

A photograph of a street scene on 21st Avenue South. The image is overlaid with a semi-transparent dark blue rectangle. Inside this rectangle, the text "21<sup>ST</sup> AVENUE SOUTH CORRIDOR" is written in large, white, sans-serif capital letters. The background shows a paved road, a sidewalk, utility poles, and buildings under a blue sky with white clouds. A sign for "Nashville CLEANERS" is visible on the left, and a "DO NOT BLOCK" sign is on the right.

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

Work-in-progress Presentation

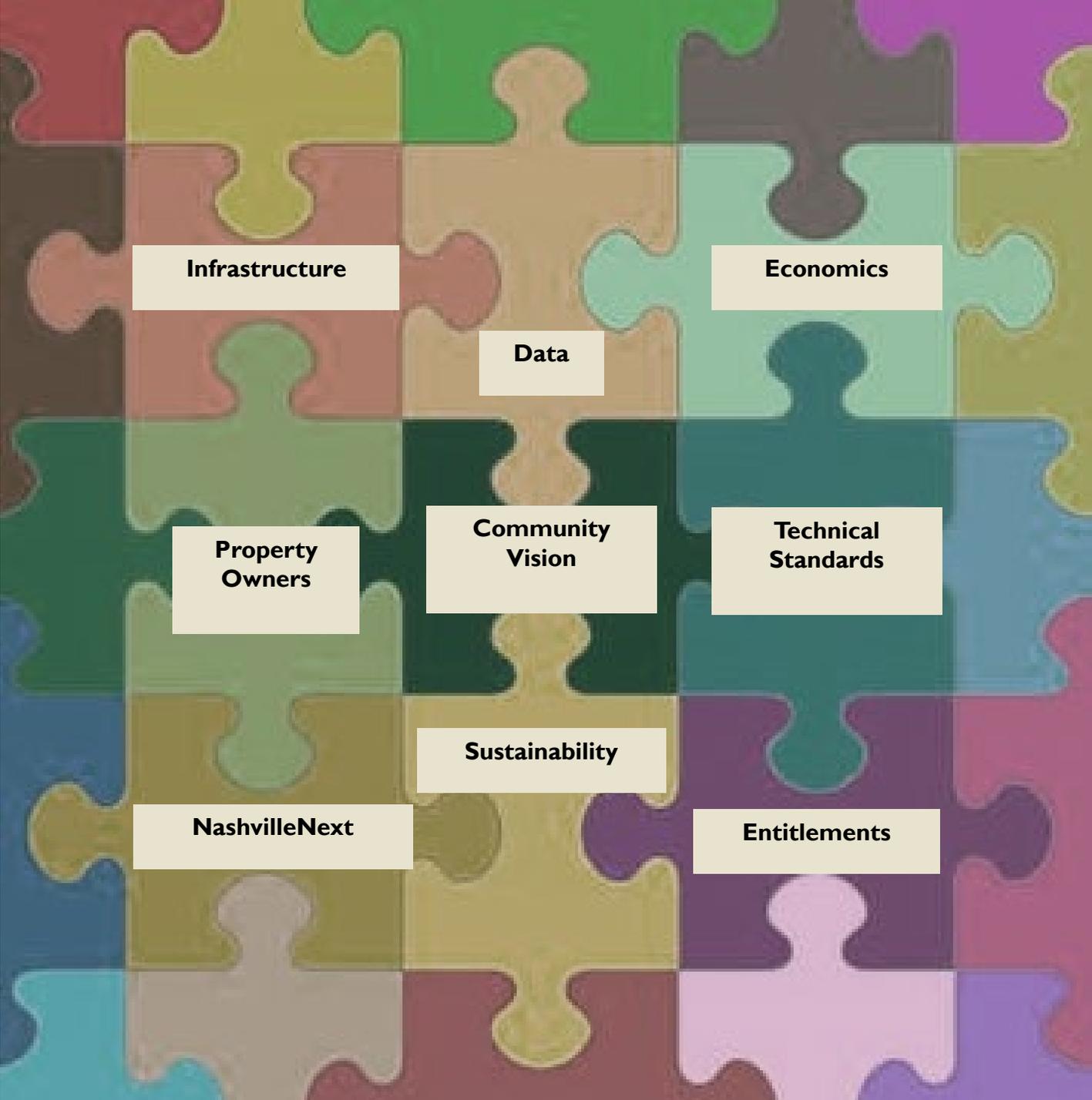
November 1, 2018

THANK YOU!!!

- Councilmember Allen
- Steering Committee Members
- Martin Professional Development Center



AN ESSENTIAL PIECE OF  
THE PUZZLE



**Infrastructure**

**Economics**

**Data**

**Property  
Owners**

**Community  
Vision**

**Technical  
Standards**

**Sustainability**

**NashvilleNext**

**Entitlements**

# TONIGHT'S AGENDA

1. The Project
2. Charrette Overview
3. What We Heard
4. Food for Thought:  
Placemaking
5. The Work-in-Progress
6. Next Steps
7. Stations



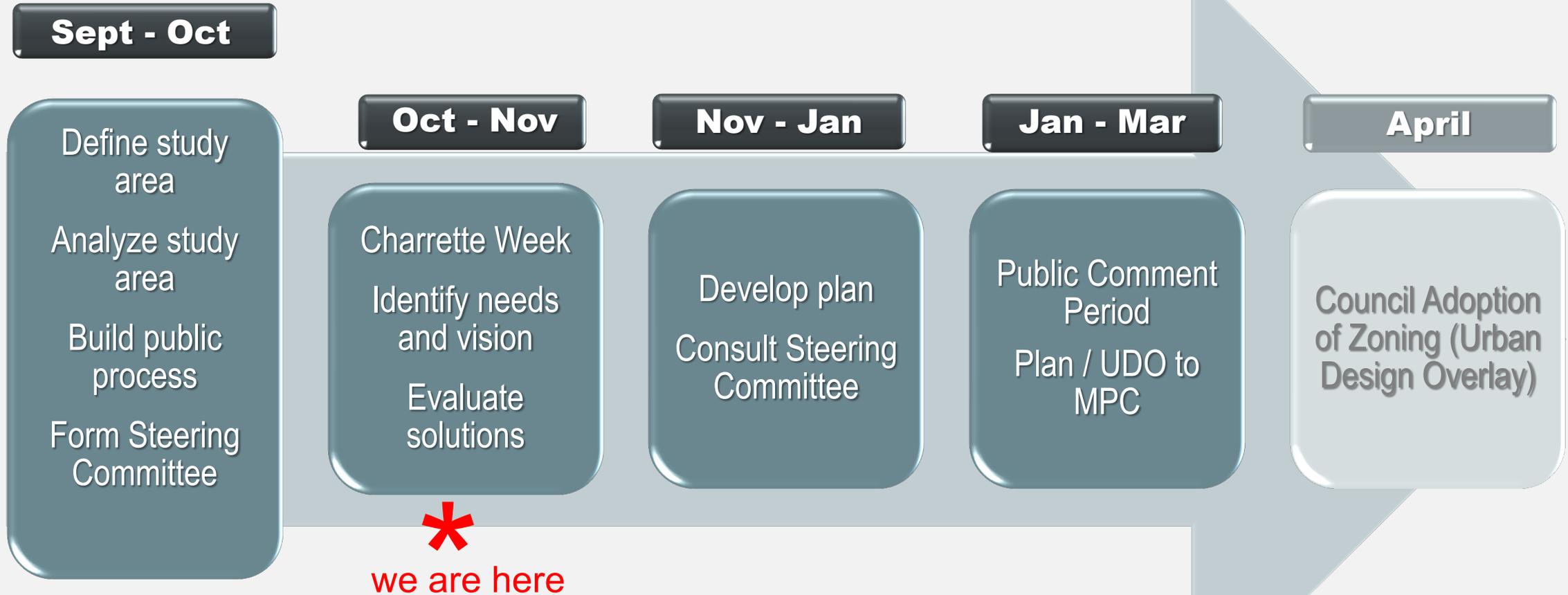
# I. THE PROJECT: WHY ARE WE HERE?

