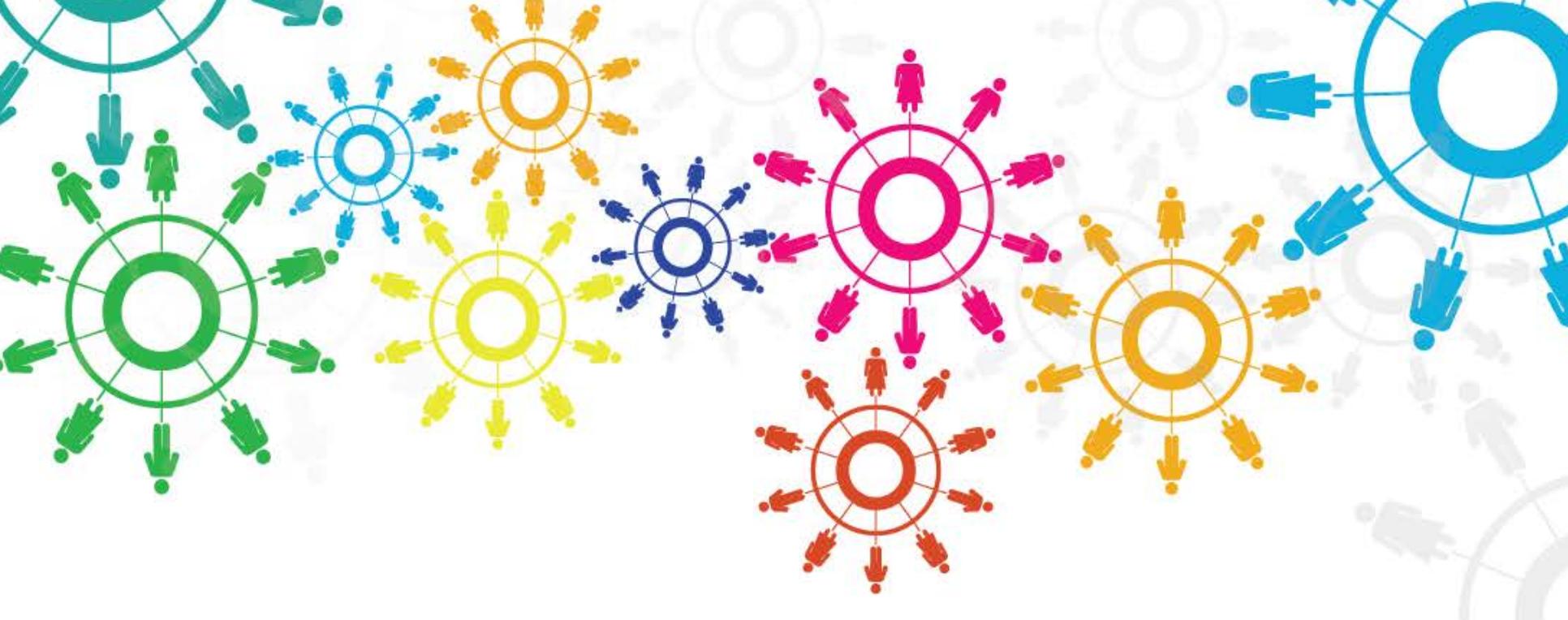




USDOT LADDERS OF OPPORTUNITY
**EVERY PLACE COUNTS
DESIGN CHALLENGE**

Nashville, Tennessee





NASHVILLE, TN

WHAT WE'VE SEEN



NASHVILLE, TN

AROUND NASHVILLE



NASHVILLE, TN

AROUND NASHVILLE



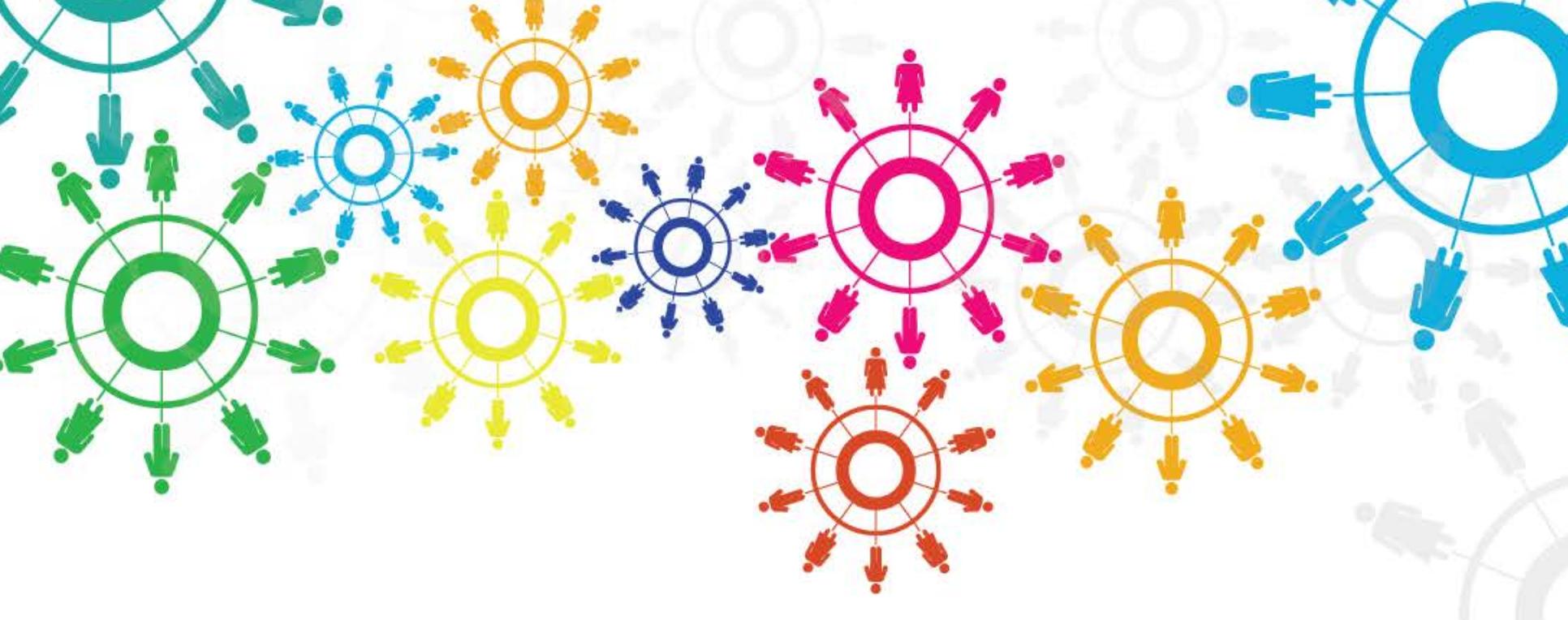
NASHVILLE, TN

AROUND NASHVILLE



NASHVILLE, TN

AROUND NASHVILLE



NASHVILLE, TN
CONTEXT



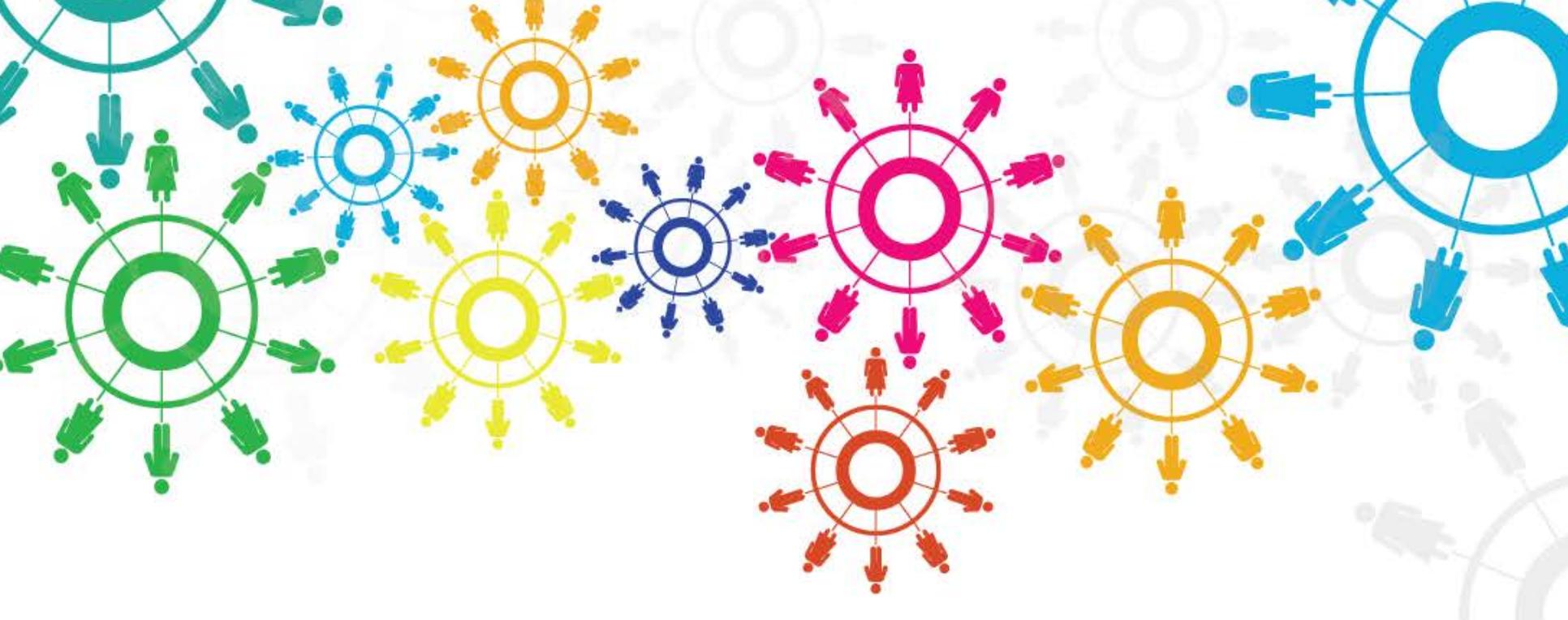
NASHVILLE, TN
CONTEXT



NASHVILLE, TN
CONTEXT



NASHVILLE, TN
CONTEXT



NASHVILLE, TN

ENGAGEMENT PROCESS



ASHVLETT TN
ENGAGEMENT



NASHVILLE, TN

ENGAGEMENT

EVERY PLACE COUNTS

NORTH NASHVILLE 7.11.2016

BIG THEMES!

- Bridges to Opportunity**
 - Your voices
 - Your vision
 - A NEW KIND OF CONVERSATION:
 - TRANSIT = Opportunity
 - WE MADE Mistakes
- GUIDING PRINCIPLES**
 - Decisions made with Communities
- not just BETTER ~ the BEST transit system possible!**
 - MORE OPTIONS FOR RESIDENTS AND BUSINESSES
 - Live up to our Potential
 - Keep Our Uniqueness
 - Honor Our Arts & History
 - Lead the CHANGE from Inside!

RESTORATIVE PLACE-KEEPING

- Arts & Entertainment Destinations
- HBCU: foundations of our Culture AND our commerce

KEEP IT REAL!

LIFELONG LEARNING in the COMMUNITY

ECONOMIC DEVELOPMENT

- small businesses
- mixed use
- tap into student-focused businesses

Walkable, Connected Jefferson St.

- Complete Streets
- Some simple solutions
 - RAISE THE SIGNS
 - CUT BACK THE OVERGROWTH

More Open Space & Green Infrastructure

BRING ALL THE PLANS TOGETHER!

I-40 IMPROVEMENTS

- Connectivity
- Capture the value of the traffic

DREAM BIG ~ KEEP IT REALISTIC

Balance Growth & Cultural Preservation

- Affordable Housing
- Investment Attractor

LAND VALUES: REALISTIC?

KEEP THE CONVERSATIONS GOING!

WATCH YOUR LANGUAGE

TWO BIG LESSONS:

- The design of the streets reflects community values.
- Markets, traffic & behaviors adapt to infrastructure.

NASHVILLE, TN

ENGAGEMENT

ONE WORD THAT COMES TO MIND ABOUT THE
JEFFERSON STREET CORRIDOR...

TODAY

Potential

Treeless
Unavailable
Primed
Divided
Separated
Awakening
Unwelcoming
Under-rated
Inaccessible
Music
Gentrification
Tired
Opportunity
Unappealing
Empty
Clutter
Blight
Education
Unsafe
Fractured
Unwalkable
Uninviting
Disjointed
Car-centric
Old
Instability
Underused
Desolate
Directionless
Hidden
Disconnect
Dull
Poor
History
Dead-end
Underdeveloped
Rundown
Abused
Sprawled
Blank

ONE WORD THAT COMES TO MIND ABOUT THE
JEFFERSON STREET CORRIDOR...

IN THE FUTURE

Vibrant

Walkable

Community

Connectivity

Thriving

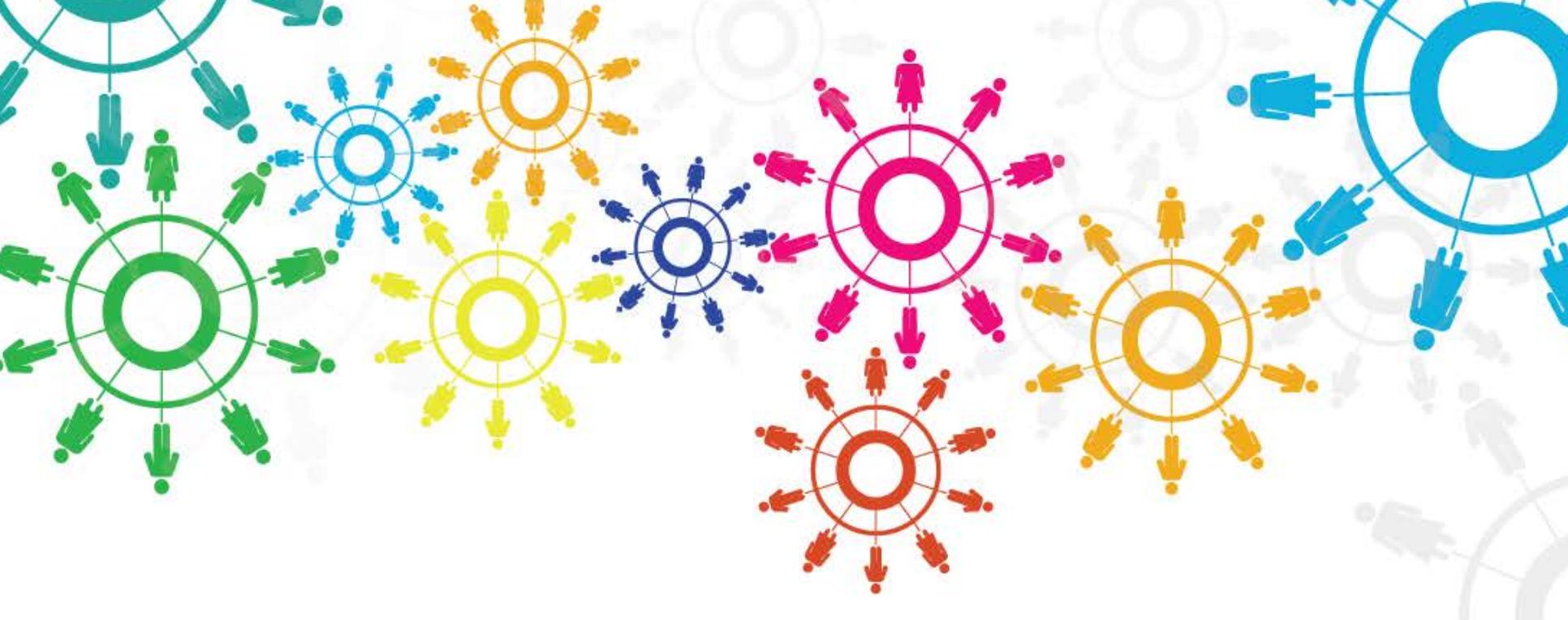
Welcoming

Revitalized

Abundant
Accessible
Bustling
Populated
Realization
Preserved
Success
Dynamic
Education
Kinetic
Buffers
Livable
Central
Safe
Unwelcoming

Destination
Destinations
Lively
Connection
Pedestrian-Friendly
Community-Owned
Interconnectedness
Transparent
Trees
Security
Beautiful
Music
Definitive
History

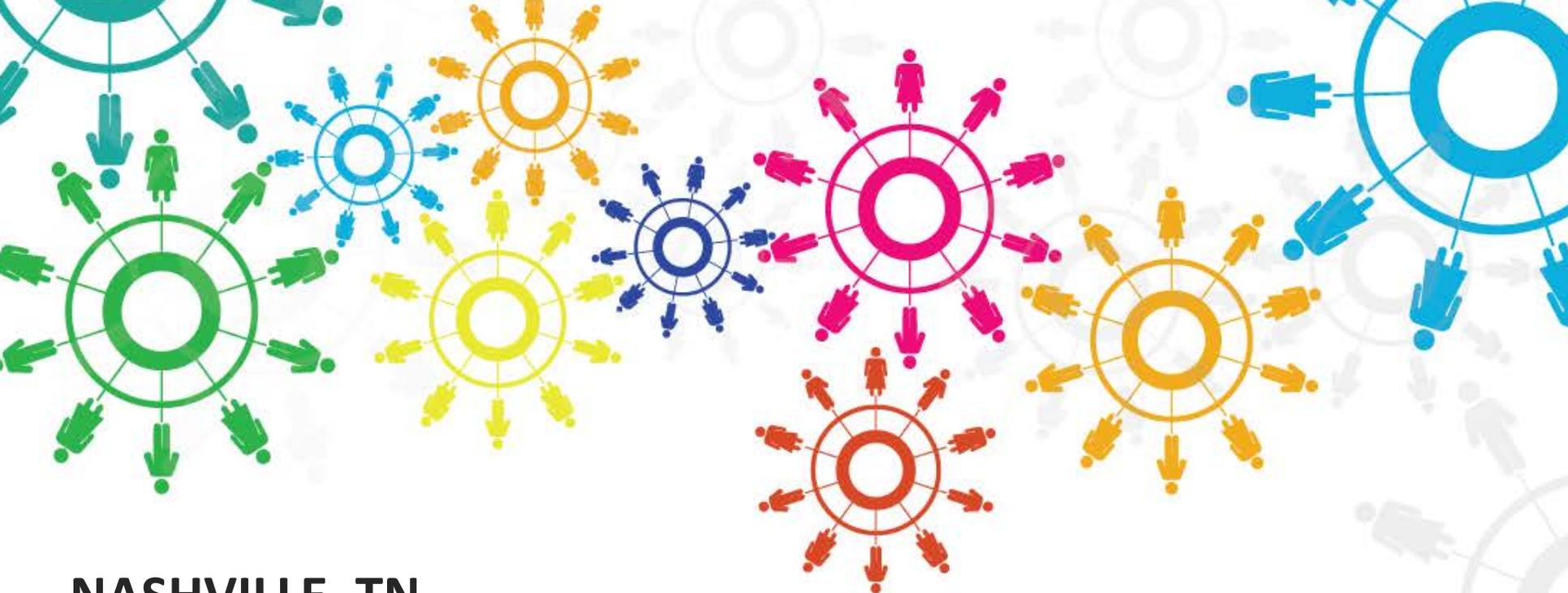
Mixed-Use
Placemaking
Multi-Modal
Connected
People
Development
Entrepreneurship



NASHVILLE, TN

DRAFT VISION STATEMENT

A **vibrant** revitalized neighborhood with **diverse** housing options that **welcomes** new infill development while **protecting** current residents, **supports** local businesses and institutions while encouraging new **investment**, and **celebrates** local **history** and **culture** while harnessing new **energy** and **opportunities** in North Nashville.



