

# NASHVILLE EAST BANK

Open House Workshops

July 14<sup>th</sup> & 15<sup>th</sup>, 2021



PERKINS EASTMAN

# AGENDA

1. Welcome/Introduction – Anna Grider, Metro Planning
2. Workshop Stations – Eric Fang, Perkins Eastman
3. Report Back – Station Facilitators
4. Next Steps – Anna Grider, Metro Planning

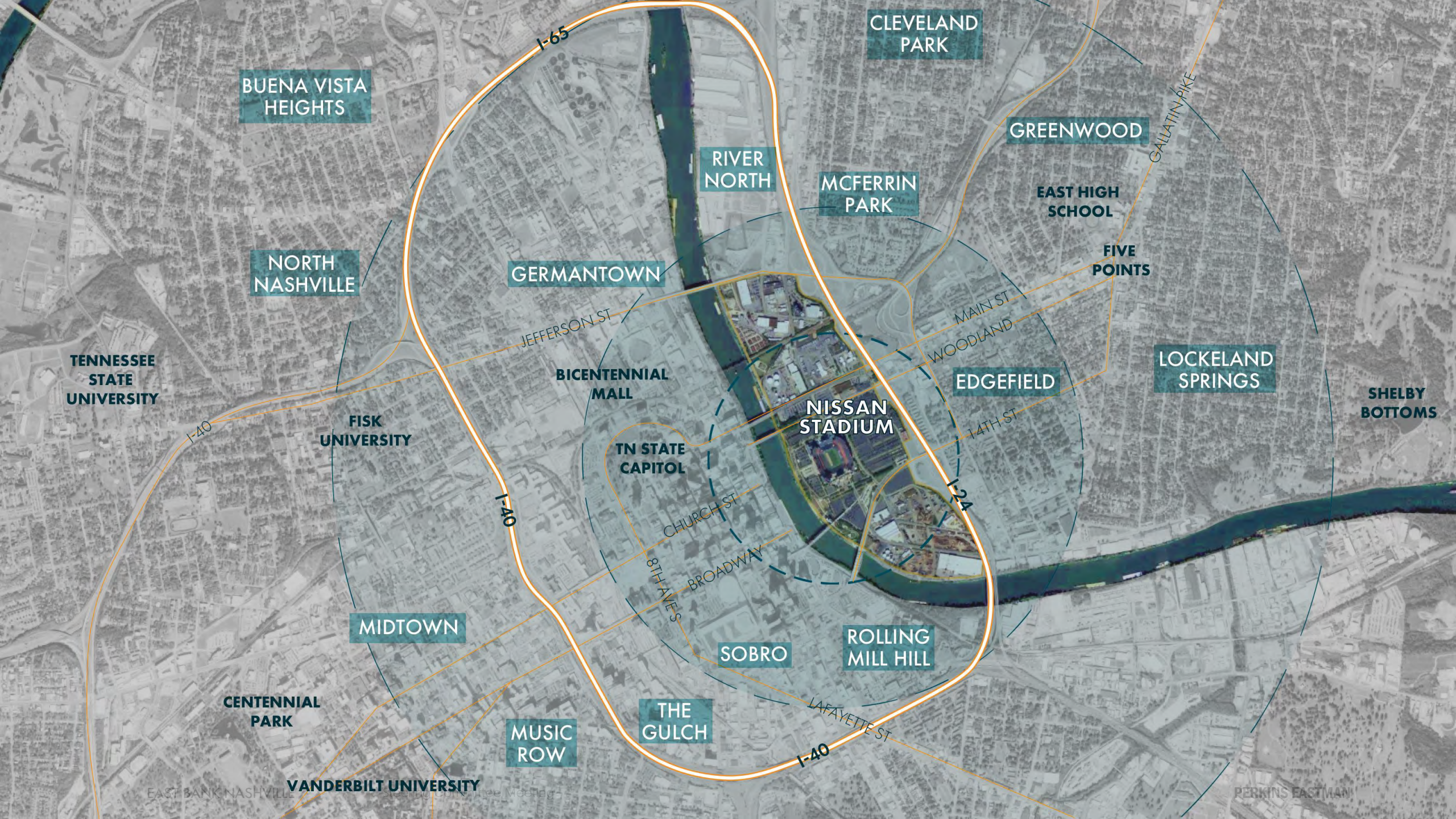




The East Bank Planning Study is a **public process** led by the Metro Nashville Planning Department with the goal of creating a **long-range plan for the East Bank**.

The plan will guide the **future development** of the East Bank.





