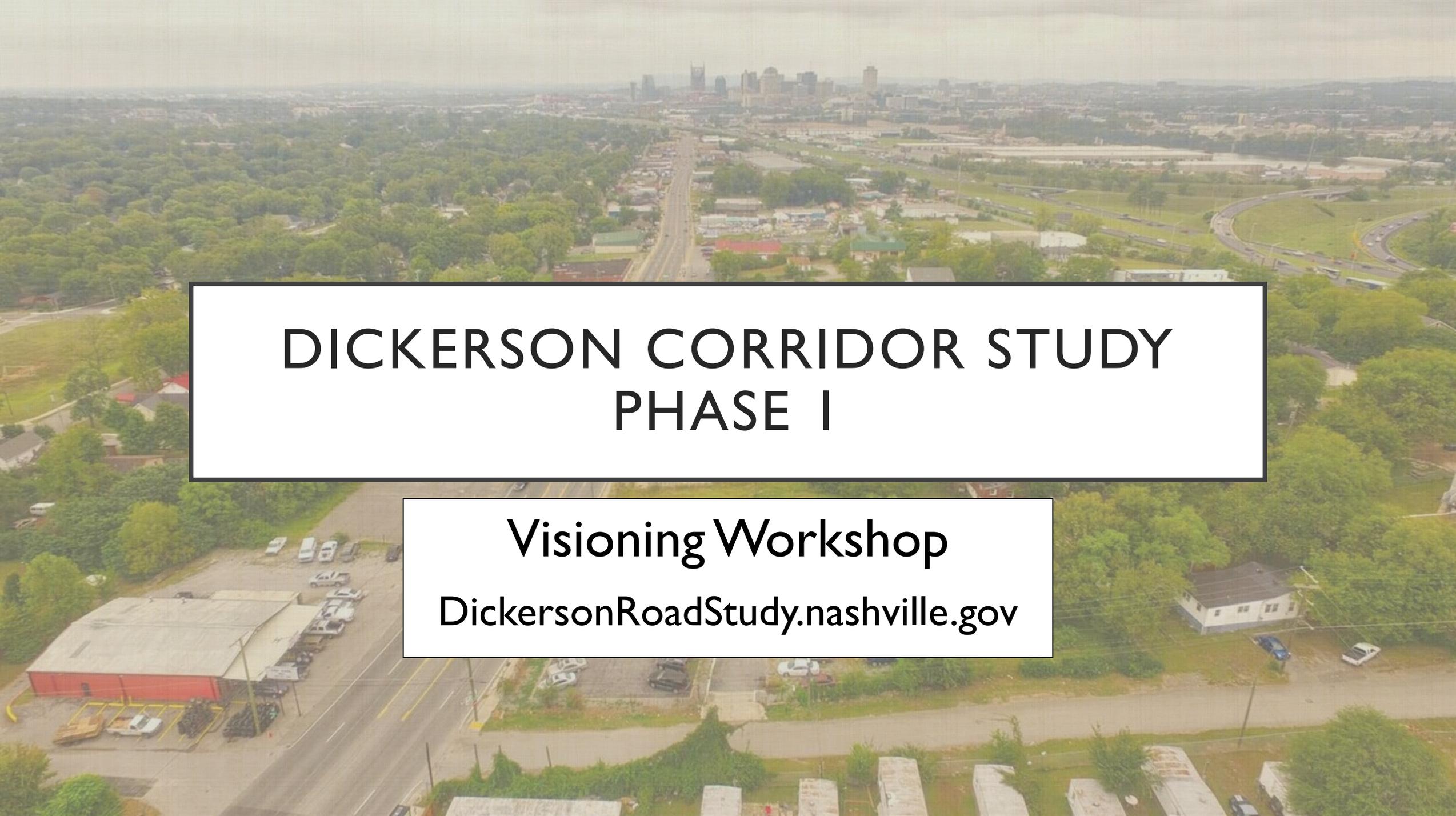




PLEASE SIGN IN AT YOUR TABLE

**GO TO MENTI.COM ON YOUR PHONE
INSTRUCTIONS TO FOLLOW**

DickersonRoadStudy.nashville.gov



DICKERSON CORRIDOR STUDY PHASE I

Visioning Workshop
DickersonRoadStudy.nashville.gov

TONIGHT'S AGENDA

1. Welcome and Introductions
2. The Project
3. Food for Thought
4. Visioning Exercises



**STEERING COMMITTEE
(NEIGHBORHOOD
REPRESENTATIVES, BUSINESSES, AND
PROPERTY OWNERS)**

Tony Clouse

Beau Daniel

Ashonti Davis

Myron Dowell

**Brent Elrod
(Kelsey Oesmann)**

Ramona Gholston

Terry Key

Marty Lang

Kathy Leslie

Sam McCullough

Scott Morton

Taylor Perkins

Jamie Pfeffer

Matthew Strader

**Adam Vollrath
(Nick Irwin or
Chaz Flowers)**

Nathan Weinberg



PLANNING DEPARTMENT

Work with communities to create land use policies and transportation priorities in community plans

Make recommendations to MPC on zoning and subdivision applications

Provide design services and transportation planning to support sustainable development and complete streets

2. THE PROJECT

- Project Timeline
- Why are we here?
- Outcomes



CHARRETTE SCHEDULE

JAN 28TH – 31ST

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Conference Center

Monday 1/28
5:30 PM

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framework

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Church (Trinity
Community Commons)

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SNOW BACKUP DATES

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DICKERSONROADSTUDY.NASHVILLE.GOV

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PHASE I PROJECT TIMELINE

July

Nov - Jan

Jan - Feb

Feb - Mar

Mar - May

June

BUILD Grant

Define study area
Analyze study area
Build public process
Form Steering Committee

Charrette Week
Identify needs and vision
Evaluate solutions

Develop plan
Consult Steering Committee

Public Comment Period
Vision Adoption

Any Needed Council Action

we are here

start Phase 2

WHY ARE WE HERE?