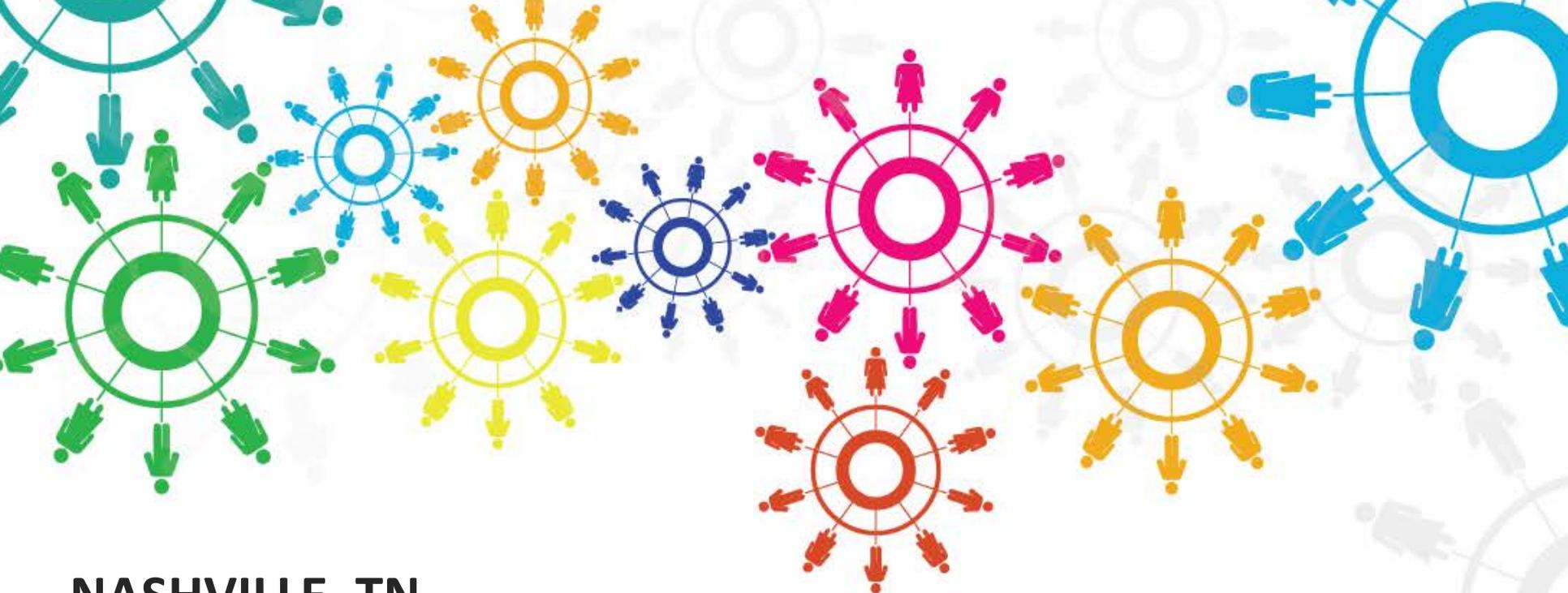
NASHVILLE, TN

**A WALKABLE & CONNECTED
JEFFERSON STREET**

A WALKABLE & CONNECTED JEFFERSON STREET

Perform an inventory and assessment of the corridor to identify key areas of improvement and opportunity to make the Jefferson Street Corridor friendly and accessible for all ages and abilities.

Provide multi-modal transit options along the Jefferson Street Corridor to promote walkability and improved connectivity.



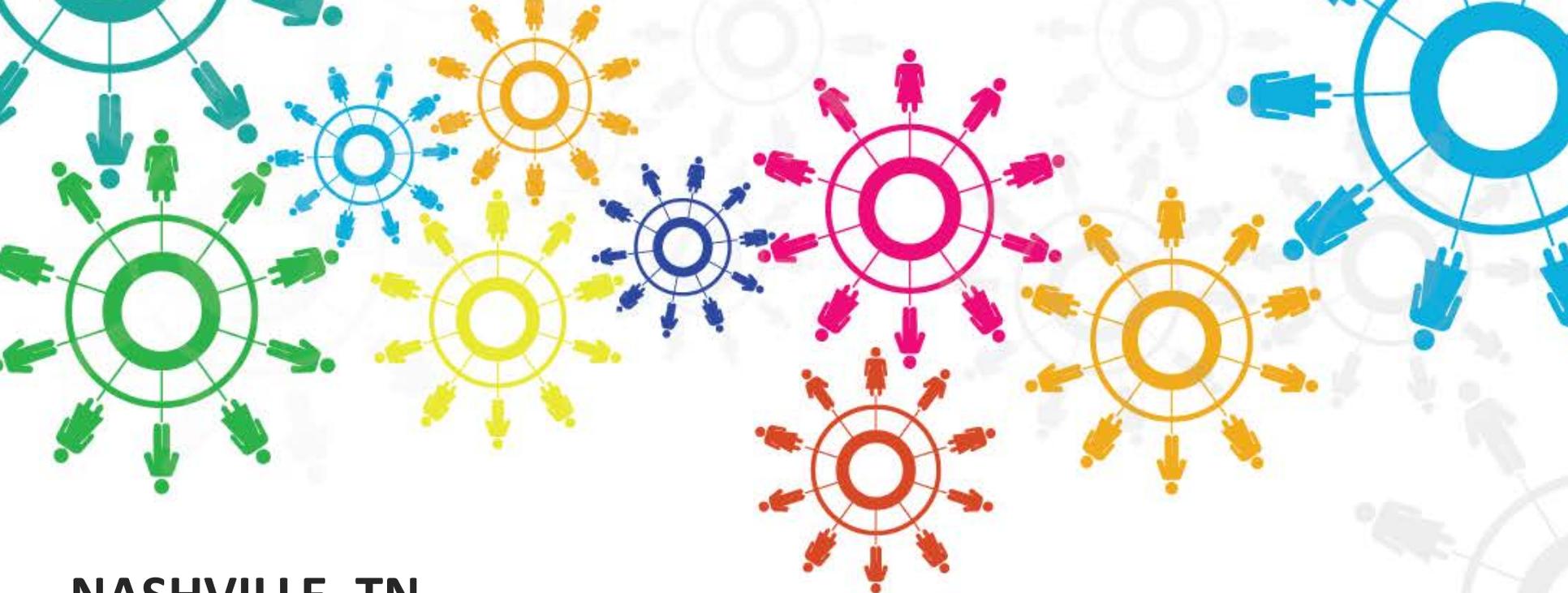
NASHVILLE, TN

I-40 IMPROVEMENTS

I-40 IMPROVEMENTS

Examine and assess the existing conditions to build upon the vision and ideas established in the design workshops.

Explore an extended lid (or tunnel) to provide public green space and promote connectivity.



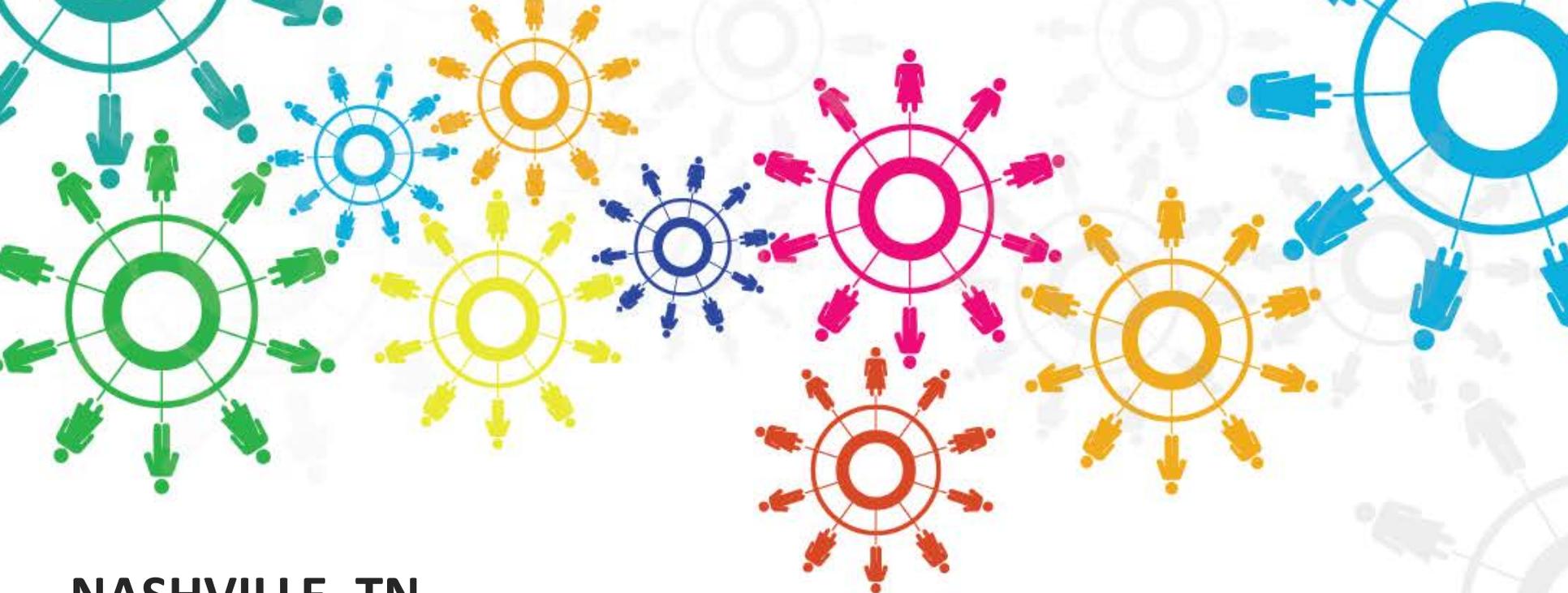
NASHVILLE, TN

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

Organize umbrella organization that represents the all the different stakeholders in the Jefferson street corridor to support equitable mixed-use development that encourages small business, affordable housing, and a robust workforce.

Incorporate an additional layer of easily implementable land use policy and design standards that capture the vision, culture, and character of the Jefferson street corridor.



NASHVILLE, TN

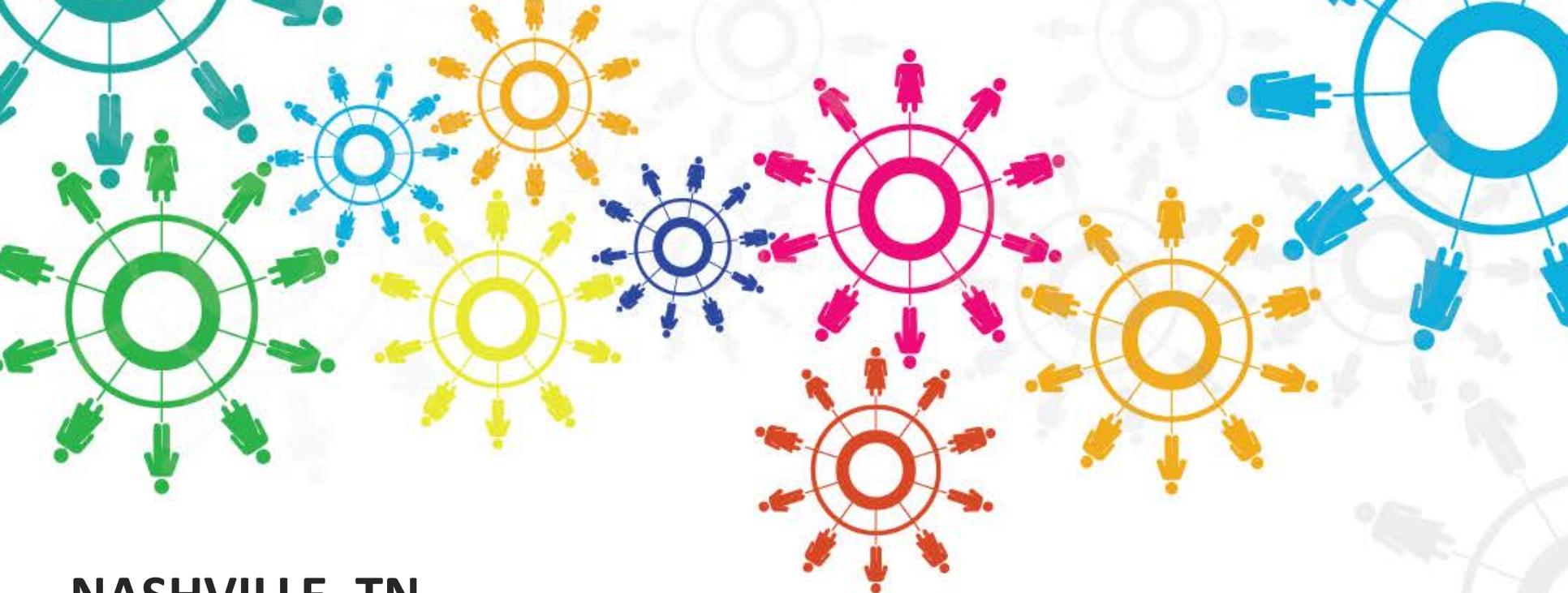
OPEN SPACE & GREEN INFRASTRUCTURE

OPEN SPACE & GREEN INFRASTRUCTURE

Prioritize and Identify outcomes across planning efforts by collaborating, coordinating across departments to achieve design consensus

Identify funding and other key resources for projects, initiatives, and programs that require creative financing and/or traditional funding channels

Develop an implementation strategy that promotes a comprehensive planning process for community programming and supports maintenance effort.



NASHVILLE, TN

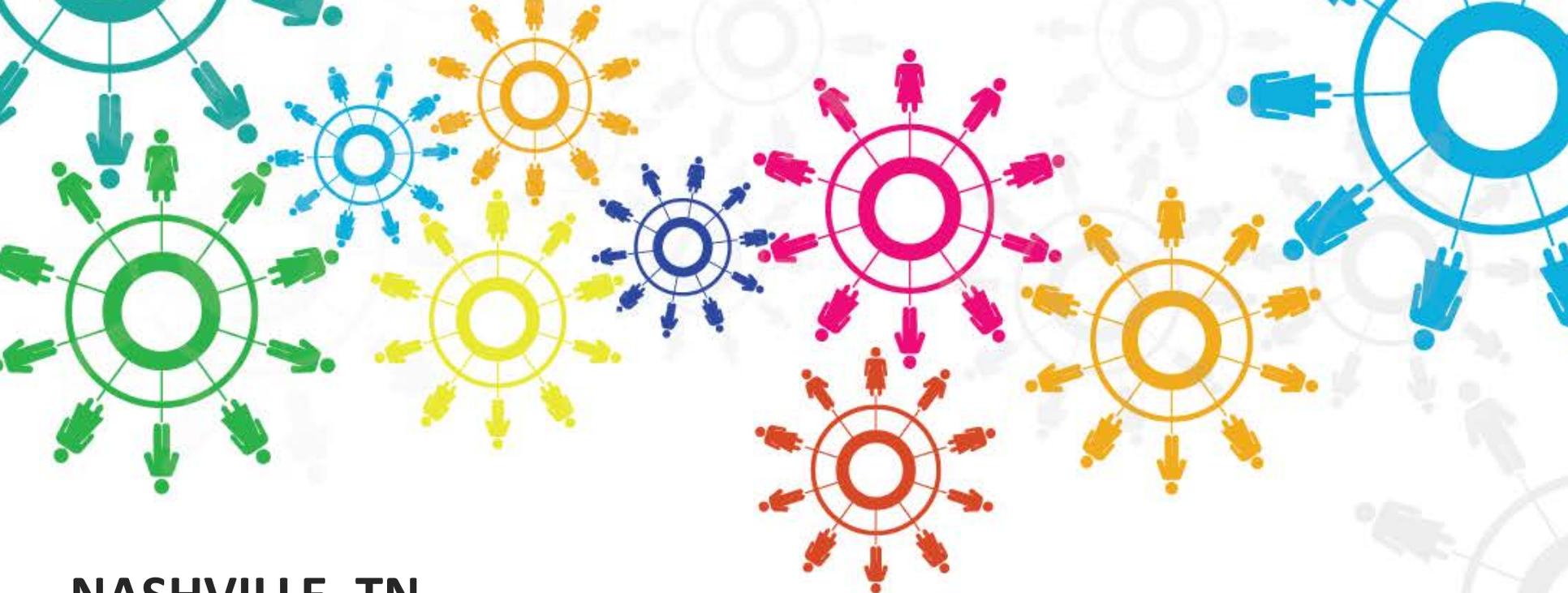
ARTS & ENTERTAINMENT

ARTS & ENTERTAINMENT

Build upon and continue the rich culture of arts and entertainment along Jefferson Street and the surrounding community

Connect community and create a sense of place through transformed highway tunnels and bridges

Foster an alliance between anchoring institutions and community, particularly around arts-related activities and decisions (i.e.: Arts Task Force)



NASHVILLE, TN

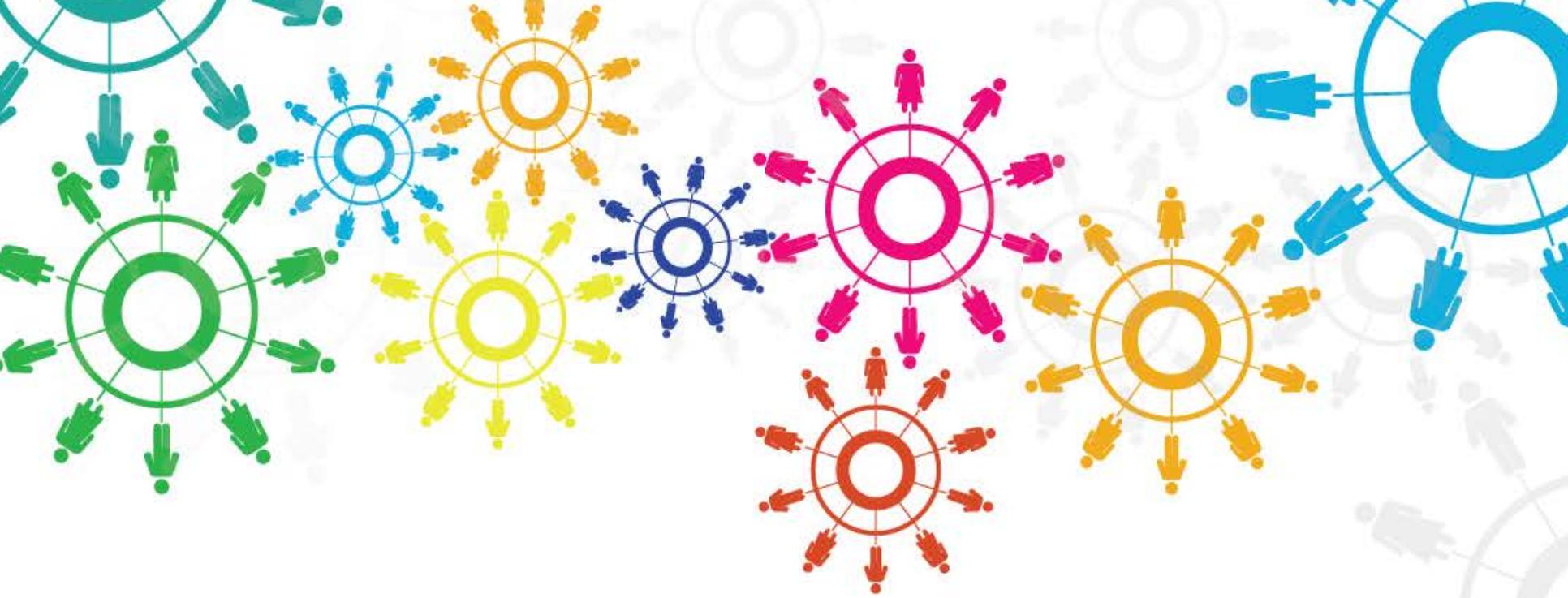
AFFORDABILITY

AFFORDABILITY

Adopt an inclusionary mixed-income housing ordinance.

Establish stronger links between the universities and the community to address student housing options.

