



CHARLOTTE AVENUE CORRIDOR

Work-in-progress Presentation

July 19, 2018

THANK YOU!!!

- Councilwoman Murphy
- Steering Committee Members
- Lentz Public Health Center
- McCabe Park Community Center
- Park Avenue Baptist Church





PARK AVENUE
BAPTIST
REMOTE OFFICE

TONIGHT'S AGENDA

1. Why Are We Here?
2. The Project
3. Charrette Overview
4. What We Heard
5. Draft Framework
 - A. Framework Plan
 - B. Guiding Principles
 - C. Vision Statement
6. Next Steps
7. Stations



I. WHY ARE WE HERE?

- To describe what we heard from stakeholders this week,
- To present a Draft Framework for the future of Charlotte Avenue,
- To gather feedback on the Draft Framework, and
- To discuss Next Steps



2. THE PROJECT: CHARLOTTE AVENUE CORRIDOR PLAN

Trends

- Corridor planning
- 10 years
- New development
- Salt property

Assess

- Needs
- Opportunities
- Expectations
- Priorities

Plan

- Articulate a vision
- Guide change and growth



CORRIDOR PLANNING

The relationship between **land use patterns** and **transportation infrastructure** fundamentally shape daily life. –*NashvilleNext*

Since the adoption of NashvilleNext, Metro Planning has focused on detailed planning for major corridors:

- Clarksville Pike
- Nolensville Pike
- Murfreesboro Pike
- Lebanon Pike

Detailed planning in Department's work program for the following corridors:

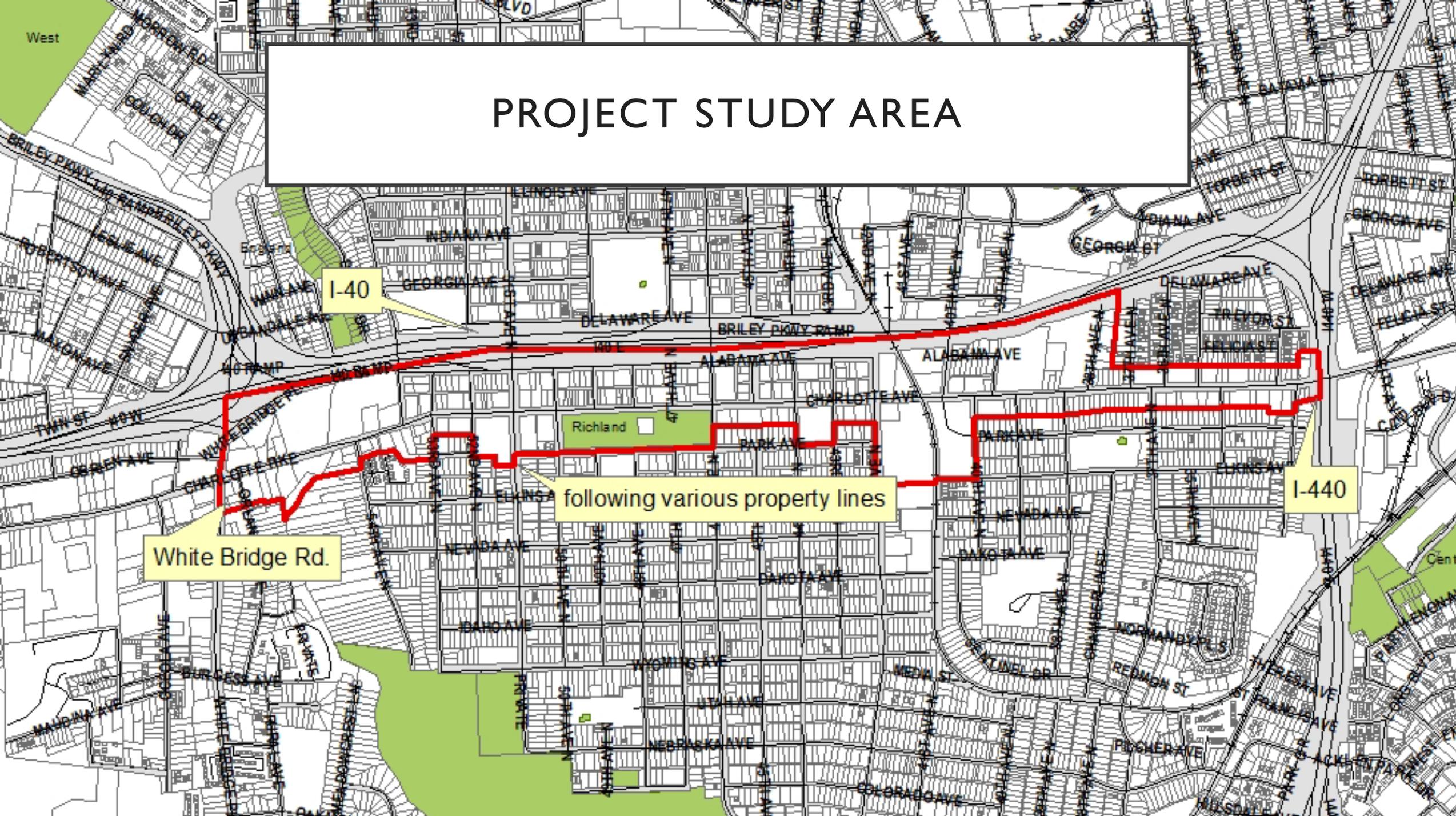
- Charlotte Avenue
- 21st Avenue
- Dickerson Road

WHAT IS A CORRIDOR PLAN?

- **Involves** the community in developing a long-term vision.
- **Defines** policies and actions that will guide how the corridor should be maintained or changed in the future.
- **Identifies** future land uses and intensities in an overall community-wide context.
- **Recommends** future infrastructure improvements to sidewalks, bikeways, and the street network.
- **Provides** urban design and implementation guidance for private and public investments.



PROJECT STUDY AREA



I-40

White Bridge Rd.

following various property lines

I-440

Richland



POTENTIAL OUTCOMES

A Corridor Plan for the Future of Charlotte Av. may take the form of:

- Supplement to the West Nashville Community Plan
- 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



PROPOSED PROJECT TIMELINE

JUNE

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

JULY

- Charrette Week
- Identify needs and vision
- Create guiding principles



we are here

AUG

- Develop alternatives
- Illustrate solutions
- Draft a plan
- Steering Committee workshop

