

**WEDGEWOOD HOUSTON &
CHESTNUT HILL
PLANNING STUDY**

**APPENDIX:
ENGAGEMENT REPORT**

PRELIMINARY DRAFT

09.06.19

TO BE FINALIZED AFTER 9/17 COMMUNITY MEETING

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INTRODUCTION

The *Wedgewood Houston and Chestnut Hill Engagement Report* is a summary of the community engagement undertaken in the development of the Wedgewood Houston and Chestnut Hill (WHCH) Planning Study.

Purpose of This Report

The Engagement Report, which serves as an appendix to the Wedgewood Houston/Chestnut Hill Planning Study, accomplishes the following:

- Describes the research and activities conducted in advance of Charrette Week, including the origin of this project as a National Endowment for the Arts, Our Town grant project.
- Documents the participation and input during Charrette Week
- Documents the draft policies and designs presented at the Work-in-Progress meeting
- Identifies next steps and plan for completion of the study and presentation to the Planning Commission.

Planning staff partnered with Local Arts (formerly known as SeedSpace) to select social practice artists to collaborate with and with the award of a grant from the National Endowment for the Arts (NEA). Metro Planning received an Our Town Grant from the NEA to work with the Wedgewood Houston and Chestnut Hill communities, on engagement as well as new artisan manufacturing and maker uses.

Local Arts issued a Request for Proposals to select a local artist to assist with building relationships between neighbors. The WeHome Podcast is a result of the collaborative conversations that took place, and were celebrated on WeHome Day, April 14, 2018. This work has framed the conversations moving forward, including the creation of a Task Force to guide the planning efforts moving forward.

This project would seek to ensure the sustainability of these neighborhoods' existing communities in the midst of an aggressively appreciating housing market while also allowing new artisan and small-scale manufacturing and studio, gallery, and performance spaces.



Study Area

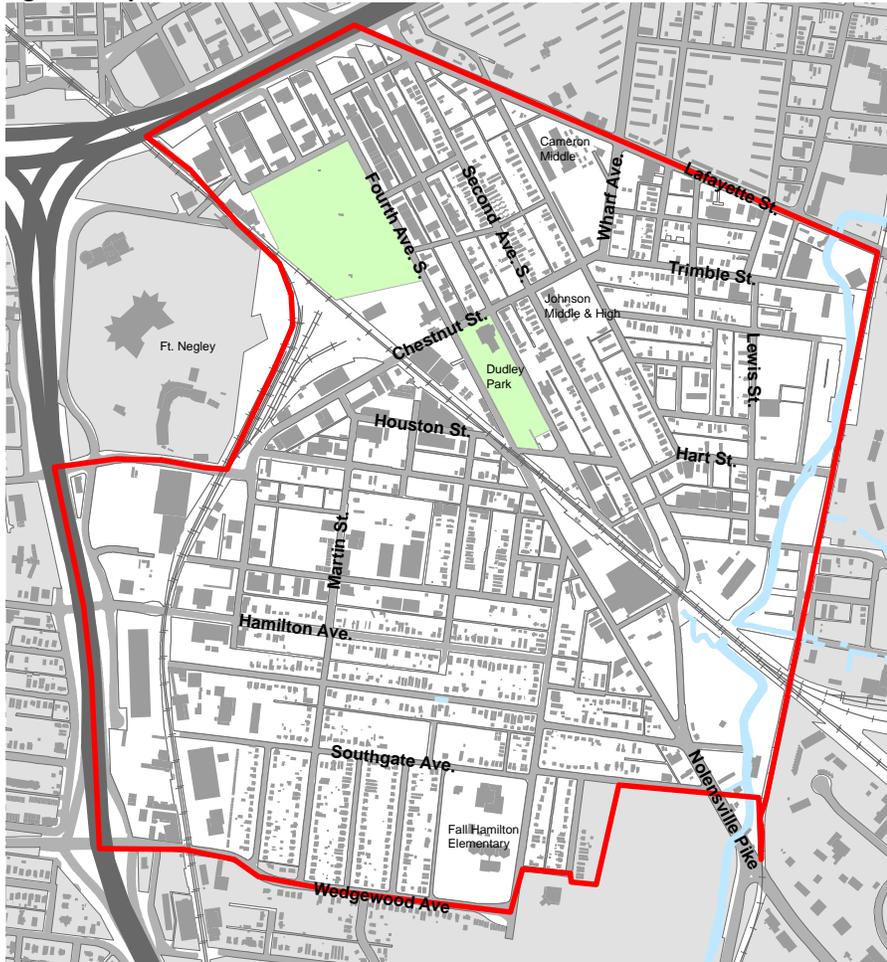
The boundary of the study area was established during the application for an NEA Our Town Grant. As shown in Figure 1, the study area is located on the southern edge of Downtown, and encompasses both the Wedgewood Houston and Chestnut Hill neighborhoods. The boundaries are Interstate 40 on the north, Lafayette/Murfreesboro Pike on the north-west, Browns Creek on the west, Wedgewood Avenue on the south and Interstate 65 on the east.

Wedgewood Houston has gained a reputation as a “Maker Mecca” over the years, with buildings such as the former May Hosiery Mill (429 Chestnut St.), to

provide affordable warehouse space suitable for artists (albeit underground because of code violations). The area perhaps hit its peak with the opening of Fort Houston in 2011 (500 Houston St.), as a “coworking makerspace.”

The Chestnut Hill area is primarily made up of single and two family homes surrounded by industrial and industrially-zoned land along Fourth Avenue South and along Browns Creek, and Public housing located across Lafayette Street.