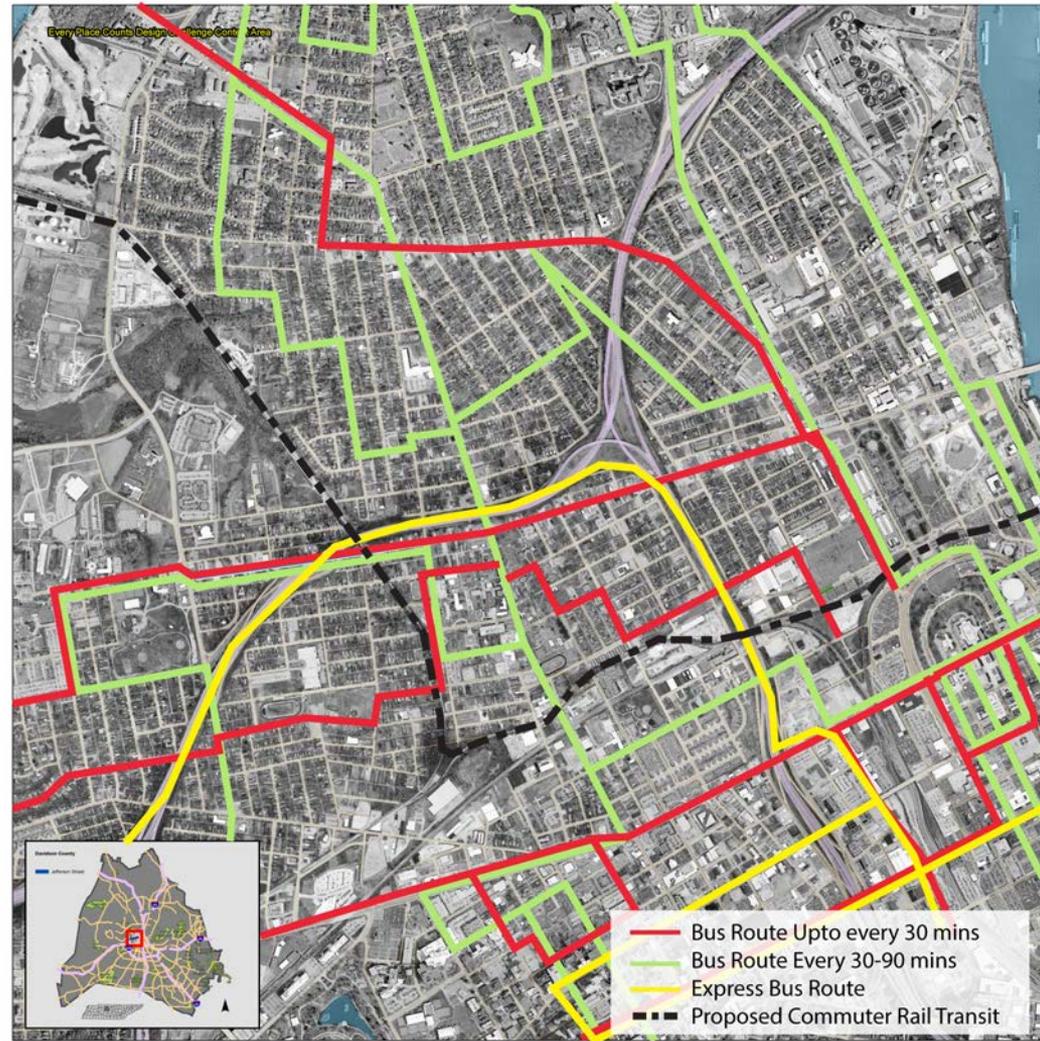
Identify residential areas and “sacred” spaces for protection and encourage resident engagement in community decision-making.