BUENA VISTA  
HEIGHTS

NORTH  
NASHVILLE

TENNESSEE  
STATE  
UNIVERSITY

FISK  
UNIVERSITY

MIDTOWN

CENTENNIAL  
PARK

VANDERBILT UNIVERSITY

MUSIC  
ROW

THE  
GULCH

SOBRO

ROLLING  
MILL HILL

I-40

LAFAYETTE ST

TN STATE  
CAPITOL

NISSAN  
STADIUM

BICENTENNIAL  
MALL

GERMANTOWN

JEFFERSON ST

RIVER  
NORTH

MC FERRIN  
PARK

CLEVELAND  
PARK

GREENWOOD

EAST HIGH  
SCHOOL

FIVE  
POINTS

LOCKELAND  
SPRINGS

EDGEFIELD

MAIN ST  
WOODLAND

14TH ST

I-24

SHELBY  
BOTTOMS

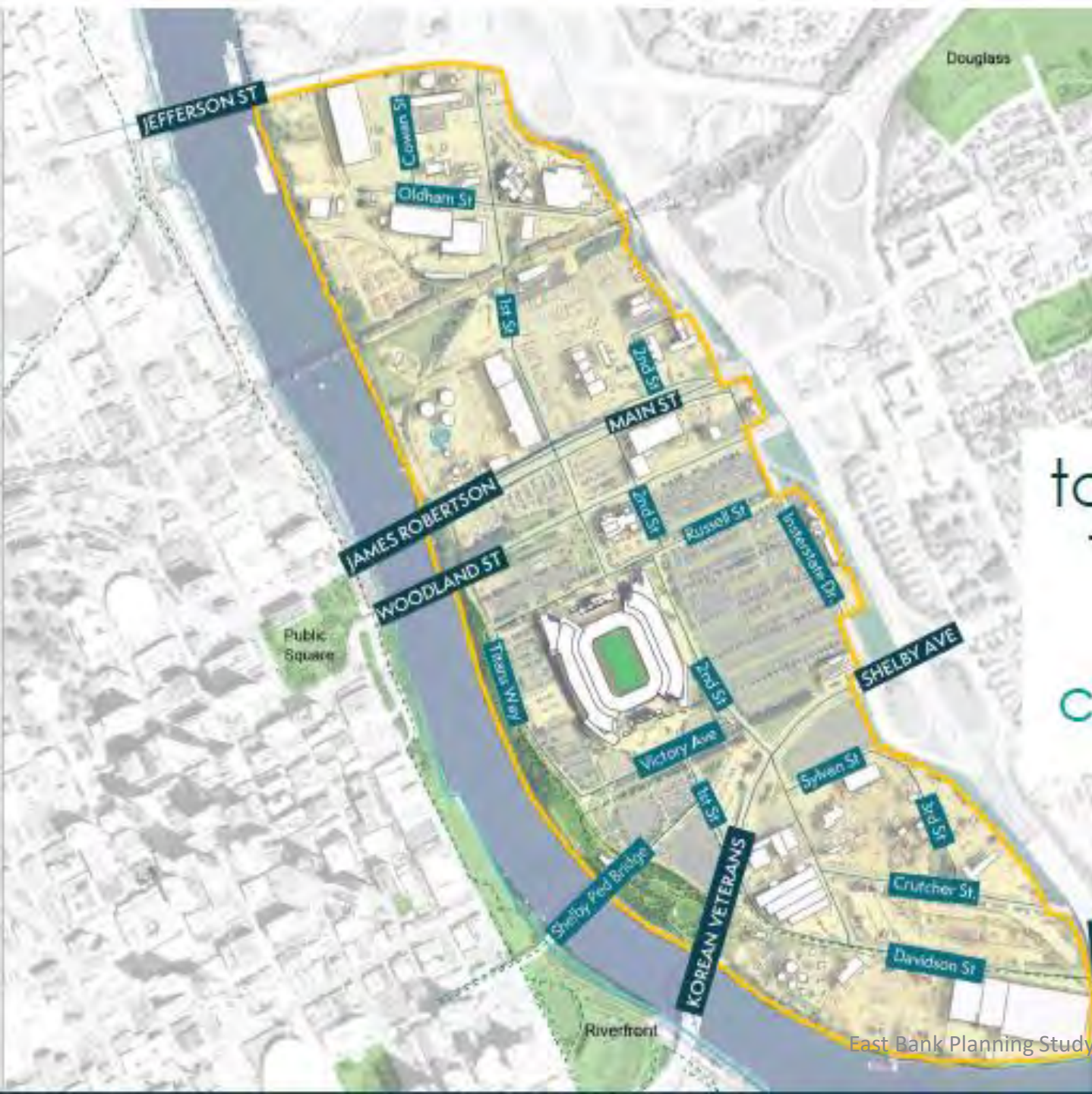
PERKINS EASTMAN

GALLATIN PIKE



# study goal

to conceive a connected  
+ cohesive public open  
space network that  
reinforces the river as a  
centerpiece for Nashville.