1. Collect ideas and expectations

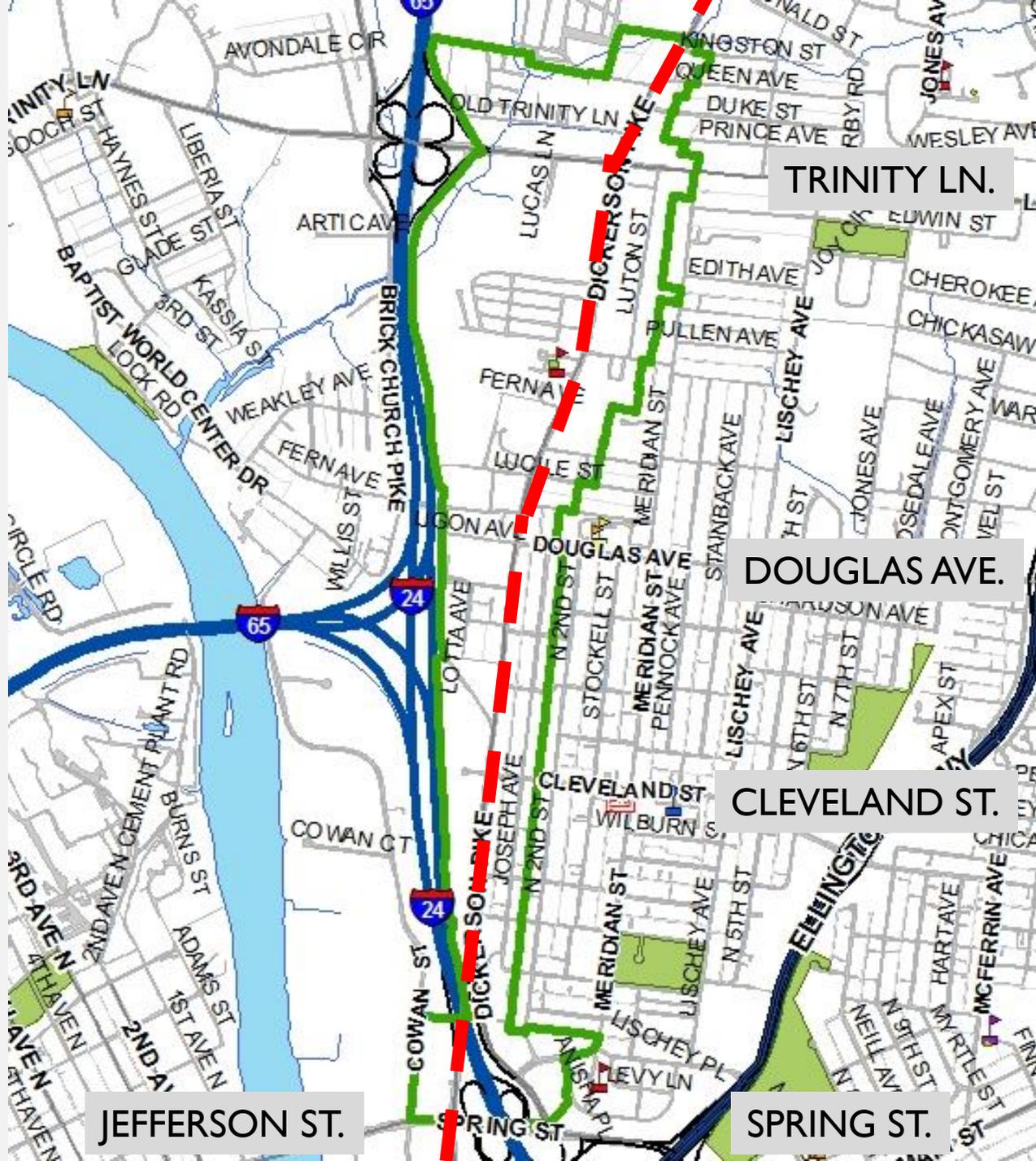
2. Build upon past plans

**Talk about the
future of
Dickerson Road**

3. Articulate an updated vision

4. Guide change and growth

PHASE I STUDY AREA BOUNDARY



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



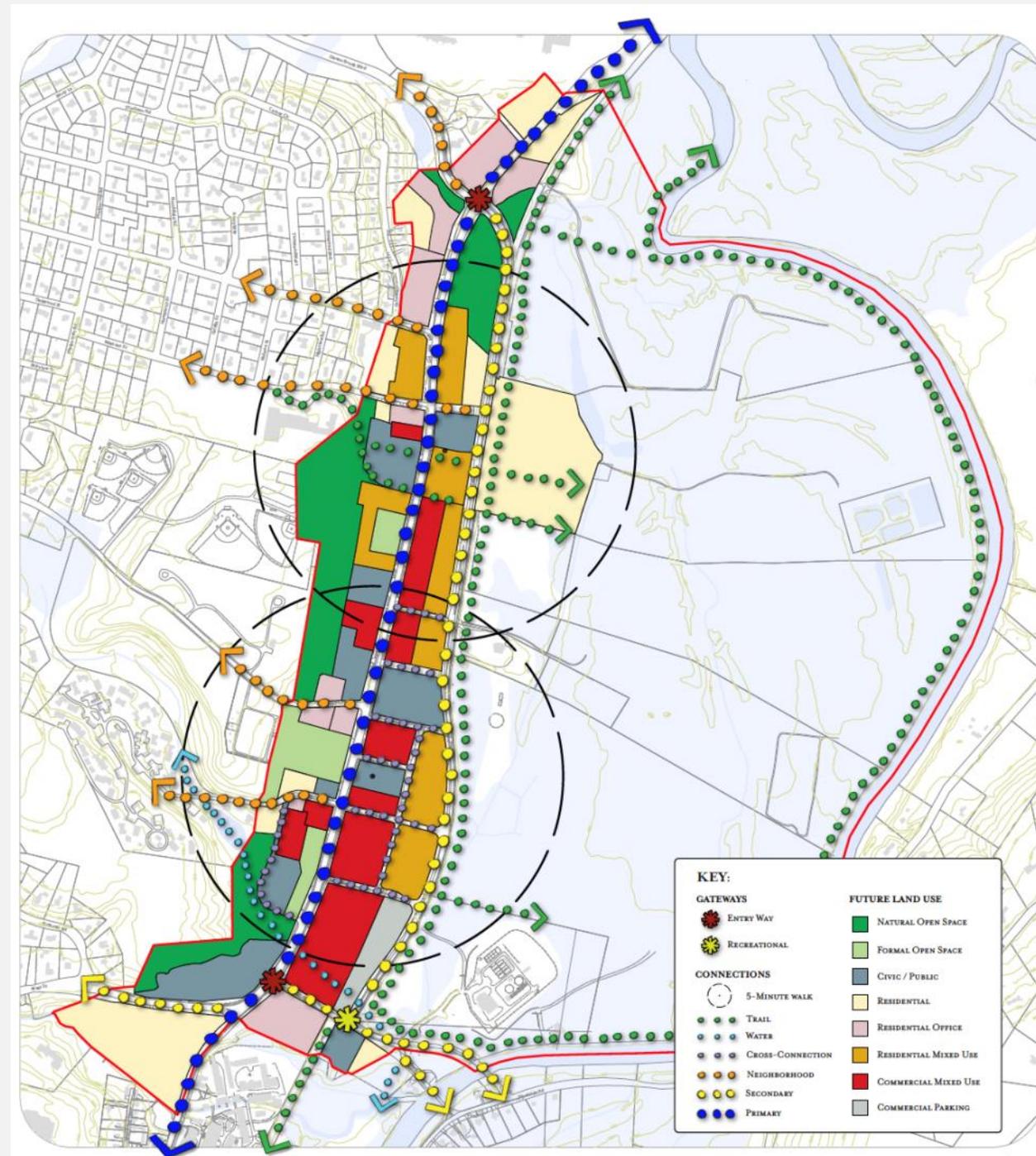
COMPLETE STREETS
EXECUTIVE ORDER

Nashville Puts People First to Complete the Trip

- 1 Pedestrians**
all people 
- 2 Bicycling**
people using bikes and bikeshare 
- 3 Transit**
people using transit 
- 4 Moving goods**
people transporting goods 
- 5 Car sharing**
people carpooling 
- 6 Personal car**
people driving themselves 

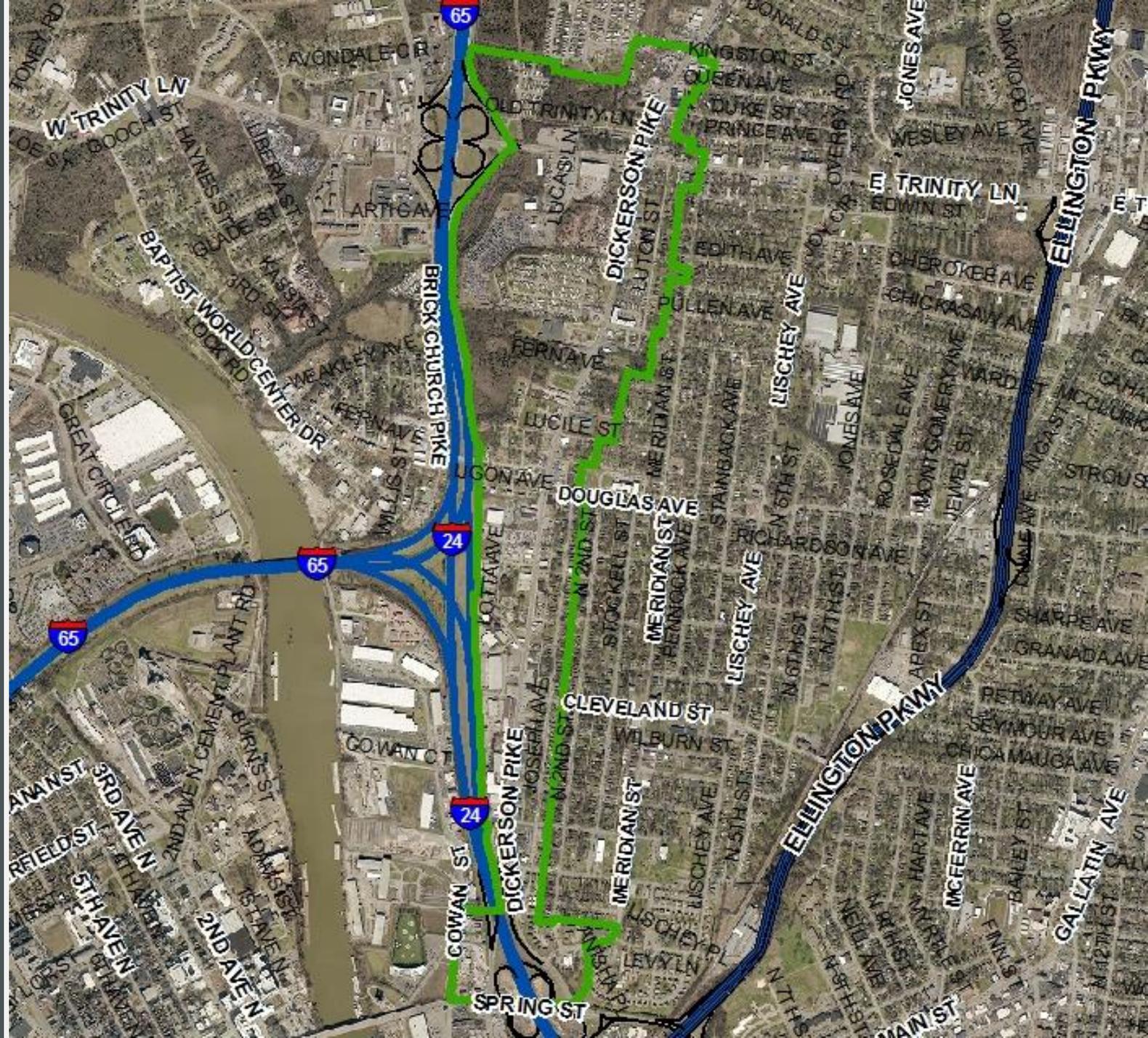
OUTCOMES OF THE CHARRETTE

- Vision statement
- Guiding principles
- Framework plan
- Implementation tools



3. FOOD FOR THOUGHT

How are land use and transportation tied together along Dickerson Road?