Fig. 1: Study Area





WeHome Podcast Episode List

Episode 1: The Lorax

featuring Bill Perkins
and Anna Zeitlin

Episode 2: Memory Keepers

featuring Frank Whitmore
and Audra Almond-Harvey

Episode 3: The Bridge

featuring Ms. Leola Cullom
and Andrea Evans

Episode 4: Long-haulers

featuring Amelia Briggs
and Alysha Irisari Malo

Episode 5: Big Picture People

featuring Mena Gamil, Makarius
Mesak, and Betsy Littrel

Episode 6: Trendsetters

featuring "Papa" Joe Bradford
and Joshua Martin

Episode 7: Unicorns

featuring Odessa Kelly
and Ed Henley

Episode 8: Treasure Hunters

featuring Brent Coursey
and Ann Clawson

Episode 9: The Mentors

featuring Ruben Torres
and Sterling Wright

Arts Engagement – WeHome

Metro Planning, in partnership with Locate Arts (formerly known as SeedSpace), applied for and received a \$68,000 grant from the National Endowment for the Arts' (NEA) Our Town Program in 2016, for "Cultural District planning." Metro Planning partnered with Locate Arts to find local artists that could help build relationships between new and old residents and to identify and reduce tensions between residential and light industrial and maker uses in the neighborhoods. Erica Ciccarone was selected to create a podcast called WeHome, which pairs community members who do not know each other to interview each other. Her proposal for a podcast sought to "give people equal voice and bring them together to make things, have conversations, and walk in each other's shoes." Every episode includes original music, an illustration, and after the season ended, local visual artists created art projects based on an episode of the podcast. All of the art was on display during WeHome Day, which took place Saturday, April 14, 2018.

In celebration of the completion of the podcast, Ms. Ciccarone, Locate Arts, and Planning staff organized WeHome Day. In addition to podcast listening stations and Planning activities, WeHome Day featured three artists creating artworks interpreting key themes of the podcast:

- Jana Harper, who collaborated with Wedgewood Houston resident Bill Perkins on a pamphlet that maps and describes Bill's favorite trees.
- Xavier Payne (XPayne), created a coloring book inspired by the entire podcast, particularly the episode titled, "The Bridge."
- Alysha Irisari Malo, who combined photography of the neighborhoods (she includes the J.C. Napier Homes across Lafayette as well) with poetic phrases that speak to the rich history and diversity of voices sampled in the podcast.

Nearly 60 people came out to Track One event space and gallery to listen to and discuss the podcast, participate in activities with other artists, and to talk to Planning staff about their neighborhood.