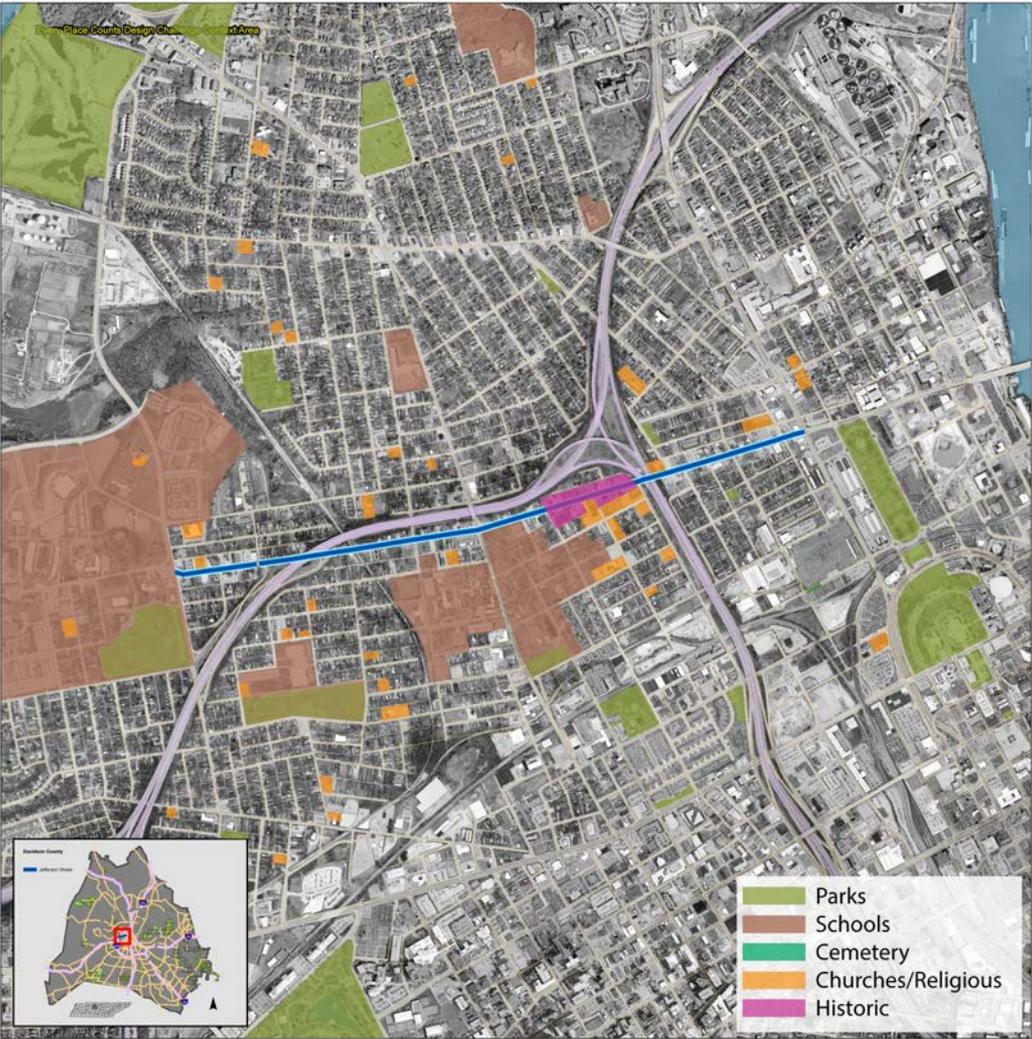
NETWORK ANALYSIS

BIKE/TRANSIT/OPEN SPACE

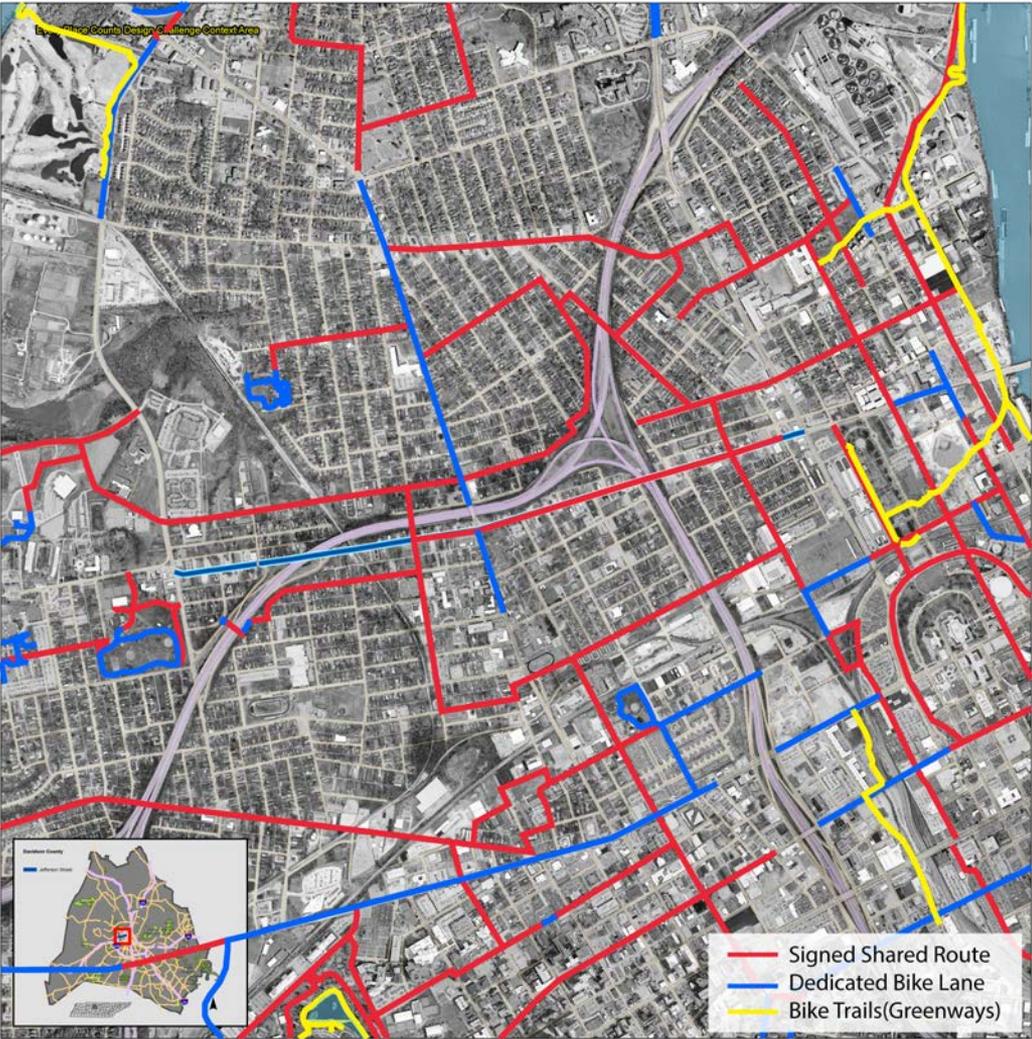
TRANSIT EXISTING



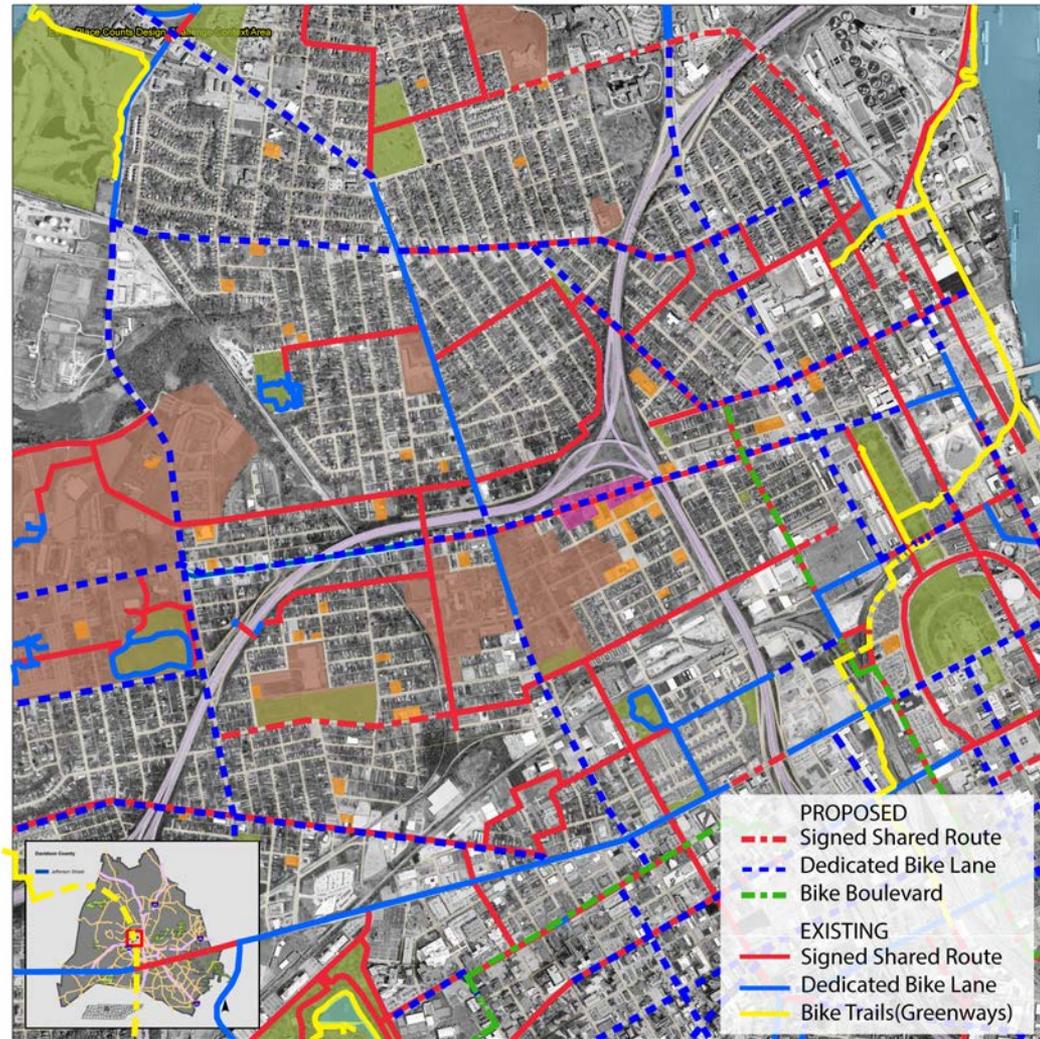
OPEN SPACE EXISTING

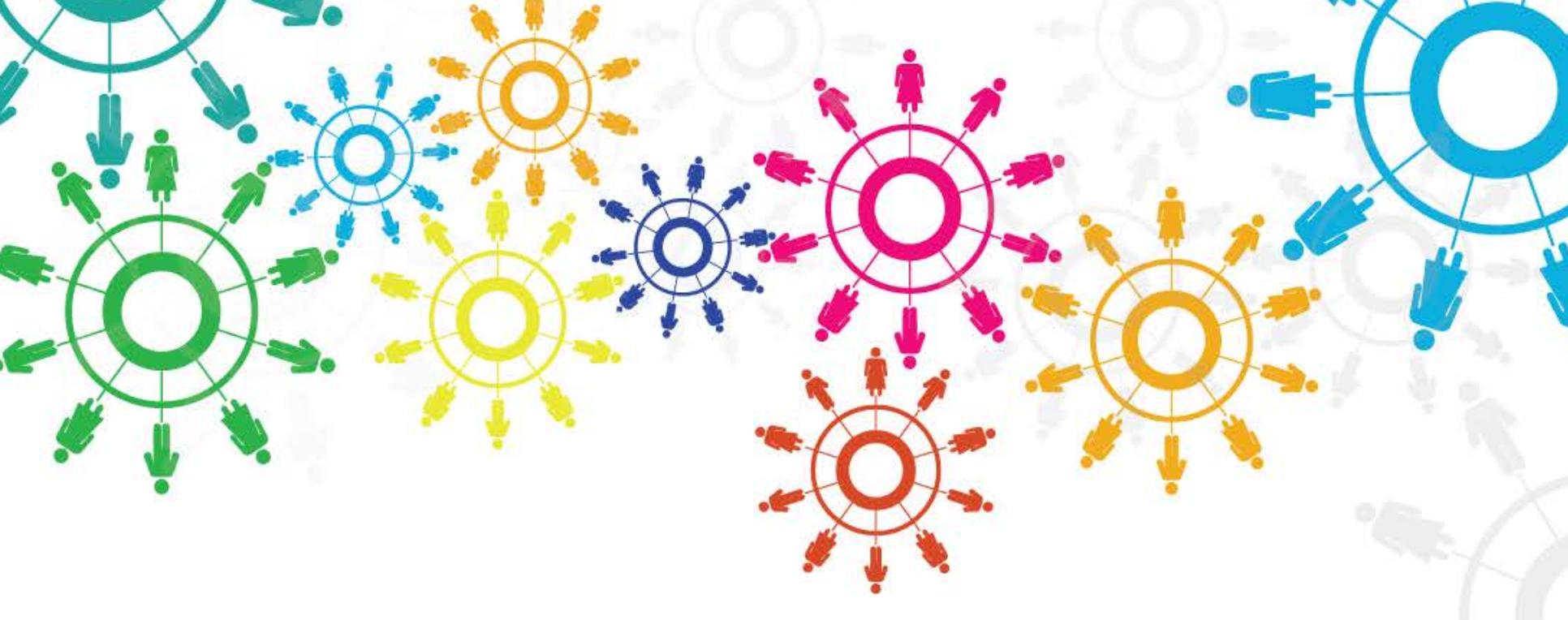


BIKE ROUTES EXISTING



BIKE & OPEN SPACE PROPOSED





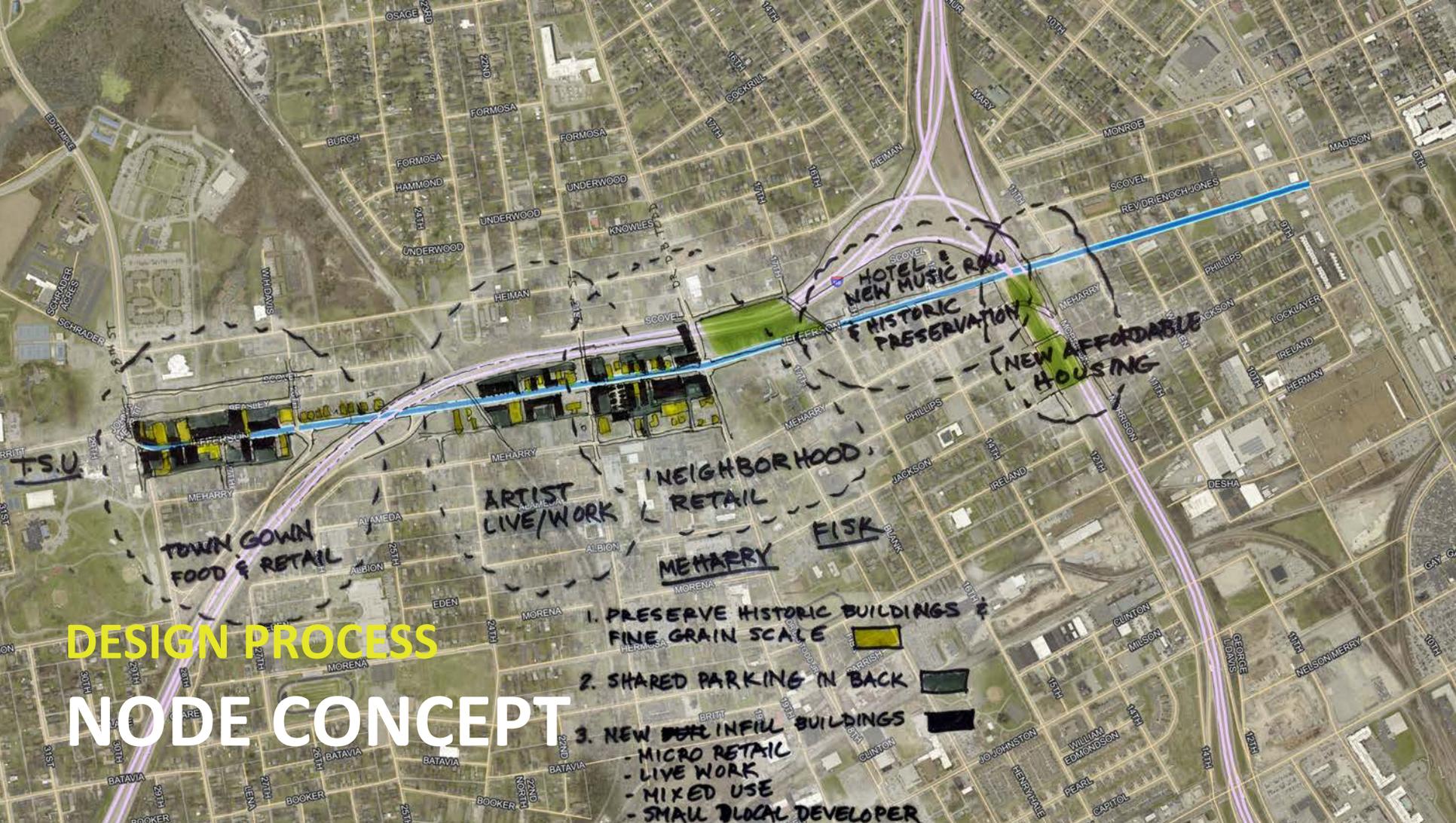
NASHVILLE, TN

DESIGN PROCESS



DESIGN PROCESS

STRATEGIC INTERVENTIONS



DESIGN PROCESS

NODE CONCEPT

1. PRESERVE HISTORIC BUILDINGS & FINE GRAIN SCALE



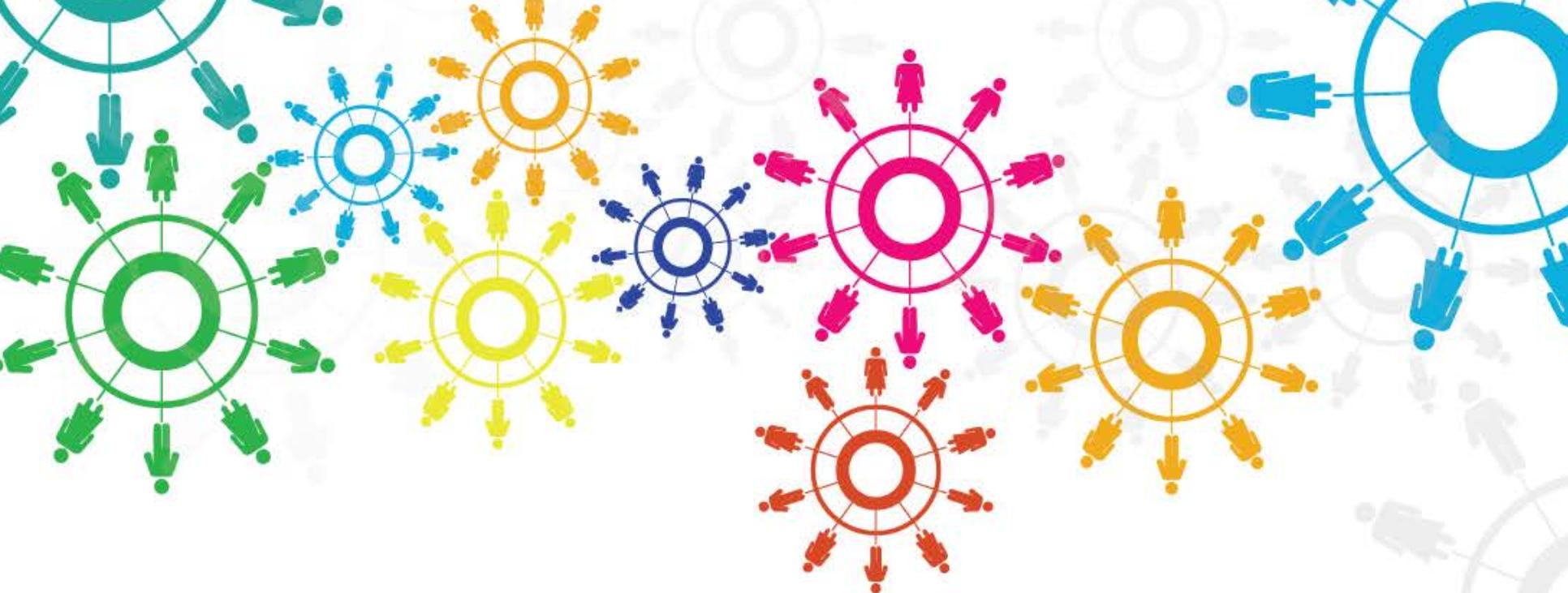
2. SHARED PARKING IN BACK



3. NEW ~~BERLIN~~ INFILL BUILDINGS

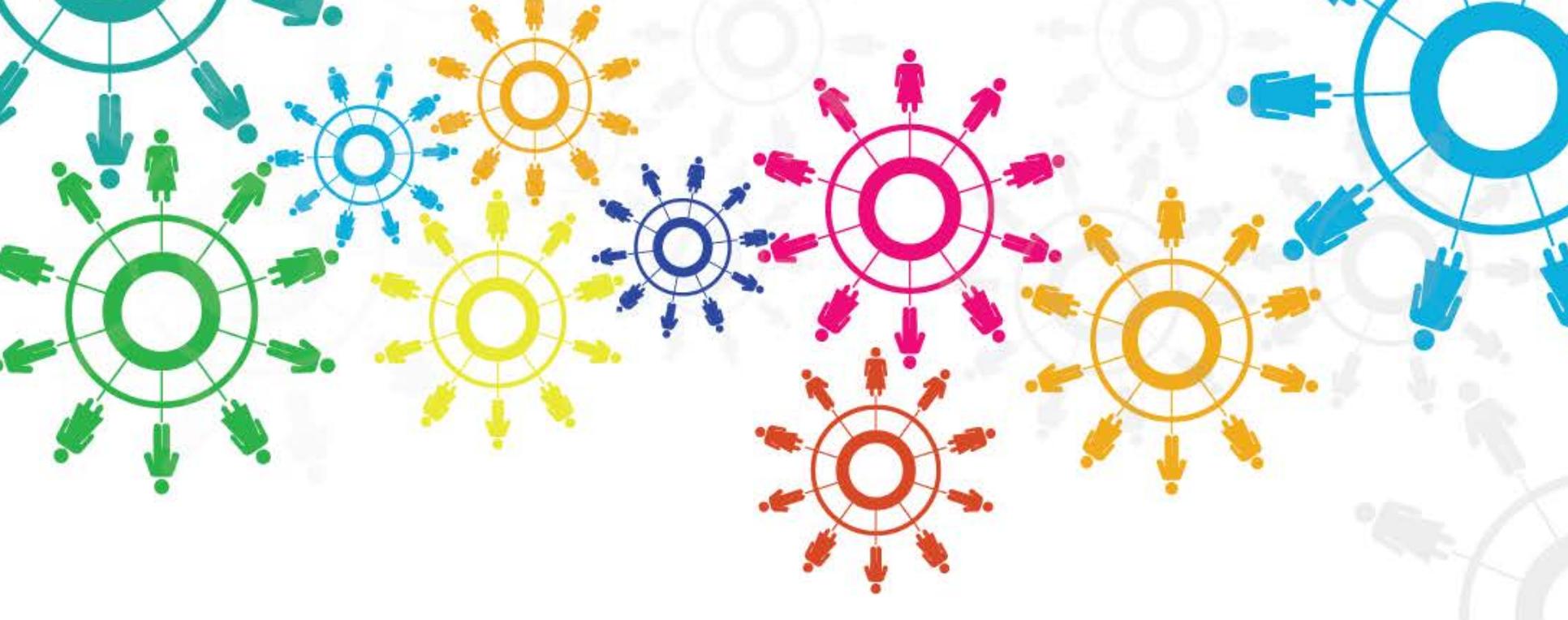


- MICRO RETAIL
- LIVE WORK
- MIXED USE
- SMALL LOCAL DEVELOPER



NASHVILLE, TN

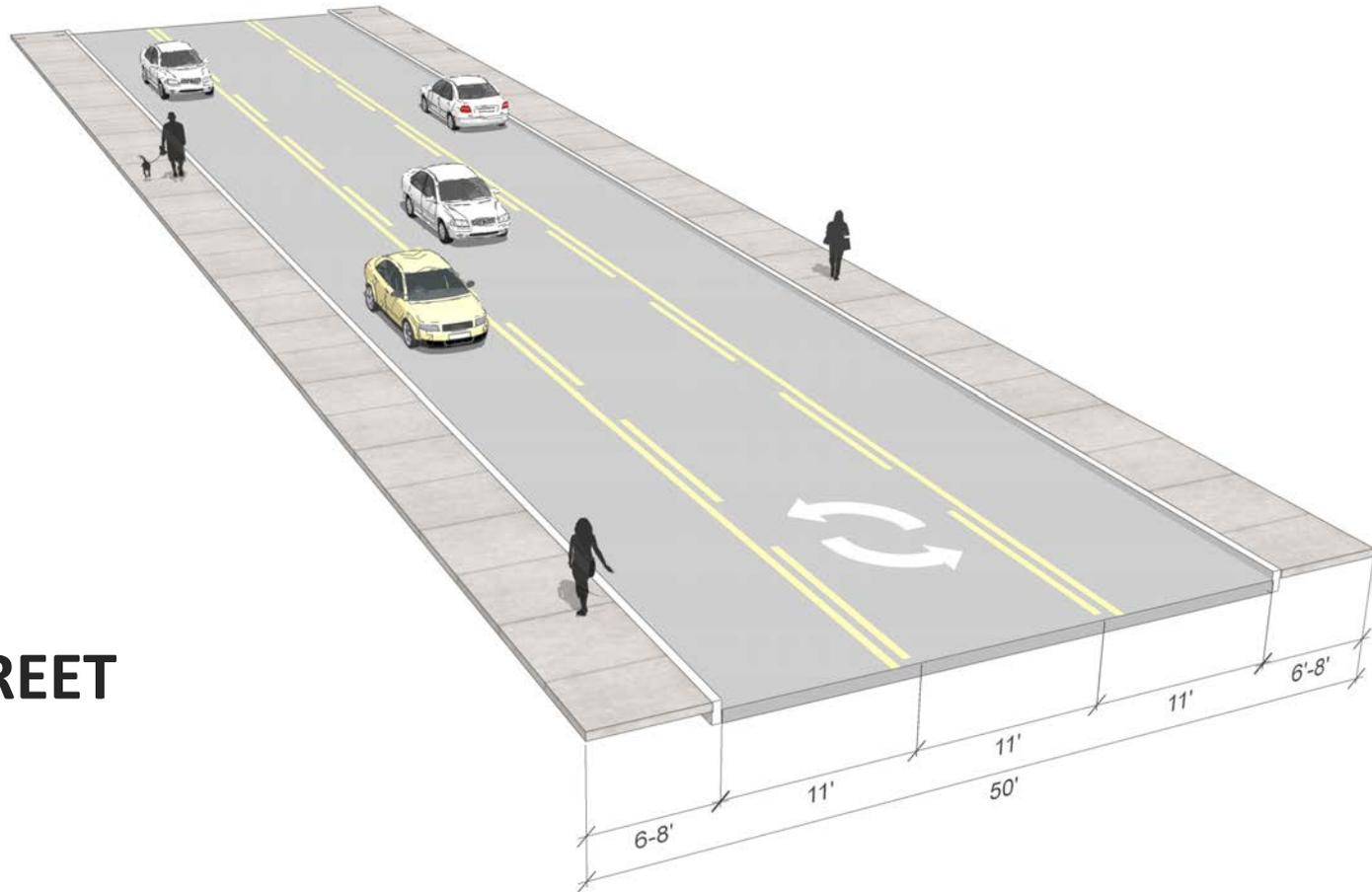
DESIGN IDEAS



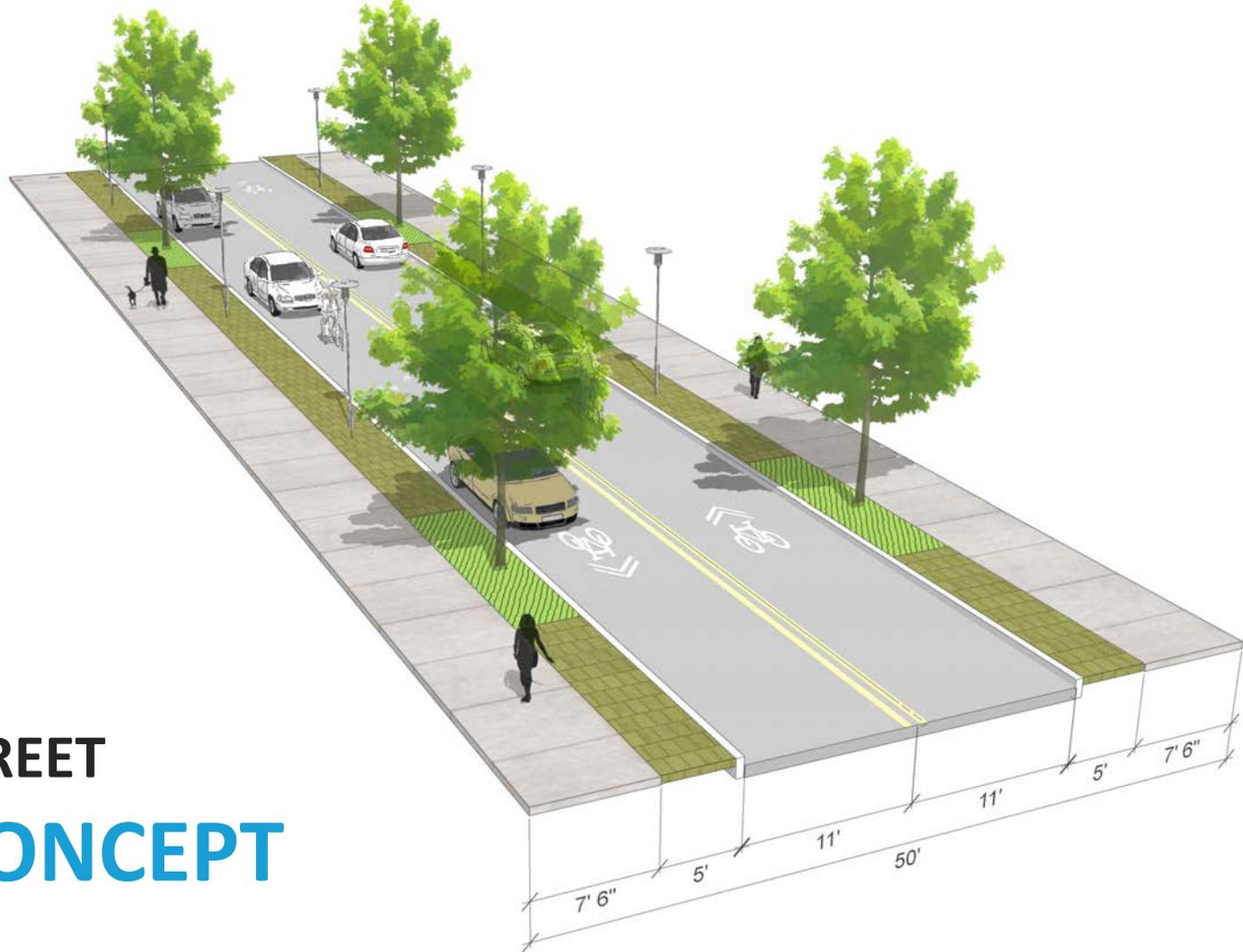
IDEA 1

A REDESIGNED JEFFERSON STREET

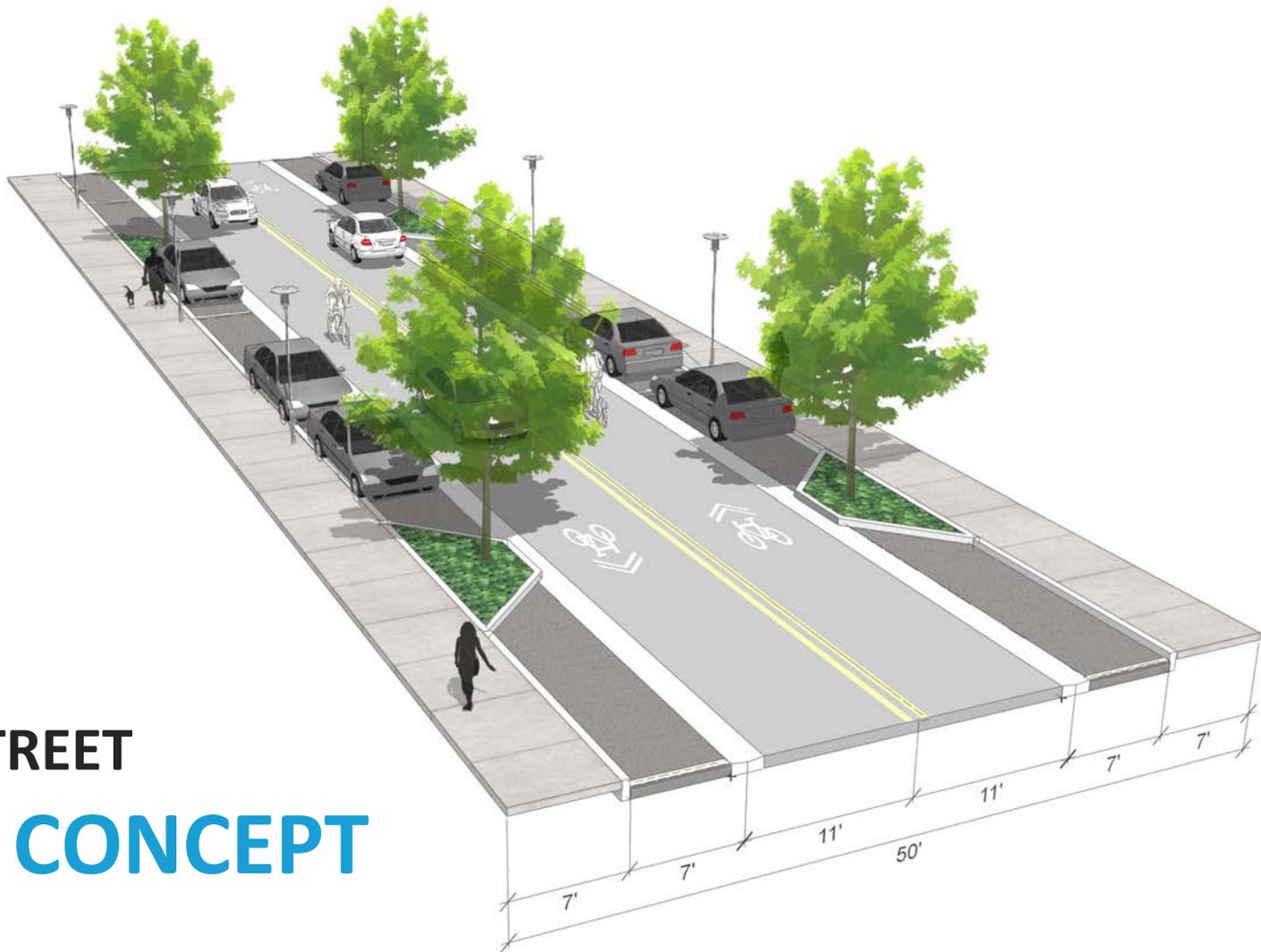
JEFFERSON STREET
EXISTING

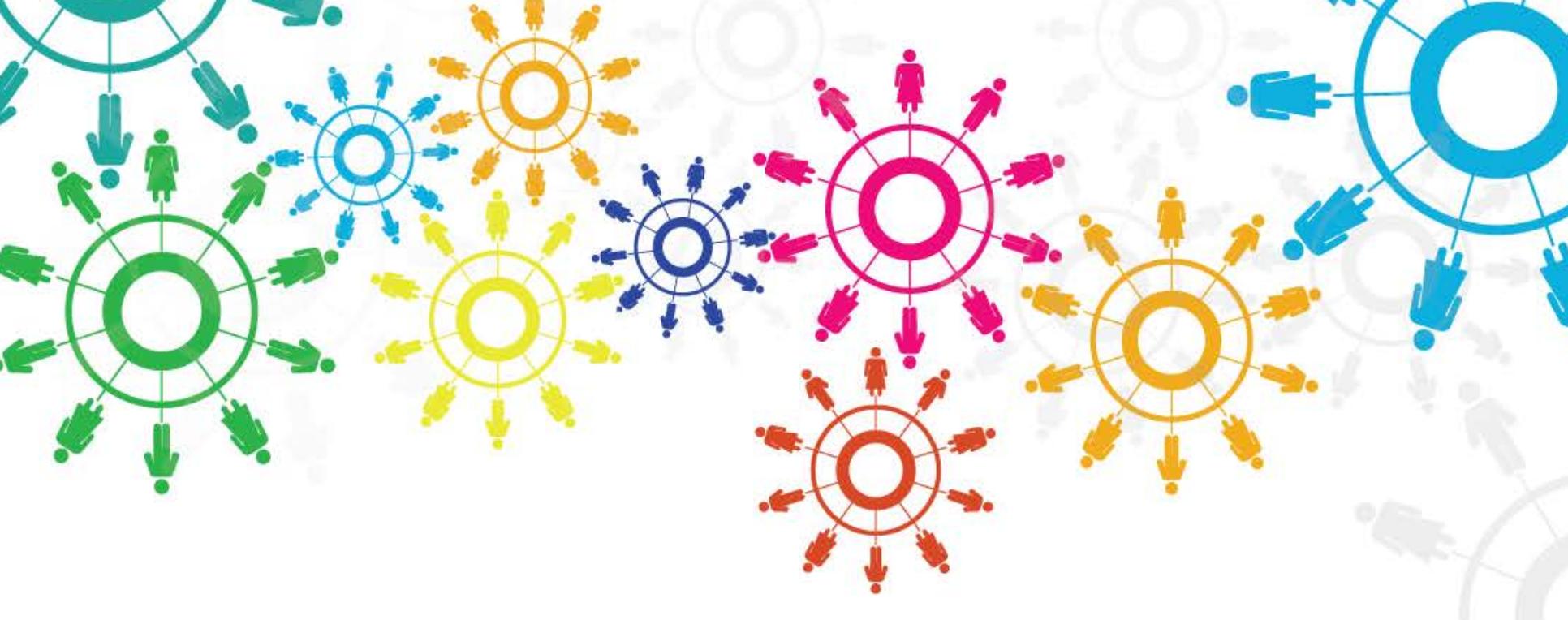


JEFFERSON STREET BUFFER CONCEPT



JEFFERSON STREET PARKING CONCEPT





IDEA 2

JEFFERSON TO JACKSON CAP

SCOVEL

14TH