DICKERSON CORRIDOR
EXISTING CONDITIONS

EXISTING LAND USE

- Commercial and Office
- Industrial
- Vacant

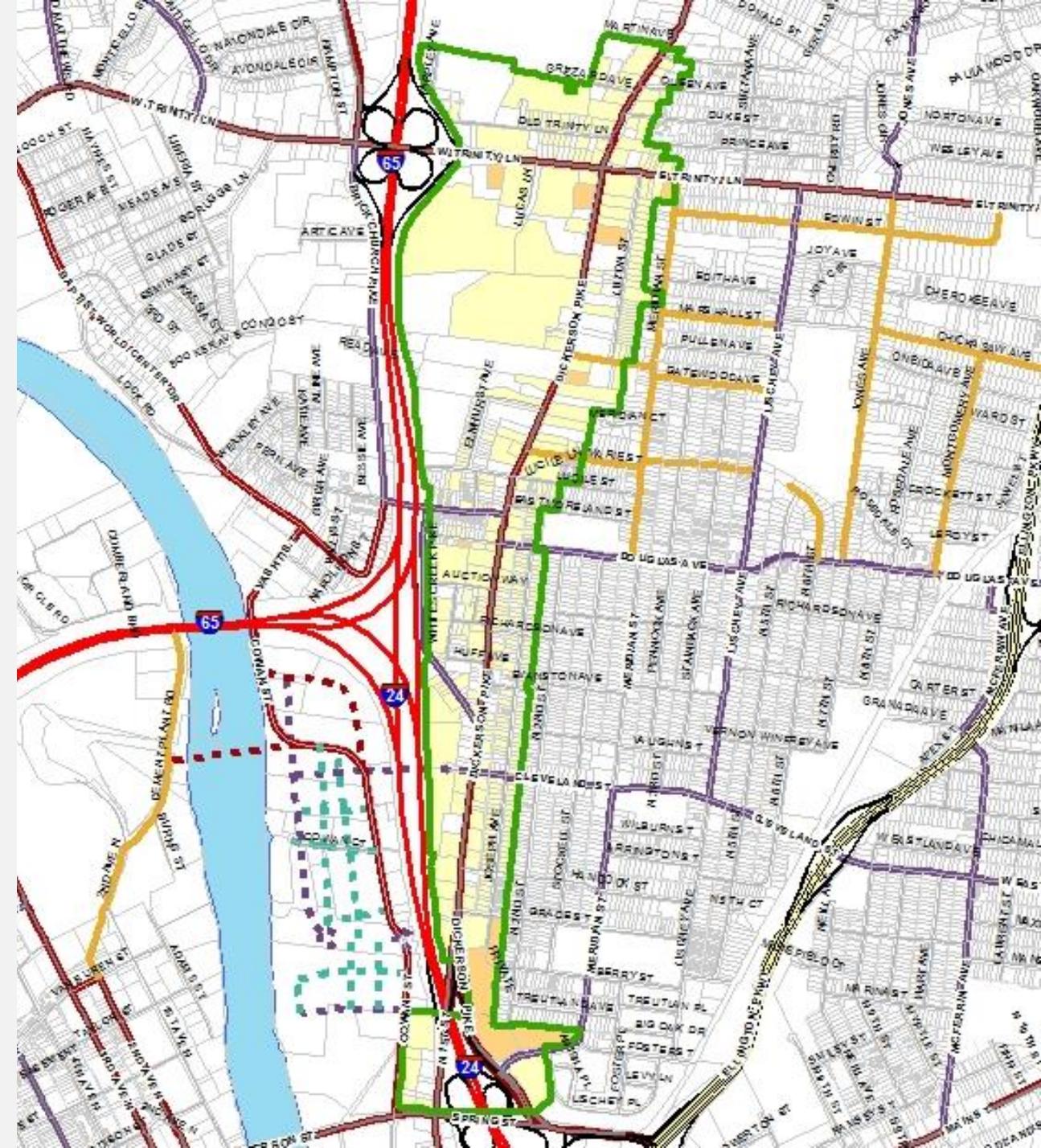


BUILDINGS

- Primarily 1 and 2 story



- Older building stock
- Surface parking



MOBILITY

- Access to goods, services, and jobs
- Connectivity
- Complete the trip
- Street context
 - Signalized intersections
 - Transit routes and stops
 - Sidewalks and crossings
 - Bikeways



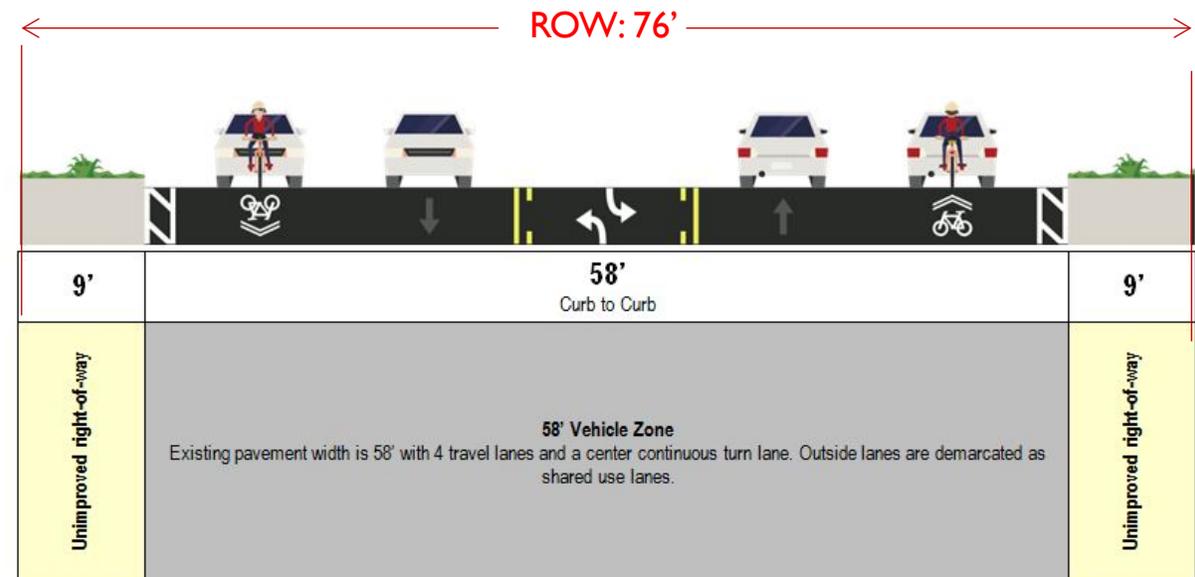
EXISTING STREET

- **South of Douglas Avenue**
 - 4 lanes, no turn lane
 - Narrow sidewalks with utility poles
 - Sharrow for bicyclists
- **North of Douglas Avenue**
 - 5 lanes
 - No sidewalks
 - Sharrow for bicyclists