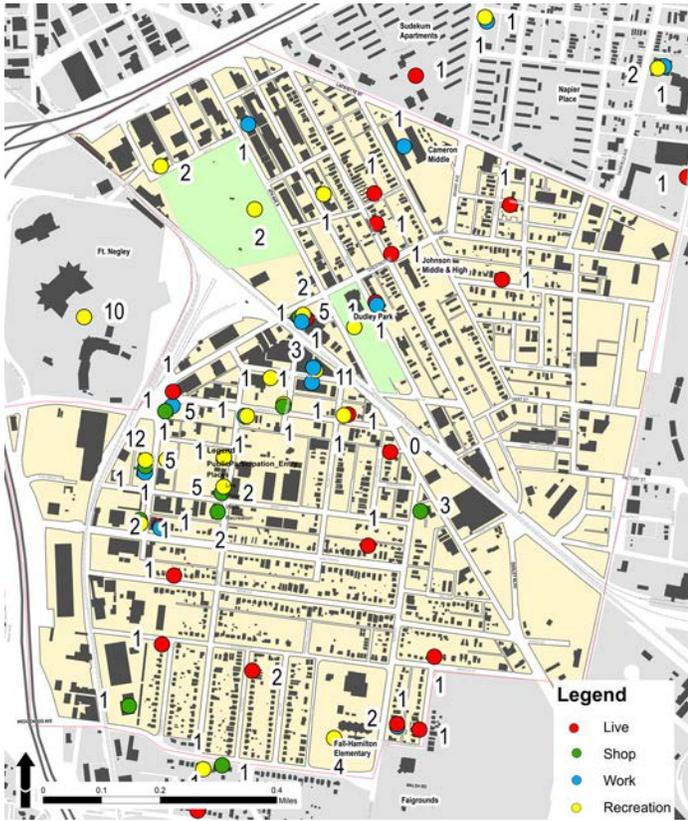


Fig. 2: Points of Interest identified by WeHome Day participants

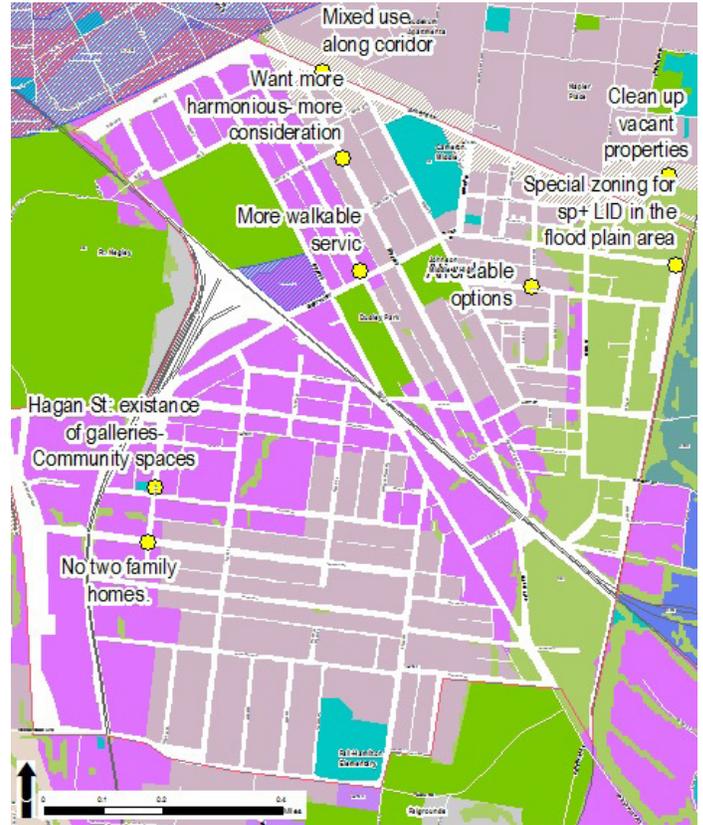


Fig. 3: Community comments related to current policy



description of all the images in this collage



SEED SPACE & METRO PLANNING DEPT.
PRESENT

WELCOME DAY

WELCOME DAY WILL CELEBRATE WELCOME
PODCAST'S PARTICIPANTS & THE
COMMUNITIES OF SOUTH NASHVILLE

1-4 PM
SATURDAY
APRIL 14,
2018

TRACK ONE
1211 4TH AVE. S

WITH INTERACTIVE ART FROM JANA HARPER, XAVIER
PAYNE & ALYSHA IARISAI MALO

COME SHARE YOUR VISION OF WEDGEWOOD-HOUSTON &
CHESTNUT HILL WITH NEIGHBORS &
METRO PLANNING DEPT.



seedspace



National
Endowment
for the Arts
arts.gov



Community Survey – In Person & Online

During WeHome Day and again in preparation for Charrette Week, Planning staff talked to participants about how they feel about the neighborhoods, through exercises during WeHome Day, as well as on online and print survey after the event. A link to the online survey was also provided on the Community Meeting Notice mailed out by the Planning Department. Staff received about 90 responses online. Questions on the survey included:

- Name one thing you love about the area
- Name one thing that bothers you about the area.
- How do you feel about the current Community Character Policy
- What are your preference in housing types for the area
- What is your experiences with adjacent industrial and urban manufacturing uses, and
- How do you navigate the area.

The visuals from WeHome Day were compiled into a document to illustrate the responses.



Fig. 4: Comment Categories from In-person and online survey

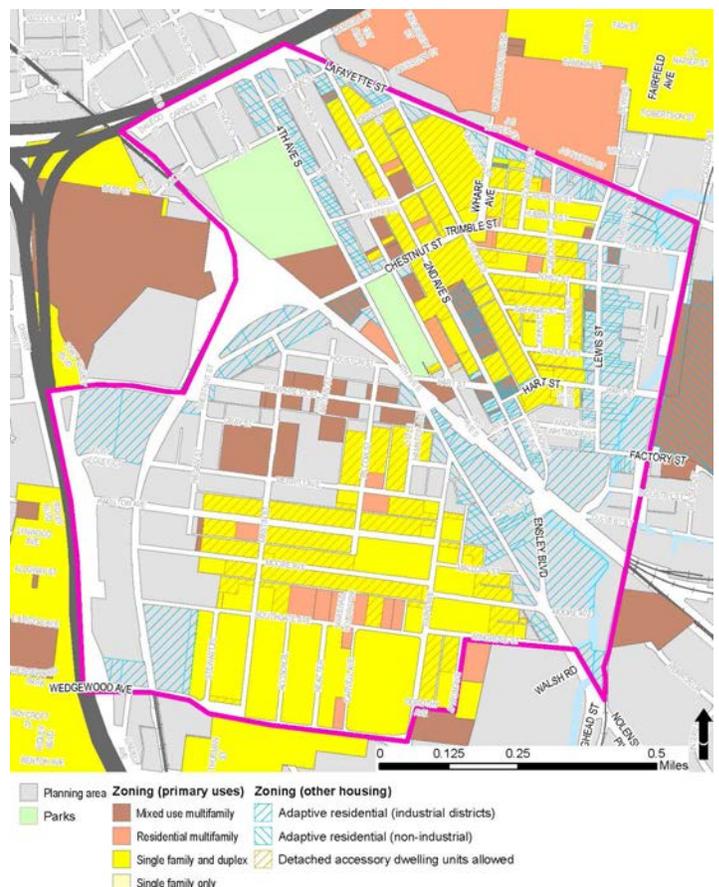
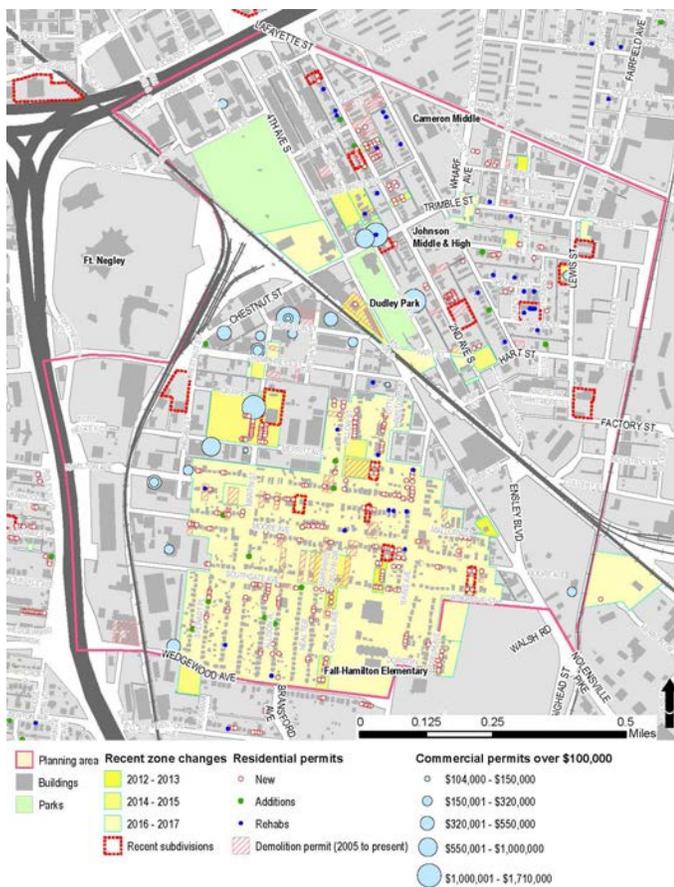
| Category | Love | | | Bothers | | |
|-------------------|------------|---------------|-----------|------------|---------------|-----------|
| | WeHome Day | Online Survey | Total | WeHome Day | Online Survey | Total |
| Accessibility | 6 | 9 | 15 | 1 | 2 | 3 |
| Art | 4 | 5 | 9 | 1 | - | 1 |
| Blight | - | - | - | - | 1 | 1 |
| Diversity | 8 | 5 | 13 | - | - | - |
| History | 3 | 3 | 6 | - | 1 | 1 |
| Housing Policy | 5 | 1 | 6 | 2 | 6 | 8 |
| Industrial Nature | 5 | 1 | 6 | - | - | - |
| Location | 1 | 37 | 38 | - | - | - |
| MLS | - | - | - | - | 1 | 1 |
| Natural Features | - | 1 | 1 | - | 1 | 1 |
| Neighbors | 2 | 12 | 14 | - | - | - |
| New Development | - | 11 | 11 | 6 | 8 | 14 |
| Noise | - | - | - | - | 1 | 1 |
| Other | - | 2 | 2 | - | - | - |
| Parking | 1 | - | 1 | - | 4 | 4 |
| Parks | 2 | 2 | 4 | - | 8 | 8 |
| Racetrack | - | - | - | - | 1 | 1 |
| Railroad | - | - | - | 4 | 3 | 7 |
| Safety | - | - | - | 2 | 17 | 19 |
| Shop | 3 | 11 | 14 | 5 | 4 | 9 |
| Stormwater | - | - | - | 1 | 1 | 2 |
| Traffic | - | - | - | - | 9 | 9 |
| Tree canopy | - | 2 | 2 | 2 | 4 | 6 |
| Walkable | 1 | 7 | 8 | 5 | 38 | 43 |