MEHARRY

MORRISON

WARREN

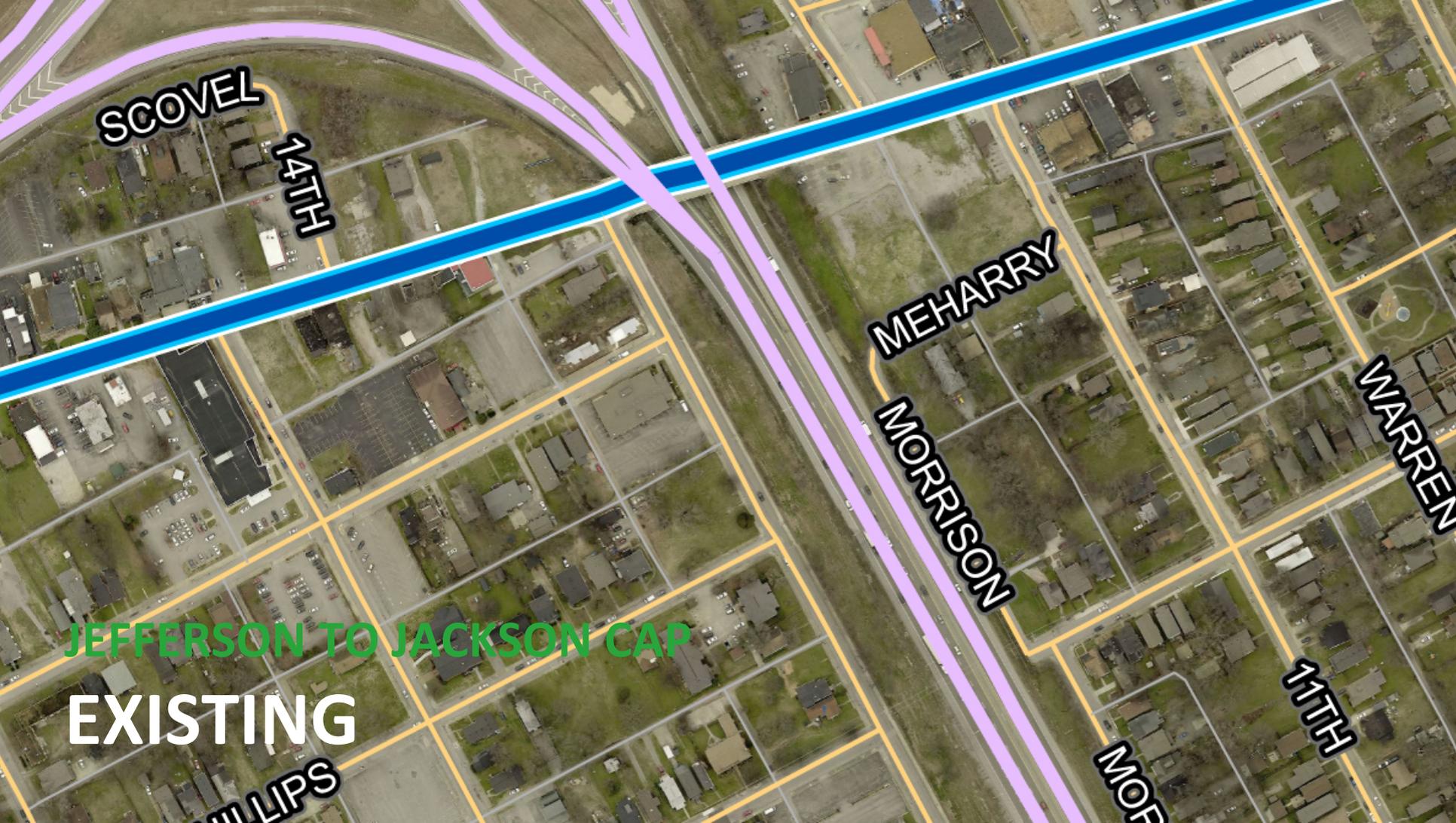
11TH

MOE

JEFFERSON TO JACKSON CAP

EXISTING

MILLIPS





JEFFERSON TO JACKSON CAP

PRECEDENT / WASHINGTON STATE



JEFFERSON TO JACKSON CAP

PRECEDENT / KLYDE WARREN, DALLAS

SCOVEL

14TH

MEHARRY

MORRISON

WARREN

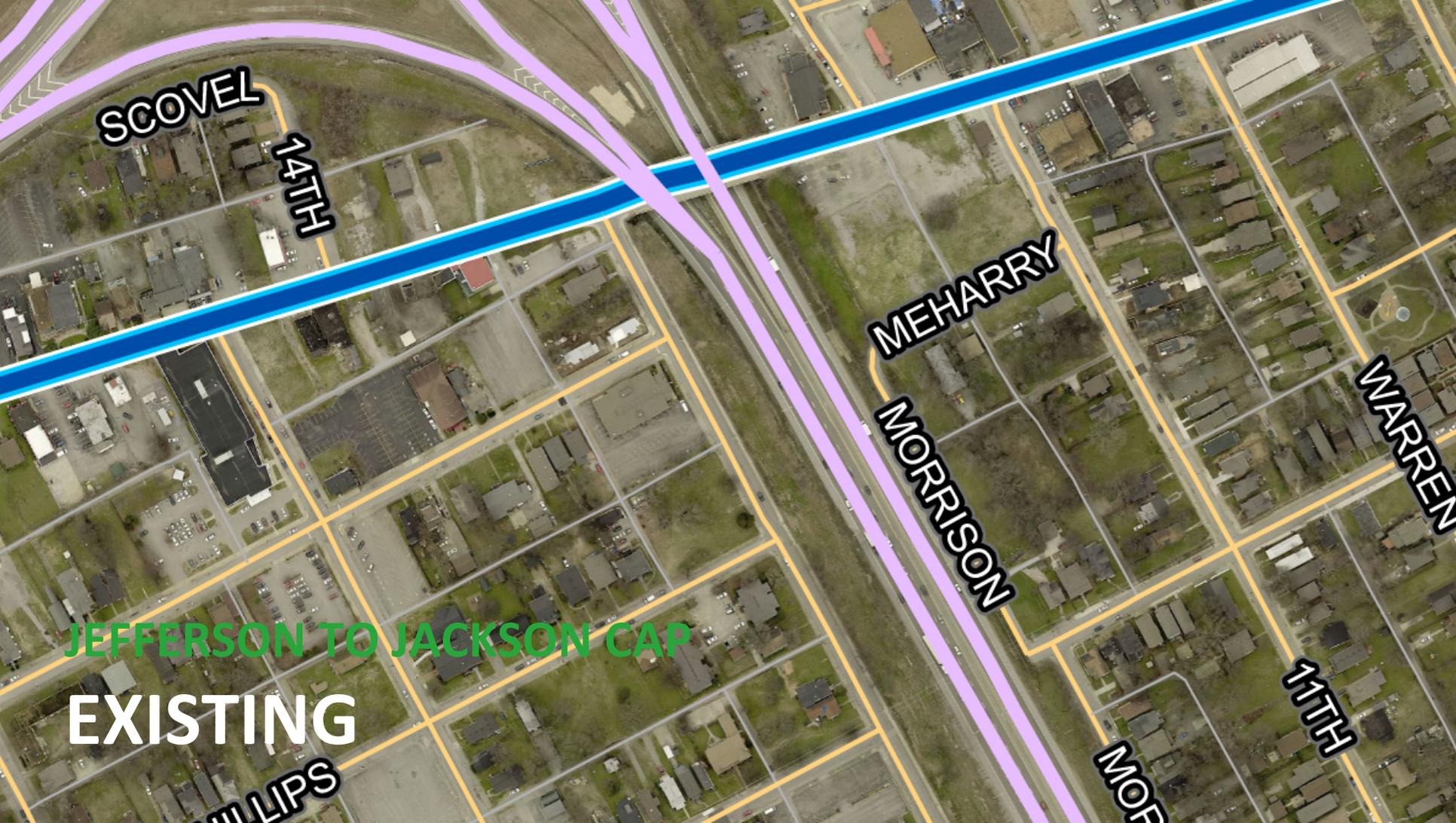
11TH

MOE

JEFFERSON TO JACKSON CAP

EXISTING

MILLIPS



SCOVEL

14TH

JEFFERSON TO JACKSON CAP
CAP CONCEPT

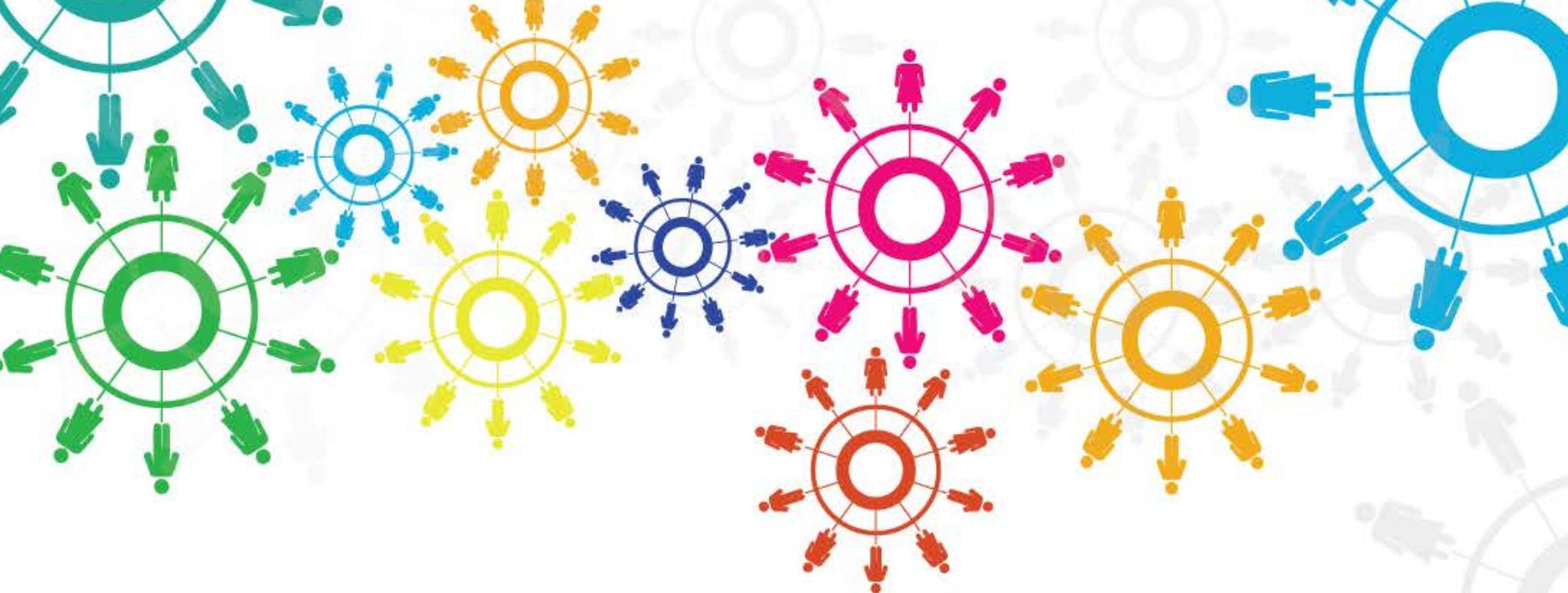
PHILLIPS

MOE

11TH

WARREN





IDEA 3

JEFFERSON ST. BRIDGE



JEFFERSON ST. BRIDGE
EXISTING



JEFFERSON ST. BRIDGE

PRECEDENT: I-670, COLUMBUS



JEFFERSON ST. BRIDGE

PRECEDENT / I-670, COLUMBUS

SCOVEL

14TH

JEFFERSON TO JACKSON CAP
CAP CONCEPT

PHILLIPS

MOE

11TH

WARREN





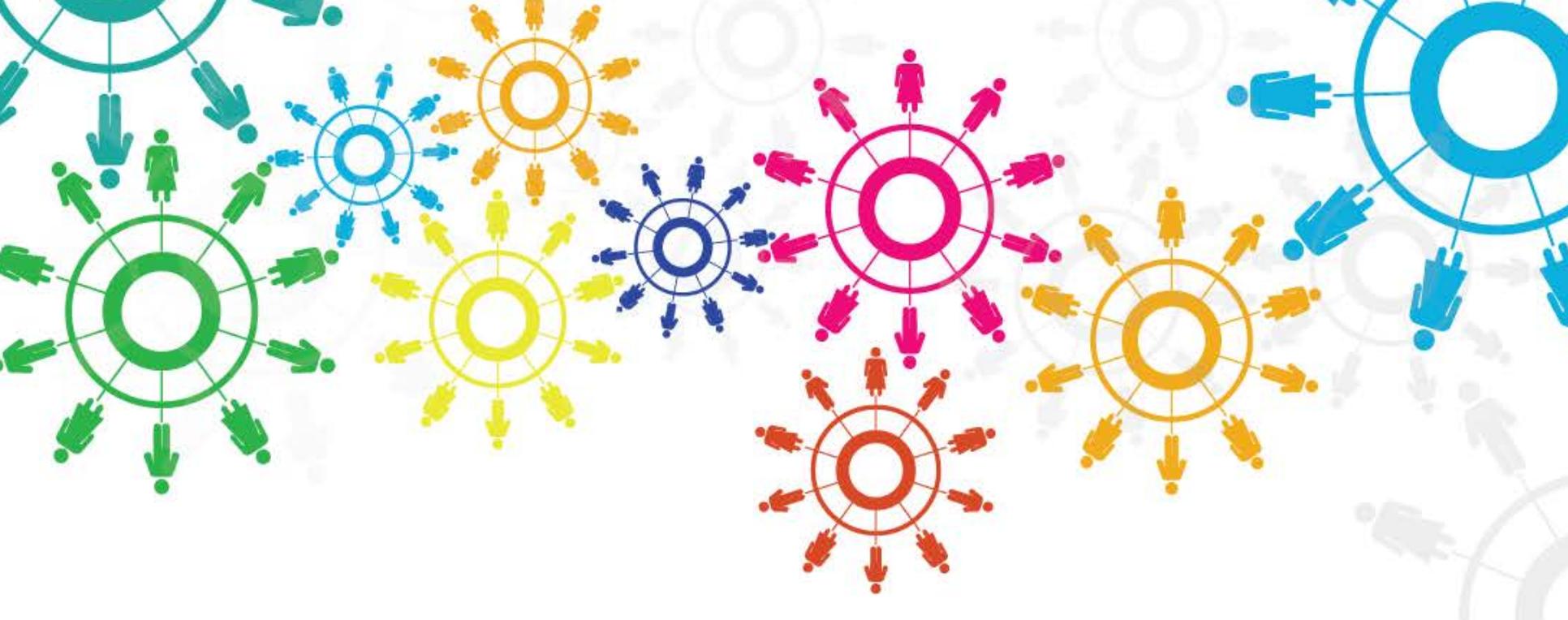
JEFFERSON ST. BRIDGE
EXISTING



JEFFERSON ST. BRIDGE
LINER-BUILDING CAP

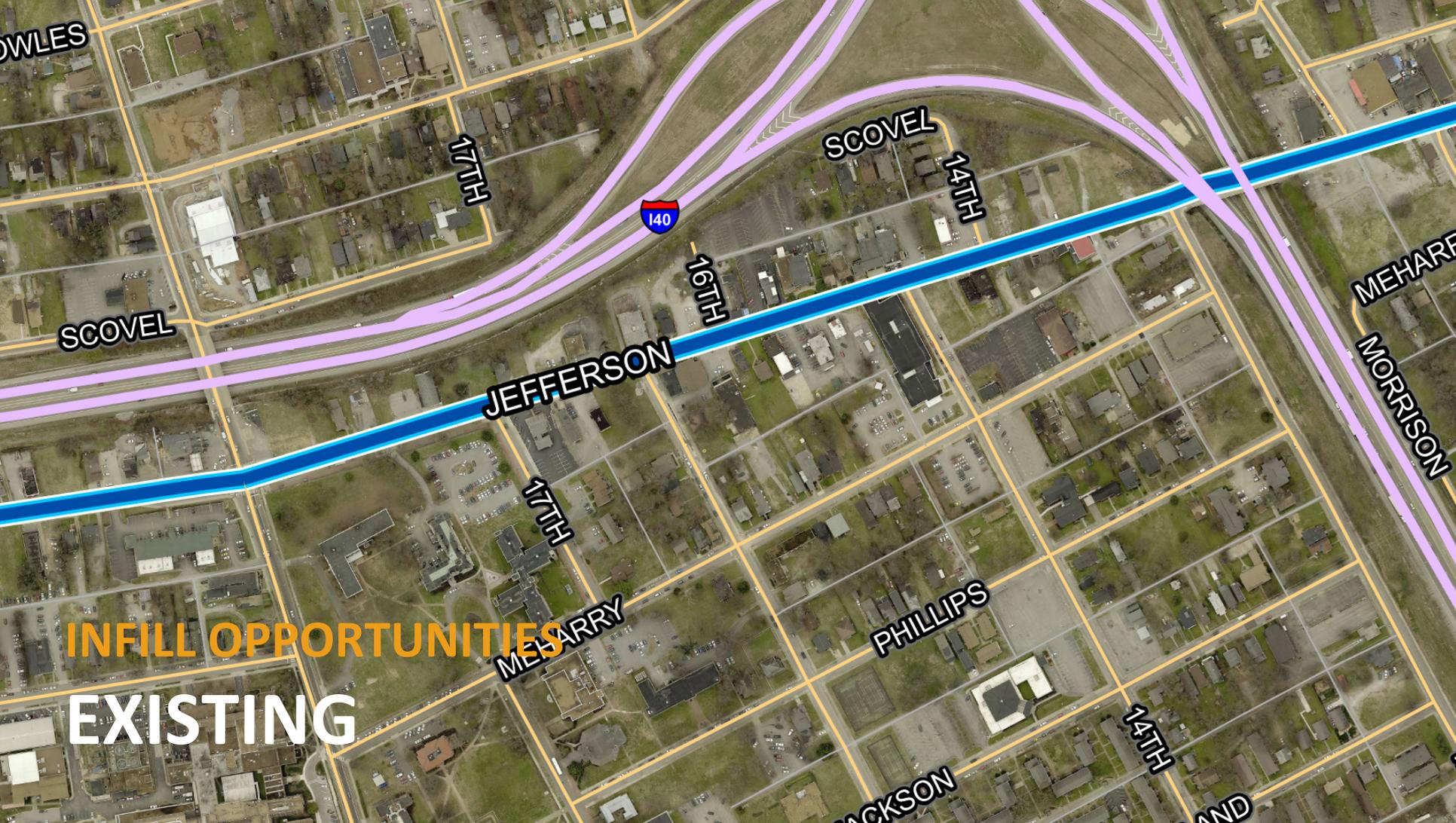


JEFFERSON ST. BRIDGE
LINER-BUILDING CAP



IDEA 4

INFILL OPPORTUNITIES



DOWLES

17TH

SCOVEL

14TH

SCOVEL

I40

16TH

JEFFERSON

MEHARR

MORRISON

17TH

MELBARRY

PHILLIPS