SEPT

- Present draft plan to the public
- Public Comment Period
- Plan Adoption

3. CHARRETTE OVERVIEW

Visioning Workshop

Identify big ideas and goals

Lentz Public
Health Center

Monday
5:30 PM

Open Design Studio

Create a framework

Park Ave Baptist
Church

Tuesday
1:30 to 3:30 PM

Wednesday
9:30 to 11:30 AM

Work-In- Progress

Report back to the
community

McCabe Park
Community
Center

Thursday
5:30 to 7:00 PM

CHARRETTE WEEK GOAL

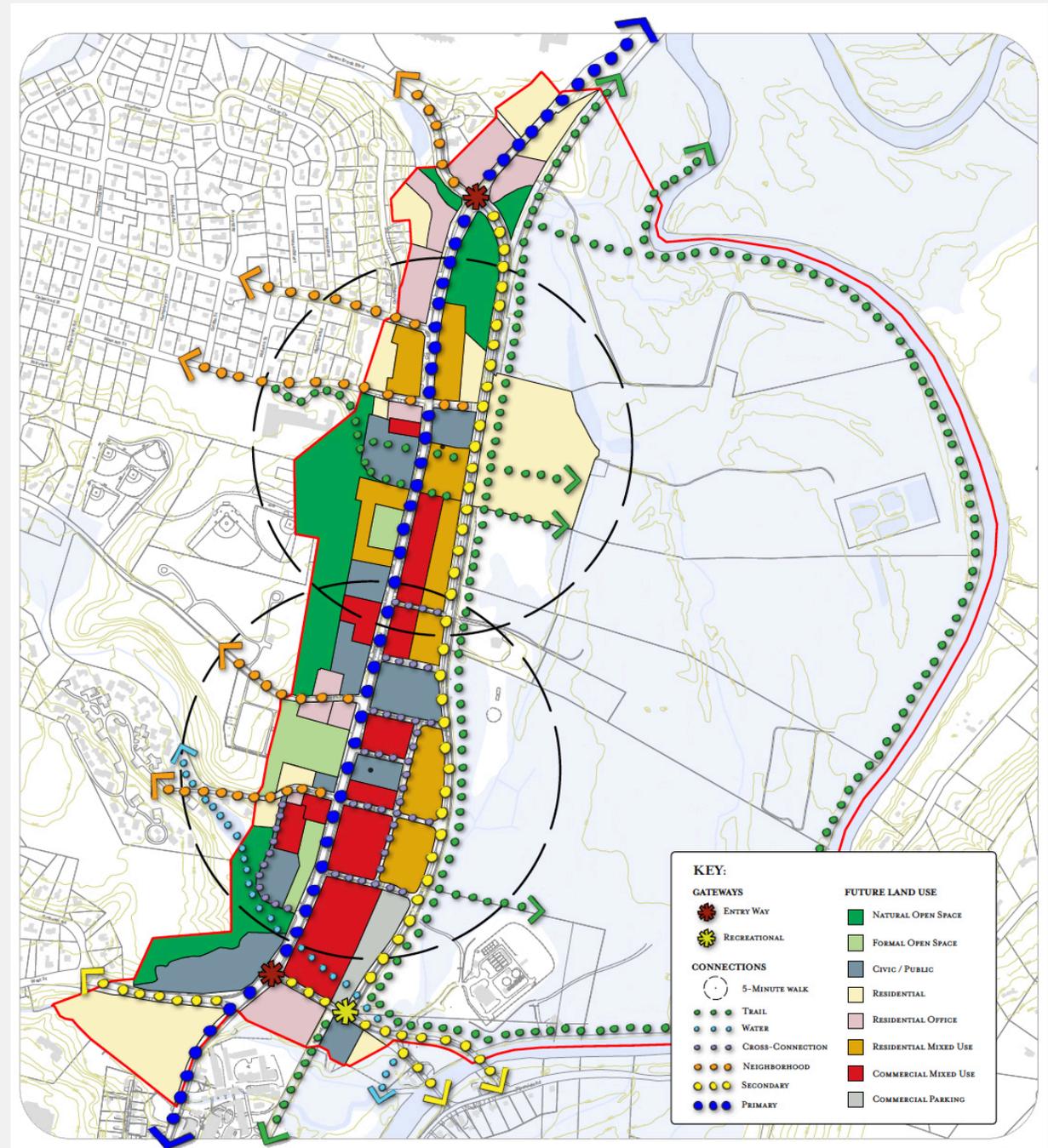
To Develop a Detailed Framework for Growth and Preservation along Charlotte Avenue:

1. Establish a Strategic Vision
2. Create a Set of Guiding Principles
3. Draft a Vision Statement



STRATEGIC VISION

A shared assessment and confirmation of existing conditions, opportunities and challenges, and future character and form



GUIDING PRINCIPLES

A set of organizing goals and objectives to guide planning and development along Charlotte Avenue



