

FINAL

Supplemental Environmental Assessment for the Construction of a New Federal Courthouse Chattanooga, TN



December 2024

Volume 2 - Appendices

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APPENDIX A. PUBLIC INVOLVEMENT

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December 3, 2024

Re: Draft Supplemental Environmental Assessment (SEA) for the Proposed Chattanooga, TN
Federal Courthouse – United States General Services Administration

Dear Interested Party,

Region 4 of the United States General Services Administration (GSA) has prepared a Draft Supplemental Environmental Assessment (SEA) for the acquisition of a site and construction of a new federal courthouse (hereafter referred to as the Courthouse) in Chattanooga, Tennessee. GSA has prepared this Draft SEA in accordance with Section 102 of the National Environmental Policy Act (NEPA), Council on Environmental Quality regulations (40 CFR 1500-1508), and the GSA Public Buildings Service NEPA Desk Guide (October 1999). GSA is required, per Section 106 of the National Historic Preservation Act (16 U.S.C. 470f), to consult with stakeholders and with fulfill the Section 106 public notification and consultation requirements through the NEPA process.

This SEA supplements a Final EA prepared in March 2024, which assessed three sites in the city of Chattanooga for acquisition, design and construction and operation of the proposed Courthouse. The proposed new Courthouse would encompass approximately 190,701 gross square feet; include 40 secured parking spaces, 7 courtrooms, and 9 chambers; and be located within the city limits of Chattanooga.

Following completion of the Final EA, on April 9, 2024, GSA conducted a press release and announced two short listed sites, Hawk Hill Stadium Site and TVA Office Complex. However, GSA is electing to consider another potential location as a site for the proposed Courthouse. The new proposed site, Vine Street Site, is a one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west. The Vine Street Site encompasses approximately 4.12 acres and is comprised of eight parcels. One parcel supports a multi-tenant office building and garages; one approximately 0.8-acre parcel is undeveloped and supports maintained lawn and limited numbers of trees; and most of the remainder of the Vine Street Site is utilized as surface parking.

The public is encouraged to provide written comments on the Proposed Action and the findings presented in the Draft SEA and Draft Finding of No Significant Impact (FONSI). The Draft SEA and Draft FONSI are available online through GSA's project website: <https://www.gsa.gov/chattanoogacourthouse> under Latest Updates. A hardcopy is also available for review at the Chattanooga Public Library Downtown Branch, located at 1001 Broad Street, Chattanooga, Tennessee 37402. Any substantive comments received by the deadline will be addressed in the Final SEA. Comments can be sent via email by December 18, 2024 to ashish.desai@gsa.gov. If sent by mail, comments must be postmarked by December 18, 2024 and sent to the following address:



GSA Southeast Sunbelt Region

General Services Administration

Attention: Mr. Ashish Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

Sincerely,

Ashish Desai

Ashish Desai
Environmental Manager
General Services Administration
Martin Luther King Jr. Building
77 Forsyth Street SW
Atlanta, GA 30303

Chattanooga Times Free Press

Account #: STPEI

Company: POTOMAC-HUDSON ENGINEERING, INC.

77 Upper Rock Cir Ste 302

Rockville, MD 20850-4054

Ad number #: 460562

PO #:

Matter of: NOTICE OF AVAILABILITY Draft Supplementa

AFFIDAVIT • STATE OF TENNESSEE • HAMILTON COUNTY

Before me personally appeared Samara Swafford, who being duly sworn that she is the Legal Sales Representative of the CHATTANOOGA TIMES FREE PRESS, and that the Legal Ad of which the attached is a true copy, has been published in the above named newspaper and on the corresponding newspaper website on the following dates, to-wit:

Times Free Press 12/03/24; TimesFreePress.com 12/03/24

And that there is due or has been paid the CHATTANOOGA TIMES FREE PRESS for publication the sum of \$272.30.

Samara Swafford

Sworn to and subscribed before me this date: 4th day of December, 2024



Sheniqua Hambrick

My Commission Expires 12/14/2026

Chattanooga Times Free Press

400 EAST 11TH ST
CHATTANOOGA, TN 37403

NOTICE OF AVAILABILITY
Draft Supplemental Environmental
Assessment for
New Federal Courthouse in
Chattanooga, Tennessee

Pursuant to the requirements of the National Environmental Policy Act (NEPA), the United States General Services Administration (GSA) Southeast Sunbelt Region (Region 4) announces the availability of a Draft Supplemental Environmental Assessment (SEA) for the construction and operation of a new federal courthouse (Courthouse) located in Chattanooga, Tennessee for public review.

This SEA supplements a Final EA prepared in March 2024, which assessed three sites in the city of Chattanooga for acquisition, design and construction, and operation of the proposed Courthouse. The proposed new Courthouse would encompass approximately 190,701 gross square feet; include 40 secured parking spaces, 7 courtrooms, and 9 chambers; and be located within the city limits of Chattanooga.

Following completion of the Final EA, on April 9, 2024, GSA conducted a press release and announced two short listed sites, Hawk Hill Stadium Site and TVA Office Complex. However, GSA is electing to consider another location as a site for the proposed Courthouse. The Vine Street Site is a one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west. The Vine Street Site encompasses approximately 4.12 acres and is comprised of eight tax parcels. One tax parcel supports a multi-tenant office building and garages; one approximately 0.8-acre tax parcel is undeveloped and supports maintained lawn and a limited number of trees; and most of the remainder of the Vine Street Site is utilized as surface parking.

The Draft SEA also considers a No Action Alternative, which provides a baseline for comparison with impacts from the Proposed Action and to satisfy federal requirements for analyzing "no action" under NEPA (40 CFR 1502.14(d)). Under the No Action Alternative, GSA would not acquire new property in Chattanooga and would not construct a new Courthouse.

The Draft SEA and Draft Finding of No Significant Impact (FONSI) are available online through GSA's project website: <https://www.gsa.gov/chattanoogacourthouse>. A hardcopy is available for review at the Chattanooga Public Library Downtown Branch, located at 1001 Broad Street, Chattanooga, Tennessee 37402. Any substantive comments received by the deadline will be addressed in the Final SEA. Comments can be sent via email by December 18, 2024 to ashish.desai@gsa.gov. If sent by mail, comments must be postmarked by December 18, 2024 and sent to the following address:

General Services Administration
Attention: Mr. Ashish Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Tuesday, December 3, 2024 5:00:13 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

Follow up: Follow up
Start date: Tuesday, December 3, 2024 12:00:00 AM
Due date: Tuesday, December 3, 2024 12:00:00 AM

fyi

----- Forwarded message -----

From: Hill, Cameron [REDACTED]
Date: Tue, Dec 3, 2024 at 11:39 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

This is an outstanding location. I fully support it! Its proximity to the Tennessee state courts is a brilliant (and efficient) idea.

Cameron

Cameron S. Hill

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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To: [REDACTED]

From: **Bob Parsley**

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

[illegible]

□ □ □ □ □

From: Glenn Sutherland [REDACTED]
Sent on: Tuesday, December 3, 2024 3:28:06 PM
To: [REDACTED]
Subject: RE: Proposed Chattanooga Federal Courthouse - Draft Supplemental Environmental Assessment
Attachments: Withdrawal Letter of Property from Consideration - GSA 20240813.pdf (520.25 KB)

Please regard our property as removed from consideration or us having interest in the process. I have attached the letter sent in August requestion the property to be removed.

Good luck in the continued search.

Glenn

From: [REDACTED]
Sent: Tuesday, December 3, 2024 10:10 AM
Subject: Proposed Chattanooga Federal Courthouse - Draft Supplemental Environmental Assessment

To Whom it May Concern,

You have been identified as a potentially interested party for the U.S. General Services Administration's (GSA) Supplemental Environmental Assessment (SEA) for the Construction of a New Federal Courthouse in Chattanooga, Tennessee. The Draft SEA and Draft Finding of No Significant Impact (FONSI) are available at the following website for a 15-day public review period:

<https://link.edgepilot.com/s/d16de40b/Did1KcZK30GS5IR3jP5krQ?u=https://www.gsa.gov/about-us/gsa-regions/region-4-southeast-sunbelt/buildings-and-facilities/tennessee/new-chattanooga-courthouse>

Please see the attached letter for more information about the project and how to submit comments.

Thank you.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

August 13, 2024

Ms. Sheri DeMartino
U.S. General Services Administration
[REDACTED]

In re: Chattanooga, Tennessee Federal Courthouse
Formal Withdrawal of Consideration
1101 Broad Street, Chattanooga, TN

Ms. DeMartino:

Dillard Partnership hereby withdraws its real estate and building located at 1101 Broad Street, in Chattanooga, Tennessee (the Property) from further consideration by the General Services Administration (GSA) for the placement of the U.S. Federal Courthouse. By this letter we are also terminating any right-of-entry granted earlier.

As stated from the beginning of this process, Dillard Partnership does not wish to sell its Property. We agreed for the location to be included in the study due to the surrounding properties being studied at the same time. However, as the potential sites for the Federal Courthouse have narrowed, we feel it is necessary to formally withdraw our Property from consideration as a potential site or a portion of such potential site.

Lastly, rumors have been heard that if the Federal Courthouse goes on the TVA property that Broad Street may be closed. Our building, and the companies based in that building, require full access to Broad Street and we would object to any modification to Broad Street that limits its use and full function as a through street.

If GSA finds that any contiguous property to our location is taken by the GSA that is too large for the intended purpose or becomes surplus property then Dillard Partnership would certainly be interested in potentially purchasing such surplus property.

Thank you,



Anne T. Dillard
Managing Partner
Dillard Partnership

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #4

Sent on: Tuesday, December 3, 2024 5:12:20 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Team,

Another one. fyi.

----- Forwarded message -----

From: Leah Gerbitz [REDACTED]

Date: Tue, Dec 3, 2024 at 12:09 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

I am an attorney practicing in Chattanooga, Tennessee and I handle cases in the federal court in Chattanooga. I am also a city resident. I am writing to express support for building the new federal courthouse at the Vine Street Site. I believe this site is most cost effective because existing structures do not need to be removed. It is also part of the downtown legal environment being close to the county courthouse. The structure would also help the city connect the UTC campus to the downtown area. I believe the location is far superior to the other sites under consideration.

Thank you, Leah Gerbitz

[REDACTED]

[REDACTED]



[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Tuesday, December 3, 2024 8:58:30 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Myrlene Marsa [REDACTED]
Date: Tue, Dec 3, 2024 at 1:24 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I believe the Vine Street proposal would provide a good, central location for the new courthouse. Additionally, it appears that the demolition necessary to ready the site is minimal and would assist in moving the project forward with expediency.

My choice is for which ever location involves the least costs to prepare the site for building to both expedite the process and use the monies allocated towards the actual new building rather than just preparing for the building.

Myrlene R. Marsa

Federal Defender Services

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Tuesday, December 3, 2024 8:59:59 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA - Vine Street Site

fyi

----- Forwarded message -----

From: **Jeremy Cothorn** [REDACTED]

Date: Tue, Dec 3, 2024 at 1:24 PM

Subject: Chattanooga Courthouse SEA - Vine Street Site

To: [REDACTED]

Attention: Mr. Ashish Desai

GSA Region 4

Facilities Management Division

Martin Luther King Jr. Federal Building

77 Forsyth Street SW

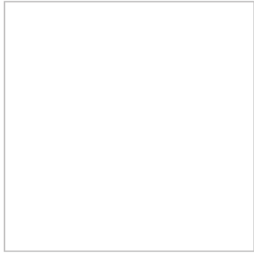
Atlanta, GA 30303

Re: Chattanooga Courthouse SEA - Vine Street Site

Mr. Desai,

I am a litigator based in Chattanooga, Tennessee, who regularly appears in federal court. I am writing to voice my support for the Vine Street site for the new federal courthouse in Chattanooga. I believe it is the best site among the options, and I am hopeful that it will be selected.

Thank you,



Jeremy M. Cothorn

Patrick, Beard, Schulman & Jacoway,
P.C.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Wednesday, December 4, 2024 12:55:48 PM
To: [REDACTED]
Subject: Fwd: Court House

fyi

----- Forwarded message -----

From: Steve McCutcheon [REDACTED]
Date: Wed, Dec 4, 2024 at 5:41 AM
Subject: Court House
To: [REDACTED]

The TVA building is the most suitable building for you to build on. Hawk Hill should be off-limits because it is not suitable to have a courthouse overlooking the city.
Sent from my iPad

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #8

Sent on: Wednesday, December 4, 2024 12:51:33 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Robert Wheeler [REDACTED]

Date: Tue, Dec 3, 2024 at 4:52 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Attn: Mr. Ashish Desai

GSA Region 4

Facilities Management Division

Martin Luther King Jr. Federal Building

77 Forsyth Street SW

Atlanta, GA 30303

Dear Mr. Desai,

I am writing in support of the Vine Street Site being selected for the new federal courthouse in Chattanooga. As a local attorney and current president of the Chattanooga Chapter of the Federal Bar Association, I believe that the Vine Street Site offers a convenient, central geographic location in downtown Chattanooga for those appearing before the Eastern District of Tennessee, Chattanooga Division. Additionally, I anticipate that the construction of the courthouse at the Vine Street Site will provide new opportunities for civic engagement with the local community, given the close proximity of the site to the University of Tennessee at Chattanooga's campus. Thank you for considering this comment in support of selecting the Vine Street Site.

Sincerely,

Robert Wheeler

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #9](#)

Sent on: Friday, December 6, 2024 12:23:07 PM

To: [REDACTED]

Subject: Fwd: SEA

fyi

----- Forwarded message -----

From: Milli Yium [REDACTED]

Date: Wed, Dec 4, 2024 at 8:51 AM

Subject: SEA

To: [REDACTED]

It's time to make decision about court house in Chattanooga. Please repurpose the TVA building complex and save resources.

As a concerned citizen, I hope you will consider the wishes of the local community.

Thanks for this consideration.

Milli Yium

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #10

Sent on: Friday, December 6, 2024 12:24:43 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Lee Walker [REDACTED]

Date: Thu, Dec 5, 2024 at 10:06 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Ashish,

As a local business owner I feel this is an outstanding location.

I fully support it. Its proximity to the Tennessee state courts is a good and efficient idea.

Lee

Lee Walker

Principal Engineer
[REDACTED]

Code Journeymen LLC

1028 Signal Mtn Road,

Suite 103

"Tardis Basement"

Chattanooga TN

37405-1803

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #11

Sent on: Friday, December 6, 2024 12:42:40 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Eriksen, Nancy [REDACTED]

Date: Thu, Dec 5, 2024 at 10:15 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

I fully support building the new federal courthouse at the Vine Street site in Chattanooga. I am a Chattanooga native, and I also practice law here. I particularly like the proximity of the Vine Street site to the state courthouse. I previously practiced in Tampa, where the federal courthouse is just a few blocks from the Hillsborough County courthouse. It was convenient for law firms and supporting organizations and businesses to have both courthouses in the same area. I would be pleased for our new federal courthouse to be built at the Vine Street site.

Thank you,

Nancy Eriksen

Nancy Eriksen

Associate Attorney

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

633 Chestnut Street

Suite 1900

Chattanooga, TN 37450

[REDACTED]

[REDACTED]

[REDACTED]

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #12

Sent on: Friday, December 6, 2024 12:44:27 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Sanko, Clinton [REDACTED]

Date: Thu, Dec 5, 2024 at 8:43 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning I wanted to submit a public comment about the courthouse project on Vine Street. As a practicing lawyer in town, I am the managing shareholder in the Chattanooga office of Baker Donelson (I moved here in 2004). I think that this is a fantastic location for the courthouse. That area would put both the courthouses in the same location, and also make the courthouse more accessible from UTC and from North Chattanooga. I like that it would move the center of gravity towards that area. I wholly support this location and think that it is a very wise location.

Best,

Clinton

Clinton P. Sanko

Shareholder

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

1900 Republic Centre

633 Chestnut Street

Chattanooga, TN 37450

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 6, 2024 12:45:44 PM
To:

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Gibson, Ashley [REDACTED]
Date: Thu, Dec 5, 2024 at 9:08 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Hi Ashish,

I am a practicing attorney in Chattanooga and would like to submit a comment about the new federal courthouse location on Vine Street. Vine Street would be a great location for the new courthouse. Having the federal courthouse conveniently located near the state courthouses will make my practice, which is split between state and federal courts, easier.

Thank you,

Ashley

Ashley B. Gibson

Associate Attorney

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

633 Chestnut Street

Suite 1900

Chattanooga, TN 37450

[REDACTED]

[REDACTED]

[REDACTED]

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #14](#)

Sent on: Friday, December 6, 2024 12:47:12 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Susan Lazenby [REDACTED]

Date: Thu, Dec 5, 2024 at 10:52 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

I am writing to express my support of the new Federal Courthouse building being constructed close to the University of Tennessee at Chattanooga on Vine st. As a community member and parent of UTC students, this is an excellent location to allow students to interact with the Federal Court via internships and learning opportunities. This location would be ideal for the building and the surrounding businesses and university.

Thank you,
Susan Lazenby

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #15

Sent on: Friday, December 6, 2024 12:49:13 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Aon Miller [REDACTED]

Date: Thu, Dec 5, 2024 at 4:28 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Ashish,

I wanted to lend my support for the new Chattanooga Federal Courthouse being located on Georgia Avenue. My office is in the Volunteer State Life Building, so I often glance at the Joel W. Solomon Federal Building many times a day.

I am a traveler down Georgia Avenue daily and believe this location will be an excellent choice for the new courthouse.

Please feel free to call or email me with any questions.

Sincerely,

Aon D. Miller CFP®

Portfolio Manager

AM Investment Strategies, LLC

832 Georgia Ave. Suite 100

Chattanooga, Tn 37402

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #16

Sent on: Friday, December 6, 2024 2:52:54 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Brad Respass [REDACTED]

Date: Fri, Dec 6, 2024 at 9:09 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr Ashish,

Good morning! I am writing in regards to the selection of a new location for the Chattanooga federal courthouse. First of all, I am grateful that a new courthouse will be constructed. The current one is in need of replacement, modernization and many improvements. As a local resident, I am eager for the needed change.

I do support the Georgia Avenue location which has been more recently identified. The location seems to be accessible, available, and a lower cost option. Using our tax dollars wisely by choosing the lower cost option seems like good stewardship for us and for children.

Thank you for your time.

With warmest regards,

Brad

Brad Respass | Tip Top Poultry | [REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 6, 2024 2:54:05 PM
To: [REDACTED]

[Public Comment #17](#)

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: Outlook-1516732140.png (18.84 KB)

fyi

----- Forwarded message -----

From: Gary Massey [REDACTED]
Date: Fri, Dec 6, 2024 at 9:38 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Mr. Desai,

I saw that a new site was added to the potential locations for a new federal courthouse in Chattanooga. I want to say that I think the Vine street location seems to be a great location for this building, and would be very convenient as part of a courthouse district. As an attorney, I greatly support the Vine Street location. Thank you for the opportunity to submit comments.

Gary Massey, Jr.
[REDACTED]
[REDACTED]
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #18

Sent on: Friday, December 6, 2024 3:53:22 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Amanda Jenkins [REDACTED]

Date: Fri, Dec 6, 2024 at 10:50 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Hello!