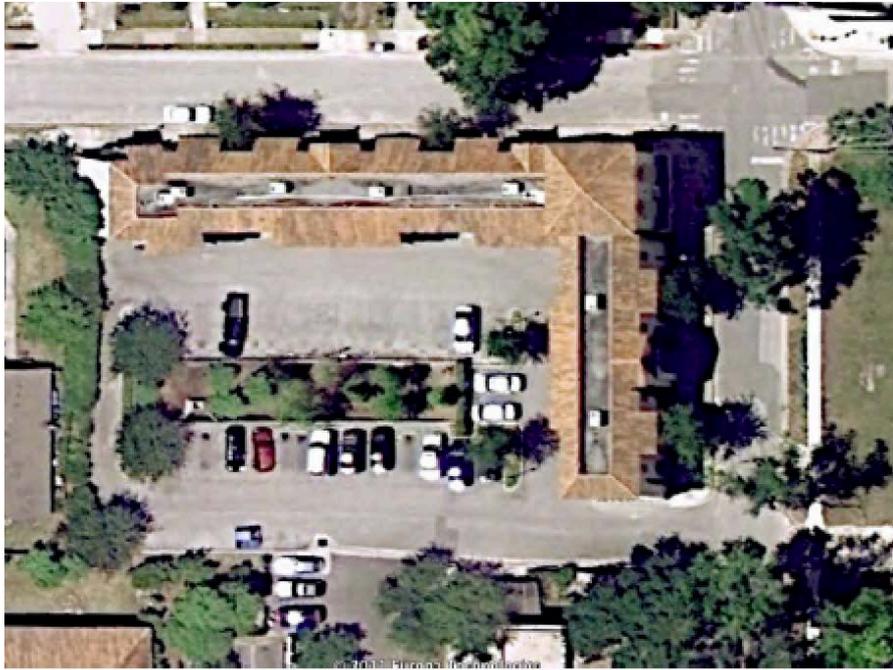
14TH

INFILL OPPORTUNITIES

EXISTING

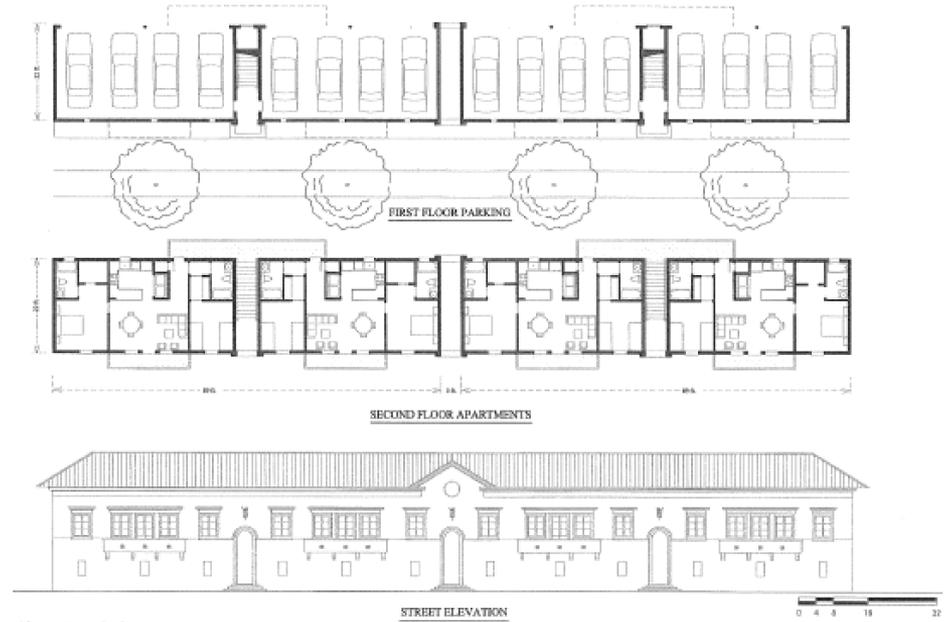
MACKSON

14TH



INFILL OPPORTUNITIES

LINER BUILDINGS / SCREENED PARKING



INFILL OPPORTUNITIES

LINER BUILDINGS / SCREENED PARKING



Moxie
FEARLESS FURNISHINGS
FURNITURE • ART • OBJECTS

NUTMEG

RED DOG BEADS

INFILL OPPORTUNITIES
MICRO RETAIL / eg. EAST NASHVILLE



INFILL OPPORTUNITIES

AFFORDABLE, CONTEXT-SENSITIVE INFILL



INFILL OPPORTUNITIES

AFFORDABLE, CONTEXT-SENSITIVE INFILL



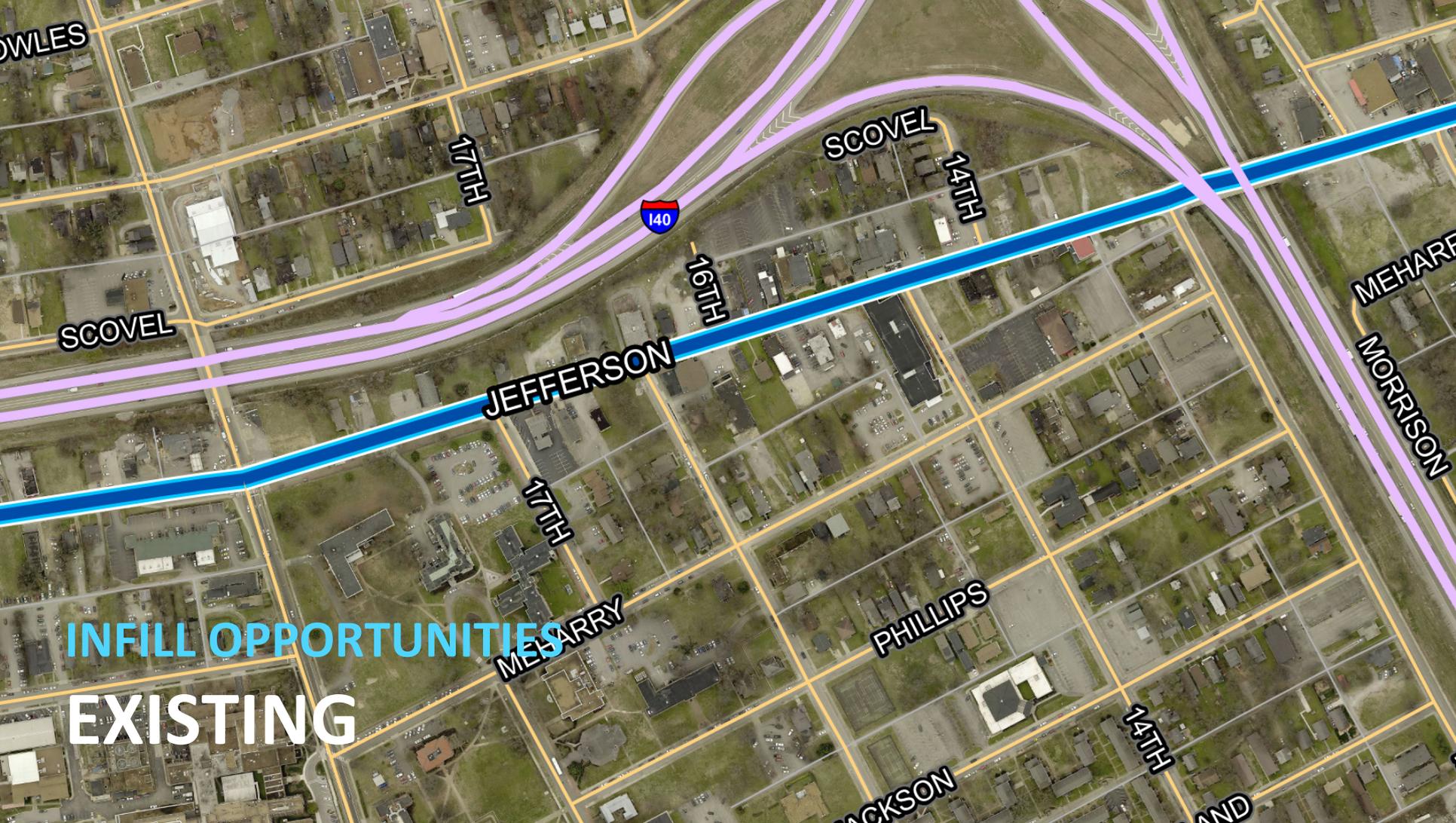
INFILL OPPORTUNITIES

AFFORDABLE, CONTEXT-SENSITIVE INFILL



INFILL OPPORTUNITIES

AFFORDABLE, CONTEXT-SENSITIVE INFILL



OWLES

17TH

SCOVEL

14TH

SCOVEL

140

16TH

JEFFERSON

MEHARRY

MORRISON

17TH

MEHARRY

PHILLIPS

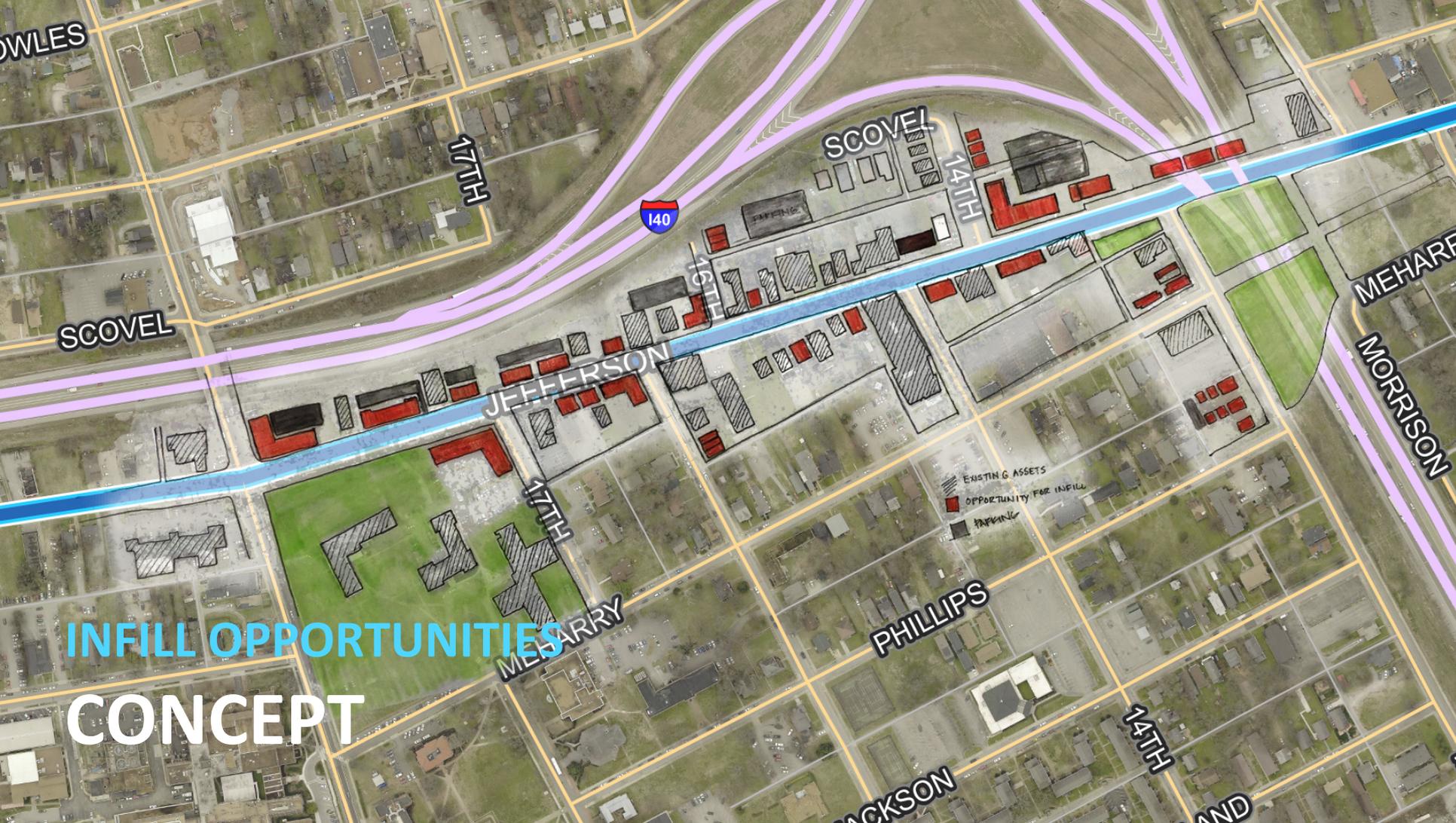
14TH

INFILL OPPORTUNITIES

EXISTING

MACKSON

14TH



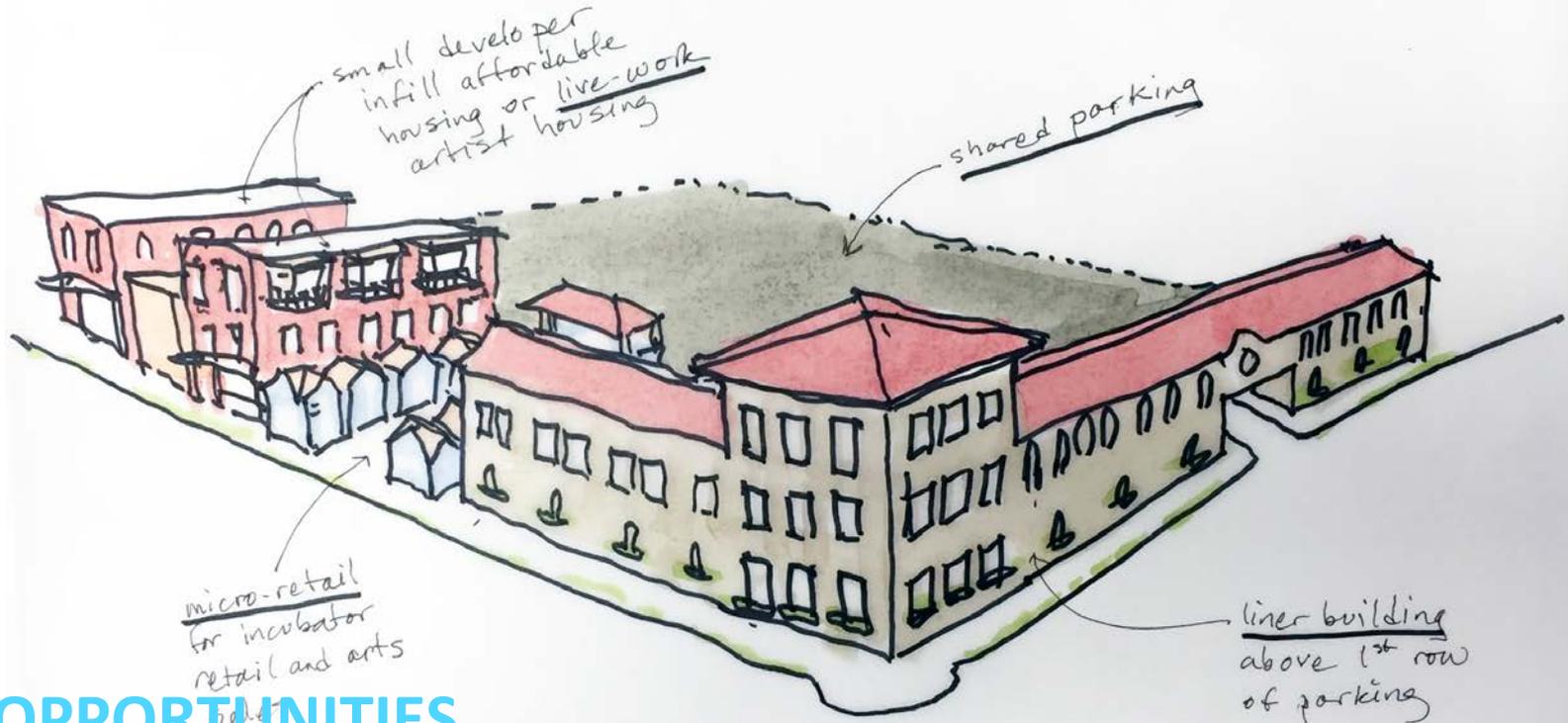
INFILL OPPORTUNITIES CONCEPT

- EXISTING ASSETS
- OPPORTUNITY FOR INFILL
- PARKING



INFILL OPPORTUNITIES

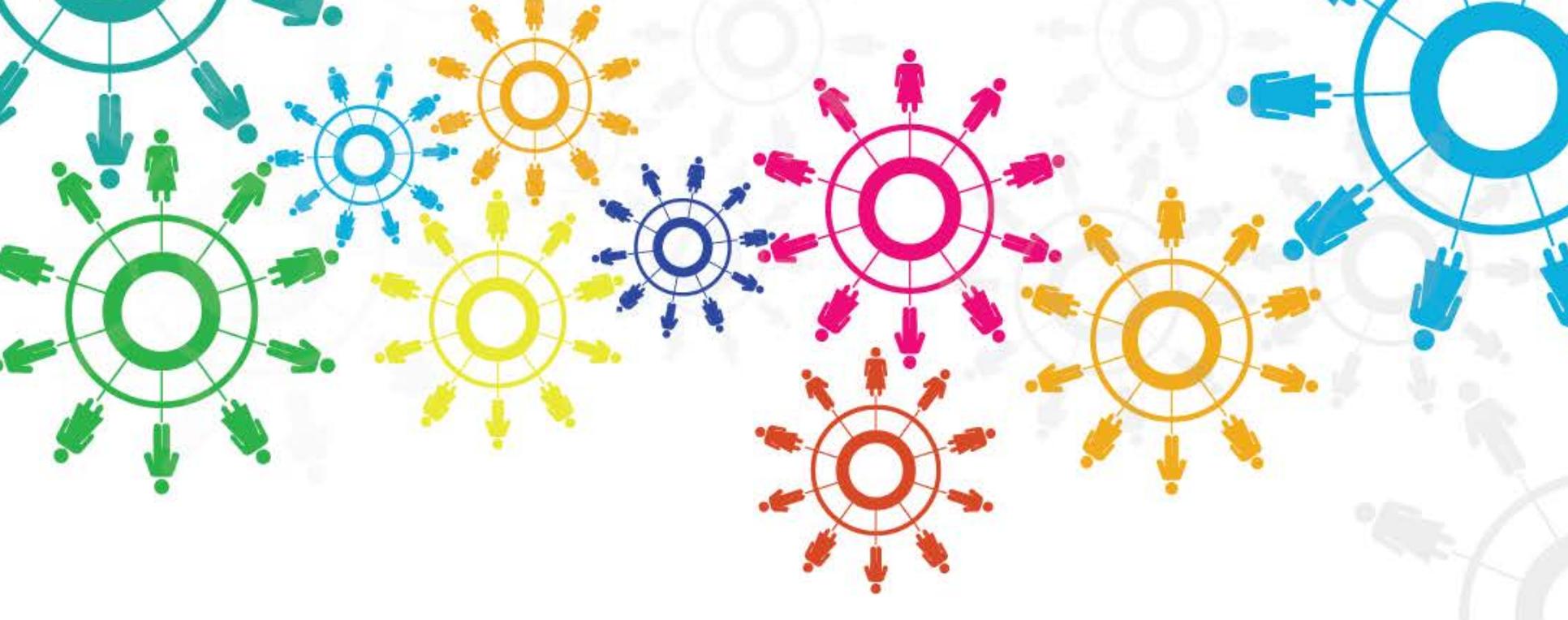
NEIGHBORHOOD RETAIL
w/ MUSIC HALL ANCHOR