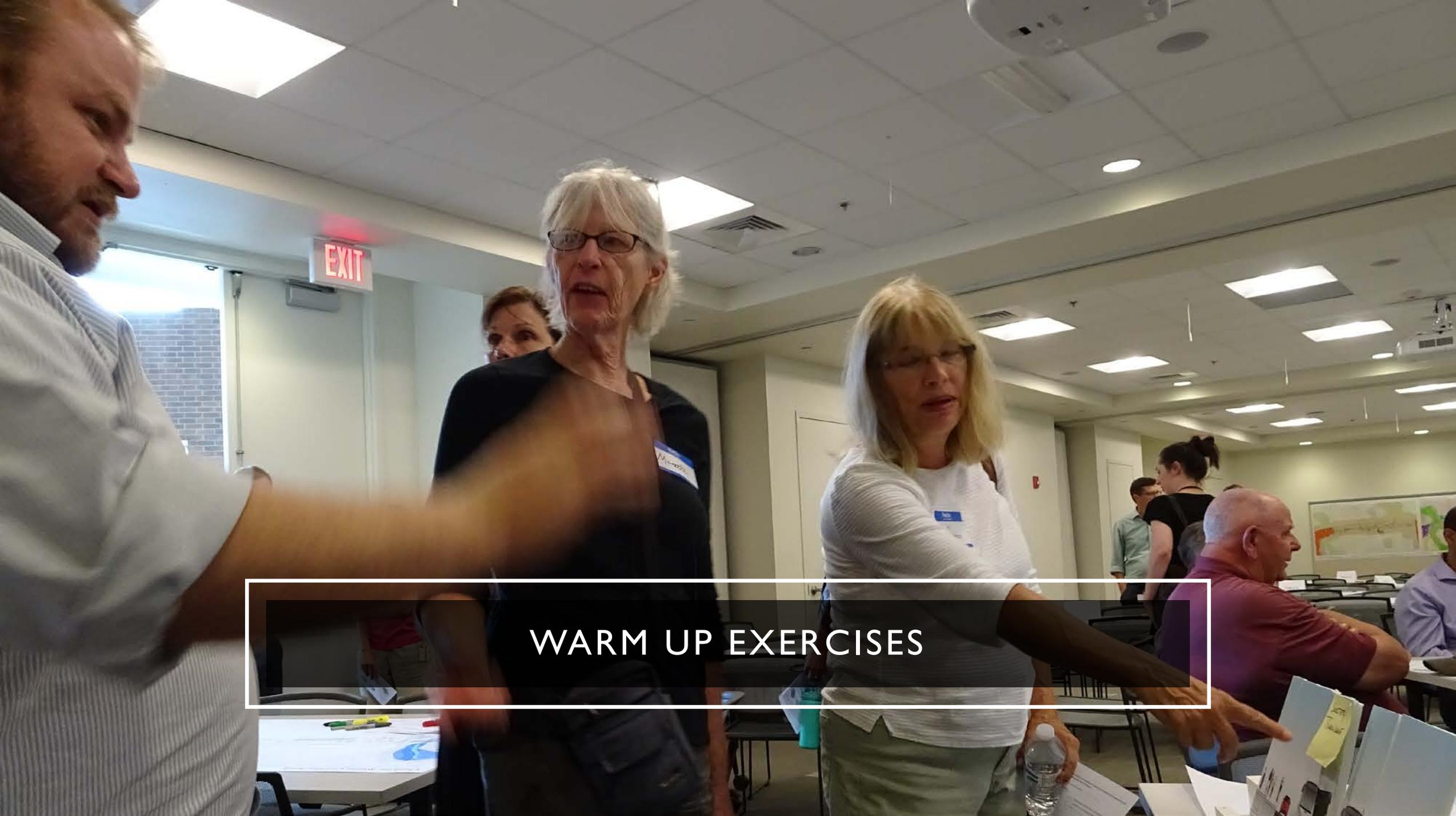
VISION STATEMENT

A short, clear statement
summarizing the
community aspiration for
growth and preservation
along Charlotte Avenue





4. WHAT WE HEARD



WARM UP EXERCISES

WHAT IS THE #1 THING YOU LOVE ABOUT CHARLOTTE AVE?

PROXIMITY
 Easy Access to downtown / Interstates
 very close to downtown, Vanderbilt and St. Thomas
 Efficient route into town
 Great access to downtown
 Close to LOCAL EVENTS / Downtown
 easy access to many neighborhoods
 close to town
 Convenience in getting to downtown / Central Park
 CONVENIENT
 Good bus service to downtown

CONVENIENT SERVICES
 Easy Dining Options (No more Burgers please)
 Convenience in restaurants
 Convenient services
 Easy Access to Businesses
 Proximity to Restaurants

HISTORIC CHARACTER
 Old Brick Buildings / Weirdness
 The older Buildings
 Historic Buildings
 Historic Buildings
 The Quaint Character of the Neighboring Protection of Heritage + 1st Store / Brick Look / Feel
 Historic Buildings
 Diversity of Historic Development

LOCAL BUSINESS REVITALIZATION
 Local businesses
 Local businesses / restaurants
 LOCAL BUSINESS
 LACK OF LARGE BIG BOX CHAINS
 Diversity of Businesses
 Opportunity for community meeting / commerce
 RARE BOOKS

LOCAL BUSINESS REVITALIZATION
 revival
 NEW RESTAURANTS / ACTIVITIES
 NEW CONDOS + BUSINESS
 REVITALIZ AREA
 UPGRADE OF BUSINESS
 NEW RESTAURANT CHOICES
 New Restaurants

LOCAL BUSINESS REVITALIZATION
 RICHMOND PARK
 Park
 Richmond Park
 Richmond Park - 3rd is parked
 Not over developed + includes Richmond Park
 The LIBRARY
 Sidewalks
 Potential
 Potential

LOCAL BUSINESS REVITALIZATION
 NOT OVER DEVELOPED YET, STILL HAS SPACING FEEL

WHAT IS THE #1 THING THAT BOTHERS YOU MOST ABOUT CHARLOTTE AVE?

PARKING
 Probably insufficient parking
 Big parking lots on the street instead of behind businesses
 Lack of parking
 NO PAID PARKING
 4
 UNCERTAIN
 No plan for updates

AESTHETICS
 Run down buildings
 Run down / unkempt buildings
 4
 MASS TRANSIT

LAND USE
 too many used car lots
 Too Many Auto Sales companies?
 Noise from Car body shops
 Car lots
 Car dealers
 CAR LOTS / TIRE SALES
 Junk yards / car lots
 Pay day loans

CROSSWALKS
 NOT enough
 CROSSWALKS
 Lack of crosswalk places to cross
 more crosswalks
 Need more crosswalks

TRAFFIC / TURN LANES
 Traffic need reliable public transportation
 Traffic congestion
 TRAFFIC TRAFFIC
 Traffic Traffic
 ROAD CAN NOT HANDLE TRAFFIC
 Traffic
 TRAFFIC
 Traffic Flow terrible
 NOT ENOUGH LANES
 TOO CROSSING
 37th
 NO EXN lane
 (a) bus stop
 No dedicated bus lanes, curbside or queue jumps
 area longer turn

GREEN SPACE
 Need more community / activity spaces
 Lack of green spaces
 Pavement in flood plain!

PEDESTRIAN / BIKE
 poor condition of sidewalks
 Missing Sidewalks
 Inconsistent curb cuts + sidewalk
 Sidewalks
 More Sidewalks
 Bigger large lanes
 Sidewalks
 Sidewalks
 It's not very beautiful or pedestrian friendly
 Ugly / not walkable (safe?)
 Uncoordinated Pedestrian space connectivity
 Not walkable
 NOT ENOUGH SIDEWALKS
 TOO DENSE TRAFFIC
 Dangerous for bicycles

CONSOLIDATED ISSUES



DESIGN YOUR CORRIDOR



Total ROW: 111'

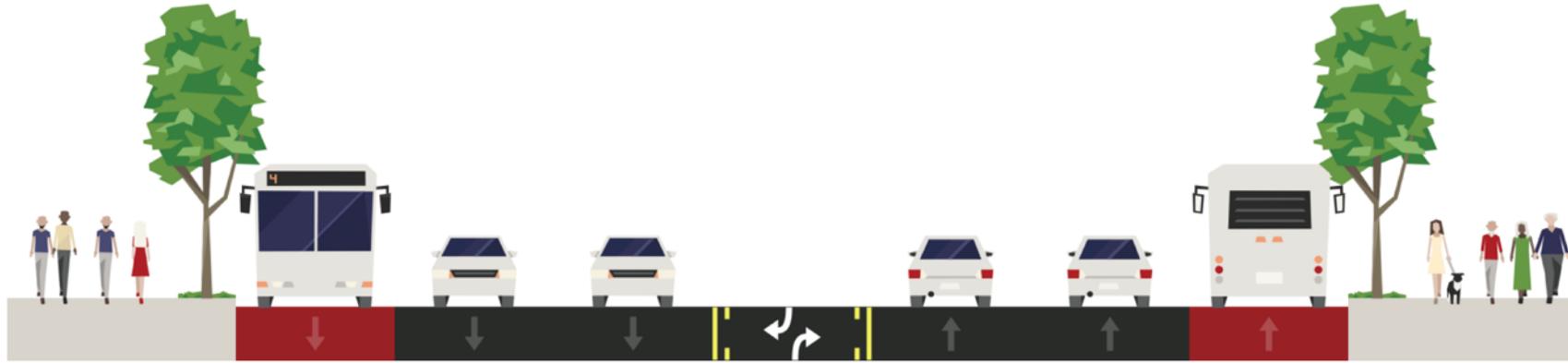


Image generated by: Streetmix <http://streetmix.net>

16' Total Sidewalk		79' Curb to Curb		16' Total Sidewalk	
12' Multi-Use Path clear path	4' Green Zone 4' planting strip with trees	79' Vehicle Zone Proposed pavement width is 79' with 4 travel lanes, a central continuous turn lane, and transit-only lanes.		4' Green Zone 4' planting strip with trees	12' Multi-Use Path clear path

