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INSTRUCTIONS TO FOLLOW

# 21<sup>ST</sup> AVENUE SOUTH CORRIDOR STUDY

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

Talk about the  
future of  
21<sup>st</sup> Avenue South

3. Articulate a vision

4. Guide change and growth

STUDY AREA BOUNDARY



# CHARRETTE SCHEDULE

OCT 29<sup>TH</sup> – NOV 1<sup>ST</sup>

## 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 21<sup>st</sup> Avenue South Corridor:

Draft a Vision Statement

Create a set of Guiding Principles

Draft framework plan

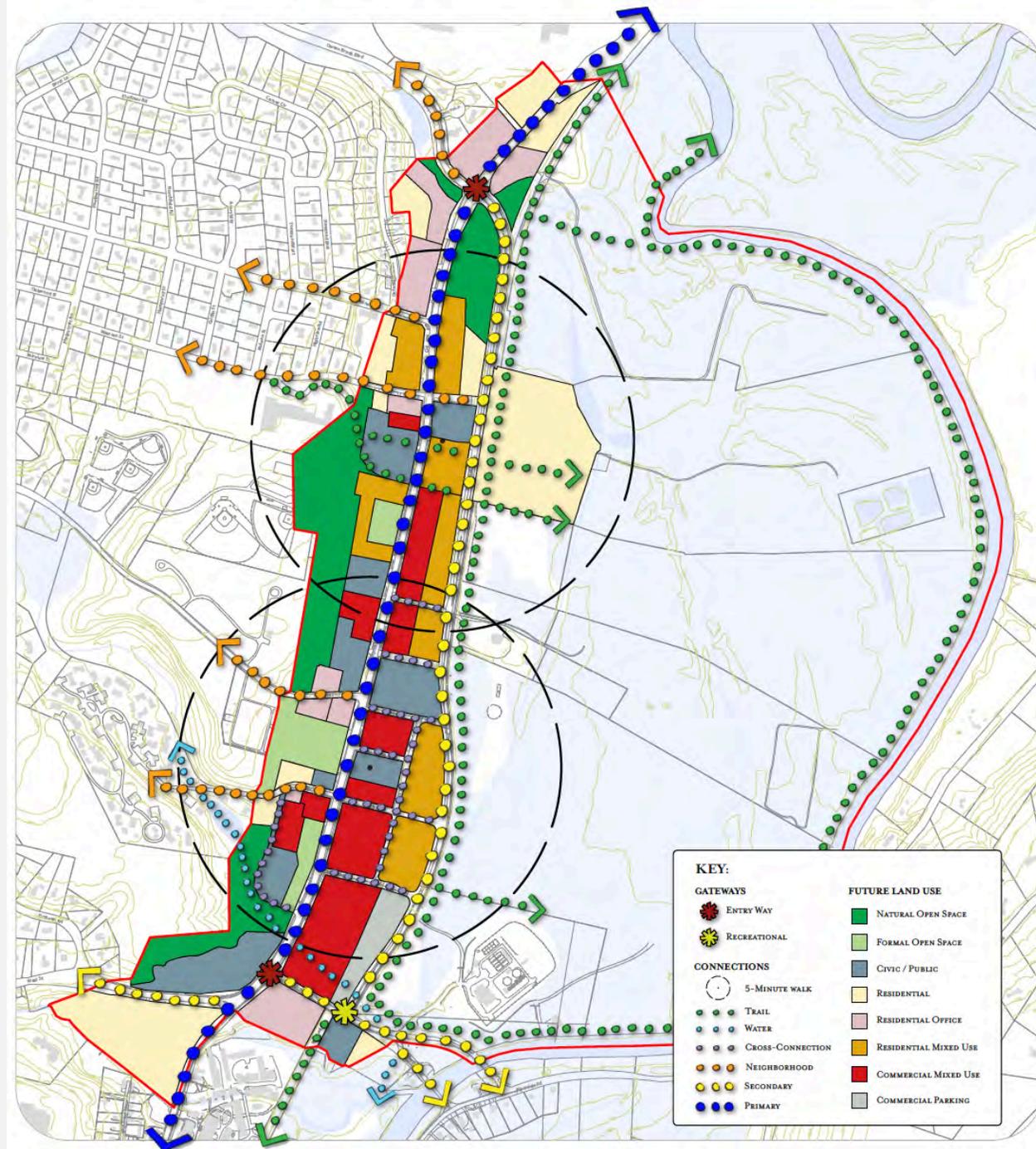


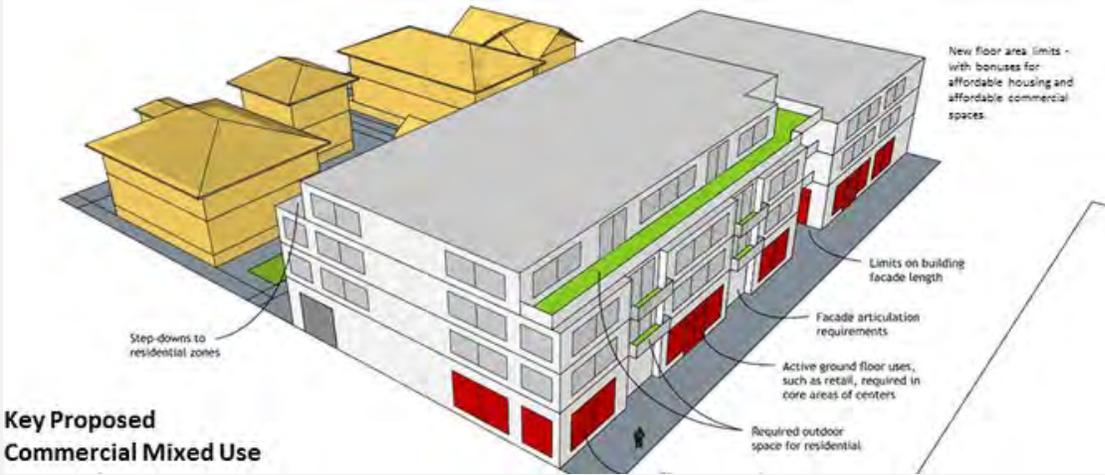




# FRAMEWORK PLAN

A guiding plan for the future character and form along 21<sup>st</sup> Avenue South.





**Key Proposed  
Commercial Mixed Use**

## POTENTIAL OUTCOMES

- Land Use Policy update
- Zoning tools: Urban Design Overlay

# POLICY VS ZONING

## Land Use Policy

Guidance

Vision for an area

Policy change with a plan amendment does not change current zoning

## Zoning

It's the Law

Zoning is influenced by the policies in the Community Plans.