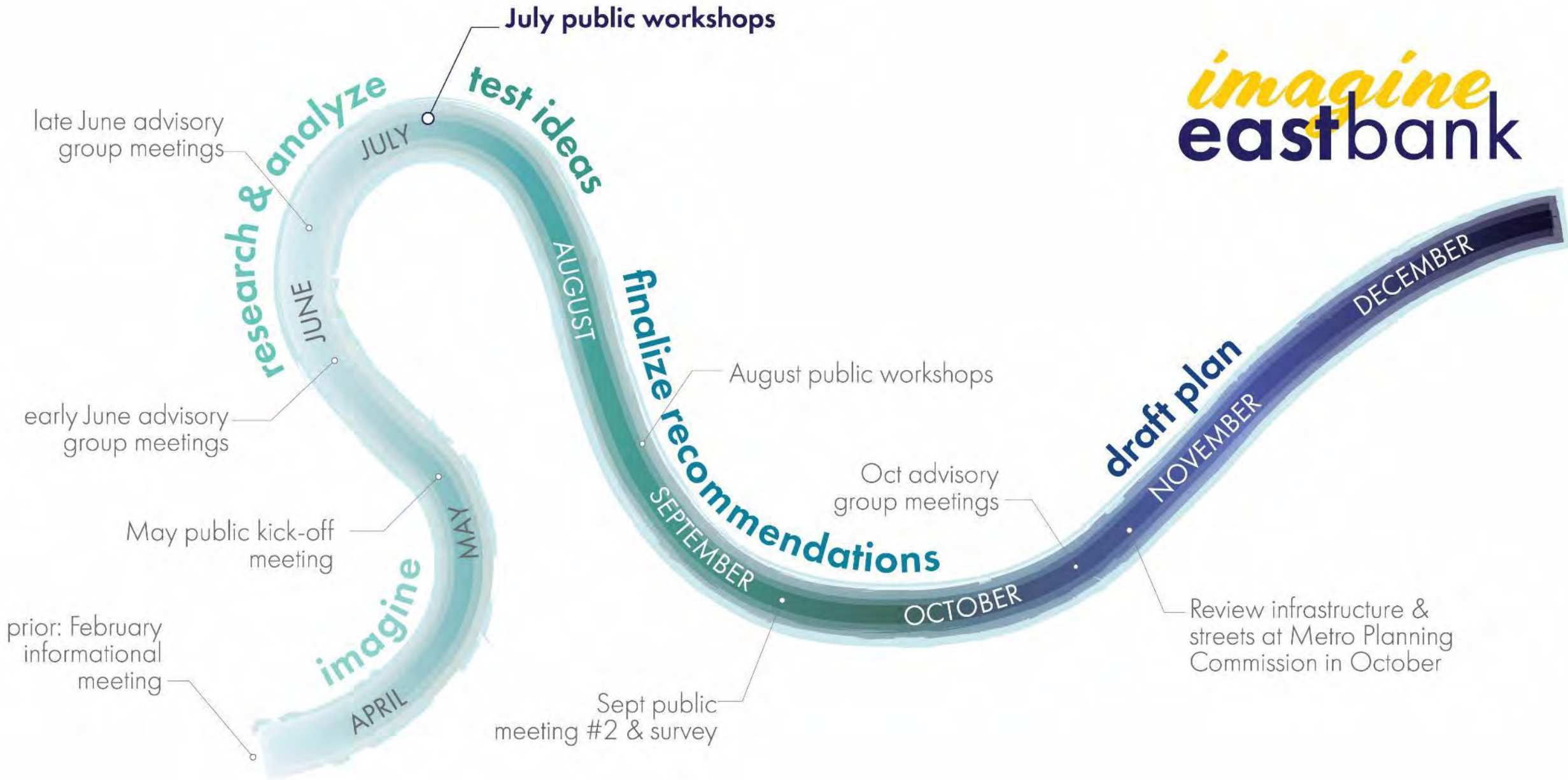


## key goals

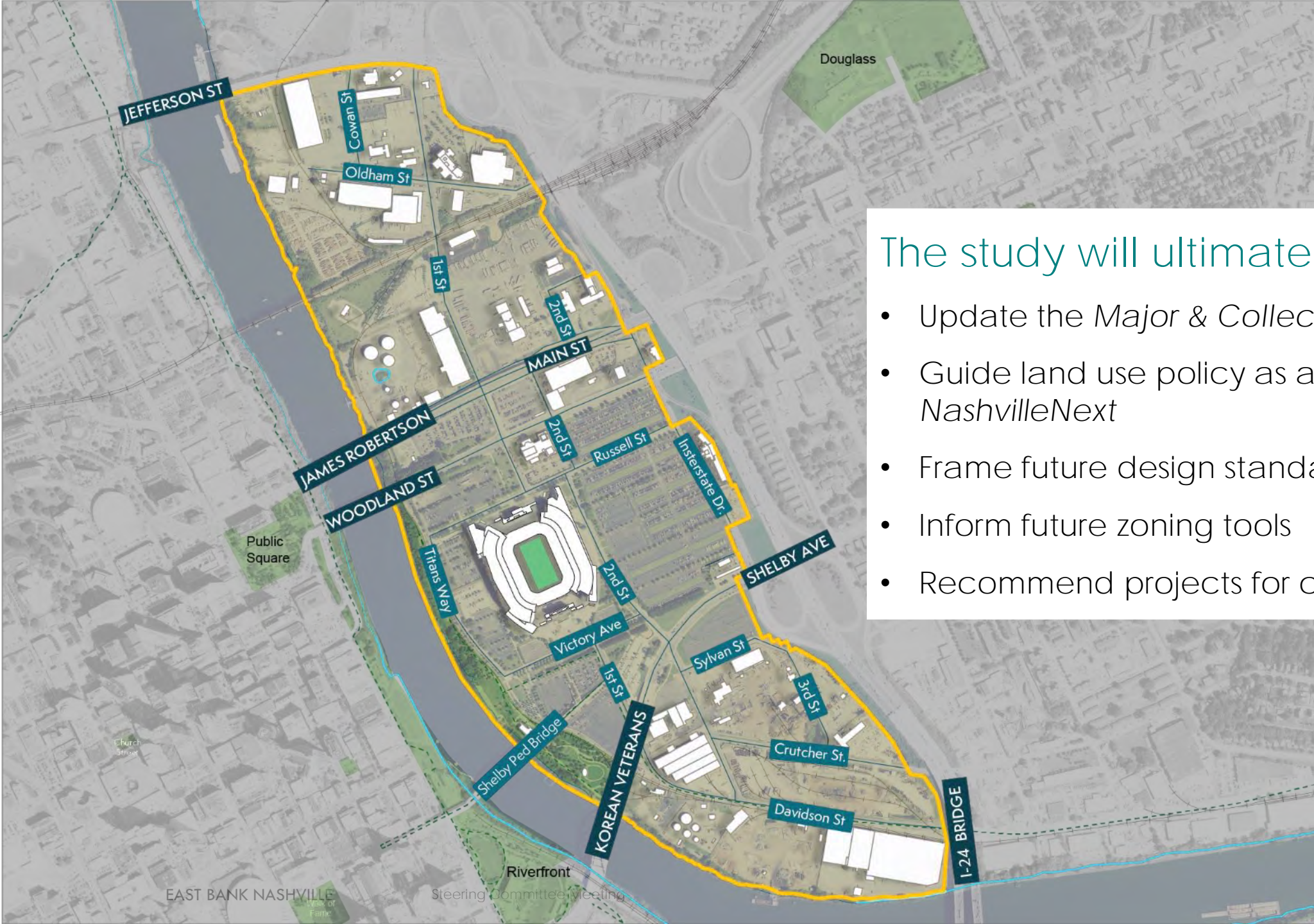
1. an integrated, vibrant urban fabric celebrating & prioritizing the river
2. appropriate built form, given diverse conditions
3. cohesion & legibility without sacrificing authenticity
4. high-quality landscape infrastructure—parks, greenway, & streetscapes
5. improved North-South & East-West connections
6. multi-modal transportation network
7. long-term environmental resiliency



# *imagine* eastbank







## The study will ultimately

- Update the *Major & Collector Street Plan* - FALL
- Guide land use policy as an update to *NashvilleNext*
- Frame future design standards
- Inform future zoning tools
- Recommend projects for capital investment



# WORKSHOP STATIONS

1. Programming of Public Spaces
2. Authenticity
3. Circulation & Mobility
4. Resilient River
5. Planning & Design Principles
6. Land Use Mix



# 1. programming of public spaces





# programming of public spaces

- Publicly accessible park along the river's edge for families and visitors
- Continuous trail system that connects neighborhoods to each other and the river
- Opportunities for people to get down to the water in each district
- Network of varied public spaces for both active and passive recreation