I wanted to send a quick email to show my support for relocating the Federal Courthouse to the Vine Street site. It's a great location and close to the other two courthouses in town - it would be super easy and convenient to have them all together. It would be easier for us in the legal field (I'm a paralegal) and much easier for our clients.

Thank you!

Amanda Jenkins

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #19

Sent on: Monday, December 9, 2024 7:48:59 PM

To: [REDACTED]

Subject: Fwd: Chattanooga courthouse SEA

fyi

----- Forwarded message -----

From: Susan Lee [REDACTED]

Date: Fri, Dec 6, 2024 at 6:20 PM

Subject: Chattanooga courthouse SEA

To: [REDACTED]

Out of the potential sites identified by GSA, the Vine Street Site is by far the most convenient, central location in downtown Chattanooga. Further, the close proximity of the Vine Street Site to UTC should create additional opportunities to support and foster civic engagement. The other potential sites do not compare favorably to the Vine Street Site.

Susan Lee

From: Ashish Desai - 4PIME [REDACTED]

Public Comment #20

Sent on: Monday, December 9, 2024 7:50:03 PM

To: [REDACTED]

Subject: Fwd: New Potential Courthouse Site Location Public Comment

Attachments: image308483.png (642 Bytes), image765554.png (641 Bytes), image591916.png (745 Bytes), image530801.png (905 Bytes), image335840.jpg (26.15 KB)

fyi

----- Forwarded message -----

From: Chuck Lee [REDACTED]

Date: Fri, Dec 6, 2024 at 6:37 PM

Subject: New Potential Courthouse Site Location Public Comment

To: [REDACTED]

Hi,

I definitely support the proposed Vine Street site. It will be very convenient and a nice addition to that area, with minimum impact on traffic.

Thanks.

Chuck Lee

[REDACTED]

[REDACTED]

[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #21

Sent on: Monday, December 9, 2024 7:51:27 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi.

----- Forwarded message -----

From: Chip Henderson [REDACTED]

Date: Sat, Dec 7, 2024 at 8:49 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai,

As Chairman of the Chattanooga City Council, I have followed with great interest the relocation and construction of the new Federal Courthouse in Chattanooga. I believe that this will be a significant enhancement to our City and the location and design will be critical.

I have had meetings with representatives of GSA to discuss pros and cons of the various sites that have been identified. Out of the three original sites that had been identified, I believed that the site on Hawks Hill would have been the best location for a variety of reasons. This would have been an iconic location that would have highlighted a well designed courthouse. Having a construction background, this location would have proven to be the best buildable site.

The TVA site has considerable obstacles. The unknown time line of razing the site. Broad Street will need to be moved and the City has no money budgeted for such a project. This site proves to be the most expensive site location before construction ever begins.

The site most recently identified as the Vine Street location has now become the most promising site in my opinion. The geographical location proves to be the most centrally located. From a construction site consideration, I believe it will be the most economical of all the previous locations. It is my position that GSA should identify this as the location for the new Federal Courthouse.

Thank you for your consideration,

Chip Henderson

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #22](#)

Sent on: Monday, December 9, 2024 7:53:03 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Jacob Parker [REDACTED]

Date: Mon, Dec 9, 2024 at 8:12 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

I recently learned that one of the proposed sites for the new federal courthouse is the block bounded by Georgia Avenue, Lindsay, 5th Street and Vine Street.

As a lifelong Chattanooga resident and a 20 year attorney, I strongly support relocating the federal courthouse to the Vine Street site.

Thank you for your timely attention to this matter.

--

Jacob C. Parker

Licensed in Tennessee and Georgia

[REDACTED]

[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #23

Sent on: Monday, December 9, 2024 7:55:22 PM

To: [REDACTED]

Subject: Fwd: New courthouse

fyi

----- Forwarded message -----

From: Angela Overton [REDACTED]

Date: Mon, Dec 9, 2024 at 8:58 AM

Subject: New courthouse

To: [REDACTED]

I understand that the city is debating on where to put the new courthouse. I believe that the Vine location would be the best place. This will keep the courthouses the together.

Respectfully,
Angela Overton

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #24](#)

Sent on: Monday, December 9, 2024 7:56:46 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Stevie Phillips [REDACTED]

Date: Mon, Dec 9, 2024 at 9:07 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning, Mr. Ashish,

I have been practicing in federal court in Chattanooga for almost 15 years. I am writing in strong support of the Vine Street location.

The consensus among our local bar is that the Vine Street location is far and away the best option. Convenience is the main reason. Vine Street is convenient to the vast majority of law firms, the state and county courthouses, local law enforcement, local governmental entities, the University of Tennessee at Chattanooga, plentiful parking, and lots of restaurants.

This is also a historic, walkable area that presents many opportunities for civic engagement because of its proximity to the University.

Thank you and happy holidays!

--
Stevie Phillips Persinger

[REDACTED]

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From: Ashish Desai - 4PIME [REDACTED]

Sent on: Monday, December 9, 2024 8:00:05 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: image743656.png (642 Bytes), image419669.png (641 Bytes), image652737.png (745 Bytes), image323065.png (905 Bytes), image197992.jpg (26.15 KB)

fyi

----- Forwarded message -----

From: Zac Greene [REDACTED]

Date: Mon, Dec 9, 2024 at 9:14 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

Good morning . I am writing to express strong support for the new Vine Street Site for the federal courthouse project in Chattanooga, Tennessee. The Vine Street Site is prominent, befitting a project of this scale, and located on a major thoroughfare at the edge of the downtown area. This is ideal because construction at the Vine Street Site will not significantly impact traffic like it would at a location in the center of town (like the TVA Site). A federal courthouse on the Vine Street Site will serve as a link between the downtown area and the University of Tennessee at Chattanooga. It will also complement the historic Hamilton County Courthouse just a few blocks away . For attorneys , litigants , jurors , and courthouse employees and visitors , the site is conveniently located close to parking and several existing dining options . Finally , because the Vine Street Site is relatively undeveloped, construction at that location will be easier and can begin more quickly .

I urge the GSA to select the Vine Street Site for the new Chattanooga federal courthouse.

Best regards ,

Zachary H. Greene

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Monday, December 9, 2024 8:01:17 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

fyi

----- Forwarded message -----

From: Alyssa Craig [REDACTED]

Date: Mon, Dec 9, 2024 at 9:58 AM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Good morning,

I believe the best place for the new federal courthouse would be the Vine St. site.

Out of all the proposed sites, Vine St. sounds like it would be the most convenient and accessible space.

Thank you,
Alyssa Craig

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 9, 2024 8:04:08 PM
To: [REDACTED]

[Public Comment #27](#)

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: Outlook-1skdmpni.png (53.47 KB)

fyi

----- Forwarded message -----

From: Deardorff, Michelle [REDACTED]
Date: Mon, Dec 9, 2024 at 2:59 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

As a faculty member of the University of Tennessee at Chattanooga, I am writing to support the relocation of the federal courthouse closer to our campus. I teach courses in public law for the university and have served as department head. In my 11.5 years at UTC, I have formed a very close relationship with the Eastern District of Tennessee Federal District Court. My students have attended sessions in the courthouse, and the judges, and their staff, have spoken in my classes. I have hosted national programs on campus as part of the civic activities of the judges and spoken at their programs. It has been a great mutually beneficial relationship and one that only promises to grow deeper. I am not the only member of the UTC community who has such a positive relationship with the court.

I strongly endorse the relocation of the court so close to campus. This makes our education better and will be a meaningful relationship, not only for our students but for the people of Tennessee. I encourage the purchase of this land for this purpose.

Michelle D. Deardorff

Michelle D. Deardorff, Ph.D.
Adolph S. Ochs Professor of Government
Department of Political Science and Public Service
University of Tennessee at Chattanooga
540 McCallie 278
Chattanooga, TN 37403

[REDACTED]

From: Ashish Desai - 4PIME [REDACTED]
Sent on: Monday, December 9, 2024 9:40:16 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: image001.jpg (1.67 KB)

fyi

----- Forwarded message -----

From: Sanders, Adam [REDACTED]
Date: Wed, Dec 4, 2024 at 9:02 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I think the proposed courthouse site on Vine Street is a great location. This would be very close to the State courthouse. I think it will be good for the legal community to have both courthouses close to each other. One, it will make it easier for lawyers who frequently have to make appearances in both courts. Two, it may foster interaction between the federal and state judges, which is generally good for legal fraternity and community. I recommend proceeding with this site.

Adam Sanders

Shareholder
Baker, Donelson, Bearman, Caldwell & Berkowitz PC
633 Chestnut Street
Suite 1900
Chattanooga, TN 37450

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Licensed in Tennessee and Georgia



From: Ashish Desai - 4PIME [REDACTED]

Sent on: Monday, December 9, 2024 9:41:45 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

Attachments: image001.png (8.65 KB), image002.png (3.77 KB), image003.png (3.49 KB), image004.png (3.92 KB), image005.png (1.91 KB)

fyi.

----- Forwarded message -----

From: Marya Schalk [REDACTED]

Date: Wed, Dec 4, 2024 at 9:05 AM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Cc: Marya Schalk [REDACTED]

Mr. Desai,

I am an attorney in Chattanooga who practices both in federal and state court. I have been practicing for over 18 years and for much of that time there has been talk of the new federal courthouse.

I am a member of the Federal Bar Association as well and was notified of the new site on Vine Street that is being considered. This site is the one that makes the most sense of all those proposed.

It is centrally located in downtown and near the County courthouses. It is also the epicenter of where the majority of law offices are located which would make it extremely convenient for attorneys to walk to from their offices and between courthouses.

Attorneys practicing in federal court are also practicing daily in state court, so the benefit of having the courthouses so centrally located would be a great benefit.

Thank you for your time. I do not normally respond to a lot of these requests for comments but this site really makes the best sense of all those considered and so I wanted to share my opinion. I hope that things continue to move and that we finally get our new federal courthouse in Chattanooga.

Sincerely,

Marya Schalk

Marya Schalk

Attorney at Summers, Rufolo, & Rodgers, P.C.

[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Monday, December 9, 2024 9:43:40 PM

To: [REDACTED]

Subject: Fwd: CHATTANOOGA COURTHOUSE SEA

fyi

----- Forwarded message -----

From: Linda Bradford [REDACTED]

Date: Wed, Dec 4, 2024 at 9:21 AM

Subject: CHATTANOOGA COURTHOUSE SEA

To: [REDACTED]

Mr. Desai,

I am writing to you to express my concerns about the location of the new federal courthouse in Chattanooga.

I read in today's Chattanooga Times Free Press that there are now three locations being considered to replace the existing courthouse. I strongly believe that the Current TVA building should be used for the new courthouse. It is a large building which could be repurposed, and the existing footprint could be reused. This building is a more environmentally friendly option, in addition to being a convenient downtown location. The other two options would require extensive redevelopment of properties that could be used for other purposes.

I hope you will take these factors into consideration for this important decision.

Respectfully,

Linda Bradford
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 9, 2024 9:44:51 PM
To: [REDACTED]
Subject: Fwd: Courthouse | Chattanooga, TN

fyi

----- Forwarded message -----

From: McCoy, Melanie A [REDACTED]
Date: Wed, Dec 4, 2024 at 10:11 AM
Subject: Courthouse | Chattanooga, TN
To: [REDACTED]

Good morning,

I wanted to send a message to give feedback on the location of the proposed new Federal Courthouse in Chattanooga, TN. The location on Vine Street seems to be an ideal location for the construction. As a lifetime resident of the area, this location is well known, close proximity to the current location and would not require demolition of other sites making construction more efficient.

Regards,

Melanie McCoy

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From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 9, 2024 9:46:35 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Dorvil, Cathy S. [REDACTED]
Date: Wed, Dec 4, 2024 at 10:16 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Mr. Desai,

I am writing as a local Chattanooga attorney, in support of the newly identified Vine Street Site for the Eastern District of Tennessee courthouse. I was pleased to hear that the GSA identified a central location that was near our other courthouses, and that would not require the extensive (and expensive) demolition and other cite preparation that would be required by either the Hawk Hill or former TVA locations previously identified. I believe that the Vine Street Site is in the best interest of Chattanooga, is most convenient for practicing attorneys and community members, and the most fiscally responsible choice.

Please do not hesitate to contact me if you need further information.

Thank you,

Cathy Dorvil

Catherine S. Dorvil

Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #33](#)

Sent on: Monday, December 9, 2024 9:50:45 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

fyi

----- Forwarded message -----

From: Stephen Collins [REDACTED]

Date: Wed, Dec 4, 2024 at 11:40 AM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Mr. Desai,

I saw the request for comment in the paper. This new site is so much better than all the other sites. I am a local architect, and I live in North Chattanooga. I have been in Chattanooga for 12 years, and I drive down Georgia Avenue several times per week. I know I am only one of many voices. I appreciate you asking for the communities' opinions.

This new proposed site has one lonely building in a field of parking. The block is not used to its best potential. The site is a surprisingly steep hill, which might be a design challenge, but the location is by far the best. Georgia Avenue is a significant road for downtown drivers. The road leads people from the north side to downtown, and it is the boundary to the UTC area. Just a little further past the boundary are neighborhoods and the hospital. The Hamilton County offices are across the street, these buildings together could create a government zone that would be set between the business / entertainment zones downtown and the college campus.

From an urban planning perspective, a courthouse is not a great neighbor. A federal courthouse requires extra security, with huge setbacks and walls that deaden a downtown's activity, especially at night. This block is already incredibly quiet with the large parking lots, but the area is active because of nearby restaurants and the college. With the right design it would not adversely affect the area.

The other locations, the old Lookouts' Stadium and TVA headquarters are attempts to use a new courthouse to solve a problem. The land may be available for less money, but the city wants the federal government to dispose of the remaining buildings, which might cost more than the land. The courthouse does not need to be the vehicle to do that. In addition, the sites are not ideal for a courthouse. The other sites would be served best with different activities. The Lookout's stadium is on top of a large hill that will separate the courthouse from the city, with a courthouse the hill would become a dead-end. The River City plan for the old Lookouts' stadium appears inviting and alive by making it a residential and entertainment hub. The TVA building is already a roadblock between downtown and Main Street, a courthouse in that location would do the same thing. Ideally the TVA blocks need to be unlocked to make pedestrians more comfortable walking between the north and south sides of town.

A courthouse needs to be downtown, but it does not enliven a downtown. Site selection is more about doing no harm. This block is ideal because it is close to similar activities and the land is underutilized. The new proposed site is a currently overlooked transitional area and a federal courthouse would make this into a place in the city.

Thank you,

Stephen Collins

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #34](#)

Sent on: Monday, December 9, 2024 9:52:24 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

fyi

----- Forwarded message -----

From: Robin Tauer [REDACTED]

Date: Wed, Dec 4, 2024 at 4:10 PM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Please check with Unum about what was found under ground. There are caves underneath! As well as drainage and flooding problems.

This is a lovely quiet neighborhood with beautiful historic homes. I lived on East 5th Street and I hope this neighborhood will not be endangered.

The current courthouse is renowned for its historic architecture and structure. Surely updating it would not cost as much as the huge cost of a new building that would never be as important and beautiful as the one we already have.

Robin Tauer

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #35](#)

Sent on: Monday, December 9, 2024 9:48:15 PM

To: [REDACTED]

Subject: Fwd: Support for Vine street location

fyi

----- Forwarded message -----

From: Mike Merritt [REDACTED]

Date: Wed, Dec 4, 2024 at 10:19 AM

Subject: Support for Vine street location

To: [REDACTED]

Mr. Desai,

I am writing in support of the Vine Street site for construction of the new Federal Courthouse in Chattanooga.

While not precisely centrally located, the site preparation appears comparatively less invasive and easily accessible. There appears to be minimal environmental impact.

From my perspective the Vine Street site would be the perfect location for the Federal Courthouse.

Thank you,

Mike Merritt, USAF (Ret)

Mike
"If someone drowns in the swimming pool we shouldn't drain the pool. We should teach people to swim." Forrest Fenn

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #36

Sent on: Wednesday, December 11, 2024 2:33:42 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: T. Keith Owensby [REDACTED]

Date: Mon, Dec 9, 2024 at 9:21 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Greetings Mr. Desai,

I don't find myself reaching out on public matters frequently and find that often I feel less personal anxiety if I just keep my mouth shut on most matters. I am making an exception today. I have been following the possible locations for the new Federal Courthouse in Chattanooga for some time. I have witnessed first-hand the current condition of the existing courthouse and although it has a storied past, it is now past its time and modern updates are needed both for safety and to accommodate the advances in technology.

While many sites that have been mentioned as possible building locations, this most recent site seems to make the most logical sense. The location lies on land that would not seem to misplace anything other than a few sparsely used parking lots and a single small office building. It also seems comfortably nestled between the campus of our local university and the Hamilton County Courthouse as well as in close vicinity to the Chattanooga City Court building.

This project seems long overdue and to date drawn out in ways that I've yet to comprehend. Let's get it done.

Sincerely,

T. Keith Owensby

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #37

Sent on: Wednesday, December 11, 2024 2:35:56 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Nelson Eiselstein [REDACTED]

Date: Mon, Dec 9, 2024 at 11:37 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

To Whom It May Concern,

I would like to formally voice my support for the courthouse to be at the Vine Street location. I think this would be an excellent spot due to its proximity to the university and its prevalence to the downtown area. Please consider and support the new court house being at the Vine Street site that is up for consideration.

Thank you,
Nelson Eiselstein

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #38](#)

Sent on: Wednesday, December 11, 2024 2:37:53 PM

To: [REDACTED]

Subject: Fwd: Vine Street Courthouse

fyi

----- Forwarded message -----

From: Nicholas Whittenburg [REDACTED]

Date: Tue, Dec 10, 2024 at 7:46 AM

Subject: Vine Street Courthouse

To: [REDACTED]

Vine Street is the perfect location for the new courthouse.

Nicholas Whittenburg
U.S. Bankruptcy Court Judge

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Wednesday, December 11, 2024 2:39:50 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: K. Wilson [REDACTED]
Date: Tue, Dec 10, 2024 at 8:07 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

To whom it may concern:

Upon reading the new December 2024 SEA, I express my support for the proposed location. I look forward to the improvements it will bring to Chattanooga.

Thanks,
Kyle Wilson

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Wednesday, December 11, 2024 2:41:28 PM

To: [REDACTED]

Subject: Fwd: New courthouse

fyi

----- Forwarded message -----

From: **Stuart Dowsett** [REDACTED]

Date: Tue, Dec 10, 2024 at 8:51 AM

Subject: New courthouse

To: [REDACTED]

Very simply this would be a great addition to Vine Street.

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #41

Sent on: Wednesday, December 11, 2024 2:42:47 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: John Dever [REDACTED]

Date: Tue, Dec 10, 2024 at 11:34 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

My name is John Dever and I have lived near the potential site of the New courthouse for over 20 years. Just a few blocks to the east at [REDACTED] I think the site makes good sense in proximity to the County Courthouse and would be a welcome addition to the historic areas that surround it. It would also benefit the businesses along the Georgia Avenue corridor.

Thank-you!

John Dever
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #42](#)

Sent on: Wednesday, December 11, 2024 2:46:53 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

Attachments: GSA_Comment_Draft_JT_121024_Signed.pdf (108.66 KB)

Please see attached letter from her.

----- Forwarded message -----

From: Joda Thongnopia [REDACTED]

Date: Tue, Dec 10, 2024 at 12:20 PM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Mr. Desai,

Please see attached for my comment regarding the Chattanooga Courthouse Supplemental EA.

