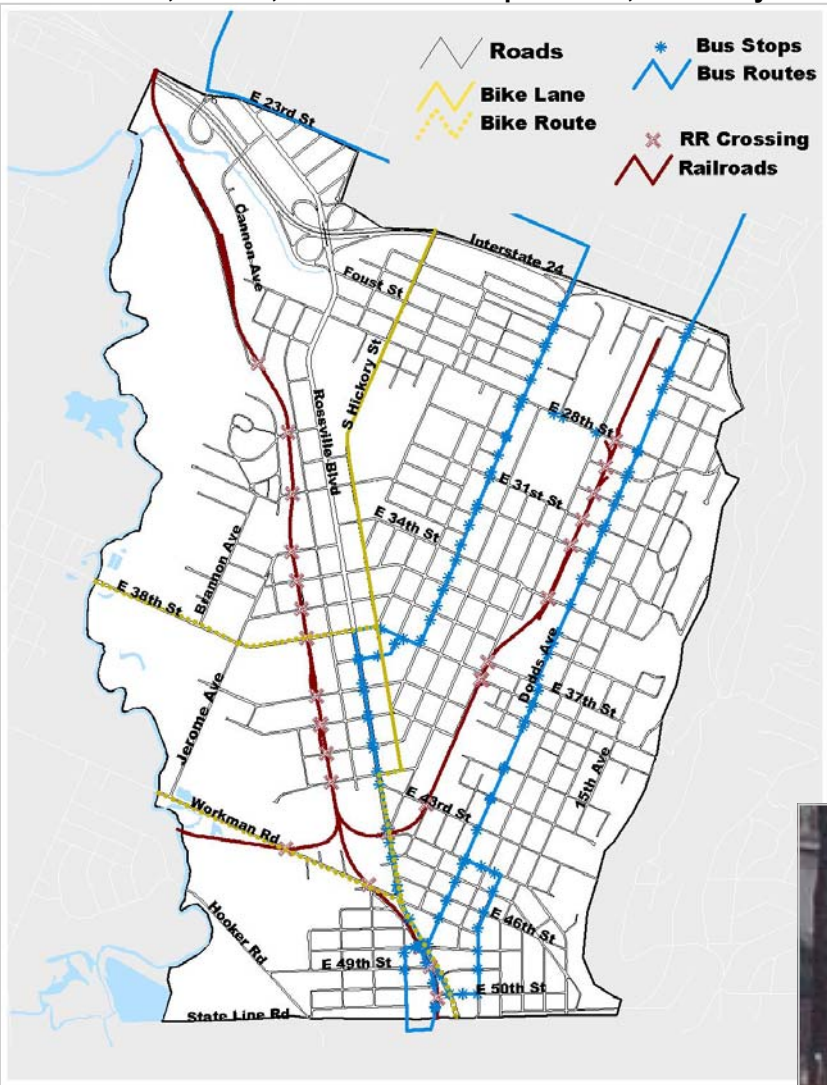


Bike route signage and pavement marking as seen on Rossville Boulevard.



Bike lane signage and pavement marking as seen on Clio Avenue.

Automobiles, Transit, Alternative Transportation , & Railways



Railroad maintenance between Rossville Boulevard and State Street.

As identified in the Public Participation section, citizens expressed concern about the narrow lanes and volume of traffic on Dodds Avenue, speeding and nuisance truck traffic in their neighborhoods, a lack of sidewalks and need for sidewalk repair in some areas, and bad surface road conditions. In addition, the neighborhood pointed out some transportation assets such as dependable bus service, easy freeway access, and the use of “no trucks allowed” signs at the entrance to



some residential areas.

Environmental Features

Upon assessing the study boundary for assets related to the natural environment, it was concluded that aside from East Lake Park and the old Boulevard Park ball field, most of these features are physically separated from the community. The topography or contour of the land lays flat for much of the study area with the steep slopes at the eastern boundary forming Missionary Ridge. Chattanooga Creek and its wetland areas are located along the western boundary and seem hidden by large manufacturing and commercial developments.

Although the slopes of Missionary Ridge and the flow of Chattanooga Creek seem separated from the community by map, the impacts from unforeseen conflicts between development and these natural assets heavily affect the property owners of the Rossville Boulevard community in the form of stormwater and flooding. As development occurs, rain-water is redirected where it begins to pool in new locations. Overtime, these new locations which may not be presently shown as flood zones may be shown in the future. Flooding is being experienced by residents in the northern area of East Lake neighborhood, around I-24 and Rossville Boulevard, many residents and businesses along and west of Rossville Boulevard, residences just south of East Lake Park, and properties around 4th avenue at 28th Street.

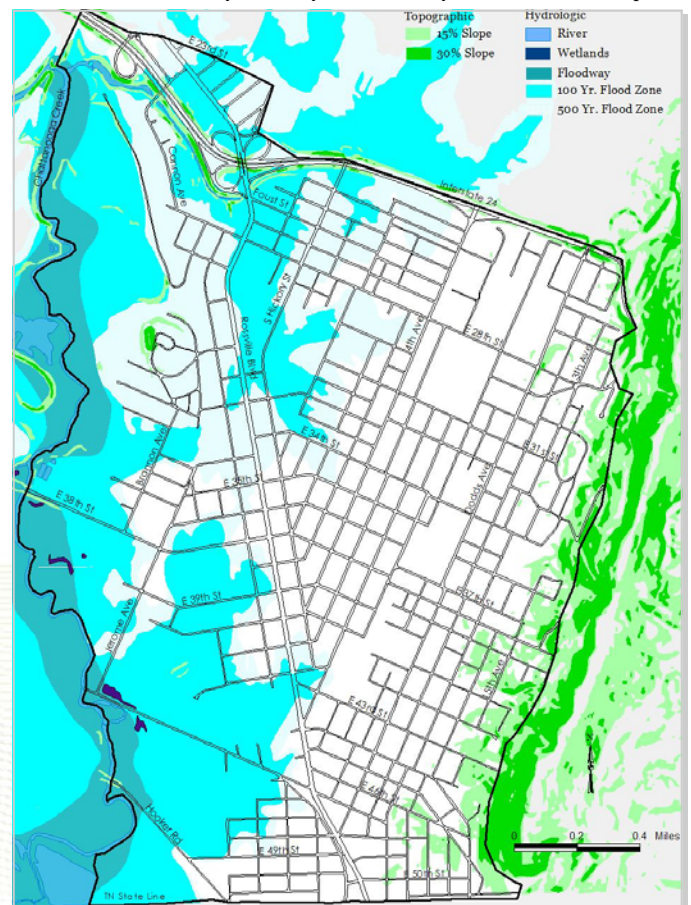
The City of Chattanooga Division of Stormwater Management is aware of these water volume issues and expects to fully examine the causes and effects of stormwater in relationship to Chattanooga Creek. In addition to assessment, the Division intends to identify possible solutions to flood problems and development pressures on the creek system. The effort is part of their Stormwater Master Plan which has Chattanooga Creek scheduled for review in late summer of 2005.