# Programming of public spaces



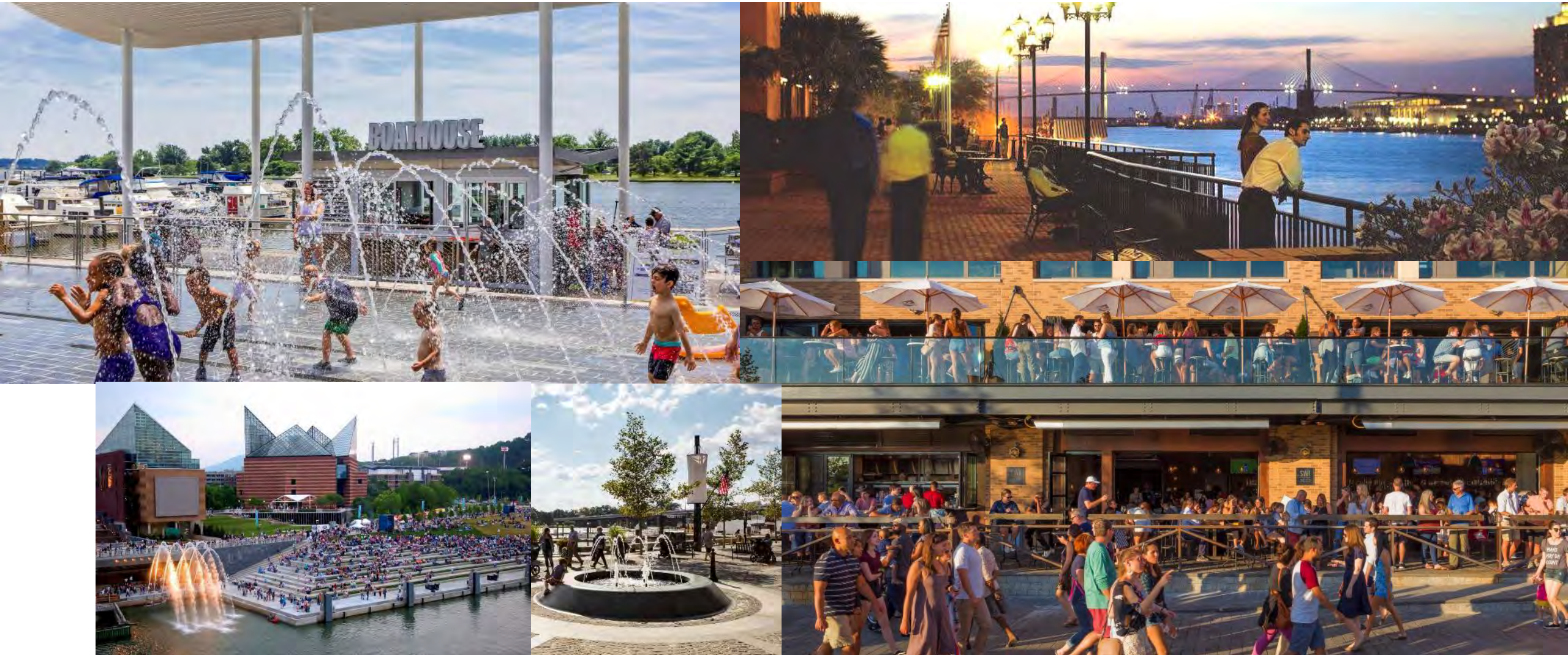


# Programming of public spaces





## 2. authenticity





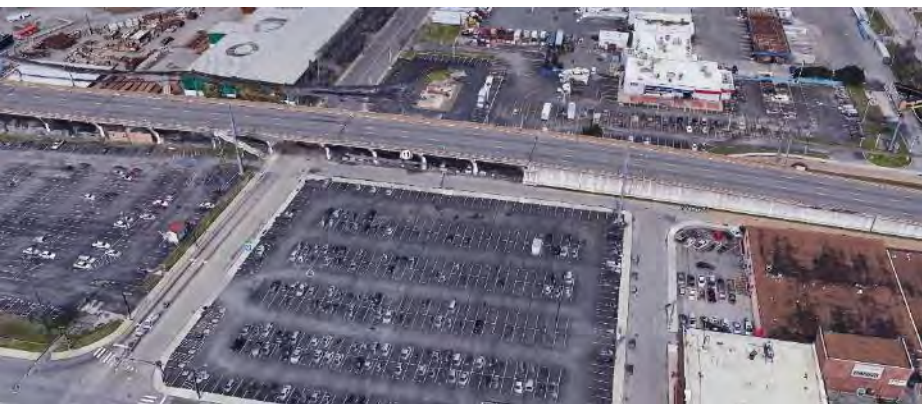
# authenticity

- Establish rich and varied streets and public spaces that feel authentic to Nashville
- Create safe, comfortable and welcoming places throughout
- Promote a culture of community (sidewalk cafes, smaller pocket parks, playgrounds, etc.)



# EAST BANK TODAY

WATER, INDUSTRY, TITANS, BRIDGES, RAIL, FREEWAYS





# authenticity





Authenticity





# 3. circulation and mobility





# circulation and mobility

- Create a circulation system that accommodates local and regional transportation needs
- Establish a new network of local streets and parks that encourages walking, and creates a greener East Bank
- Establish a continuous N-S Spine road linking all new neighborhoods on the East Bank
- Improve Linkages from the East Bank with Downtown
- Maintain shared parking for downtown commuters
- Enhance links to neighborhoods on the east side of I-24
- Allow for new transit options in the future
- Plan for new infrastructure to be resilient





- Main Street and KVB can be transformed into addressing streets bringing the areas on either side together