Thank you.

Sincerely,
Joda

December 10, 2024

Attn: Mr. Ashishi Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

To Whom It May Concern:

I am writing concerning the site acquisition for a new federal courthouse in Chattanooga, Tennessee and the invitation to submit feedback and comments on a draft Supplemental Environmental Assessment (SEA) and draft Finding of No Significant Impact (FONSI). The draft SEA supplements the Final Environmental Assessment (EA), completed on April 9, 2024, which announced two short listed sites: the Hawk Hill Stadium site and the TVA site. The new site by the U.S. General Services Administration (GSA) has been identified as the Vine Street site.

I am writing to express my broad support for the inclusion of the Vine Street site amongst the original two short listed sites. My support is informed by several years of public service experience and civic engagement in Chattanooga, Tennessee. I served for two years in leadership at the City of Chattanooga as chief policy officer and later chief of staff to Mayor Tim Kelly. In those roles, I had the opportunity to engage GSA as the lead representative for the city in all matters related to the new Chattanooga courthouse. During that time, I was pleased to coordinate with a wide range of stakeholders to support GSA's due diligence informing their site selection process.

At the time, I believed the Vine Street site warranted additional consideration and inclusion on GSA's short-listed sites due to a variety of factors and considerations relevant to Chattanooga's broader civic priorities, including:

- **Increased density and walkability of Downtown Chattanooga:** The close physical proximity to the city's largest law firms, the existing federal courthouse, the Hamilton County Courthouse, Chattanooga City Hall, congressional field offices, and other key civic institutions ensures that the new federal courthouse will be centrally located to the anchor institutions that it must frequently engage in the regular business of its work. Ensuring that the court is in a logical, central location should be a key consideration given its potential impact on transportation infrastructure. By siting the courthouse at the Vine Street location, GSA has an opportunity to both strengthen and consolidate the density that will help strengthen Downtown Chattanooga. This is further true if the design of the new courthouse considers these priorities and leads to improved public infrastructure and connectivity within the center of the city.
- **Urban activation and design:** There has been a substantial effort by GSA and its architects to ensure that the design of new federal courthouses are complementary to the

needs of rich, vibrant, and active urban spaces. I firmly believe the construction of a new federal courthouse in a central, visible, and connected location within Downtown Chattanooga will offer a once-in-a-generation opportunity to construct a public space that both fulfills the needs of the U.S. District Court of the Eastern District of Tennessee and provides a catalyst for badly needed urban activation and connectivity. With thoughtful design and curb consideration, construction of the new federal courthouse at this site could attract additional housing and provide a key venue for tactical urban activations and public events—as has been true in San Antonio, TX and soon in Fort Lauderdale, FL.

- **A key opportunity to contribute to Chattanooga's historic skyline.** The opportunity to construct a new federal courthouse—both a civic institution and a physical manifestation of our national values—is rare and powerful. The Vine Street location offers GSA and the region a visible and accessible location to build a key piece of architecture that will enrich and meaningfully contribute to Chattanooga's historic skyline. In a community that has been so deeply shaped by justice delivered in federal courts—notably by Noah Parden and Styles Hutchins prior to the lynching of Ed Johnson in 1893—the federal courthouse is an important opportunity to recognize the centrality of justice in securing fundamental rights in a way that is deeply tied to Chattanooga's own unique history.

For these reasons, I again wish to express my personal support for the inclusion of the Vine Street site for short list consideration for the new federal courthouse. I would also encourage GSA to not miss the opportunity to consider the urban design opportunity in creating a major contribution to our civic landscape that both seamlessly integrates with Downtown Chattanooga but also elevates and enlivens the new space it occupies.

I have participated in civic life in Chattanooga for many years—from my roles at Chattanooga City Hall, the Greater Community Foundation of Chattanooga, and Metro Ideas Project to my service on the Chattanooga Board of Zoning Appeals. I sincerely believe this federal courthouse project is a major opportunity to contribute to our community in a significant way.

My support for the Vine Street location's inclusion on the short list does not detract from the assets the other short-listed sites also have, which also deserve serious consideration. I know GSA's robust due diligence process will consider additional factors, including feasibility and costs associated with the site itself. I support the expansion of the short list to the total three sites and encourage GSA to proceed with its regular due diligence across all three considered sites.

Sincerely,

A handwritten signature in black ink that reads "Joda Thongnopnua". The script is fluid and cursive, with the first letter of each word being capitalized and prominent.

Joda Thongnopnua

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #43](#)

Sent on: Wednesday, December 11, 2024 2:48:27 PM

To: [REDACTED]

Subject: Fwd: Vine Street Courthouse

fyi

----- Forwarded message -----

From: **laura** [REDACTED]

Date: Tue, Dec 10, 2024 at 1:28 PM

Subject: Vine Street Courthouse

To: [REDACTED]

I love this location for the federal courthouse. Should be a gem for the city there. Much better than the TVA location.

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #44

Sent on: Wednesday, December 11, 2024 2:51:31 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Dockery, Todd [REDACTED]

Date: Tue, Dec 10, 2024 at 1:40 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good afternoon, Mr. Desai

My name is Todd Dockery and I am a faculty member at the University of Tennessee at Chattanooga. I would like to provide comments on the potential site selection for the new Federal Courthouse in Chattanooga.

In my opinion, the proposed Vine Street Site would be the ideal location for this much needed new courthouse. This location would allow for more collaboration between UTC and our regional Federal Judges and staff. I have had Federal Judges come to my classes in the past as guest speakers as we discuss management and leadership concepts and these guest speakers have been very well received by students. The proximity of the proposed Vine Street location would allow for more convenient learning opportunities for my classes and other UTC classes in the future.

If I can answer any additional questions or provide additional feedback, please let me know. Please consider this feedback as complete support for the Vine Street location for the new Federal Courthouse project.

Thank you,
Todd

Todd Dockery, MBA, PHR, SHRM-CP, CEBS

Lecturer of Management

University of Tennessee at Chattanooga

Gary W. Rollins College of Business

Department of Management

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Wednesday, December 11, 2024 2:52:53 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Cate Greene [REDACTED]
Date: Tue, Dec 10, 2024 at 7:21 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Mr. Desai,

I am writing to express my support for the new Vine Street Site. This location is much more preferable to the sites previously being considered. I particularly like that it is close the UTC.

Thanks,

Caitlin Greene

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #46](#)

Sent on: Wednesday, December 11, 2024 2:54:42 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Bonnie St Charles [REDACTED]

Date: Tue, Dec 10, 2024 at 9:22 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Ashish,

I'm writing with support and excitement about the potential Vine Street site for the new federal courthouse. The site's proximity to the Hamilton County courthouse and the existing federal courthouse make it a perfect spot and will be convenient for lawyers, litigants, and the public alike. I hope to see the courthouse up there in the coming years.

Regards,
Bonnie

Bonnie K. St. Charles
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #47](#)

Sent on: Thursday, December 12, 2024 2:10:27 PM

To: [REDACTED]

Subject: Fwd: chattanooga courthouse SEA

Attachments: image001.png (17 KB)

fyi

----- Forwarded message -----

From: Turner, Lauren [REDACTED]

Date: Wed, Dec 11, 2024 at 9:40 AM

Subject: chattanooga courthouse SEA

To: [REDACTED]

Mr. Desai,

Of the sites proposed for the new courthouse, I was excited to see the addition of the new Vine Street site. The location would be easy to access for the public (coming from all directions on 27, Amnicola, Hixson Pike, etc.), and of course it's a great location for the downtown law firms that practice in federal court. It seems like site preparation and construction would also be easier, since there are no large buildings to remove. As a litigator in Chattanooga for 15 years, I think this site would be great for all folks who would be using the building.

Thank you,

Lauren

Lauren M. Turner | Counsel

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #48

Sent on: Thursday, December 12, 2024 2:11:54 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Jenna Fullerton [REDACTED]

Date: Wed, Dec 11, 2024 at 9:41 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

I'd like to submit a comment in support of the Vine Street Site for construction of the new federal courthouse in Chattanooga. As a former law clerk to a federal district judge in the Eastern District of Tennessee at Chattanooga, I am intimately familiar with the inner workings of the federal courthouse and what does and does not work about the current courthouse location. I am now an in-house attorney at BCBST (though I write in a personal capacity), and no longer frequently attend court hearings. Accordingly, I submit this comment as more of a member of the public than an interested attorney.

To me, the Vine Street Site is the only proposed site that makes sense for the new federal courthouse. Being largely vacant, there would be no significant cost to demolish structures as there would with the other sites. Courthouses must have certain layouts for the safety of court judges and staff, so I cannot imagine that any existing buildings could simply be renovated. Moreover, the Vine Street Site's proximity to the state courthouse is a significant advantage. The federal courthouse should be close to the state courthouse if it is located on the outskirts of downtown, it feels isolated and not connected with the legal community. The Vine Street Site also helps to "link" downtown with UTC, an important piece of the Chattanooga landscape and community.

For these reasons, I strongly support the Vine Street Site.

Jenna Fullerton

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 12, 2024 2:13:53 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Dierenfeldt, Rick [REDACTED]
Date: Wed, Dec 11, 2024 at 9:46 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Mr. Desai,

I am writing this morning in reference to the GSA's proposed Vine Street location for the new Chattanooga Courthouse. As the Head of the Criminal Justice Department at the University of Tennessee at Chattanooga (UTC), I could not have been more pleased to learn of the possibility that the new federal courthouse might be situated so close to campus. In my time as Department Head and Internship Coordinator, we have developed strong and productive relationships with the U.S. Marshals Service, District Clerk, and many of the judges currently housed at the Georgia Avenue location. These relationships have fostered numerous campus/classroom visits from professionals working within these offices, site/courtroom visits by UTC students, and internships that have developed into successful careers. The relocation of the courthouse to Vine Street would only serve to make the connections between UTC programs and offices within the federal courthouse even stronger, while providing ample opportunity to collaborate on an endless number of student- and community-minded initiatives designed to demystify the judicial process. In short, I believe the construction of a new federal courthouse at the Vine Street location represents an important and highly visible commitment to long-term, sustainable partnerships with our campus and community.

Best,
Rick

Rick Dierenfeldt, PhD
Interim Department Head of Criminal Justice
UC Foundation Associate Professor of Criminal Justice
Department of Social, Cultural, and Justice Studies
University of Tennessee at Chattanooga
Dept. 3203
State Office Building Rm. 452
615 McCallie Ave.
Chattanooga, TN 37403-2598
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #50

Sent on: Thursday, December 12, 2024 2:22:14 PM

To: [REDACTED]

Subject: Fwd: Chattanooga US Courthouse Location

fyi

----- Forwarded message -----

From: Clay Whittaker [REDACTED]

Date: Wed, Dec 11, 2024 at 10:44 AM

Subject: Chattanooga US Courthouse Location

To: [REDACTED]

Dear Mr. Desai,

The courthouse location on Vine Street is a good location. It is a mostly level site. It is centrally located and near the other courthouses in the city.

Regards,

Clayton M. Whittaker, Esq.

Asst. Federal Defender

Liberty Towers

605 Chestnut St. Suite 1310

Chattanooga, TN 37450

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #51

Sent on: Thursday, December 12, 2024 2:25:03 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Matt McCoy [REDACTED]

Date: Wed, Dec 11, 2024 at 10:12 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

I am writing in support of the Vine Street site for construction of the new Federal Courthouse in Chattanooga. Site preparation appears comparatively less invasive, is well located, and easily accessible. There appears to be minimal environmental impact. The Vine Street site would be the perfect location for the Federal Courthouse. Thank you,

Matt McCoy

Matt McCoy

CFA, CAIA®, CFP®, ChFC®

Senior Financial Planner

Kumquat

3077 Broad St., Ste 2A

Chattanooga, TN 37408

[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #52

Sent on: Thursday, December 12, 2024 2:27:55 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: image005.jpg (4.84 KB), image006.jpg (5.76 KB)

fyi

----- Forwarded message -----

From: Heith Frost [REDACTED]

Date: Wed, Dec 11, 2024 at 12:00 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

Good morning. I hope my email finds you well. I write today to submit a public comment regarding the site selection process taking place in Chattanooga for a new federal courthouse. In short, I believe the new proposed Vine Street location is a far superior site to both the previously proposed sites, the Stadium Site and TVA Site.

I was a district court law clerk at the current courthouse and, because of that, the federal bar in Chattanooga holds a special place for me. I have casually, but eagerly watched the site selection process from afar, and to be honest I was disappointed in the initial two proposed sites. However, after reviewing the new proposed Vine Street site I felt compelled to comment because I believe this site is an optimal location.

I believe the "stadium" site is an obviously poor location for a new federal courthouse due to tourists, noise, and security. Not only would this location place a federal courthouse in a busy tourist zone, but anyone who has watched a Chattanooga Lookouts game at that stadium knows the distraction that busy Hwy 27 right next to the stadium brings to the experience. I can only imagine trying to run a courthouse right next that for the foreseeable future. Additionally, I can't imagine that this elevated location right next to a busy highway wouldn't present a security issue. It seems obvious that you wouldn't want easy access to a busy highway immediately adjacent to a federal courthouse.

For different reasons, the TVA site seems an equally poor choice for site. As you probably know, the TVA site currently has a massive, unworkable TVA complex sitting on it. As presented in your reporting documentation, this site is absolutely unworkable in the form of a remodel, which means it would have to be completely demolished. This would cause a significant cost to taxpayers beyond the already expensive cost to build a new federal courthouse and it would incur a significant delay as well to a project that is long past due in terms of need. I believe, and have long-believed, that there is simply a better way to do this that does not incur an

incredible, unbelievable additional destruction cost at a time when our federal government and the incoming administration have shown a massive motivation to curb excessive government spending. An additional 40+ million to destruct the TVA site before beginning construction of the new courthouse seems like a poor choice.

Unlike the first two proposed sites, the new Vine Street site seems optimal. The location is well situated in the middle of a commercial area where it is surrounded by a university, a state courthouse, and various other professional businesses. Additionally, it is just a short walk from the current federal courthouse location and the state courthouse, thereby making use of the courthouse efficient not only for citizens but for Chattanooga attorneys at all downtown firms. Also, this site offers a significant improvement over the TVA site in terms of taxpayer benefit because there is a much smaller destruction project that would have to take place to prepare the site. And, due to its central location away from a busy highway, the site seems like it would be far superior in terms of security as well.

I hope this input is helpful. I hope those making the decision will ultimately chose what I believe to be the best choice the Vine Street site.

Thank you for your consideration.

Thanks.

Heith Frost

Mike Frost Trucking, Inc.

P.O. Box 393

Varnell, GA 30756



SmartWay High Performer 2021, 2022, 2023, 2024

SmartWay Excellence Award 2024

From: Ashish Desai - 4PIME [REDACTED]

Public Comment #53

Sent on: Thursday, December 12, 2024 2:53:17 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA - In Support of Vine Street Site

Attachments: image001.png (7.01 KB)

fyi

----- Forwarded message -----

From: Lance Pope [REDACTED]

Date: Wed, Dec 11, 2024 at 12:18 PM

Subject: Chattanooga Courthouse SEA - In Support of Vine Street Site

To: [REDACTED]

Mr. Desai -

I am an attorney at a law firm in Chattanooga, TN and I practice regularly in the Federal District Court for the Eastern District of Tennessee. I write to you to express my strong support for the Vine Street Site for the new federal courthouse in Chattanooga. Out of the potential sites identified by GSA for the new federal courthouse in Chattanooga, the Vine Street Site is a convenient, central location in downtown Chattanooga. In addition to the practicality of the Vine Street Site being an ideal geographic location for those appearing before the Eastern District of Tennessee, Chattanooga Division, the new federal courthouse at that location would further enhance the architectural aesthetic on one of Chattanooga's main thoroughfares that already includes the historic Hamilton County Courthouse. Also, the close proximity of the Vine Street Site to UTC will likely create additional opportunities to support and foster civic engagement. For these reasons, I support the Vine Street Site as the location for the new federal courthouse in Chattanooga, TN.

Thank You,

LWP

Lance W. Pope

Attorney

Patrick, Beard, Schulman & Jacoway, P.C.

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #54](#)

Sent on: Thursday, December 12, 2024 2:58:28 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: image001.png (58.48 KB), SRA-Desai-Chatt Courthouse SEA - 12-11-24.pdf (134.8 KB)

Please see attached letter.

----- Forwarded message -----

From: McKinney, Teresa [REDACTED]

Date: Wed, Dec 11, 2024 at 1:24 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai:

Please find attached a letter from Chancellor Steven Angle regarding the Chattanooga Courthouse.

Thank you.

Teresa

Teresa F. McKinney, CPS

Assistant to the Chancellor

Office of the Chancellor

University of Tennessee at Chattanooga | 615 McCallie Avenue | Dept. 5605

Chattanooga, TN 37403-2598

Office Location: 101 Founders Hall

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

December 9, 2024

Mr. Ashish Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

Dear Mr. Desai:

Over 138 years, UTC has benefitted from connections with local leaders and institutions to expand the reach of our urban campus. These partnerships have supported our growth as an institution and are important for UTC to be able to plan for the future with facilities adjacent to our campus.

In the case of a new Federal Courthouse, we look forward to a continued partnership with the court, wherever it is located. Our relationship with Chattanooga strengthens economic, social and environmental well-being.

Our overarching goal as a public university is to directly connect to the economic vision, mission and goals in our community. The University of Tennessee at Chattanooga works seamlessly together with our partners to create opportunities that advance our students, our community, our region, and our state.

Sincerely,



Steve R. Angle, PhD
Chancellor

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 12, 2024 3:05:34 PM
To: [REDACTED]

[Public Comment #55](#)

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: 202412111451.pdf (297.01 KB)

fyi

----- Forwarded message -----

From: Teri Paris [REDACTED]
Date: Wed, Dec 11, 2024 at 2:54 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]
Cc: Frank Pinchak [REDACTED]

Mr. Ashish:

Please see attached letter from Frank Pinchak.

Teri Paris
Legal Assistant
BURNETTE, DOBSON & PINCHAK
711 Cherry Street
Chattanooga, TN 37402
[REDACTED]

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HARRY F. BURNETTE
STEVEN F. DOBSON
FRANK P. PINCHAK
H. ERIC BURNETTE

BURNETTE DOBSON & PINCHAK
ATTORNEYS AT LAW
COURTWAY CENTER
711 CHERRY STREET
CHATTANOOGA, TENNESSEE 37402

Public Comment #55

December 11, 2024

VIA EMAIL: [REDACTED]

Mr. Ashish Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Bldg.
77 Forsyth Street SW
Atlanta, GA 30303

Re: Chattanooga Courthouse SEA

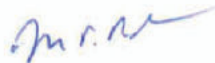
Dear Mr. Desai:

I write in strong support of the newly proposed site for the new courthouse on the Vine Street site. It is far superior to the other proposed locations. It will provide walkable access for most professionals in downtown Chattanooga, something that the other proposed locations cannot match. Unlike the other proposed locations, it is within only several blocks of the Hamilton County Sheriff's office, something which will enable massive additional security in case of significant emergencies,

This site is adjacent to the University of Tennessee at Chattanooga, and it is very close to other government offices. Nearby Fountain Square is the site of an historic monument dedicated to firefighters who gave their lives in the performance of their duties. This location would fit in perfectly with surrounding land uses.

