

Starting soon....

**PERKINS —
EASTMAN**



November 30, 2021

imagine **eastbank**

Study Update



Special thanks to:

Matt Warren

Executive Director of Cross Point Church



Welcome

Lucy Kempf

Executive Director of the Metro Nashville Planning Department



Agenda

WELCOME

WHAT WE'VE HEARD

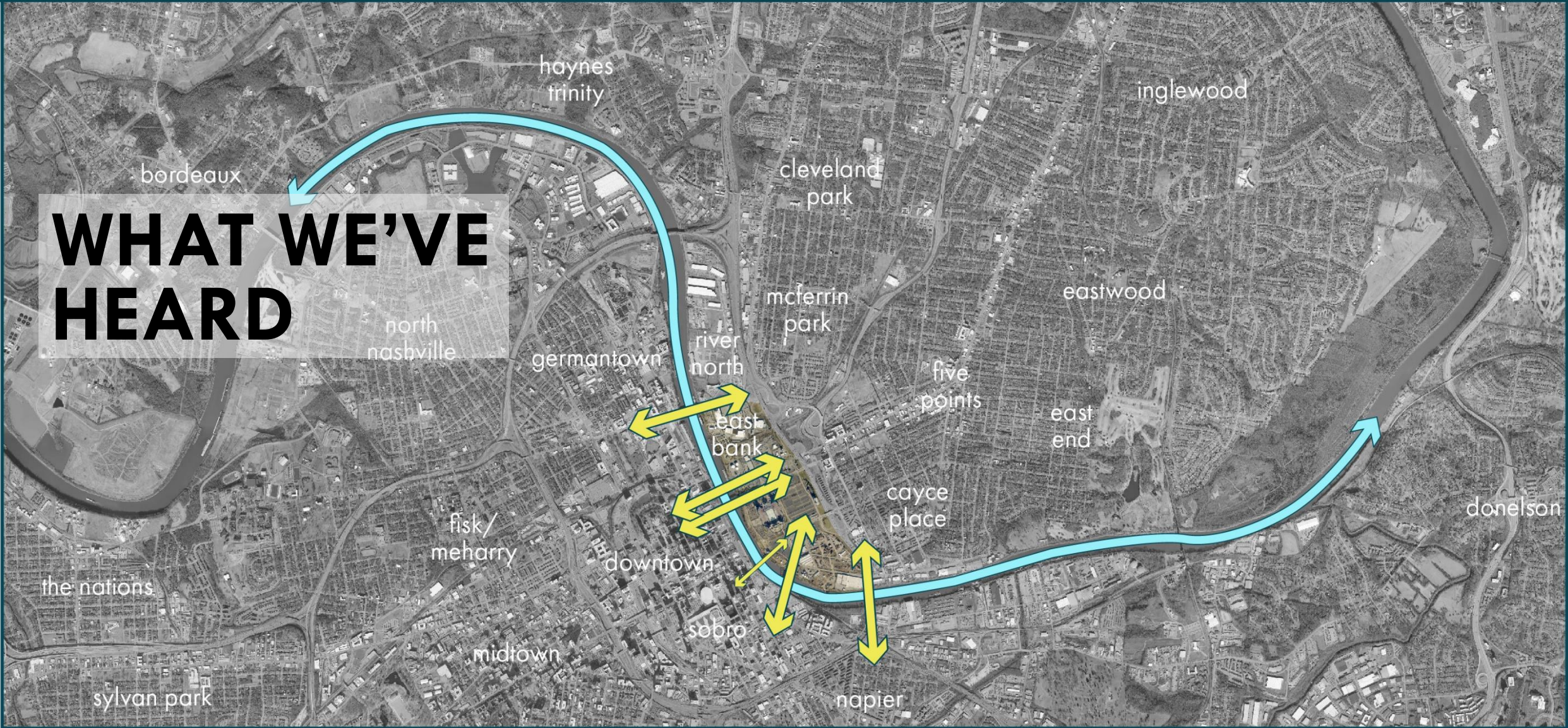
EMERGING CONCEPTS FOR PUBLIC REVIEW

WHAT'S NEXT

COMMUNITY Q & A

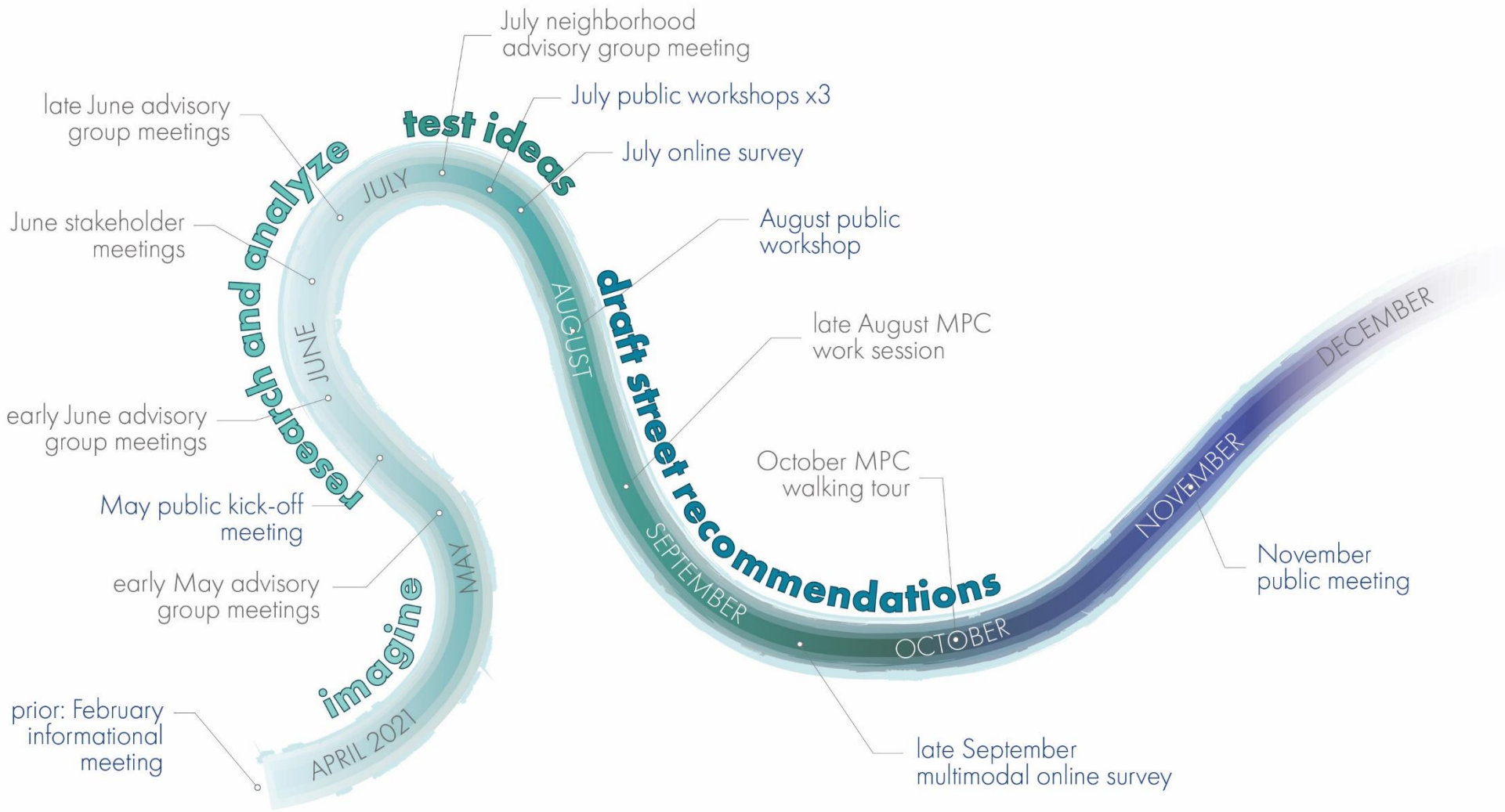
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WHAT WE'VE HEARD



Community Engagement

PHASE ONE: establish a vision and define infrastructure needed to direct future growth