River North

North of Main  
50 ac

Main /  
Woodland  
Corridor

Edgefield

Central  
Waterfront  
134 ac

Cayce  
Place

South of  
Shelby  
75 ac

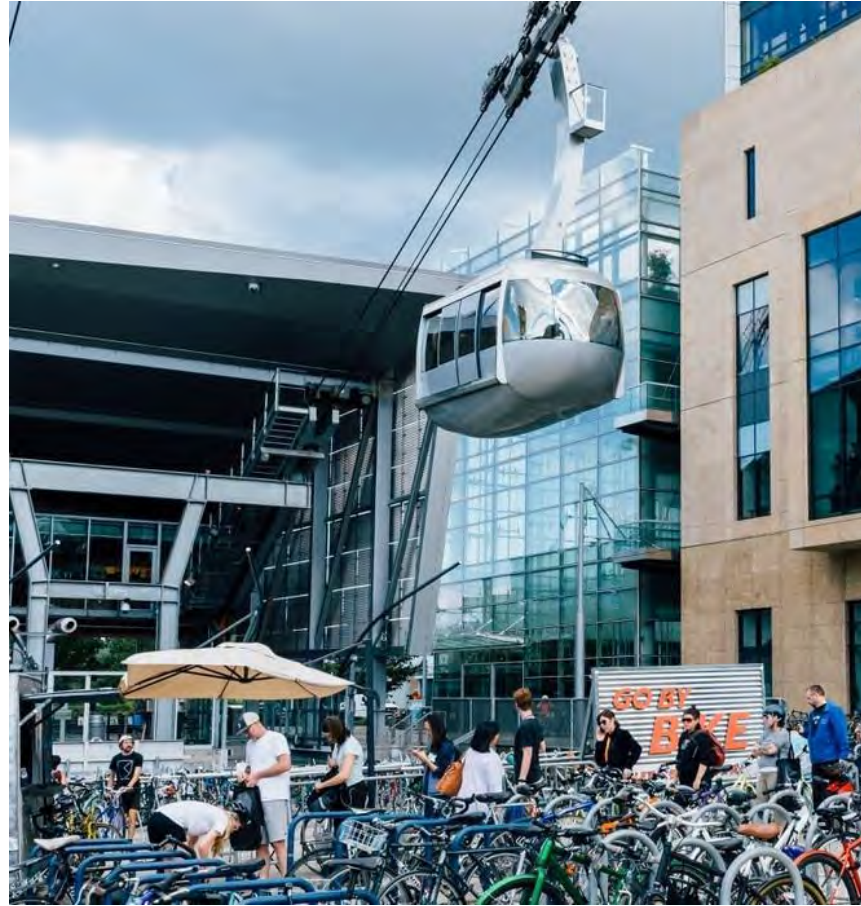
Downtown



# Circulation and mobility: cross river connections



Ped Bridge



Aerial tram



Dedicated Bike and Ped Lanes



# Circulation and mobility

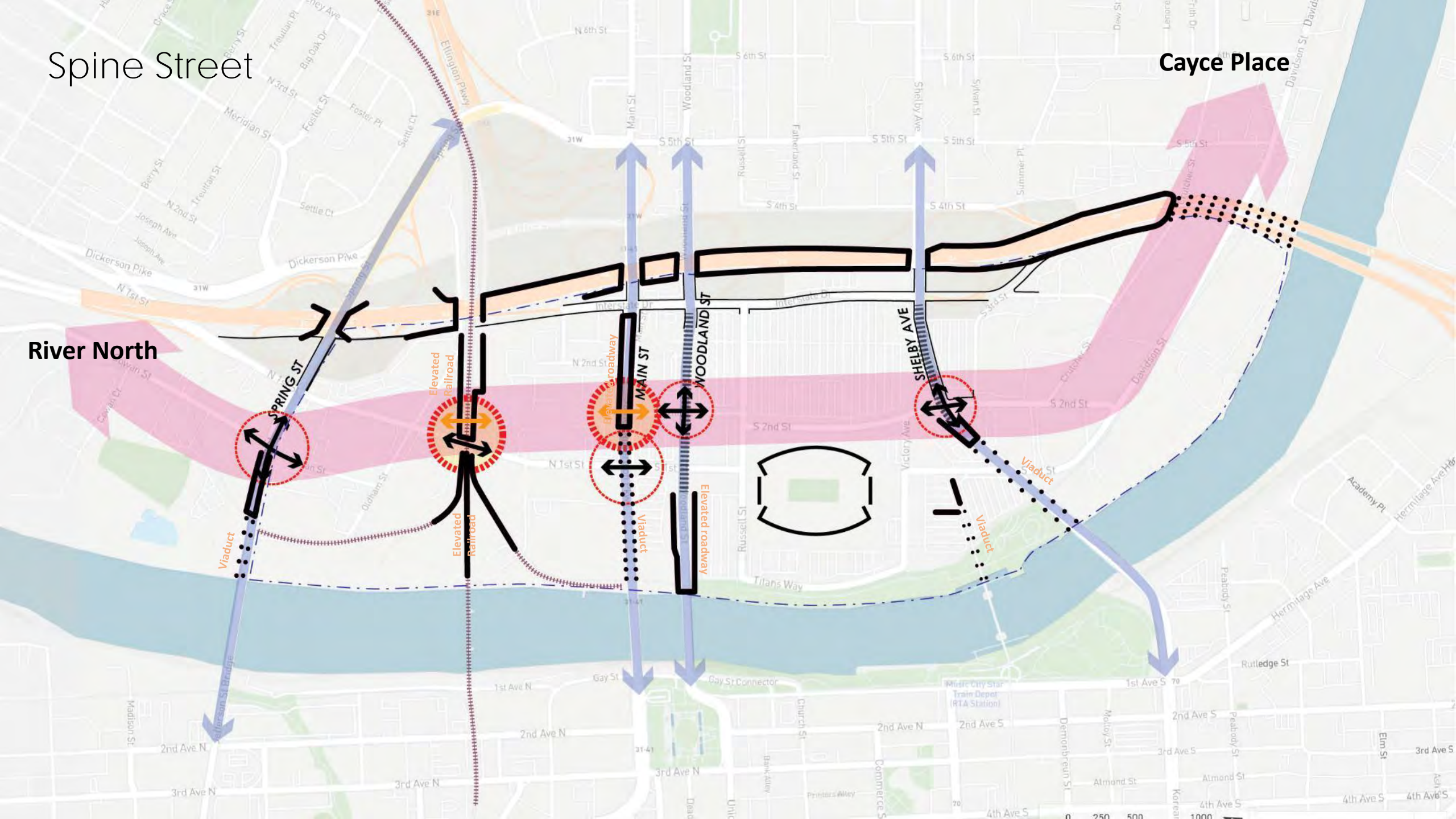




# Spine Street

# Cayce Place

## River North





# 4. resilient river





# resilient river

- Celebrate the Cumberland River
- Create new opportunities to get people out on the water
- Help stimulate a full range of maritime users that, together, will establish Downtown Nashville as a maritime destination
- An expanded range of activities along the river
- Establish a framework for managing the range of activities and boating safety
- Landscape that is resilient and works with fluctuations in the river level