## The Future of 21<sup>st</sup> Avenue South

- Charrette
  - Vision
  - Goals
  - Objectives
  - Framework Plan
- Illustrate the Vision
  - Development Scenarios
  - Economic feasibility
- Develop a Draft Plan to bring back to the community



# TENTATIVE PROJECT TIMELINE





## 2. THE CHARRETTE OVERVIEW

# NEIGHBORHOOD TOUR STEERING COMMITTEE



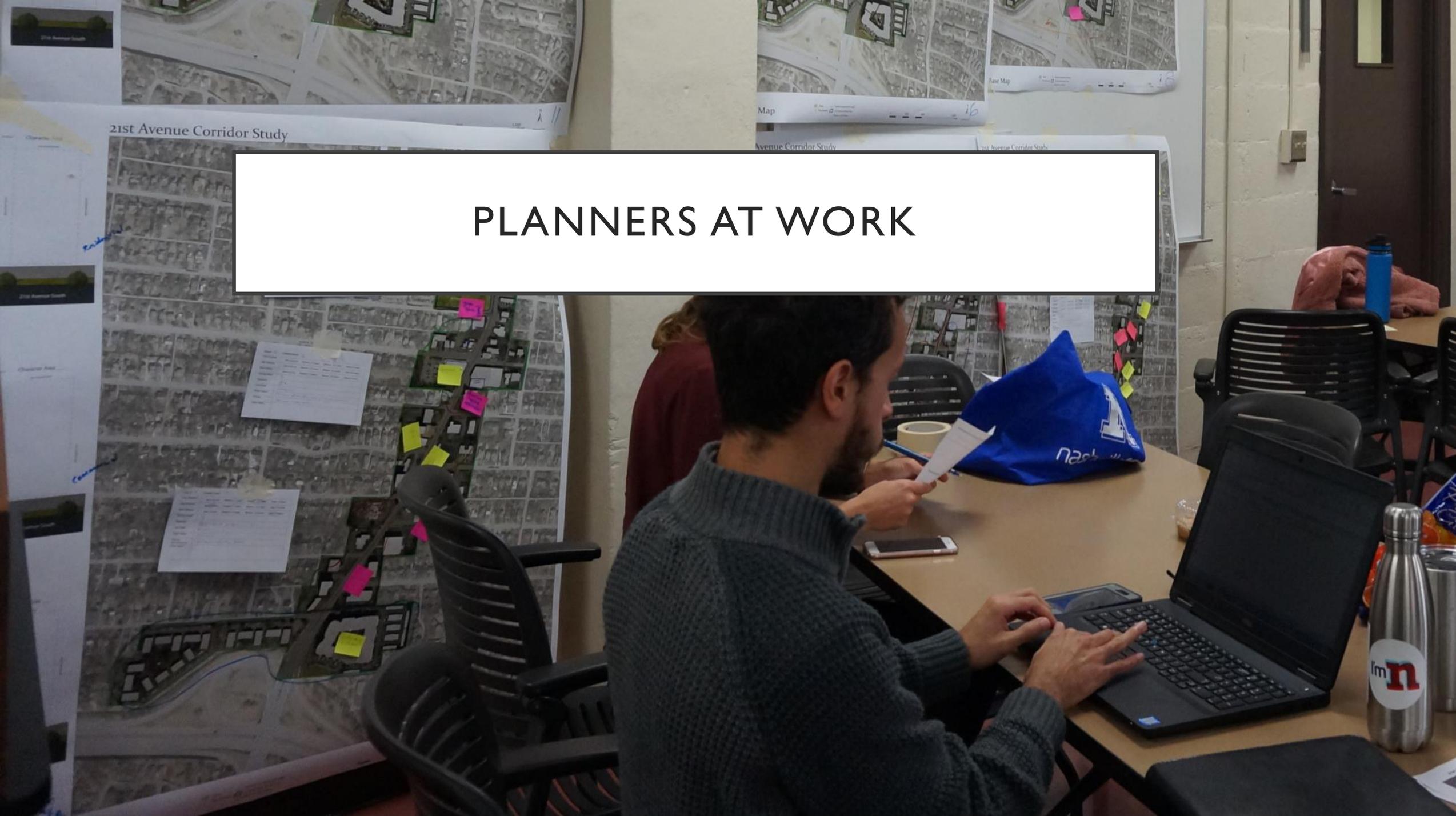
# VISIONING WORKSHOP



# VISIONING WORKSHOP



# PLANNERS AT WORK



# OPEN DESIGN STUDIO

A person wearing a grey hoodie is seated at a table in a design studio, focused on working on a large sheet of paper with a blue pen. A cardboard box is on the table. Other people are visible in the background near a window.

# STEERING COMMITTEE CHECK IN



# 3. WHAT WE HEARD



210 Ave Visiting Hall Online Timer

Go to [www.menti.com](http://www.menti.com) and use the code 28 63 29

What is the number 1 thing that you love about the study area?

Mentimeter

A word cloud visualization of survey responses. The most prominent words are 'location', 'walkability', 'walking', and 'neighborhood'. Other visible words include 'walkable', 'green space at st bernard', 'proximity', 'amount of green space', 'buffer to residential', 'browns', 'historic', 'good location', 'like the overlay', 'the neighbors', 'like village', 'the walkability', 'bernard park', 'community input', 'community', 'mixed home', 'historic character', 'residential nature', 'businesses in houses to n', 'prime nashville location', 'convince', 'local diversity', 'residential connector', 'sidewalks', 'relaxity', and 'charactery'. The words are in various colors and sizes, with 'location' being the largest.

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WARM UP EXERCISES



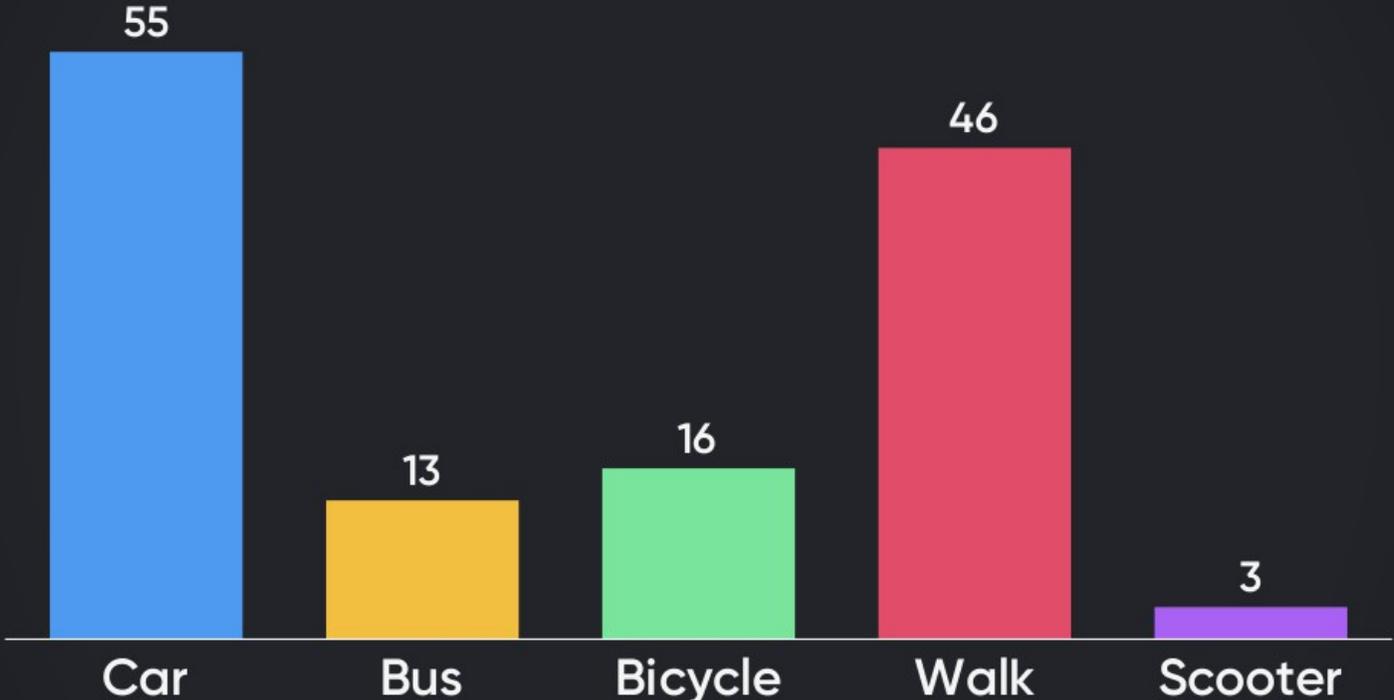
WHAT IS THE NUMBER ONE THING THAT YOU LOVE ABOUT THE STUDY AREA?



WHAT IS THE NUMBER ONE THING THAT BOTHERS YOU ABOUT THE STUDY AREA?