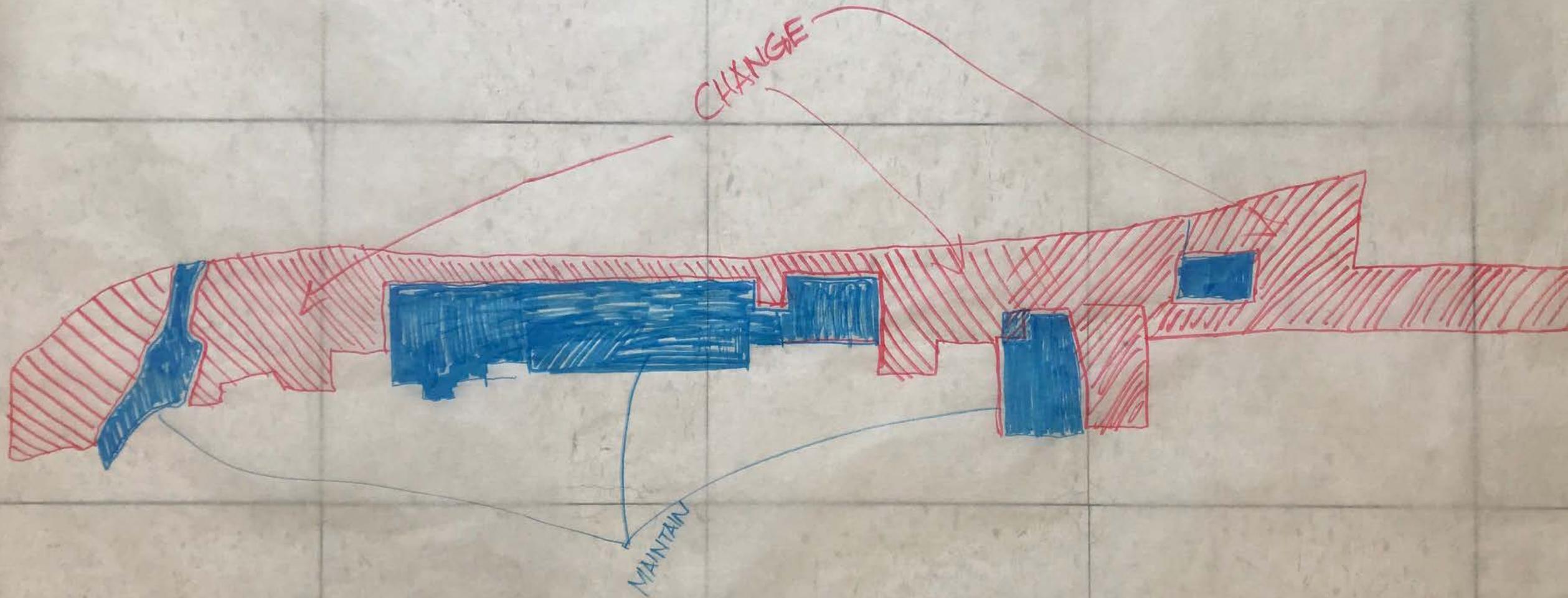
CONSOLIDATED CHARLOTTE CROSS-SECTION

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 Charlotte Ave and what YOU would like to see changed





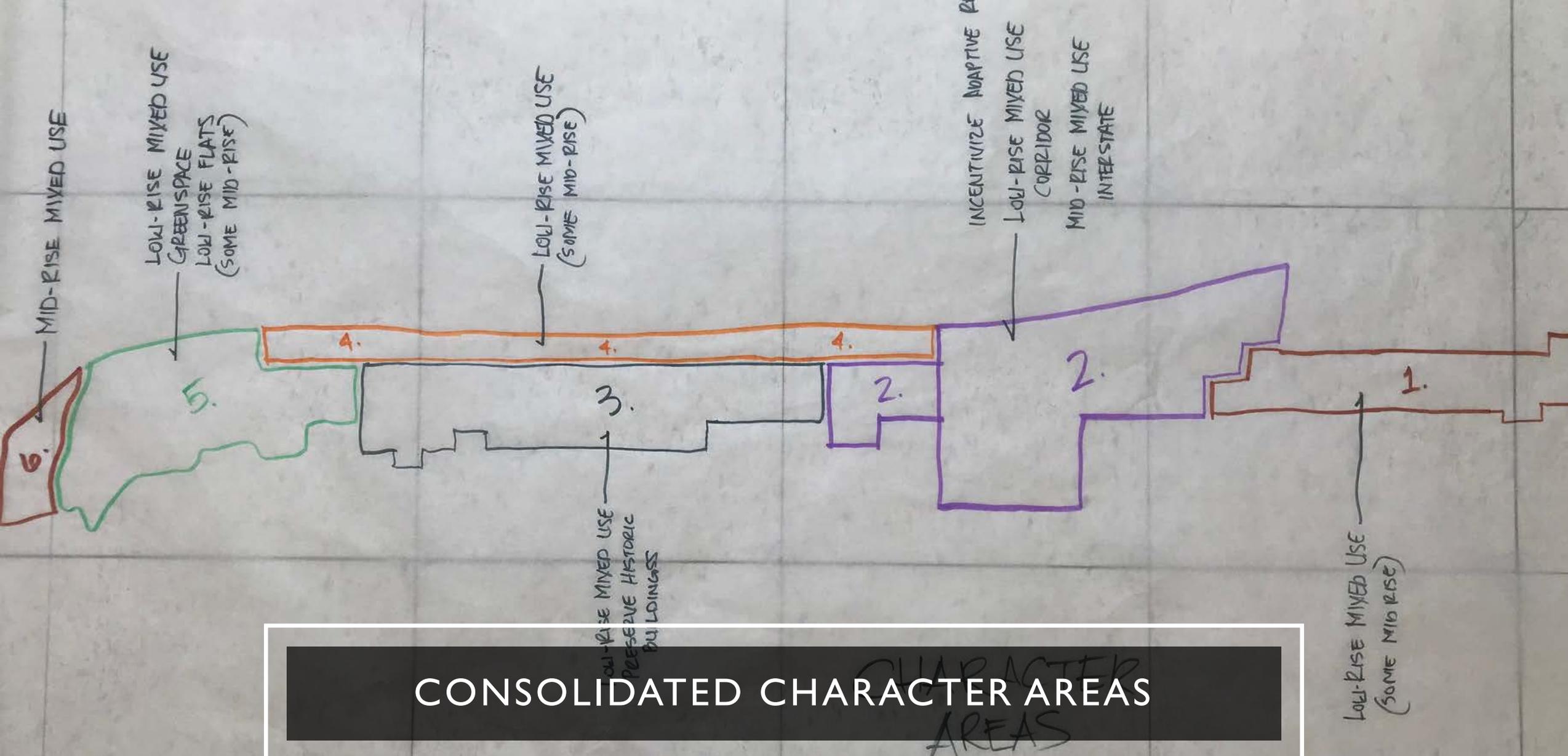
CONSOLIDATED MAINTAIN AND CHANGE

EXERCISE 2: FUTURE CHARACTER AREAS

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

- Distinct “Character Areas” along Charlotte Ave.
- Results will tell us which subdistricts exist along Charlotte Ave and what makes them distinct in look and function.