South of Douglas Avenue



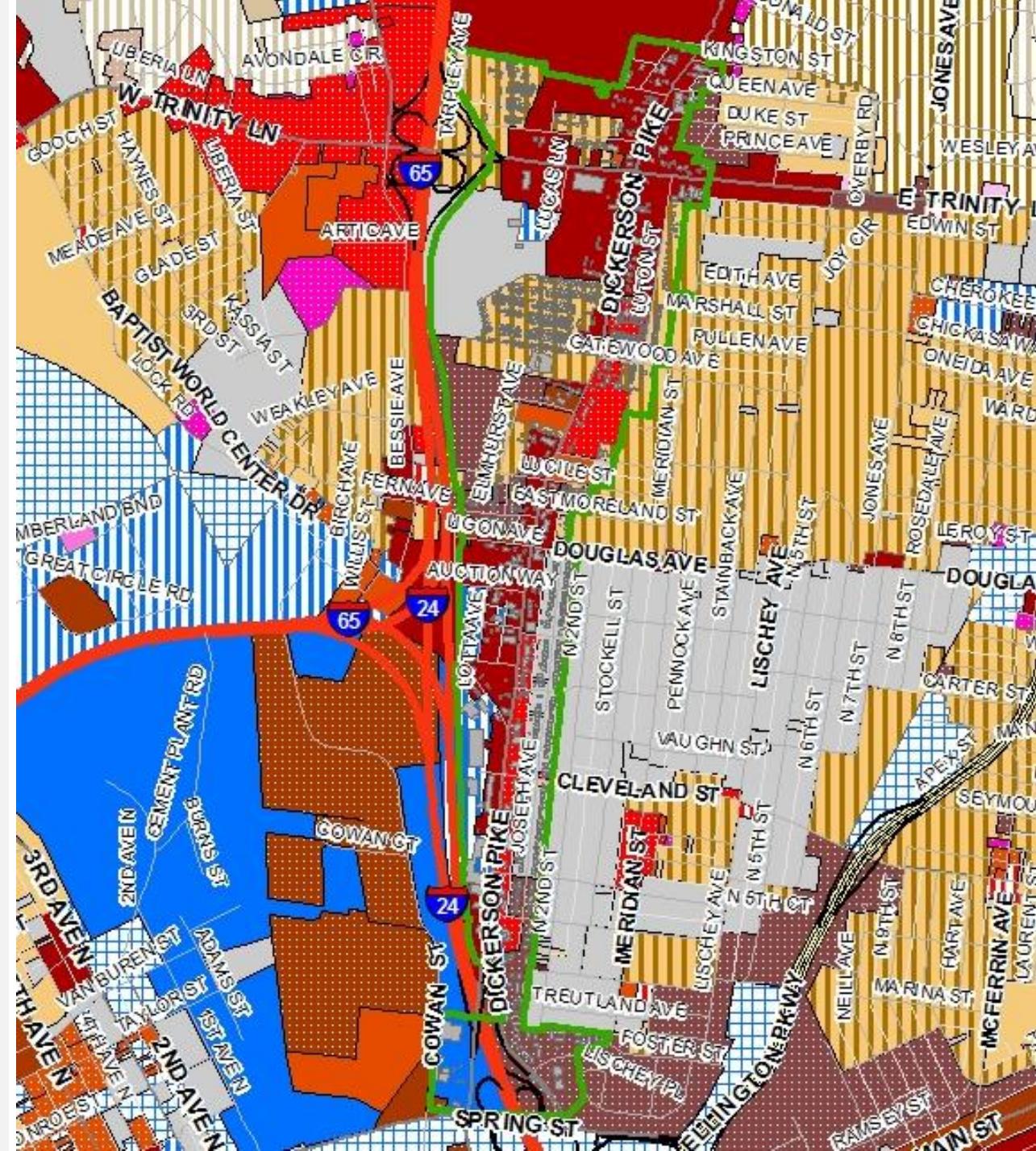
North of Douglas Avenue



DICKERSON CORRIDOR
CURRENT ENTITLEMENTS

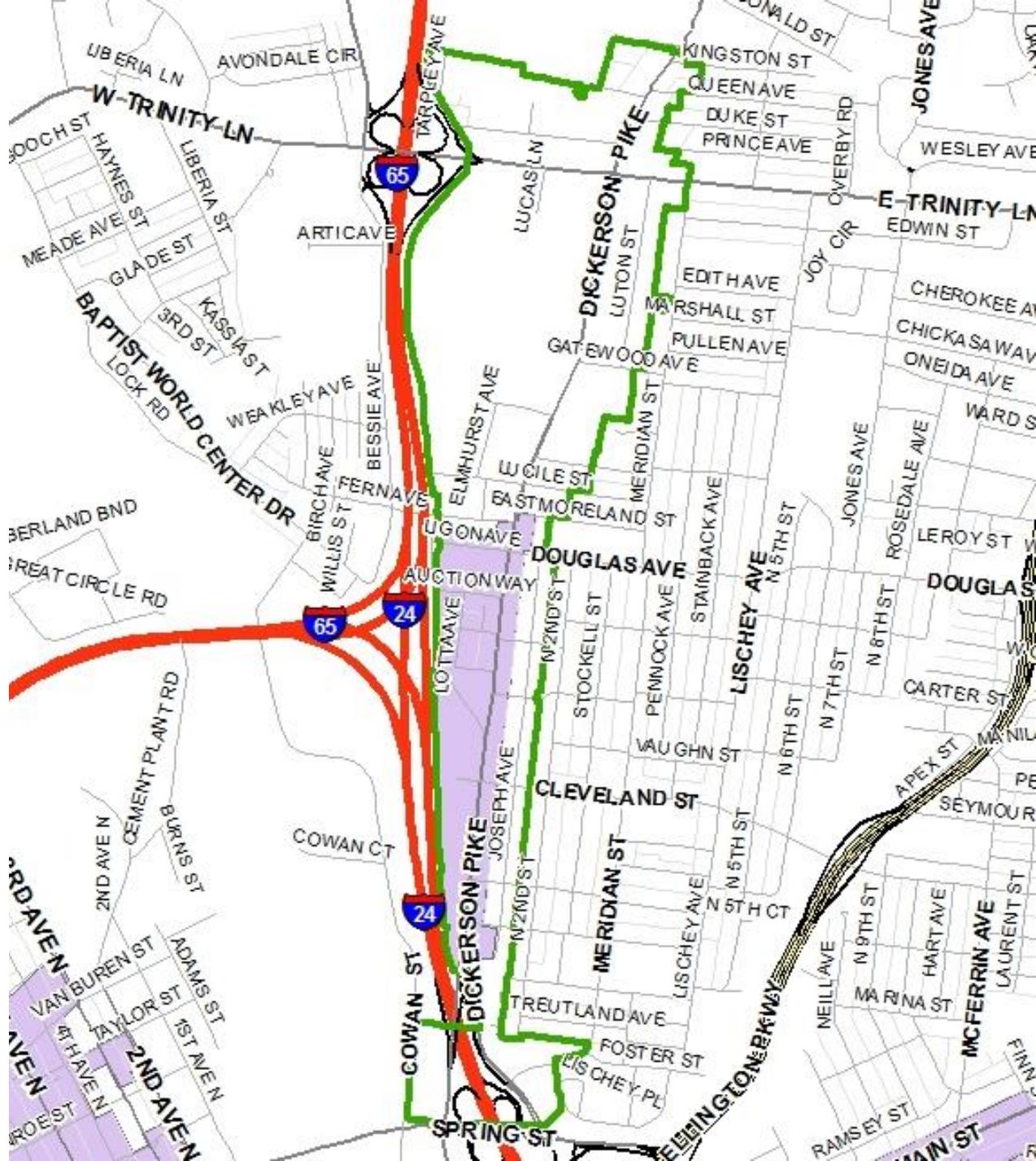
PRIMARY ZONING DISTRICTS

- CS – Commercial Service
 - Intended for a diverse range of commercial 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.



REDEVELOPMENT DISTRICT

- Skyline Redevelopment District
 - Identifies permitted and prohibit uses within the mixed use districts
 - Requires landscaping, buffering, and sign compliance
 - Requires projects to be reviewed by a design committee
 - Effective until 2037 (30 years)



DICKERSON CORRIDOR
ADOPTED VISION

PAST LAND USE PLANS

- Concept 2010 (1992)
- Subarea 5 Plan (1994)
- Highland Heights Neighborhood Plan (1997)
- Dickerson Road Commercial Plan (2000)
- East Nashville Community Plan (2006 Update)
- Detailed Neighborhood Design Plans for Cleveland Park, McFerrin Park, and Greenwood Neighborhoods (2006)
- Skyline Redevelopment Plan (2008)
- NashvilleNext (2015 & 2017 Update)
- Highland Heights Neighborhood Plan (2018)



