NASHVILLE NEXT

2013 IN REVIEW

WHAT'S **NEXT** FOR NASHVILLE?

NashvilleNext is the two-year process to update Nashville's General Plan, an integrated effort to ensure our prosperity and well-being for the next 25 years, drawing on the needs, ideas and input of people who care about Nashville.

NashvilleNext launched in 2013, engaging thousands of Nashvillians in discussing what the future should be for their city and county.

Informed by national experts and local trends, NashvilleNext is building a community vision and a plan to achieve.

Find out what we did this year and what's next in 2014.

What's inside

» Why plan
» The process
» Trends
» How we grow
» Engaging Nashville
» Demographics
» Participation
» Guiding Principles
» Resource Teams
» Stay Involved

Blue sky visioning

Be the Next Mayor

Growth & preservation mapping

Stay involved at nashville**next**.net

WHY PLAN

About planning

Cities and communities make decisions about the future every day, in response to new opportunities or unexpected problems. A General Plan like NashvilleNExt is one tool for helping to make these decisions, with three distinctive features:

1. It is long-range, looking ahead 10, 20, or 25 years
2. It is comprehensive, looking across many different facets of what a city does
3. It is deliberative, looking within to understand the needs and desires of all of the communities that care about the city.

The physical structure of the city — our roads and parks, pipes and sewers, buildings and sidewalks — is the primary focus of NashvilleNext. However, the physical city does not exist isolated from the rest of daily life. It shapes our health, work, and well-being and how we relate to one another in and across communities. NashvilleNext must consider all of these contexts as it plans the future of the city.

Planning results

By their nature, long-range plans rarely show immediate results. Their power comes from nudging all of a city's day-to-day decisions to be better aligned. For example, a vision for connected greenways may seem stalled as it fills in a little at a time. Until, all at once, the last parcels of land are acquired and the connect the whole thing together.

For a more detailed example, consider Concept 2010, Nashville's previous General Plan. The sidebar at right shows a simplified timeline of one of the key elements of that plan, creating a 24-hour downtown.

Implementation

NashvilleNext will be drafted so that, on adoption (anticipated for summer 2015), it will be ready to implement.

Most of the work of shaping Nashville's future will be done by our residents, businesses, and nonprofits. Metro Government has a key role to play through these implementation tools:

» Regulations (particularly the land development code)
» Capital spending
» Programs and staffing
» Partnerships

Partnerships may be the most important tool NashvilleNext has. Nashville happens because of much more than what Metro does. A shared vision that unites government with the private sector, non-profits, and communities across the county is our most powerful tool.

Concept 2010

A 24-hour downtown

Nashville's current General Plan, Concept 2010, called for revitalizing downtown as a place for 24-hour living, expanding beyond businesses to include residences, shopping, and tourist destinations. Getting there has been a long road, one that is not yet complete. Here are some key events in revitalizing downtown:

1992	Concept 2010 adopted
1994	Zoning in the central core changed to allow residential construction
	Ryman Auditorium re-opens
	BellSouth building opens (now AT&T Building)
1996	Bicentennial Mall and Farmers Market open
	Nashville Arena opens
1997	Plan for SoBro published by the Nashville Scene
1998	The Cumberland apartments open (first new residential since the zoning code revised)
1999	Titans move to Nashville; stadium opens on East Bank
2001	Frist Center for Visual Arts, Country Music Hall of Fame, and the downtown Public Library open
2002	The Gulch Master Plan completed
2005	The Plan of Nashville is published
2006	Viridian condominiums open (first high-rise condos in Nashville)
	Schermerhorn Symphony Center opens
	Gulch Business Improvement District is created.
2007	Downtown Community Plan updated
2010	Downtown Code revised; prior to the revision, every new project required multiple variances. After revision, none do.

THE PROCESS

The diagram below illustrates NashvilleNext's two-and-a-half-year process. In particular, it shows the relationship between the public process (top) and the supporting processes involving Resource Teams for each plan element and Metro Departments and related agencies (bottom).

The public process

1 Visioning

1) community visioning
2) refining the vision
3) growth & preservation mapping, finalizing the vision

2 Alternatives

Assessing the alternate scenarios and identifying consensus areas for detailed land use studies

3 Plan

Review and adoption process.

2013 | 2014 | 2015

Supporting the public process

Resource teams

Driving Forces
Identify driving forces shaping Nashville's future.