# Central Area

## Existing Conditions





Create new opportunities to get people out on the water





Developing a plan for the Cumberland

Help stimulate a full range of maritime users that, together will establish Downtown Nashville as a maritime destination





# Commercial Activity

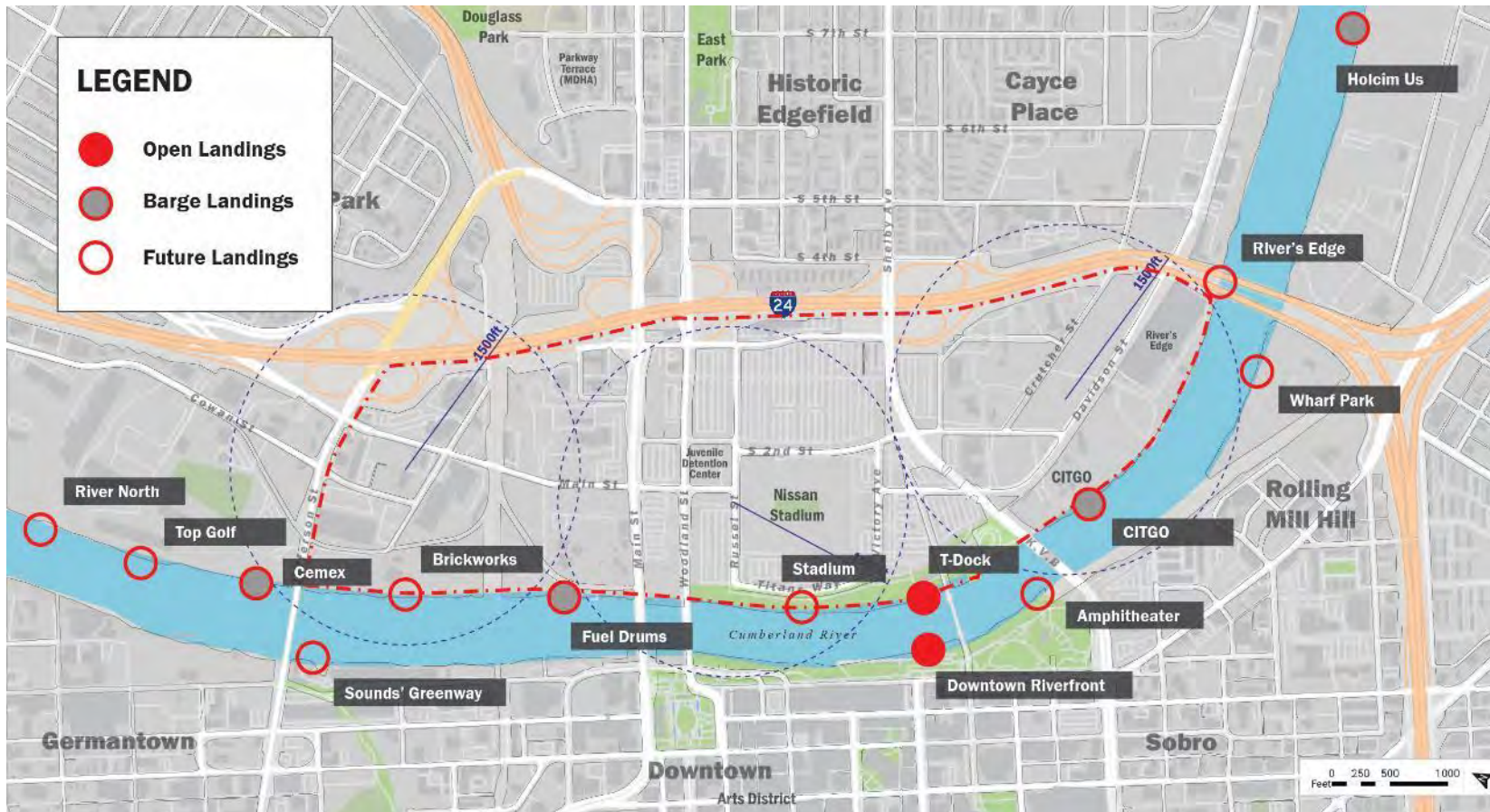
- Barge traffic is expected to increase
- There is a market for private charters and dinner boats
- These types of activities are offered in cities like New Orleans Savannah





# Establishing downtown as a maritime destination

- Downtown and the East Bank offer a range of potential locations for boating activity