I am a member of the Federal Bar Association and a past President of its Chattanooga Chapter. I believe that this newly proposed location will best serve the interests of justice in this District. Thank you very much for your consideration in this matter.

Sincerely yours,



Frank P. Pinchak

FPP:tp

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #56

Sent on: Thursday, December 12, 2024 3:07:37 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Bethany Patten** [REDACTED]

Date: Wed, Dec 11, 2024 at 8:19 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai

I support the Vine Street location for Chattanooga's new federal courthouse. This location was announced in early December 2024 and the specified location is on Vine Street, bounded by East 5th Street to the north, Lindsay Street to the east, Vine Street to the south and Georgia Avenue to the west. I am a real estate agent in Chattanooga and my husband, young daughter and I live in Fort Wood, a neighborhood located several blocks from this location. The University of Chattanooga (UTC) is adjacent to this location. Right now, the location is a large, under-used parking lot with a small, unremarkable office building on one side. There are a few other office buildings close to the parking lot but this is a quiet area of downtown. The new Courthouse would not create a traffic problem and it would act as an anchor to this end of downtown. It would be nice to have more pedestrians and employees in this area of downtown. There are a few restaurants and coffee shops close to the parking lot which would benefit from having more weekday customers. The students at UTC, particularly the pre-law students, would benefit from being so close to the Courthouse. Finally there would be an added convenience for the employees of the new Courthouse because it would be located very close to the Hamilton County Courthouse. I think this location is by far the best option for Chattanooga's new Federal courthouse.

Please reach out to me if you have any questions,

Bethany Patten
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 13, 2024 2:06:29 PM
To: [REDACTED]
Subject: Fwd: Courthouse location public comment

Forgot to include you.

----- Forwarded message -----

From: Ashish Desai - 4P1ME [REDACTED]
Date: Fri, Dec 13, 2024 at 9:05 AM
Subject: Fwd: Courthouse location public comment
To: [REDACTED]
[REDACTED]

fyi

----- Forwarded message -----

From: Ashley [REDACTED]
Date: Thu, Dec 12, 2024 at 9:10 AM
Subject: Courthouse location public comment
To: [REDACTED]

Hello,

I'm writing to express my support for the Vine Street location as the new site for the federal courthouse. As a lawyer in Chattanooga, and a former judicial law clerk who spent 8 years working in the current federal courthouse, I feel that the Vine Street location would be ideal. The location is still walkable from most of the large law firms and the state courthouse, which will make life easier on attorneys and judges alike. I know some other locations were in the running that would have taken the court much farther away from the beating heart of Chattanooga's legal community, so I am glad to see that the finalist is in a central location.

Thanks you for your time.

Best,
Ashley Thompson

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #58

Sent on: Friday, December 13, 2024 2:07:52 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse Supplemental EA

fyi

----- Forwarded message -----

From: Jimmy Rodgers [REDACTED]

Date: Thu, Dec 12, 2024 at 9:24 AM

Subject: Chattanooga Courthouse Supplemental EA

To: [REDACTED]

Mr. Desai:

I support the Vine Street location for the new federal courthouse in Chattanooga. It is a large, prime downtown location that is close to the County Courthouse. This would effectively consolidate most judicial/legal functions in Hamilton County within a relatively small geographical footprint. This should make things more convenient for most attorneys and the public, while also freeing up the other two, more-visible sites for commercial, tourist, or private business development. Given the delays thus far in getting this new federal courthouse built, there are obviously problems or concerns with the other two sites. This project needs to start construction and it needs to do so without further delays. Please choose the Vine Street location and let's get this project rolling. Thank you.

Jimmy F. Rodgers, Jr.

Summers, Rufolo & Rodgers, P.C.

735 Broad Street, Suite 800

Chattanooga, TN 37402-2913

[REDACTED]

[REDACTED]

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From: Ashish Desai - 4PIME [REDACTED]
Sent on: Friday, December 13, 2024 2:09:16 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: image001.png (18.79 KB)

fyi

----- Forwarded message -----

From: Mathews, Bart [REDACTED]
Date: Thu, Dec 12, 2024 at 10:10 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Good morning Mr. Desai, I am writing in support of selecting the Vine Street Site the block at the corner of Georgia Avenue and 5th Street, diagonally across Georgia Avenue for the new Chattanooga Courthouse. As a practicing attorney in, and resident of, Chattanooga I think this site makes the most sense from an urban development standpoint. Thank you for your consideration and everything that you and the GSA do.

Bart Mathews | Counsel

BlueCross BlueShield of Tennessee
1 Cameron Hill Circle | Chattanooga, TN 37402-0001

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<https://www.bcbst.com/about/our-company/corporate-governance/privacy-security/email-policy>

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 13, 2024 2:11:45 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Pamela Bracher [REDACTED]
Date: Thu, Dec 12, 2024 at 11:23 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I write today in support of the proposed location announced earlier this month, namely the 4-acre block marked by boundaries of East Fifth Street, Lindsay Street, Vine Street and Georgia Avenue.

As a licensed attorney in Tennessee, I believe it is vital to the health of a community to have a courthouse centrally located in the core business and downtown area and easily accessible to all served by that courthouse. This new proposed location fits the bill perfectly. With the proximity to the Hamilton County Courthouse, this new proposed location will, in essence, create a judicial center, which will be invaluable to the future development of Chattanooga, Hamilton County and East Tennessee.

I strongly urge this location to be the one selected for the new federal courthouse in Chattanooga.

Best regards,

Pamela Blass Bracher
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 13, 2024 2:13:42 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Samuel F. Robinson III [REDACTED]
Date: Thu, Dec 12, 2024 at 12:27 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Dear Sir/Madame -

I am writing in support of the Vine Street site for Chattanooga's next Federal Courthouse. Having the Federal Courthouse in such close proximity to the County Courthouses (specifically the Hamilton County Courthouse where Circuit Court is held and the City-County Courts Building where General Sessions and the Criminal Court are located) would make it very convenient for lawyers like me who work in all of these courts. I often will have court scheduled in 2 or more of these courts on the same day, and being able to walk in between courthouses would help tremendously in managing my time on court dates. Also, the Vine Street site appears to require little in the way of demolition, much less than the TVA site, for instance, which would allow the resources that have been allocated to this project to be used to enhance the building itself. Please pass along a vote for the Vine Street site from me to others working on this project.

Thanks very much -

[REDACTED]
Samuel F. Robinson III

Attorney at Law
[REDACTED]

1700 McCALLIE AVENUE

CHATTANOOGA, TENNESSEE 37404
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Friday, December 13, 2024 2:16:35 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Lee Davis [REDACTED]
Date: Thu, Dec 12, 2024 at 3:49 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Support for Vine Street Site - New Federal Courthouse Location

Dear GSA Representatives,

I am writing to express my strong support for selecting the Vine Street site as the location for the new federal courthouse serving the Eastern District of Tennessee's Chattanooga Division.

The Vine Street location offers several compelling advantages that make it an ideal choice for this important civic building. Its central downtown location provides convenient accessibility for all citizens, attorneys, and court personnel who will be conducting business at the courthouse. The site's strategic position along one of Chattanooga's main thoroughfares ensures easy access while maintaining high visibility.

Furthermore, the proposed location would create an impressive architectural corridor, complementing the historic Hamilton County Courthouse and enhancing the overall aesthetic of downtown Chattanooga. This architectural synergy would contribute to the city's distinctive character while honoring its judicial heritage.

The site's proximity to the University of Tennessee at Chattanooga presents valuable opportunities for civic engagement and educational partnerships. This connection between the federal judiciary and our academic community could foster greater understanding of our legal system and inspire future generations of legal professionals.

I believe the Vine Street site represents the best choice for serving our community's needs while contributing to Chattanooga's continued growth and development.

As an attorney who practices in Federal Court in Chattanooga and has for many years, I know that the almost all of my colleagues and all the attorneys and staff in my office also support the Vine Street choice for our new Federal Court.

Thank you for considering my input on this important decision.

Sincerely,

Lee Davis

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 2:46:28 PM
To: [REDACTED]

[Public Comment #63](#)

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: image003.png (18.93 KB)

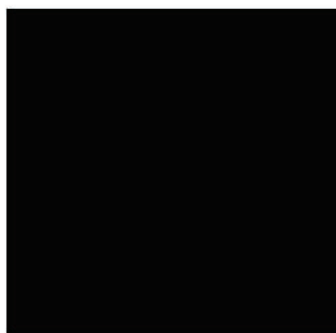
fyi

----- Forwarded message -----

From: Cara E. Weiner [REDACTED]
Date: Fri, Dec 13, 2024 at 1:16 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I am writing to express my support for the Vine Street location for the new Courthouse. The Vine Street location is close to the State Court Courthouse, in Downtown and a location all attorneys can easily get to. I would love to see the Federal Courthouse be built on Vine Street. That spot seems ideal!

Thank you to everyone who is working so hard to find a great location and build a Courthouse that fits all our needs in Chattanooga and the surrounding areas.



Cara E. Weiner, ATTORNEY AT LAW

MAILING ADDRESS | P.O. Box 1749, Chattanooga, TN 37401 1749

LAW OFFICES | 601 Market Street, Suite 400, Chattanooga, TN 37402



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From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 2:47:47 PM
To: [REDACTED]

Subject: Fwd: New Chattanooga Courthouse

fyi

----- Forwarded message -----

From: **Saun Whittenburg** [REDACTED]
Date: Fri, Dec 13, 2024 at 9:10 PM
Subject: New Chattanooga Courthouse
To: [REDACTED]

I would like to comment on the location of the new Federal Courthouse. I think the Vine Street property would be wonderful for the city as it is close to the state courthouse as well as UTC. I definitely think this is a better option than the TVA site.

Hope this helps. Thank you and excited to see the new addition to our beautiful city.

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 2:49:42 PM
To: [REDACTED]
Subject: Fwd: New Chattanooga Courthouse

fyi

----- Forwarded message -----

From: J Dumitru [REDACTED]
Date: Sat, Dec 14, 2024 at 8:05 AM
Subject: New Chattanooga Courthouse
To: [REDACTED]

Hello. My name is Jessica Mines Dumitru. I am a lifelong Chattanooga, an lawyer and a commercial property owner in town. I am deeply interested in the future site of the Federal Courthouse for our area and would like to express my favor for the site located off of Georgia Avenue.

I can only surmise that my fellow litigators would join me in this support. As a litigator, most lawyers appear in all courthouses throughout the day, juggling numerous cases simultaneously. Having the Federal Courthouse conveniently located in the same area as the criminal courthouse and the county courthouse would simply be efficient and effective. We would be able to handle more issues timely as we would not have to separate out days at each location.

In addition, I can only imagine the breath of wonder our new Federal Courthouse will be and having that located in that area would be a blessing.

I fully support the location of the new Federal Courthouse being placed off Georgia Ave. I am available if you wish to discuss further.

Thank you for your time,
Jessica Dumitru

Jessica Mines Dumitru

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #66](#)

Sent on: Monday, December 16, 2024 2:51:49 PM

To: [REDACTED]

Subject: Fwd: New Courthouse Location

fyi

----- Forwarded message -----

From: [REDACTED]

Date: Sat, Dec 14, 2024 at 8:12 AM

Subject: New Courthouse Location

To: [REDACTED]

Hello,

I am writing this email to comment on the location of the new federal courthouse. To me, it makes the most sense to use the location right beside the county courthouse on Vine Street.

I'm a local attorney, and my cases regularly take me and my clients to both the county and federal courthouses. Many of my clients are not very familiar with downtown Chattanooga. Having the courthouses close to each other would be the most convenient location for them, and it would avoid a lot of confusion.

Plus I understand that the TVA site will cost a fortune just to tear it down.

I am in favor of the Vine St site.

Josh Ward

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 2:54:53 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Jeff Davis [REDACTED]
Date: Sat, Dec 14, 2024 at 8:16 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

To Whom it May Concern,

As an attorney practicing in Chattanooga and a Chattanooga resident who frequently visits downtown Chattanooga for dining and entertainment, I would strongly encourage building the new federal courthouse at the Vine Street/Georgia Avenue/5th Street location.

Jeff Davis
Child Welfare Attorney
Law Office of Jeff Davis
4905 Meadow Trace Lane
Hixson, TN 37343
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #68

Sent on: Monday, December 16, 2024 2:57:07 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: John Hixson [REDACTED]

Date: Sat, Dec 14, 2024 at 8:25 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Hello,

I would like to provide comments on the 3 proposed locations.

Vine street (preferred)- this site appears to have the lowest impact to traffic, along with providing closer connection to Hamilton County and the University... And potentially the lowest cost from a deconstruct/construct

Stadium Lot (not preferred) - this site appears to be the least desirable, potential eye sore on downtown view, bad place for parking.. not easy to get to.

TVA building (preferred if other agencies see benefit to colocating)- this building allows the opportunity to build a complex to house multiple federal agencies in the Chattanooga area, parking is abundant... But it would really hamper traffic during construction. This also would have a much higher deconstruction cost than any of the other sites.

The lowest impact and potential cheapest option would be to move the court house to Vine Street .

Thank you,

John Hixson

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 2:59:03 PM
To: [REDACTED]
Subject: Fwd: Federal Courthouse in Chattanooga

fyi

----- Forwarded message -----

From: Steve Medlin [REDACTED]
Date: Sat, Dec 14, 2024 at 8:43 AM
Subject: Federal Courthouse in Chattanooga
To: [REDACTED]

Mr. Desai,

Thank you for handling the onerous responsibility of receiving public opinion.

It's my understanding that three sites remain in consideration for the new courthouse: the current AT&T Field, the current TVA complex, and a site near the county courthouse on Georgia Ave. Of these three, the last one checks the most boxes for me: its proximate to other government buildings downtown and would "fit in" that section of downtown functionally and aesthetically (regardless of the as-yet-undesignated architecture) while also enhancing a block that could use more visual appeal; it would appear to be the most cost effective location in terms of site preparation and the construction process; it is the most accessible option in terms of parking availability and the walk required; and, it leaves the other two locations available for more appropriate development options.

Thank you for your consideration.

Regards,
John S. Medlin
Citizen of Hamilton County

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 3:06:49 PM
To: [REDACTED]

Subject: Fwd: Chattanooga's New Federal Courthouse

Comments from Chattanooga-Hamilton County Historian. fyi.

----- Forwarded message -----

From: Linda Moss Mines [REDACTED]
Date: Sat, Dec 14, 2024 at 9:07 AM
Subject: Chattanooga's New Federal Courthouse
To: [REDACTED]

Good morning,

My name is Linda Moss Mines, the official Chattanooga and Hamilton County Historian and a semi-retired historian/educator with over five decades 'talking history' in the classroom, boardrooms and civic gatherings. I say that only to tell you that I am very excited about the latest proposed location for the new federal courthouse.

From the region's earliest history, we have focused on the lands near the Tennessee River with John Donelson recording his observations of the river, the Cherokee people and the landscape in 1780. Almost 250 years later, the area near Georgia Avenue and the heart of Hamilton County (1819) and Chattanooga (1839) remains the most historically rich and promising land for a courthouse. We have prided ourselves as the most patriotic city in the nation - a title first given to us in 1921. The proposed location honors that designation and accomplishes the working 'rule of law' that distinguishes the republic.

I STRONGLY endorse the newly proposed location for our federal courthouse.

If I can assist in any way, I stand ready.

With regards,

Linda Moss Mines
Chattanooga-Hamilton County Historian

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 3:08:04 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Kerrigan Hamilton** [REDACTED]
Date: Sat, Dec 14, 2024 at 9:48 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

The new location for the Federal Courthouse is perfect! It will put the Federal Courthouse in a closer proximity to the County Courthouse. I also believe it is the most efficient option, as nothing would have to be torn down

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Monday, December 16, 2024 3:10:12 PM
To: [REDACTED]
Subject: Fwd: Proposed Courthouse Project

fyi

----- Forwarded message -----

From: Isaac White [REDACTED]
Date: Sat, Dec 14, 2024 at 9:48 AM
Subject: Proposed Courthouse Project
To: [REDACTED]

To whom it may concern:

I am writing to make my support known for the proposed new courthouse to be located at the site across the street from the existing courthouse. I believe it is in the best interest of the community, as well as the employees that regularly commute to the downtown location, to continue operating in that part of town.

I have discussed this with friends, relatives, coworkers, and church members who reside in a variety of locations across Hamilton county and find the proposal of the site near the existing courthouse to be the preference of the vast majority.

Thank you for your efforts in serving our community.

Isaac Daniel White
Father, Business Owner, Concerned Citizen

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #73](#)

Sent on: Monday, December 16, 2024 3:12:15 PM

To: [REDACTED]

Subject: Fwd: Chattanooga courthouse SEA

fyi

----- Forwarded message -----

From: Lang Johnson [REDACTED]

Date: Sat, Dec 14, 2024 at 12:16 PM

Subject: Chattanooga courthouse SEA

To: [REDACTED]

Dear sir or ma'am, I would like to encourage you to build the courthouse at the Vine Street/Fifth Street/Georgia Avenue location.

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #74

Sent on: Monday, December 16, 2024 3:14:03 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: John Raker [REDACTED]

Date: Sun, Dec 15, 2024 at 10:43 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Regarding the new courthouse, I think if a new courthouse is necessary that the location should be near the existing courthouse. The area off Georgia Ave makes the most sense, right across the street. Leave these other areas for different projects the city could also benefit from.

Thank you,
John Raker

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Monday, December 16, 2024 3:17:24 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: image001.jpg (11.39 KB), image002.png (6.05 KB), image003.png (21.41 KB)

fyi

----- Forwarded message -----

From: Tim Mickel [REDACTED]

Date: Sun, Dec 15, 2024 at 4:28 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai,

I am a practicing attorney in Chattanooga, Tennessee. I have been living in Chattanooga and practicing law here since 1996. During these past 28 years, I have routinely practiced before our federal courts. For the past several years, I have served as a member of our local Criminal Justice Act Panel (defending federal criminal defendants), and in this role, I have become quite familiar with our present courthouse and its shortcomings.

Against this background, I am writing to voice my strong support for construction of the new courthouse at the 4-acre block bounded by East Fifth Street, Lindsay Street and Vine Street. I am extremely familiar with this area having lived on Vine Street for several years early in my law practice. I believe this to be an excellent location for a new courthouse for a number of reasons. As a matter of practicality and logistics, the site is proximate to our existing state court facilities and is conveniently located to most existing downtown legal offices. As one would imagine, over the years most lawyers have located their offices within easy walking distance from both the existing state and federal facilities. As such, I would expect that most lawyers would simply walk to a new Vine Street facility from their existing offices. To the extent parking is needed, there are a number of existing parking facilities located in the surrounding area that the community has grown accustomed to using when necessary. Logistically, the Vine Street location just makes good sense.

While not wishing to disparage our lovely town, I have personally never understood the concept of building the new courthouse on Hawk Hill. My thought is that this is an unrealistic folly being pushed by "city planners" trying to find a replacement use for a terribly inconvenient and impractical site (which now houses an undersized baseball stadium). I can say with confidence that I have heard no practicing lawyer convey a belief that Hawk Hill is a good location for a working courthouse. Parking is a nightmare in that area. Access to the site is extremely limited. And, my belief is that virtually no one will be compelled to make the walk to a facility located up a steep grade. I personally shudder at the thought of placement in that location. Further, I cannot imagine the increased costs of site preparation and construction given the uneven grades in issue and the relative lack of access to the site itself.