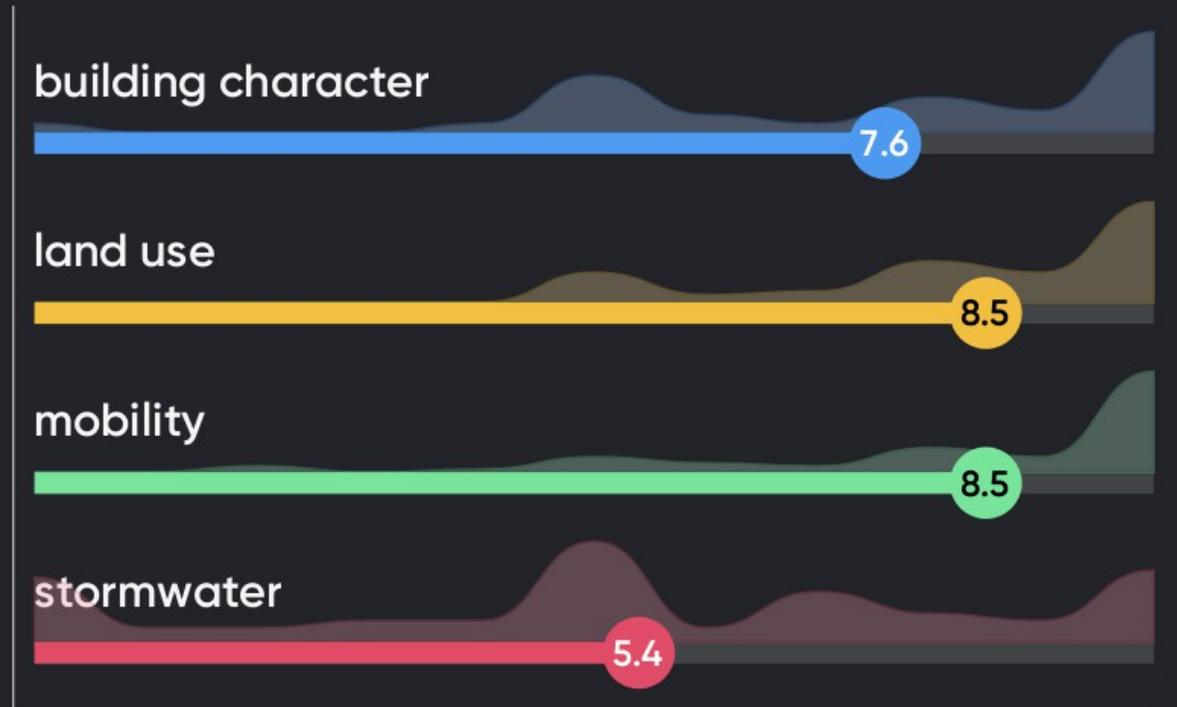
# How do you get around the study area?



HOW DO YOU GET AROUND?

# How would you rate each of these concerns? 10 being most important

Mentimeter



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RATE THESE CONCERNS

## EXERCISE 1: MAINTAIN & CHANGE

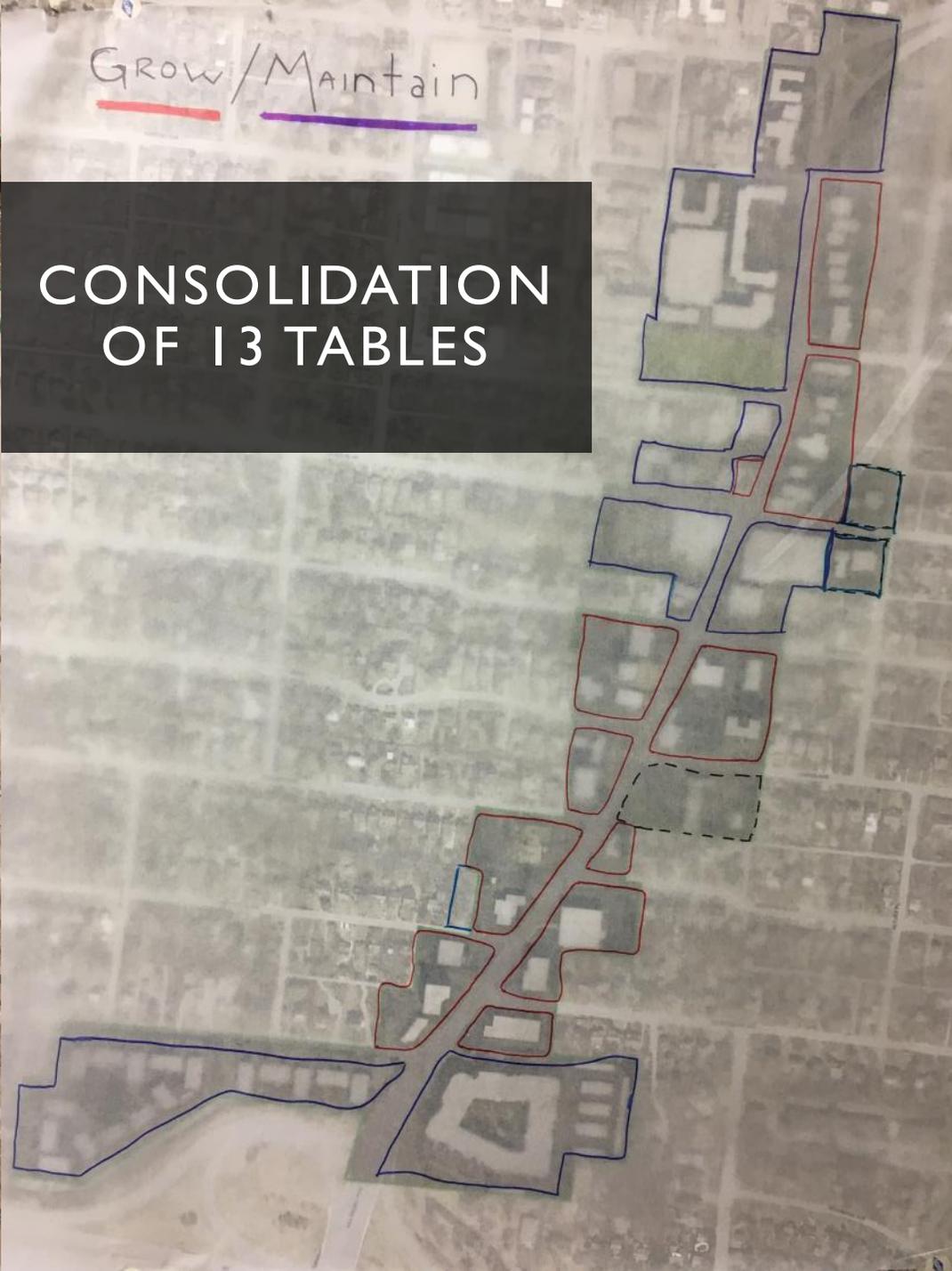
### **Group will identify:**

- Areas that should be maintained and those that should change
- Results tell us what YOU want to maintain along this stretch of 21<sup>st</sup> Ave South and what YOU would like to see changed





