

Bellevue Community Plan Update: Visioning Workshop Summary

Following is a summary of responses received at the Bellevue Visioning Workshop for the area north of I-40. The meeting was held on May 19, 2011 and the discussion involved 7 small groups.

Responses to questions asked and information requested of Planning staff during the Visioning Workshop will be provided before the June 30th community meeting. Comments and questions directed to other Metro departments and agencies will be discussed with the appropriate person and responses will be provided later in the plan update process.

Visioning Workshop Summary – May 19, 2011 (focusing on areas north of I-40)

❖ Natural Areas, Parks and Open Space

Natural areas provide many benefits (clean air, water, scenery, wildlife, etc.) and are important to preserve. Where are the existing areas of natural habitats in your neighborhood? (Woodlands, steep slopes, wetlands, floodplains, wildlife habitats)

How do you interact with these areas? (Drive by them, hike, enjoy the view)

- Mostly hilly terrain north of I-40 – keeping it in a natural state is important
- Ridges
- Critical slopes should be kept as they are and not developed
- Steep slopes throughout the community are important open space areas that need to be preserved
- Do not develop apartments on steep slopes such as at the proposed Mt. Laurel development on Hicks Road
- Only development on steep slopes should be very large lot single family
- Unified in support of keeping conservation policy to protect steep slopes and problem soils
- Cumberland River is good asset, but access is limited
- Preserve the floodplain areas
- Viewsheds while driving along roads like River Road and portions of Charlotte are important
- Several caves north of Charlotte that should not be disturbed
- Protecting the rivers is important
- Streams / creeks to walk and play in
- Water rights are important – fear expressed that public access to water is not being maintained
- Solitude
- Serene – a relaxing purpose
- Relax / think – whenever need a break
- Fishing behind Shoney's

Where are the existing parks in your community?

- Newsom's Mill State Park (*mentioned by several tables*)
- Red Caboose Park (*mentioned by several tables*)
- Hidden Lake State Park (*mentioned by several tables*)
- Warner Parks (*mentioned by several tables*)
- Harpeth Knoll Park
- Warner Dog Park
- Percy Warner Park is closest park space
- Small park on McCrory Lane near the I-40 interchange – also has small walking path
- Natchez Trace
- Soccer fields on Coley Davis Road
- Hope Park Church trails
- State park off greenway
- "The Reserve" across from Warner Parks
- Nashville West "tot lot"

- Obviously, not very many. Complained about lack of parks for North Bellevue and also lack of a large park for all of Bellevue to hold a festival. Feel that Red Caboose Park is not large enough and feasible to hold community-wide annual event like picnic.
- Not many public open space areas in the northern part of Bellevue. Cumberland River could provide additional open space but access points are limited.
- Greenway

How often do you visit the natural areas, parks or open spaces in your neighborhood?

- Dog park everyday
- Pretty much daily use
- Very frequently
- Frequently
- Walking 2 to 4 days per week
- Greenways fairly often
- Some utilize greenways in Boone Trace
- Drive along River Road as a scenic corridor – made daily by some
- Dog walking
- Bike – Warner Park / Natchez Trace
- Hike
- Walk to Home Depot by driving range

Do the existing parks in the neighborhood meet your needs?

If yes, how do they meet your needs? (Easy access, good lighting, secure, ample parking, activities, well maintained)

- Existing parks are nice
- Mostly
- Mostly – lack in cultural/arts/entertainment with open space/civic areas
- Generally, they meet needs
- No – It’s ridiculous how limited park space is in this area, even though they have open space that would make good park land.

If they do not meet your needs, how can they be improved to do so? (Better sidewalks, play equipment, security, add walking tracks, lighting, activities/programs, parking)

- Like to have parks closer to home and be able to walk to recreation areas
- Need pocket parks
- Need more large park spaces like Warner Parks
- Need more playgrounds
- Need a community center – Old Moose Lodge would be perfect spot for a Bellevue community center and park
- Amphitheatre
- Farming programs would be a good addition
- Kelly’s Point / Brookmeade Greenway is isolated
- Connect neighborhoods to Warner Parks with sidewalks and bike paths
- Add dog parks
- Add mountain bike trails
- Good land for potential park at end of Holt Valley Road
- Passive green space or ballfields under TVA lines in Riverwalk
- Proposal for park in ox bow west of the closed cinema at I-40 and Highway 70 exit (it’s all floodplain)
- Need for more courts – tennis courts, basketball courts, etc.

Where are existing greenways in your community?

- Along the Harpeth River (*mentioned by several tables*)
- South of I-40
- Warner Park greenways and trails (*mentioned by several tables*)

- Greenways to Warner Parks
- Boone Trace Greenways (*mentioned by several tables*)
- Harpeth Riverwalk
- Little greenway in Riverwalk
- Greenways to Warner Parks
- Morton Mill
- Greenways to Ensworth
- Greenways behind Lowe's
- Walkway by Lowe's / Wal-Mart
- Kelly's Point / Brookmeade Greenway near Wal-Mart
- No greenways in the northern section – table participants wondered how the greenway would connect from existing greenways near Warner Parks

Do the existing greenways in your neighborhood meet your needs?

- Yes, generally – but always have to drive – would like to walk from home to greenway connection
- Yes, but they could be improved and expanded
- Generally, they meet needs
- Mostly
- Mostly
- No, they don't connect
- There are enough access points to greenways.