Community Engagement

18 public meetings (to date)

Virtual and in-person
700+ attendees

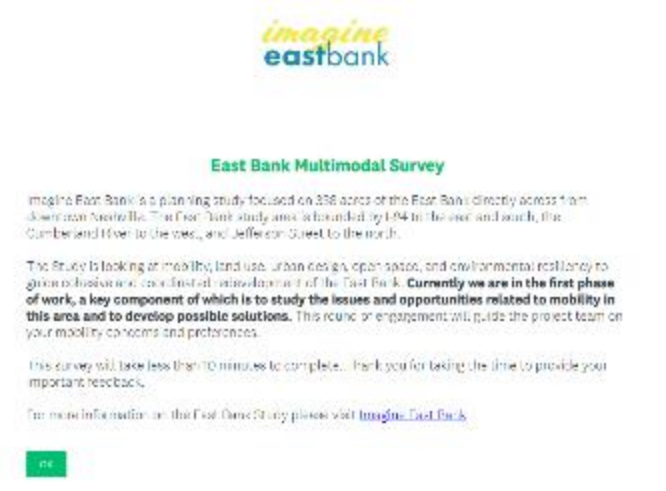
3 online surveys

1,500+ responses

930 e-mail subscribers

Multiple property owner meetings

150 technical meetings



Top Concerns

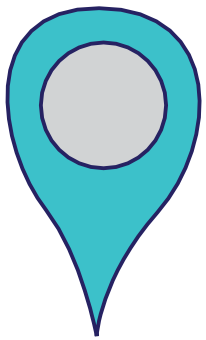
➤ **Better, Safer and Easier Connectivity**



➤ **Riverfront Access & Resiliency**

➤ **Destinations for Nashvillians**

➤ **Equity & Affordability**



Top Concerns

"Promote the ease of alternative forms of transit to reduce the reliance of vehicles"