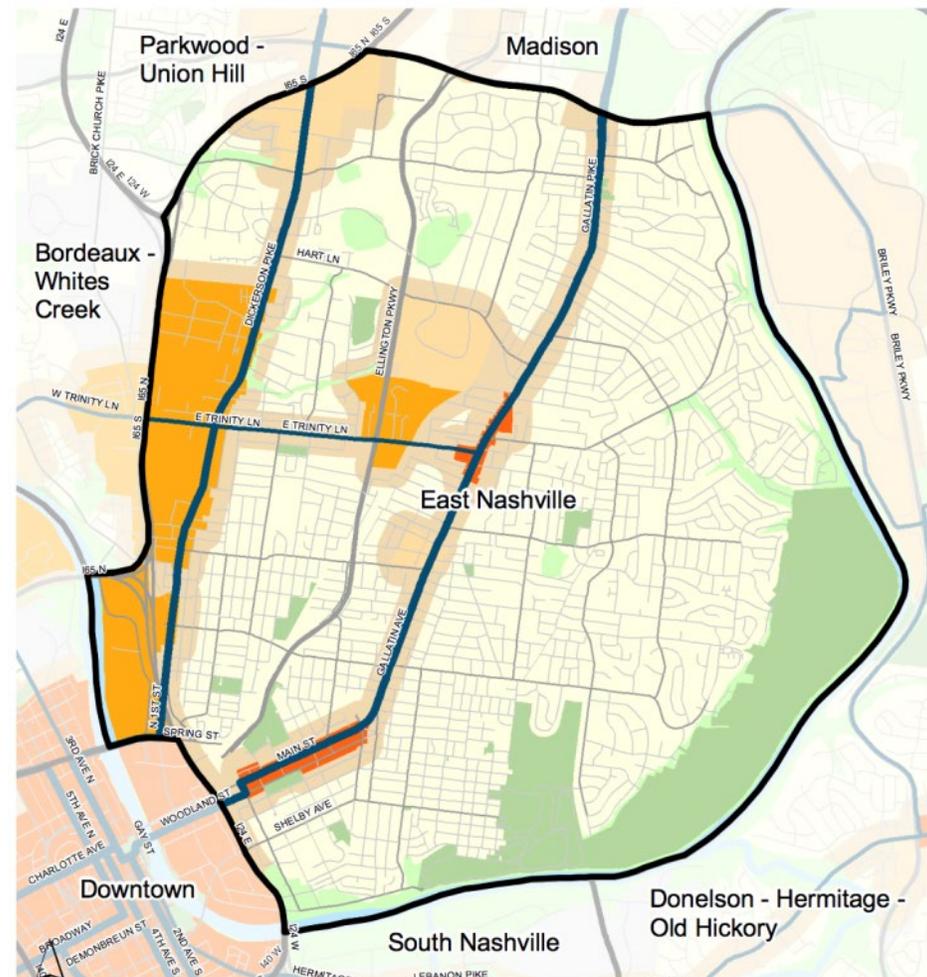
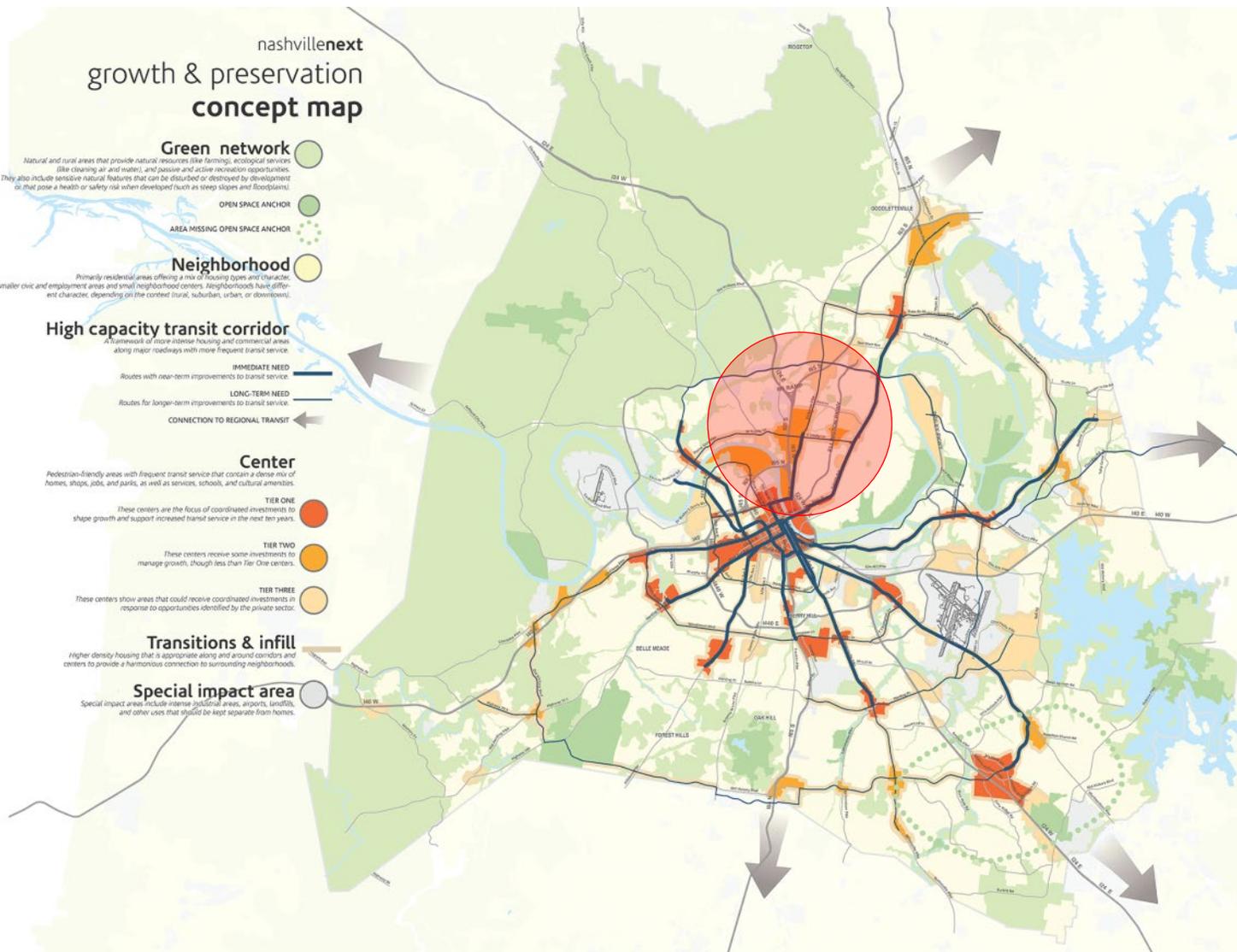
PAST TRANSPORTATION PLANS

- Mobility 2010 (1992)
- Major & Collector Street Plan (1992)
- Strategic Plan for Sidewalks and Bikeways (2003 & 2008 Update)
- Mobility 2030 (2007)
- Strategic Transit Master Plan (2009)
- Northeast Corridor Mobility Study (2011)
- Major & Collector Street Plan (2011, 2015, & 2017 Updates)
- Access Nashville 2040 (2015)
- nMotion Transit Plan (2016)
- WalknBike Plan (2017)

Final Report Nashville-Davidson County Strategic Plan for Sidewalks & Bikeways

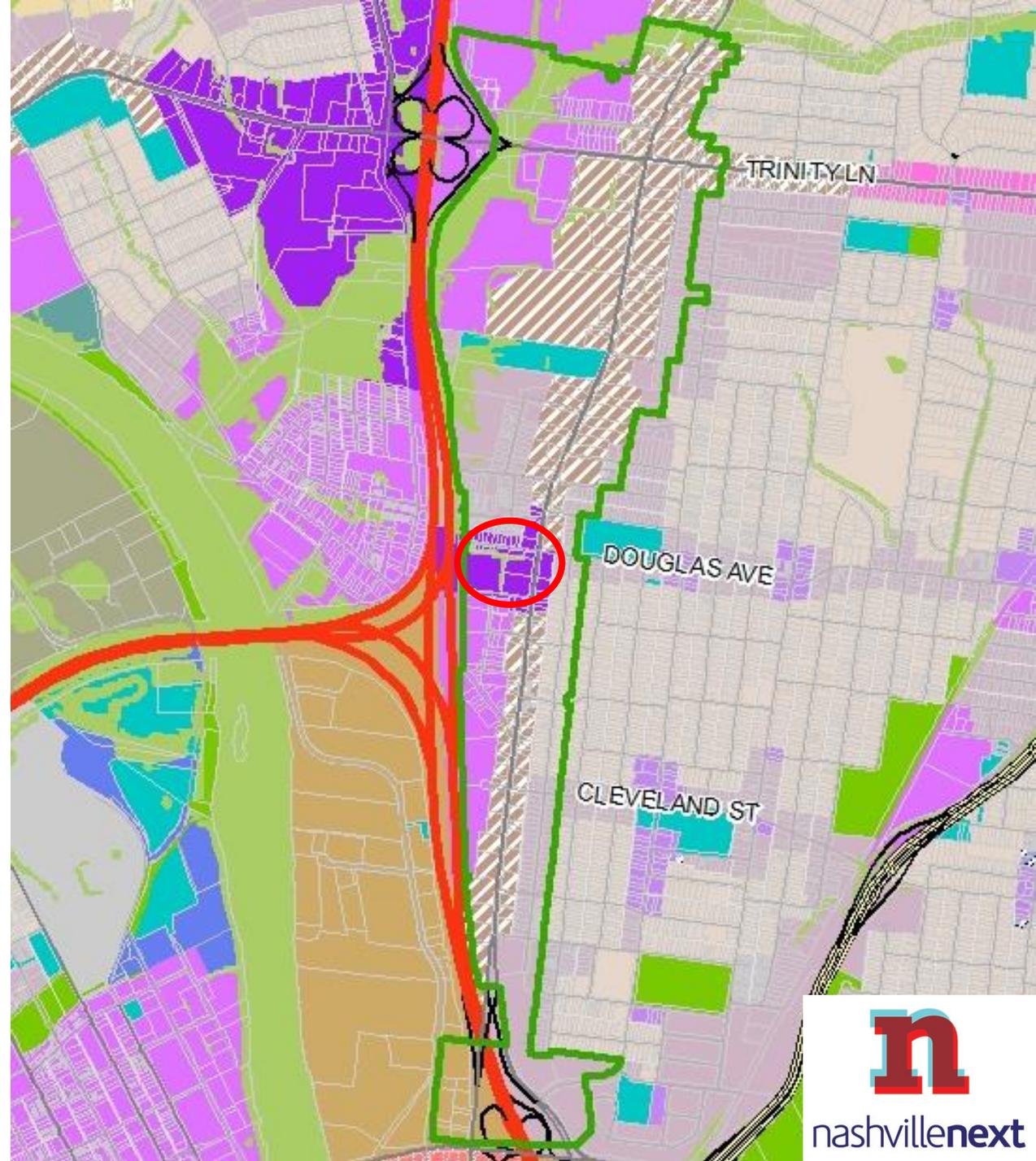


GROWTH AND PRESERVATION CONCEPT MAP



COMMUNITY PLAN

- **T4 Mixed Use**
 - Corridor
 - Community Center
 - Neighborhood



nashvillenext

NMOTION MASS TRANSIT PLAN

- Short-term improvements:

- Improve stops
- Better information
- Simplify fare payment
- More frequent service

- Long term improvements:

- Full Bus Rapid Transit (BRT) along Dickerson

Transit Center near Skyline



WALKNBIKE NASHVILLE COUNTY-WIDE BIKE/PEDESTRIAN PLAN

- Need sidewalks and bike connectivity along most pikes
- Transit cannot be effective if you cannot walk or bike to a stop

High Capacity Transit Corridors

High Capacity Transit (HCT) corridors represent the five primary travel corridors serving all trip types and all modes. For the purposes of this plan, the five HCT corridors do not have a specific bikeway recommendation. Instead, the bikeway network will need to be updated once the final cross-section is developed for each corridor. Several segments of these corridors are identified in the priority sidewalk network.