If they do not meet your needs, how can they be improved to do so? (Better connections, signage, etc.)

- Connect greenways
- Connect more things via the greenway
- Finish greenway plan and it will better meet our needs
- Extend greenways further along the river in both directions
- Finish / connect Harpeth Greenway all the way
- Extend greenways across I-40 and along River Road, connecting into Cheatham County
- Connect to Hidden Lake State Park
- Connect Newsom's Station and Hidden Lake State Park all the way back to Warner Parks
- Greenway behind Lowe's is not maintained properly
- Harpeth Riverwalk should connect to Warner Parks Greenway
- Pocket park near Wal-Mart is too isolated – not a good park; perhaps make it passive open space because no one is going to use it
- Greenway bridge at soccer fields needs replacing
- Soccer field area treated like private facility and access to greenway is difficult when they have gates closed. Soccer fields and area should be a public use park for all residents of Bellevue.
- Have to drive to all of them
- Not comfortable to bike to them
- Greenways lack benches and lighting
- Some greenways are very short, for example by Riverwalk
- Greenway near Morton Mills feels isolated and very dark – it needs benches
- Rumble strips – took away shoulder for bikes on Highway 100
- Complete bike greenway
- Paths are multi-use; can become congested; division could be good.
- Peachtree City, GA mentioned as model
- Safety issue, no one using them because they don't feel safe them
- Table members spent a lot of time discussing how to connect Riverwalk back to the rest of Bellevue, via Avondale, using the rail line, the river, etc. A rep from Avondale noted that the Avondale development had given some easements for greenways and had a crash gate to get emergency access to Newsom Station Road – spent time talking about if that could be used for greenway access.

Is there any location where a greenway/multi-use path could be provided that could also assist your neighborhood in an emergency situation, such as evacuating due to a flood?

- No
- Not really, but think they should be constructed to follow the Harpeth River
- Can't picture using the greenways for flood evacuation, largely because thinking of greenways being associated with the floodway/floodplain

Open space does not always have to be a park. If other open space exists or is needed, what type of open space would it be and where would it be located? (Pocket parks – on corners, by commercial, adjacent to residential); (Plaza – concrete/pavers, fountains, benches); (Community Gardens – vacant lots, near commercial, adjacent to residential, schools, community centers)

- Leave new open space in a natural state
- Steep slopes – should be kept undeveloped
- Community-structured park; large community park for Bellevue with a community center building – perhaps the old Moose Lodge site
- Organic farm on Old River Road and River Road – sells organic meats and produce on weekends
- Ball field in front of quarry – what is the status of those?
- Table identified multiple viewsheds that will be incorporated into staff's viewshed analysis - including along Highway 70, Buffalo Creek, and Old Charlotte Pike

❖ **Rural and Single Family Housing**

Where are the areas of farmlands and rural housing?

- Most everywhere in North Bellevue
- Rural / single family housing mix
- Along the Cumberland River is very important in meeting food needs with farms
- Hester Beasley Road
- Natchez Trace Parkway
- McCrory Lane area
- Areas north of Charlotte Pike near Harpeth River
- Some remaining farms
- Rural farmland along Cumberland River
- Some farming along Duffield Road
- Interested in preserving agricultural land along the river

Does this housing meet your needs? How so? And if not, how can it be improved?

- Yes
- Yes, most people intentionally live here for rural lifestyle
- Yes, one just cannot easily age in place
- Rural setting must be maintained
- Hillsides preserved from future development
- Big tracts of land need to remain available and not be continually subdivided – particularly along rivers and in hilly terrain where development really should not be occurring
- Prefer single family homes with more square footage, larger lots and homeowner associations

Does the idea of grouping new homes to avoid sensitive natural features (steep slopes, problem soils and floodplains) interest you?

- Yes
- Yes, hillsides and trees need to be preserved
- Yes, we need to protect our natural areas and floodplains

- Grouping of homes should stay mostly south of I-40 near existing development and not so much north of I-40
- Hamlets along River Road near existing commercial might be appropriate and another way to group housing and also support farms in the area
- Co-housing was mentioned as an attractive option to support those that want to learn organic farming techniques on farms in the area
- Residential typical subdivision developments should be right around I-40 and not encroach into the areas with hilly terrain.
- Hillsides need to be preserved from development; too steep and soils not conducive to development.
- Do not allow building in the floodplain in the future
- Conservation subdivisions really aren't realistic for North Bellevue because terrain is so hilly that you really couldn't cluster residential very well anywhere.
- Table participants discussed conservation subdivision concept and are open to it. However, the previous plan amendment that encouraged large lot subdivisions in the hollows in the northern part of Bellevue made them question – where would you do conservation subdivisions if the residents in the rural portions want to keep large lots and not cluster homes?
- Restrict buildings on slopes
- Do conservation subdivisions include shops?

Where are the areas of existing single family housing?

- Scattered around on large tracks of land
- Spread throughout the community
- Majority of community
- Mostly large tracts of land with ranch houses or farm houses particularly north of Charlotte
- Otherwise, scattered along Charlotte and Old Hickory Blvd.
- Some neighborhoods clustered just north of I-40 because area gets so hilly
- West Meade
- River Road

Does this housing meet your needs? How so? And if not, how can it be improved?