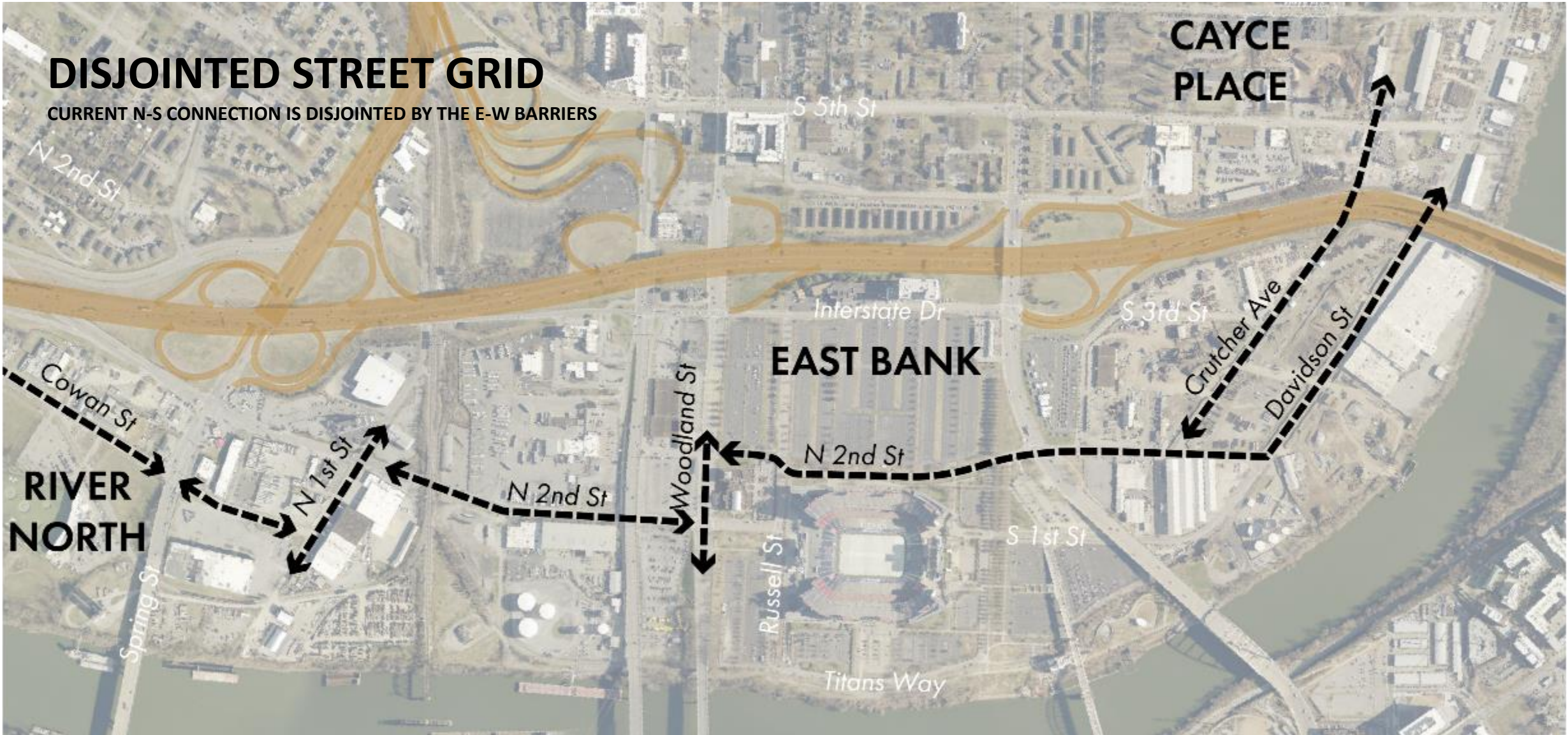


Better, Safer and Easier Connectivity



"Connections and continuity to downtown is paramount to the success of the whole district"

The East Bank Grid Today



The East Bank Has the Potential to Serve Many Uses and Needs, but needs new infrastructure to do so



1/2 Square Mile Downtown



1/2 Square Mile on the East Bank

What mobility/transportation challenges exist on the East Bank today?