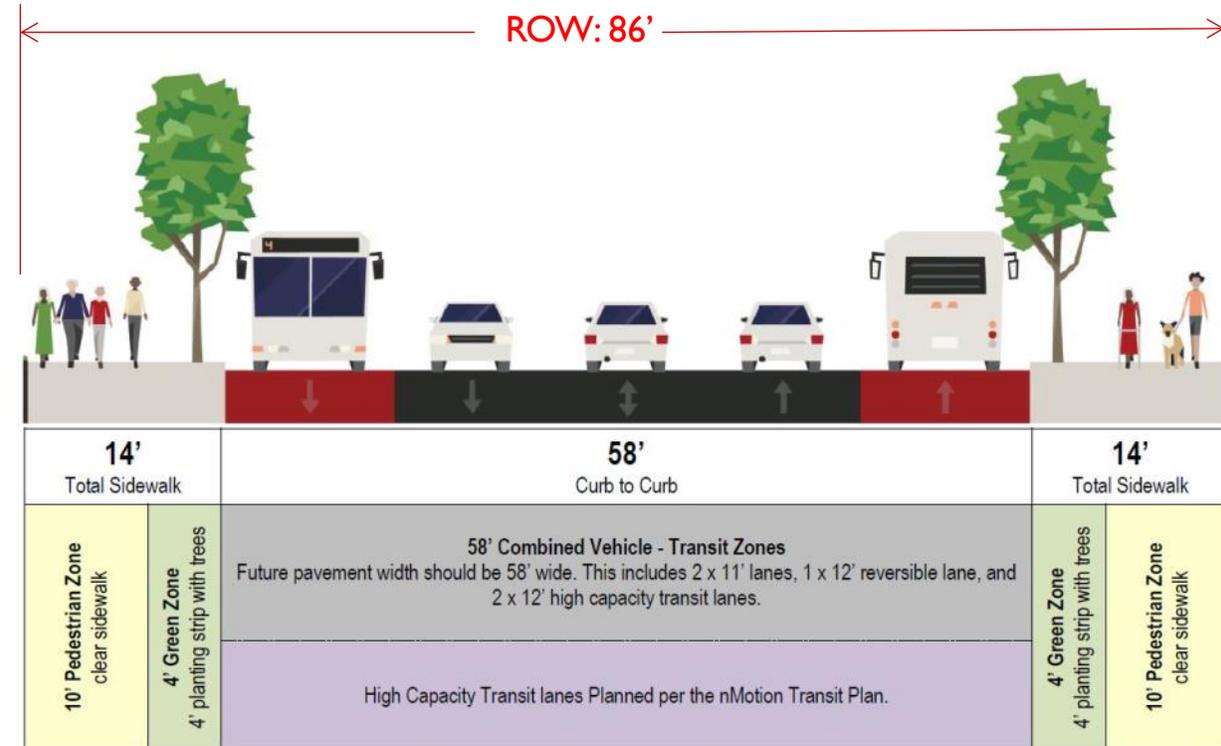


Charlotte, Dickerson, Nolensville, Murfreesboro, and Gallatin

MAJOR AND COLLECTOR STREET PLAN

- Future street
 - Countywide plan for streets
 - Ties together nMotion and WalknBike Plans
- **Interim improvements with private development**
- **Long term improvements with major Metro capital projects**

With Bus Rapid Transit



LAND USE & MOBILITY

Increasing investments in transit service and infrastructure

No service



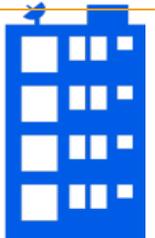
Local service



Frequent local service



High capacity transit

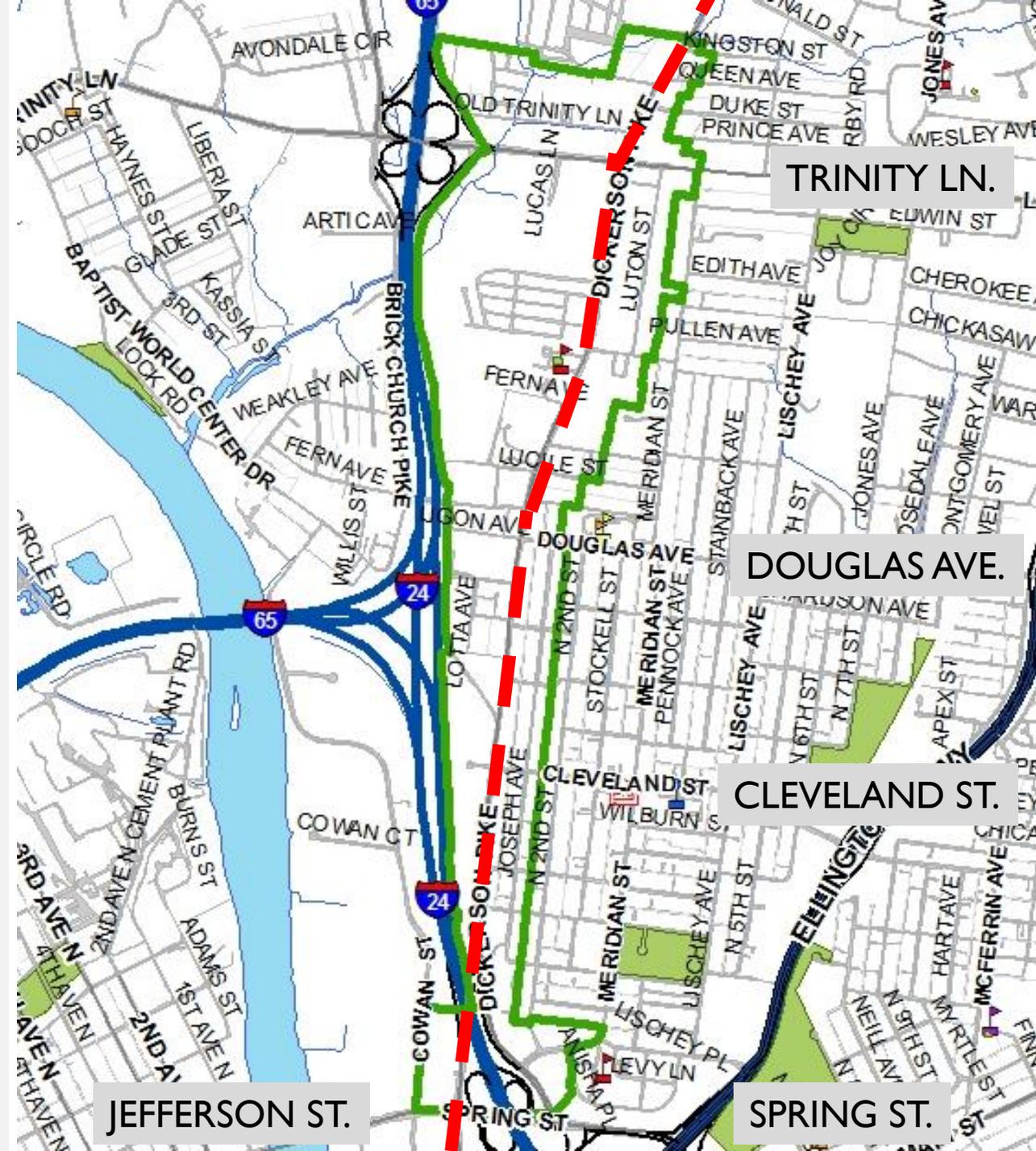


High capacity transit in separate right of way



DICKERSON ROAD FUTURE

- How will future redevelopment of the street and buildings shape...
 - Affordability?
 - Essential goods and services?
 - Housing types?
 - Economic prosperity?
 - Jobs?
 - Mobility options?
 - Parks and open space?
 - Safety?



VISIONING EXERCISES

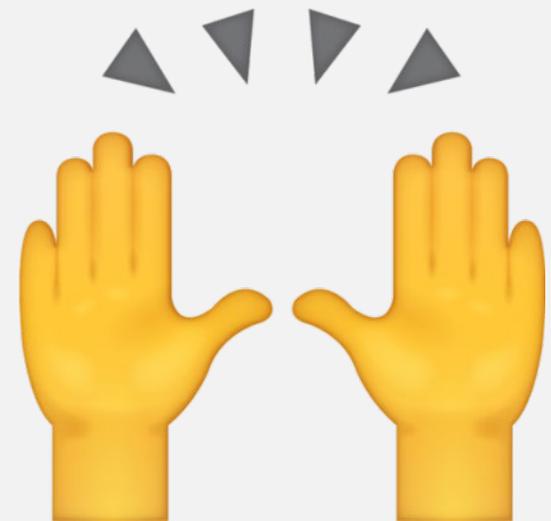
DICKERSON CORRIDOR VISIONING WORKSHOP

WHAT IN THE WORLD IS A DESIGN CHARRETTE???