COMMUNITY SNAPSHOT – RESEARCH

In May 2018, Planning staff completed the Community Snapshot, to provide a common resource for planners and community members to understand the current state of the Wedgewood Houston and Chestnut Hill neighborhoods. Information listed and cataloged include:

- Population, demographics, and economy of study area
- Previous plans, including those from other organizations (Nashville Civic Design Center, Urban Land Institute)
- Policy, zoning, and history of land use
- Infrastructure (sidewalks, stormwater systems, etc.)
- Maker and industrial uses

Fig. 5: Images from the Community Snapshot
Left: Development Activity, 2012 - 2017; Right: Housing Types



Task Force Members

Jason Adkins – Chestnut Hill resident

Liz Atack – Wedgewood
Houston resident

Andrew Beaird – developer

Darek Bell – developer,
business owner

Andrea Evans – Director
of Housing, SNAP

Darryl Floyd – Chestnut Hill resident,
President of Trimble Action Group

Alison Haymer – Chestnut
Hill resident

Ed Henley – developer and
Chestnut Hill resident

Rachel Bubis – artist with space
in Wedgewood Houston

Kat Jones – artist, President of SNAP

Eric Malo – Wedgewood
Houston resident, architect

Elroy Mihailov – Chestnut Hill resident

Brian Nock – Chestnut Hill
resident, Secretary for TAG

Ryan Schemmel – Maker with
studio space near Wedgewood
Houston, Fort Houston

TASKFORCE

The planning team developed an Advisory Committee to help steer the study. The 14-member committee made up of residents, property owners, neighborhood leaders, and developers met multiple times throughout the process.

The process initiated with selection of a Task Force to guide community engagement and development of a plan. Staff will continue working with the Task Force in the weeks following Charrette Week. The committee will have the opportunity to review multiple iterations of the draft document prior to staff presenting the plan to the Planning Commission.

Planning Staff first convened the study area's Task Force in August 2018, then again on March 25 and April 19, 2019. During these meetings, Planning staff introduced the Task Force to the Charrette process, engaged them in discussions about issues in the community, discussed preferred outreach methods, and gathered feedback on the exercises planned during Charrette Week.

Neighborhood Tour

Charrette Week began with a neighborhood tour via Wise Coaches. Planning staff, task force members, and Metro Councilmember Colby Sledge attended. The tour allowed staff and task force members to discuss existing issues from the community's perspective. Task force members had the opportunity to point out specific issues that were important to them during the tour.

Planning Team will meet with the Taskforce in June to present the recommended plan for review and feedback. Planning will present the draft to the community in early August. The team will then make any changes to the recommendations prior to submitting the plan for MPC review, as necessitated by committee input.

CHARRETTE

Community engagement efforts for this portion of the Wedgewood Houston/Chestnut Hill Study centered on a four-day charrette in late April, 2019. A charrette is a collaborative planning effort organized to build consensus and focus on one or more common goals. Planning staff worked on location from Trevecca Nazarene University's Tarter Student Activity Center, located just outside the study area on Murfreesboro Road (333 Murfreesboro Rd.). Staff facilitated both the Visioning Workshop on Monday and the Work-in-Progress presentation at the same location.

A successful charrette requires significant preparation in the weeks (and months) prior to Charrette Week. Outreach efforts involve securing meeting locations, lining up stakeholders for individual meetings, and an extensive effort to promote participation throughout the community to ensure all voices are considered. Research and analysis of a wide range of data, existing conditions, and evaluation of completed plans begin prior to Charrette Week, and can be found in the Community Snapshot document. Outreach efforts are summarized on the following pages.

Outreach

As part of the standard policy amendment process, public notice of the Wedgewood Houston/Chestnut Hill charrette schedule, including community meetings, was mailed to approximately 3500 property owners within a 1300-foot boundary of the study area. Additional outreach occurred via a webpage dedicated to the study, as well as emails to attendees of WeHome Day (April 18, 2018). The District Councilmember and leaders of adjacent neighborhood association also encouraged participation through distribution of information about the study and Charrette Week.