- Yes
- Meets needs because people who live out here deliberately do for the rural nature
- Prefer this type of housing – contributes to community stability
- Nice mix of housing types and commercial uses
- Residents discussed that they were not ready to downsize and enjoy their current homes
- West Meade has nice scale single family lots (2 acres), good feel. Problem is due to downtown there are many renters coming in lowering property values
- Enough residential already
- Some don't envision staying in their existing homes because of large lots and maintenance that comes with lifestyle changes
- Development that is encroaching near their existing homes is also causing some to think about how they can sell their land
- Publix area needs to be single family homes
- Too much density in Bellevue – too much multi-family
- All new housing should be more “green” and sensitive to the land – also oriented towards existing developed areas
- Not overly concerned about aging in place – noting that Bellevue has some good senior living options – “There is housing to meet every part of life.”

Was your neighborhood impacted by flooding during the 2010 flood? (Houses flooded, street closed, landslides)

- Yes
- Yes! Stranded in Riverwalk, Morton Mill and at the development on the north side of I-40, east of the Highway 70 exit (Harpeth Valley).
- No, because they in higher elevation areas that South Bellevue

- Totally isolated
- Highway 100 cut off – no phone – no power – no internet – no way of communicating to the outside world whatsoever
- One mentioned they were flooded and built back quickly
- Riverwalk subdivision
- McCrory Lane was blocked by fallen trees not flood waters
- Flooding on southern portion of River Road near Indian Creek and Lakeview Drive, near Gower Road (where Overall Creek crosses). Had to head north on River Road to Cub Creek, to Pond Creek, to Old Charlotte Pike and then to Charlotte Pike.
- Poplar Creek had no outlet during flooding.
- Movie theater / Shoney's flooded
- Hope Valley Road – landslide damage – still vacant, working back to slope issue
- River Plantation
- Sawyer Brown flooded, impassable
- Been that way before, but building on river not helping
- Result of isolation
- Nobody told when river crossings opened

Were there key streets you relied on to access supplies?

- Charlotte Pike
- Rerouted down Charlotte Pike
- Old Hickory Boulevard

If you evacuated your home, where did you try to get to? (Which direction were you heading)

- Did not need to evacuate
- Couldn't leave
- Got out by boat
- Many went to Ashland City for supplies, but then had difficulty getting back to homes

Are there any areas where new single family should go?

- Concentrate any new housing development towards existing development – mostly south of I-40
- Concentrate just north of I-40 where some subdivisions are already located near Newsom's Mill State Park
- New development north of I-40 might be concentrated in hamlets along existing commercial on River Road
- New development also could go to the very northern portion of North Bellevue where the Cumberland River is and the terrain is flatter. It is a bit far out here, but it would be land that is conducive to residential development – Cumberland Heights area.
- Agricultural areas along River Road and the Harpeth River would make nice single family developments with proper preservation of natural features; very scenic, beautiful area.
- Steep slopes on very large lots
- Open to conservation subdivisions to protect natural features
- This should be the main type of new residential development permitted in Bellevue
- No, more houses are not needed

How would people access their new house? (From alley, from street / parking on-street, by a driveway, garages)

- Depends on topographic situation of house
- Access should be from alleys or parking areas in front of homes; should be setback (not built close to roadway). Have too many neighborhoods with cars cluttering area between homes and sidewalks. Hide cars better!
- Do not like cars visible in driveways that are not in garages
- On-street parking is good "traffic calming" effect and nice to have for guest parking
- Conservation subdivisions were discussed, and table participants felt it's something that should be explored because it preserves environmental features.
- Set back at least two car lengths

- Sidewalks on both sides wherever they're built
- Garages in front is an issue to think about
- Don't have alleys
- Alleys make houses look "more classy"

❖ **Mixed Housing (Two Family, Townhomes, Multifamily)**

Where are the areas of mixed housing, townhomes, apartments?

- South of I-40
- Clustered south of I-40
- Along major corridors like Highway 70S, Sawyer Brown Road, Old Hickory Blvd., some on Coley Davis Road
- Near Wal-Mart (*mentioned by several tables*)
- Very visible throughout the community and often they are isolated
- Do not want to see mixed housing (multi-family) encroaching into existing residential areas and negatively impacting North Bellevue the way it has south of I-40
- Everywhere
- Some near north of I-40 (Old Hickory Blvd.)
- Zoned at McCrory Lane and Charlotte
- Some in Riverwalk – not built yet

Does this housing meet your needs? How so? And if not, how can it be improved?

- No, this housing type does not meet needs – usually isolated from neighborhoods and community centers of activity. In rare cases when it is integrated into these areas, it functions better.
- Look/design of existing apartments is unattractive – development near Wal-Mart is what NOT to do
- Manor-style housing seems attractive to some and cottage development
- Existing apartments need to be made to look nicer – "more classy"
- Mixing up styles of homes is also attractive
- Hamlets could be mixed use
- Everywhere
- One table participant who had lived in condo felt it met needs.

Was your neighborhood or any of these areas impacted by flooding during the 2010 flood? Were there key streets you relied on to access supplies? If you evacuated your home, where did you try to get to?