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

\*  
we are here

Nov - Jan

Develop plan  
Consult Steering Committee

Jan - Mar

Public Comment Period  
Plan / UDO to MPC

April

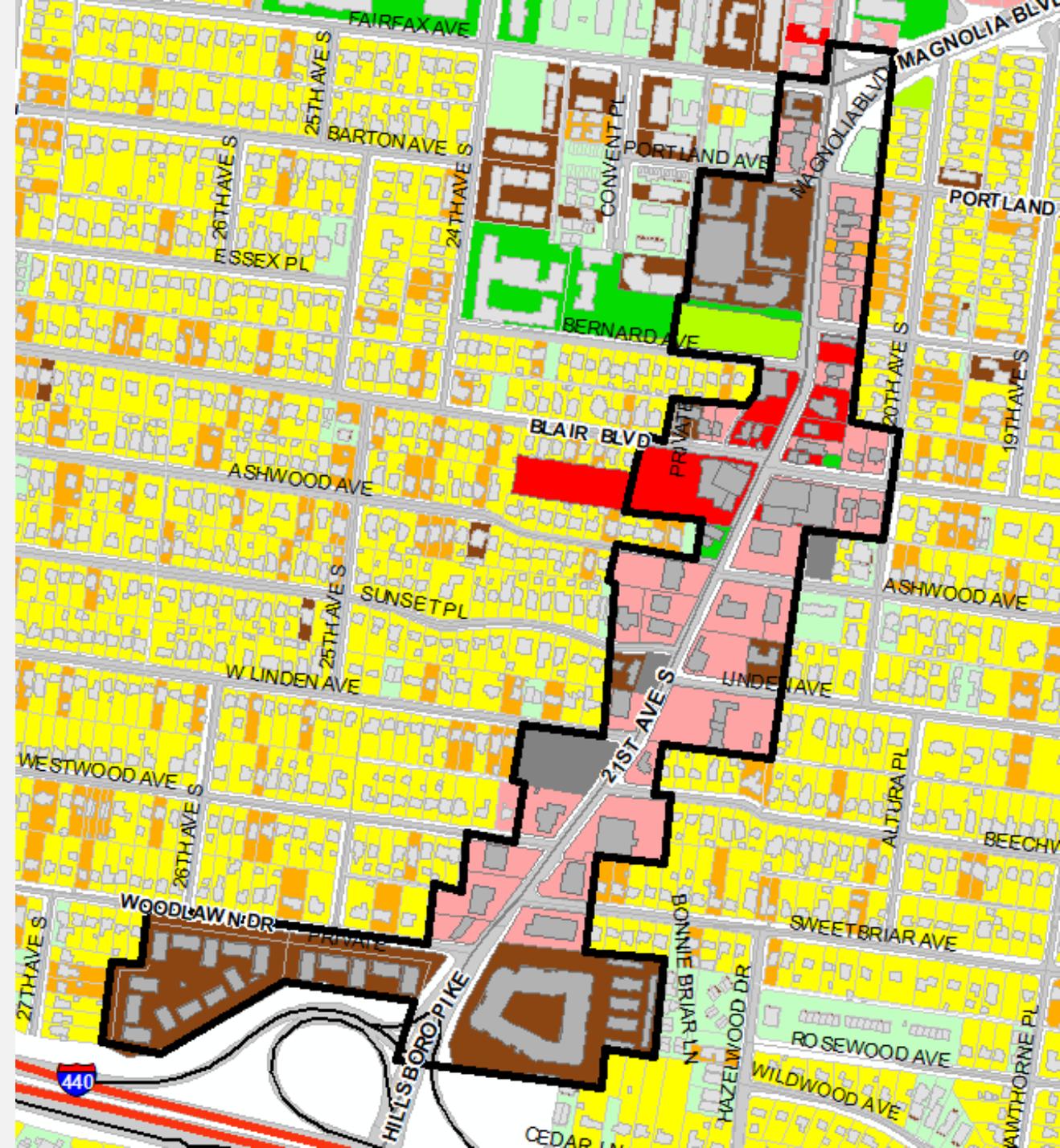
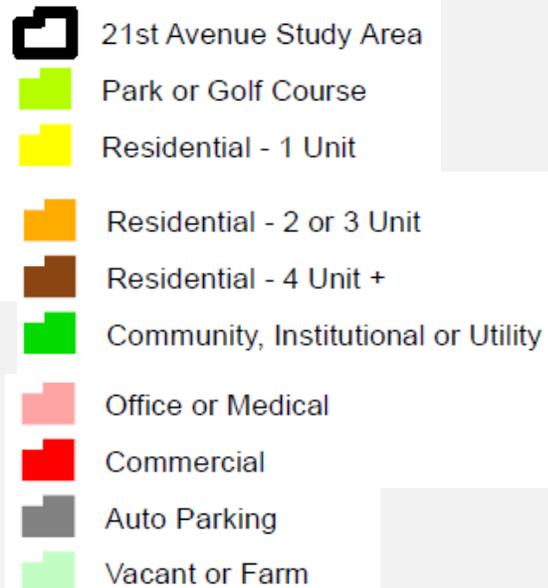
Council Adoption of Zoning (Urban Design Overlay)



21<sup>ST</sup> AVENUE SOUTH  
EXISTING CONDITIONS

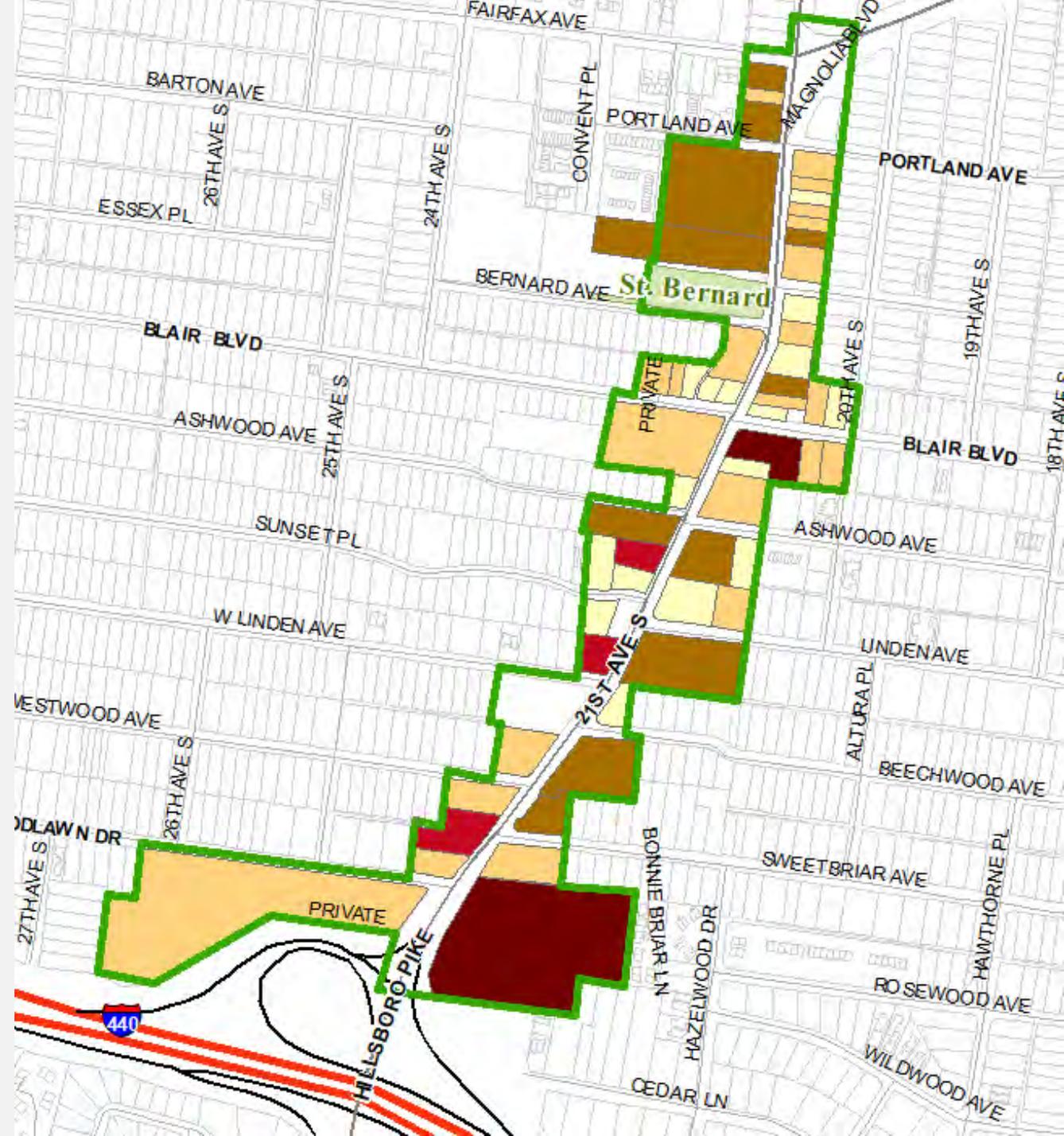
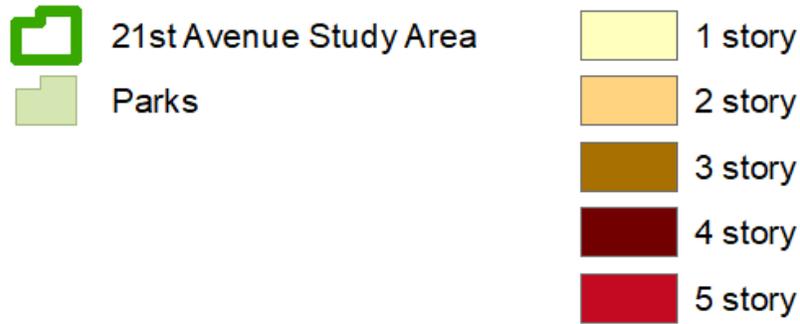
# EXISTING LAND USE

