GO TO MENTI.COM ON YOUR PHONE
INSTRUCTIONS TO FOLLOW
Visioning Workshop
October 29, 2018
TONIGHT’S AGENDA

1. Welcome and Introductions
2. The Project
3. Food for Thought
4. Visioning Exercises
STEERING COMMITTEE
(NEIGHBORHOOD REPRESENTATIVES AND SMALL AND LARGE PROPERTY OWNERS)

Steve Armistead
Kathryn Brown
Mirna Caldwell
Tom Cash
CJ Hicks
Lindsey Moffat
Phil Ryan
Ryan Siebels
Mary Skinner
Martha Stinson
Elizabeth Tannenbaum
David Thompson
PLANNING DEPARTMENT – COMMUNITY DESIGN DIVISION

- Work with communities to create land use policies, community plans and urban design overlays
- Make recommendations to MPC on zoning and subdivision applications
- Provide design services to support sustainable development
2. THE PROJECT

• Why are we here?
• Study Area Boundary
• The Week Ahead
• Potential Outcomes
• Project Timeline
WHY ARE WE HERE?

1. Collect ideas and expectations
2. Identify common goals
3. Articulate a vision
4. Guide change and growth

Talk about the future of 21st Avenue South
STUDY AREA BOUNDARY

Hillsboro – West End

Belmont - Hillsboro
CHARRETTE SCHEDULE
OCT 29TH – NOV 1ST

Visioning Workshop
Identify big ideas and goals

Martin Professional Development Center
Monday 10/29
6:00 PM

Open Design Studio
Create a framework

Martin Professional Development Center
Tuesday 10/30
1:30 to 3:30 PM

Wednesday 10/31
10:00 AM to 12:00 PM

Work-In-Progress
Report back to the community

Martin Professional Development Center
Thursday 11/1
6:00 PM
CHARRETTE WEEK GOAL

To Develop a Detailed Framework for Growth and Preservation along 21st Avenue South Corridor:

- Draft a Vision Statement
- Create a set of Guiding Principles
- Draft framework plan
VISION STATEMENT

A short, clear statement summarizing the community aspiration for growth and preservation along 21st Avenue South.
GUIDING PRINCIPLES

A set of organizing goals and objectives to guide planning and development along 21st Avenue South.
FRAMEWORK PLAN

A guiding plan for the future character and form along 21st Avenue South.
POTENTIAL OUTCOMES

• Land Use Policy update
• Zoning tools: Urban Design Overlay
Policy change with a plan amendment does not change current zoning.

Zoning is influenced by the policies in the Community Plans.

- It’s the Law
- Controls physical development of land
  - e.g. use, density, height, setbacks, parking, access, landscaping, & signage
**PROJECT TIMELINE**

- **Sept - Oct**
  - Define study area
  - Analyze study area
  - Build public process
  - Form Steering Committee

- **Oct - Nov**
  - Charrette Week
  - Identify needs and vision
  - Evaluate solutions

- **Nov - Jan**
  - Develop plan
  - Consult Steering Committee

- **Jan - Mar**
  - Public Comment Period
  - Plan / UDO to MPC

- **April**
  - Council Adoption of Zoning (Urban Design Overlay)

*we are here*
3. FOOD FOR THOUGHT

- Existing Conditions
- Lane Use and Zoning
- Building Character
- Resources
- Mobility and Streetscape
- Existing Entitlements
- Existing Vision
21st Avenue South Existing Conditions
EXISTING LAND USE

- Office
- Multi-Family Residential
- Commercial
BUILDING HEIGHTS

- Range 1-5 stories
- Primarily 1 and 2 story
SURFACE PARKING

Parking Lots (Detailed)
- Building Footprints
- Gravel Parking
- Pavement
- Paved Parking
- 21st Avenue Study Area
BUILDINGS BY YEAR BUILT

- Nothing built since 2010

Year Built

- 1991 - 2000
- 2001 - 2010
- 21st Avenue Study Area
MOBILITY

- MTA Route
- RTA Route
- MTA Stop
- Traffic Signals
- Arterial-Boulevard
- Collector-Avenue
- Freeway or Expressway
- Ramp

Bikeways - Existing
- Existing - Buffered Bike Lane
- Existing - Bike Lane
- Existing - Shared
- Existing - Wide Outside Lane

Bikeways - Future / Planned / Under Construction
21ST AVENUE SOUTH
EXISTING ENTITLEMENTS
EXISTING ZONING

- **OR20 – Office / Residential**
  - Intended for a med-high intensity mixture of compatible office and multi-family residential uses.
- **CL – Commercial Limited**
  - Intended for retail, consumer service, financial, restaurant, and office uses.
- **MUL – Mixed-Use Limited**
  - Intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.
- **RM20**
  - Intended for a moderately high intensity of single-family, duplex, and multi-family dwellings.
HISTORIC ZONING

Hillsboro – West End (Historic Zoning Overlay)

Belmont – Hillsboro (Historic Zoning Overlay)

21st Avenue Study Area

Historic Zoning
- Neighborhood Conservation District
- Historic Landmark District
21st Avenue South
Existing Vision
NASHVILLE NEXT

- Community Character Policy
  - District Office Concentration (D OC)
  - T4 Urban Neighborhood Center (T4-NC)
  - T4 Urban Mixed Use Corridor (T4-CM)
  - T4 Urban Residential Corridor (T4-RC)
  - Civic (CI)
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STREET CROSS SECTION

- Major and Collector Street Plan
- Part of NashvilleNext
- Countywide plan for streets

Magnolia to Ashwood

ROW: 93'

Ashwood to I-440

ROW: 86'
GROUND RULES

• Cell phones silenced
• Keep an open mind to other ideas or people
• Respect everyone’s time
• Stay on topic/schedule
• All ideas are good
• Everyone participates – no one person dominates
• No one has all the answers
• Have fun!
LIVE VOTING

Mentimeter
EXERCISE 1
MAINTAIN/CHANGE

Group will identify:
Areas that should be maintained and those that should change

Results tell us what YOU value along this stretch of 21st Ave and what YOU would like to see changed
EXERCISE 2
CHARACTER AREAS

Building on the results of Exercise 1, your group will identify:
• Distinct “character areas” along 21st Ave.

Results tell us which subdistricts exist along 21st Ave and what makes them distinct in look and function.
COMMUNITY CHARACTER PLANNING

Unique, recognizable character of the built environment that is different from neighboring areas
EXERCISE 2
FUTURE FORM AND CHARACTER

For each of the character areas outlined in Exercise 1, identify the land uses, building heights, setbacks, & parking configurations YOU want to see.

Results provide us with detail on the use and form of each character area.
EXERCISE 4
DESIGN YOUR CORRIDOR

For 21st Ave create a visual representation of your ideal street.

Results tell us which subdistricts exist along 21st Ave and what makes them distinct in look and function.
EXAMPLE
GROUP PRESENTATIONS

21st AVENUE VISIONING WORKSHOP
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