CONSOLIDATED CHARACTER AREAS

CHARACTER AREAS

EXERCISE 3: FUTURE FORM AND CHARACTER

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



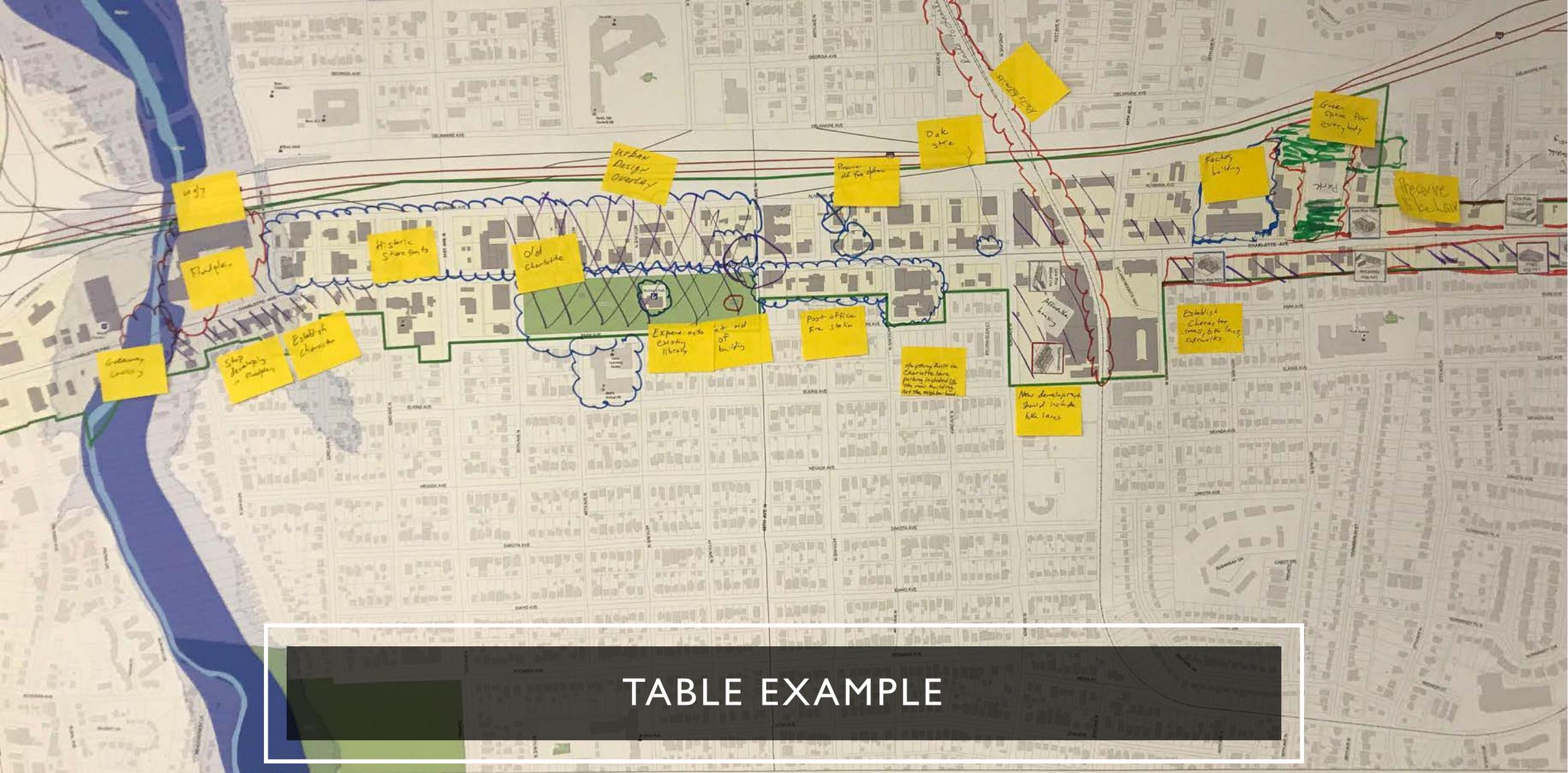
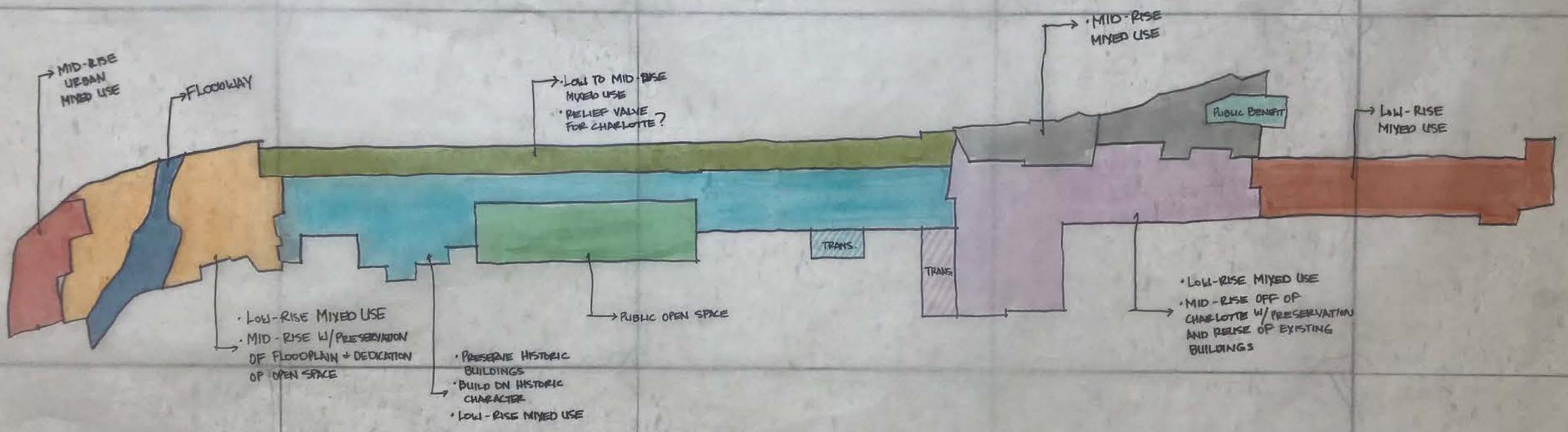