- Office
- Multi-Family Residential
- Commercial



# BUILDING HEIGHTS

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



# SURFACE PARKING

## Parking Lots (Detailed)



Gravel Parking



Paved Parking



Building Footprints



Pavement



21st Avenue Study Area



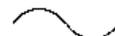
# BUILDINGS BY YEAR BUILT

- Nothing built since 2010

## Year Built

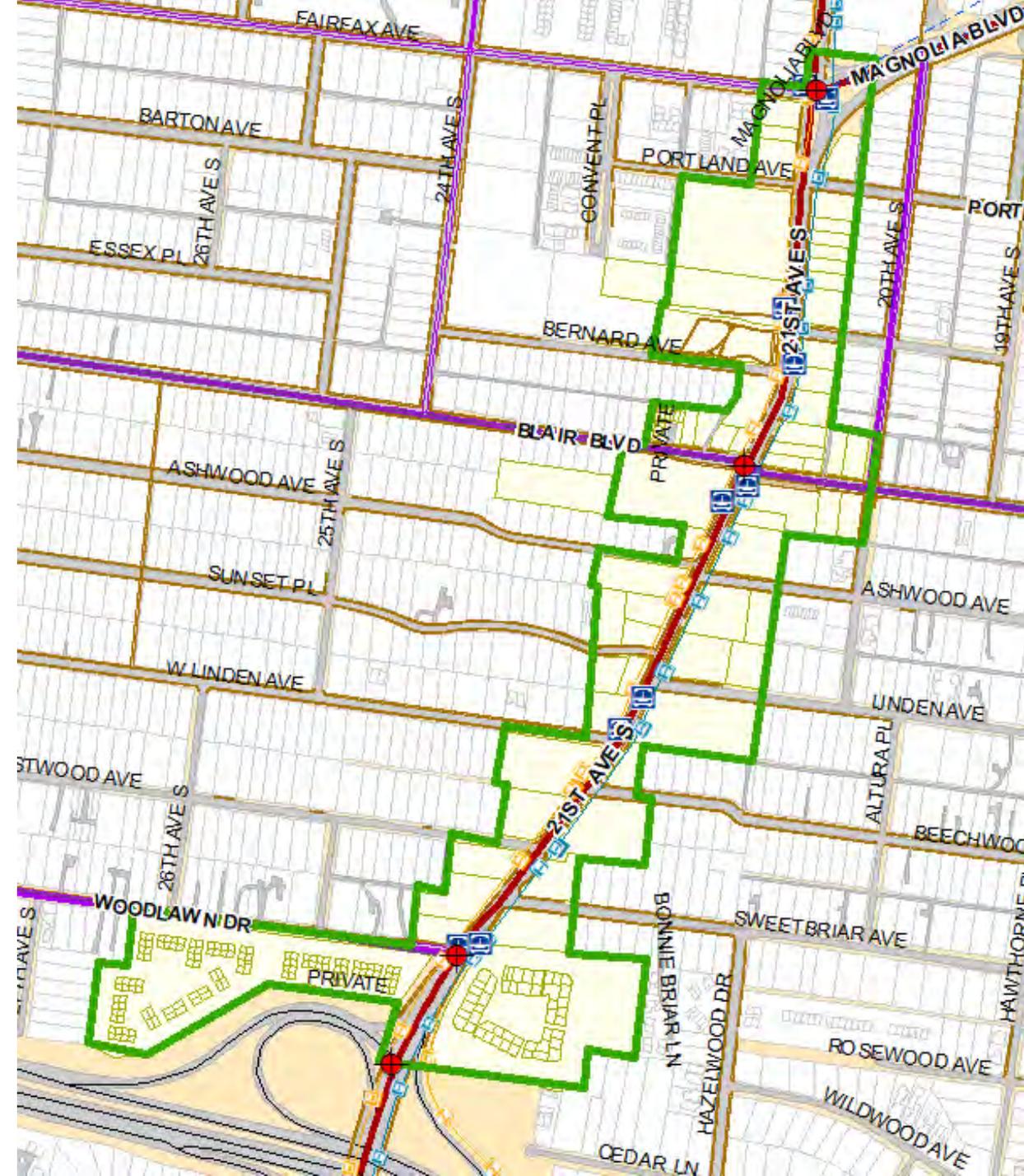


# MOBILITY

- |   |                 |   |                       |
|---|-----------------|---|-----------------------|
|  | MTA Route       |  | Adopted (2015) MCSP   |
|  | RTA Route       |  | Arterial-Boulevard    |
|  | MTA Stop        |  | Collector-Avenue      |
|  | Traffic Signals |  | Freeway or Expressway |
|   |                 |  | Ramp                  |

## Bikeways - Existing

-  Existing - Buffered Bike Lane
-  Existing - Bike Lane
-  Existing - Shared
-  Existing - Wide Outside Lane
-  Bikeways - Future / Planned / Under Construction