With regard to the TVA Building, the location is far from ideal as it lies too far from town center to encourage foot traffic. Other than lying in a relatively level part of town, nothing else about that particular site makes sense to me. Candidly, the existing building is an awkward eyesore. I understand that the structure would have to be demolished, in whole or significant part, for new construction. I cannot imagine how much the demolition and site preparation budget alone would be in light of the size and spread of the existing structure there. While demo and removal would certainly be a benefit to local developers (ostensibly looking to house TVA and/or have the GSA pay for the demolition of a local eyesore), I see no benefit to the court or legal system itself in locating in an inconvenient location and incurring those tremendous demolition costs.

Common sense and some acquired knowledge of construction practices (after years of representing developers and contractors) leads me to believe that the demolition and site preparation work necessary for the Vine Street location would be significantly less than the other two proposed sites. Lower demo and site preparation expenses would allow more focus on the quality and buildout of the structure itself. I, for one, would appreciate that the greater allocation of funds go to that portion of the project. Further, I feel strongly that functionality and access to the new facility at the Vine Street site would also be much higher than the alternate sites. As a 28-year veteran of the local courts and legal community, I candidly think there is really no comparison between the three sites. The Vine Street site is simply superior to the other two in every practical way imaginable.

Thank you for your time and consideration in this matter.

Very best regards,

Tim Mickel



From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #76

Sent on: Monday, December 16, 2024 3:20:21 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Michael Jones [REDACTED]

Date: Sun, Dec 15, 2024 at 7:55 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai:

My name is Michael Jones and I'm a partner at Luther-Anderson here in Chattanooga. I am writing to express my strong support for the proposed location of the new federal courthouse on Vine Street. This project is a crucial step in ensuring that our judiciary is equipped to serve the needs of the legal community effectively and efficiently.

The current federal courthouse has long faced challenges in terms of space, accessibility, and security, which can hinder the administration of justice. The Vine Street location offers a unique opportunity to address these deficiencies while enhancing the functionality and accessibility of the federal court system for legal professionals, litigants, and the public.

From a practicing lawyer's perspective, the Vine Street site will provide much-needed modern facilities that align with the growing demands of federal litigation. A well-designed courthouse improves not only the experience for attorneys and clients but also promotes public confidence in our judicial system. Furthermore, the convenience of a centrally located, easily accessible courthouse will be a significant benefit for the legal community and the citizens we serve. The Vine Street site is located closer to the Hamilton County Courthouse, making it a very convenient location for lawyers.

I applaud the careful consideration that has gone into reviewing this site, balancing the needs of the judiciary with the broader interests of the public. I urge you to move forward with this project and make the new courthouse a reality for our city.

Kind regards,

Mike Jones

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #77](#)

Sent on: Tuesday, December 17, 2024 5:57:41 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Mike Bennett [REDACTED]

Date: Mon, Dec 16, 2024 at 8:26 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good Morning Mr Desai,

As a resident of Chattanooga, I would like to share my preference for the Vine Street location that is being considered for the new Federal Courthouse site. I believe this location will be the best for our community because of its central location in the greater area.

Thank you,
Mike

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #78](#)

Sent on: Tuesday, December 17, 2024 6:00:54 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: image002.jpg (49.45 KB), image001.jpg (130.26 KB)

fyi

----- Forwarded message -----

From: **Hardy DeLaughter** [REDACTED]

Date: Mon, Dec 16, 2024 at 9:32 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

I am writing to express support for consideration of the Vine Street Site in addition to the Stadium Site. I do not support the TVA site.

I know this comment period is about the Vine Street Site, but I am commenting on the other two sites to provide perspective to my thoughts on the Vine Street location.

The Vine Street Site is located within easy walking distance (with a minor elevation change) of a county courthouse located on Georgia Avenue. I work in the bankruptcy court, and while my work does not take me to the county courthouse, almost all of the local bankruptcy attorneys work in both courts. Having those courthouses nearby would enable them to park in one location to visit both courthouses, rather than coordinate moving their vehicles as they currently do. That saves them time and money, which they would appreciate.

The Vine Street Site is also within easy walking distance of multiple lunch spots. The surrounding area is a source of frequent business and construction, making it a desirable location to work.

Similar comments can be made about the Stadium Site. It is in a desirable part of town, surrounded by restaurants, businesses, and construction. It is not walkable to the county courthouse, but selecting the Stadium Site would not change the usual parking routines for attorneys visiting multiple courthouses.

Where the two sites differ most is in traffic flow. The Stadium Site is fronted by a small road that is used for little else other than visiting the stadium or reaching nearby street parking. Its main major road is 4th Street. 4th Street morning rush hour is a significant portion of a commute because it has multiple stop lights intersecting nearly every major downtown road, and because of that important access to roads, most downtown commuters use it.

The Vine Street Site also relies on 4th Street for road access. Where the Stadium Site has an advantage is that commuters would turn off of 4th Street at the very first light from the highway, whereas commuters to the Vine Street Site would cover all of the congested portion of 4th Street until reaching Georgia Avenue. Also, construction of a courthouse on Georgia Avenue may require additional stop lights so that 4th Street court traffic can exit Georgia Avenue, which would hinder traffic flow. The Stadium Site does not need new stop lights because it would be trading one set of traffic (stadium) for another (court), a one-to-one swap.

I focus on commuting traffic because as far as I am aware, every bankruptcy attorney and bankruptcy court employee lives outside of downtown and would be using Highway 27 and/or I-24 to reach the courthouse. We would all be exiting the highway at the same place for the Stadium or Vine Street Sites. At our current location on 11th Street, there are at least four viable highway or interstate exits, depending on which direction people commute from.

In terms of security, less traffic to the Stadium Site gives the court's security personnel less to monitor and protect.

The TVA Site is far inferior to the Vine Street and Stadium Sites. Not only would it be costlier and lengthier to demolish and rebuild, but it is just outside of the desirable parts of downtown and lacks green space and good lunch places. It is not easily walkable to any other court or government building, and because it is surrounded by frequently used city streets on all sides, it will require more effort to protect than the Stadium Site or the Vine Street Site.

Overall, I support the Stadium Site most, then the Vine Street Site as a viable alternative. I do not support the TVA Site at all.

I hope those comments are helpful. Have a good day.



From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Tuesday, December 17, 2024 6:02:33 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Sheri Lowe [REDACTED]

Date: Mon, Dec 16, 2024 at 1:17 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

I feel Vine Street would be a convenient location, easy access to the freeway, restaurants, and parking.

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Tuesday, December 17, 2024 6:04:02 PM
To: [REDACTED]
Subject: Fwd: Vine Street courthouse location

fyi

----- Forwarded message -----

From: Erin Wallin [REDACTED]
Date: Mon, Dec 16, 2024 at 1:17 PM
Subject: Vine Street courthouse location
To: [REDACTED]

Dear Sir/Madam;

As a resident of downtown Chattanooga, I am writing to express my support for the Vine Street federal courthouse location. Vine Street is conveniently located near both the interstate and the state courthouse. Additionally, the numerous restaurant and coffee shops nearby are ideal for both courthouse staff and the general public. I wholeheartedly support this location site.

Erin Wallin
Sent from my iPhone

From: Ashish Desai - 4PIME [REDACTED]

Public Comment #81

Sent on: Tuesday, December 17, 2024 6:09:45 PM

To: [REDACTED]

Subject: Fwd: GSA re: Chattanooga Courthouse

Attachments: image002.png (2.88 KB), image001.jpg (1.04 KB), Unum Group - public comment - final message to GSA courthouse_241216.pdf (69.67 KB)

fyi

----- Forwarded message -----

From: Larkins, Paul E [REDACTED]

Date: Mon, Dec 16, 2024 at 2:51 PM

Subject: GSA re: Chattanooga Courthouse

To: [REDACTED]

Sheri,

Please find the attached public comment on behalf of Unum Group.

Paul E. Larkins, RA, MCR.w, CCIM, LEED AP

AVP, Real Estate Strategy and Projects

Corporate Services

Unum Group

1 Fountain Square, Chattanooga, TN 37402

[REDACTED]

[REDACTED]

Please note: Emails sent or received by Unum shall neither constitute acceptance of conducting transactions via electronic means nor shall they create a binding contract in the absence of a definitive written agreement, reviewed and approved and fully executed by an authorized representative of each party.

FINAL APPROVED MESSAGE

DEC. 2024 MESSAGE

DEADLINE TO COMMENT: DEC. 18, 2024

TO: Sheri DeMartino [REDACTED]
Site Acquisition & Relocation Specialist
Office of Portfolio Management & Customer Engagement
Public Buildings Service
General Services Administration

CC: Ashish Desai [REDACTED]
GSA Region 4
Facilities Management Division
General Services Administration

FROM: Paul Larkins
Unum Group

SUBJECT: Chattanooga Courthouse SEA

Sheri,

As a follow-up to the General Services Administration's ("GSA") Dec. 2024 Supplemental Environmental Assessment ("SEA") for the construction of a new federal courthouse in Chattanooga, I write to reiterate Unum Group's current position and provide context for the decision to end the right-of-entry agreement between Provident Life and Accident Insurance Company and the GSA.

In our correspondence dated Oct. 1, 2024, we provided notice of termination, citing the fact that we are engaged in a comprehensive review of our real estate portfolio and strategy. For that reason, the property is not currently available for sale. This fact is also referenced in Chapter 2.2 of the Dec. 2024 SEA.

With approximately 3,000 employees working in our downtown location, Unum is a champion for a vibrant Chattanooga, and we understand the strategic value of a forward-focused development strategy for our home city. Over the past 20 years, we have invested thoughtfully in real estate adjacent to our headquarters to support a long-term development vision that meets the evolving needs of our business and the Riverfront and Downtown neighborhoods.

As Chattanooga continues to grow, it is crucial to prioritize diverse, market-based development to stimulate a vital and prosperous heart in our community. This is especially important in the corridor between Unum and the University of Tennessee at Chattanooga ("UTC"), which is both a strong talent source and community partner. In fact, nearly 700 UTC alumni work at Unum Group today, and we regularly welcome dozens of UTC students as Unum Scholars and summer interns on our campus. Simply said, a courthouse on the Vine Street site referenced in the Dec. 2024 SEA would sit directly between Unum and UTC and dramatically detract from the existing character and essence of this thriving neighborhood and the dynamic corridor between our campuses.

Thank you for allowing us the opportunity to provide this further context.

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Tuesday, December 17, 2024 6:12:48 PM

To: [REDACTED]

Subject: Fwd: Support for the construction of a new Federal Court in Chattanooga

fyi

----- Forwarded message -----

From: Iles, Gale [REDACTED]

Date: Mon, Dec 16, 2024 at 4:41 PM

Subject: Support for the construction of a new Federal Court in Chattanooga

To: [REDACTED]

To Whom it May Concern,

I am writing to fully support the construction of a new federal court in Chattanooga Tennessee. I am a professor of criminal justice at the University of Tennessee-Chattanooga, whose primary interest is the court system. For the last 17 years, each semester I take my students on field trips to the courthouse. We sit in on court proceedings and meet some of the staff who works there, including members of law enforcement. In September of 2024, we visited the Joel W. Soloman Federal Building and the U.S. Courthouse for the first time. Students' feedback was highly positive, and they overwhelmingly expressed that I should continue to take students to that courthouse.

However, unlike the visit to the Hamilton County Courthouse on Market Street, the visit to the Federal Courthouse is a little challenging, largely due to the small size of the security entranceway. For starters, the restricted size forced some of the students to wait outside the building while others were being processed. Even though the group of students was relatively small (around 25-30 students), the entranceway was simply not large enough to allow all the students to enter the building at the same time. Second, albeit related to the first, once all the students cleared security there was no space for the students to congregate while we waited to be escorted to the courtroom. This again forced the class to temporarily split up to avoid blocking the flow of traffic in the building. This arrangement is vastly different from the Hamilton County Courthouse that has a larger security entranceway making it possible for the entire class to enter the building at the same time, and a lobby space large enough that allows the students to congregate as they wait to be escorted to the courtroom. As it currently stands, the time devoted to clearing security and waiting for the students to reassemble at the Joel W. Soloman Federal Building consumed a large portion of the one hour and 15 minutes allotted for class time. In short, a larger entranceway and space to accommodate groups of students or visitors who have cleared security will go a long way in allowing them to spend more time visiting the courtroom than navigating getting to the courtroom.

I am also excited to learn that the new building may potentially have a room suitable for teaching/learning. I envision using that space as an onsite classroom where students can really immerse themselves in the courthouse environment. This is vital because the courts play a major role in society. Specifically, I passionately believe that the more positive opportunities we can provide for students and visitors to engage in the courts, the more favorable opinions they will have of the judicial system and the more likely they are to pass that positivity on to family members and friends.

In closing, it is with great enthusiasm and excitement that I support the construction of a new federal court in Chattanooga. It will not only benefit students at UTC, but the community as a whole. If I can be of any further assistance, feel free to contact me.

Gale

Gale Iles, Full Professor

Department of Social, Cultural and Justice Studies

Dept. 3203

615 McCallie Avenue

Chattanooga, TN 37403-2598

[REDACTED]

[REDACTED]

[REDACTED]

Joel W. Soloman Federal Building and U.S. Courthouse

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #83

Sent on: Tuesday, December 17, 2024 6:16:29 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Poole, Chris [REDACTED]

Date: Mon, Dec 16, 2024 at 6:48 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Desai,

I've recently reviewed the Supplemental Environmental Assessment ("SEA") for the Vine Street site. As an attorney who has practiced in federal court for over twenty years, I think the Vine Street site would be an excellent location for the new Federal Courthouse.

Sincerely,

Chris

Christopher D. Poole

Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #84

Sent on: Tuesday, December 17, 2024 6:21:32 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Checking the Spam folder also in case any comments went into that folder. fyi.

----- Forwarded message -----

From: Daylan Cowart [REDACTED]

Date: Mon, Dec 9, 2024 at 11:55 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good Morning Mr. Ashish Desai,

I request that GSA select the Vine Street Site for the location for the new Federal Courthouse. I think this site works best for the Federal courthouse because of the proximity to the Hamilton County courthouse and the walkable nature of this area of downtown Chattanooga.

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #85

Sent on: Tuesday, December 17, 2024 6:31:02 PM

To: [REDACTED]

Subject: Fwd: Chattanooga courthouse seat

fyi

----- Forwarded message -----

From: Lisa St Charles [REDACTED]

Date: Tue, Dec 10, 2024 at 9:30 PM

Subject: Chattanooga courthouse seat

To: [REDACTED]

“Hi, I am excited to see the Vine Street site being considered for the new federal courthouse. Its central location and proximity to UTC will allow many members of the public to watch our justice system in action. I hope you will choose this site for the courthouse.”

Thank you for your consideration. I think it's the perfect location.

Kindly,

Lisa St Charles
[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #86

Sent on: Thursday, December 19, 2024 12:05:23 PM

To: [REDACTED]

Subject: Fwd: Vine Street site

fyi

----- Forwarded message -----

From: Twyla Chumney [REDACTED]

Date: Wed, Dec 18, 2024 at 9:50 AM

Subject: Vine Street site

To: [REDACTED]

I am in favor of the new federal court house site being on Vine street.

Thank you,
Twyla Chumney

[REDACTED] -

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #87

Sent on: Thursday, December 19, 2024 12:08:01 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Kara West [REDACTED]

Date: Wed, Dec 18, 2024 at 9:50 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Ashish Desai,

Upon review of the potential new sites for the federal courthouse in Chattanooga, please be advised that my preference as the Chapter 13 Trustee would be to have it at the Vine Street Location the one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west.

I currently work near the TVA building which I think is a main consideration and I believe the traffic, lack of parking and transient population make this area not desirable for a federal courthouse. I believe people will find it confusing to find and the Vine Street Location offers a safer, more picturesque option. I carry the majority of the docket for bankruptcy court which will be held in this new federal courthouse. **We have hundreds of people that will need to go to court each month for their bankruptcy case.** I feel like the TVA building will be a burden on these people and make their likelihood for success less. My office has to give out direction to thousands of people every year and my decision is based on my 15 years of experience in this office and dealing with a high volume of the public.

I appreciate your consideration.

Kara L. West, CPA

Chapter 12/13 Trustee

P.O. Box 511

Chattanooga, TN 37401

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #88

Sent on: Thursday, December 19, 2024 12:09:42 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Brandon Loggins** [REDACTED]

Date: Wed, Dec 18, 2024 at 9:54 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

To whom it may concern:

I am writing to support the Vine Street Site location for the new federal courthouse site. My name is Brandon Loggins. I am a practicing attorney in the Chattanooga area. I handle both federal and state cases. As may have been previously noted, out of the potential sites identified by GSA, the Vine Street Site is a convenient, central location in downtown Chattanooga. In addition to the practicality of the Vine Street Site being an ideal geographic location for those appearing before the Eastern District of Tennessee, Chattanooga Division, the new federal courthouse would further enhance the architectural aesthetic on one of Chattanooga's main thoroughfares that already includes the historic Hamilton County Courthouse. Further, the close proximity of the Vine Street Site to UTC should create additional opportunities to support and foster civic engagement. Federal buildings in general are limited in this area. Therefore, I believe the people in the Eastern District deserve to assist to the best site available. Thank you for your consideration.

Brandon J. Loggins

Attorney at Law

Legal Freedom Law Office LLC

Illinois Office

15255 S. 94th Avenue

Suite 500

Orland Park, IL 60462

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 12:12:18 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: image001.jpg (6.86 KB)

fyi

----- Forwarded message -----

From: Teresa Wilson [REDACTED]
Date: Wed, Dec 18, 2024 at 9:58 AM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

Just sending my comments on the location site for the new Federal Courthouse. Even though the TVA site is a large beautiful site it is not out of town visitors friendly. It is extremely busy in that area and parking would be a nightmare.

Teresa J. Perdue

Sr. Paralegal & Office Manager

Burk & Ramsey, LLC

[REDACTED]

[REDACTED]

[REDACTED]

Georgia Location:

1217 Lafayette Road

Rossville, GA 30741

-

TN Location

5600 Brainerd Road

Eastgate Town Center

Entrance A, Suite B-4

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #90](#)

Sent on: Thursday, December 19, 2024 12:13:56 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Mail [REDACTED]

Date: Wed, Dec 18, 2024 at 10:07 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Attn: Mr. Ashish Desai

I am in favor of the Vine Street site for the new federal courthouse. I believe it will be a great addition to the city.

Brittany Jones

Hamilton County Resident

Sent from my iPhone

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #91

Sent on: Thursday, December 19, 2024 12:16:17 PM

To: [REDACTED]

Subject: Fwd: New federal courthouse location

fyi

----- Forwarded message -----

From: Timothy Millirons [REDACTED]

Date: Wed, Dec 18, 2024 at 10:12 AM

Subject: New federal courthouse location

To: [REDACTED]

As an attorney who has practiced in the local bankruptcy court in Chattanooga, for over 20 years, I am emailing you regarding the GSA's consideration of a potential site for the next much-needed location for the new local federal courthouse. Between where the TVA building is currently located and the "Vine Street Site", the Vine Street Site seems better. Vine Street Site is a convenient, central location in downtown Chattanooga and, as opposed to the old TVA building, will not need much regarding repurposing the site for a new courthouse. In addition to the practicality of the Vine Street Site being an ideal geographic location for those appearing before the Eastern District of Tennessee, Chattanooga Division, the new federal courthouse at Vine would further enhance the architectural aesthetic on one of Chattanooga's main thoroughfares that already includes the historic Hamilton County Courthouse. Further, the close proximity of the Vine Street Site to UTC should create additional opportunities to support and foster civic engagement.