- Subdivision between I-40 and Harpeth River near McCrory Lane
- Subdivision just north of I-40 and Newsom Station Road where the Harpeth River runs
- River Plantation

A variety of housing is needed to provide residents with a choice in housing and be appealing to all ages. If new housing OTHER THAN SINGLE FAMILY HOUSING were to be developed what type of housing would be built? (Townhomes, multifamily, cottages / cottage courts, duplex / two-family)

- Integrate more with the community
- Elderly housing good for multi-family
- Townhomes in particular areas may be appropriate
- Scatter any Section 8 housing throughout the community instead of concentrating it
- Cottage developments that are sensitive to landscape and terrain
- Would strongly prefer that no more of this housing be built since it is contributing to a transient community and seems to be affecting the success of the community in becoming an established community, may also be affecting desire of some businesses to locate in Bellevue due to lack of a stable market.
- If more of this housing is built, it should replace existing multi-family developments that are in appropriate locations with a better-designed product in terms of fostering a sense of community and should focus on those locations that can be integrated into a community setting rather than isolated apartment "pods."

- Must be integrated with community, since this is generally a “transient” population
- Generally opposed to new multi-family development – feel that there is plenty of rentals and condos
- Issues already raised. Generally, new housing should be built in areas where there are goods and services, transit and pedestrian infrastructure.

What would those new homes look like? (1, 2, or 3 stories, sits far back on lot, sits close to the street, large lots or small lots, mixed-in or separated from single family housing)

- Manor-style is attractive
- Manor houses that look like single family homes
- Hamlets that look like the Adirondacks
- Small, nestled into landscape and not intrusive
- Designed in such a way to integrate well into landscape and be environmentally sustainable
- New multi-family should be better landscaped; need more green space between multi-family buildings
- Be able to walk to needs – sidewalks are very important
- Brick, larger square footage, hidden parking, green space, “not cookie cutter”
- Good models include multi-family behind Devon Valley on Old Hickory Boulevard and at Highway 100 and Old Hickory Blvd. – The Preserve.
- Current ones lack “flow.” The table explained this to mean that poor models did not address the hills – they cut into them. A good model would capitalize on the slope instead of trying to cut it down. A good model would have the multi-family hidden from view behind slopes or preservation of landscaping.

Where would this new housing be located? (Near parks, schools, universities, or other civic uses, along major streets/corridors, near commercial businesses)

- Concentrate near existing development
- Should likely remain near centers that are closer to the area around I-40. Once you get into the hilly terrain, multi-family development should not be permitted.
- Mall site
- Near interchanges
- Near commercial hubs
- In setting that can create a neighborhood – preferably where they are already located
- Only with the redevelopment of the mall

We’ve heard people say that they don’t want any more condos. Do you feel this way? Is there something about the current condos that you don’t like? (Location, interaction with the street/community, appearance)

- Not as bad as apartments but are still multi-family – often in isolated locations and disturbing environmentally fragile land
- Yes, housing is completely insensitive to the environment and degrades the area
- Yes, people and look of housing is unattractive – lower home prices
- Condos make a transient community; we want people to settle here and stay!
- River Plantation is a good example
- Condos preferred to apartments
- Don’t want to see more multi-family (owner-occupied or rental), but one table member said afterward that they didn’t think the other people understood that there were several people who started in Bellevue in multi-family and then bought a single family home in the area when they could – understand that to be part of a larger housing lifecycle.

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- Yes, people and look of housing is unattractive – lower home prices
- Apartments make a transient community; we want people to settle here and stay!
- Yes, we already have enough in Bellevue as it is – please no more

- Multi-family rental detracts from “community feel” of Bellevue. Transient renters do not have community pride or connectivity, just looking for cheap place to live for a short while.
- Too much rental multi-family
- No control on location of multi-family; it is everywhere in Bellevue
- Put multi-family where it is appropriate – at major commercial hubs
- Do not want more apartments – the community is out of balance in terms of rental vs. ownership. Also, they are often built in inappropriate locations in terms of isolation and of negative environmental impacts.
- Do not like how these are rentals and the community is very transient on account of it. People do not establish roots in Bellevue because of all the multi-family.
- Do not want to see additional multi-family – feel like Bellevue has enough
- Did mention example from the KickOff Meeting presentation – that multi-family may be okay if it is designed properly. Table mentioned a few developments that they thought were pleasantly designed: the Lakes and condos on Cross Timbers Drive which look like homes rather than apartments.
- Apartments bring traffic
- Concern about Section 8 housing
- Concern about appropriateness of location – because of lack of transit and being so far out in the country
- Question – check multi-family near Wal-Mart on River Road – is it Section 8 and is this an appropriate place to encourage more multi-family?
- Too many apartments – especially when thinking about renting condos
- More apartments than needed
- Transient population
- Multi-use planned communities would be better
- When kids get to high school, families move to Williamson County
- Owners take better care of property
- Multi-family serves a need – mentioned young co-worker
- Tendency to develop on steep slopes
- Create traffic
- Higher traffic / lower property values
- One table participant stated they had heard Bellevue actually has a low number of apartments per capita compared with other parts of Nashville. Others disagreed and felt there are way too many apartments and that this is an inaccurate statement.

❖ **Commercial / Mixed Use**

Where are the existing commercial areas in your community that you go to shop?

- Right around I-40
- Mostly south of I-40
- North of I-40 is all up by Wal-Mart/Charlotte Pike
- Wal-Mart area (*mentioned by several tables*)
- Nashville West – more options (*mentioned by several tables*)
- Highway 70S and Old Hickory Boulevard
- Kroger, Publix, Walgreen’s, Dollar Tree
- Bellevue has identity problem – no town center
- Lowe’s
- Eddie’s Market, small hardware shop, on Old Charlotte Pike and McCrory Lane
- Eddie’s little Market – hay next door
- Strip mall across street
- Don’t consider area north of i-40 as Bellevue – it’s Sullivan’s Ridge, Centenary, or Old Charlotte
- When Cool Springs opened, Bellevue couldn’t survive with the competition. If Bellevue still had nice stores, people would shop there.