TABLE  
EXAMPLE



CONOLIDATION  
OF 13 TABLES

Grow / Maintain

## EXERCISE 2: FUTURE CHARACTER AREAS

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

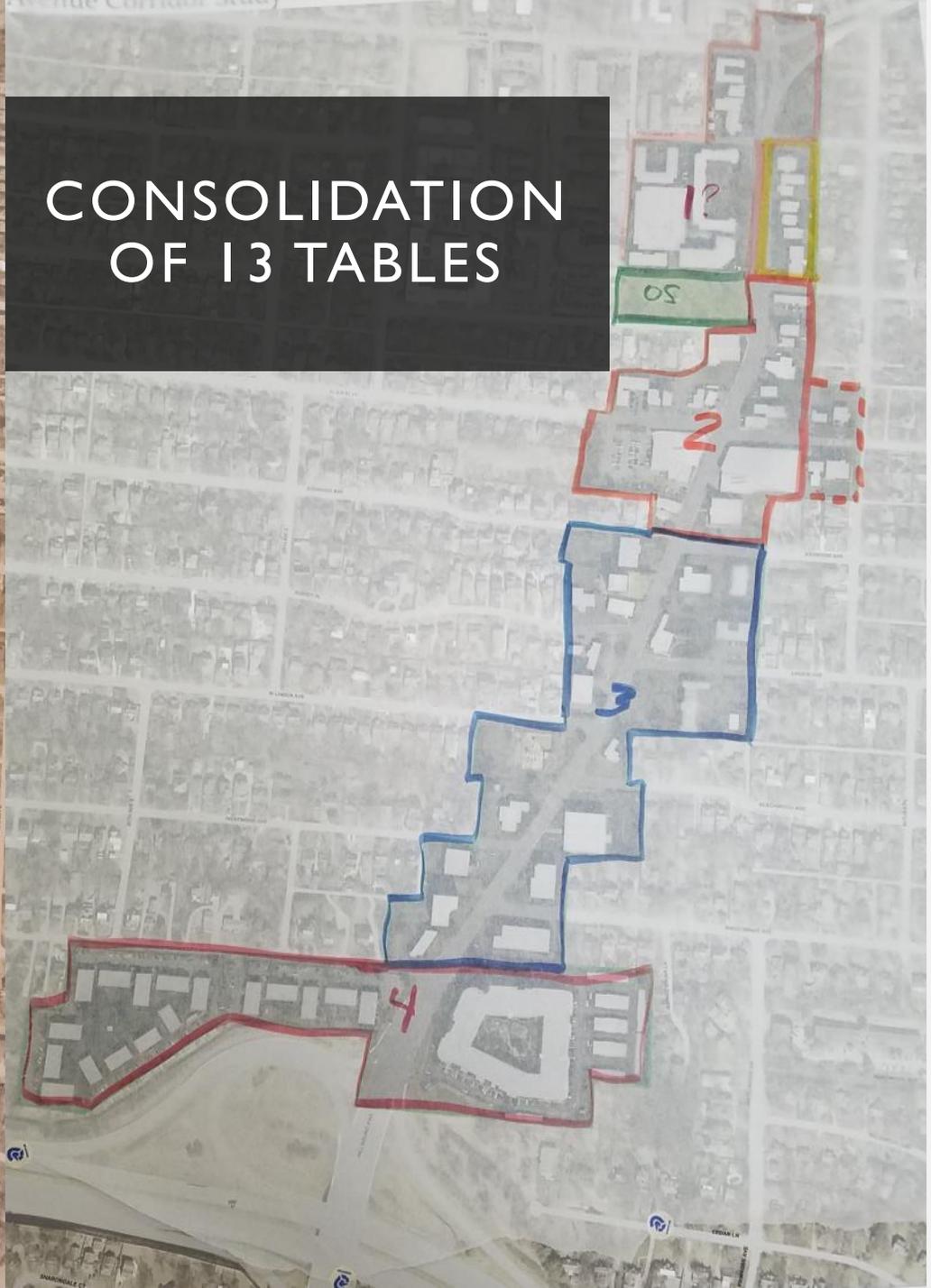
- Distinct “Character Areas” along 21<sup>st</sup> Ave South.
- Results will tell us which subdistricts exist along 21<sup>st</sup> Ave South



# TABLE EXAMPLE



# CONSOLIDATION OF 13 TABLES

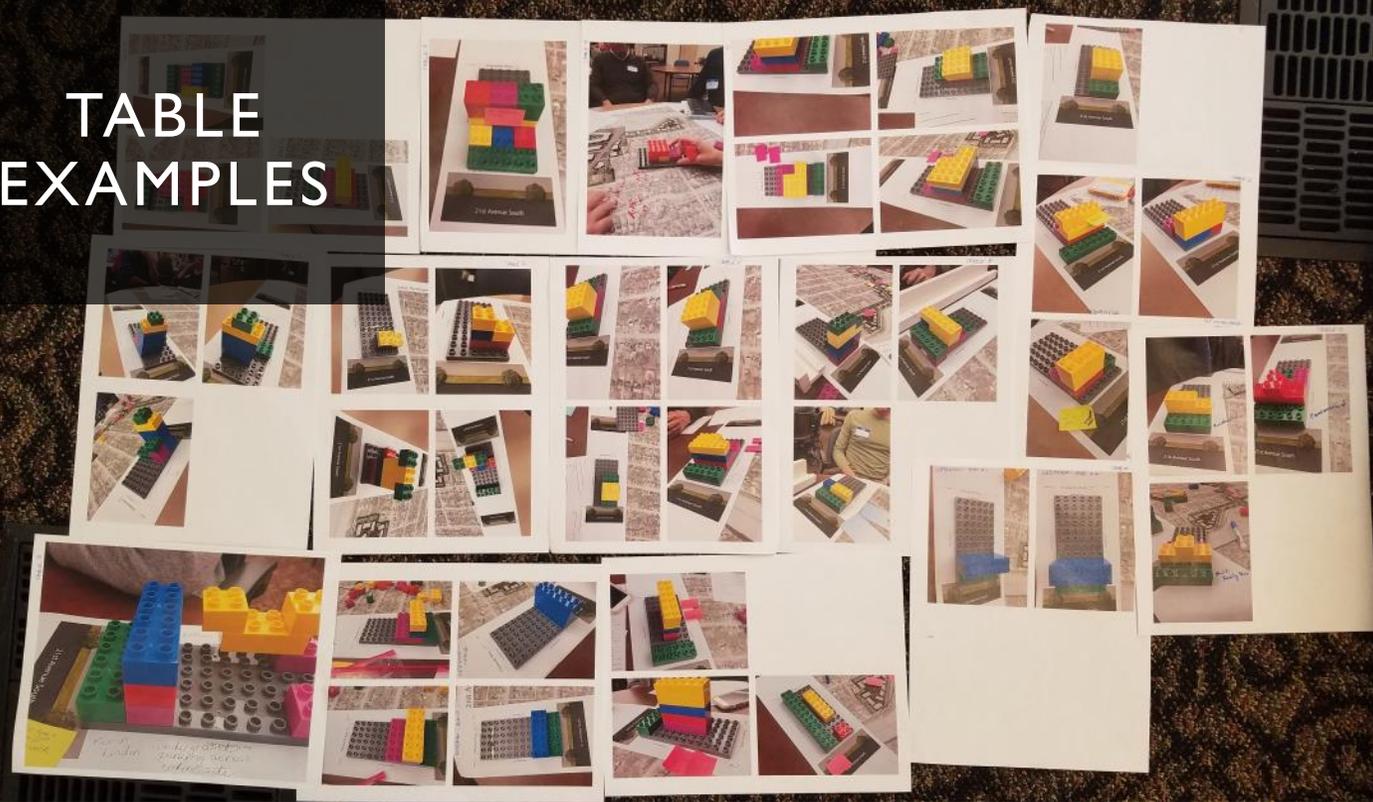


### EXERCISE 3: FUTURE FORM AND CHARACTER

- For each of the new character areas outlined in Exercise 2, identify the land uses and building form that YOU want to see
- Results provide us with detail on the form and function of each character area



# TABLE EXAMPLES



# LEGO ANALYSIS

Table #	9	Character Area #	3	
Front Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Side Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Rear Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Building Height	3			
Stepbacks	N - Back to rear			
Land Uses	Residential			
Green Space	In front			
Parking Characteristics	Structural and surface parking			
Other Notes				

Table #	1	Character Area #	4	
Front Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Side Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Rear Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Building Height	3			
Stepbacks				
Land Uses				
Green Space				
Parking Characteristics				
Other Notes				

Table #	1	Character Area #	1	
Front Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Side Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Rear Setbacks	Zero-Lot-Line	Shallow (1-2 back)	Medium (3-4 back)	Deep (>4 back)
Building Height	3			
Stepbacks				
Land Uses				
Green Space				
Parking Characteristics				
Other Notes				