Wedgewood Houston & Chestnut Hill Charrette Schedule

April 29

Community Visioning Workshop

Participants shared thoughts through discussion and interactive activities

April 30 & May 1

Open Design Studio

Provided opportunities for the public to check in on the progress being made by the planning team

May 2

Work-in-Progress Presentation

Participants viewed a presentation highlighting the work completed during Charrette Week. The presentation was followed by an open house where participants could review the work and discuss with planning staff.

Visioning Session

Public participation in the charrette began with the Visioning Session on Monday evening. Approximately 35 community members gathered to discuss their vision and expectations for the area’s future. The session began with a presentation of what the team knew about the area and was followed by breakout table exercises during which participants completed two group exercises on a map and reported back their work. Planning staff facilitated five table discussions during the breakout session. Exercise results informed the planning team’s work throughout the remainder of Charrette Week. Following an opening presentation to provide background information about the project, attendees began working through six pre-established community character areas. In each area, participants were asked to identify areas that they would like to change or maintain. For each area indicated to change, the groups were asked to identify the building types that should be included within the “change” areas in each larger character area. A detailed description of the outcomes from this meeting is described in the following pages.

Character Areas

Attendees were introduced to the study area and to six character areas within it. For each character area attendees were asked to complete two exercises:

- Change & Maintain Areas
- Future Form & Character



Fig. 6: Map used during the Visioning Session with six character areas

TABLE NUMBER:



Change & Maintain Exercise

Taking each Character Area in turn, participants identified areas on the map that they felt should change or be maintained. Areas identified as needing to change were circled in **red**, while areas that should be maintained were circled in **blue**. The results of this exercise told planners if the current policies should remain or be considered for an amendment. Participants generally identified the following areas for change:

- The industrial area south of Ft. Negley, across Chestnut Street
- The area south of Hamilton Avenue and west of properties that face Stewart Place
- Properties along Lafayette St./Murfreesboro Pike
- Properties along Browns Creek
- Area between Fourth Avenue South and south of the CSX railroad

Future Form & Character Exercise

Building on the results of the Change & Maintain exercise, each small group was asked to apply building type stickers to the areas on the map they had identified for change. Building type stickers represented land use. This exercise told planners which policies to consider if an amendment was necessary to achieve the Community's vision.

Reporting Back

Representatives from each small group table reported back the results of their exercises to the overall group of attendees at the end of the meeting. As the results unfolded, common goals became clear. Many of the desired changes were along the outer boundaries of the neighborhoods, where they interacted with larger scale uses, or Browns Creek.



Fig. 7: Composite drawing by Planning staff, illustrating areas identified to change (in red) and areas that should remain the same (in blue)

Charrette Progress Meeting

The Task Force met again for a progress presentation on Tuesday afternoon during Charrette Week. Planning staff discussed plans for the next two days and the Work-in-Progress presentation. The taskforce had the opportunity to review the work from the table exercises and discuss the next steps for developing the recommendations.

Open Design Studios

Open design studio sessions, held at Trevecca on Tuesday afternoon and Wednesday morning of the Charrette, provided over 20 stakeholders the opportunity to check in on the work of planners while they consolidated input and drafted proposals to present at the Work-in-Progress session on Thursday.



WORK-IN-PROGRESS DRAFT PRODUCTS & PRESENTATION

The Work-in-Progress public presentation concluded the charrette on May 2, 2019. Staff presented a summary of the week's work, including the results of the visioning exercises, the vision statement, and the planning team's concepts for achieving the community's vision and expectations. Approximately 30 people attended this session.

Following the presentation, attendees interacted with planning staff stationed at multiple information boards that displayed the charrette week's work-in-progress materials. Information presented at each station is described in more detail in the following pages. Staff at each station took note of feedback received at each board. Input led to further refinement of the materials, where necessary, following Charrette Week.

Draft Vision Statement

The draft vision statement was developed during the charrette with direction from the task force and input from the community through the Loves/Bothers exercise during WeHome Day as well as a "pre-meeting" exercise during Monday's visioning session. It is intended to represent the community's common goals and expectations for future planning efforts, as described in the final study document. Work-in-Progress meeting feedback offered general support of the vision statement, but concerns about whether it could represent both neighborhoods. It was also presented to a focus group of Chestnut Hill residents, who . The vision statement is presented below in bold font.

Chestnut Hill and Wedgewood Houston are neighborhoods diverse in people, buildings, and uses, each with their unique characters and histories. Surrounded by Nashville landmarks with long pasts and exciting futures – from Downtown to the Fairgrounds, Napier and Sudekum to Fort Negley – neighbors here have often faced similar challenges while divided by thoroughfares and railroads.

We wish to retain the distinctiveness of our people, homes, churches, industry, and commerce. We bring together neighbors and developers to ensure the heritages of Chestnut Hill and Wedgewood Houston are integrated through new development to sustain the area's vibrancy and embrace surrounding neighbors.

Draft Goals and Objectives

The goals (in bold) and objectives (bullets) presented below were shaped by the community during Charrette Week. The goals and objectives, building off the vision statement, offer a more specific description of the community's vision that is incorporated into the recommendations of this study. Result-oriented goals are formatted to read as the preferred outcomes over the next 10 years.

GOAL 1: New development links the neighborhoods' pasts to their futures.

- Celebrate and respect the distinctive histories of Chestnut Hill and Wedgwood Houston.
- Provide balance between new development and historical assets
- Encourage design that is informed by and is integrated with the character of the surrounding neighborhoods

GOAL 2: Retain older residents and connections to the neighborhoods' historical communities.