Since July of 2002, the Division of Stormwater Management has completed 94 work orders within the Rossville Boulevard study area and is working on several projects in the Rossville Boulevard area at present.



An aerial photograph of the intersection at Rossville Boulevard and I-24 during the flood of 2003.

Rossville Boulevard Study Boundary with an overlay of flood zones and slopes.





Recommendations

--- This document serves as a guide and does not guarantee zoning or capital funding. ---

Recommendations

Crime & Codes

For many of the SNI neighborhoods crime and codes enforcement issues are dominate concerns. The Rossville Boulevard Community residents identified overgrown lots, junk cars, illegal operations, litter, illegal dumping, drugs, and prostitution as the top crime and codes enforcement related priorities. The community has been working hard to identify specific problem areas and work closely with the appropriate government departments. After a thorough review of the SWOT results and several discussions with neighborhood citizens, the RPA developed the following recommendations with assistance from Neighborhood Services to help promote improvements for the area.



Illegal dumping on Devine Avenue.

- All Rossville Boulevard neighborhoods should be active in a Neighborhood Watch program. If a neighborhood does not have a strong and active neighborhood association, that neighborhood should seek support from an adjoining neighborhood with such an association and partner on a broader Neighborhood Watch program. This partnership creates new relationships and builds a stronger force to combat street crime.
- Residents should continue to communicate with the City Police Department when they witness or have been a victim of crime - to give up is only to accept defeat. Residents are encouraged to make lists of crime incidents and discuss the issue during neighborhood meetings.
- It is recommended that the Chattanooga Police Department engage the public in regards to new tactics for addressing drugs, prostitution, vandalism, and theft.
- Residents and business owners should continue to report code violations and encourage other property owners to enforce the Minimum Housing Code, Anti-Litter Code, and Abandoned or Discarded Vehicle Code.
- All property owners are encouraged to continue coordination with the City of Chattanooga Neighborhood Services Department and local neighborhood associations

Stormwater Management

As previously mentioned in the Environmental Features section, flooding is a concern of residents in several Rossville Boulevard neighborhoods. Chattanooga Stormwater Management has indicated future stormwater drainage improvements and pipe system maintenance. These projects will result in a reduction in flooding for some areas of the Rossville Boulevard community. Chattanooga Creek which has already been noted, is a major upcoming project for the department. As a supplement to the efforts currently underway by Stormwater Management, the following recommendations are provided to document the importance of these issues and the continued support and collaboration needed from both citizens and local government.

- Chattanooga Stormwater Management should engage in discussions with the State of Tennessee, Federal Emergency Management Agency (FEMA), TVA, Army Corp of Engineers, and other state, federal, and local agencies to explore the possibility of a levee for Chattanooga Creek.
- Residents and business owners with property containing a storm ditch and/or located in a flood prone area are encouraged to minimize impervious surface area (driveways, parking lots, and other concrete/asphalt/similar surfaces) and routinely maintain ditches by removing accumulated debris such as trash and tree limbs.
- All property owners should follow the guidelines set forth by the City of Chattanooga Residential Refuse Collection Policy and make every effort to keep roadways and drains clean.

Community

Every citizen should be willing to accept the responsibility of maintaining community pride, improving property value, and being caring and considerate of their neighbors. This is too often a lacking component in neighborhoods today. The following are recommendations RPA has identified as important to all neighborhoods.

- Property owners should maintain adequate building conditions, maintain yards and parking lots, and when possible seek to improve the overall appearance of their structures.
- Property owners are encouraged to be friendly with their neighbors, promote proactive attitudes, and stay in contact with local district representatives.
- Local government representatives with specific neighborhood districts are encouraged to keep contact with property owners and build a relationship that feels as though it is their neighborhood away home.
- Business owners should create a Rossville Boulevard Merchant's Association to work together on beautification along Rossville Boulevard and Dodds Avenue and to coordinate with the area's neighborhood associations.

General

- A priority of this plan is to retain detached single-family residences within a large portion of the community. At present, single-family residences dominate a 93% R-2 zoned residential composition. A zoning study should be conducted to assess the need for changing the zoning of properties in those areas shown in the land use plan labeled Single-Family Residential or Low-Density Residential from R-2 Residential Zone to R-1 Residential Zone. It is further recommended that these residential areas be reviewed periodically, at least every 10 years, to assess the viability of single-family residential land use. Considering that the Rossville Boulevard Community is a fringe suburb to the urban core of downtown Chattanooga, residential character in the Rossville Boulevard area may change and the appropriateness of higher density residential uses may increase .



Single-Family Residential in Clifton Hills

- Rossville Boulevard serves as a corridor to the City of Chattanooga from the North Georgia communities of Rossville, Ft Oglethorpe, Chickamauga and Rome. It is the primary thoroughfare to the Chickamauga National Battlefield from Tennessee. As a distinctive corridor, businesses are encouraged to provide and maintain landscaping which meets the City of Chattanooga Landscape Ordinance, add site amenities such as benches, bike racks, and lighting that improve the character of the community and promote increased pedestrian activity. The revitalization of older buildings, especially the notable 1950's



New Walgreen Development Rossville Blvd.



street-front structures north of the state line, should be remodeled with brick, clapboard, glass, or stone for wall surfaces, and utilize columns, awnings, towers, and arches to create interesting building designs. In addition, businesses should conform to regulations set forth in the City of Chattanooga Sign Ordinance and consider more architecturally compatible structures that may be more aesthetically pleasing.



Proposed Gateway Signage for Rossville Boulevard Median at 50th St.

- Although the corridor is the primary thoroughfare to the National Battlefield, no gateway enhancements at I-24 or the Tennessee/

Georgia state line have been developed to reflect the close proximity of this important park. Capital improvements for such a gateway will serve as community identifiers, representation of Chattanooga's dedication to quality of life and neighborhood character, and welcoming directional markers for tourists to spend more time in the area.

In a recent study completed for Georgia's National Battlefield, Rossville Boulevard was cited as part of the route of the "Road of Remembrance". The Rossville Boulevard stone columns pictured above mark the memorial for this route. The study also cites that the boulevard is an appropriate citing for capital improvements acknowledging the history of this route and what it symbolizes. It was suggested that a military history zone/district be created to promote historical reference in building design along the boulevard.