Thank you for your time.

Best regards,

-Tim

Timothy J. Millirons, Esq.

Knight & Hooper, PLLC

P.O. Box 11583

Chattanooga, TN 37401-2583

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #92

Sent on: Thursday, December 19, 2024 12:19:17 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Madison Lockwood** [REDACTED]

Date: Wed, Dec 18, 2024 at 10:26 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

This email is to submit a comment regarding our preferred location of the new federal courthouse. Thank you for the opportunity to submit our input. We have reviewed the different potential locations and would like to send our support for the Vine Street locale. Overall, there are many reasons why we believe this is the best site such as parking accommodations, central location in downtown Chattanooga, ease of accessibility for both local residents and for those traveling from out of town, etc. We want to express our strong support for this location. Thank you.

Sincerely,

Madison T. Lockwood

Managing Attorney/Partner

Clark & Washington, PC

1510 Gunbarrel Rd., Ste 400

Chattanooga, TN 37421

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #93

Sent on: Thursday, December 19, 2024 12:21:32 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Alan Jackson [REDACTED]

Date: Wed, Dec 18, 2024 at 10:44 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai,

The undersigned are attorneys with the Chattanooga-based law firm **Spears, Moore, Rebman & Williams, P.C.** Our firm has a significant litigation practice in federal court, and our attorneys are present routinely in the Chattanooga courthouse.

As such, we have been carefully following the proposals related to the new federal courthouse project in Chattanooga, including the various sites that have been proposed for it, *i.e.*, Hawk Hill, the TVA building, the former Eighth Street site, and, now, the proposed Vine Street/Lindsay Street/Georgia Avenue/East Fifth Street location.

We believe that, of the proposed sites, the Vine Street location is the superior option. Specifically:

- (i) it appears that the Chattanooga federal judges (who are most intimately familiar with the project) prefer that location;
- (ii) the location itself is central, sensible, and convenient as it is very close to both the current federal courthouse and the Hamilton County Courthouse;
- (iii) it appears that parking will be more readily available there than at the other proposed locations; and

(iv) from what we understand, the Vine Street site presents fewer logistical difficulties than the Hawk Hill and TVA sites and is likelier to help the project stay within budget and on schedule.

Thank you for your consideration of our comments, and we are available if you have any additional questions for us.

Respectfully,

Craig R. Allen, Esq.

Arthur P. Brock, Esq.

Howell Dean Clements, Esq.

John B. Curtis, Jr., Esq.

Anna Marie Davenport, Esq.

Leslie T. Foster, Esq.

Cynthia D. Hall, Esq.

Sharel V. Hooper, Esq.

Jason J. Isaacson, Esq.

Joseph Alan Jackson II, Esq.

C. Scott Johnson, Esq.

Kelsey E. Keef, Esq.

H. Richard Marcus, Esq.

Christopher R. Ramsey, Esq.

Benjamin T. Reese, Esq.

Drew H. Reynolds, Esq.

William J. Rieder Esq.

Alex J. Sosnowski, Esq.

Daniel M. Stefaniuk, Esq.

Brie A. Stewart, Esq.

Cara E. Weiner, Esq.

Joseph R. White, Esq.



Joseph Alan Jackson
II

Shareholder

[Redacted]

[Redacted]

[Redacted]

601 Market Street, Ste. 400

Chattanooga, TN 37402

[Redacted]

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If you have received this e mail in error, please delete it from your system without copying it, and notify the sender by reply e mail, so that our address record can be corrected.

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #94

Sent on: Thursday, December 19, 2024 12:25:02 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Shelley Vey [REDACTED]

Date: Wed, Dec 18, 2024 at 11:27 AM

Subject: Re: Chattanooga Courthouse SEA

To: [REDACTED]

Mr. Ashish Desai
GSA Region 4 Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

Dear Mr. Desai:

I am writing in support of the Vine Street Site for the new federal courthouse in Chattanooga. As a bankruptcy lawyer and later as a bankruptcy judge, I spent my entire career practicing in federal courthouses and so have a special interest in this project. The Solomon Building has a storied and important place in Chattanooga's history; but the needs of the judiciary of the Eastern District of Tennessee can no longer be met by that building. That fact was acknowledged by the decision to build a new courthouse which was made several years ago. It has been over two years since the GSA first requested expressions of interest from property owners. The safety and infrastructure deficiencies that prompted the decision to build a new courthouse continue to pose ever increasing challenges to the judges, employees, and citizens who work in the building.

The Vine Street Site would offer an excellent option for moving forward without sacrificing the benefits of a central downtown location. The site is also near the state courts. Having both courts in this area would create a judicial district that could provide efficiencies for the attorneys and litigants. The site would move the court to a more accessible location for the students at University of Tennessee and Chattanooga State. Chattanooga is the only major city in Tennessee without a law school, and our court has missed some of the benefits of connections with universities and law schools that other cities have enjoyed. The court is trying to gain similar benefits by working with the university in civics education and intern opportunities. Most recently the court and the United States Supreme Court Historic Society joined with the University of Tennessee at Chattanooga in sponsoring the Supreme Court and My Hometown Program. The site's proximity to the university would enhance the court's efforts. Finally, given the current needs and the years long delay, the site would seem to offer an earlier start date with fewer complications than the others. The site has the fewer structures on it compared to the other sites. It would seem to have fewer demolition problems and result in less traffic disruption.

I hope that you will select the Vine Street Site and move forward with the acquisition and construction of badly needed new facility.

Sincerely,
Shelley D. Rucker, United State Bankruptcy Judge (Ret.)

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #95

Sent on: Thursday, December 19, 2024 12:27:05 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Lindsay Daughtery** [REDACTED]

Date: Wed, Dec 18, 2024 at 11:27 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning,

As a lifetime resident of Hamilton County and someone that works in our federal bankruptcy system, I would like to voice my opinion in favor of selecting the Vine Street Site for the new federal courthouse. The location of this site first and foremost makes the most sense fiscally. This site appears to need very little demolition, whereas the TVA building would be an enormous and costly endeavor. The TVA building is a work of art architecturally speaking and is such a waste to destroy when it could be used as office space, which is in high demand in our area. The Vine Street Site is in the same area as our historic Hamilton County Courthouse and the other buildings in the area match that aesthetic. It is close to UTC which I feel would be beneficial for students. It will be an easier area to traverse for all concerned parties: those from out of town and local. In closing, we will be best served by the majority of funds going towards the courthouse building itself, and being in the area that makes the most sense practically and aesthetically, which I believe is the Vine Street Site.

Lindsay Daughtery

Compliance Manager

Cases Ending: 8, 9, 0, 1, 2

Chapter 13 Trustee

P.O. Box 511

Chattanooga, TN 37401

[REDACTED]

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #96

Sent on: Thursday, December 19, 2024 12:28:52 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Kristina Jones [REDACTED]

Date: Wed, Dec 18, 2024 at 11:35 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Ashish Desai,

Upon review of the potential new sites for the federal courthouse in Chattanooga, please be advised that my preference as an employee of the Chapter 13 Trustee would be to have it at the Vine Street Location the one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west.

I currently work near the TVA building which I think is a main consideration and I believe the traffic, lack of parking and transient population make this area not desirable for a federal courthouse. I believe people will find it confusing to find and the Vine Street Location offers a safer, more picturesque option.

Thank you for your consideration.

Kristina Jones

Compliance Manager

Cases Ending 3, 4, 5, 6 & 7

Chapter 13 Trustee

P.O. Box 511

Chattanooga, TN 37401

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #97

Sent on: Thursday, December 19, 2024 12:30:01 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Tammy White [REDACTED]

Date: Wed, Dec 18, 2024 at 11:39 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good morning Mr. Desai,

I feel that the Vine Street site would be the most convenient site for the new Federal Courthouse.

Thanks,
Tammy White

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Thursday, December 19, 2024 12:36:26 PM

To: [REDACTED]

Subject: Fwd:

fyi

----- Forwarded message -----

From: Lisa Hale [REDACTED]

Date: Wed, Dec 18, 2024 at 11:48 AM

Subject:

To: [REDACTED]

Dear Mr. Ashish Desai,

Upon review of the potential new sites for the federal courthouse in Chattanooga, please be advised that my preference as the Chapter 13 Trustee would be to have it at the Vine Street Location the one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west.

I currently work near the TVA building which I think is a main consideration and I believe the traffic, lack of parking and transient population make this area not desirable for a federal courthouse. I believe people will find it confusing to find and the Vine Street Location offers a safer, more picturesque option. I carry the majority of the docket for bankruptcy court which will be held in this new federal courthouse. **We have hundreds of people that will need to go to court each month for their bankruptcy case.** I feel like the TVA building will be a burden on these people and make their likelihood for success less. My office has to give out direction to thousands of people every year and my decision is based on my 15 years of experience in this office and dealing with a high volume of the public.

I appreciate your consideration.

Thank you,

Lisa M. Hale

Paralegal

Chapter 13 Trustee's Office

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #99

Sent on: Thursday, December 19, 2024 12:40:04 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Caroline Stefaniak [REDACTED]

Date: Wed, Dec 18, 2024 at 12:22 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai,

I write in support of the Vine Street site for the new federal courthouse in Chattanooga.

As a Chattanooga lawyer for nearly two decades, I know the value of a location in the heart of downtown and near the state courthouse. This creates efficiencies for local litigators that can benefit clients financially. And as a federal law clerk for the last nine years, I believe the potential educational and civic benefits of a location near UTC are great as well. Such a location would facilitate court visits by students in relevant majors, and would also create synergies for civics outreach programs, such as the tuition-free two week summer civics day camp offered in 2024 by the Court and UTC in collaboration with the Supreme Court Historical Society.

I support the site from my perspective as a Chattanooga citizen, as well. I believe the Vine Street site would be best from a community standpoint because of its potential to enhance the heart of our downtown. Finally, I support the site from a financial standpoint because the site would require far less preparation work than others, speeding construction and preserving more of the appropriated dollars for the substantive features of the building.

Respectfully submitted,
Caroline Stefaniak

From: Ashish Desai - 4P1ME [REDACTED]

[Public Comment #100](#)

Sent on: Thursday, December 19, 2024 12:43:00 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Attachments: SLH Ltr to Ashish Desai re Chattanooga Courthouse SEA 12-18-24.pdf (70.52 KB)

fyi

----- Forwarded message -----

From: **SL Hutchins** [REDACTED]

Date: Wed, Dec 18, 2024 at 12:25 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai:

Please see attached correspondence on behalf of the S.L. Hutchins Bar Association.



Attention: Mr. Ashish Desai
GSA Region 4
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, Ga 30303
[REDACTED]

Re: Chattanooga Courthouse SEA

Dear Mr. Desai:

My name is Michael Jones, and I am the President of the S.L. Hutchins Bar Association, a National Bar Association affiliated chapter and the minority bar association here in Chattanooga.

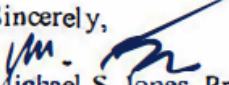
I am writing to you on behalf of our executive board and members to express our strong support for the proposed new location for the federal courthouse on Vine Street, in Chattanooga, Tennessee. This project represents a critical investment in our community's infrastructure and legal system, and its placement at this particular site will provide numerous benefits.

The new courthouse will enhance the accessibility, safety, and efficiency of federal judicial operations for attorneys, judges, and visitors. The chosen location appears to align well with the goals of revitalizing the surrounding area and improving accessibility to government services. By situating the courthouse in this area, we will contribute to the growth and vibrancy of Chattanooga while ensuring the courthouse is secure, modern, and suitable for its essential purpose.

The Vine Street site is conveniently located near other State courts and government buildings making it an ideal location for lawyers, their clients, and the public. The careful planning of the site selection also demonstrates a commitment to sustainability and thoughtful urban development, which are critical for our city's future.

I encourage the decision-makers to move forward with this proposal and bring this much-needed improvement to Chattanooga. The new courthouse will not only meet the current needs of the judiciary but also reflect the progress and aspirations of our community.

Thank you for your time and consideration.

Sincerely,

Michael S. Jones, President

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 12:50:26 PM
To: [REDACTED]

[Public Comment #101](#)

Subject: Fwd: Chattanooga Courthouse SEA
Attachments: Chattanooga Community Leaders Letter_12.17.2024.pdf (489.4 KB)

fyi

----- Forwarded message -----

From: Emily Mack [REDACTED]
Date: Wed, Dec 18, 2024 at 1:05 PM
Subject: Chattanooga Courthouse SEA
To: Ashish Desai - 4P1ME [REDACTED]
[REDACTED]

Dear Mr. Desai,

Attached is a letter from Chattanooga community leaders regarding the site selection for our city's future federal courthouse. In addition to this electronic submission, a physical copy has been mailed to your office.

Sincerely,

Emily Mack | President/CEO | River City Company

850 Market Street, Suite 200 | Miller Plaza | Chattanooga, TN 37402

[REDACTED]

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December 17, 2024

General Services Administration
Attention: Mr. Ashish Desai
GSA Region 4
Facilities Management Division
Martin Luther King Jr. Federal Building
77 Forsyth Street SW
Atlanta, GA 30303

Re: Site Selection of Future Federal Courthouse in Chattanooga, Tennessee

Dear Mr. Desai,

We write today concerning your recent decision to add a Site to your list of potential Sites for the future federal Courthouse in Chattanooga, Tennessee. As you noted in your public letter on December 3, 2024, "GSA is required, per Section 106 of the National Historic Preservation Act (16 U.S.C. 470f), to consult with stakeholders..." There are many stakeholders that would be impacted by the selection of the Vine Street site, who would have appreciated a larger conversation with GSA to understand the differences of the Vine Street site in relation to the other two sites already under consideration. Such a conversation with all stakeholders would have provided an excellent opportunity for further collaboration and healthy dialogue. **We continue to believe that the TVA Office Complex Site is the best location for a new federal courthouse in our community.**

Although the Vine Street site might meet the physical specifications needed for a new federal courthouse, we still desire to see the new courthouse constructed at the site of the TVA Office Complex. Downtowns across the United States are struggling for activation and animation in a post-COVID environment, in which the nature of work and our workforce has changed. Downtown office buildings across the country, such as the TVA Office Complex in Chattanooga, are either vacant or drastically underutilized, resulting in the presence of fewer workers Downtown that would normally support local economies and animate local public spaces. For example, the TVA Office Complex was once home to thousands of workers who could eat lunch at our local restaurants and visit our local parks during their breaks. Today, only a fraction of those workers remain, and small businesses in our core have struggled as a result. The health and vibrancy of our Downtown is critical to the future growth and success of our city, and we believe that the new Federal courthouse could animate interest in our City Center. Not only would the new Courthouse replace the inefficient buildings currently owned and partially vacated by TVA, but it would be ideally situated to serve the public due to its central location in our civic core and proximity to public multi-modal transportation routes. According to our Chamber of Commerce, a new Courthouse at the TVA Office Complex Site would also be a major catalyst for economic development at a time when TVA is vacating the parcel.

By contrast, the Vine Street Site is not one parcel but eight parcels, and none are currently for sale. Unum, one of our largest private employers and the owner of most of the parcels that are imagined in the Vine Street Site and adjacent parcels, has developed and is executing a master plan for its parcels in collaboration with local stakeholders. That master plan envisions a vibrant, mixed-use neighborhood that connects downtown to the University of Tennessee at Chattanooga (UTC), and placing a Federal courthouse there might preclude this possibility.

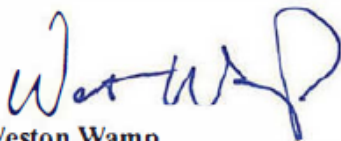
The problems with the Hawk Hill Site are also numerous, and while our community has repeatedly expressed our deep concerns about this location to GSA for over a year, we will do so again now. When AT&T Stadium is removed and Hawk Hill is ready to be redeveloped, Hawk Hill will be one of the most valuable parcels of land in our community due to its beautiful views overlooking Chattanooga and the Tennessee River. A federal Courthouse looking down on our city from atop the highest elevation in our downtown would squander our opportunity to attract new businesses, build more housing options, and add public parks on Hawk Hill, as envisioned by the master plan for the site developed by the Site's owner, River City Company, in partnership with our community. Like Unum, River City Company does not believe a federal Courthouse should be built on its land.

Urban planning in America is done locally, not federally. Congress understood this in 1949 when it mandated that the GSA listen to the communities in which it operates and heed the counsel of those who most intimately understand the local people and their collective vision for their community's future. We, the elected representatives of the City of Chattanooga and Hamilton County, major downtown stakeholders, and members of the community speak with one voice to the federal government when we say, yet again, that the GSA needs to quickly conclude that the TVA Office Complex Site is the ideal Site for the new federal Courthouse, and govern itself accordingly.

Sincerely,



Tim Kelly
Mayor, City of Chattanooga



Weston Wamp
Mayor, Hamilton County



Bob Corker
Former United States Senator
Former Mayor of the City of Chattanooga



Emily C. Mack

President & CEO, River City Company



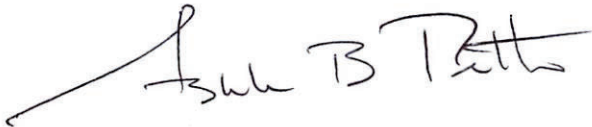
Charles Wood

President & CEO, Chattanooga Area Chamber of Commerce



Kim White

Executive Director, UC Foundation



Ashlee Patten

Chair, UC Foundation



From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #102

Sent on: Thursday, December 19, 2024 12:58:49 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse

fyi

----- Forwarded message -----

From: Ray Johnson [REDACTED]

Date: Wed, Dec 18, 2024 at 1:27 PM

Subject: Chattanooga Courthouse

To: [REDACTED]

Good Afternoon Mr. Desai,

For whatever my opinion is worth, the Vine St. location is much preferred to the TVA site. My office is a block away from the TVA site and I would not recommend it.

3 main factors make the TVA site less than ideal: parking, growing homeless population, smell from the chicken processing plant.

The Vine St. location would offer a better impression of Chattanooga.

Thanks,

Ray C. Johnson Jr.

Attorney for the Chapter 13 Trustee, Kara L. West

P.O. Box 511

Chattanooga, TN 37401-0511

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 1:00:12 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse

fyi

----- Forwarded message -----

From: Carl Shiles [REDACTED]
Date: Wed, Dec 18, 2024 at 2:14 PM
Subject: Chattanooga Courthouse
To: [REDACTED]

I am writing to recommend locating the Chattanooga Courthouse on Vine Street. This would appear to be the best alternative for multiple reasons.