- Davidson County cannot compete with the low taxes of Williamson County. Therefore, we can't compete with Office or Retail Market of Cool Springs.
- Cool Springs
- Not many shops in the northern portion of Bellevue

What are your thoughts about the Bellevue Mall area? Thoughts on how it should be redeveloped?

- Mall needs to be community gathering place
- Busy, but probably not a Cool Springs mentality (can't attract those stores is why it failed anyway)
- Very concerned about mall area and health of existing businesses
- "We're taking our business elsewhere."
- More local / diverse shops are needed
- Multi-story (no more than 3) and walkable
- Debate between looking like Nashville West or more like a Downtown Square – most seemed to like the Downtown Square concept over Nashville West
- More local businesses
- Farmer's market
- Build in parking lot – mentioned Brookwood Mall in Birmingham and how it utilized existing structure and redeveloped outside – most seemed to prefer not tearing down the existing structure but repurposing it – more sustainable
- What a waste. It should be a town center; the Bellevue Town Center. The place where everyone around here goes for shopping and entertainment.
- Mixed-use component with medical offices with pediatricians, etc.
- Walkable and a bookstore or library
- Farmers market (*mentioned by several tables*)
- Community College would be nice in Mall area
- Library Location/Civic Uses
- Redevelop with multi-family
- Redevelop with office
- Do not like the idea of "Lifestyle Center" retail (outdoor mall); it's a fad and doesn't work in this climate
- Love the idea of a mixed-use Town Center with a mix of Office, Retail Ground Floor, and Residential Above
- In combination with Town Center, a "destination" retail tenant would be good to have like a Cabela's or IKEA. This would attract people throughout the region to Bellevue. Also, we need a dept. store anchor in the town center. We need a place to buy "everyday" items.
- Needs more unique shopping
- Interstate 40 is good access for mall
- Access to parking is critical in town center
- Build it like Providence in Mt. Juliet.
- Should be designed much like Nashville West with open air environment and similar types of shops, ability to walk from shop to shop, generous landscaping
- Need shops such as Kohl's, Belk, Target as well as sit down restaurants
- Would also like to have IKEA, Cabela's, and JoAnn's or Hobby Lobby
- Need daytime employment (ex: offices, medical). This is a big reason why Bellevue lacks sit-down restaurant options
- Need civic uses, YMCA, community college branch
- Baseball stadium is not a good idea
- Would like to see more mixed use but may not be possible because there are not enough people in Bellevue to support it
- New design standards are needed for any new development that goes into the mall.
- Enough land at Bellevue Mall to have everything
- Mall to green space
- Add mixed use and office – anything!

- Redevelop with “anything that promotes businesses “ (a lot of concern about how the businesses that remain in the area are struggling)
- Just make it something
- Miss shopping center
- Redevelop with restaurants – upscale, sit-down, not fast food
- Redevelop with basic retail, not big box. Would prefer more of a lifestyle center feel, not Nashville West, which is a nice strip mall.
- Redevelop to have a town center feel like the City of Franklin. The town center would have art and community functions. Suggestion to have the library at the mall.
- Redevelop with a theatre or other forms of entertainment.
- The table voiced strong opposition to moving the Sounds Stadium to the mall.
- One table member noted that Summerset Mall in Troy, MI is the “twin” of the Bellevue Mall (developed by same company, same form), but outparcels were developed with office. It is a much more successful mall.
- Why did mall fail? Lots of reasons.
- Discussed what had made the mall fail – some thought that it was lack of additional commercial – others thought it was lack of outparcel development
- People in Bellevue did not support the mall – any new commercial would have to be supported by local residents or should have an attractor that brings people from the region (IKEA was a top idea as table had two residents who were from Europe where IKEA is a staple there).
- Background on the mall – built in the early 1990s, had bad management, couldn’t compete with Green Hills and when it tried to compete with more upscale shops, those didn’t appeal to Bellevue residents.

If you could add new buildings / businesses to existing commercial areas where would they go?

- Bellevue Mall site
- New office would be good at McCrory Lane intersection
- More office at mall site
- Around existing commercial centers
- Keep nodal pattern of development
- Keep current commercial boundaries along Highway 70 – do not want Highway 70 stripping out with commercial that would make traffic worse
- Don’t want to see commercial area at River Road and Old Charlotte Pike expand – would create traffic problems and would harm redevelopment potential for mall
- Redevelop existing areas
- New Office should go to Old Hickory Blvd.
- Commercial infill along edges of existing commercial parking lots
- Table asked about the development at McCrory Lane and I-40 – that location is too far for additional commercial
- Like that McKay’s Bookstore was moving to Bellevue but disappointed that it’s the only retailer going on that site
- Currently there aren’t any mixed use areas
- At the mall
- Mixed use at Newsom Station and McCrory Lane
- Would be nice to walk to Library
- Need good restaurant to come and stay
- Need more office buildings; very few of them (Coley Davis Road, Sawyer Brown Road)
- Needed to have market for restaurants

What would the new building/business look like? (Building height (2, 3 stories for example), windows, patio/sitting areas in the front, materials (brick, stone, concrete), landscaping)