Alternate scenarios
Develop alternative scenarios based on the public's vision for Nashville's future.

Draft plan
Create a preferred scenario and action plan based on the public's review ofthe alternate scenarios.

Departments and partner agencies

Identify their key services & challenges in the future.

Assess the alternate scenarios for ease or difficulty of implementation.

Review the draft plan.

Engagement Plan

As outlined above, involving the public in planning Nashville's future is the key factor in shaping the NashvilleNext process. In support of this, NashvilleNext created a Community Engagement Plan, laying out our approach to involving the public as well as NashvilleNext's partners, goals, and processes.

The engagement plan has three goals:

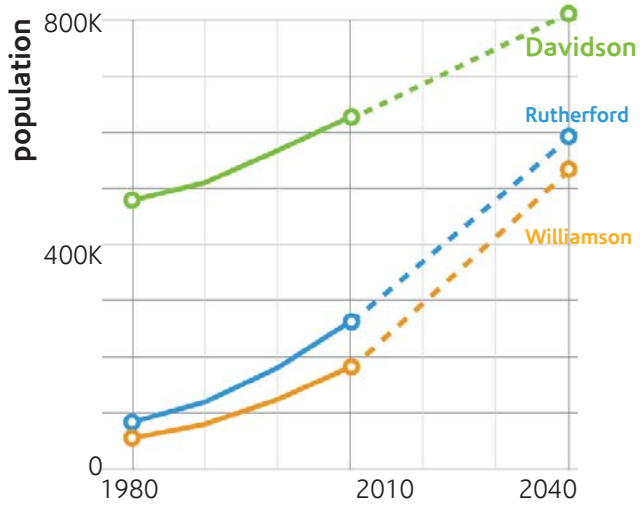
Educate residents about the NashvilleNext process and the long-range issues facing Nashville and its community, enabling them to make informed decisions about the future.

Engage Nashvillians from all walks of life in the process, hold their attention, and move them into action.

Empower Nashville constituents to create a plan that reflects their ideals and vision.

TRENDS

By 2040, Middle Tennessee is expected to grow by 1,000,000 more people.



200,000 more people will live in Nashville.

How and where we grow is crucial to our future quality of life.

Davidson County in **1980**

Davidson County in **2010**

Davidson County in **2040**

Nashville is becoming increasingly diverse.

By 2040, no ethnicity will make up a clear majority of residents.

In 2010, nearly 12% of Nashvillians were born outside the United States.

- White (Non-Hispanic)
- Black (Non-Hispanic)
- Other (Non-Hispanic)
- Hispanic (all races)

From the Demographics and Equity & Inclusion background reports

21 Background reports & studies

NashvilleNext began by commissioning more than 20 background reports and studies by local and national experts to identify key trends shaping Nashville's future:

Background reports
- » Regionalism
- » Libraries
- » Safety
- » Infrastructure
- » Transportation
- » Historic Preservation
- » Poverty
- » Health, Livability and the Built Environment
- » Housing
- » Homelessness
- » Children and Youth
- » Adaptation and Sustainability
- » Natural Resources and Green Spaces
- » Education
- » Economic and Community Development
- » Arts and Culture
- » Equity and Inclusion
- » Demographic Change and Population Growth

Studies
- » Nashville Trends, Preferences, and Opportunities (Dr. Arthur Nelson)
- » The Math of Smart Growth (Joe Minicozzi)
- » The High Cost of Inefficient Development Patterns (Smart Growth America)

*See them online at nashville**next**.net » Background Reports*

HOW WE GROW

Nashville's bottom line

How we grow affects quality of life, but also Nashville's finances, by adding to or limiting development. With a fixed amount of land, Nashville can strategically manage growth pressures and manage its finances.

The examples below show how different development patterns compare. To make the comparison even, property values are shown per acre. Even modest density, like the three-story condominium at 2112 Acklen Avenue, is more efficient, while dense downtown development is immensively more productive. This pattern holds even when Metro's operating expenditures are factored in.