- Given the large percentage of manufacturing within the study area, it is recommended that any manufacturing use abutting residential properties provide adequate landscape, sight-screening, and noise reduction buffers to reduce negative impacts to the surrounding neighborhood.
- Encourage continued expansion of passive uses at East Lake Park, and active uses at the Recreation Center and adjacent athletic fields. In addition to several of the community parks, Crabtree Farm is a special community asset that can provide agricultural and gardening education to all of the surrounding neighborhoods. Crabtree Farm is encouraged to work with the City of Chattanooga to enhance directional signage from Rossville Boulevard. It is further recommended that Crabtree Farm consider marketing their produce on Rossville Boulevard at either the north or south gateways to strengthen the relationship with its neighboring community.



Buffer example taken from Bonny Oaks Industrial Park.



Crabtree Farm Community Garden in Clifton Hills.



Caruthers Park in Clifton Hills



East Lake Center Ball Fields

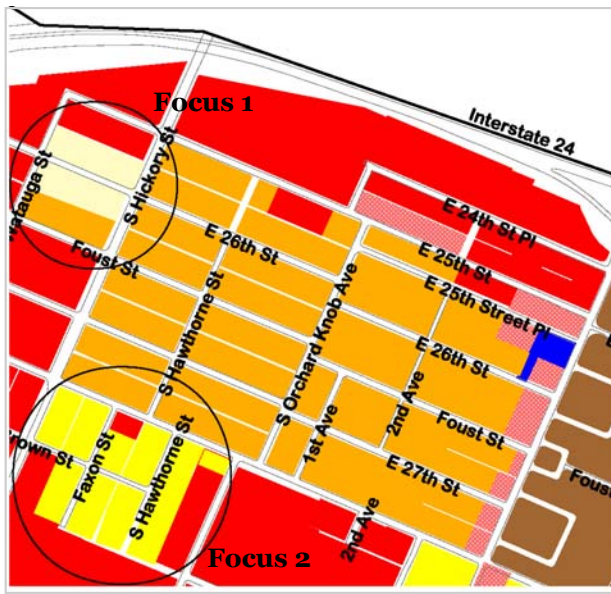
Focus Areas

Focus Area 1

This pocket of single-family residences on 26th Street, acknowledged for their special history, have been very well maintained and serve as examples of pride in the community. It is recommended that these lots remain single-family unless all properties are assembled together as a full redevelopment project. If such redevelopment is proposed, it is recommended that a neighborhood pocket park with playground, picnic tables, and benches be a priority consideration to serve the surrounding medium to high density residential population. If a pocket park is not feasible at the time of consolidation, the area is recommended for medium to high density residential which is more compatible with surrounding uses.



E. 26th Street Single-Family Residence



Focus Area 2

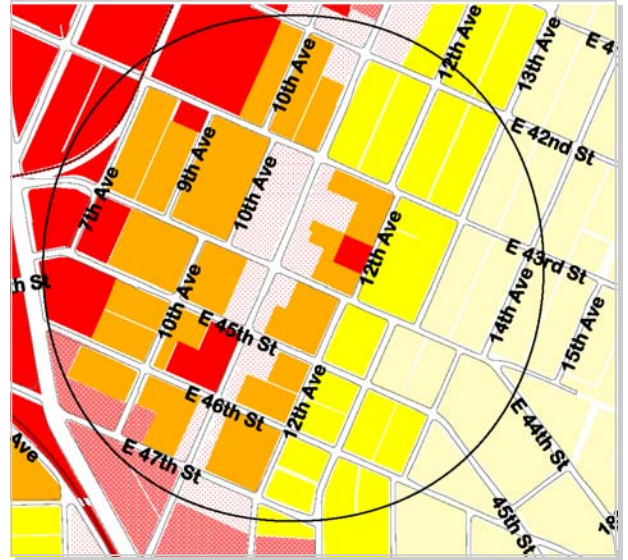
The area here is currently stable single family residential and any higher density developments could be detrimental. Therefore, it is recommended that the area remain low-density residential until a point at which the lots are assembled together. At such time, it is recommended that a neighborhood pocket park with playground, picnic tables, and benches be a priority consideration to serve the surrounding medium to high density residential population. If a pocket park is not feasible at the time of consolidation, the area is recommended for medium to high density residential or Medium Business Mix.



S. Hawthorn Street Single-Family Residence

Focus Area 3

- This southern portion of Dodds Avenue has an existing mixture of commercial and residential uses. The businesses are encouraged to remain of low intensity operation to promote a continuation of the stable residential mix that creates the unique character for this area of East Lake.

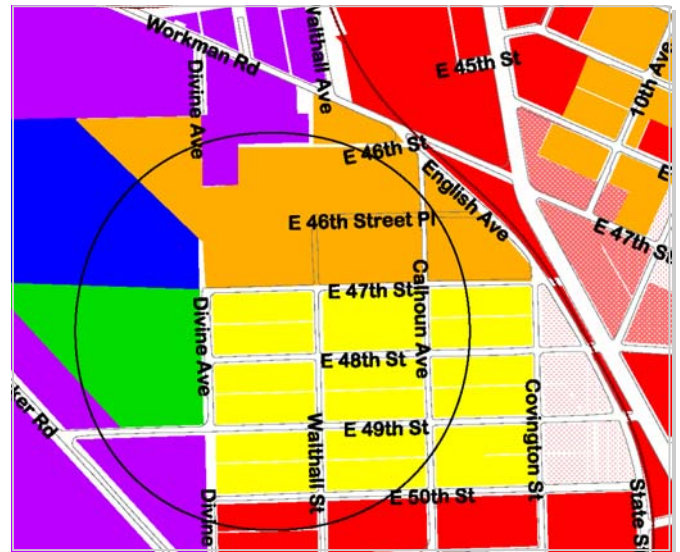


Focus Area 4

- Adjacent to the south end gateway is an area of single-family residences, known as Boulevard Park or formerly Black Bottom. Complementing this residential area is a large tract of open space/park upon which still sits the old Cedar Hill school facility currently being maintained and utilized by the City of Chattanooga Human Services Department as a neighborhood Head Start Program. Improvements to the park area and open space could provide passive recreation for the adjoining neighborhood as well as residents from Clifton Hills and Cedar Hill.



Existing single-family home in Black Bottom/Boulevard Park neighborhood.



- In addition to the revitalization of the park, a seniors' assisted living facility could be developed between Divine Avenue and E. 48th Street. Retention of the single-family residences is a priority between E. 47th and E. 50th Streets, but if in the future the lots are assembled together, there would be potential for a pedestrian-oriented high-density residential Planned Unit Development (PUD).