- Address displacement by allowing modestly sized housing that can better retain current residents
- Supporting placement of subsidized housing in the area
- Develop ways to provide or incentivize affordable work spaces for artists and makers
- Retain and expand job opportunities

GOAL 3: Enhance safety by encouraging more active uses.

- Encourage balance of uses that promote activity after 5 pm
- Increase pedestrian safety through crosswalks, sidewalks, transit stops, and traffic calming
- Create a complete street on Chestnut and Wharf
- Calm traffic and improve safety on 2nd Ave., 4th Ave., and Lafayette

GOAL 4: Expand access to and activation of parks and open space.

- Provide safe access to existing open space and proposed greenways
- Create a framework for increasing tree planting and tree preservation in the neighborhoods
- Clean up Browns Creek and provide access through the greenway

GOAL 5: Improve opportunities to work in the neighborhood.

- Introduce tools for permitting accessory uses such as home studios and live-work units to accommodate diverse maker uses
- Encourage more neighborhood scale retail in appropriate places
- Incorporate light industrial and urban manufacturing into mixed use redevelopment

Work-in-Progress Draft Products

This first draft of Work-in-Progress proposals reflected the community's feedback to maintain the character of the existing neighborhood cores and to direct the greatest development intensity along the edges of the residential areas, such as along Lafayette St and Interstate 65. Draft products presented at the Work-in-Progress meeting included:

- Draft Character Areas, as presented in Fig. 8
- Draft Mobility & Connectivity Plan, as presented in Fig. 9
- Draft Design Scenarios, Fig. 10 & 11
- Draft Vision Statement and Goals & Objectives (page 18 & 20)
- Character Areas 2, 3, and 5 for additional feedback (page 1626-28)
- Tree Planting Priority Areas (page 29)

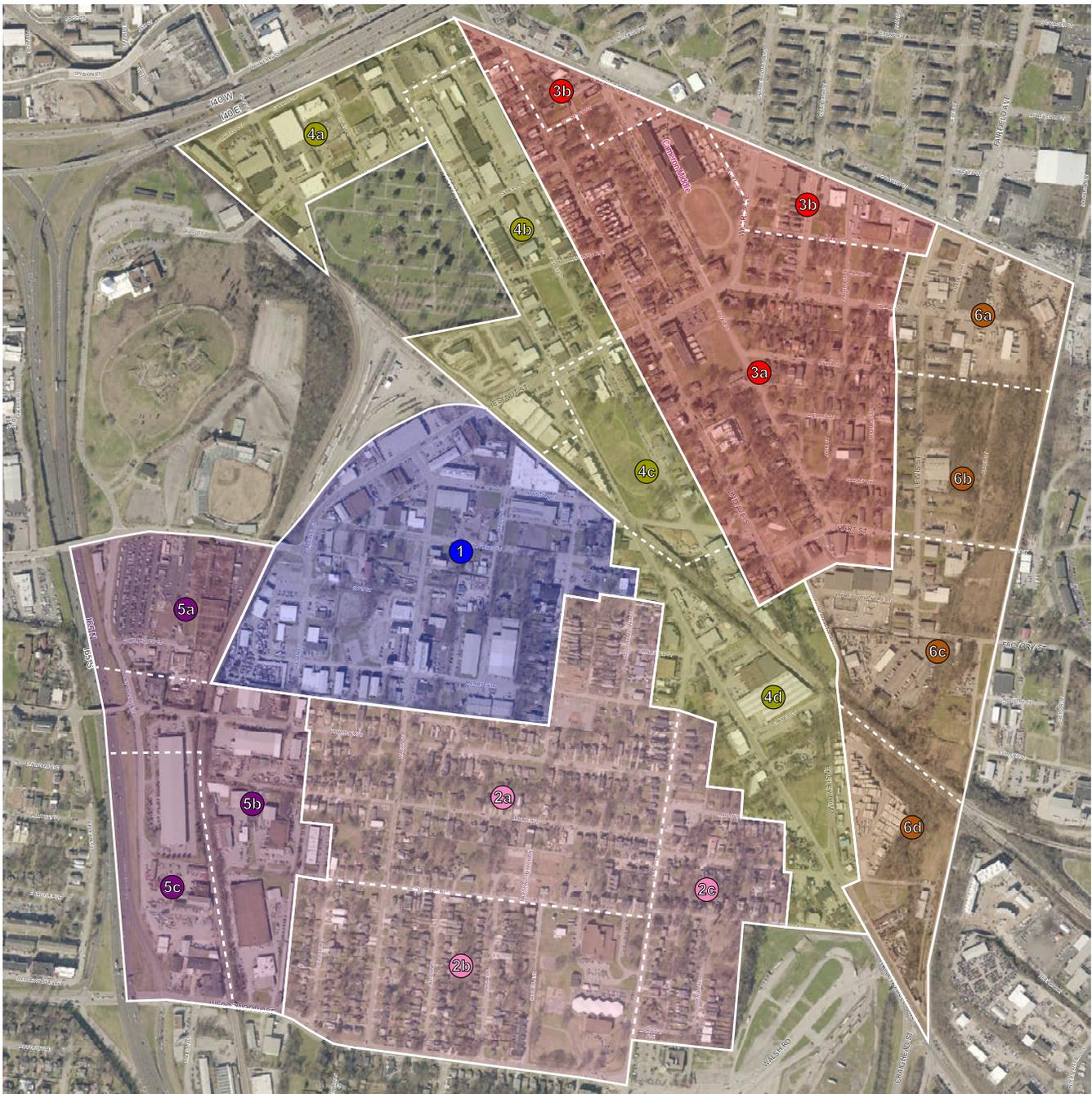
These are presented in the pages that follow. Descriptions of the products are provided in "The Plan" for the final version of each product.