21<sup>ST</sup> AVENUE SOUTH  
EXISTING ENTITLEMENTS



# HISTORIC ZONING



21st Avenue Study Area

## Historic Zoning



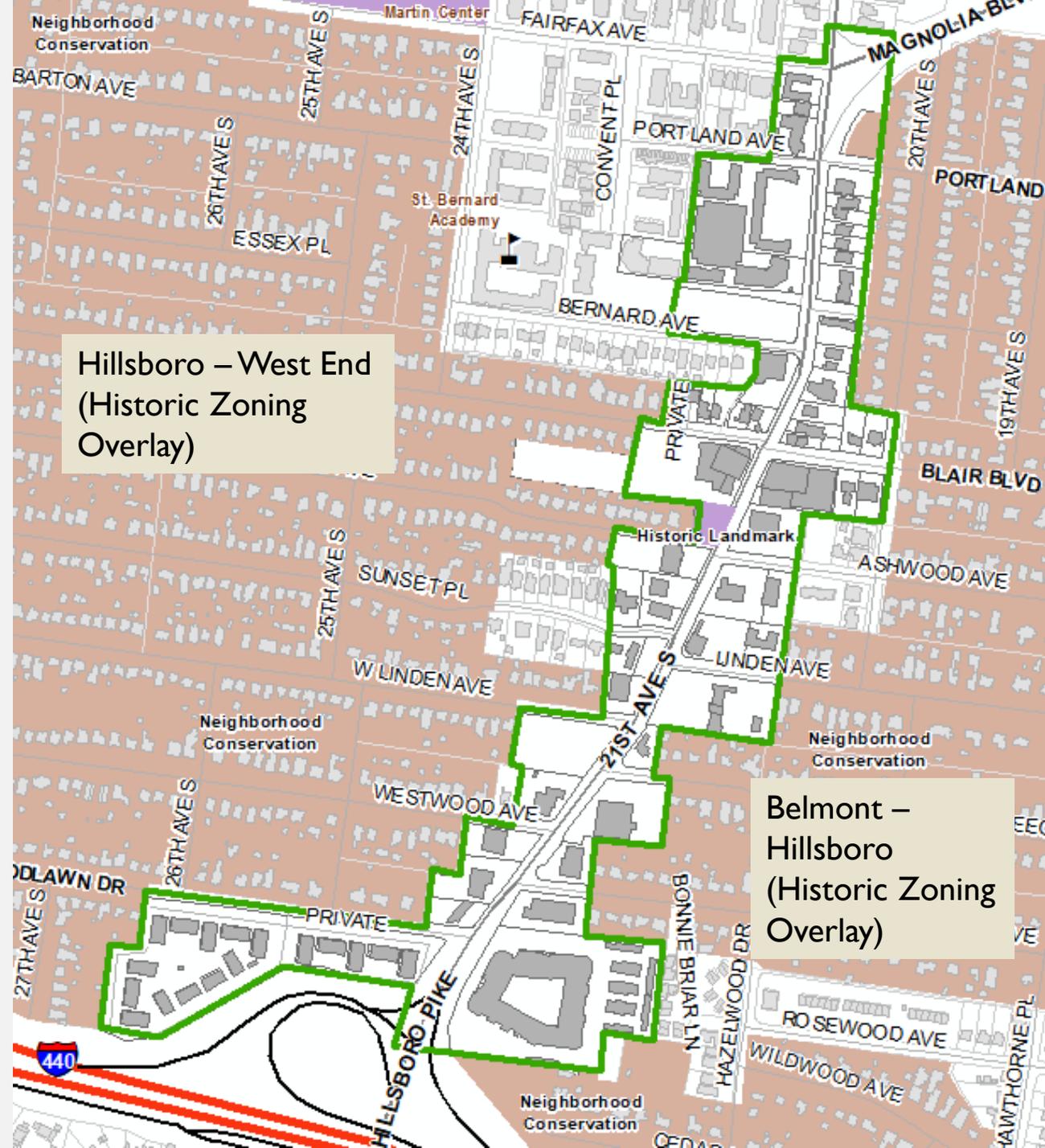
Neighborhood Conservation District



Historic Landmark District

Hillsboro – West End  
(Historic Zoning Overlay)

Belmont – Hillsboro  
(Historic Zoning Overlay)

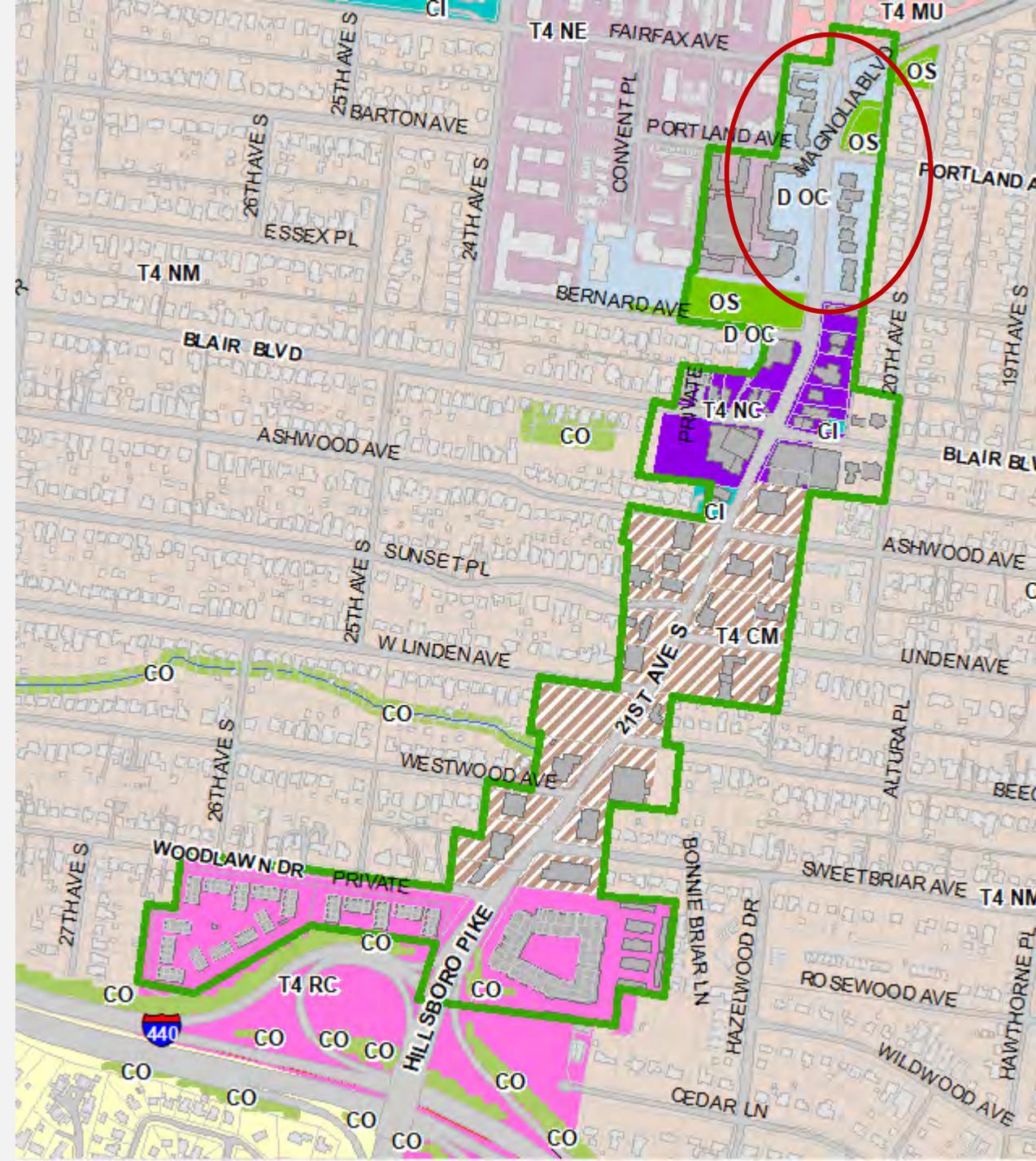


21<sup>ST</sup> AVENUE SOUTH  
EXISTING VISION



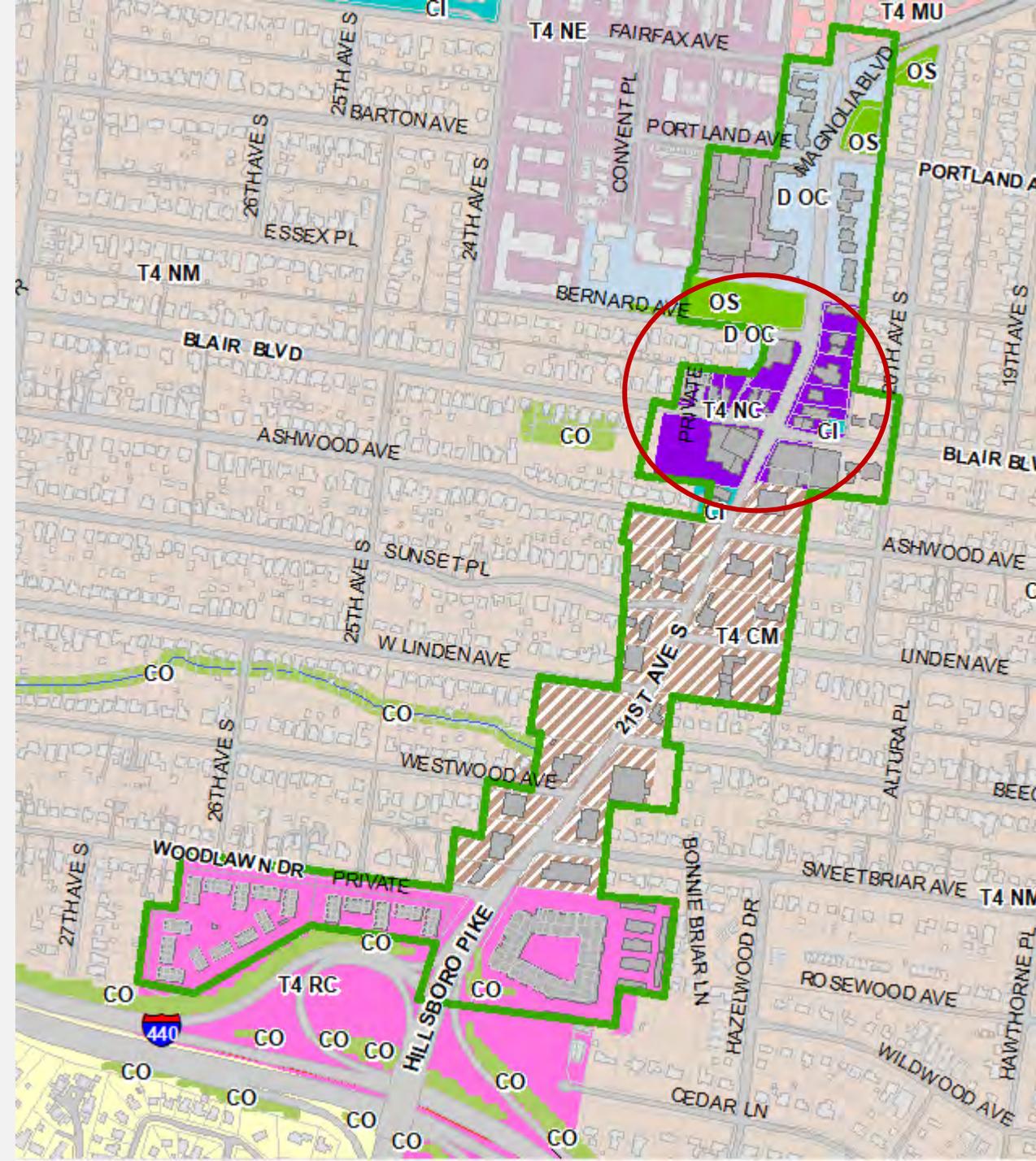
# NASHVILLE NEXT

- 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)