A hands on, intensive and collaborative public workshop.

Bringing all stakeholders to the table to reach consensus over the future evolution of a place.



OVERVIEW OF EXERCISES

Wall exercises

Online voting – 15 minutes

Maintain/change – 15 minutes

Future form & character – 20 minutes

Design your corridor – 20 minutes

Report back – 15 minutes



Engage with an open mind
Everyone participates
Listen, then respond
Stay on topic/schedule
All ideas have value
Draw your ideas
No speeches....have fun!

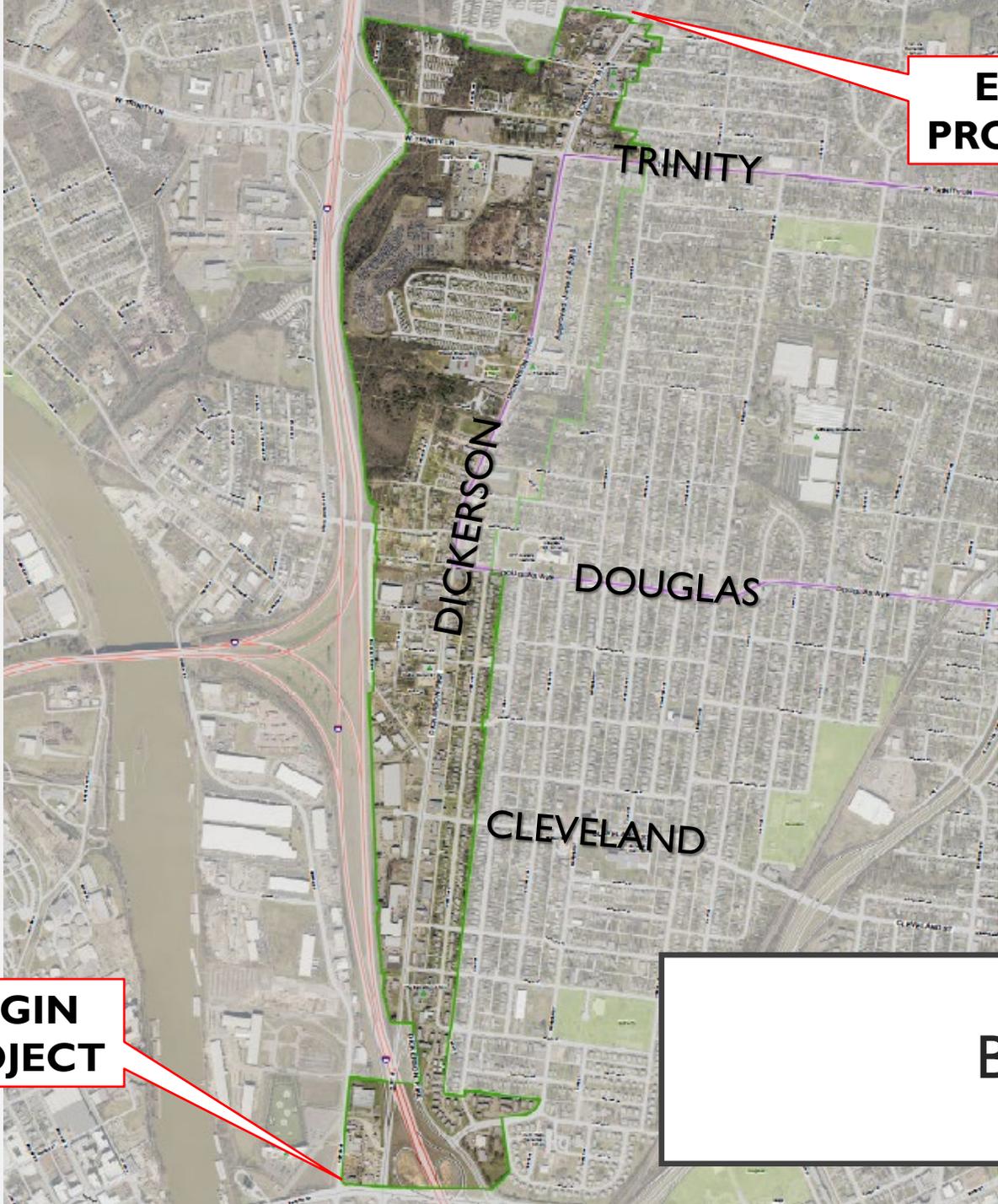


LIVE VOTING



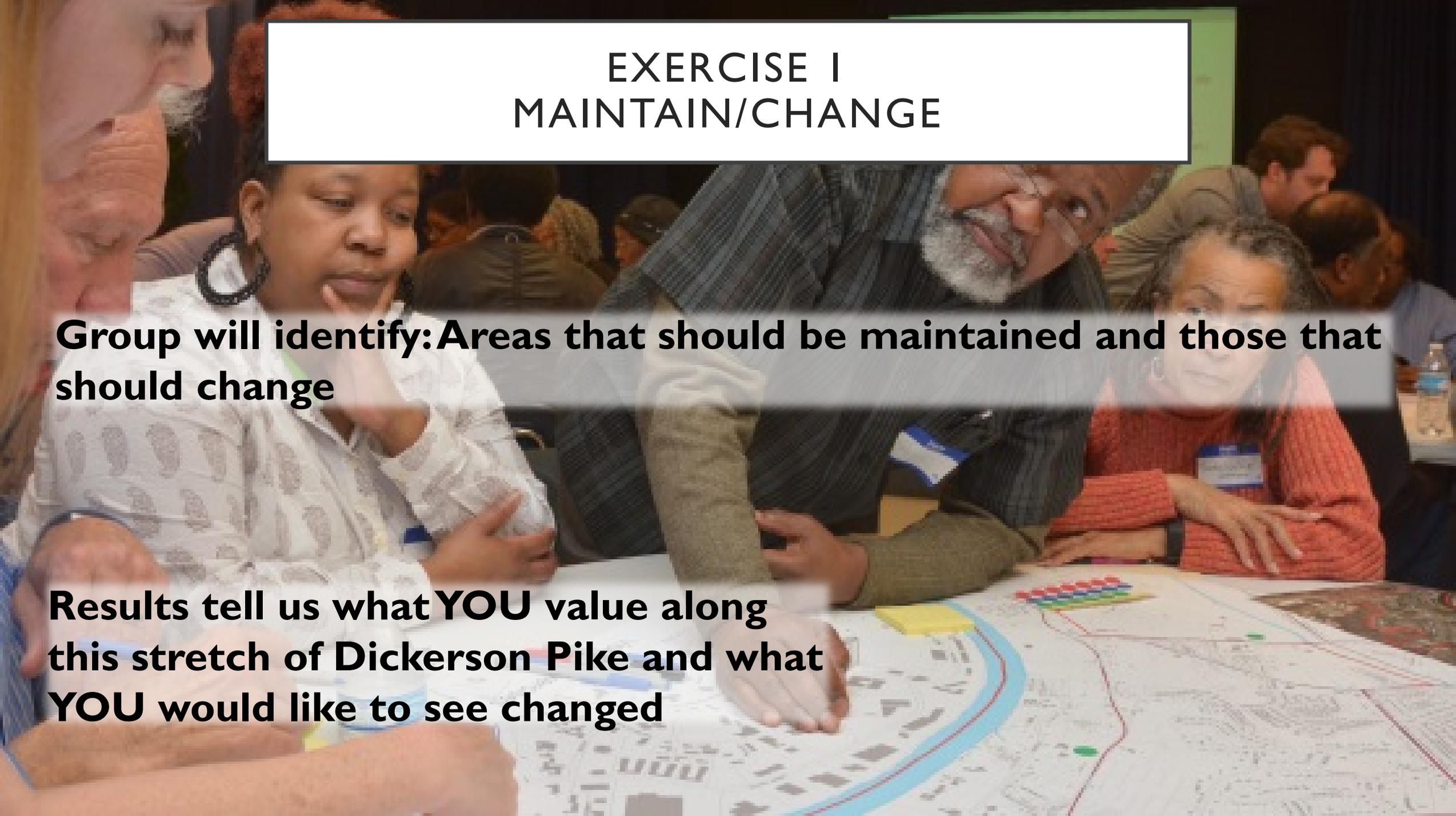
Mentimeter

**BEGIN
PROJECT**



**END
PROJECT**

BASE MAP



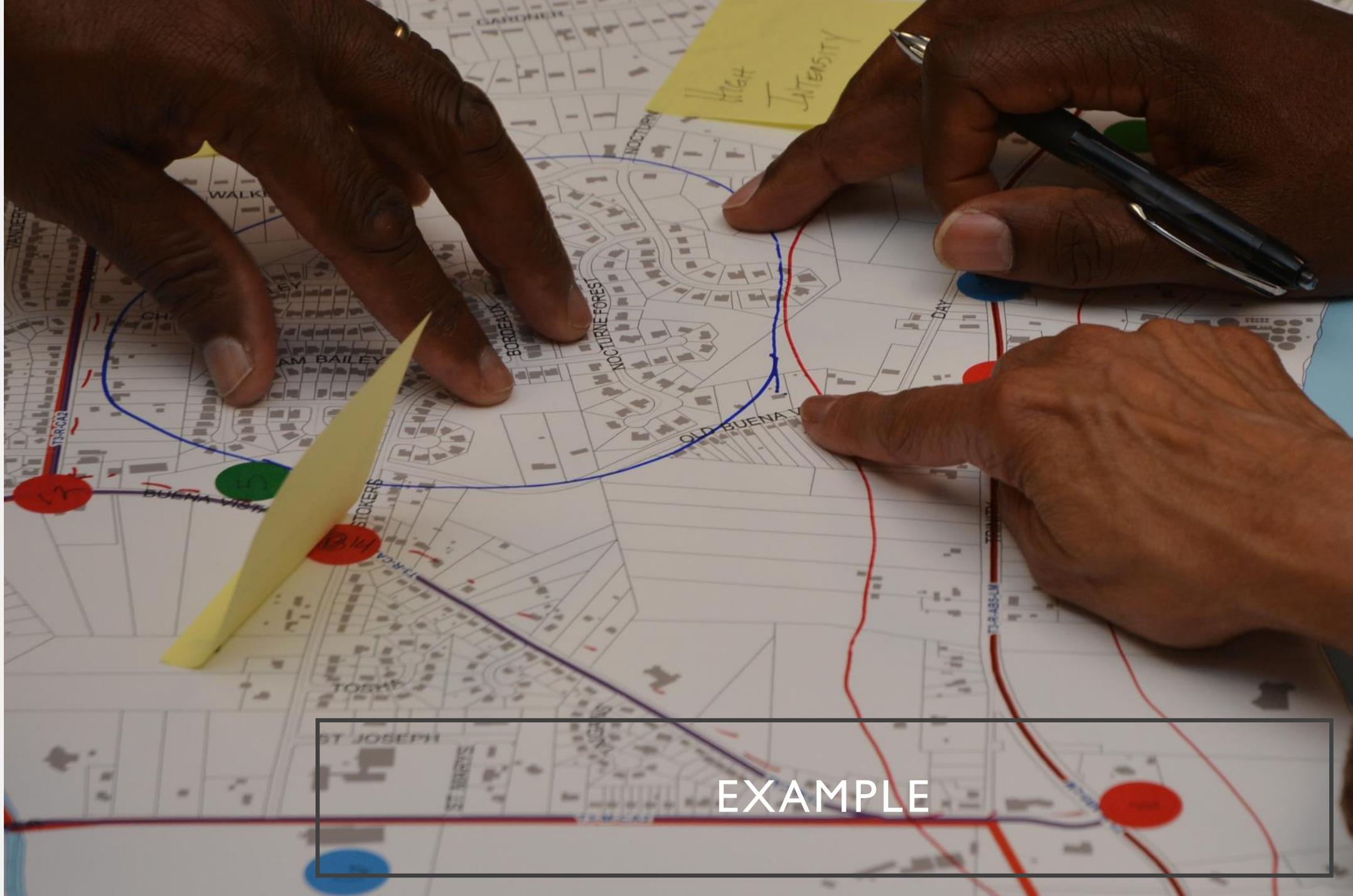
EXERCISE I MAINTAIN/CHANGE

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

Results tell us what YOU value along this stretch of Dickerson Pike and what YOU would like to see changed

Maintain

Change



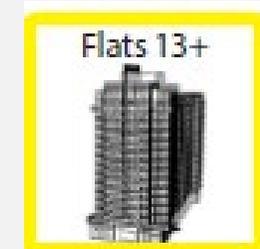
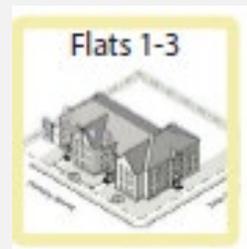
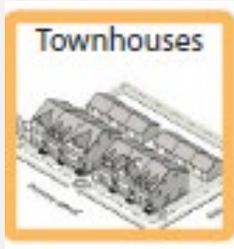
EXAMPLE

EXERCISE 2 FUTURE FORM & CHARACTER

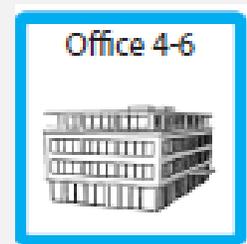
For each of the “change” areas outlined in Exercise 1, identify the land uses and building heights **YOU** want to see

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

RESIDENTIAL



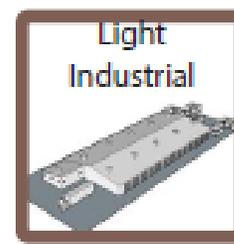
OFFICE



MIXED USE



INDUSTRIAL



COMMERCIAL



**BUILDING TYPES
& HEIGHT**



Cottage Courts
2, 3 stories
Multiple single family units
courtyard on one side

Accessory Dwelling
2 stories
attached, single unit
garage

Townhouses

Cottage Courts