INFILL OPPORTUNITIES

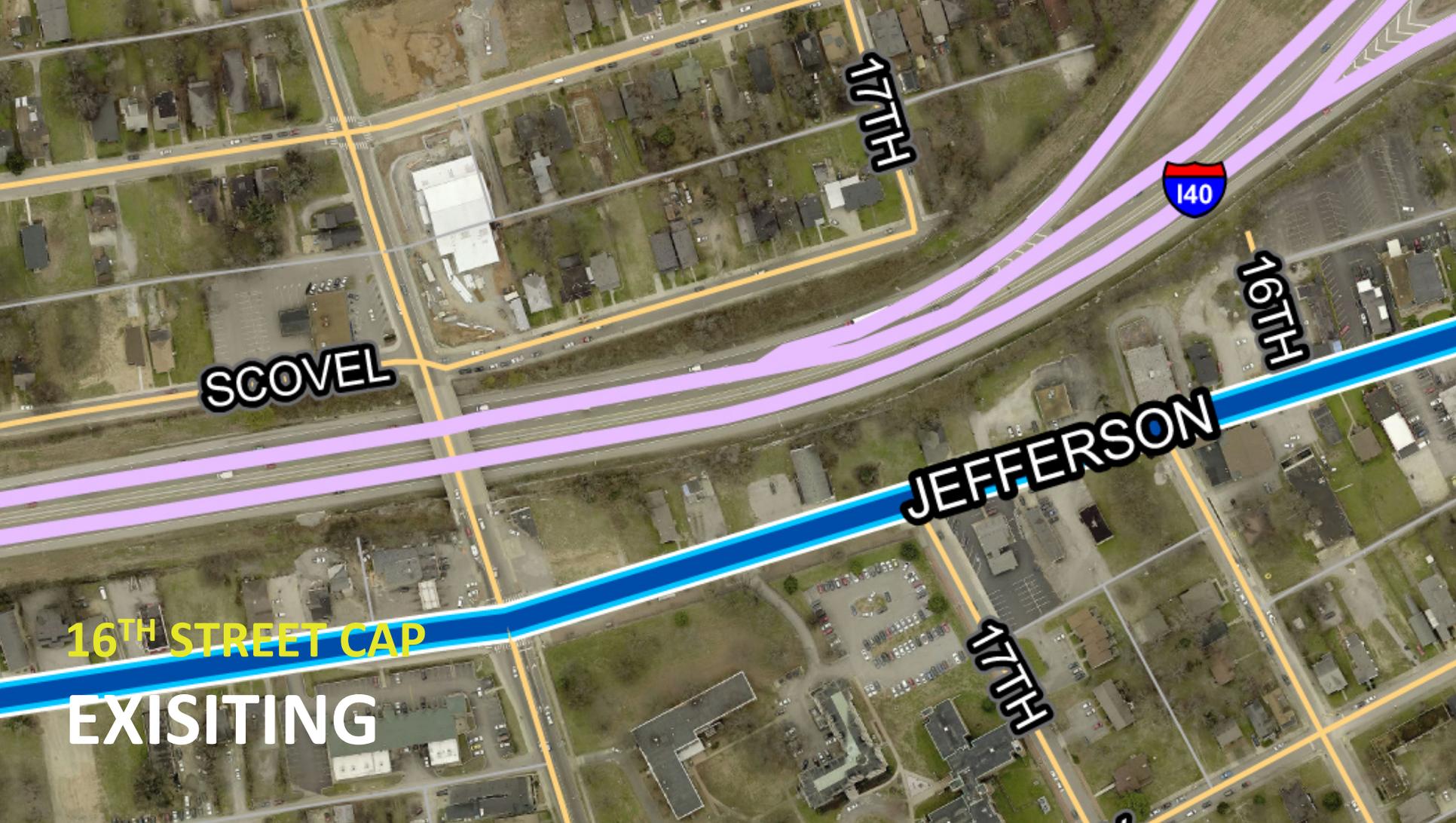
ARTIST & LIVE-WORK

LINER & INFILL BUILDINGS



IDEA 5

16TH STREET CAP



SCOVEL

17TH

I40

16TH

JEFFERSON

17TH

16th STREET CAP

EXISTING



SCOVEL

17TH

I40

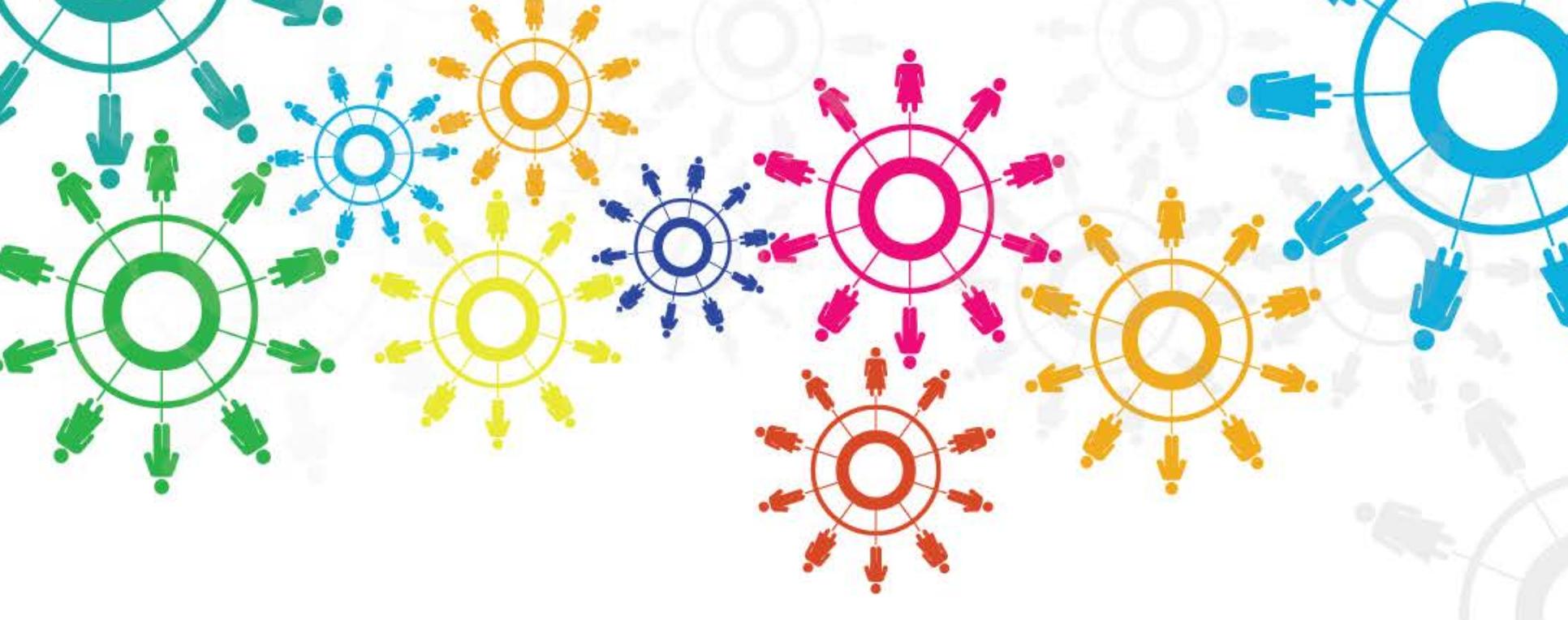
16TH

N

17TH

16TH STREET CAP

CONCEPT



IDEA 6

28TH STREET GATEWAY

SOUTH >

EDEN

27TH

27TH

MEHARRY

ALAMEDA

28TH

CLARE

28TH STREET GATEWAY

EXISTING

28TH



28TH STREET GATEWAY

PRECEDENT / WASHINGTON STATE

SOUTH >

EDEN

27TH

27TH

MEHARRY

ALAMEDA

28TH

CLARE

28TH STREET GATEWAY

EXISTING

28TH

SOUTH >

EDEN

27TH

27TH

MEHARRY

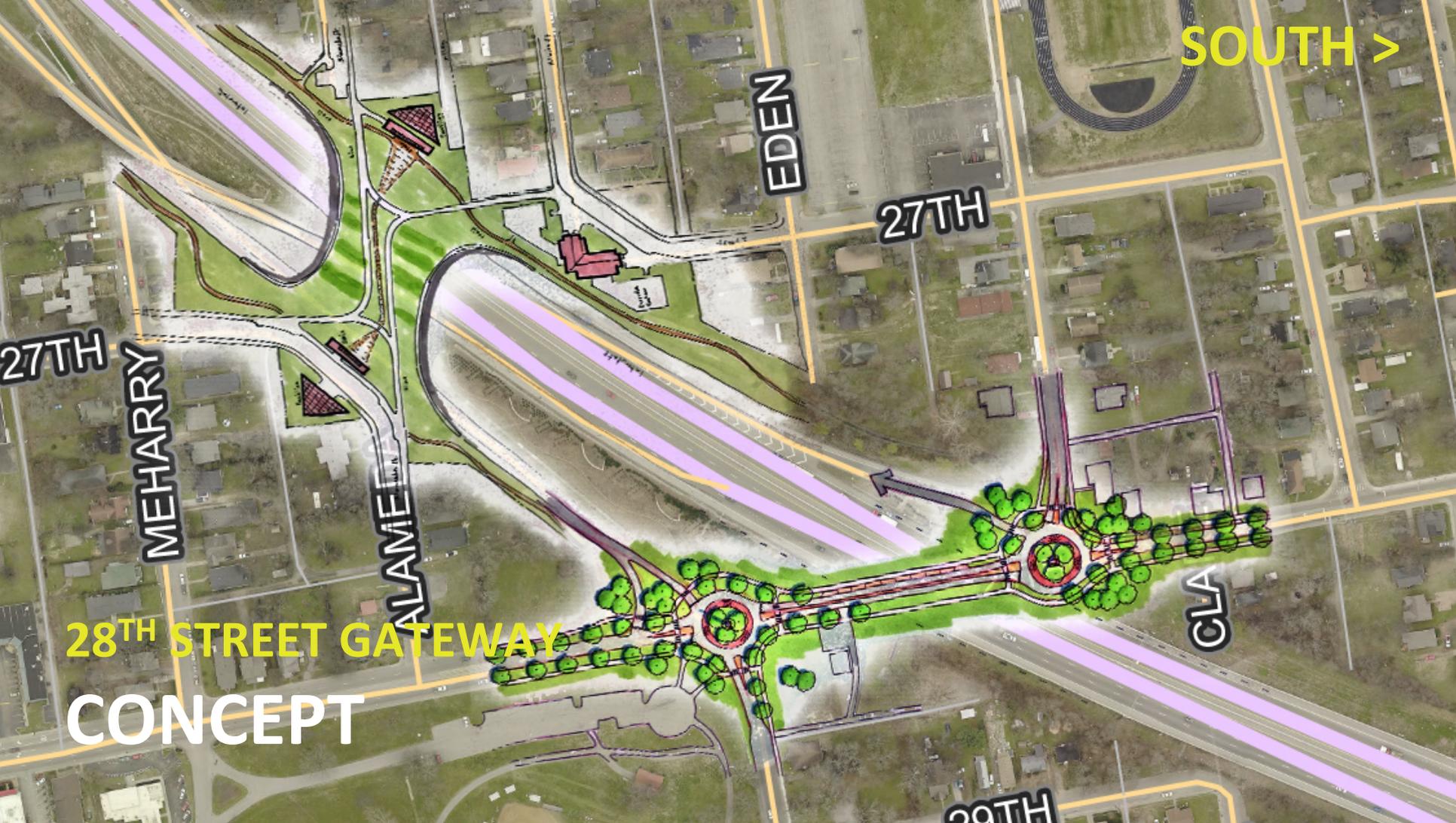
ALAMEL

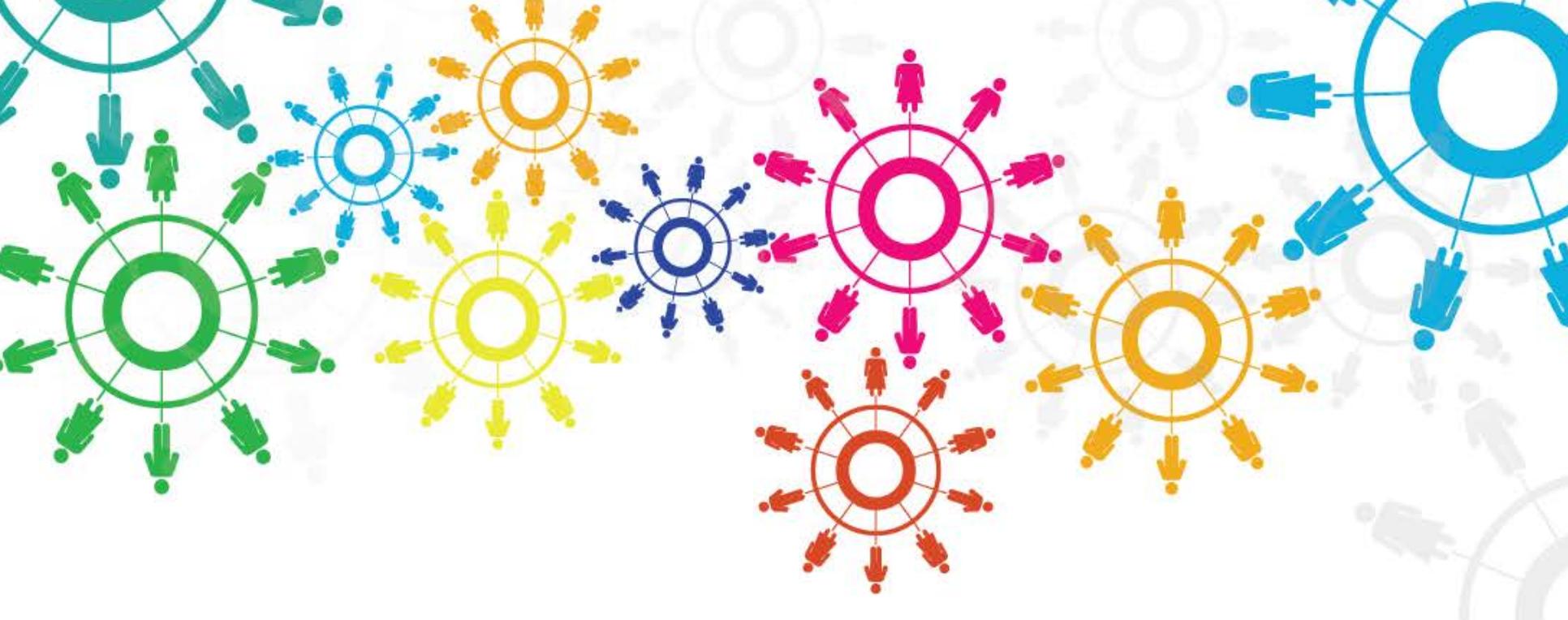
28TH STREET GATEWAY

CONCEPT

CLA

28TH