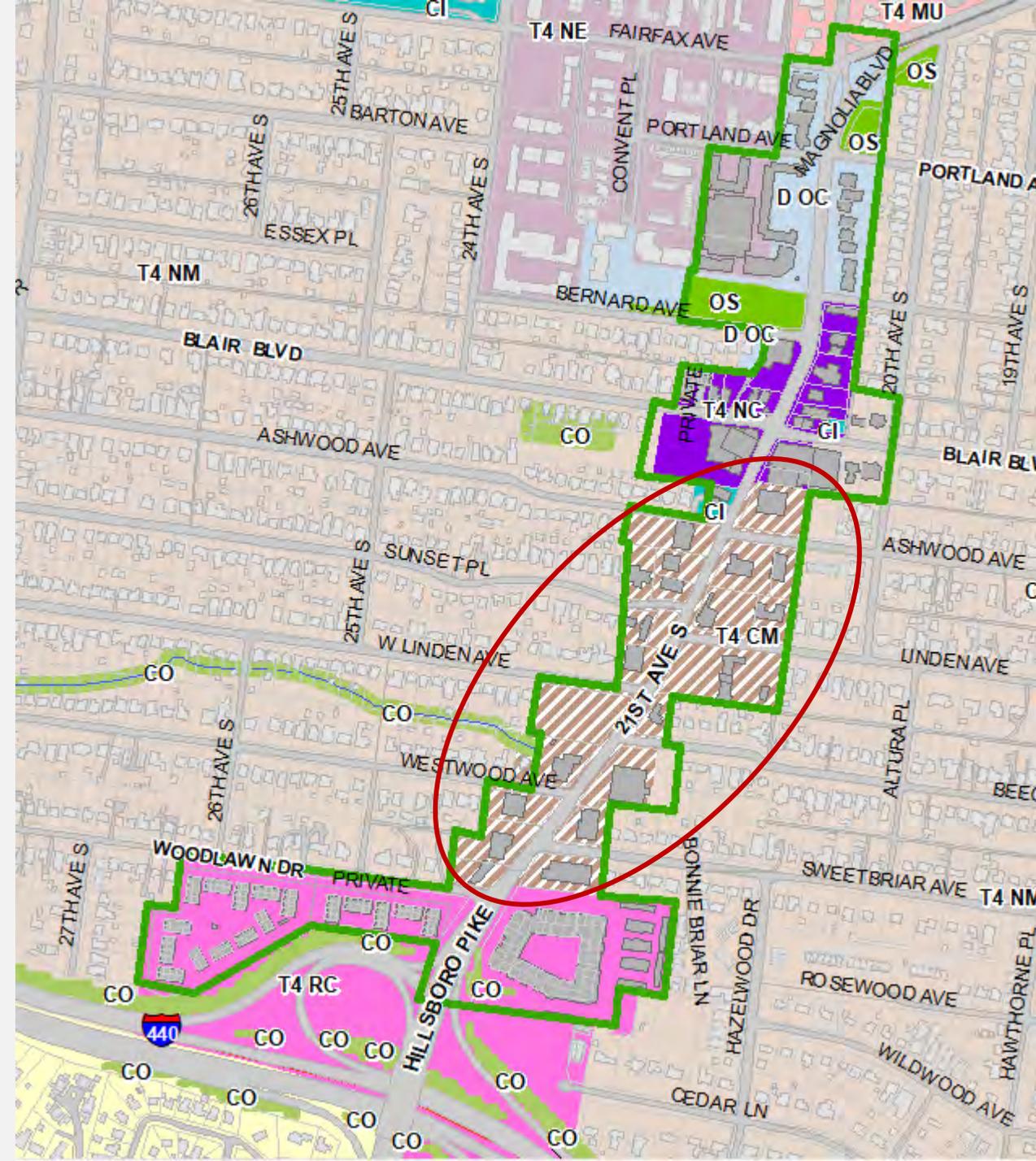
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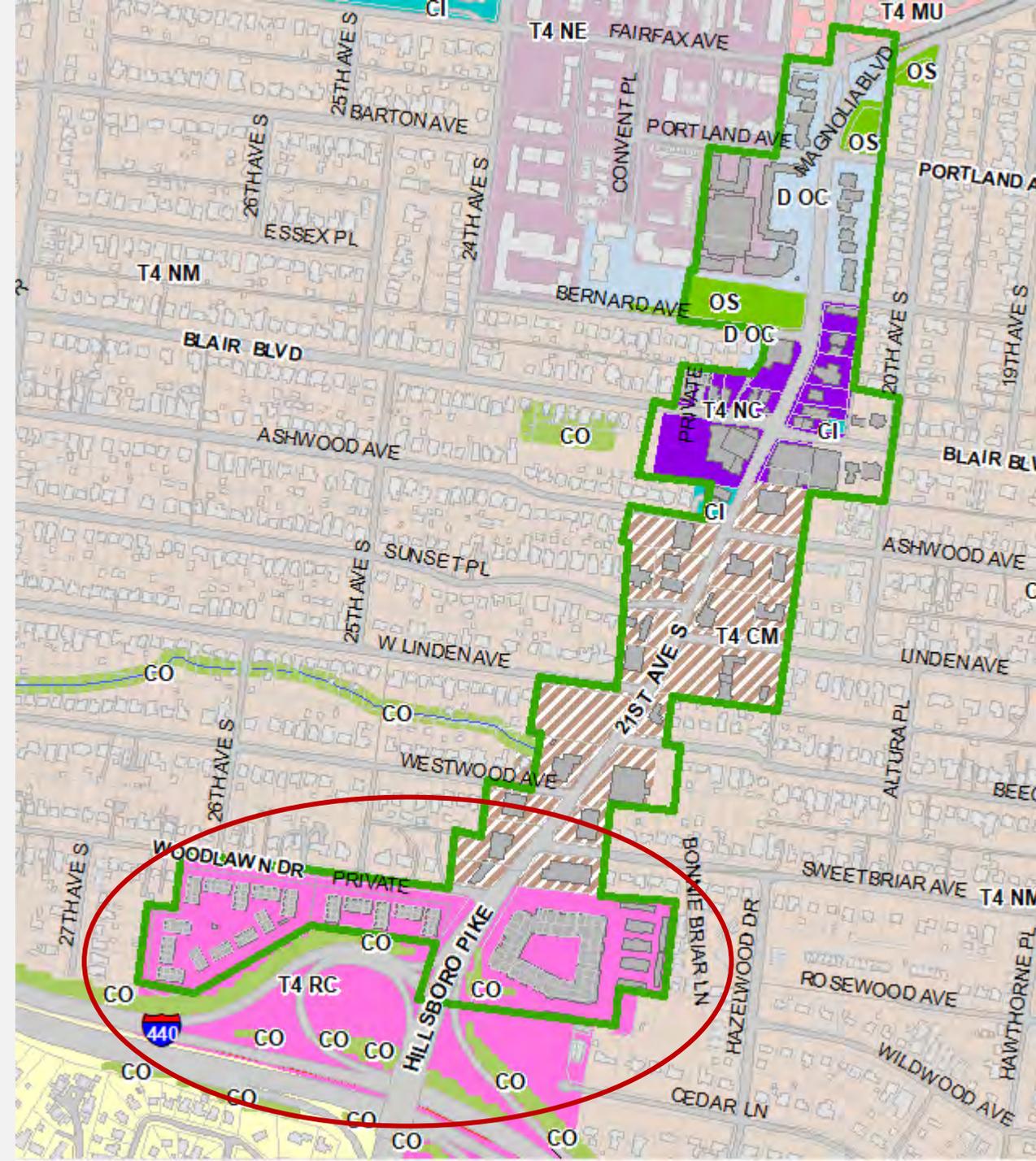
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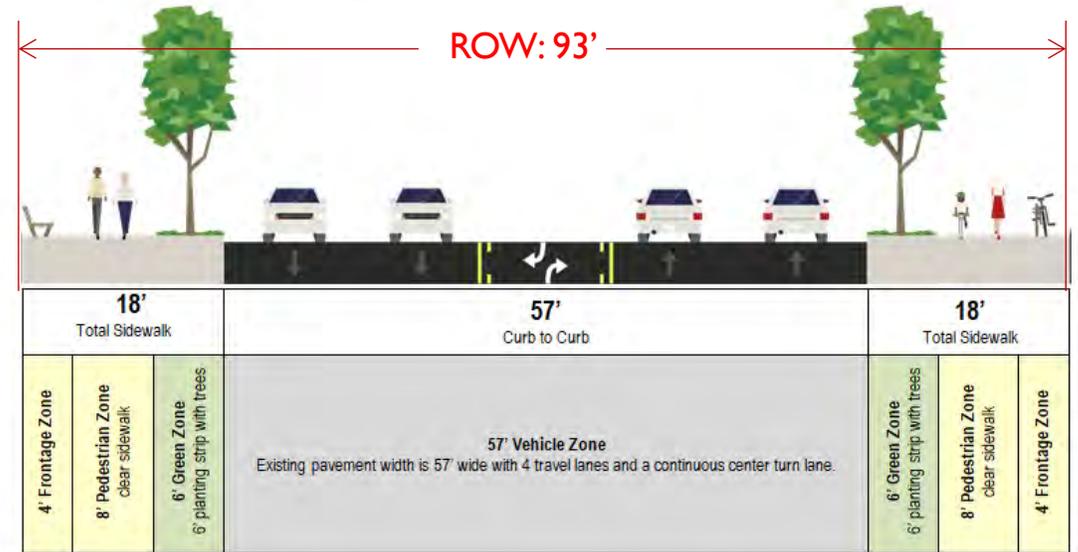
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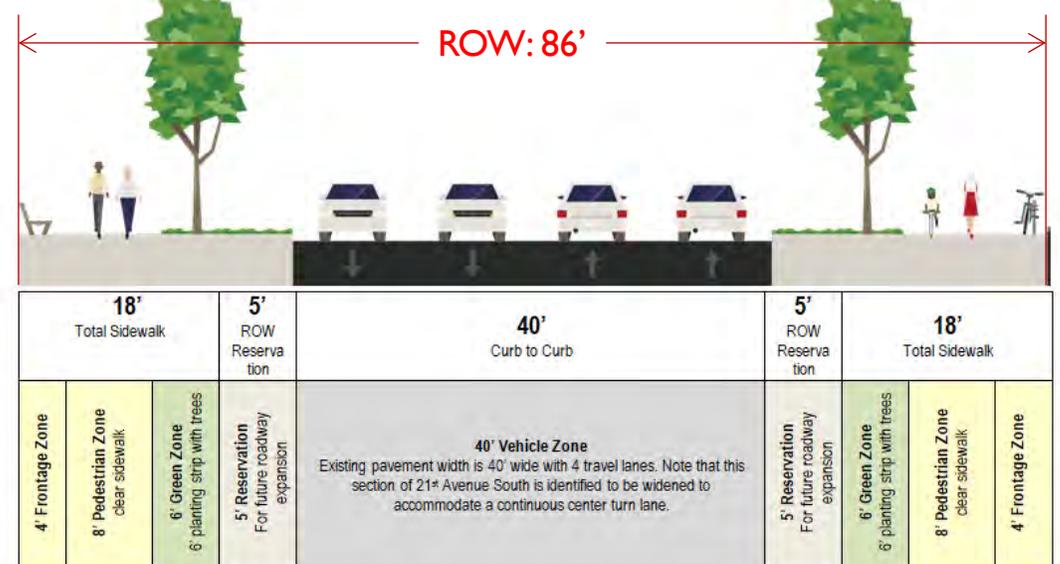
# STREET CROSS SECTION