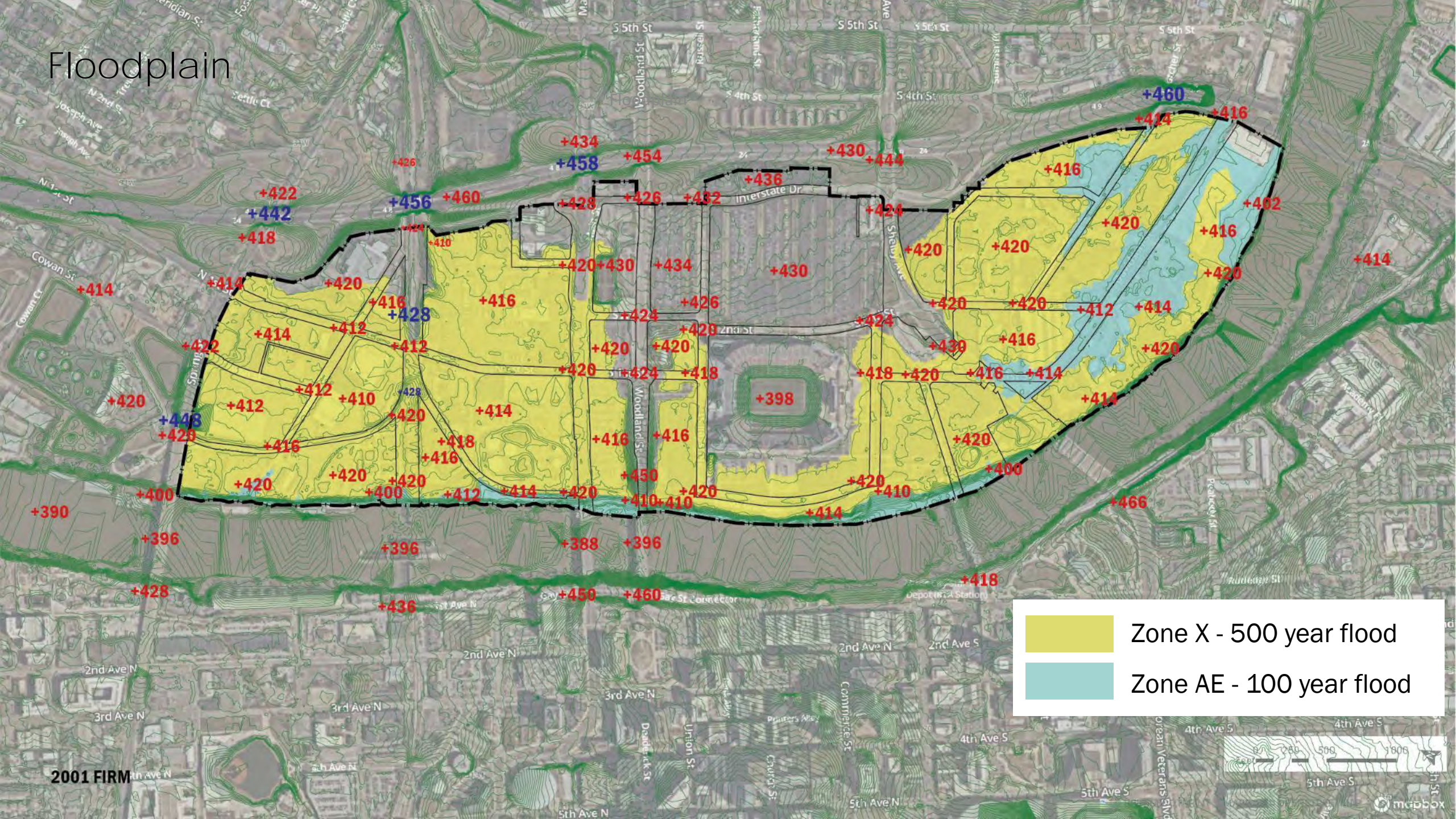


East Bank Planning Study





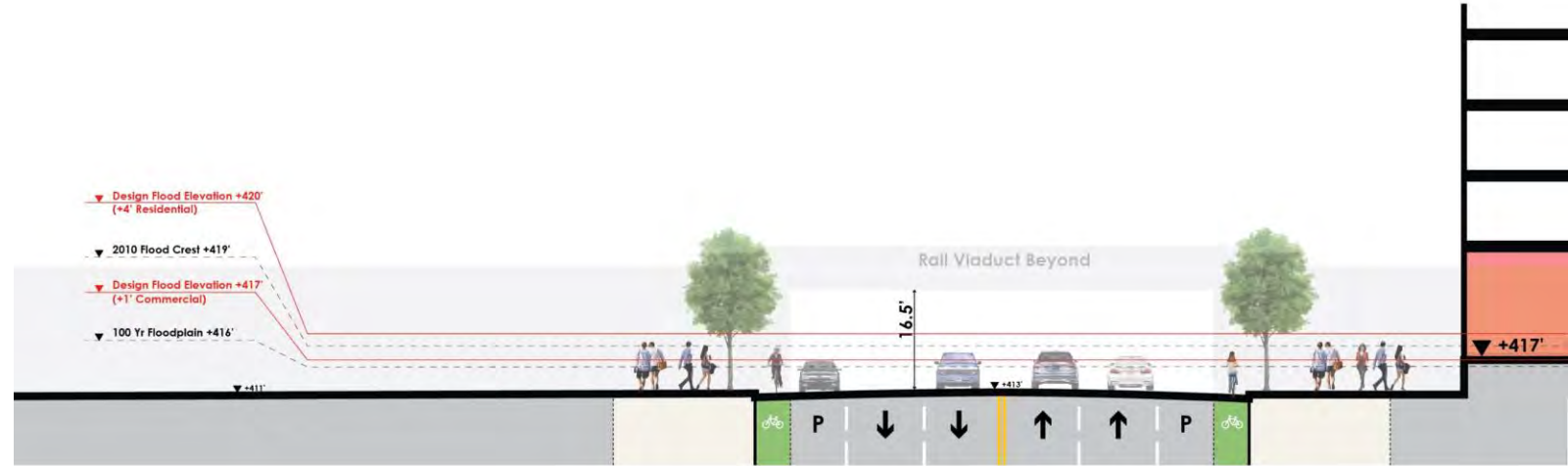
# Floodplain



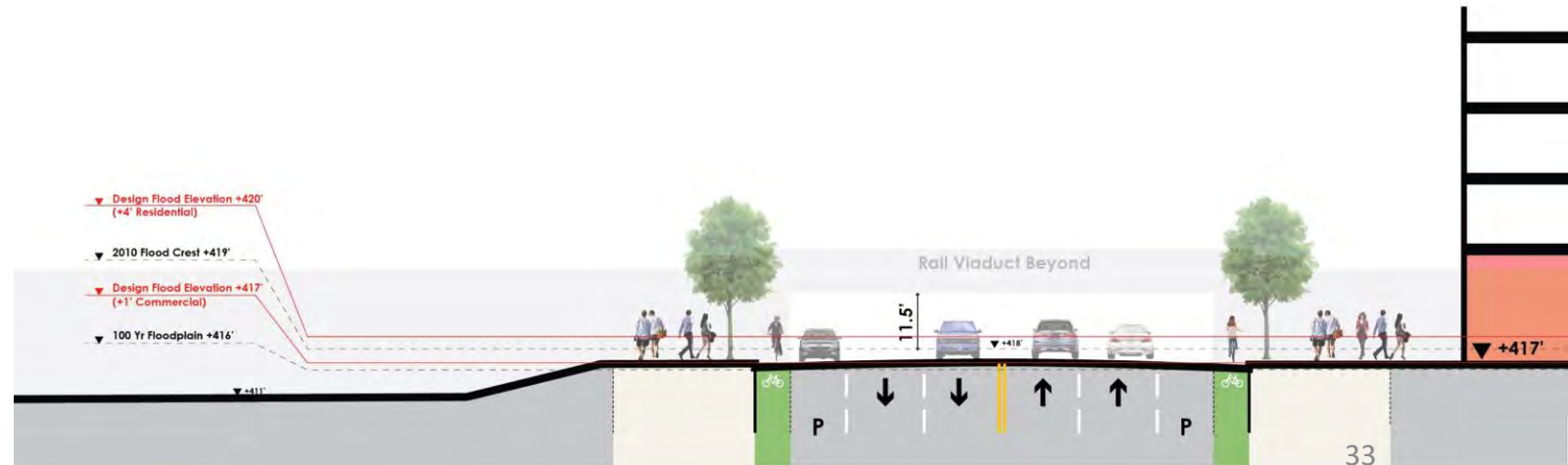


# Establishing flood standards for the future

Typical elevation of Existing Streets are below the Base Flood Elevation (BFE) / 100 Yr Floodplain



Establishing a new standard, and approach, for buildings and roads to withstand flooding





# Green infrastructure/Green streets

Design Streets to:

- Convey water from new development
- Filter stormwater before it gets to the river
- Remove stormwater from the existing combined sewer system
- Look attractive in both dry and wet conditions





# 4. Planning & Design Principles

- Three walkable districts
- Integrated, vibrant urban fabric
- Multimodal transportation network
- Growth to be guided by a larger overall infrastructure plan together with smaller local area development district plans