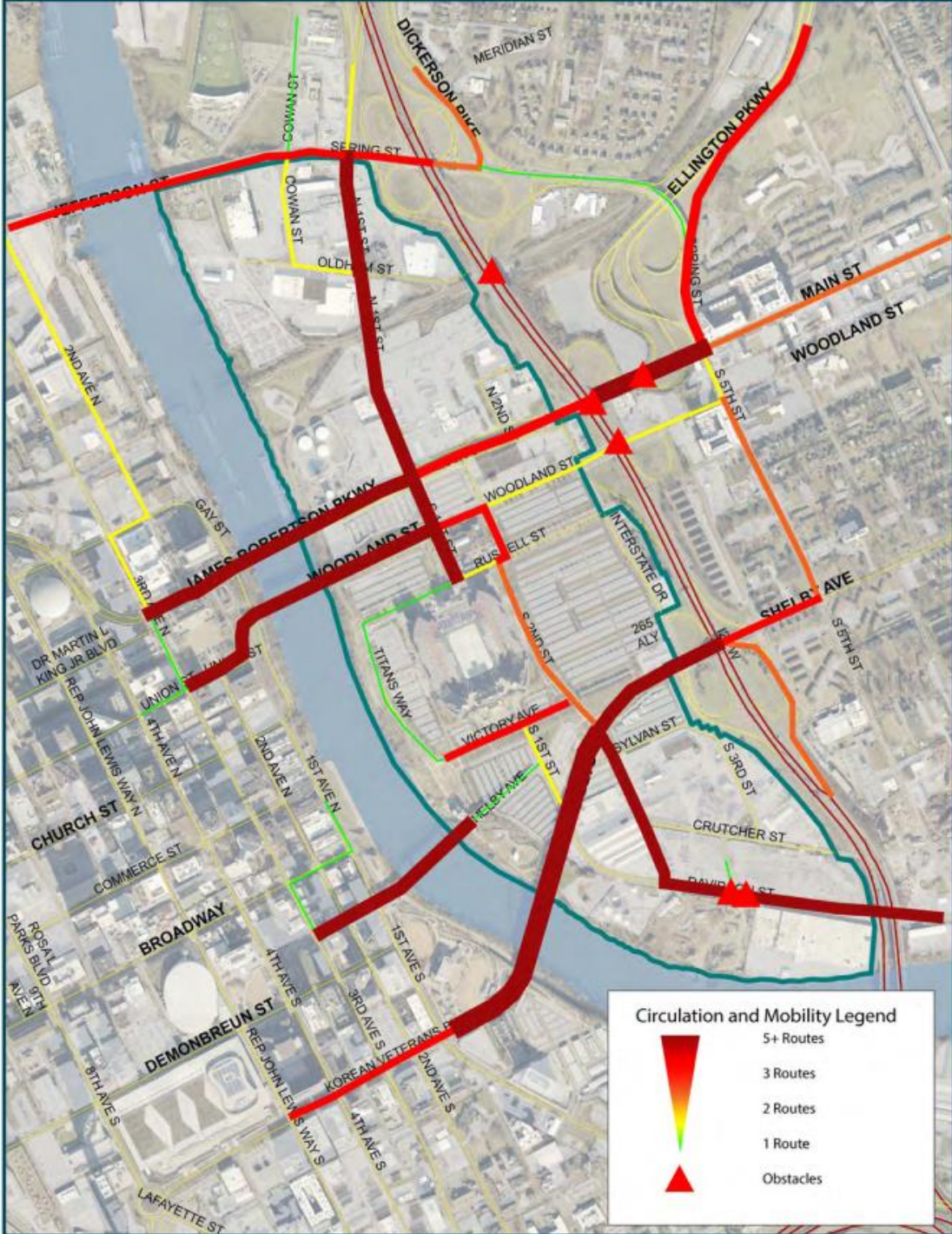
Summer Workshop Results

Station 3: Circulation and Mobility

Streets used most often:

- James Robertson Parkway
- Woodland Street
- Korean Veterans Boulevard
- N 1st Street