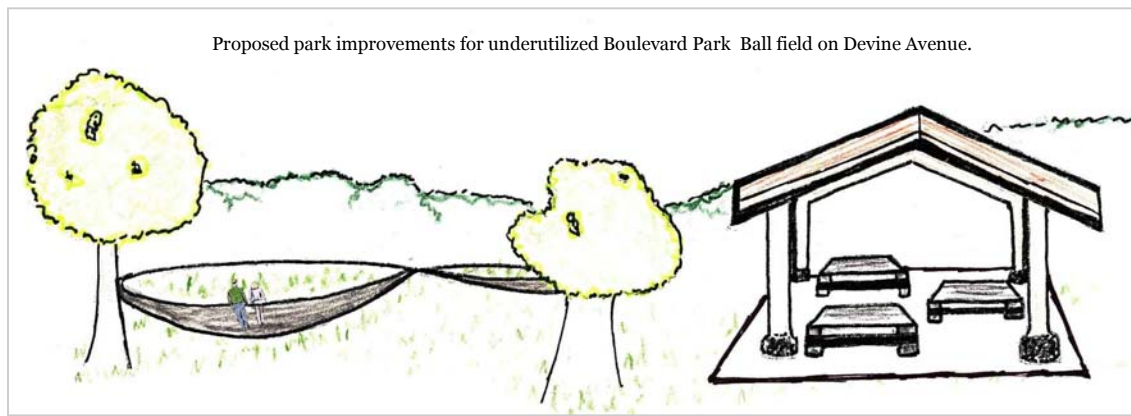
Recommend Retention of Chattanooga Human Services Department, Head Start Program

Recommended improvements to existing Boulevard Park Recreation Area including a walking track, Pavilion, picnic tables, and rest benches



Recommended Senior/ Assisted-Living Facility

Recommended Retention of Single-Family Residential

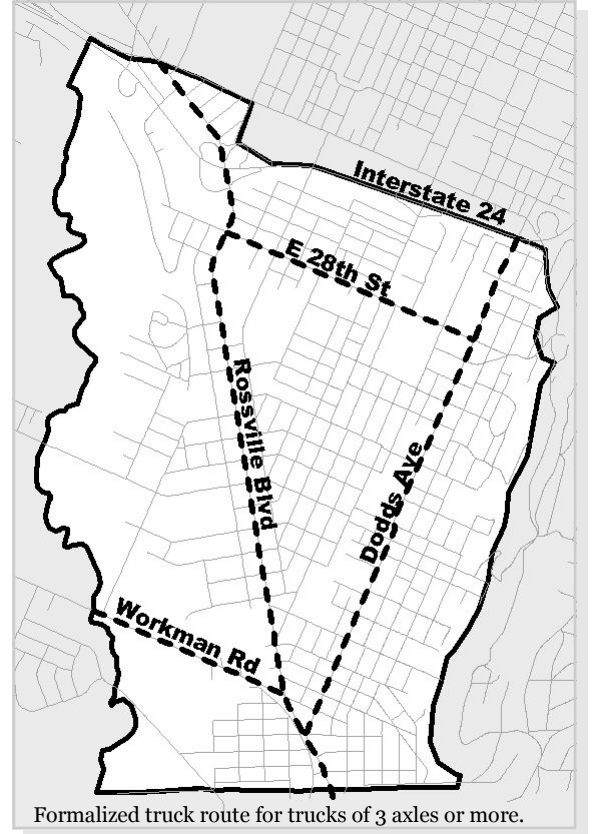


Existing Boulevard Park ball field and concessions stand.

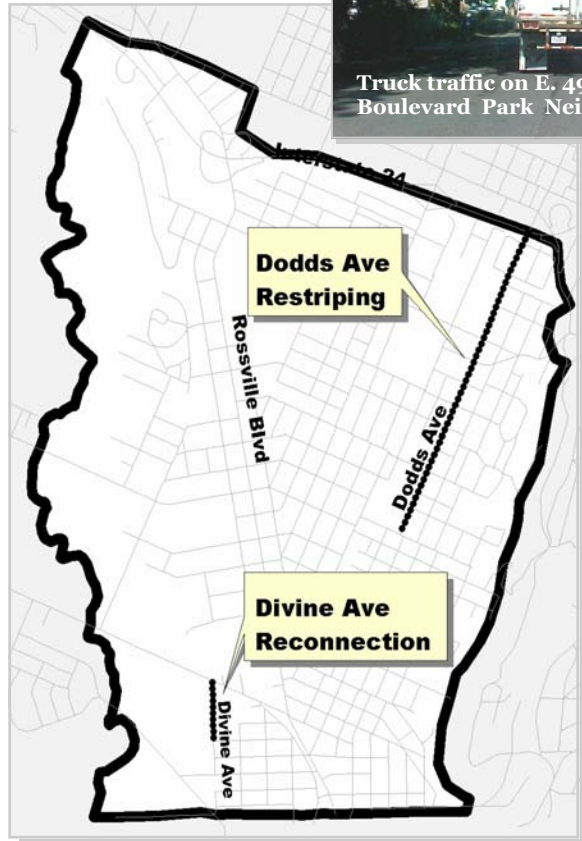
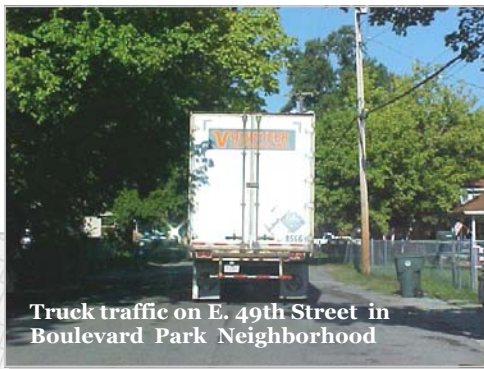
Transportation Plan

- In keeping with the land use recommendation to retain and encourage single family residential use throughout the Rossville Boulevard Community, it is important that heavy truck traffic be limited to specific routes. The truck route shown at right is restricted to local deliveries only with the exception of Rossville Boulevard which is recommended as the only truck traffic thoroughfare for all truck traffic serving areas outside the Rossville Boulevard Community. This local delivery route was reviewed by staff and decided as favorable. Finalization will need to be approved by the Tennessee Department of Transportation (TDOT) and City of Chattanooga Traffic Engineering. In addition, City Traffic Engineering indicated they will be installing speed humps in the Boulevard Park area which are expected to deter heavy truck traffic, but signage restricting trucks in specific neighborhood areas is highly encouraged.