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

## Magnolia to Ashwood



## Ashwood to I-440



# VISIONING EXERCISES

21<sup>st</sup> AVENUE SOUTH VISIONING WORKSHOP

# 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!

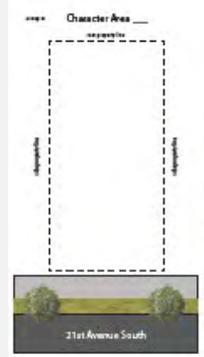
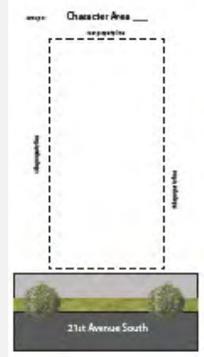
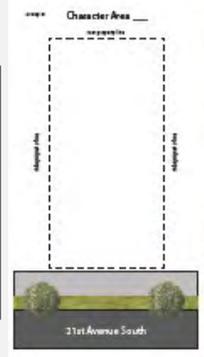


# LIVE VOTING



**Mentimeter**

# BASE MAP





## EXERCISE I MAINTAIN/CHANGE

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

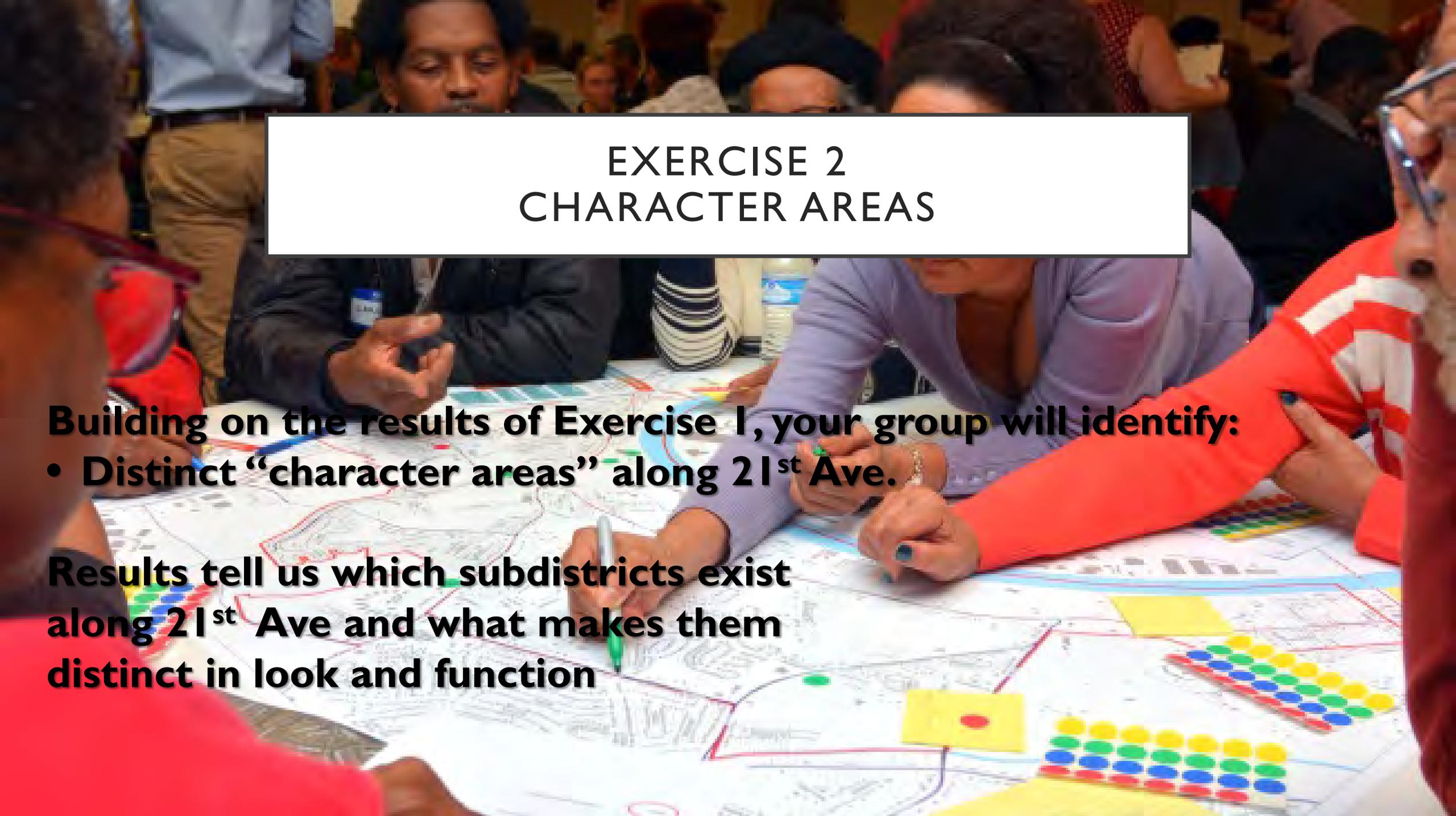
**Results tell us what YOU value along  
this stretch of 21<sup>st</sup> Ave and what YOU  
would like to see changed**