▲ Obstacles located at interstate intersections

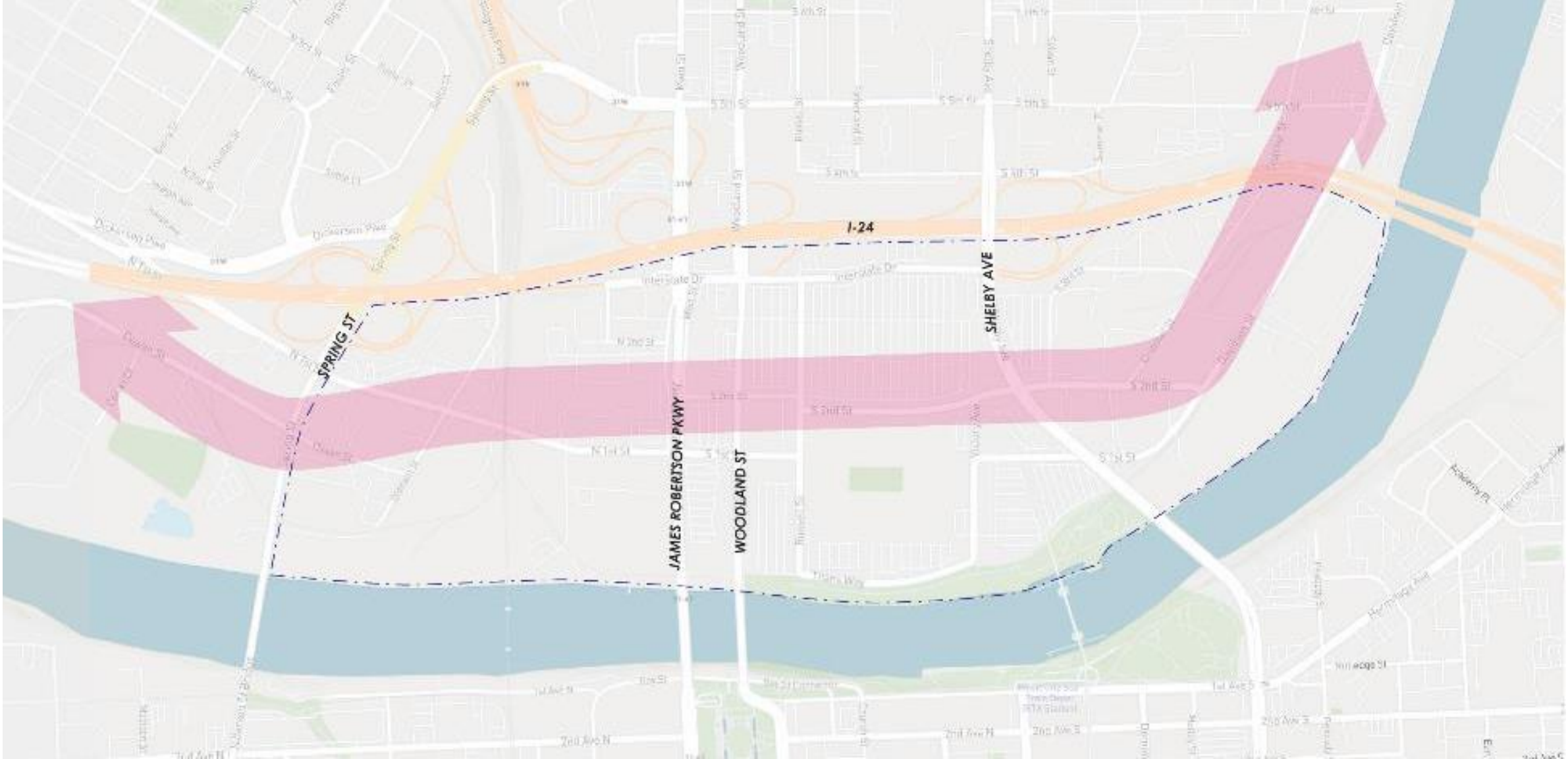


October Multimodal Survey Results

Is it important to build new street connections on the East Bank?



July Conceptual Alignment of a Multimodal Boulevard



October Multimodal Survey Results

What would you most prefer the design of a new north-south spine to make possible:



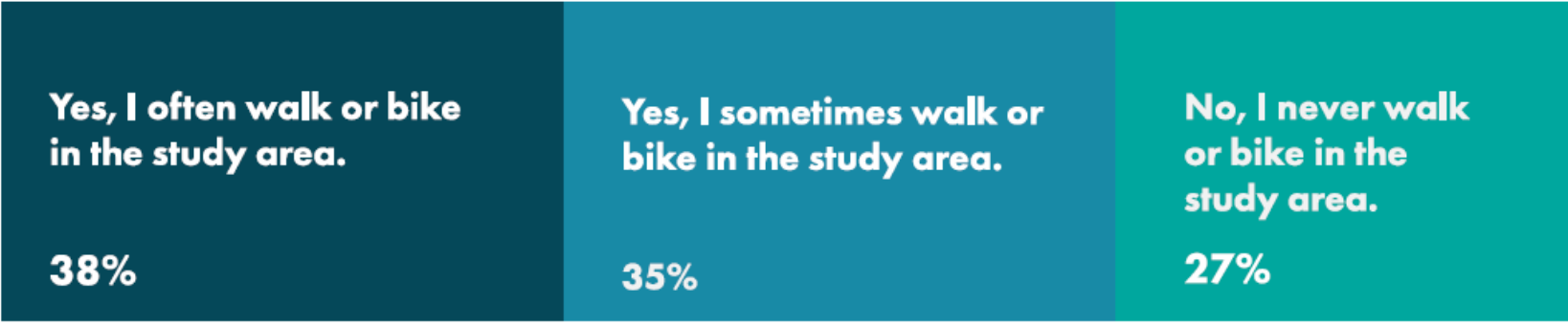
Provide more spaces to walk and bike
Provide landscaping that buffers the pedestrian and cyclist from the road