- Local dining options needed – not just chains, although chains are lacking, too
- Include more restaurants that are locally-owned and provide wider range of dining options
- Roof top gardens should be required
- Add parks and green space or a trail as a greenway around existing developments

- Committed to “lifestyle center” or “town center” look – cited Indian Lakes, Franklin’s Downtown and Virginia Beach’s town center as examples
- Like 100 Oaks with shopping, dining, medical and entertainment
- Include offices and medical
- 2 to 3 stories
- 2 to 3 stories – mixed use
- Maryland Farms scale is good – not too tall
- Tall buildings would destroy “scenic quality” of Bellevue – need to keep the scale down
- Signage needs to be controlled ; no pole signs; no LED signs; no Billboards
- Bellevue needs more office bldgs. We are a “bedroom Community” with no day time activity to support our retail.
- Providing office would help make Bellevue a 24hr. community with employment centers where we could live AND work in our community. (save on gas/no more driving downtown)
- Put Chick-Fil-A in old Jack In the Box

Where is the parking located? (Behind building, beside building, in front of building, on street, in separate lot, shared with other businesses, in parking garage)

- Screened and not primary overwhelming element to the complex; integrated network
- In alleys or rear
- Parking beneath, in a structure or “outside” (on the periphery) of the town center – “hidden”
- Some parking on the street and the rest hidden or behind
- Some table members were ok with trading having visible parking for shopping
- As to access, one table member noted that they thought part of the reason that the area across (south of) the mall had struggled is due to access issues, poor traffic flow and too many islands. Noted was at the gas station on the northwest corner of Sawyer Brown and Highway 70 – has islands making it difficult to get in and out. Also thought that there are not enough cross streets in the area.

Which new buildings are Mixed Use? (More than one business in a single building)

- Mixed use could be utilized around the mall redevelopment
- In hamlets
- Around outskirt areas of mall site / periphery over near other office/residential

If you could put more than one business in a mixed use building, what businesses would go in there? (Office, commercial (any retail), medical, civic/government, artist work space/gallery)

- Shopping on the ground and medical-related offices above
- Residential
- Office
- Civic uses
- Need business incubator facility that would help small businesses get off the ground
- Office, retail, medical

Would residential units go in any of the new buildings/businesses you identified?

- Yes
- Sure, around the periphery near other residential-related areas so it isn’t as impacted by high intensity commercial
- Why not?
- Residential could go in with mixed use

If you wanted to, are there any stores you could get to easily without getting in your car? Is there a certain type of store you would like to be able to get to without driving?

- No access currently
- Most people are going to need to drive anyway with the rural nature north of I-40 – most don’t see this as an option except to maybe drive to a place and walk from store to store
- Not possible for North Bellevue – due to terrain, must drive wherever they’re going

- Would love to be able to walk to grocery stores if we want
- Not able to walk to stores due to lack of sidewalks
- Nowhere to get to on foot
- Would like to access commercial areas without driving
- If mall is redeveloped as a “town center” it should be accessible by walkways so people could walk there and not just have to drive

Is there any place you can go to shop at multiple stores and only park once, rather than making several short trips between different stores?

- No
- No
- Like the Hill Center and Downtown square concept
- Nashville West
- Kroger
- Don’t do it even at these places
- Rarely

Do you have convenient access to a grocery store? Farmers’ market? Fresh food? Community Garden?

- Sure, as long as you have a car in North Bellevue
- Yes, but it is accessed by car
- Felt they all had good access to grocery stores
- Need a farmers market (*mentioned by several tables*) – shouldn’t have to drive Downtown to have access to fresh food
- Like to see farmers market – perhaps near Riverwalk or Avondale
- Sylvia Ganyard has one on River Road on Saturdays
- Bell Garden – threw away food there last year, CPPW grant will work to expand purpose of garden and working towards a better distribution model, but it’s needed now
- Request for a grocery store in the new Biltmore development (McCrary Lane and I-40)
- Community garden may be appropriate at Newsom Station and McCrary Lane

Do you have convenient access to medical care? (Doctor, hospital, urgent care)

- Yes
- Yes, St. Thomas and Vanderbilt are nearby
- Baptist Medical Center meets needs within the community – it all seems adequate
- No, should not have to drive as far as they do for medical care. Should be able to have doctors locally here in Bellevue and not have to drive over to Baptist or Vanderbilt area. Cool Springs has suburban medical offices, why can’t we have some here in Bellevue? Have a deficiency of pediatricians in particular here. Feel strongly that the defunct mall site needs to have some medical offices integrated into the design.
- No
- No
- Non-issue
- Go to dentist
- Go into Nashville
- Good use for office space if we had any
- Pediatric care exists
- Shots, etc. by Subway

❖ **Corridors**

Where are the major streets in your neighborhood?