Wal-Mart, 100 Oaks
$1,208,732 / acre

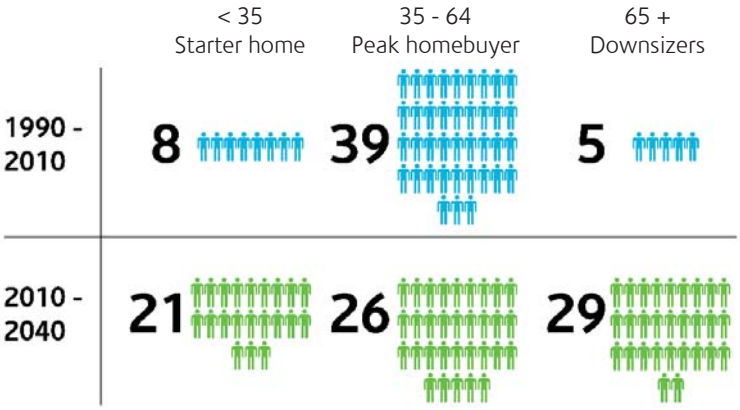
Green Hills Mall
$8,238,774 / acre
7 times the Wal-Mart

2112 Acklen
$10,583,276 / acre
9 times the Wal-Mart

Viridian
$136,089,815 / acre
113 times the Wal-Mart

From "The Math of Smart Growth"

Changing households



(thousands of households)

More households are looking for smaller housing than in the last twenty years. There will be an increase in households without children (81% of the increase in households between 2010 and 2040) and large number of downsizing seniors.

Corridor opportunities

Non-residential property typically has a lifespan between 10 and 60 years. Looking ahead 25 years, through the normal lifespan of its non-residential buildings, Nashville has the opportunity to profoundly reshape the city, by rebuilding its pikes and commercial, office, and industrial centers.

In 2010, Nashville has 527 million square feet of non-residential buildings.

527,000,000 sf

Through 2040, Nashville will add 398 million square feet.

398,000,000 sf

But because our current space is so old, 807 million square feet will be rebuilt.

807,000,000 sf

All told, Nashville will need to build more than 1 billion square feet of non-residential space over the next 25 years.

1,205,000,000 sf

From "Nashville Trends, Preferences, and Opportunities"

ENGAGING NASHVILLE

Meetings

NashvilleNext participants attended one or more of 13 meetings across the county, from the Kick-Off in February, Be The Next Mayor meetings in July, and the Plan, Nashville! growth and preservation mapping meetings in October and November.

Kick-Off

Be the Next Mayor at Hillsboro High

Plan, Nashville!

Speakers

Nationally recognized speakers spoke to hundreds of Nashvillians about major national trends and how they relate to Nashville:

- Parris Glendening, Smart Growth America Leadership Institute
- Mitchell Silver, President, American Planning Association
- Dr. Henry Cisneros, Chairman, CityView
- Doug Farr, President, Farr Associates
- Ellen Dunham-Jones, Professor, Georgia Teach
- William Fulton, Vice President, Smart Growth America
- Amy Liu, Senior Fellow, The Brookings Institution
- Joe Minicozzi, Urban 3
- Arthur Nelson, University of Utah

ENGAGING NASHVILLE

Book-a-Planner

Park(ing) Day

Community meetings & events

Planners visited 90 community meetings, business organizations, and neighborhood associations, plus another 50 community events, to tell the public about NashvilleNext and take their ideas for the future. **Above left**, NashvilleNext neighborhood leaders training; **above right**, NashvilleNext celebrates Park(ing) Day. **Below**, Earth Day.