Single Family

Accessory Dwellings

Mixed Use

Mixed Use

Mixed Use

Cottage Courts

Access Dwelling

Two Family

Cottage Courts

EXAMPLE

Call off numbers

A community meeting is taking place in a room with people gathered around tables. In the foreground, a woman in a red shirt and a woman in a leopard print top are looking at a large display board. The display board shows a street scene with trees and a car. To the right, a woman in a green shirt is standing and looking at a display board. The display board has several white cards with red and green markers. The background shows other people and tables with various items on them.

EXERCISE 3 DESIGN YOUR CORRIDOR

For Dickerson Pike create a visual representation of your ideal street

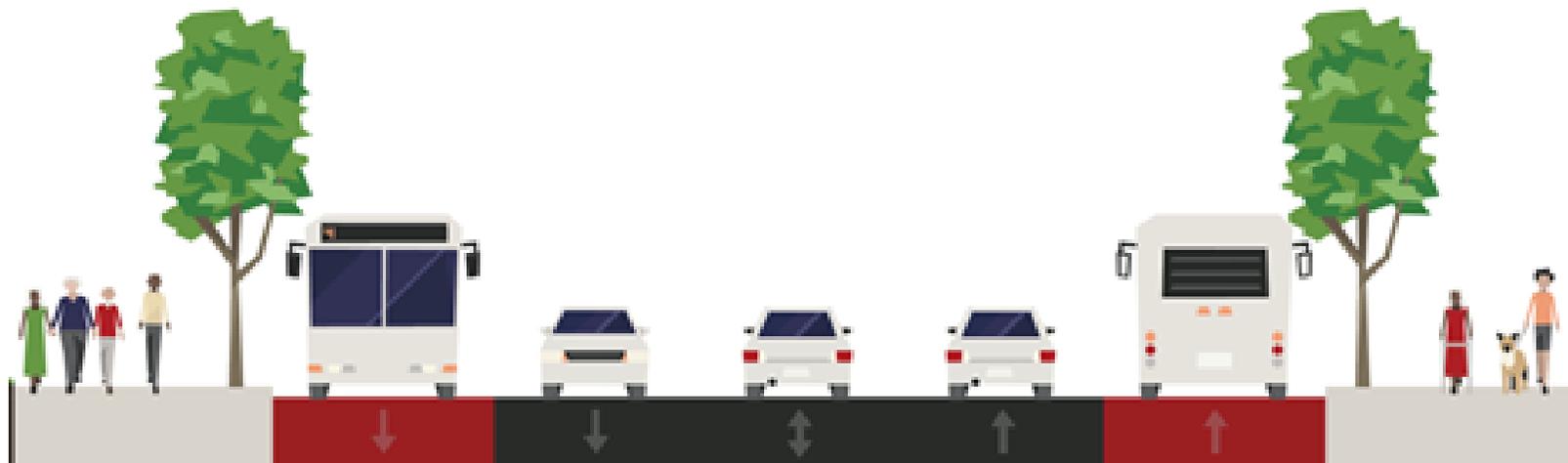
Results tell us what factors are included in the ideal street section for Dickerson Pike



EXAMPLE

MCSP CROSS SECTION

Constrained/Updated ROW: 86'***



14' Total Sidewalk		58' Curb to Curb		14' Total Sidewalk	
10' Pedestrian Zone clear sidewalk	4' Green Zone 4' planting strip with trees	58' Combined Vehicle - Transit Zones Future pavement width should be 58' wide. This includes 2 x 11' lanes, 1 x 12' reversible lane, and 2 x 12' high capacity transit lanes.		4' Green Zone 4' planting strip with trees	10' Pedestrian Zone clear sidewalk
		High Capacity Transit lanes Planned per the gMotion Transit Plan.			

GROUP PRESENTATIONS



REPORT BACK

1. Highlights only
2. No more than 2 minutes per presentation
3. Avoid repeating factors presented by previous groups

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