- Charlotte Pike (*mentioned by several tables*)

- Old Hickory Boulevard (*mentioned by several tables*)
- I-40 (*mentioned by several tables*)
- Highway 70 (*mentioned by several tables*)
- Highway 100 (*mentioned by several tables*)
- River Road (*mentioned by several tables*)
- Sawyer Brown Road (*mentioned by several tables*)
- Old Harding Pike (*mentioned by several tables*)
- The River (certainly last May)
- Bellevue Road
- McCrory Lane (eventually)

What PHYSICAL parts of streets do you like? (*Sidewalks, pavement, crosswalks, medians, landscaping, traffic lights, buildings*)

- Corridors aren't all stripped out with commercial and that commercial is confined to large intersections (*mentioned by several tables*)
- Scenic nature of River Road and Old Charlotte Pike – tree canopy over the road
- Scenic character
- Charlotte Pike very pretty drive
- Old Hickory Blvd. – nice landscape
- Not much (*mentioned by several tables*)
- Sidewalks, but don't think all rural roads need them – only the major streets with commercial areas

What PHYSICAL parts of streets need to be improved? (*Sidewalks, pavement, crosswalks, medians, landscaping, traffic lights, buildings*)

- More sidewalks are sorely needed throughout the community
- More sidewalks
- Sidewalks should not be built to the back of the road, but should have a planting strip
- More bike lanes are needed throughout the community
- Some roads are too narrow with no shoulders
- Potholes
- Potholes along Charlotte
- Bridges were to be replaced on Old Charlotte but haven't been
- Truck traffic to quarry is frowned upon
- River Road needs widening badly – too windy and dangerous
- Highway 70 needs sidewalks connecting to commercial hubs/areas
- Highway 70 needs crosswalks across wide roadway
- Highway 70 needs improvement of access to bus stops
- Highway 70 rumble strip is difficult for cyclists to maneuver
- Buffalo Road is very narrow
- River Road needs additional shoulder for bike riders
- Sidewalks on all of the roads mentioned above
- Bellevue Road has lots of pedestrians
- Trees with sidewalks, matters for nice neighborhoods
- Have to take bikes somewhere else to ride
- Highway 70 needs landscaped boulevard – Cool Springs Blvd. buffer as a good model
- Apply to Highway 70, Old Hickory Blvd. (from I-40 to Highway 70), others

What would you ADD to the streets to make them more pleasant to ...

- Recognize there are inherent difficulties in improving roads like Hicks Road and Sawyer Brown Road that have steep topography

WALK (*Sidewalks, landscaping, streetlights, benches, buildings*)

- Sidewalks (*mentioned by several tables*)

- Where there is development, there needs to be sidewalks
- Sidewalks are needed everywhere; very little currently
- More sidewalks connecting neighborhoods to parks, greenways and schools
- Sidewalks, especially along collector streets such as Hicks Road and Sawyer Brown Road
- Crosswalks
- Lighting in existing areas needs to be improved; needs to be projected downward to maintain views of night sky
- Sidewalks needed near Gower School; no crossing guard
- Need crosswalks that cross Old Harding, why Highway 100 and Highway 70?
- Need better pedestrian connectivity to commercial areas and transit facilities
- Connect existing sidewalk network; fill gaps
- Connect multi-family areas to commercial centers with sidewalks
- Wyndchase Apartments needs sidewalk connection to Kroger area
- If neighborhoods do not connect to each other with vehicular connections (streets), at least have pedestrian connection (and/or bike connection) that allows people to visit communities adjacent to them without getting into their cars.
- Sidewalks on Hicks Road
- Sidewalks or a multi-use path on Highway 100
- Multi-use path at Old Harding Pike and the rail lines
- Multi-use path at Newsom Station
- Multi-use path on Old Hickory Blvd.
- Bike/pedestrian facilities at Bellevue Road and Old Harding Road
- Multi-use path out to Loveless Café

RIDE A BIKE (*Bike lane, bike route signs*)

- Bike lanes (*mentioned by several tables*)
- Bike lanes or wide shoulder for bike travel
- Wider shoulder for bike travel
- Bike lanes along Highway 70 and Highway 100 connecting to parks and Nashville
- Bike lanes, especially along collector streets such as Hicks Road and Sawyer Brown Road
- Install Class II bike lane on Old Harding Pike
- Connect bike lanes to Warner Parks

DRIVE (*Turn lanes, pavement, stop signs, traffic lights, buildings, landscaping*)

- Speeding an issue on Old Hickory Blvd. and Old Charlotte – speed bumps?
- Consider eliminating the turn/yield lane where Old Harding merges into Highway 70S, and force people to access 70S from further west at Hicks Road instead. The merge access further east routinely causes traffic tie-ups and accidents as people disobey the rule about not cutting across 70S to turn left on Old Hickory Blvd.
- Consider a signal at Charlotte Pike/Highway 70 and McCrory Lane and to address the trucks that are parking at Eddie’s Market on the side of the right-of-way and blocking visibility
- Re-time that stoplights at Hicks Road and Highway 70S – Stacking is a real problem, there is not enough room for the turn-lane stacking causing people to wait for multiple light cycles.
- Can Sawyer Brown Road have roundabouts?
- Turn lanes on Hicks Road, for example from Hicks Road to Still Spring Hollow

Which street in your neighborhood do you spend the most time sitting in traffic on?