TABLE EXAMPLE

- | | | |
|-----------------------------|--------------------|------------------------------|
| Charlotte Avenue Study Area | Elementary School | FEMA Floodplain and Floodway |
| Study Property | High School | 100-Year Floodplain |
| Parks | Middle School | 500-Year Floodplain |
| Fire Stations | Special Ed | Floodway |
| Police Stations | Libraries (Points) | |
| Private School | | |

STATIONS

- 1. BLDGS. w/UNIQUE CHARACTER
- 2. MOBILITY/TRANSPORTATION
- 3. WALKABILITY
- 4. PARKS/OPEN SPACE/ENVIRONMENTAL
- 5. CHARACTER AREAS



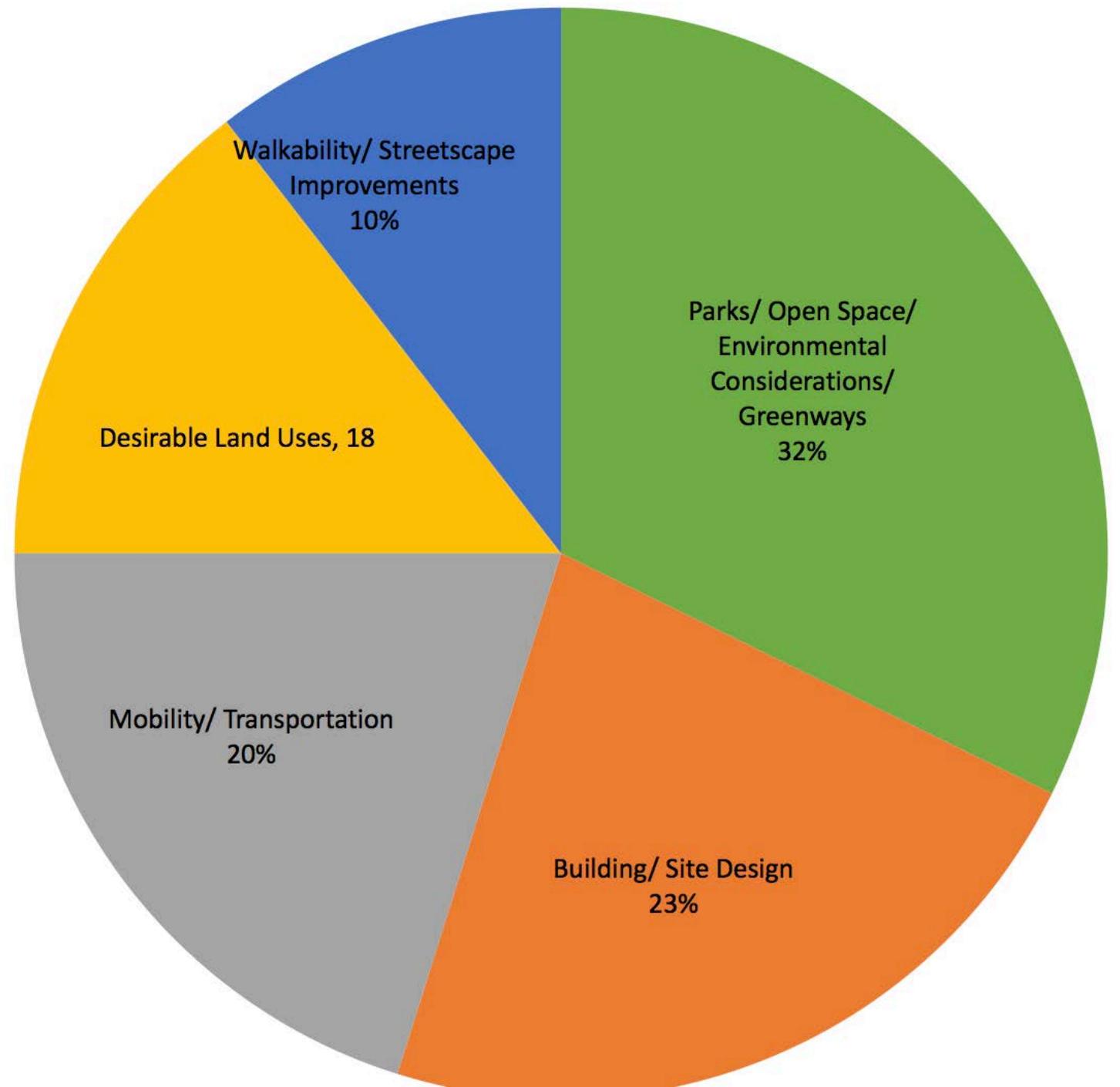
CONSOLIDATED FORM AND CHARACTER

MARSHBETT
- ME. TRATT



5. DRAFT FRAMEWORK

CONSOLIDATED ISSUES/PRIORITIES



GUIDING PRINCIPLES

Goal: Build the future character of the corridor on existing and unique assets.

Objectives:

- Incentivize adaptive reuse of existing buildings by providing additional entitlements in exchange for rehabilitation of buildings that contribute to the unique character of the area.
- Establish standards for compatible infill in areas containing buildings that contribute to the unique character of the area.
- Create standards for new development that produce a predictable pattern of development.
- Adopt clear standards for streetscape requirements that achieve a consistent character for each identified character area.

GUIDING PRINCIPLES

Goal: Redevelop the corridor to connect neighborhoods to resources and services.

Objectives:

- Require pedestrian friendly development.
- Plan for neighborhood daily goods and services.
- Enhance pedestrian connections off the corridor to surrounding neighborhoods.
- Implement character planning that addresses the identity, goals, and needs of the area.

GUIDING PRINCIPLES

Goal: Improve the walkability and safety of the corridor.

Objectives:

- Require streetscape improvements that improve walkability and contribute to the unique character of the area.
- Provide additional crosswalks at key locations to improve pedestrian safety.
- Evaluate changes to the speed limit.

GUIDING PRINCIPLES

Goal: Balance transportation needs for all users of the corridor.

Objectives:

- Plan for protected bikeways.
- Study the potential for consistent center turn lane.
- Improve accommodation of buses and enhance bus service.

GUIDING PRINCIPLES

Goal: Enhance existing open space and provide additional open space and parks that complement the intended character of the area.