Local Deliveries Truck Route



Re-striping & Reconnection



Re-striping of Dodds Avenue and potential reconnection between Workman Road and Devine Avenue.

- Due to the need to utilize Dodds Avenue as a designated local truck route, it is recommended that the road be improved to accommodate wider two-lane traffic with a center turn lane. This project was identified as a re-striping project by Chattanooga Traffic Engineering and is awaiting scheduling by TDOT.
- In order to create potential for the recommended senior living facility in the Boulevard Park/Black Bottom neighborhood as well as improved opportunities for the public park, it will be important to reconnect Divine street between 47th Street and Workman Road (shown in the diagram on the previous page for the South Gateway focus area).

- Pedestrian amenities are important in most communities. The Rossville Boulevard area is fortunate to have sidewalks throughout most of its neighborhoods, but maintenance and connectivity was a noted shortfall. Sidewalk repair is needed along several blocks of Rossville Boulevard. Property owners are encouraged to work together with the City of Chattanooga Public Works Department regarding new sidewalks, repair, and maintenance. It is also recommended that Rossville Boulevard from I-24 to the state line be given consideration for street trees and some pedestrian lighting.

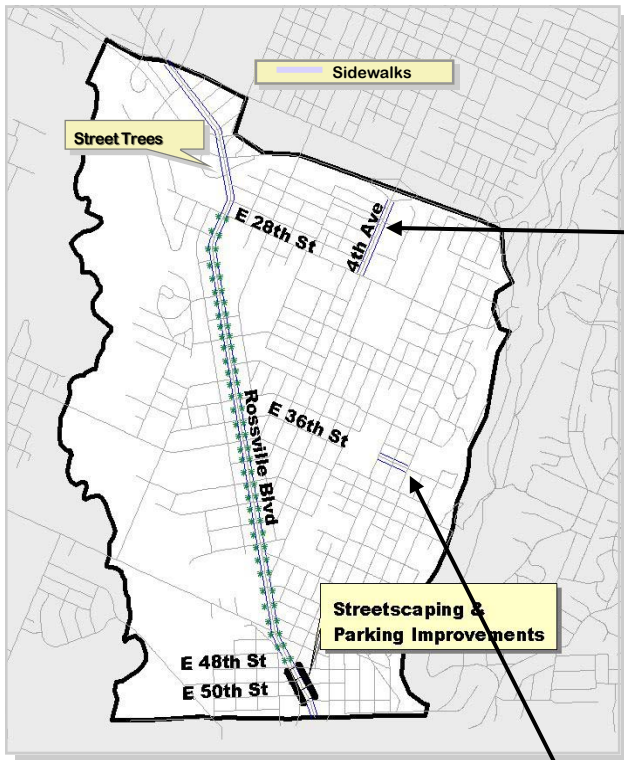


Rossville Boulevard Southbound Sidewalk

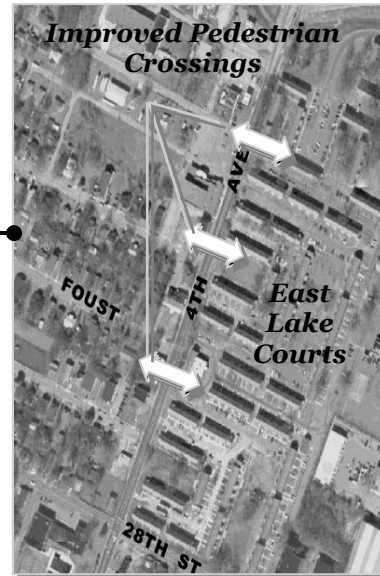


Existing Pedestrian Crossing Northbound 4th Avenue

Sidewalks, Streetscape, & Parking



Sidewalk improvements to 4th Avenue, 36th Street, and Rossville Boulevard. On-street parking east side of Rossville Boulevard between 49th & 50th Streets and streetscape medians between 48th & 51st Streets.



- New sidewalks and crossing improvements are encouraged in front of East Lake Courts to provide safer facilities for the heavy pedestrian activity along both east & west sides of 4th Avenue.

- New sidewalks are also recommended on 36th Street from Dodds Avenue to East Lake Park to complete the sidewalk network of the East Lake neighborhood. In addition to sidewalks, on-street bicycle facilities are recommended. New facilities should be added from the existing facilities on East 37th Street and Clio Avenue east on East 37th to the new middle school, north on 13th, and east on East 34th Street to the East Lake Park entrance. It is further recommended that the existing path through the park become a bicycle-friendly facility to loop cyclists back to East 36th Street. Both the sidewalks and bicycle facilities offer important pedestrian-oriented connections that link citizens to neighborhood amenities such as parks, schools, and recreational areas.



The South Gateway ★

- The south gateway represents not only an entrance into Tennessee and Chattanooga, but it is the main corridor leading residences and visitors to and from the Chickamauga Battlefield National Military Park. A means of restoring beautification to this entry/exit locale, including a tree-lined median, stone community marker, and the addition of on-street parking are highly recommended capital improvements between 48th and 51st Streets. A feasibility study for these proposed changes is underway by the City of Chattanooga Traffic Engineering Department. It is the desire of the Regional Planning Agency to maintain a strong relationship with the City of Rossville, Georgia in order to coordinate future efforts to make this area an attractive and vibrant node for both jurisdictions.



Short-Term

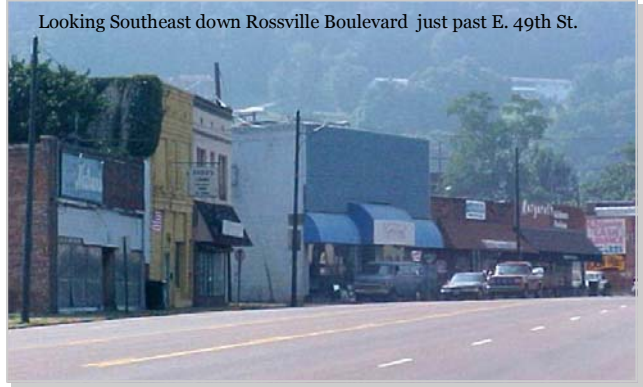
Create the South Gateway with full streetscape, on-street parking, and stone community/state marker

Long-Term

Add pedestrian lighting and street trees the length of Rossville Boulevard to complement Rossville, GA's Streetscape Plan and place importance on Chattanooga's corridor to the battlefield.