Earth Day

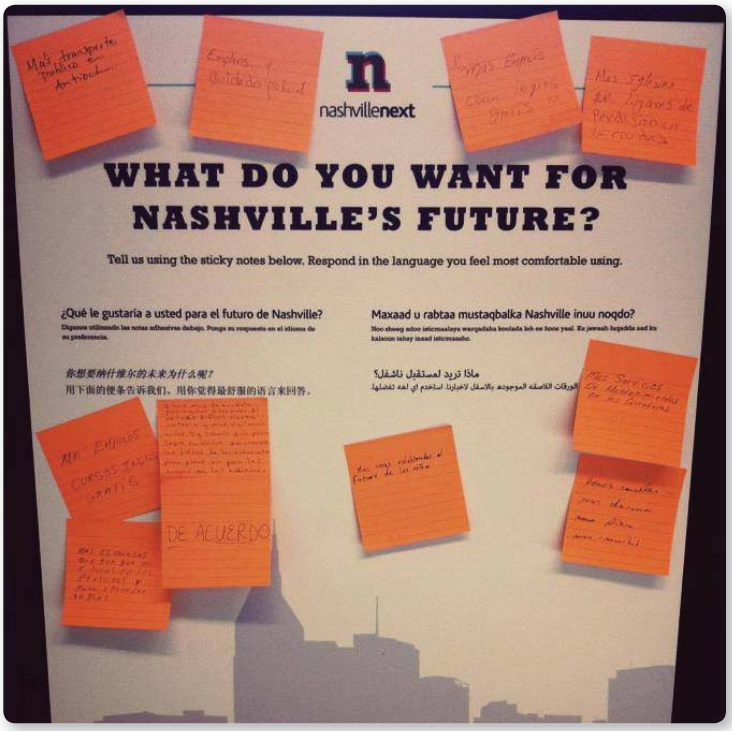
ENGAGING NASHVILLE

Reaching under-represented communities

Throughout 2013, NashvilleNext made special efforts to reach difficult-to-engage communities.

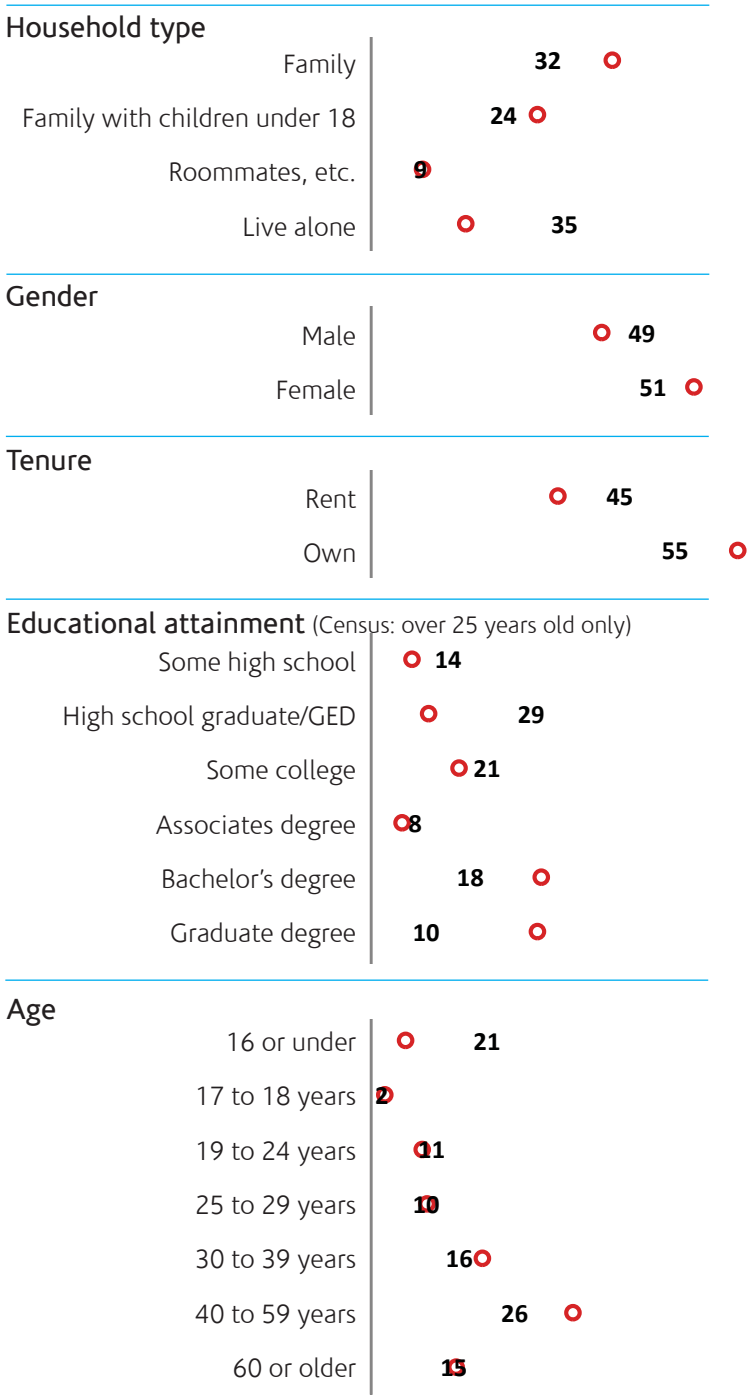
Above left, Somali men record their thoughts on Nashville's future during a Book-a-Planner session at the Al Farooq mosque. **Above right**, NashvilleNext was featured at the 2013 Mayor's Youth Summit.

Below left, Engagement Committee member Mina Johnson works a Street Team at a grocery store in South Nashville. **Below right**, traveling exhibits took comments at places like Casa Azafran and recreation centers.