## EXERCISE 4: STREET MIX

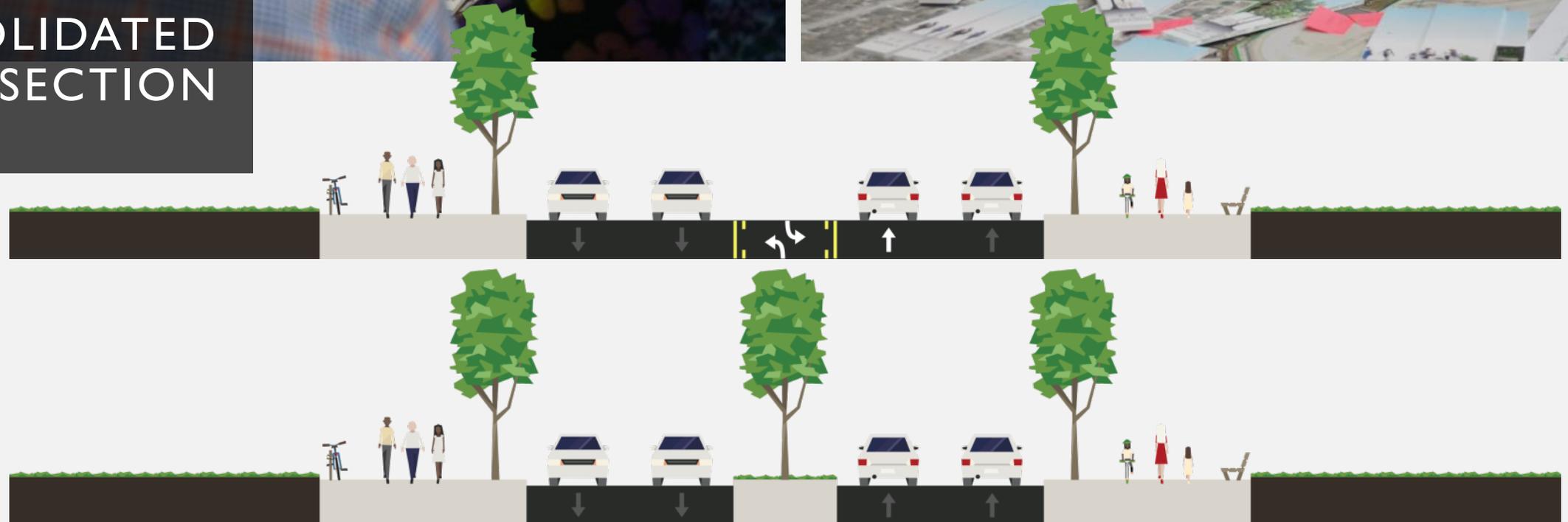
- For 21<sup>st</sup> Ave create a visual representation of your ideal street.
- Results provide us with detail what elements YOU want to see in the ROW