Thanks, Gene Shiles
[REDACTED]

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From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 1:49:22 PM
To: [REDACTED]

Subject: Fwd: Location of new federal courthouse in Chattanooga, Tennessee

fyi

----- Forwarded message -----

From: Paul Bergmann, III [REDACTED]
Date: Wed, Dec 18, 2024 at 2:29 PM
Subject: Location of new federal courthouse in Chattanooga, Tennessee
To: ashish desai [REDACTED]

To Whom It May Concern:

Having practiced law in Chattanooga, Tennessee, for in excess of 43 years, I am familiar with the location of all courthouses in and around Chattanooga, Tennessee. I have practiced law in the local federal court since 1984. One of the proposed locations for the new United States Courthouse, the Vine Street location, makes a lot of sense since it is geographically located across the street from the Hamilton County Courthouse, which houses the Circuit Courts and the Chancery Courts, both of which adjudicate civil matters. Additionally, the proposed Vine Street location is close to the City/County Courts building which houses both the Hamilton County General Sessions Courts, which adjudicate both civil matters and criminal matters, and the Hamilton County Criminal Courts. Finally, the proposed Vine Street location would be readily accessible to students at the University of Tennessee at Chattanooga, virtually located next door to the proposed site, thus serving to encourage bright young minds at the university to better understand the operation of what has become a complex legal system. Of all of the proposed sites for the new courthouse, the Vine Street location makes the most sense.

Paul Bergmann, III
Attorney at Law

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 1:50:51 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse - Site Location (A Vote for Vine Street)

fyi

----- Forwarded message -----

From: Bret S. Alexander [REDACTED]
Date: Wed, Dec 18, 2024 at 2:41 PM
Subject: Chattanooga Courthouse - Site Location (A Vote for Vine Street)
To: [REDACTED]

Mr. Desai:

I would ask that you consider the Vine Street location for the new federal courthouse in Chattanooga. I understand one of the other locations might require demolition work that could create significant costs (asbestos, archaeological, etc.). As a practicing Chattanooga attorney, it would also be nice to have both state court houses and the federal courthouse in close proximity to one another. All three would be within easy walking distance of each other.

Again, I would like to lend my support toward the Vine Street option.

Bret Alexander
Houston & Alexander, PLLC

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #115

Sent on: Thursday, December 19, 2024 1:57:46 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Dee Jones [REDACTED]

Date: Wed, Dec 18, 2024 at 11:53 AM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Ashish Desai,

I am an employee of the Chapter 13 Trustee's office. Upon reviewing the potential new sites for the federal courthouse in Chattanooga, please be advised that my preference would be the described Vine Street Location one-block area bounded by E 5th Street to the north, Lindsay street to the east, Vine Street to the south, and Georgia Avenue to the west.

Our office is very near the TVA building which I understand is also being considered. Heavy traffic, lack of adequate parking and transient population makes that site not desirable for a federal courthouse. Because of the location, I do believe people would find it confusing to find. The Vine Street site would be easier to navigate as well as a much safer and scenic location. As an employee of the Trustee for over 22 years, I have given countless people directions to bankruptcy court. My response is based on those years of experience in dealing with the high volume of the public.

Thank you for your consideration.

Dee Jones

Auditor

Chapter 13 Trustee

P.O. Box 511

Chattanooga, TN 37401

[REDACTED]

[REDACTED]

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 2:00:27 PM
To: [REDACTED]
Subject: Fwd: Federal Courthouse in Chattanooga

fyi

----- Forwarded message -----

From: Chris Varner [REDACTED]
Date: Wed, Dec 18, 2024 at 3:15 PM
Subject: Federal Courthouse in Chattanooga
To: [REDACTED]

Mr. Desai:

I am writing to express my support for the Vine Street Site for the planned new federal courthouse in Chattanooga. Access should be good at that location, and the proximity to the county courthouse would be a plus for both the state and federal court systems. Of all the sites proposed, the Vine Street Site seems most practical and would foster the most seamless integration of the new courthouse into the downtown area and, more specifically, the legal community.

Thank you for your attention.

Sincerely,

[REDACTED]

Christopher T. Varner
Evans Harrison Hackett PLLC
One Central Plaza, Suite 800
835 Georgia Avenue
Chattanooga, TN 37402

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #108

Sent on: Thursday, December 19, 2024 2:02:12 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: **Gianna Maio** [REDACTED]

Date: Wed, Dec 18, 2024 at 3:32 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai,

I am writing to express my support for selecting the Vine Street site as the location for Chattanooga's much-anticipated new federal courthouse.

The Vine Street location far outpaces the other sites under consideration because of its accessibility for community members, as well as courthouse employees. The site has a great deal of appeal for such a significant civic project because of its visibility and proximity to other community pillars, including the University of Tennessee campus and the Hamilton County courthouse.

The Vine Street location would be the most responsive to the needs of our clients, many of whom are in custody, as well as their friends and family members. As criminal defense attorneys, it is important to us that the courthouse site, and the building itself, convey a sense of openness and transparency to the men and women who appear before the court, as well as the friends and family members who attend court proceedings to offer support. A number of our clients and family members travel from 50 or more miles away in order to visit the courthouse, many of whom have never visited downtown Chattanooga. Locating the courthouse in such a prominent area of downtown prioritizes its accessibility, which is particularly critical for visitors unfamiliar with the area.

The Vine Street site provides a unique opportunity to construct a world-class courthouse that serves as an inspiration to others. A Vine Street courthouse would be a source of pride for Chattanoogaans, and one that would provide a secure, welcoming, and modern space for decades to come.

Thank you for considering my input on this important decision.

Sincerely,

Public Comment #108

Gianna Maio

Federal Defender

Federal Defender Services of Eastern Tennessee, Inc.

605 Chestnut Street, Suite 1310

Chattanooga, TN 37450



From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #109

Sent on: Thursday, December 19, 2024 2:03:46 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: John Doe [REDACTED]

Date: Wed, Dec 18, 2024 at 3:46 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Good afternoon,

I support building the new courthouse across the street from the current courthouse. This seems to make the most sense for security reasons.

Thanks

From: Ashish Desai - 4P1ME [REDACTED]

Public Comment #110

Sent on: Thursday, December 19, 2024 2:06:58 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse location comments

fyi

----- Forwarded message -----

From: Austin Foster [REDACTED]

Date: Wed, Dec 18, 2024 at 4:59 PM

Subject: Chattanooga Courthouse location comments

To: [REDACTED]

Dear Mr. Desai,

I have reviewed the SEA for our new proposed Courthouse and would comment that the Vine Street Location would best serve as the new location.

Having worked previously near that site (4 years working at Unum) and presently working only a few blocks from the TVA building now, I know the ease of traveling in and around Vine Street. It has normal rush hour congestion, but overall is far less congested during the work day when the Court would conduct business and when those who have business at Court would be traveling to it. It is also a beautiful area that would benefit the aesthetic of the new Courthouse. Given its proximity to UTC and the Unum complex, the personality of this location would exude professionalism, education, and natural beauty.

Finally, any funds being diverted away from construction to be used in demolishing or seriously renovating the TVA building or Stadium site would be funds not proactively being used to enhance this new Courthouse to full potential. Focusing funds as much as possible to build a Courthouse that will not need upgrading or renovations in the future is the best use of these funds. As the majority of the Vine Street location in paid parking, the time needed to prepare the site may be quicker than any site that requires demolition to prepare.

I appreciate your work and thank you for your consideration of these thoughts.

The best,

Austin Foster

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 2:08:19 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Rebecca Wilson [REDACTED]
Date: Wed, Dec 18, 2024 at 6:50 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

To whom it may concern:

Upon reading the new December 2024 SEA, I support for the proposed location. It will bring improvement to Chattanooga.

-Rebecca Wilson

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 2:10:40 PM
To: [REDACTED]
Subject: Fwd: Chattanooga Courthouse SEA

fyi

----- Forwarded message -----

From: Barbara Arthur [REDACTED]
Date: Wed, Dec 18, 2024 at 11:48 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I believe the Vine Street site is superior to the former TVA office site for the location of the new courthouse.

It has only one structure on it, so the need for demolition would be minimal. It consists mostly of parking lots, which could be used for courthouse parking with little modification.

It is not far from the Hamilton County courthouse, which would be a convenience to attorneys and the public.

I hope you will seriously consider the Vine Street property.

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Thursday, December 19, 2024 2:12:28 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse

fyi

----- Forwarded message -----

From: Perry Piper [REDACTED]
Date: Thu, Dec 19, 2024 at 12:24 AM
Subject: Chattanooga Courthouse
To: [REDACTED]
Cc: Perry Piper [REDACTED]

Dear Mr. Desai,

I write in support of the new courthouse at the proposed Vine Street location. I have been a lawyer for 36 years, 33 of those in Chattanooga. In 1988 I had the privilege to clerk for a federal judge at the Joel Solomon Courthouse. I love that building so. However, I understand that times and needs change, and this new proposed courthouse is part of that needed change.

Let me specifically address the new Vine Street location proposal. I was aware of the other options and this new proposal far better fits the needs of the public and the legal community. It is centrally located and will be a valuable addition to the area. As a former Federal Defender and former AUSA, I'm confident in saying that no other lawyers have spent more time in the federal courthouse since 1988 (with the exception of some of our judges). I still work out with other folks who were involved in the federal court system (retired probation officers and AUSAs). All of us agree that this new location "fits the bill to a T."

As a frequent participant in federal court activities, I can think of no better location than the proposed location. I'm eager to see what the future holds for our new courthouse, and I only hope I can hold out long enough to use it! Thank you for allowing me to offer my input. If you should have any questions for me, my cell is [REDACTED]
[REDACTED]

Thank you again.

Perry H. Piper

From: Ashish Desai - 4P1ME [REDACTED]

Sent on: Tuesday, December 3, 2024 9:27:40 PM

To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Team,

Another one.

----- Forwarded message -----

From: Doug Hamill [REDACTED]

Date: Tue, Dec 3, 2024 at 4:18 PM

Subject: Chattanooga Courthouse SEA

To: [REDACTED]

Dear Mr. Desai:

I support the GSA's recommendation to build the new Chattanooga courthouse on the Vine Street Site. The location makes perfect sense. It is within two blocks of the state courthouse. While it is adjacent to busy Georgia Avenue, it is located in a quiet, safe part of downtown. Its proximity to the university campus is also a positive because it could foster a civic partnership with the university staff and student body. Finally, from an economic point of view, the site prep should be cheaper since the lot is relatively flat and would not involve extensive demolition work like the TVA Site or the Hawk Hill Site.

Sincerely,

Doug Hamill

image001.png

Doug S. Hamill

620 Lindsay Street, Suite 200

Chattanooga, TN 37403



www.mhemploymentlaw.com

From: Ashish Desai - 4P1ME [REDACTED]
Sent on: Tuesday, December 3, 2024 9:29:28 PM
To: [REDACTED]

Subject: Fwd: Chattanooga Courthouse SEA

Another one in support of the Vine Street Site.

----- Forwarded message -----

From: Stacy Eiselstein [REDACTED]
Date: Tue, Dec 3, 2024 at 4:26 PM
Subject: Chattanooga Courthouse SEA
To: [REDACTED]

I was glad to hear about the Vine Street Site being considered. It would be a great location - close to the county courthouse, UTC, and downtown. In my opinion, it is a much better option than the other sites considered.

APPENDIX B. AGENCY CONSULTATION

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Ms. Nicole Sikula
Deputy Field Supervisor
USFWS Tennessee Ecological Services Field Office
446 Neal Street
Cookeville, TN 38501

21 October 2024

Re: Proposed New Federal Courthouse in Chattanooga, Tennessee (IPaC Project Code #2024-0148568)

Dear Ms. Sikula,

Potomac-Hudson Engineering, Inc. (PHE) is supporting Region 4 of the United States General Services Administration (GSA) in the preparation of a Supplemental Environmental Assessment (SEA) for the acquisition of a site and construction of a new federal courthouse (hereafter referred to as the Courthouse) in Chattanooga, Tennessee. This SEA considers a fourth site in downtown Chattanooga and supplements a Final Environmental Assessment (EA) that analyzed three additional sites. The fourth site, which became an option for consideration as a site for the proposed Courthouse after completion of the Final EA in March 2024 and is known to GSA as the Unum Site, is a one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west (see attached Figure 1). The Unum Site encompasses approximately 4.13 acres and comprises eight parcels. One parcel supports a multi-tenant office building and garages; one approximately 0.8-acre parcel is undeveloped and supports maintained lawn and limited numbers of trees; and most of the remainder of the Unum Site is utilized as surface parking. The proposed new Courthouse would encompass approximately 190,701 gross square feet; include 40 secured parking spaces, 7 courtrooms, and 9 chambers; and be located within the city limits of Chattanooga. This SEA will supplement the Final EA prepared in March 2024, which assessed three sites in the city of Chattanooga for acquisition and construction and operation of the proposed Courthouse.

GSA is preparing the SEA in accordance with the National Environmental Policy Act (NEPA), the GSA Public Buildings Service (PBS) NEPA Desk Guide, and the Council on Environmental Quality's (CEQ) NEPA implementing regulations, as well as applicable laws, regulations, and Executive Orders. The SEA will also consider a No Action Alternative, in which GSA would not acquire a new site in Chattanooga, and no new Courthouse would be constructed.

The purpose of this letter is to request concurrence with our preliminary effect determination for the federally listed species within the vicinity of the Unum Site pursuant to Section 7 of the Endangered Species Act (ESA) of 1973 as amended (16 U.S.C. 1531 et seq.). An Information for Planning and Consultation (IPaC) report related to the Unum Site was generated for your reference under Project #2024-0148568.

Special-Status Species

Per the IPaC official species list for the Proposed Action at the Unum Site, USFWS records indicate the potential for 10 federally protected species. These include gray bat (endangered), northern long-eared bat (endangered), tricolored bat (proposed endangered), orangefoot pimpleback (endangered), pink mucket (endangered), large-flowered skullcap (threatened), small whorled pogonia (threatened), and Virginia spiraea (threatened). In addition, the monarch butterfly is a candidate species, and the whooping crane is listed as a non-essential experimental population.

USFWS records also indicate the potential presence of the bald eagle and of 15 additional bird species protected under the Migratory Bird Treaty Act (MBTA). These species and their respective breeding seasons within the project area include:

- bald eagle (September 1 to August 31 [year-round])
- black-billed cuckoo (May 15 to October 10)
- bobolink (May 20 to July 31)
- Canada warbler (May 20 to August 10)
- cerulean warbler (April 27 to July 20)
- chimney swift (March 15 to August 25)
- chuck-will's-widow (May 10 to July 10)
- eastern whip-poor-will (May 1 to August 20)
- golden-winged warbler (May 1 to July 20)
- Henslow's sparrow (May 1 to August 31)
- Kentucky warbler (April 20 to August 20)
- prairie warbler (May 1 to July 31)
- prothonotary warbler (April 1 to July 31)
- red-headed woodpecker (May 10 to September 10)
- rusty blackbird (breeds elsewhere)
- wood thrush (May 10 to August 31)

The Unum Site is located in a developed urban area where the limited vegetation present primarily consists of maintained landscaping. No surface waters exist within the site. High-quality wildlife habitat is not present. No aquatic habitats exist within the Unum Site or would be affected by construction of the proposed Courthouse. No critical habitat was identified within the Unum Site. As such, we propose a preliminary effects determination of "no effect" for the following species:

- orangefoot pimpleback
- pink mucket
- large-flowered skullcap
- small whorled pogonia
- Virginia spiraea
- monarch butterfly
- whooping crane

to these species, GSA would survey the Unum Site prior to tree removal. If the survey identifies active nests of migratory birds within the Unum Site, any further requirements would be determined in coordination with applicable state and federal resource agencies.

The active (non-hibernating) period for gray bat, northern long-eared bat, and tricolored bat is generally considered to be April 1 to October 31. During these months, the bats are out foraging or may utilize trees for roosting, potentially including those within the Unum Site. These bats hibernate in caves and mines between November 1 and March 31 and would not be found within the Unum Site during these months. If the survey determines the presence of gray bat, northern long-eared bat, or tricolored bat within the Unum Site during the species' active period of April 1 to October 31, the trees would not be removed as bats may be present. However, the trees may be removed between November 1 and March 31 while the bats are offsite and hibernating in

The noise generated by construction would not be expected to result in adverse indirect effects due to the general site location within an urban area. No adverse effects on migratory birds are anticipated, and we propose a preliminary effects determination of "may affect, not likely to adversely affect" the federally listed gray bat, northern long-eared bat, and tricolored bat.

Concurrence Request

We would greatly appreciate your concurrence with our preliminary effect determination within 30 days to enable us to complete this phase of the project within the scheduled time frame. We also welcome any information on the species potentially present in the project area that would further inform the preliminary effect determinations contained herein, as well as any input on proposed impact reduction measures that could be incorporated into the Proposed Action to avoid adverse effects to these species. Comments may be submitted at your earliest convenience to Erin Kouvousis at erin.kouvousis@phe.com. Additionally, comments or questions can be mailed to: Potomac-Hudson Engineering, Inc., 77 Upper Rock Circle, Suite 302, Rockville, MD 20850.

If you have any questions or require additional information, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,



Erin Kouvousis
Senior Environmental Scientist

Attachments:
Figure 1. Unum Site



Figure 1. Unum Site



----- Forwarded message -----

From: **Tennessee ES, FWS**

Date: Tue, Oct 22, 2024 at 6:25 PM

Subject: Re: [EXTERNAL] Project Review - IPaC Project Code 2024-0148568

To: Erin J.M. Kouvousis

Cc: Ashish Desai - 4P1ME Sykes, Robbie
, Tennessee ES, FWS

Hi Erin,

We received the review request for the proposed new federal courthouse on the Unum Site in Chattanooga, Tennessee. I notice in the letter that you have requested our concurrence for the NLAA determinations for the bats. It is our policy that we can only "officially" concur when a may affect or NLAA determination is made and submitted by the lead federal agency or their designated non-federal representative (a non-federal representative designation has to be submitted in writing from the lead federal agency). Also, we do not concur with no effect determinations (but we can let you know if the no effect is appropriate).

If you are not the designated non-federal representative, we treat the review as a Technical Assistance request, and we have language we can respond with letting you know if there are species concerns. For this site, we wouldn't anticipate forest dwelling bats utilizing the few trees on site as roosts based on the developed nature and high traffic around the area. Northern long-eared bats and gray bats have been known to utilize buildings as roosts, and I notice there is an existing building on the site. If that building is to be torn down, and it has areas where bats could get in and utilize it as a roost, that may need to be assessed before removal. That being said, if an assessment of the building is proposed before being removed, and no evidence of bat use is observed, there would not be any time of year restrictions on when the trees or building could be removed, and we would concur with a NLAA for the NLEB, gray bat, and tricolored bat. Also, due to no suitable habitat existing at the site for the other species

on the IPaC list, a no effect determination would be appropriate for them.

If you have any questions, please let me know.

Sincerely,

Robbie Sykes

From: Erin J.M. Kouvousis

Sent: Monday, October 21, 2024 5:26 PM

To: Tennessee ES, FWS

Cc: Ashish Desai - 4P1ME

Subject: [EXTERNAL] Project Review - IPaC Project Code 2024-0148568

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Hello,

Potomac-Hudson Engineering, Inc. is supporting the U.S. General Services Administration (GSA) in the preparation of a Supplemental Environmental Assessment (SEA) for the construction and operation of a new federal courthouse in Chattanooga, Tennessee. Pursuant to the federal Endangered Species Act (ESA) Section 7, we are seeking input from the US Fish and Wildlife Services (USFWS) Tennessee Ecological Services Field Office regarding potential effects on federally listed species or potential environmental concerns associated with this proposed project (IPaC project code 2024-0148568). Please see the attached letter and species list obtained from IPaC for additional information. An additional hardcopy of the letter is being mailed to your office.