Provide dedicated transit lanes

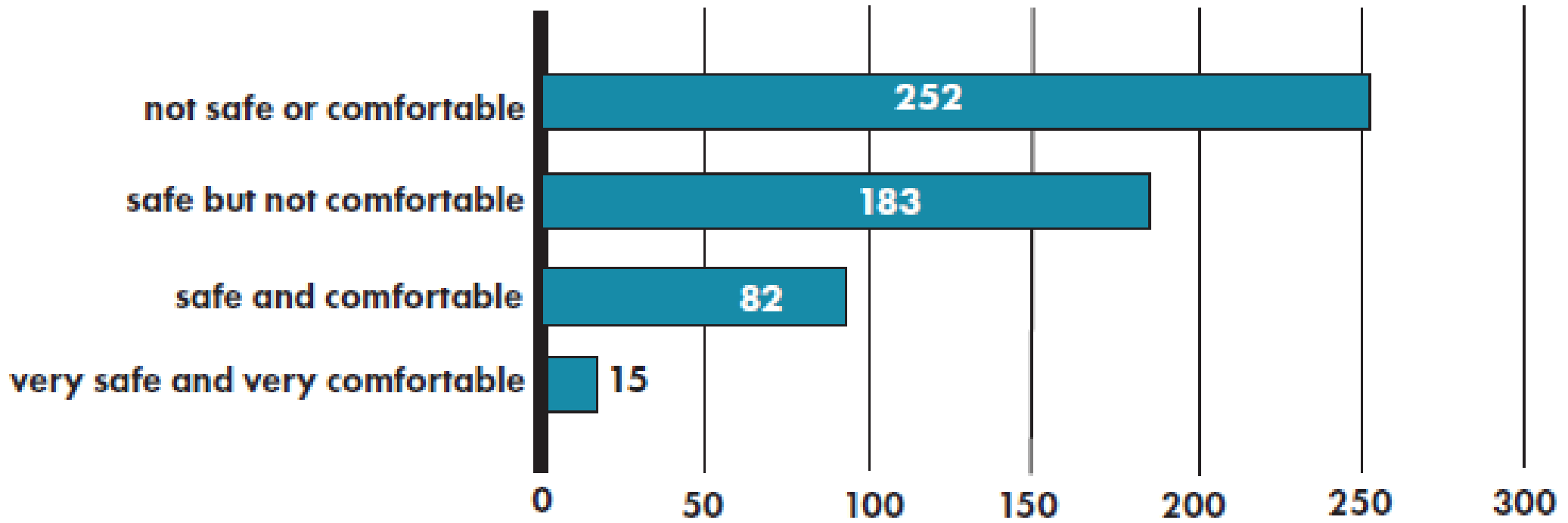
October Multimodal Survey Results

Do you walk or bike in the East Bank Study Area for leisure?



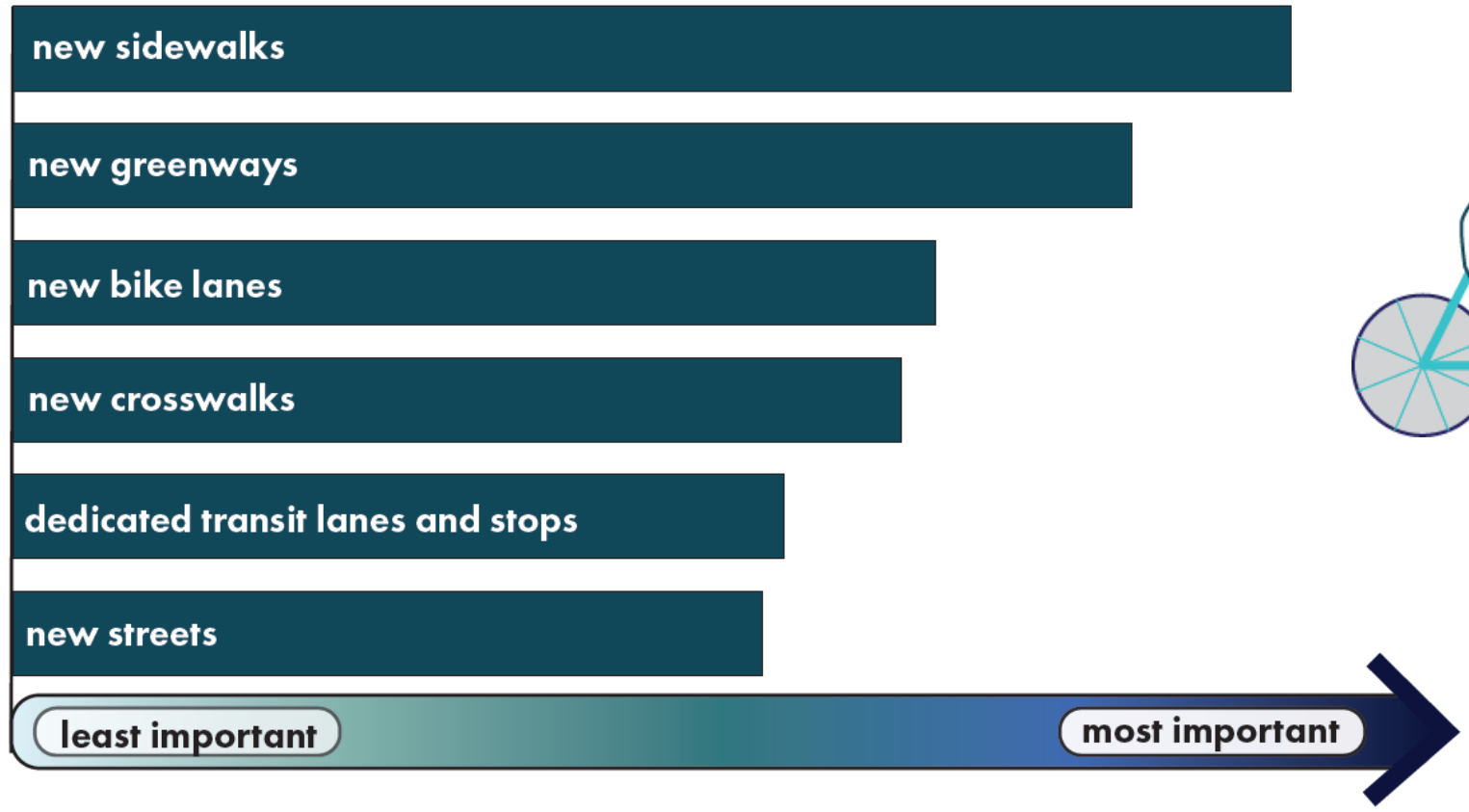
October Multimodal Survey Results

How safe or comfortable do you feel when walking or biking in the study area?