Objectives:

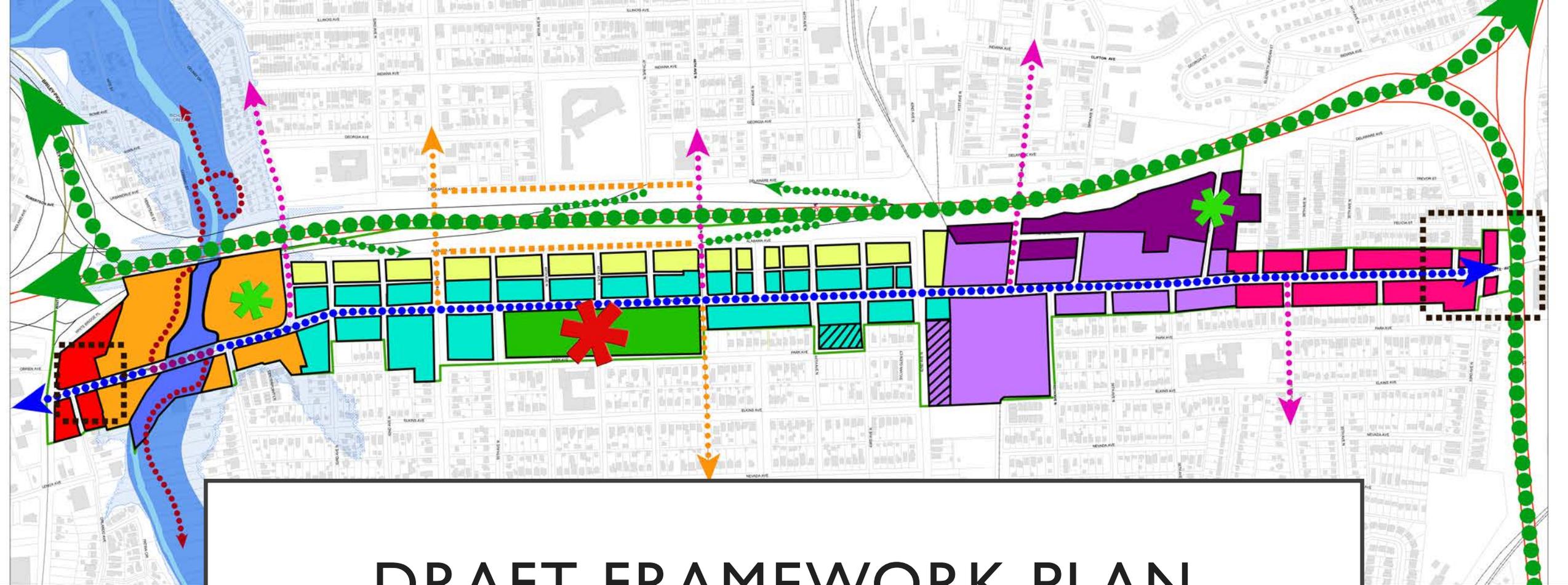
- Maintain integrity of Richland Park.
- Reclaim Richland Creek for interactive green space.
- Encourage privately owned public space to achieve a network of connected green space.
- Address stormwater needs through the use of permeable surfaces and other innovative techniques.



DRAFT
VISION
STATEMENT

Charlotte Avenue is the common thread that binds the neighborhoods of West Nashville together and connects them to Downtown.

We are committed to retaining our unique character, sense of community, and history while welcoming new neighbors, businesses, innovation, and diversity.



DRAFT FRAMEWORK PLAN

CHARACTER AREA 1

The western gateway to the corridor with mid-rise* mixed use development that anchors the Charlotte/White Bridge intersection and creates an entrance to the corridor.

* 4 to 6 stories

CHARACTER AREA 2

A mid-rise* mixed-use character area that focuses on reclaiming the floodplain through development that provides open space in exchange for greater intensity of

CHARACTER AREA 3

A linear, mid-rise*, mixed use character area along the majority of Alabama Avenue that provides the face of the area from the interstate and bridges the gap between the interstate and the adjacent historic character along Charlotte.

*Maximum of 4 stories

CHARACTER AREA 6

A mid-rise*, mixed-use area offering a public benefit and providing a buffer between Interstate 40 and lower intensity areas.

*Maximum of 6 stories with dedicated publicly open space; otherwise, 4 stories

CHARACTER AREA 4

The low-rise*, historic heart of the Charlotte corridor with the intent of preserving and enhancing the "Main Street" character through adaptive reuse and compatible infill and redevelopment.

*Maximum of 3 stories

CHARACTER AREA 5

A mid-rise*, mixed-use, walkable center paying homage to industrial roots through adaptive reuse of quality historic buildings and redevelopment of a similar character.

*Maximum of 4 stories with adaptive reuse; otherwise, 3 stories

CHARACTER AREA 7

A low-rise*, mixed-use area creating an entrance to the corridor from Downtown Nashville.