Maintain



Change





## EXERCISE 2 CHARACTER AREAS

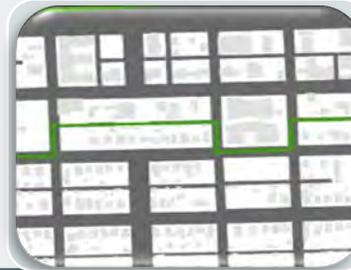
**Building on the results of Exercise 1, your group will identify:**

- **Distinct “character areas” along 21<sup>st</sup> Ave.**

**Results tell us which subdistricts exist along 21<sup>st</sup> 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*



Building Age

Building Style

Development  
Patterns

Street  
Patterns

Streetscape

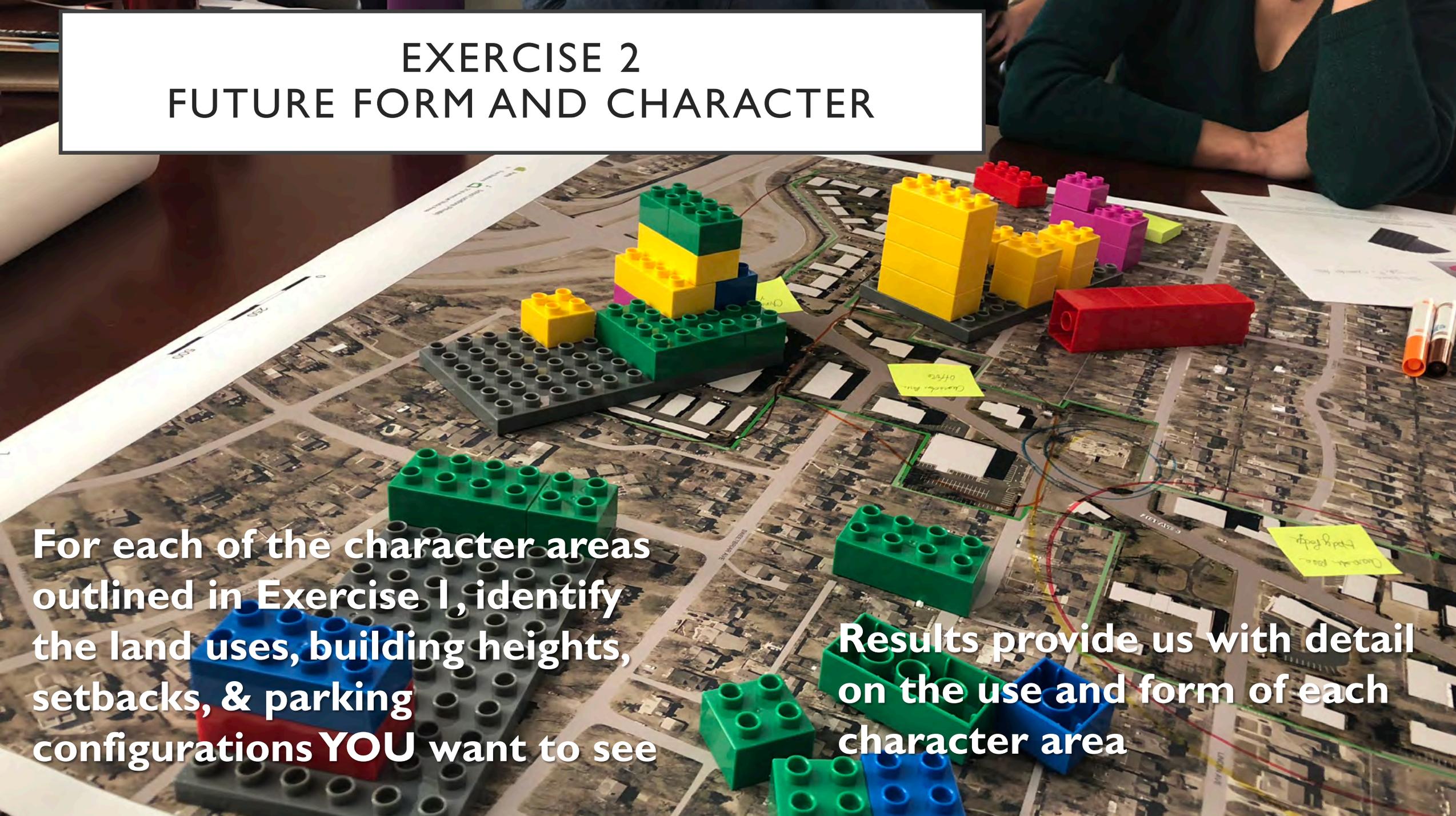
Land Use



## 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

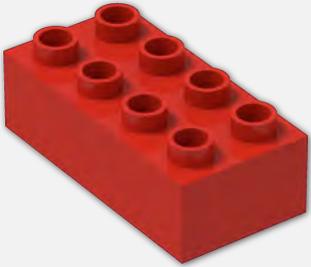
Results provide us with detail on the use and form of each character area