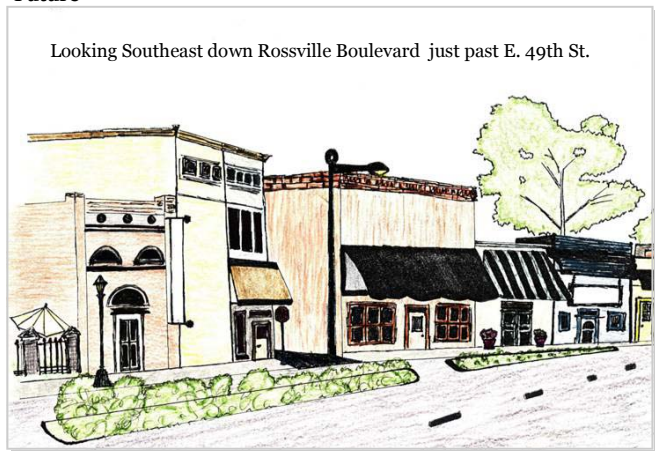
Existing

Looking Southeast down Rossville Boulevard just past E. 49th St.

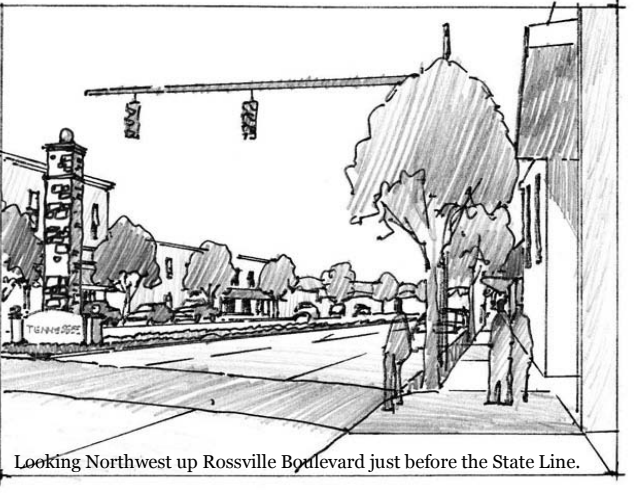


Future

Looking Southeast down Rossville Boulevard just past E. 49th St.



Future

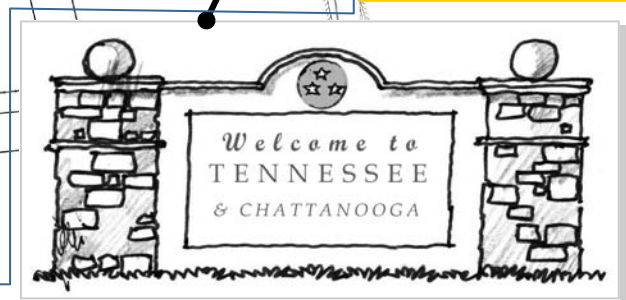
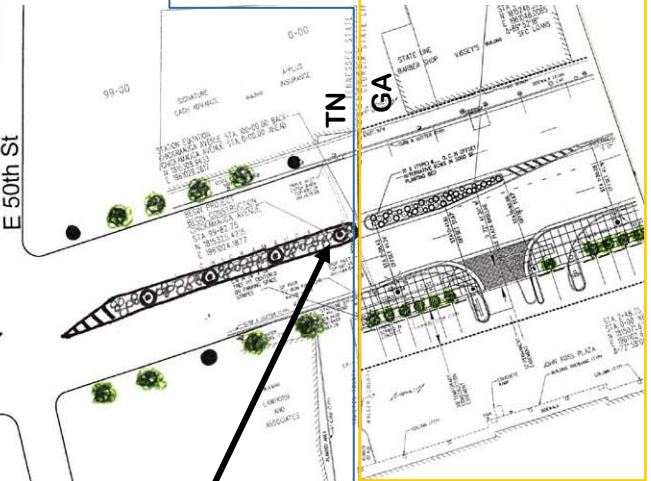


Looking Northwest up Rossville Boulevard just before the State Line.

Color rendering by Melissa Dickinson and black and white rendering by Greg Haymes.

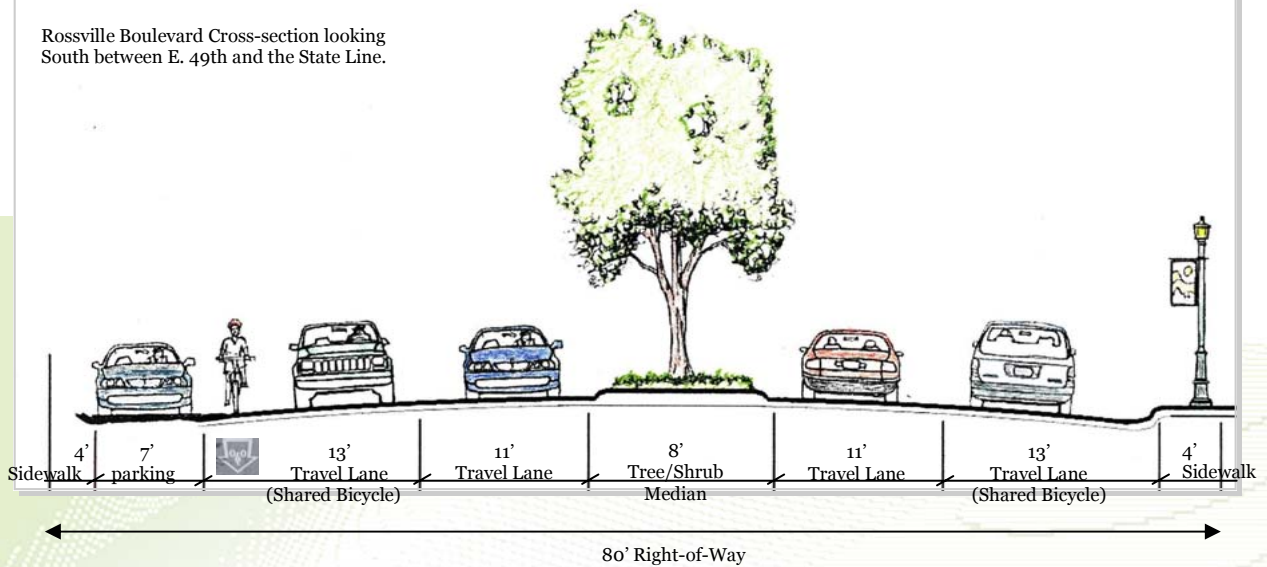
Proposed Streetscape Plan
Chattanooga, Tennessee
Regional Planning Agency,
September 2004

City of Rossville, Georgia
Streetscape Plan, June 2004



This monument is proposed for the median between E. 50th St. and the State Line looking North from the Georgia State Line.

Rossville Boulevard Cross-section looking South between E. 49th and the State Line.