*Maximum of 3 stories

CHARACTER AREA FRAMEWORK

CHARACTER AREA PRECEDENTS

Charlotte Avenue Corridor Study Imagery

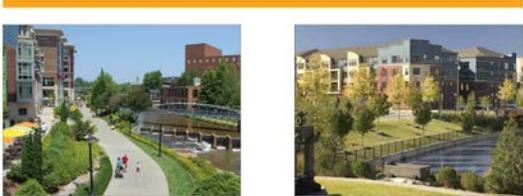
CA1



CA5



CA2



CA6



CA3



CA7

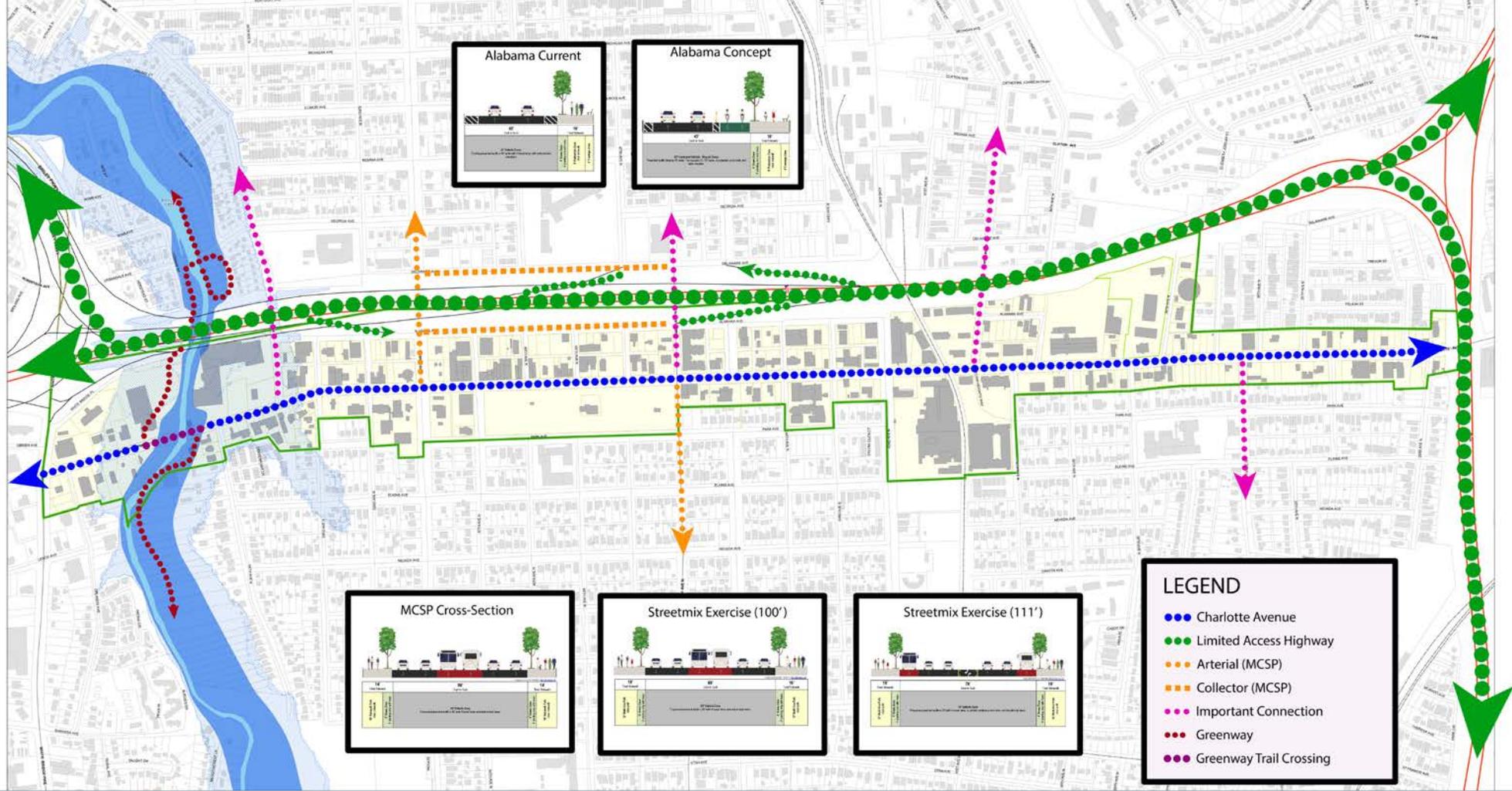


CA4

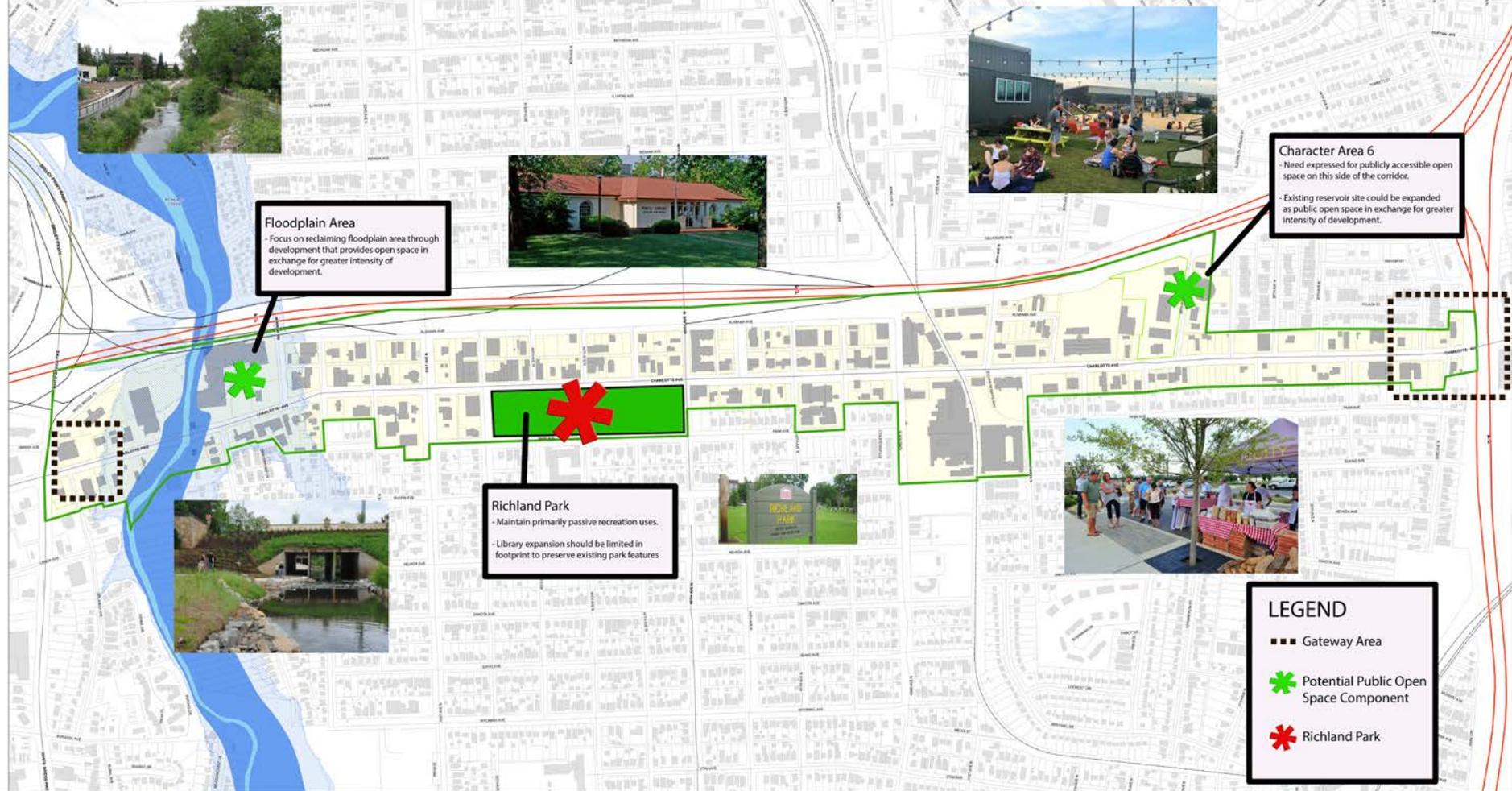


OPEN SPACE





MOBILITY FRAMEWORK



PARKS AND OPEN SPACE FRAMEWORK

6. NEXT STEPS

CHARLOTTE AVENUE WORK-IN-PROGRESS

DRAFT CORRIDOR PLAN

- Refine (based on tonight's feedback):
 - Framework Plan
 - Goals and Objectives
 - Vision Statement
- Illustrate the Vision
- Develop a Draft Plan





ILLUSTRATIVE MASTER PLAN



3D ILLUSTRATIONS

PROJECT SCHEDULE

Steering
Committee
Workshop

Week of Aug. 20th

Draft Plan
Public
Presentation

Week of Sept. 3rd

Public
Comment
Period

September 3rd-10th

Planning
Commission

September 27th

Check out the website for project information and important dates:

CharlottePikeStudy.nashville.gov

7. BREAKOUT STATIONS

CHARLOTTE AVENUE WORK-IN-PROGRESS