Please review the attached project information and advise as to whether you may concur with a determination of “may affect, not likely to adversely affect” gray bat, northern long-eared bat, and tricolored bat if the proposed Courthouse was constructed at the Unum Site and “no effect” to other protected species included in the IPaC official species list.

We would appreciate any comments, concerns, information, studies, or other data you may have regarding this project within thirty (30) days of receipt of this correspondence.

Thank you,
Erin



October 9, 2024

Mr. E. Patrick McIntyre, Jr.
Executive Director/State Historic Preservation Officer
Tennessee Historic Commission
2941 Lebanon Pike
Nashville, TN 37214

Re: Continuation of Section 106 Consultation for a United States General Services
Administration's Proposed New Federal Courthouse in Chattanooga, Tennessee
Project#: SHPO0003983

Dear Mr. McIntyre,

On November 2, 2023, the United States General Services Administration (GSA) initiated Section 106 consultation with the Tennessee Historic Commission pursuant to Section 106 of the National Historic Preservation Act (NHPA), 54 U.S.C. § 306108. Consultation was initiated in connection with GSA's acquisition of a site in downtown Chattanooga for the construction and operation of a new federal courthouse (Courthouse). A copy of the letter initiating consultation under Section 106 for this effort is enclosed for your quick reference. The proposed new Courthouse would encompass approximately 190,478 gross square feet; include 40 secured parking spaces, 7 courtrooms, and 9 chambers; and be located within the city limits of Chattanooga.

At the time GSA initiated Section 106 consultation, three sites were being considered. Now that a fourth site is under consideration, GSA is continuing its Section 106 consultation. This fourth site, known by GSA as the "Unum Site", is a one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west. GSA is preparing a Supplemental Environmental Assessment (SEA) to analyze the potential impacts of constructing and operating the proposed Courthouse at the Unum site in the event it is selected. The SEA will consider a No Action Alternative, i.e. an alternative in which GSA would not acquire a new site in Chattanooga and no new Courthouse would be constructed.

Identification of Historic Properties

GSA prepared an Addendum to the Cultural Resources Assessment (CRA) for the Unum Site, which supplements the CRA performed for the original three sites under consideration for the new Courthouse. The Addendum CRA includes archaeological and historical reviews of the Unum Site as well as an architectural history survey to determine if there are any known or potential National Register of Historic Places (NRHP) properties that could be affected by the construction of the new Courthouse. A copy of this Final Addendum CRA report is enclosed for reference. General relevant findings are summarized below.



The Addendum CRA determined that the Unum Site has no known archaeological resources; however, the soils present and recent history of land use at the Unum Site are similar to conditions at nearby archaeological sites. In addition, a Civil War-era earthwork known as Lunette O'Meara, which was part of Fort Sherman, was located near the northeast corner for the Unum Site. As such, the Addendum CRA recommends the Unum Site has the potential to contain NRHP-eligible archaeological resources.

The Addendum CRA assessed 13 resources over 50 years of age within the Area of Potential Effect (APE). The Addendum CRA determined that the Unum Site is not located within any existing NRHP historic districts and that no NRHP-listed or eligible resources are located on the site. Contributing resources from two NRHP districts (the Downtown Chattanooga Historic District and the Fountain Square Historic District) are located within the APE of the Unum Site. Two individually NRHP-listed resources (the Gaskill House and the Brabson-Loveman House) are located north of the Unum Site. One recommended-eligible individual resource (the Jefferson Building) is located northeast of the Unum Site within the viewshed APE.

Three of the 13 resources assessed within the APE had not been previously surveyed. These included two sites within the APE (Firehall No. 3 and the Central Church of Christ) and one on the Unum Site itself (Carpenters Local No. 74 Building). All three of these newly surveyed sites were recommended as not eligible for the NRHP within the Addendum CRA.

In a letter dated September 30, 1996, the Tennessee Historical Commission (THC) responded to a request by the United Brotherhood of Carpenters to assess the eligibility of the Carpenters' Local Union No. 74 for listing on the National Register of Historic Places. According to THC, the building does not meet the criteria for listing on the NRHP due to an abundance of modern materials.

Determination of Findings

Pursuant to section 800.4(d)(1) of Title 36 of the *Code of Federal Regulations* (CFR), GSA has determined that selection of the Unum Site for acquisition, construction, and operation of the new federal Courthouse would have no adverse effect on any NRHP-listed or eligible historic resources.

As the Addendum CRA notes that the Unum Site has the potential to contain NRHP-eligible archaeological resources, it is recommended that an archaeological survey using shovel testing and ground-penetrating radar (GPR) be conducted. The shovel tests should be excavated in the grassy lot in the northeastern portion of the Unum Site, and GPR should be used on paved areas. The location of GPR grids should be placed in locations within the block that have the potential to retain historic features, such as the Civil War-era lunette, rear of apartment buildings and houses, and along interior alleyways. Following GPR, mechanical trenching may be recommended to investigate anomalies. Monitoring by a professional archaeologist during ground-disturbing development of the Unum Site may also be warranted, dependent upon the results of survey efforts.

GSA requests the SHPO's concurrence on the agency's finding of no adverse effect on above ground resources within 30 days per 36 CFR Part 800. GSA also welcomes any additional recommendations the SHPO may have regarding the potential for adverse effects of subsurface and archaeological resources. While our research indicates there are no federally recognized Tribes currently within the state of Tennessee, we acknowledge that ancestral Tribal land is



located within the state. GSA requests any information regarding known Tribal resources that may be affected by the Proposed Action and guidance regarding any additional coordination that should be performed to determine whether any such impacts may be anticipated. GSA also plans to continue the consultation with six Tribes with ancestral ties to the area initiated during assessment of the original three sites considered for construction of the proposed Courthouse.

Thank you for your review. Please contact me at (470) 471-5187 or danita.brown@gsa.gov or Sarah Love at (470) 725-4586 or sarah.love@gsa.gov if you have any questions or require additional information.

Sincerely,
DocuSigned by:

A handwritten signature in dark ink, appearing to read "Danita M. Brown", is enclosed within a blue DocuSign signature line.

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Danita M. Brown, AIA
Regional Historic Preservation Officer

Cc: Sarah Love, Regional Historic Preservation Specialist

Enclosures:

1. *Initiation of Section 106 Consultation for a United States General Services Administration's Proposed New Federal Courthouse in Chattanooga, Tennessee* (November 2, 2023)
2. *Addendum Cultural Resources Assessment for the Proposed Chattanooga Federal Courthouse* (Final; 2024)



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550

MEMORANDUM

TO: Section 106 Coordinator, Kelley Reid
FROM: National Register Coordinators, Rebecca Schmitt & J. Ethan Holden
DATE: November 1, 2024
RE: Eligibility Determination for Section 106 Project: New Federal Building in downtown Chattanooga, Unum Site

Listed/Eligible Resources

Listed Resources should remain listed. These include:

- Downtown Chattanooga HD
- Fountain Square HD
- Gaskill House
- Brabson-Loveman House

Requests for More Info

Jefferson Building, 501 East Fifth Street – We request a comparative architectural analysis with other apartment buildings of similar age, form, and style in the local context of Chattanooga. Eligibility under Criterion C will come down to whether this stands out in its local context in comparison to other examples. Please note that eligibility under C does not require a high amount of stylistic detail, as was suggested in the evaluation. There could be various ways to evaluate its architectural significance – is this a great example of this apartment form in Chattanooga? Did the size or style appear to influence design trends? Is this building representative of how Craftsman details were applied to apartment buildings in Chattanooga? Or is this an unique example?

We have determined that the building is not eligible under Criterion A in the area of Community Planning and Development. This is based on feedback from NPS, which has suggested that CP&D is generally not an appropriate area of significance for single apartment buildings because their association with population booms/development does not automatically mean that the building itself played an important role in that development, though there certainly could be instances of a single building being important for that reason but there would have to be sufficient documentation and context, which we have not seen here. CP&D is generally more applicable to neighborhoods or district. Our understanding is that NPS is planning to issue guidance on CP&D in the near future.

Central Church of Christ, 400 Vine – We request a comparative architectural analysis with other churches of similar age, form, and style in the local context of Chattanooga. The church retains



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several good stylistic details as well as the common mid-20th century alteration of education wing additions. Alterations are evident, including a ca. 2007 infill of an open-air walkway which was not mentioned in the report but has impacted the façade. NR guidance indicates that resources with alterations can still be eligible if analysis of local architectural context shows the resource stands out, such as if this is among the better examples of its style or architectural evolution, even with its alterations. More info on alterations should also be included, such as an approximate date of when the stained-glass windows were installed to replace the previous pivot windows.

Please also revise the report in regard to the discussion of Criteria Consideration A. Criteria Consideration A is simply a check to ensure that religious properties are being evaluated/listed for their significance and not on the merits of the religion associated with the property. Criteria Consideration A does not require ‘exceptional’ significance as the report suggested. The only time exceptional significance is required is when a property is less than 50 years old and triggers Criteria Consideration G. This property is more than 50 years old and therefore the exceptional significance standard does not apply.

Not Eligible Resources

The remainder of the resources do not appear to be eligible, either due to lack of significance and/or for lack of integrity. These include:

- Robinson and Crutchfield Building, 424 Georgia Ave
- McMahan Law Building, 417 Georgia Ave
- Rea House, 511 George Ave
- Levitt and Levitt Building, 312 Vine St
- Davis House, 314 Vine St
- Carpenters’ Local no. 74, 518 Georgia Ave
- Firehall No. 3, 513 Georgia Ave



October 9, 2024

Turner Hunt
Tribal Historic Preservation Officer
Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, OK 74447
thunt@mcn-nsn.gov
section106@mcn-nsn.gov

Re: Initiation of Consultation for a United States General Services Administration's Proposed
New Federal Courthouse in Chattanooga, Tennessee

Dear Mr. Hunt,

Pursuant to Section 106 of the National Historic Preservation Act (NHPA; 54 United States Code [U.S.C.] 306108), the United States General Services Administration (GSA) initiated consultation with the Muscogee (Creek) Nation via a letter dated January 23, 2024, for the acquisition of one of three sites in downtown Chattanooga and construction and operation of a proposed new federal courthouse (hereafter referred to as the Courthouse). The proposed new Courthouse would encompass approximately 190,478 gross square feet; include 40 secured parking spaces, 7 courtrooms, and 9 chambers; and be located within the city limits of Chattanooga. Construction will require ground disturbance for construction of the building foundation and the installation of underground utilities.

GSA is continuing consultation under Section 106 now that a fourth site in downtown Chattanooga is being considered. This fourth site, known by GSA as the Unum Site, is a one-block area bounded by E 5th Street to the north, Lindsay Street to the east, Vine Street to the south, and Georgia Avenue to the west. GSA is preparing a Supplemental Environmental Assessment (SEA) to analyze the potential impacts of construction and operation of the proposed Courthouse at this location if the Unum site is selected. The SEA will also consider a No Action Alternative, in which GSA would not acquire a new site in Chattanooga, and no new Courthouse would be constructed.

Identification of Historic Properties

GSA conducted an Addendum Cultural Resources Assessment (CRA) for the Unum Site, which supplements the CRA performed for the original three sites under consideration for the new Courthouse. The Addendum CRA includes archaeological and historic resource reviews of the Unum Site as well as an architectural history survey to determine if there are any known or potential National Register of Historic Places (NRHP) properties that could be affected by the construction of the new Courthouse. A copy of this Final Addendum CRA report is enclosed for reference. General relevant findings are summarized below.

The Addendum CRA determined that the Unum Site has no previously recorded archaeological resources; however, the soils present and recent history of land use at the Unum Site are similar to conditions at nearby archaeological sites. In addition, a Civil War-era earthwork known as Lunette O'Meara, which was part of Fort Sherman, was located near the northeast corner for the Unum Site. As such, the Addendum CRA recommends the Unum Site has the potential to contain NRHP-eligible archaeological resources. Regarding the potential for Native and Indigenous cultural resources, the CRA has determined that while the landform is ideal for



previous Native American occupation, historic development, demolition, and modern construction have impacted the parcel to an unknown degree and the potential for Indigenous cultural materials may be low, but not absent. Thus, the recommendation is to perform shovel testing where possible to determine a more accurate assessment of the potential for resources pre-dating European colonization.

Determination of Findings

Pursuant to 36 Code of Federal Regulations (CFR) 800.4(d)(1), GSA has determined that selection of the Unum Site for acquisition and construction and operation of a new federal Courthouse would have no adverse effect on any NRHP-listed or eligible historic resources.

As the Addendum CRA notes that the Unum Site has the potential to contain NRHP-eligible archaeological resources, it is recommended that an archaeological survey using shovel testing and ground-penetrating radar (GPR) be conducted. The shovel tests should be excavated in the grassy lot in the northeastern portion of the Unum Site, and GPR should be used on paved areas. The location of GPR grids should be placed in locations within the block that have the potential to retain historic features, such as the Civil War-era lunette, rear of apartment buildings and houses, and along interior alleyways. Following GPR, mechanical trenching may be recommended to investigate anomalies. Monitoring by a professional archaeologist during ground-disturbing development of the Unum Site may also be warranted, dependent upon the results of survey efforts.

GSA requests the THPO's review of the agency's Cultural Resources Assessment within 30 days per 36 CFR Part 800. GSA also welcomes any additional recommendations the Muscogee (Creek) Nation may have regarding mitigation of adverse effects. With the acknowledgement and recognition of ancestral Tribal lands located within the modern state of Tennessee, GSA requests any information regarding known Tribal resources that may be affected by the Proposed Action and guidance regarding any additional coordination that should be performed to determine whether any such impacts may be anticipated. GSA also plans to continue the consultation with additional Tribal Nations with ancestral ties to the area initiated during assessment of the original three sites considered for construction of the proposed Courthouse.

Thank you for your review. Please contact me at (470) 471-5187 or danita.brown@gsa.gov or Sarah Love at (470) 725-4586 or sarah.love@gsa.gov if you have any questions or require additional information.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read "Danita Brown", enclosed within a blue DocuSign signature line.

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Danita M. Brown, AIA

Regional Historic Preservation Officer

Cc: Sarah Love, Region 4 Historic Preservation & Fine Arts Specialist

Enclosure: *Addendum Cultural Resources Assessment for the Proposed Chattanooga Federal Courthouse, Chattanooga, Tennessee*

----- Forwarded message -----

From: Section106 <Section106@mcn-nsn.gov>

Date: Thu, Nov 7, 2024 at 3:34 PM

Subject: Re: Initiation of Consultation for the General Services Administration's Proposed New Federal Courthouse in Chattanooga, TN.

To: Sarah Love - 4P1EA

Hello Sarah,

Thank you for your recent correspondence on the Unum Site Alternative Location for the Proposed Chattanooga Federal Courthouse in Chattanooga, Tennessee. This project is occurring in the Muscogee (Creek) Nation's area of interest. This response is in accordance with 36 CFR Part 800.2(c)(2)(ii)(D). This letter is to assist your identification efforts for this undertaking in compliance with Section 106 of the National Historic Preservation Act. The Muscogee Nation appreciates the invitation to consult on this undertaking.

The Muscogee Nation **concurs** that there will be no adverse effect to any known historic properties or sites of cultural or religious significance by the proposed undertaking at the Unum Site. Please let us know the next phase for court house development. We ask to be contacted if an inadvertent discovery of items such as cultural items and/or human remains occurs. Otherwise, we have no objections to the project, and work could proceed as planned.

Please let me know if you have any questions.

Mvto,

Savannah J. Waters, PhD

Historian

Historic and Cultural Preservation Department

The Muscogee (Creek) Nation

<https://www.muscogeenation.com/>



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December 11, 2024

Mr. E. Patrick McIntyre, Jr.
Executive Director/State Historic Preservation Officer
Tennessee Historic Commission
2941 Lebanon Pike
Nashville, TN 37214

Re: Continuation of Section 106 Consultation for a United States General Services Administration's
Proposed New Federal Courthouse in Chattanooga, Tennessee
Project#: SHPO0003983

Dear Mr. McIntyre,

In response to your letter dated November 4, 2024, regarding the above referenced GSA undertaking, we acknowledge your requirement for additional context to determine whether the Jefferson Building at 501 East Fifth Street and the Central Church of Christ at 400 Vine Street, are eligible for listing in the National Register of Historic Places (NRHP) under Criterion C. The U.S. General Services Administration (GSA) is prepared to recognize and treat both buildings as eligible for their architectural significance, and therefore move forward with consultation per Section 106 of the National Historic Preservation Act.

In this regard, GSA is prepared to proceed into consultation on the proposed project's potential indirect effects within the viewshed of the Area of Potential Effect for the Vine Street Site (previously referred to as UNUM Site) from the proposed construction of a new federal courthouse on these historic resources considering their architectural significance. We anticipate that given the unchanged scope of the undertaking, that our potential impacts for these additional identified historic resources will be consistent with the Tennessee Historical Commission's previous review of our undertaking's effects, detailed in the Cultural Resources Assessment dated October 4, on the National Register listed Downtown Chattanooga Historic District, Fountain Square Historic District, Gaskill House, and Brabson-Loveman House.

Please note that we intend to continue consultation on GSA's potential impacts on archaeological resources by providing a detailed archaeological survey report following the appropriate field investigations.

Thank you for your review. Please contact me at (470) 471-5187 or danita.brown@gsa.gov or Sarah Love at (470) 725-4586 or sarah.love@gsa.gov if you have any questions or require additional information.

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to read "Danita M. Brown", enclosed within a blue circular DocuSign verification seal.

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Danita M. Brown, AIA
Regional Historic Preservation Officer

Cc: Sarah Love, Regional Historic Preservation Specialist



TENNESSEE HISTORICAL COMMISSION
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www.tnhistoricalcommission.org

2024-12-18 10:05:23 CST

Ms Danita Brown
General Services Administration
danita.brown@gsa.gov

RE: General Services Administration (GSA), New Construction of Chattanooga Federal Courthouse, Project#: SHPO0003983, Chattanooga, Hamilton County, TN

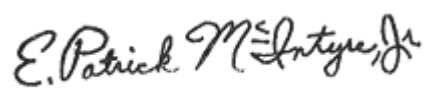
Dear Ms Danita Brown:

In response to your request, we have reviewed the letter you submitted regarding the update on the assessment of eligible for the Jefferson Building and Central Church of Christ. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicants for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

Based on the information provided, we concur that the project as currently proposed will not adversely affect the National Register listed Downtown Chattanooga Historic District, the Fountain Square Historic District, the Gaskill House, and the Brabson-Loveman House.

This office has no objection to the implementation of this project as currently planned. If project plans are changed or previously unevaluated archaeological resources are discovered during project construction, please contact this office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. Please provide your Project # if you submit additional information regarding this undertaking. Questions and comments may be directed to Kelley Reid, who drafted this response, at Kelley.Reid@tn.gov, +16157701099. We appreciate your cooperation.

Sincerely,

A handwritten signature in black ink, reading "E. Patrick McIntyre, Jr." in a cursive script.

E. Patrick McIntyre, Jr.
**Executive Director and
State Historic Preservation Officer**

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