# TABLE EXAMPLES

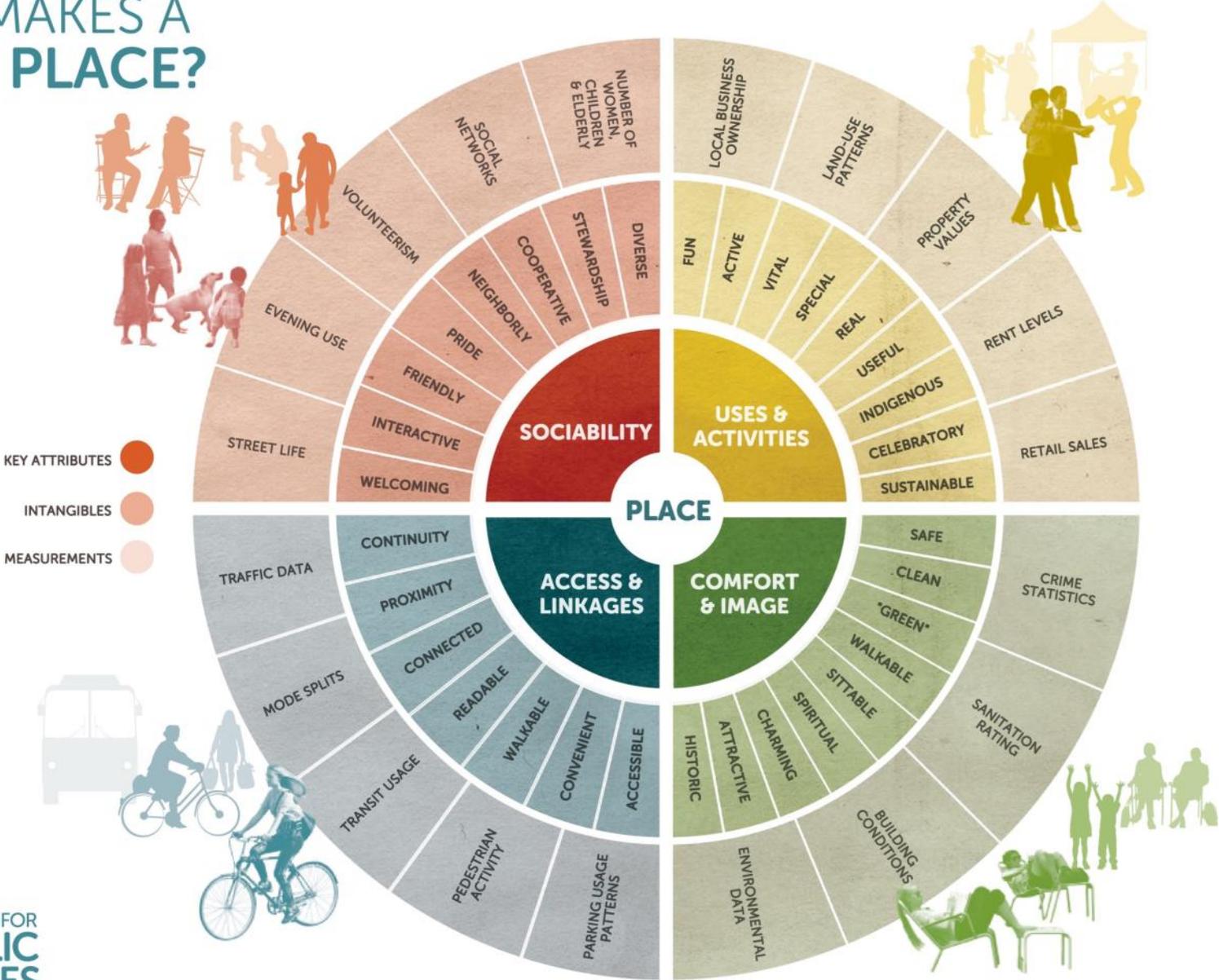


# CONSOLIDATED CROSS SECTION



# 4. FOOD FOR THOUGHT

## WHAT MAKES A GREAT PLACE?



# 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

## 4. THE WORK-IN-PROGRESS

### 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 goals and objectives

Draft framework plan

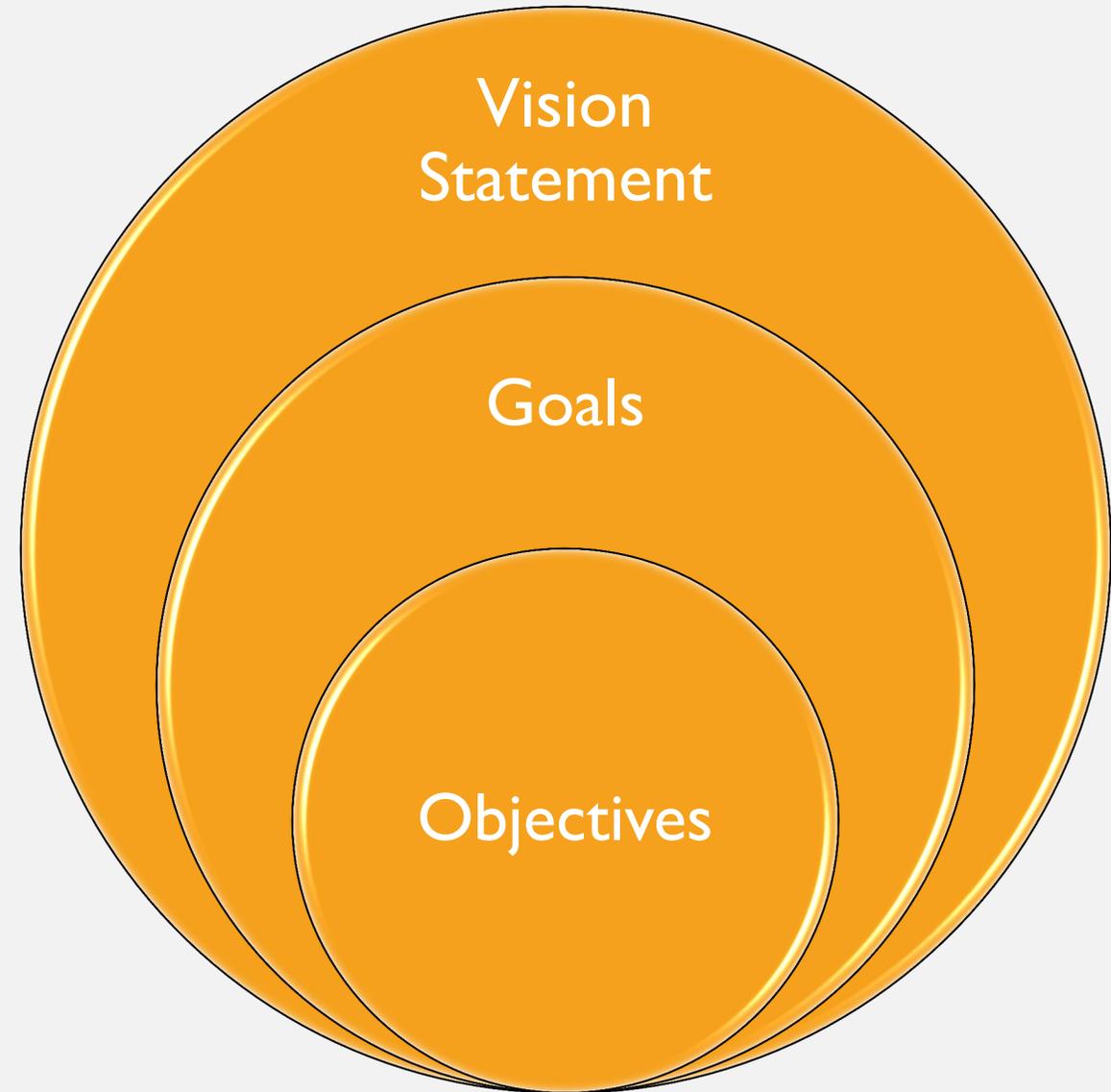


# GUIDING PRINCIPLES

**Vision Statement:** A short, clear statement summarizing the community aspiration for growth and preservation.

**Goals:** The desired result

**Objectives:** Action items to achieve the goals





DRAFT  
VISION  
STATEMENT

21<sup>st</sup> Avenue South unites the historic neighborhoods of Hillsboro/West End and Belmont/Hillsboro and connects them to Downtown and I-440.

We are committed to improving the character and access of 21<sup>st</sup> Avenue South by welcoming neighborhood-serving, mixed-use development, increasing mobility, and improving the public realm through quality design and public-private partnerships.

## GUIDING PRINCIPLES

**Goal: Building and landscape character has evolved by emphasizing the corridor's design and historical assets.**

**Objectives:**

- Encourage design that is informed by and respectful of the character of the surrounding neighborhoods.
- Identify opportunities to create a sense of arrival and departure through gateway features or exceptional architecture.
- Consider standards for new development that produce a predictable pattern of development and achieve the intended character of the area.
- Encourage the use of sustainable design principles in new construction and redevelopment.
- Introduce tools for community engagement in the design process.

## GUIDING PRINCIPLES

**Goal: Long-time and new neighborhood businesses and services enjoy success and benefit nearby residents and employees.**

### **Objectives:**

- Explore tools that encourage neighborhood-scale building design and uses.
- Ensure appropriate transitions on side streets to respond to the neighborhood context.
- Coordinate with the public and private sector to identify sidewalk gaps to complete connections and to maintain the existing sidewalk network.

## GUIDING PRINCIPLES

**Goal: Pedestrians feel safe and enjoy inviting experiences along and across the corridor.**

**Objectives:**

- Prioritize sidewalk improvements through the Capital Improvements Budget (CIB).
- Identify and implement appropriate traffic calming and access management techniques through coordination with Tennessee Department of Transportation (TDOT).
- Improve lighting, streetscape, and access to transit stops through coordination with TDOT, Metro Public Works, WeGo Public Transit, and private property owners.
- Provide safe pedestrian crossings and reduce the frequency of conflicts with drivers along sidewalks between signalized crossings.

## GUIDING PRINCIPLES

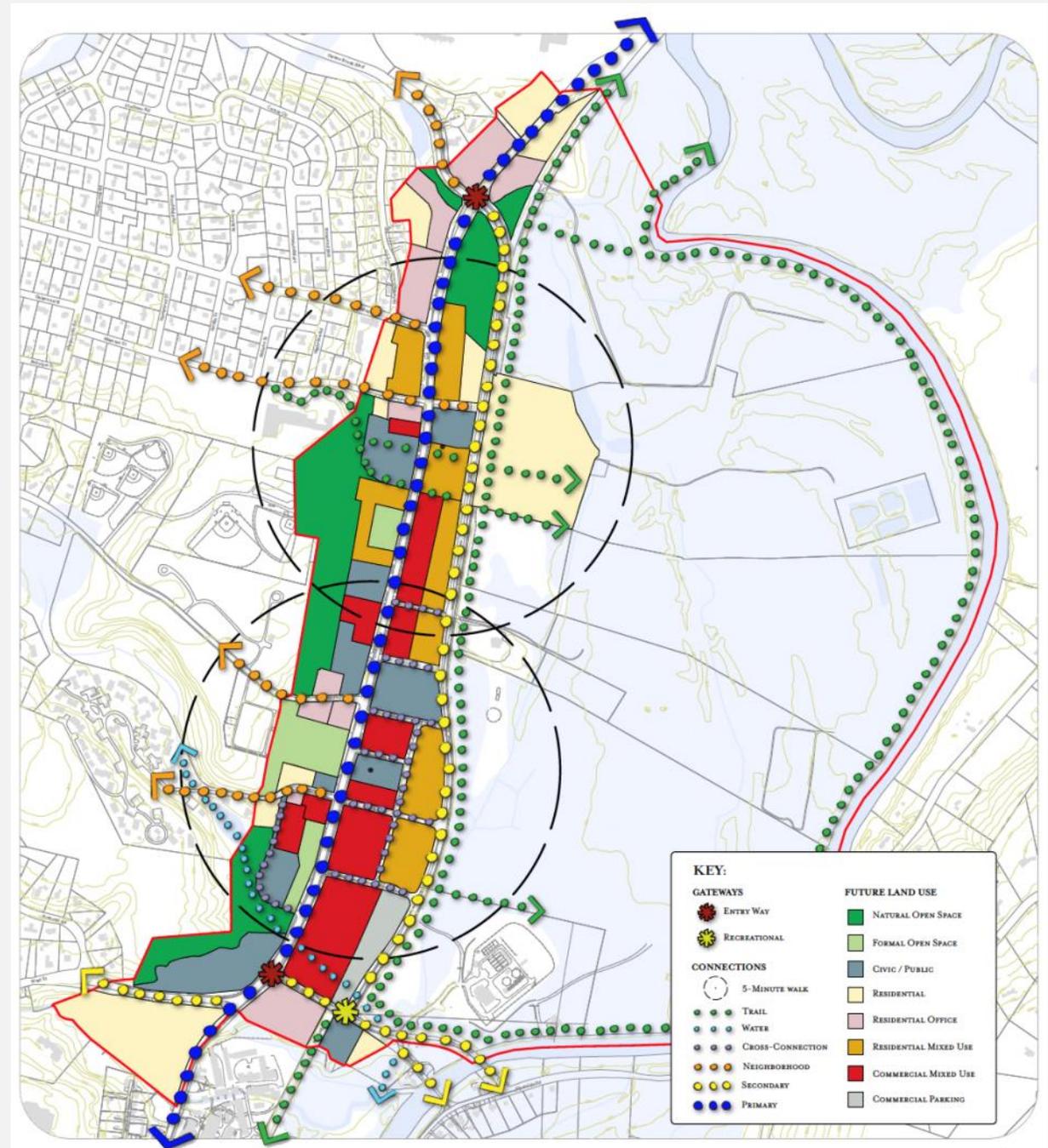
**Goal:** Plentiful publicly and privately owned green spaces, complete with area for raingardens and other sustainability initiatives, bring residents, employees, and visitors together for recreation and leisure.

### **Objectives:**

- Evaluate opportunities for green space and open space through redevelopment.
- Evaluate programming and enhancements for St. Bernard Park.
- Protect the integrity of St. Bernard Park through appropriate redevelopment on adjacent private property.
- Plan for 440 greenway connections.
- Consider standards and procedures that incorporate street trees into the design of the streetscape.
- Address stormwater needs through use of permeable surfaces and other innovative techniques.

# FRAMEWORK PLAN

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



# CHARACTER AREA FRAMEWORK

## 21st AVENUE STUDY Character Areas

### Northern Gateway & St. Bernard Park

This northern portion of the corridor has an established connection with Hillsboro Village and Magnolia Boulevard. The existing St. Bernard Park and open spaces are defining features in this area and should be enhanced while the traditional style buildings present opportunities for low-rise redevelopment or adaptive reuse of existing structures.

- Mixed use buildings with:
  - Shallow to Medium Setback
  - Commercial along the ground floor
  - Multi-family
  - Small scale office
- Parking in rear
- Enhance St. Bernard Park and existing open space
- Properties with frontage along St. Bernard Park should orient to or otherwise establish a direct relationship between the park and private development.
- Preserve character and scale of existing historic structures
- Physically connects the corridor with Hillsboro Village and link to Magnolia Boulevard

### Blair Crossing

A vital intersection, 21st Avenue South and Blair Boulevard, serves as a node of commercial activity and is anchored by community resources that contribute a strong sense of identity to the surrounding neighborhoods. The crossing is central to the community and should reflect an inviting and walkable character.