Rossville Boulevard median concept by Melissa Dickinson, stone marker rendering by Greg Haynes, and the Rossville Boulevard cross-section by Ruth Barnes and edited by Melissa Dickinson



Appendices

Appendix A

SWOT Input

Strengths

- Good Police Response
- Neighborhood Watch
- Residents Want to get Involved
- Strong Neighborhood Associations
- 311 Provides Follow-Up
- Recycle Program
- Adequate Traffic Signs
- New Schools
- New Parks & Community Centers
- Good Fire Department
- Residents Watch Out for Businesses
- Area Streets Kept Clean by Residents
- Good Churches & Attendance
- Quaint Houses
- Quiet & Unified Neighborhoods
- Homeownership
- Good Neighbors
- Neighborhood Involvement in Clean-Up
- Middle-aged & Elderly Take Pride in Property
- Convenient to Downtown & Freeway Access
- Good Business Local & Commercial Corridor w/ good rental property which serves as
- Business Hub

Weaknesses

- Street Crime (drugs, prostitution, vandalism, & theft)
- Speeding Cars, Drag Racing, & Go-carts
- Loud Music/Noise
- Lack of Police Presence
- Animal Control
- Loitering & Vagrants
- Overgrown Lots (14th Ave., 7th Ave., 36th St.)
- Illegal Dumping & Trash Areas
- Illegal Use Operations & Junk Cars
- Lack of Capital Improvement Monies
- Sidewalk repairs, Street Repairs, & Street Sweeping
- Storm water & Flooding
- Lack of Park Upkeep
- Negligent Renter/Landlords
- A Resident has not been Invited to Neighborhood Association
- Loss of Churches in East Lake
- Disrespectful Youth
- Vacant Lots and Potential of Duplex Development
- Underdeveloped Business Corridor
- Too Much Adult Entertainment
- Lack of Sidewalks in Some Areas

Opportunities

- Regular Communication b/w Police & Residents
- Expand Neighborhood Watch
- Making New Friends at Neighborhood Meetings
- Business Networking Group
- New Neighborhood Watch Groups
- Sign Toppers for Community Pride Slogan “Pride & Ownership”
- Speed Management Devices (speed humps & traffic claming),
- Street Signs Boulevard Park Neighborhood,
- Change Dodds Ave. to 3 Lanes
- Neighborhood Groups & Business Work Together
- Look Out for Elderly Population
- Community Gardens
- Restoration of Older/Historic Homes
- Work with Youth
- Elderly Care by Neighbors
- Build Upon Diversity
- Location & Convenience to all of Chattanooga
- Close to Medical Facilities
- Renovation of Vacant Property to Single Family Residences
- Donation of Vacant Lots for Parks
- Connect Sidewalks
- Montague Park & Ball Field at 48th
- Utilize Business District for Outlet Mall, Retail Shops, or Major Corporation
- Scenic & Historical Character

Threats

- Street Crime
- Speeding & Racing Cars
- Vagrants
- Lack of Police Protection for Aging Community
- Vandalism & Theft
- Illegal Dumping & Trash
- Illegal Uses (auto shops, business in residential area)
- Boys Club Lacks Programs
- Garage collection too slow & Need More Public Garbage cans
- Absentee landlords
- Disrespectful Children/Teens
- Attitude “Just An Area that You Drive Through”
- Businesses Lack Concern for Residents/Community
- Encroaching Duplex & Multi-Family Dwellings
- Adult Establishments
- Abandoned Montague Park

Appendix B

Survey Input Table

1. In what neighborhood or area of the Rossville Community do you live?			
Boulevard Park	5	24%	
Cedar Hill	3	14%	
East Lake	11	52%	
Unknown	2	10%	
	21		
2 What types of new/renovated housing should be built in your neighborhood?			
None	11	35%	
Low-income housing complex	0	0%	
Single-family houses	13	42%	
Duplexes	4	13%	
Condos & townhomes	2	6%	
Apartments	1	3%	
All of the above	0	0%	
Other	0	0%	
	31		
3. Should preference be given to preservation of existing homes or new residential development & redevelopment?			
Yes, preference should be given to existing homes	17	77%	
Yes, preference should be given to new residential development	3	14%	
No preference should be given	0	0%	
No comment	2	9%	
	22		
4. How would you rate the overall housing condition/standards in your community?			
Excellent	0	0%	
Good	3	16%	
Fair	9	47%	
Poor	7	37%	
	19		
5. What types of businesses do you think are most needed on or near Rossville Blvd?			
Retail/Clothing/Shopping	11	35%	
Banking	2	6%	
Offices/Private services	5	16%	
Convenience/Drug stores	1	3%	
Restaurant	3	10%	
Hardware/Appliances	5	16%	
Laundry	3	10%	
Other	1	3% (Grocery store)	
	31		
6. How do you feel about the appearance of businesses on Rossville Blvd?			
Excellent	0	0%	
Good	2	11%	
Fair	6	32%	
Poor	11	58%	
	19		
7. What types of parks and recreation facilities do you feel are needed, if any, in the Rossville Blvd community?			
Passive parks with benches and landscaping	6	29%	
Active parks with tracks, exercise amenities, and sport fields	2	10%	
Open space parks with grass, trees, and other natural features	3	14%	
Community centers with indoor and outdoor activities	0	0%	
All of the above	5	24%	
None	5	24%	
	21		
8. Of the parks in your community, is one within 1 mile or less of your home?			
Yes	9	69%	
No	4	31%	
	13		
9. How would you rate the condition of the roadways in your neighborhood?			
Excellent			
Good	3	16%	
Fair	9	47%	Rossville Blvd, Dodds Ave, 14th Ave
Poor	7	37%	Boulevard Park, 48th St, 49th St, 12th Ave, Dodds Ave, 34th St, 37th St
	19		