DEMOGRAPHICS

Whenever possible, NashvilleNext participants are asked demographic information, to monitor who is participating, so that gaps in participation can be addressed.



Legend

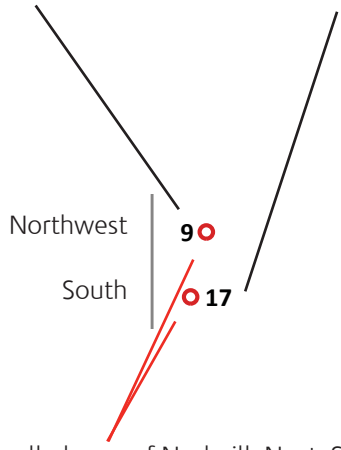
50 Davidson County (Census 2010)
nashville**next** to date

How to interpret these charts

50 Shows over-representation
50 Shows under-representation

Consider participation by residents in the **Northwest** and **South**:

In 2010, 9% of Nashvillians lived in the Northwest and 17% lived in the South.



Across all phases of NashvilleNext, South residents participated slightly below their proportion in the county (about 15%), while residents in the Northwest participated slightly above their proportion (about 10%).

DEMOGRAPHICS

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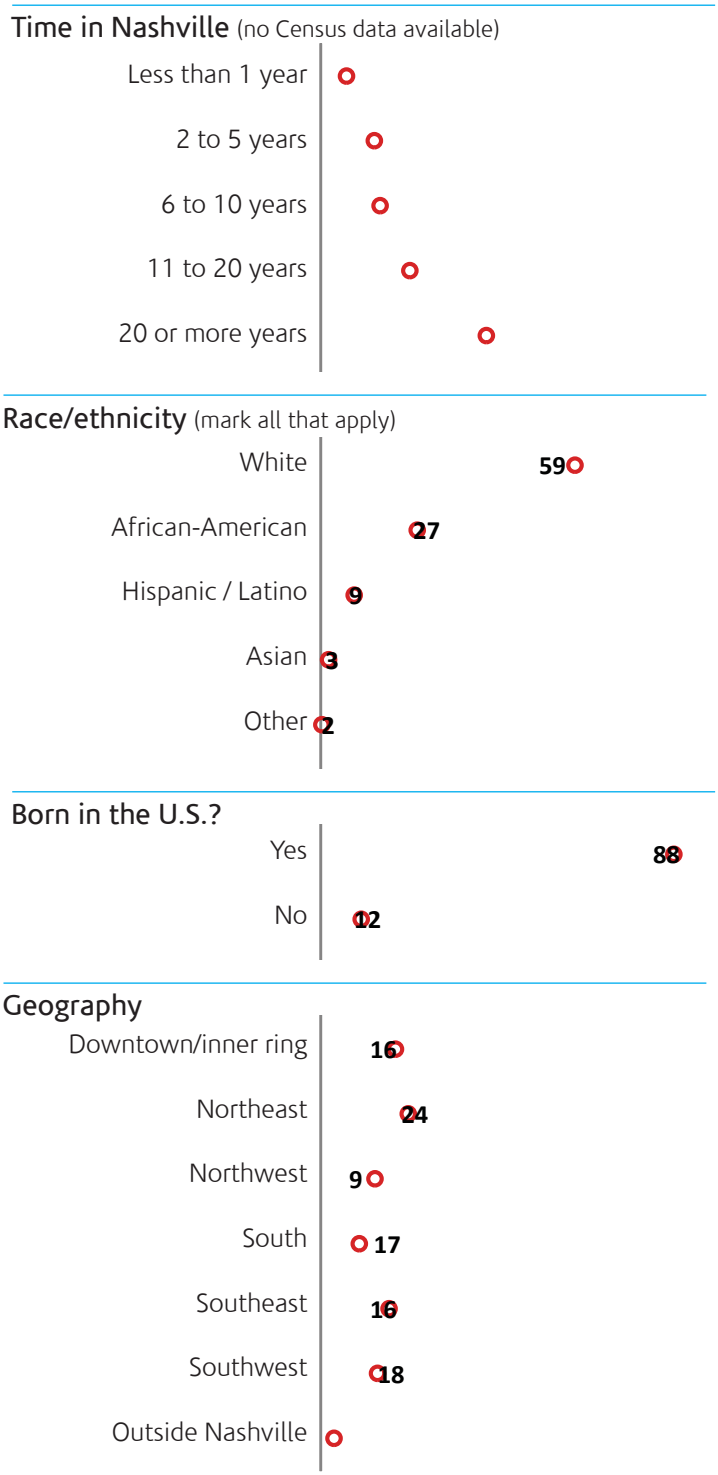

Legend

50 Davidson County (Census 2010)
nashville**next** to date

How to interpret these charts

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Adjusting to gaps

Throughout each phase of NashvilleNext, staff, consultants, and a 30-member Community Engagement Committee monitor progress in reaching all Nashvillians.