- Charlotte Pike
- Charlotte Pike at Nashville West gets congested; may need widening
- Highway 70S near Old Hickory Boulevard
- Congestion very bad near Wal-Mart on Charlotte Pike
- Bellevue Road and Old Harding Road
- Congestion not a problem

If a new way to travel OTHER THAN BY CAR were to be developed what type of travel would it be? (Bus, shuttle, greenway, train / light rail, trolley) Where would it take you? (Shopping, housing, your job, parks, schools, grocery, medical care)

- Bus
- Better bus service
- Buses need to be improved – service more often
- Want more transit – currently inconvenient
- Would like a bus station at Riverwalk
- 2 park-and-rides – little surprise that people use them – convenient, especially if you work Downtown
- Do not like that buses now are mostly for commuters
- Bus stops need to be improved instead of sitting in mud or heat
- Need to be able to get to Downtown Nashville easily
- Connecting to Downtown
- Downtown – people use bus to go Downtown and find that it works well
- Existing park-and-ride facilities need better connections for pedestrians. Connect Highway 70 park-and-ride to greenway system and install bike locker facilities so people can ride their bikes on the greenway to the transit hub.
- Disappointment that the last bus is at 5:30 PM
- Utilize existing train tracks for rail service – light rail or something that runs more often would be most appropriate *(mentioned by several tables)*
- Light rail please!
- Would like to see a train on CSX line
- School zoning was mentioned because students being bused over to Green Hills – actually easier to enroll students in Magnet School in East Nashville and drive them there then to send to zoned school
- Walk, bike

Are there any locations where NEW streets need to be added?

- Shoney's area near Highway 70 – landslide happens there and messes things up regularly
- No bridge crossing the Cumberland River, please
- Keep rural look of Old Hickory Blvd. to quarry
- Request for a new road to link Mall and Sawyer Brown Road to Old Harding Pike – there is a bottle neck in River Plantation
- No

❖ **Civic Uses**

What are your thoughts on a new Bellevue Library – where should it be located?

- Mall is attractive option *(mentioned by several tables)*
- Mall area
- At the mall as part of “town center” redevelopment
- Keep it where it is or near existing schools or development
- Across from mall, on southeast corner of Sawyer Brown Road and Highway 70 – on or beside the palm reader
- At Biltmore development

Where are community centers and activities for youth in your community?

- Community Center at Red Caboose Park *(mentioned by several tables)*
- Library *(mentioned by several tables)*
- Schools
- YMCA – it's a huge asset to the community
- Not enough of these
- YMCA needed for North Bellevue

Where are senior centers in your community?

- None that they could think of
- YMCA

Where are other prominent civic uses in the neighborhood? (Schools, post offices, fire stations, churches)

- Gower School (mentioned by several tables)
- Charlotte Road Baptist Church
- Bellevue Middle School (mentioned by several tables) – was once the high school, very fond of school and its memories
- Fire and Police coverage are good. West Precinct is pretty close and they get here pretty quick.
- Emergency points – used during the flood – include the churches (aren't aware of any that are Metro-related)

What PHYSICAL parts of those Civic uses do you like? (Location, sits far back or close to street, lighting, signs, parking, access)

- Physically, not much to like
- Like YMCA

What PHYSICAL parts of those Civic uses do you think needs improvements?

- Need more parks for North Bellevue
- Library is not big enough
- Library parking and lighting are issues
- Need community center – old Moose Lodge would be perfect for community center
- Community center is pathetic
- North Bellevue lacks youth activities
- New civic uses should look better
- Create community identity
- Need focus point for area
- Town green
- Music venue
- Some activities like dance
- Currently only one civic use north of I-40

If a NEW civic use (Schools, post offices, fire stations, churches) were looking for a location, where would you recommend it go? (Along major streets/corridors, near commercial uses, near residential development)

- Bellevue Mall (mentioned by several tables)
- Around the Bellevue Mall
- Near existing commercial uses/schools
- Old Moose Lodge
- Would like to see a high school in the community.
- Feel until there are better schools, the children will go to private schools, which suggests to policymakers that there isn't a need for more or better schools – table saw this as a self-fulfilling prophecy.

❖ **Additional Questions: A Healthy Bellevue Community**

What do you think of when you hear the phrase “healthy community”?

- Sidewalks
- Exercise – Red Caboose Park
- Active
- Greenways for walking
- Schools, shopping, etc. nearby or if live out remotely, can drive and walk to most things
- Trees/environment are important – need to be attractive

- Clean air
- Low air pollution
- Clean water
- Year-round farmers' market where you can get fresh food
- Access to rivers
- Make sure development doesn't cause more flooding
- Soil conservation
- Maintain the area's history
- Historic properties and respect for history
- Rail line to Downtown
- Views – good for mental health
- "Green" government buildings
- "Green" development, including conservation subdivisions
- Mixed use
- Sidewalks connecting to important places
- Restaurants that serve healthy food
- Promote family
- YMCA
- Warner Parks

Are there places in your neighborhood you consider especially healthy? If so, why?

- Natural areas
- Natural areas, the country
- Warner Parks
- When asked what could make the community healthier, the table answered:
 - More walkways, more connections
 - Community members are trying to talk – they do it in the street
 - Want to see less fast food and more sit-down restaurants. One table member had heard from multiple small business owners that Harpeth Valley Utility District's standards for new businesses/restaurants were too strict, and it kept restaurants out.

❖ **Miscellaneous Comments**

- Fear expressed about a previous Subarea 6 sub-committee that was telling people north of I-40 what to do – believe it was disbanded
- Keep area north of I-40 rural. Previous amendment changed area from residential low density to rural – that's good and keep the natural conservation
- Emphasized many times how South Bellevue and North Bellevue are completely different and should technically be separated because they are different communities all together. Topography and way of life are very different from north to south.
- Need better Fire protection.
- What is being built next to Hindu Temple on Old Hickory Blvd.?
- Can't get used to calling Nashville West Bellevue.
- Don't build on prior landfills.