10. Do you feel the roadways in your area are adequate in handling the amount of traffic?		
Yes	4	27%
No	11	73%
	15	
11. Do you feel the roadways in your area are adequate in handling the types of traffic?		
Yes	3	33%
No	6	67%
	9	
12. If you answered no, please indicate which road(s) are not adequate and/or what types of traffic are causing problems.		
Rossville Blvd is too congested.		
Turn arrow needed at Rossville Blvd & 48th St		
Lot of traffic - big trucks		
Lot of speeding		
Big trucks		
Speeding		
Use of E 44th St & E 45th St as cut-throughs from Georgia; speeding on those streets		
Roads need widening (x2)		
Need curbs & sidewalks (x2)		
Too much commercial traffic on E 44th St & Dadds Ave to the GA state line		
Dadds Ave is too narrow for traffic (x2)		
Dadds should be converted to two lanes with a middle turn lane (x2)		
Need to slow people down on all streets		
34th and 37th St railroad crossings (x2)		
Commercial traffic causing problems		
13. How would you rate bus service in your community?		
Excellent	1	6%
Good	8	50%
Fair	4	25%
Poor	3	19%
	16	
14. Is the bus service dependable?		
Yes	9	75%
No	3	25%
	12	
15. Do you use the bicycle routes or have you noticed them being used?		
Yes	2	12%
No	15	88%
	17	
16. Do you feel the sidewalks in the community are adequate?		
Yes	7	50%
No	7	50%
	14	
17. If sidewalks are not adequate, where should they be improved?		
East Lake, Cedar Hills, Clifton Hills		
18. Please list any additional transportation options or improvements you feel are necessary to provide a satisfactory transportation system to the Rossville Blvd Community		
Slow down school buses and semis		
Public transportation badly needed; not CARTA, but transport for handicapped/elderly		
More CARTA routes		
Bus routes need to run from Rossville Blvd to Tiftonia/Cummings Hwy to work area		
19. Additional comments		
Not in favor of any ordinances regulating how many vehicles a family may park in or around their property		

Appendix C

Survey Form

Please answer the following questions to describe how you feel about your community.

Your Community:

In which neighborhood or area of the Rossville Community do you live? _____

Land Use:

Housing

What types of new/renovated housing should be built in your neighborhood(s)? (Circle 2)

- | | |
|------------------------------|------------------------|
| 1-none | 5-condos & townhomes |
| 2-low income housing complex | 6- apartments |
| 3-single family houses | 7-all of the above |
| 4-duplexes | 8-other (specify)_____ |

Should preference be given to preservation of existing homes or new residential development & redevelopment? (Circle 1) If yes, where should it occur? _____

- | | |
|--|---------------------------------|
| 1-Yes, preference should be given to existing homes | 3-No preference should be given |
| 2-Yes, preference should be given to new residential development | 4-No comment |

How would you rate the overall housing conditions/standards in your community?

- | | |
|-------------|--------|
| 1-excellent | 3-fair |
| 2-good | 4-poor |

Business/Commercial

What types of businesses do you think are most needed on or near Rossville Boulevard? (Circle 2)

- 1-retail/clothing/shopping 2-banking 3-offices/private services 4-convenient/drug stores 5-Restaurant 6-Hardware/appliances 7-Laundry 8-Other_____

How do you feel about the appearance of businesses on Rossville Blvd?

- 1-excellent 2-good 3-fair 4-poor

Park & Open Space

What types of parks and recreation facilities do you feel are needed, if any, in the Rossville Boulevard Community? (Circle 2)

- | | |
|--|--|
| 1-passive parks with benches and landscaping | 5-community centers with indoor & outdoor activities |
| 2-active parks with tracks, exercise amenities, & sport fields | 6-all of the above |
| 3-open space parks with grass, trees, & other natural features | 7-None |
| | 8-other (specify)_____ |

Of the parks in your community, is one within 1 mile or less of your home?

- 1-Yes
2-No

Transportation:

Roads

How would you rate the condition of the roadways in your neighborhood?

- 1-excellent 2-good 3-fair 4-poor If you rated them fair or poor, please list location_____

Do you feel the roadways in your area are adequate in handling the amount of traffic? 1-Yes 2-No ... the types of traffic? 1-Yes 2-No
If you answered no, please indicate which road(s) are not adequate and/or what types of traffic are causing problems

Alternative Transportation

How would you rate bus service in your community?

- 1-excellent 2-good 3-fair 4-poor

Is the bus service dependable? 1-Yes 2-No

Do you use the bicycle routes or have you noticed them being used? 1-Yes 2-No

Do you feel the sidewalks in the community are adequate? 1-Yes 2-No If not, where should they be improved?_____

Please list any additional transportation options or improvements you feel are necessary to provide a satisfactory transportation system to the Rossville Boulevard Community.

Please write additional comments on the back of this sheets.

Appendix D

Demographic Tables

Census Tracts 23, 24, 25	1980	1990	2000	1980	1990	2000
TOTAL POPULATION	11,694	9,642	9,290	100.0%	100.0%	100.0%
AGE						
Under 5 years	901	816	678	7.7%	8.5%	7.3%
5 to 9 years	881	630	664	7.5%	6.5%	7.1%
10 to 14 years	844	591	668	7.2%	6.1%	7.2%
15 to 19 years	860	733	545	7.4%	7.6%	5.9%
20 to 24 years	969	628	654	8.3%	6.5%	7.0%
25 to 44 years	2,680	2,774	2,648	22.9%	28.8%	28.5%
45 to 54 years	1,210	917	1,314	10.3%	9.5%	14.1%
55 to 64 years	1,453	998	837	12.4%	10.4%	9.0%
65 to 74 years	1,187	941	682	10.2%	9.8%	7.3%
75 years and over	709	722	600	6.1%	7.5%	6.5%
RACE						
White	10,130	7,632	6,308	86.6%	79.2%	67.9%
Black	1,523	1,944	2,544	13.0%	20.2%	27.4%
Other race	41	66	438	0.4%	0.7%	4.7%
Minority	13%	21%	32%			
HISPANIC ORIGIN						
Hispanic	108	37	246	0.9%	0.4%	2.6%
Non-Hispanic	11,586	9,605	9,044	99.1%	99.6%	97.4%
TOTAL HOUSEHOLDS						
Persons living in households	4,616	4,104	3,872	NA	NA	NA
Persons per household	11,630	9,642	9,290	NA	NA	NA
	2.52	2.35	2.40	NA	NA	NA
CIVILIAN LABOR FORCE						
(Persons 16 years and over)	4,882	3,849	3,699	NA	NA	NA
Employed	4,324	3,444	3,279	NA	NA	NA
Unemployed	558	405	420	NA	NA	NA
Unemployment percent	11.4%	10.5%	11.4%	NA	NA	NA
AVERAGE HOUSEHOLD INCOME, 1999						
Excluding Tr24,BG1 & Tr25,BG1			\$37,055	NA	NA	NA
			\$27,957	NA	NA	NA
TOTAL HOUSING UNITS						
Occupied housing units	4,907	4,691	4,470	100.0%	100.0%	100.0%
Owner occupied	4,616	4,104	3,872	94.1%	87.5%	86.6%
Renter occupied	2,479	2,238	2,118	50.5%	47.7%	47.4%
Vacant housing units	2,137	1,866	1,754	43.6%	39.8%	39.2%
	291	587	598	5.9%	12.5%	13.4%

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