As gaps in participation and problems in outreach are identified, this group works to find new ways of connecting to these communities to bring them into the process.

For example, seeing that renters and people with less than a college education were under-represented in phase 1, the team devised a "street team" strategy to survey at grocery stores and convenience stores in less well-off parts of the county.

While some gaps remain, overall, NashvilleNext has seen improved participation across phases.

Continuing under-represented groups

People living alone

Renters

South Nashvillians

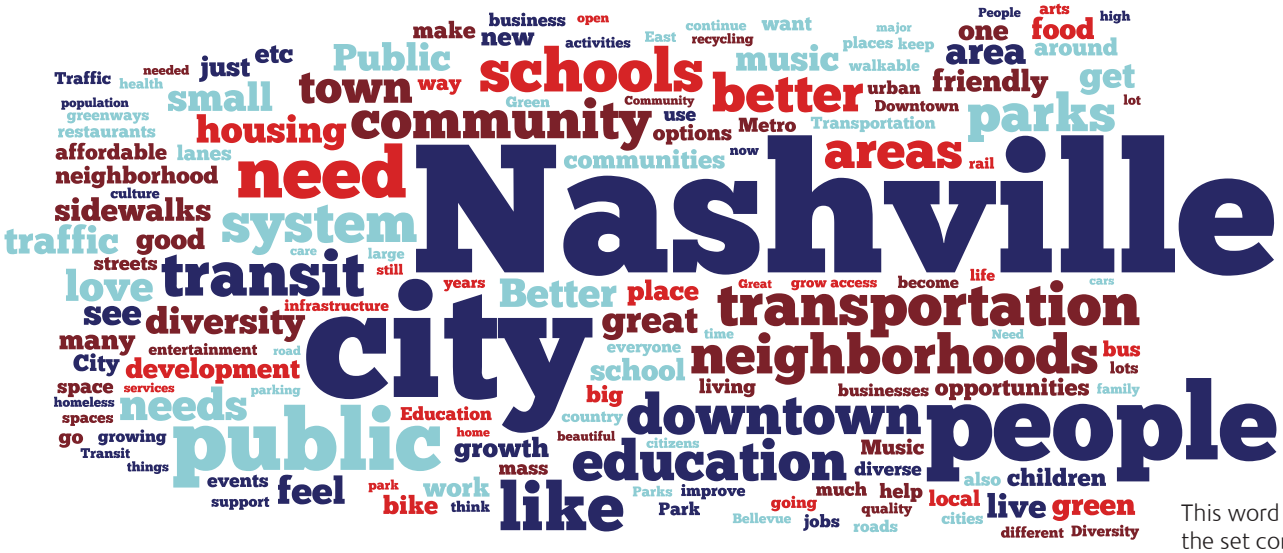
Less than college

PARTICIPATION

NashvilleNext is built on community participation and engagement throughout its entire two-year process. In our first three phases, we've had more than

10,000 participants

Community survey	1,093
Blue-sky visioning	2,712
Vision priorities	4,954
Growth & preservation	1,605
Total	**10,364**



This word cloud was created with the set comments gathered during Phase 1. It provides an automated, visual way of seeing the topics of most concern to Nashvillians.

issue scan

Top issue priorities

(% identifying as a High priority)
Source: NashvilleNext community survey, 1,000 respondents, August 2012

- Public education (86%)
- Job creation (80%)
- Public safety (77%)
- Clean air & water (75%)
- Clean energy (64%)

blue-sky visioning

Ideas for the future

(10 themes were identified for each of more than 7,600 ideas submitted)
Source: NashvilleNext phase 1, 2,712 participants, February to June 2013

- Transportation (2,194)
- Welcoming spirit/equity/diversity (1,266)
- Leisure, entertainment, parks (1,350)
- Education, youth, economy (1,286)
- Neighborhoods, places, housing (1,110)
- Sustainability (753)
- Governance (236)
- Healthy Nashville (225)
- Safety (165)
- About the plan/implementation (43)

vision priorities

Top issues for Nashville's future

(number identifying as one of five priorities)
Source: NashvilleNext phase 2, 4,954 participants, July to September 2013

- Affordable living (1,833)
- Transit (1,780)
- Growing economy (1,406)
- Walkable neighborhoods (1,351)
- Strong neighborhoods (1,128)

GUIDING PRINCIPLES

These Principles were developed based on community input in NashvilleNext.