CHARRETTE FOLLOW-UP

Focus Group

Throughout the Charrette week, staff noticed participants during the Visioning Session did not reflect community members in Chestnut Hill. In order to get the feedback needed for the plan, Planning staff hosted a focus group in partnership with the Trimble Action Group, (TAG). On Saturday, June 1, members of Planning staff met with about ten residents of the Chestnut Hill Neighborhood at the New Testament Church of God located at 1278 Lewis Street. The group went through a modified version of the exercises from Charrette Week.

Fig. 8: Draft Character Areas Map from Work-in-Progress Meeting



- 1 North Wedgwood-Houston**
 - Support for the mix of uses and building forms being introduced
 - Encourage adaptive reuse where possible to retain industrial character
 - Sidewalks and street trees should be added
- 2 South Wedgwood-Houston**
 - Permit neighborhood-scale retail at limited prominent corners throughout
 - 2a – allow flexibility in housing type to address affordability – manor homes, cottage courts etc.
 - 2b – preserve historic housing stock and allow accessory units with flexibility
 - 2c – allow more density and a mix of uses closer to the Fairgrounds and 4th/Nolensville
- 3 Chestnut Hill**
 - We need more input from Chestnut Hill residents!
 - 3a – preserve historic housing stock while allowing flexibility for accessory structures and infill residential development
 - 3b density and mixed use is appropriate along the Lafayette Street frontage
 - Traffic calming is needed on 2nd Avenue
- 4 4th Avenue S. / Nolensville Road**
 - Allow dense mixed use development along entire length of corridor
 - 4th and Chestnut is an important mixed use node
 - Traffic calming is needed on 4th Avenue
 - 4a – oriented to downtown, increased height appropriate as transition from downtown
 - 4b – makerway/light industrial uses
 - 4c – development should address Dudley Park by activating the edges, mostly residential
 - 4d – mix of commercial and light industrial uses
- 5 Industrial West Wedgwood-Houston**
 - Improve overall connectivity to the neighborhood and to the Interstate
 - 5a – higher density residential/commercial development that addresses the new park at Ft. Negley
 - 5b – lower density, neighborhood scaled light industrial, maker and live/work uses
 - 5c – higher density development to address the interstate – uses?
- 6 Browns Creek**
 - Reduce flooding risk by reclaiming the floodplain
 - Provide recreational opportunities and amenities along the greenway/wildlife way
 - 6a – commercial and mixed use oriented to Lafayette
 - 6b – variety of residential and live/work uses along greenway
 - 6c – mix of live/work, light industrial and light commercial uses
 - 6d – light industrial, with commercial uses oriented to 4th Ave/Nolensville

Fig. 9: Draft Mobility and Connectivity Plan from Work-in-Progress Meeting



- Future Neighborway
- Future Protected Bike Lane
- Future Greenway
- Future Street Connection
- Future High Capacity Transit
- Cross-town Transit
- ★ Major Transit Stop
- Minor Transit Stop
- Capital Project

Fig. 10: Draft Design Scenario from Work-in-Progress Meeting - Browns Creek



Fig. 11: Draft Design Scenario from Work-in-Progress Meeting - Neighborhood Center



Character Area 5

General guidance

5a Flexibility in use, but a focus on how the area engages Fort Negley Park.

5b Neighborhood scale development, with improved pedestrian environment along Hamilton. Existing industrial uses remain, slowly transitioning over time to less intense uses. Modest residential or commercial infill.

5c Explore possibility of creating a connection from Ft. Negley Blvd to Wedgewood to allow increased intensity, likely in the form of office or residential, with commercial in key locations. Explore strategies to retain some industrial / maker spaces within any redevelopment.



Options for Area 5C

RETAIN INDUSTRIAL

Comments

Mark here to show support

PRIMARILY OFFICE

Comments

Mark here to show support

MIXED USE RESIDENTIAL

Comments

Mark here to show support

Character Area 2

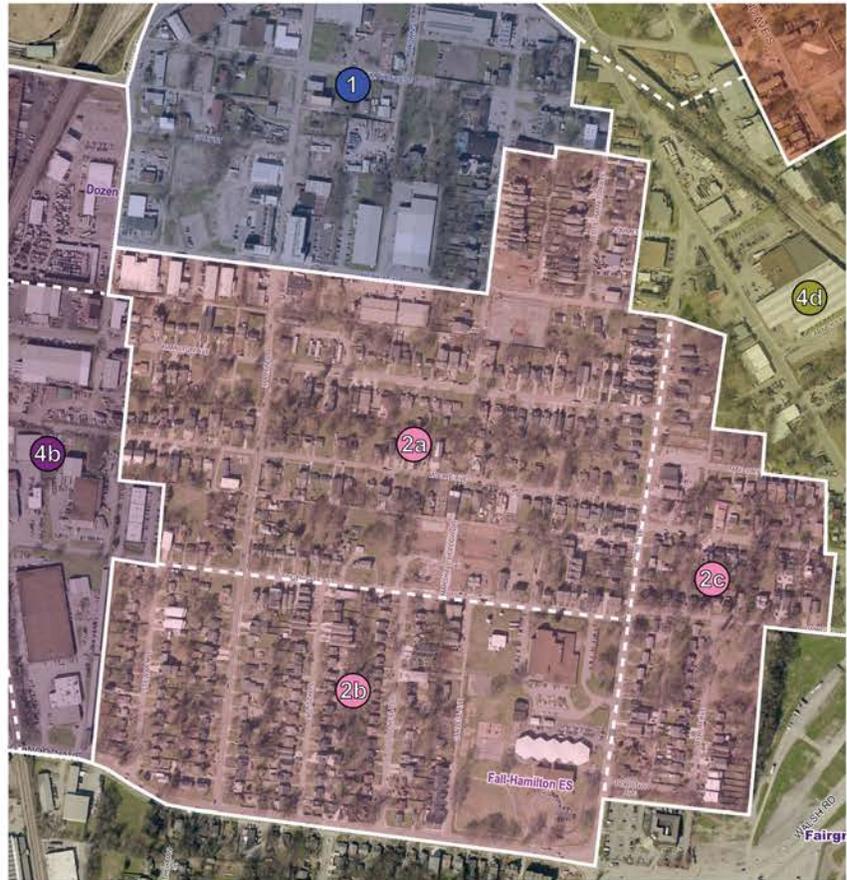
General guidance

- » Retain primarily residential character, with either existing or emerging form.
- » Allow introduction of additional units within the established pattern.
- » Allow 2 - 4 Neighborhood Centers are key intersections (see Design Concept)

2a Continue the established pattern of large houses and a mix of building types. Within that pattern, allow greater flexibility in number of units.