- Continuous Riverfront Access
- Resilient Landscape

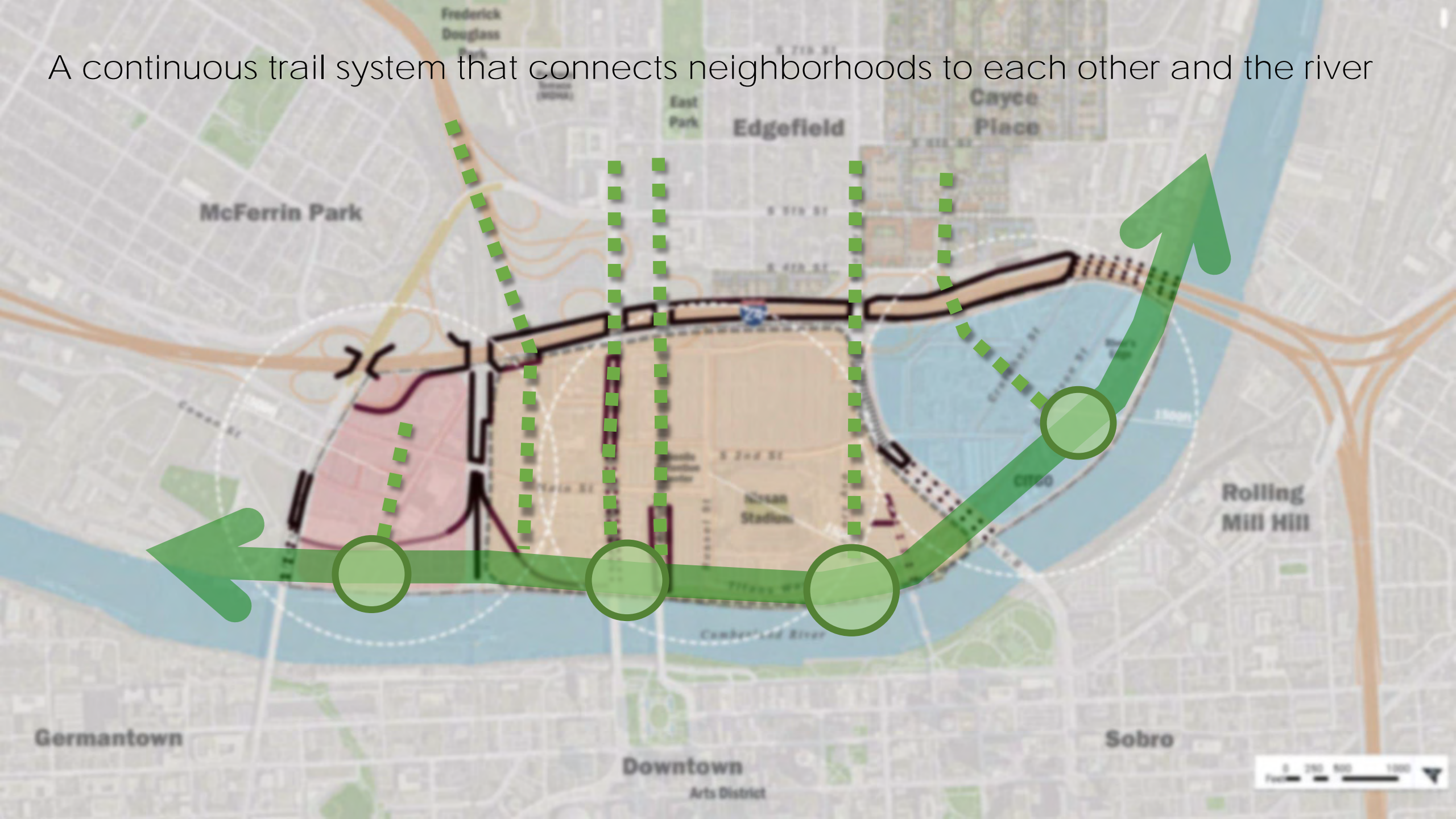


Three walkable districts





A continuous trail system that connects neighborhoods to each other and the river





# 6. Land Use Mix





## Land Use Mix

- Plan for a mix of uses in each district
- Develop strategies for affordability
- Development built out over time
- Active ground level uses
- Maintain a human scale
- Work within the framework of existing property ownership



- Plan for a mix of uses in each district





# Maintain a Human Scale





## Active Ground level uses





# REPORT BACK

1. Programming of Public Spaces
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# NEXT STEPS



- Stay tuned for info on more public workshops in late August.
- Fill out the online survey on our website or using the QR code below:



- Sign up for updates at [eastbankstudy.nashville.gov](https://eastbankstudy.nashville.gov)