They will shape the direction of the rest of the plan.

From October 2013 to January 2014, more than 1,500 Nashvillians rated the principles on a scale of 0 ("I do not want this future") to 5 ("I want this future").

The average rating for each Principle is shown in light blue.

4.5

Participants average rating for the Guiding Principles overall

4.5

Be Nashville

Nashville is strong because we lift one another up and help people help themselves.

We are strong because of our culture of creativity, respect for history, and optimism for the future.

We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville's multiculturalism.

4.6

Foster Strong Neighborhoods

Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.

Our neighborhoods are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.

Our diverse neighborhoods give our community character and grow with us as we move into the future.

4.6

Expand Accessibility

Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.

Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.

In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

4.5

Create Opportunity

Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.

Our strong workforce and high quality of life make Nashville's economy nationally and internationally competitive.

Nashville's success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.

To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

GUIDING PRINCIPLES

Based on these ratings and detailed comments, the Steering Committee is currently refining the Guiding Principles.

See the full results and all comments

*nashville**next**.net » Phase 3*

4.7 Advance Education

Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how we keep our residents ready to successfully participate in the workforce and civic life.

Community investment is key to Nashville's success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.

Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.

Nashville's excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community's prestige.

4.5 Champion the Environment

Nashville is blessed with natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production.

The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity. They are protected because they contribute to our health and quality of life and provide a competitive advantage to Nashville.

Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

4.4 Ensure Equity for All

Nashville is stronger because it values diversity in all its forms.

All Nashvillians, regardless of age, race, ethnicity, ability, income, gender, sexual orientation, where you were born or where you live, are welcome and their voices are valued.

Ensuring equity has been and continues to be central to Nashville's culture. As Nashville changes, we remain committed to equity and inclusion.

We are vigilant in protecting human rights for all to provide for inclusive civic life.

Nashville ensures that all communities are engaged in decision making and share in the city's growth, prosperity and quality of life.

GROWTH & PRESERVATION

Key takeaways from phase 3

Through intensive mapping meetings and online surveying, planning staff identified several key lessons for how Nashville grows over the next 25 years:

» Strong support for protection of northwest Davidson County: Most tables and surveys supported protecting steep slopes; few chip maps placed any significant growth in relatively undeveloped areas in the northeast (in Joelton or Beaman Park, for example).

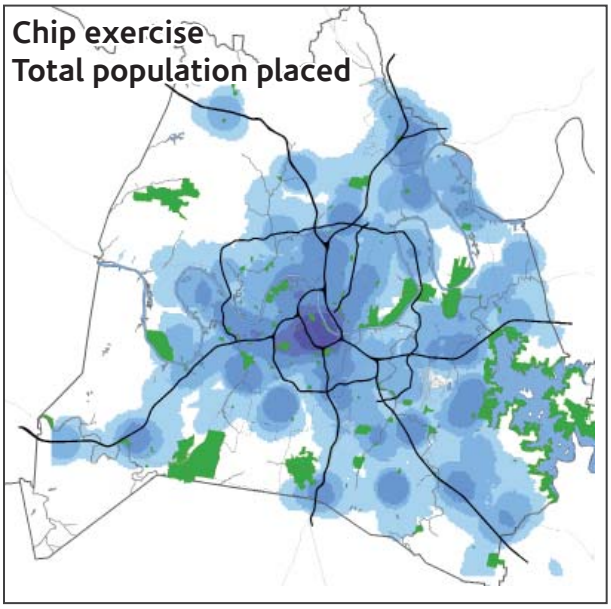
» Strong support for continuing downtown development and intensification: All tables endorsed continuing growth in and around downtown.