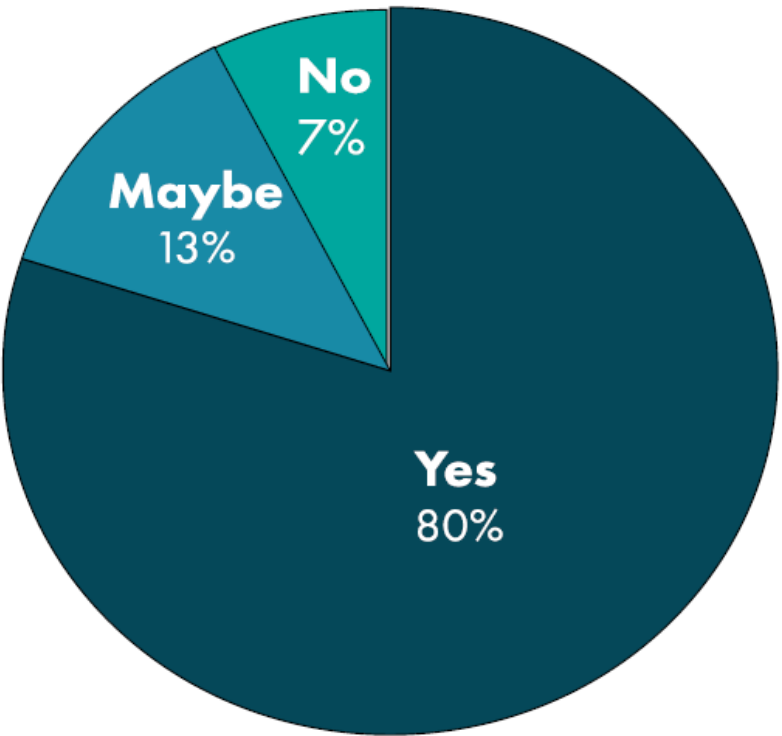
October Multimodal Survey Results

What are your mobility priorities for work on the East Bank?



October Multimodal Survey Results

Do you support transit-oriented development around a new North South Spine Street on the East Bank?



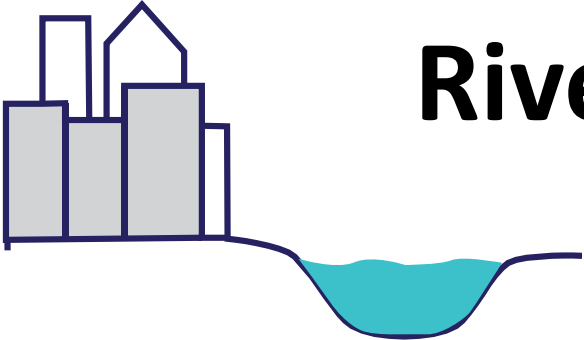
Pursuing a Multimodal Boulevard



To meet the community's desires for multimodal functionality we need to address right of way needs.

Top Concerns

“Extensive canopy producing street tress, landscape buffers, and stormwater infiltration areas should be provided”



Riverfront Access & Resiliency



“River activation and usage as mobility”

What types of new green spaces do you want to see on the East Bank?

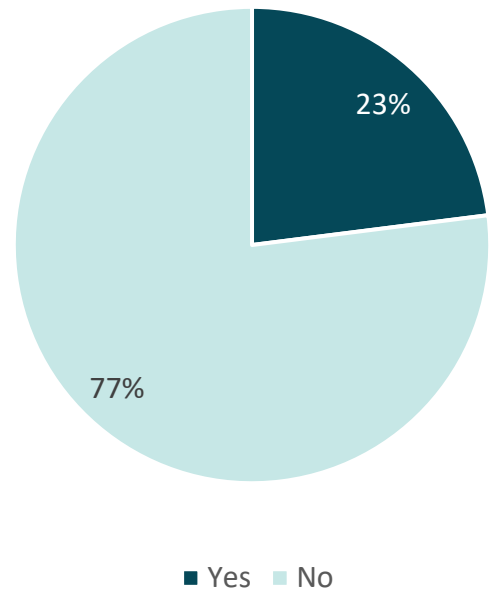


July Boaters Survey Results

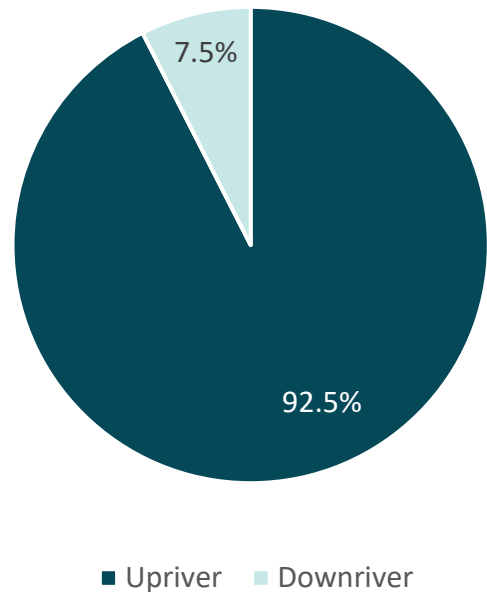
- **Top reasons boaters go downtown**
 - Restaurants/bars, Entertainment, Events

- **Top amenities desired**
 - Docks/slips, Restaurants/bars, Fuel

Do you use the Downtown Docks?



