Welcome and Introductions

- Councilmembers
- Planning Department Staff
- Information Tables
- Steering Committee Members
Steering Committee
(neighborhood representatives, businesses, institutions, and property owners)

Kelsey Oesmann
Ramona Gholston
Seth Crawford
Brian Vance
Jarrett Bell
Julie Stadler
Jermaine Gassaway

Larry Garris
Joshua Haston
Connie Hughes
Wesley McClurg
Scott & Jessica Revey
Rev. Josue Rodriguez
A special thanks to!!
Agenda

- Project Introduction: 6:10pm
- Food for Thought: 6:20pm
- Hands-on Workshop: 6:30pm
- Report Back: 7:20pm
- Next Steps: 7:30pm
Project Introduction
The Dickerson North Corridor Study is a public process led by the Metro Planning Department with the goal of creating a long range plan for Dickerson Pike from Trinity Lane to Skyline.
Tonight’s Purpose...

• Begin the creation of a **community vision** that may include neighborhood stability, social engagement, and a blend of incomes and household types

• Include **multi-modal transportation** that considers pedestrians, cyclists, transit riders, and cars

• Identify new opportunities for **mixed-use development**
Two Phase Planning Effort

- Divided Dickerson Pike into two phases
- Phase One was Dickerson South Corridor Plan
- Spring Street to Pages Branch
- Adopted by the Planning Commission in June 2019
Study Area & Area of Influence

- Pages Branch to Skyline
- Approx. 3 miles and 930 acres
- Study Area in dark gray
- Area of influence in light gray
Project Schedule

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

**VISIONING**
- Kickoff workshop
  - Identify issues, needs, and outlines of a vision for the corridor

**TESTING IDEAS**
- Charrette Week
  - Develop and consider alternatives
  - Evaluate solutions

**FINAL RECOMMENDATIONS**
- Draft plan
  - Consult Steering Committee

**IMPLEMENTATION**
- Present draft plan to the public
- Plan Adoption
- Begin Implementation

*we are here!*
Potential Outcomes

• Amendments to the Community Plan(s)
• Recommended changes to Existing Zoning
• Plans for Open Space
• Updates to the Major and Collector Street Plan
• Future Transportation Studies & Projects
• Projects for the Capital Improvements Budget
• Renderings and sketches depicting urban design guidance for the area
• Items requiring further study
Corridor Study in the Community Plan
Plans Guiding Change on Dickerson Road

Countywide Context:
- **NashvilleNext** – General Plan
  - Access Nashville 2040 – Street Plan
  - nMotion – Transit Plan
  - WalknBike Nashville – Pedestrian & Bike Plan

Area Context:
- **East Nashville and Parkwood/Union Hill** – Community Plans
Main road between Louisville and Nashville prior to the construction of I-65
Built environment reflects the early development of the Pike during the early automobile age with motor courts and mid-century strip malls
Increased interest in development along the corridor in recent years
Indicators point to future housing affordability challenges
What should that development be? What should the corridor look like? How should it function? How does it connect with the surrounding neighborhoods?
What will this area look like in 2040?
Community Assessment Report Highlights

- Land uses are mostly commercial, residential, and light industrial
- Lack of sidewalks and crosswalks
- Speed limit 40mph
- Residents are twice as likely to live without a car and more likely to carpool or take public transit compared to the County
- Adjacent residential areas provide a higher percentage of affordable housing compared to the County
Current Land Uses
Food for Thought
Transportation

• How could the corridor become more walkable and bikeable?
• Are there key pedestrian, bike, or vehicular connections missing? If so, where?
• What transit improvements are needed?
• Often transportation improvements involve trade-offs between vehicle traffic flow and making it safer for pedestrians. Which is a higher priority for you?
Land Use Types & Mix

• What land uses are missing? Where should they be located?
• What special places should be preserved? Where?
• Are there areas where buildings should be pulled up to the street?
• How should the scale along the corridor differ to the neighborhoods and how should it transition?
Natural Systems

- Is the area missing any type of open space or recreational space? Where would this type of greenspace go?
- Where are the stormwater and flooding issues?
Hands-on Workshop
Hands-on Workshop

• Two exercises:
  i) Community Mapping
  ii) Vision Elements

• Want to gather your impressions of the study area

• Critical issues

• Important assets

• What do you want for the future?
Engage with an open mind
Everyone participates
Listen, then respond
Stay on topic/schedule
All ideas have value
Talk with your pen
No speeches....have fun!
Base Map
Exercise 1
Community Mapping

20 mins
example
Exercise 2
Vision Elements

30 mins
Vision Elements

- Walkable, open, neighborhood-friendly corridor
- Sidewalks
- Greenway
- Open space
- BRT network
- Sustainability

Example
Report Back
1. Highlights only
2. No more than 2 minutes per presentation
3. Avoid repeating factors presented by previous groups
Next Steps
SUMMARIZE TONIGHT’S RESULTS

BEGIN DRAFTING A VISION STATEMENT

DEVELOP CHARRETTE EXERCISES

SEE YOU IN MARCH FOR THE CHARRETTE!
Participation

Today
• Sign in to the meeting
• Fill out the survey
• Provide comments on the back

After Today
• Visit http://dickersonnorthstudy.nashville.gov/
• Attend the charrette in March