2b This area largely retains its original character. Allow additional units through additions, conversion of existing structures to add units, and detached accessory units.

2c Add more diverse building types as the neighborhood transitions to the fairgrounds and to 4th Avenue / Nolensville.



Key questions

ALLOW HOME OCCUPATIONS / HOME STUDIOS IN THESE AREAS?

Comments

Mark here to show support

FOR 2A, ALLOW MORE UNITS IN LINE WITH THE EXISTING FORM OF LARGER HOMES.

improve infrastructure with new development.

Comments

Mark here to show support

FOR 2B, ALLOW FLEXIBILITY IN THE NUMBER OF UNITS THROUGH ADDITIONS/ CONVERSIONS AND DETACHED ACCESSORY UNITS.

Comments

Mark here to show support

Character Area 3

General guidance

3a Retain primarily residential character, with either existing or emerging form. Additional units added to vacant lots should reflect the existing form.

3b Encourage redevelopment into a mixed use corridor to take advantage of improved transit access on Lafayette.



Key questions

ADDITIONAL ENGAGEMENT OF LONG-TIME RESIDENTS

Suggestions?

ALLOW MORE UNITS IF THE CHARACTER OF 3A IS RETAINED?

Comments

Mark here to show support

Analysing areas in need of more Trees within Wedgewood Houston & Chestnut Hill

Planning Department is exploring ways to identify priority locations for tree planting within Wedgewood Houston and Chestnut Hill. Trees play an essential role in providing immeasurable benefits to the community. They improve quality of life, health, and economic benefits. The following potential areas for tree planting are based on criteria including traffic volume, stormwater run off, and major streets within mixed use zones. Below are three areas where explaining the tree canopy can improve quality of life.

Tree Benefits

- **Health Benefits**
- Improve air quality and absorb pollution
- Traffic calming and promote pedestrian/ bicycle safety
- Improve physical health

Environmental Benefits

- Reduce stormwater runoff
- Decrease noise pollution
- Improve air quality and absorb pollution
- Slow climate change

Placemaking and economic Benefits

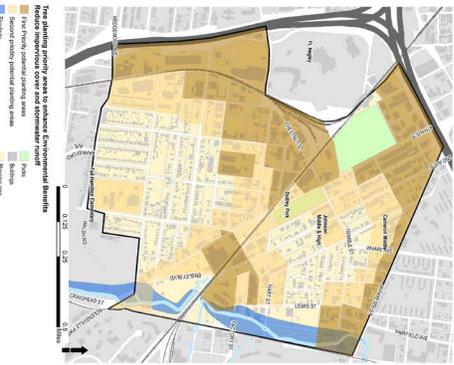
- Create memorable and beautiful places
- Strengthen community
- Connect people to nature
- Reduce building heating and cooling costs
- Increase attraction
- Increase worker productivity

Improve Air Quality



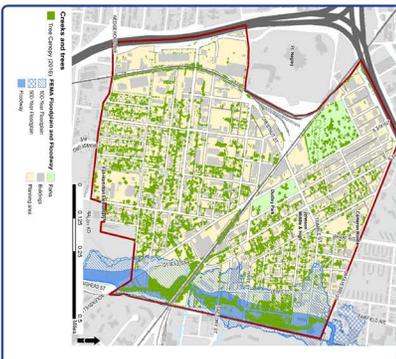
- Priority areas reflect:**
- Buffer around I-65 (I-1000th), I-40 and major streets (600ft)
 - Highest priority is an overlapped highway and major streets buffered area
 - Medium priority contains areas within highway buffer or major streets buffer with high traffic volume (E or F)
 - Low priority represents buffered areas of major streets with lower traffic volume

Reduce Stormwater Runoff

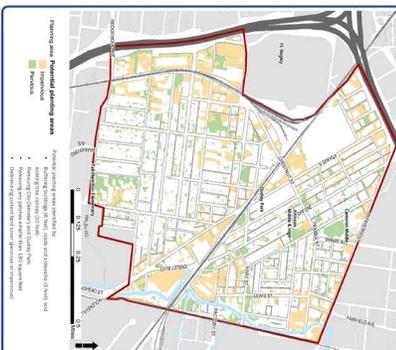


- Priority areas reflect:**
- Very high stormwater runoff potential
 - Medium to high stormwater runoff potential

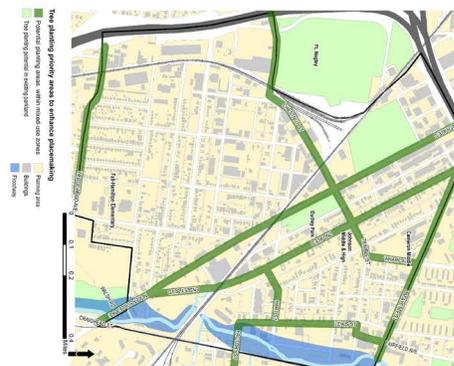
Creeks and Tree Canopy



Potential planting areas



Make Major Streets More Welcoming



- Priority areas reflect:**
- Buffer along major streets to make them more welcoming
 - Existing open space