- Mixed use buildings with:
  - Shallow to Medium Setback
  - Mixture of uses with a focus on neighborhood retail
  - Parking in rear
- Transition area to neighborhoods (hatched)
- Properties with frontage along St. Bernard Park should orient to or otherwise establish a direct relationship between the park and private development.
- Existing community resources:
  - Kroger
  - Hillsboro Hardware
  - Brown's Diner
  - Fire Station 16

### Neighborhood Corridor

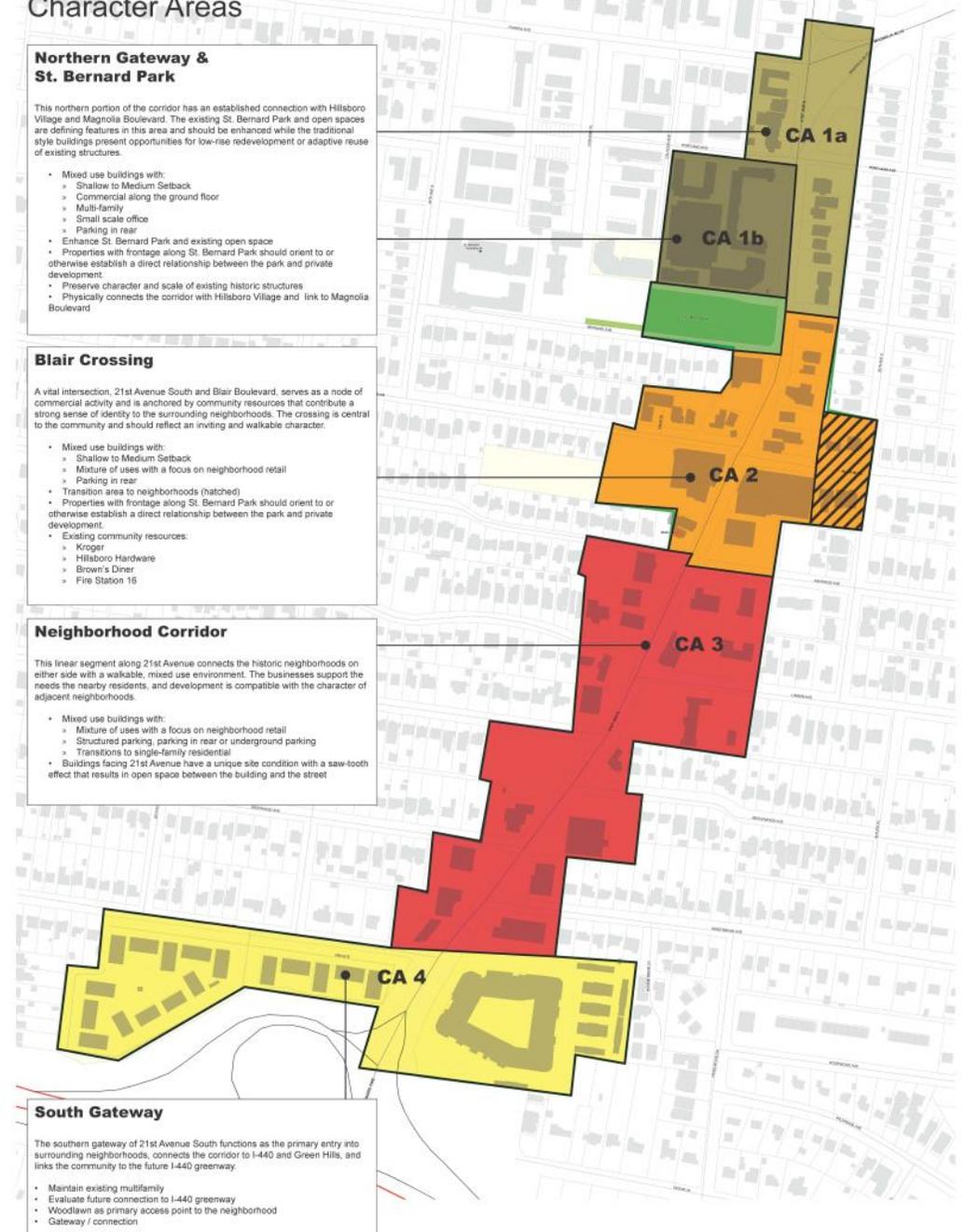
This linear segment along 21st Avenue connects the historic neighborhoods on either side with a walkable, mixed use environment. The businesses support the needs the nearby residents, and development is compatible with the character of adjacent neighborhoods.

- Mixed use buildings with:
  - Mixture of uses with a focus on neighborhood retail
  - Structured parking, parking in rear or underground parking
  - Transitions to single-family residential
- Buildings facing 21st Avenue have a unique site condition with a saw-tooth effect that results in open space between the building and the street

### South Gateway

The southern gateway of 21st Avenue South functions as the primary entry into surrounding neighborhoods, connects the corridor to I-440 and Green Hills, and links the community to the future I-440 greenway.

- Maintain existing multifamily
- Evaluate future connection to I-440 greenway
- Woodlawn as primary access point to the neighborhood
- Gateway / connection



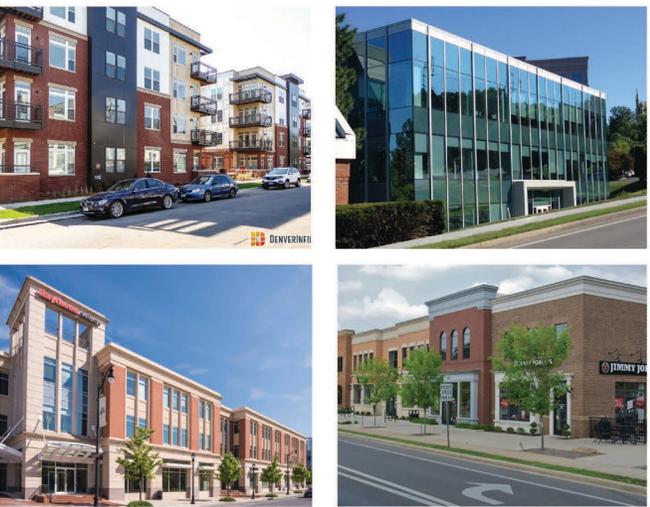
# 21st Avenue Corridor Study Imagery

## CHARACTER AREA IMAGES

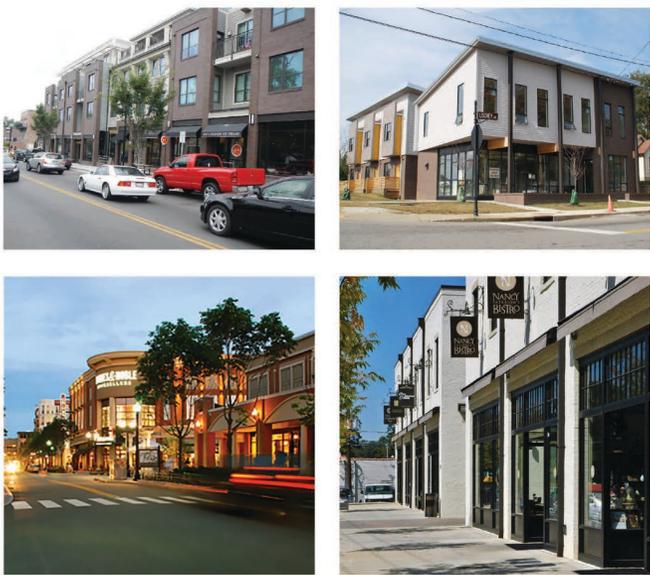
**St. Bernard Park and Northern Gateway**