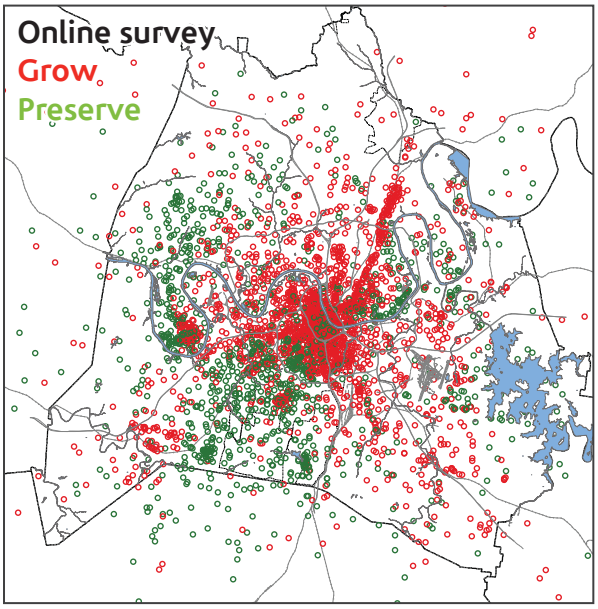
» Support for mixing uses in close proximity: All tables endorsed the importance of mixing uses, especially when contemplating adding density.

» Continued support for transit.

» Support for areas identified by community plans for activity centers and mixed use corridors.

» Nuanced and often polarized approach to infill.





The maps at left show some of the results from phase 3's growth and preservation mapping exercises.

See the full results and all comments

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Percentage breakdown of new residents and jobs by context

Context	New residents	New jobs
Rural	0%	xxx
Suburban	33%	25%
Urban	53%	52%
Core	14%	23%

Percentage breakdown of new residents and jobs by form

Form	New residents	New jobs
Infill	13%	xxx
Housing only	12%	xxx
Mixed residential	2%	1%
Mixed use	45%	32%
Mixed employment	28%	39%
Employment only	xxx	28%

Plan, Nashville! participants spread population and employment across contexts, with most going into Urban areas. They also primarily focused new growth into mixed areas

RESOURCE TEAMS

Seven Resource Teams (one for each plan element) support the public process developing policy options for the public to consider and actinos to implement the public's vision.

Each Resource Team contributes members and expertise to the Land Use, Transportation, & Infrastructure team. The Land Use team considers Nashville's approach to growth and preservation, incorporating perspectives from the other six teams.

In addition to developing goals and policies for each element, the other six teams also review and assess alternate land use scenarios developed in the Land Use team.

Three phases of work

The Resource Teams' work occurs in three phases throughout NashvilleNext.

1. **Driving Forces (summer 2013)**
   The Resource Teams identify key outside forces shaping Nashville's future.

2. **Scenarios & policies (winter 2014)**
   The Resource Teams develop and assess four alternate land use and transportation scenarios. They also develop goals and policies.

   The scenarios, goals, and policies will be the centerpiece of public input in summer 2014.

3. **Preferred scenario and actions (fall 2014)**
   The Resource Teams create a preferred scenario and refine their goals and policies based on the public's review. They recommend a set of concrete actions for the next 1-5 years to begin implementing the policies.

The preferred scenario and recommended actions will be available for review as part of the draft plan in late 2014.

WHAT'S NEXT

Visit us online

www.NashvilleNext.net

NashvilleNext.net has a record of all phases of the plan, 18 topical background reports, and videos of 9 national speakers who come to Nashville throughout the process.

We're Social!

Follow us on Facebook and Twitter to find out more about events, watch videos from speakers and participants, and tell us what you think!

/NashvilleNext

@NashvilleNext

info@NashvilleNext.net

Stay involved

Starting in May, NashvilleNext will unveil 4 alternate scenarios for how Nashville can grow into the future, as well as draft Goals and Policies for the seven plan elements. Look for these ways to participate.

Scenario survey

Delve into a detailed comparison of how the alternate scenarios compare on the things Nashvillians care about.

MTG MEETING-TO-GO

Have a group interested in one of the topics NashvilleNext addresses? Use one of your meetings from May through July to host your own Meeting-To-Go. We'll give you the meeting materials, and you give us your group's thoughts.

talk. nashvillenext.net

Join the conversation: share, comment and like ideas about what's Next for Nashville. Users with the most activity on the site rack up points and qualify for fun prizes.

Book a Planner

Book a Planner to visit your group or organization to talk more about NashvilleNext. During Book a Planner, your group will learn about the big changes that are happening in our community over the next 25 years and participate in the current round of input for NashvilleNext.

The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited.

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