# EXAMPLE



# LEGO GUIDE



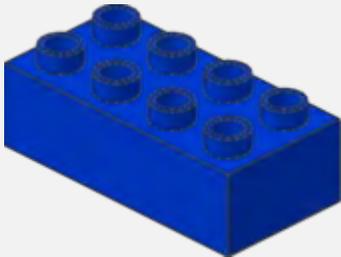
Commercial



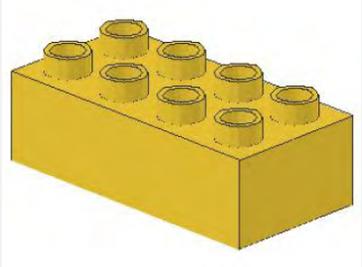
Building lot & surface parking



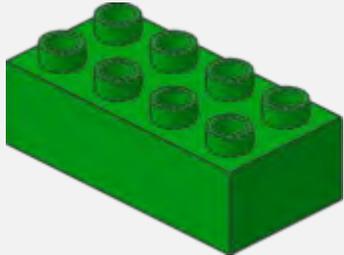
Structured parking



Office



Residential



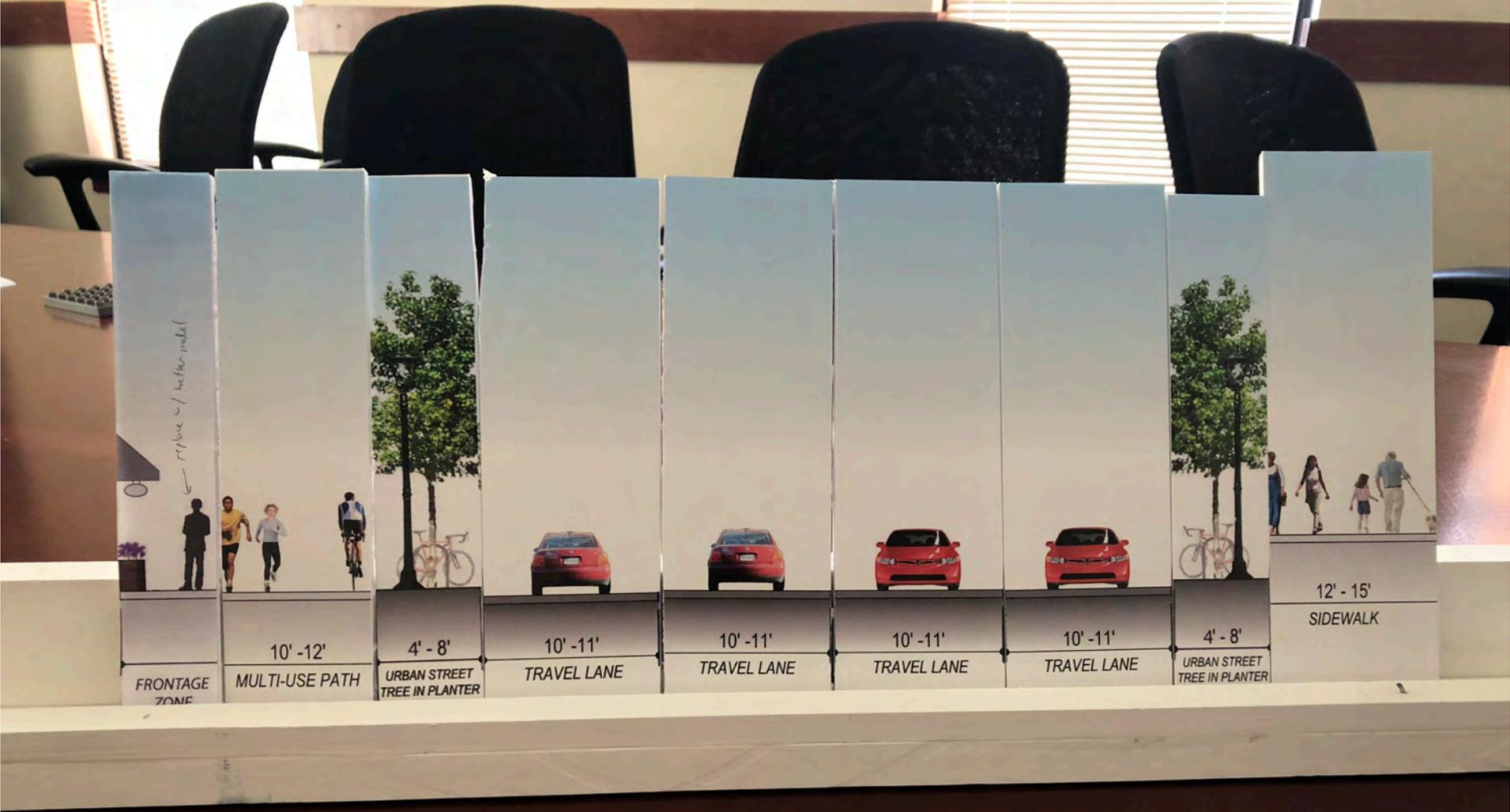
Open space



## EXERCISE 4 DESIGN YOUR CORRIDOR

**For 21<sup>st</sup> Ave create a visual representation of your ideal street.**

**Results tell us which subdistricts exist along 21<sup>st</sup> Ave and what makes them distinct in look and function**

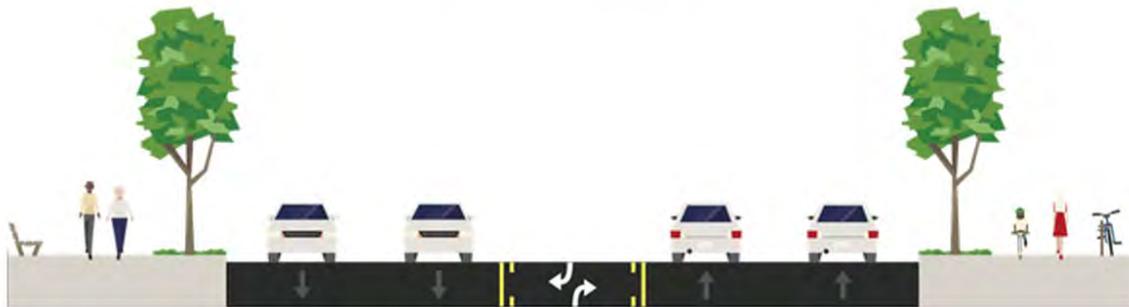


EXAMPLE

# MCSP CROSS SECTION

21<sup>st</sup> Avenue – Magnolia to Ashwood

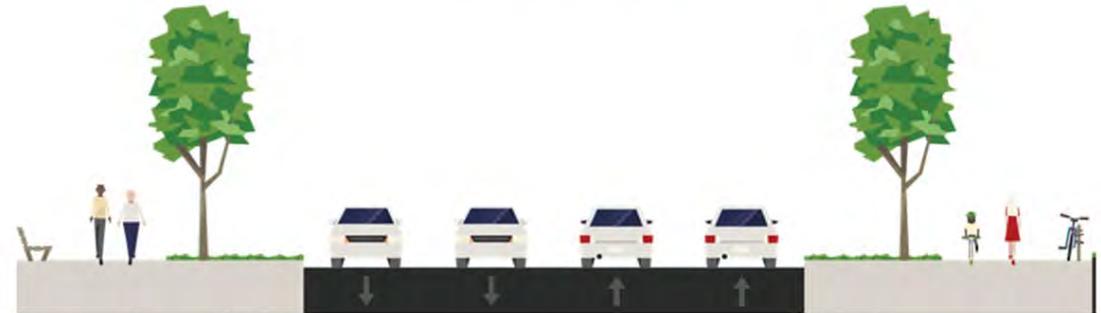
**Constrained ROW: 93'**



<b>18'</b> Total Sidewalk			<b>57'</b> Curb to Curb			<b>18'</b> Total Sidewalk		
<b>4' Frontage Zone</b>	<b>8' Pedestrian Zone</b> clear sidewalk	<b>6' Green Zone</b> 6' planting strip with trees	<b>57' Vehicle Zone</b> Existing pavement width is 57' wide with 4 travel lanes and a continuous center turn lane.			<b>6' Green Zone</b> 6' planting strip with trees	<b>8' Pedestrian Zone</b> clear sidewalk	<b>4' Frontage Zone</b>

21<sup>st</sup> Avenue – Ashwood to I-440

**Constrained ROW: 86'**



<b>18'</b> Total Sidewalk			<b>5'</b> ROW Reserva tion	<b>40'</b> Curb to Curb			<b>5'</b> ROW Reserva tion	<b>18'</b> Total Sidewalk		
<b>4' Frontage Zone</b>	<b>8' Pedestrian Zone</b> clear sidewalk	<b>6' Green Zone</b> 6' planting strip with trees	<b>5' Reservation</b> For future roadway expansion	<b>40' Vehicle Zone</b> Existing pavement width is 40' wide with 4 travel lanes. Note that this section of 21 <sup>st</sup> Avenue South is identified to be widened to accommodate a continuous center turn lane.			<b>5' Reservation</b> For future roadway expansion	<b>6' Green Zone</b> 6' planting strip with trees	<b>8' Pedestrian Zone</b> clear sidewalk	<b>4' Frontage Zone</b>

# GROUP PRESENTATIONS

21<sup>st</sup> AVENUE VISIONING WORKSHOP

# CHARRETTE SCHEDULE

OCT 29<sup>TH</sup> – NOV 1<sup>ST</sup>

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