**Neighborhood Corridor**



**Blair Crossing**



**South Gateway**

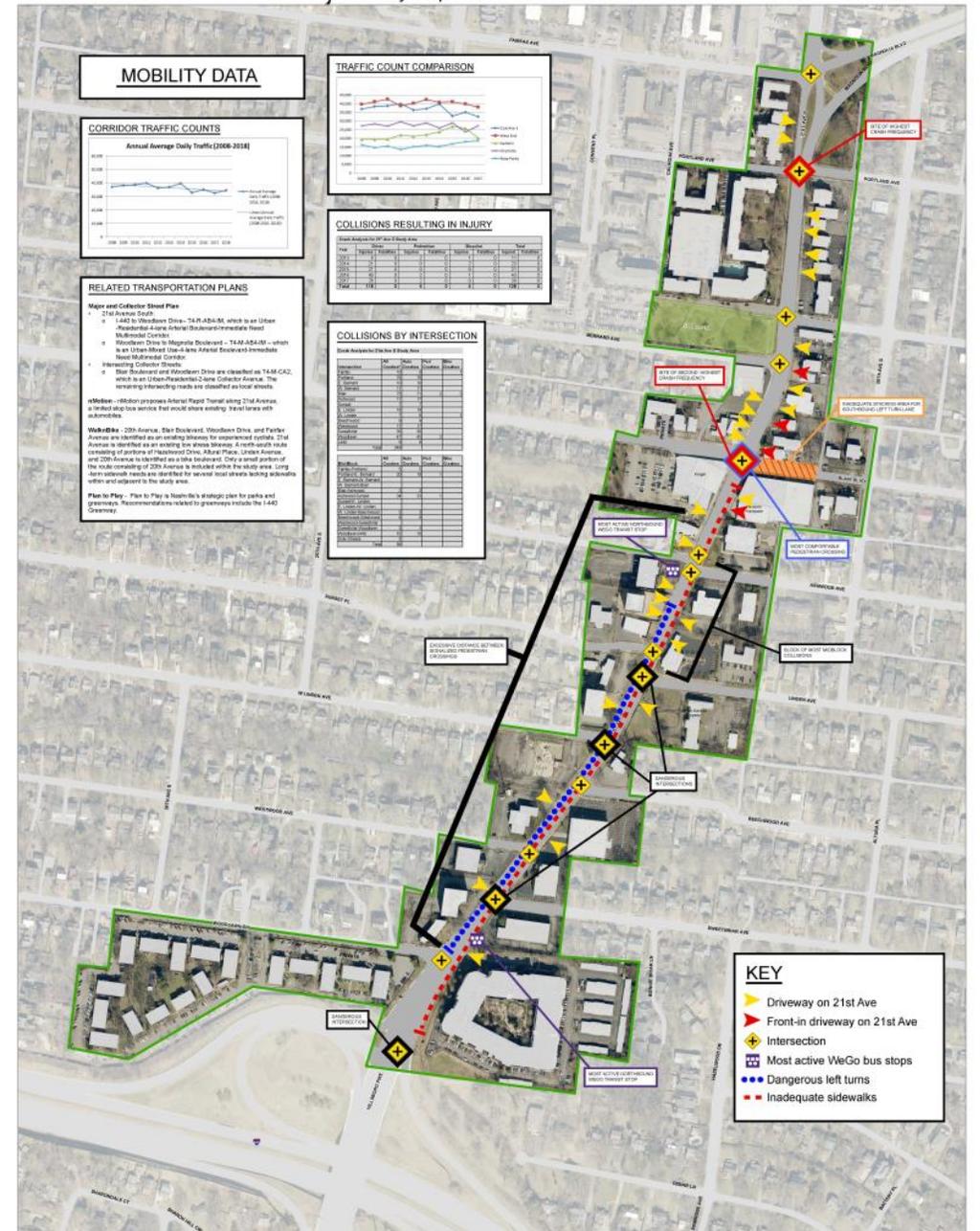


# PARKS AND OPEN SPACE FRAMEWORK

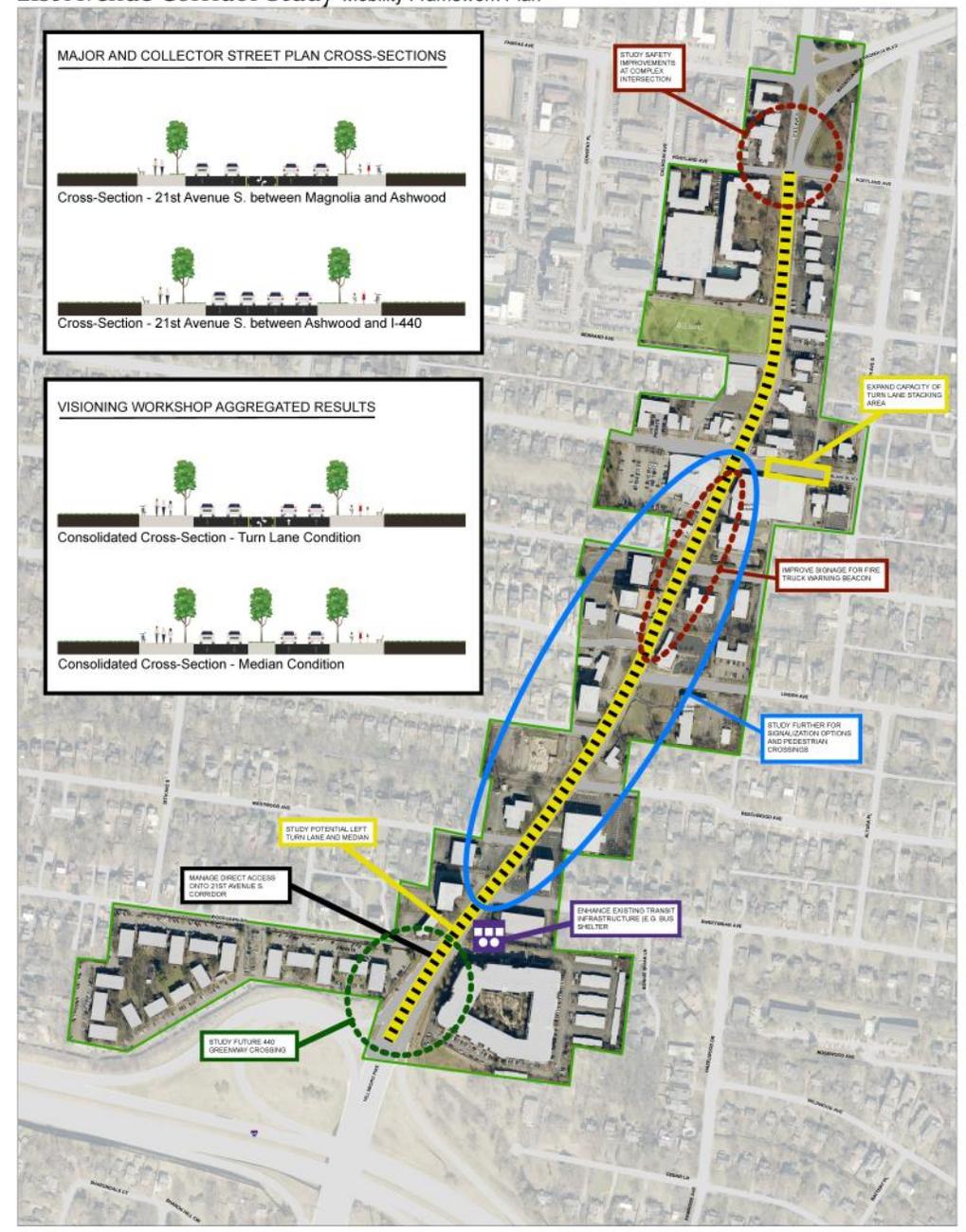
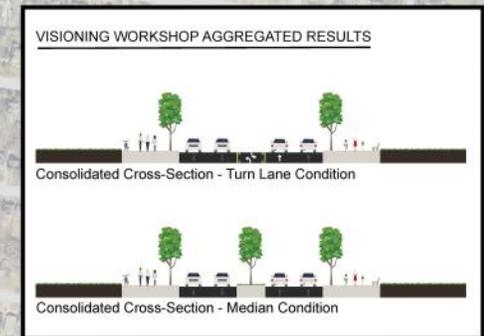
## 21st AVENUE STUDY Open Space Plan



# MOBILITY ISSUES



# MOBILITY FRAMEWORK



Base Map

- Parks
- School Locations (Private)
- Fire Stations
- 21st Avenue Study Area
- ~ Storms and Rivers



## 6. NEXT STEPS

21<sup>st</sup> AVENUE SOUTH WORK-IN-PROGRESS



AN IMPORTANT PIECE OF  
THE PUZZLE

**Infrastructure**

**Economics**

**Data**

**Property  
Owners**

**Community  
Vision**

**Technical  
Standards**

**Sustainability**

**NashvilleNext**

**Entitlements**

# 7. BREAKOUT STATIONS

21<sup>st</sup> AVENUE SOUTH WORK-IN-PROGRESS

# TENTATIVE PROJECT TIMELINE



**\***  
**we are here**

Check out the website for project information and important dates:  
[21stavenuesouthstudy.nashville.gov](http://21stavenuesouthstudy.nashville.gov)