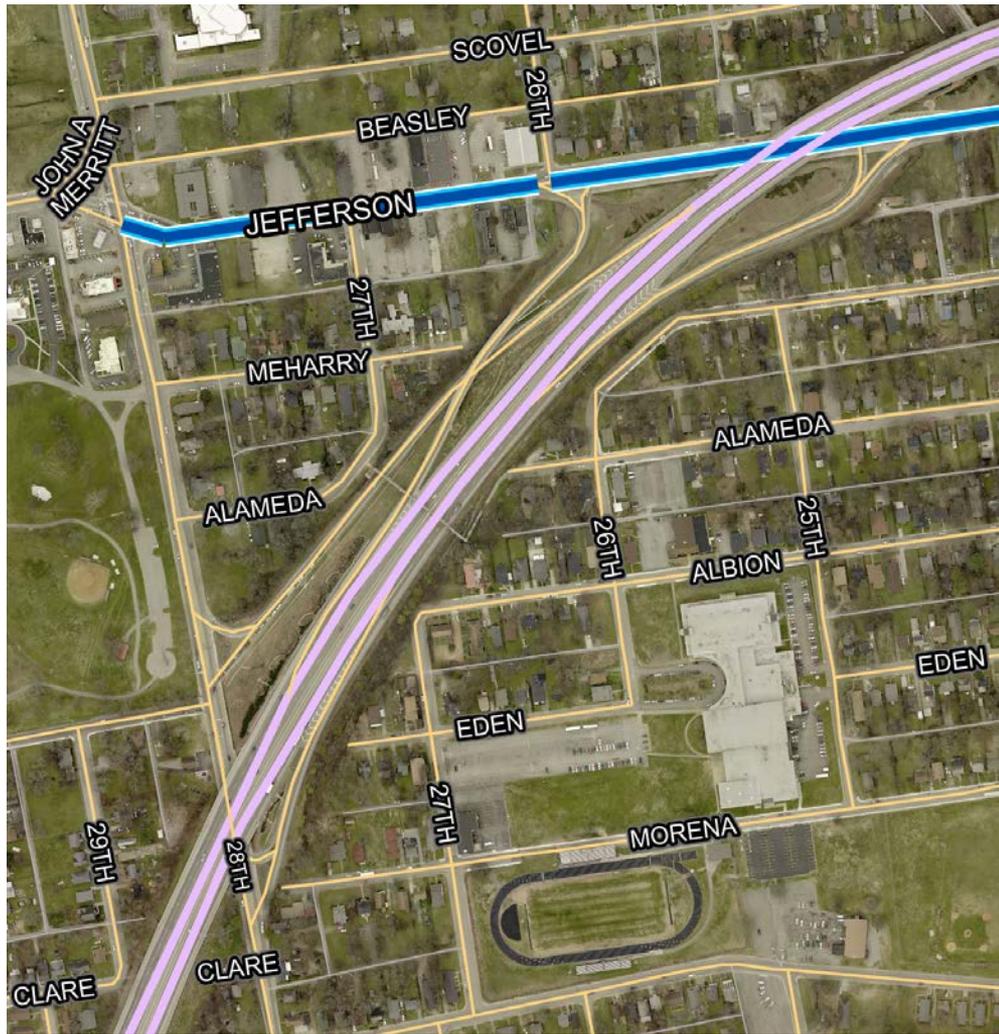


IDEA 7

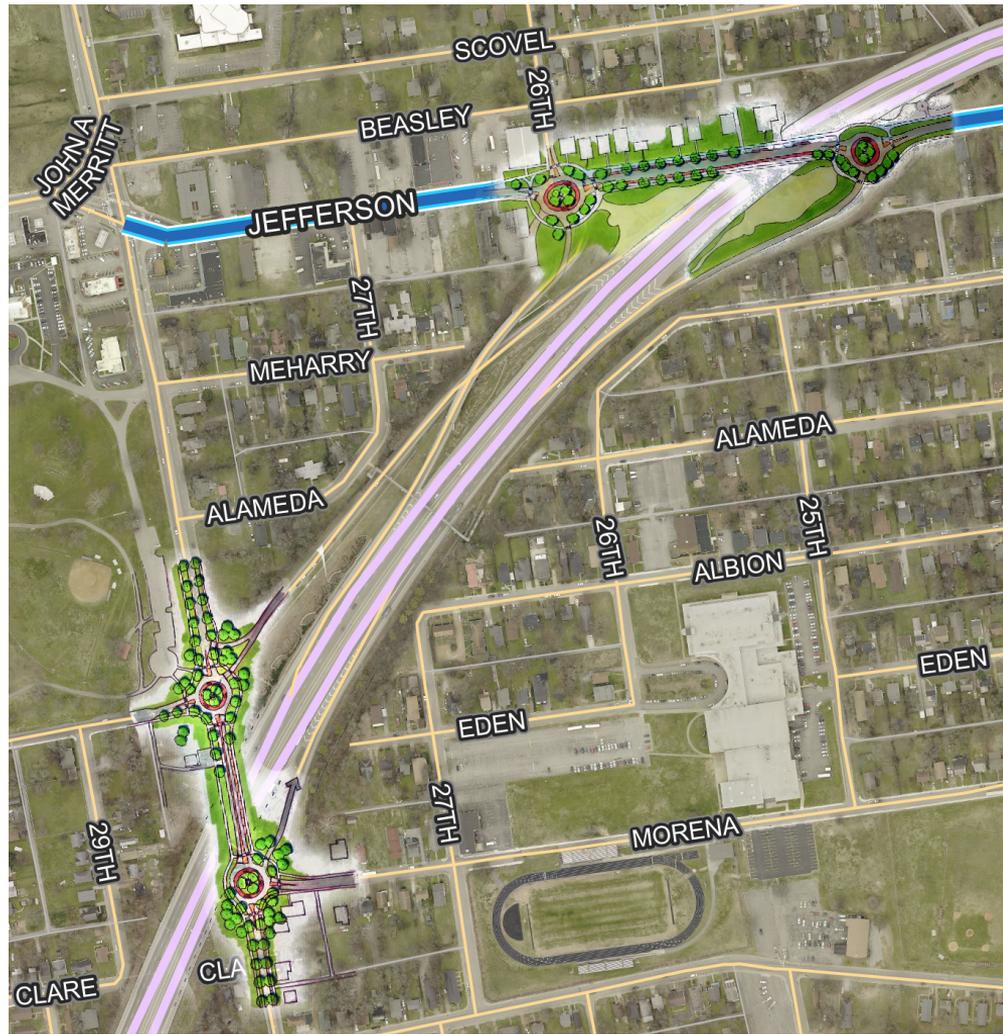
GATEWAY TO HERITAGE INTERCHANGE

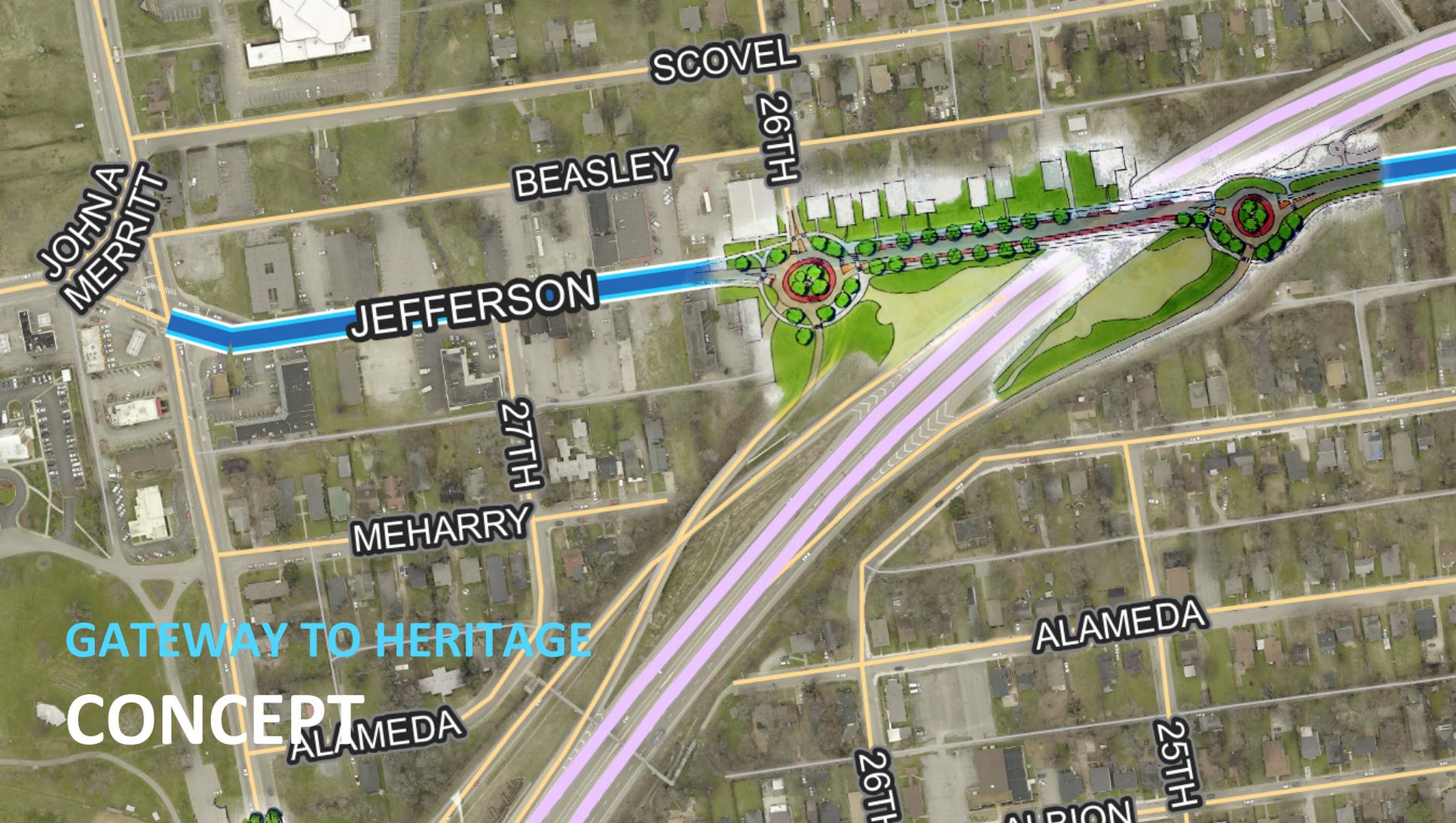
GATEWAY TO HERITAGE

EXISTING



GATEWAY TO HERITAGE CONCEPT





JOHNA
MERRITT

SCOVEL

BEASLEY

26TH

JEFFERSON

27TH

MEHARRY

GATEWAY TO HERITAGE

CONCEPT

ALAMEDA

ALAMEDA

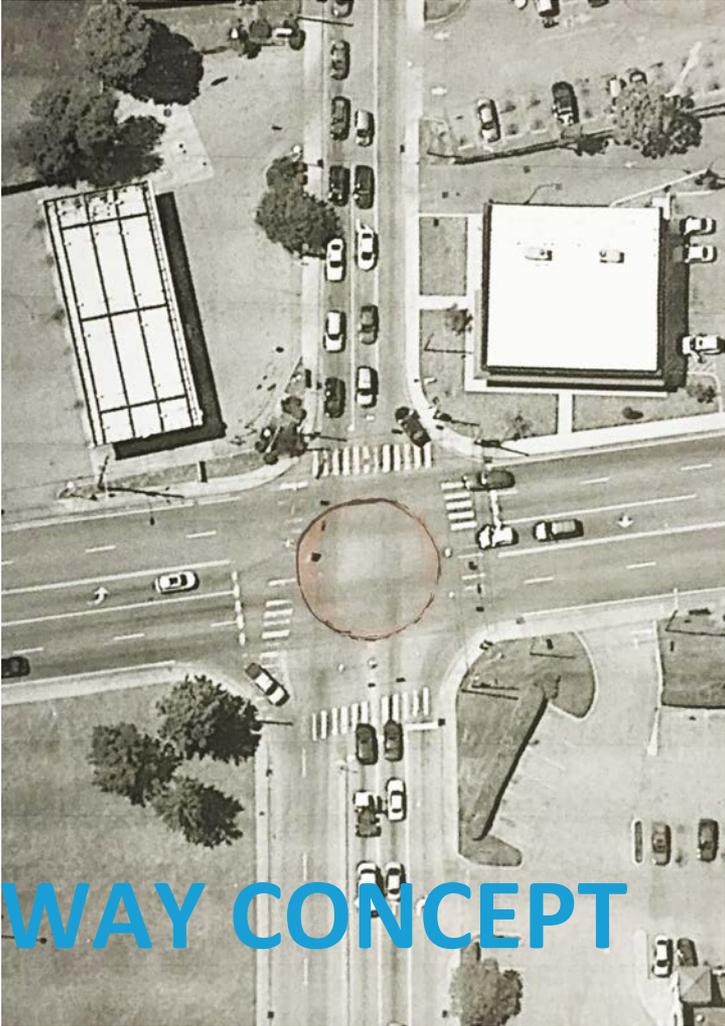
26TH

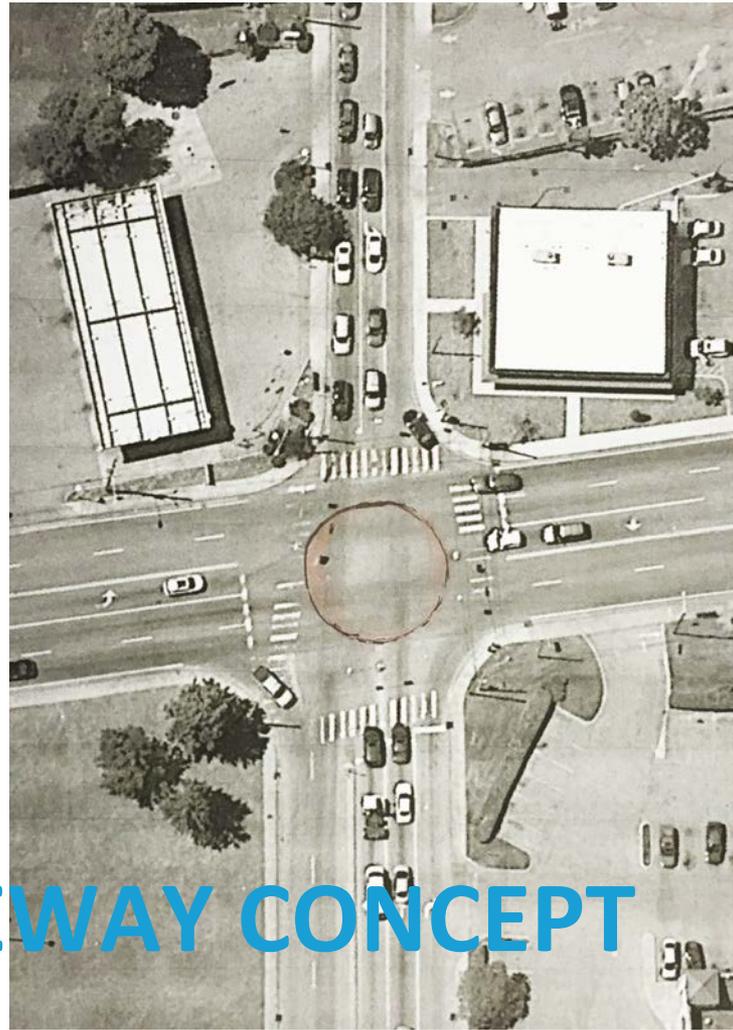
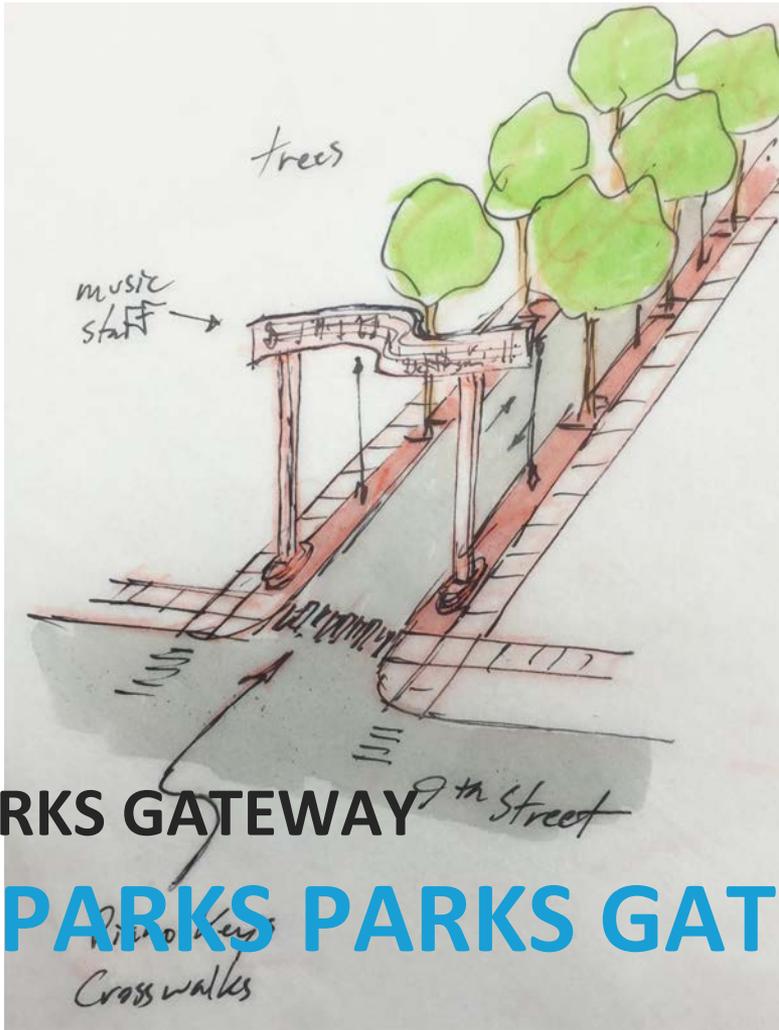
25TH

ALBION

GATEWAY TO HERITAGE

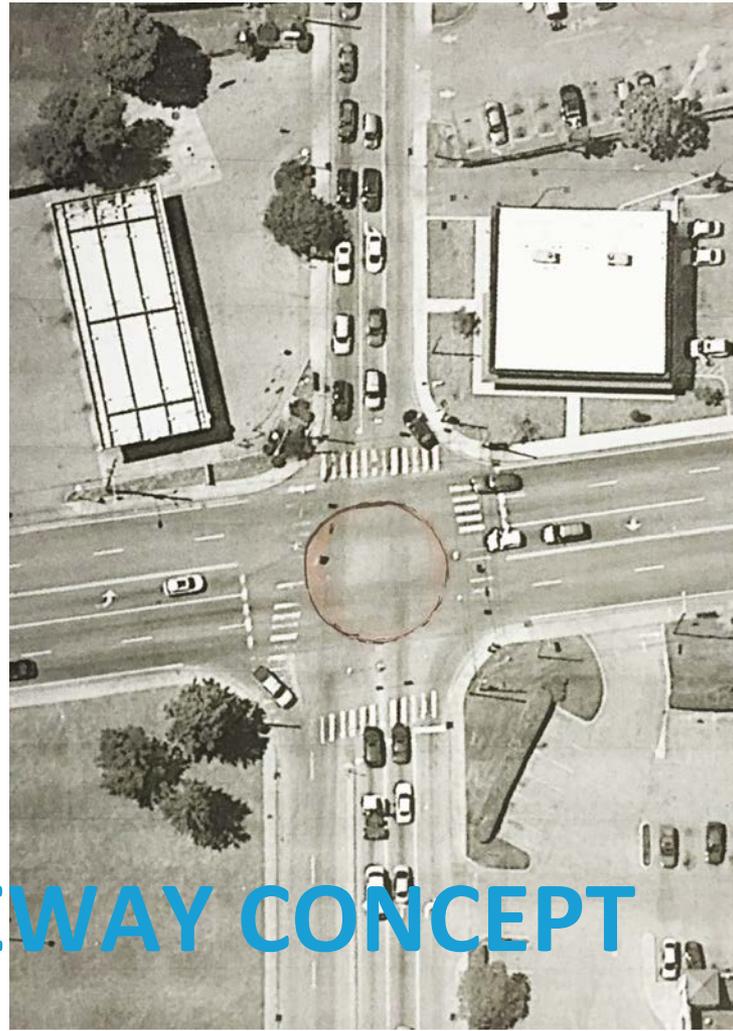
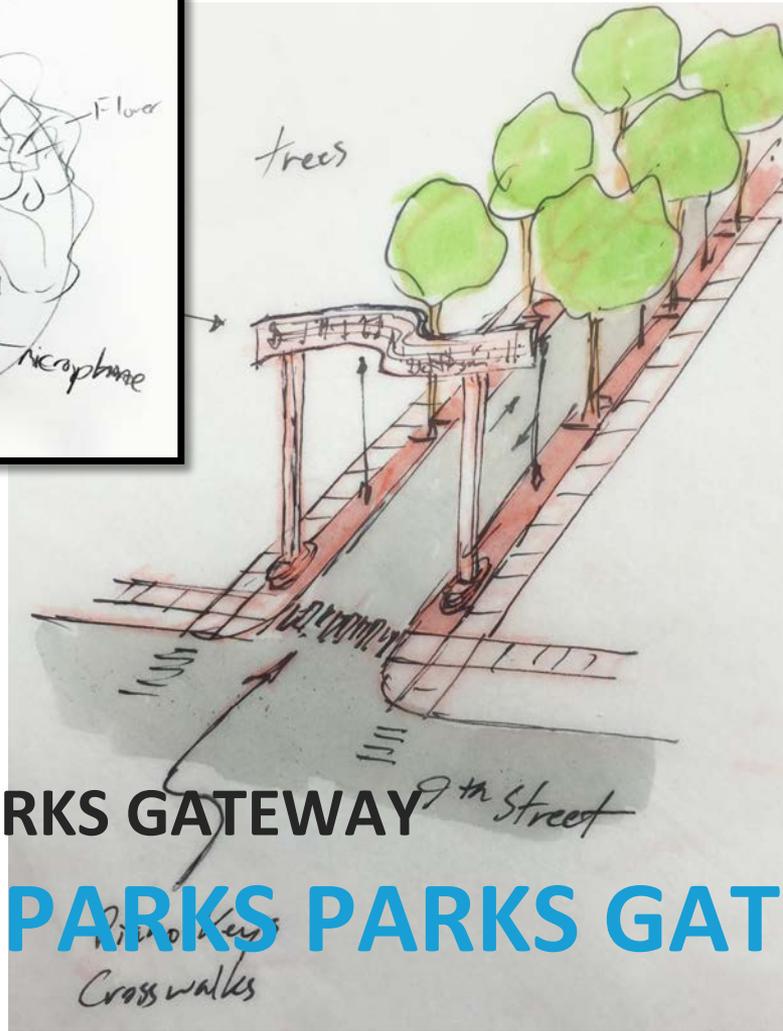
ROSA PARKS PARKS GATEWAY CONCEPT





ROSA PARKS GATEWAY

ROSA PARKS PARKS GATEWAY CONCEPT



ROSA PARKS GATEWAY

ROSA PARKS PARKS GATEWAY CONCEPT



THANK YOU