Where do Boaters come from?



Summer Workshop Results

- Station 4: Resilient River

How do you see the Cumberland River in Nashville today?

**division
between
Downtown
and East Side**
45 total votes



**underutilized
economic
generator**
42 total votes



**pass over
on my way
somewhere
else**
36 total votes



Summer Workshop Results

- Station 4: Resilient River

What environmental concerns do you have about the Cumberland River?

pollution
57 total votes



flood hazard
37 total votes



loss of native habitat
26 total votes



Summer Workshop Results

- Station 4: Resilient River

What would make the river more appreciated as a community resource?

waterfront dining and viewpoints
56 total votes



waterfront greenways
49 total votes



stormwater filtering
42 total votes



walking paths
40 total votes



Topics we are exploring:

- Flood modeling with the US Army Corps of Engineers
- Researching best practices in environmental resiliency
- Exploring standards for green streets
- Exploring the concept of performative landscapes

Top Concerns

“space needs to attract community members besides honky tonk/country and affluent”

“Ideally a space that those in the community/city would want to use and not avoid”

Destinations for Nashvillians



"If Broadway is focused on celebrating the artistry and creativity of Nashville for tourists - let's celebrate the artistry and creativity across the river for residents"

What do you like about the East Bank today?

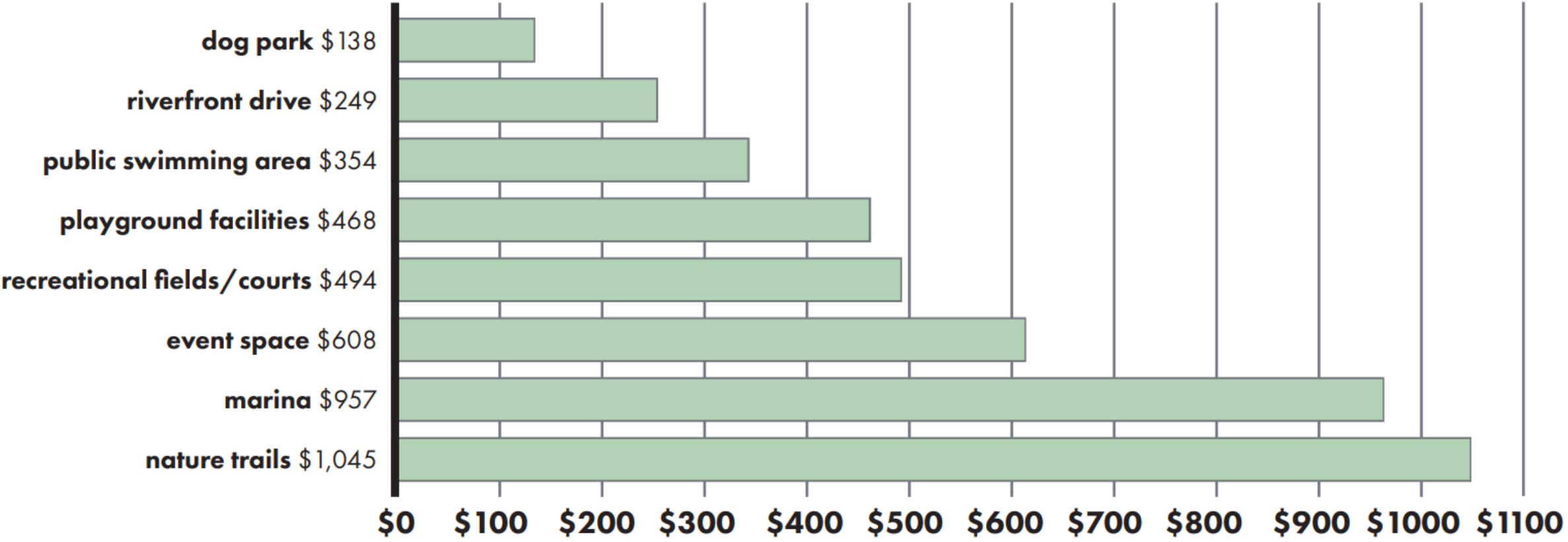


What would you like to see on the East Bank?



Summer Workshop Results

- Station 1: Programming of Public Spaces



Summer Workshop Results

- Station 2: Authenticity

THE PLACE YOU TAKE YOUR FAMILY OR GO TO BE WITH FRIENDS...



five points
21 total votes

THE MOST BEAUTIFUL PLACE...



cheekwood
32 total votes

THE PLACE YOU GO TO RELAX OR RECHARGE...



shelby bottoms park and greenway
41 total votes

Summer Workshop Results

- Station 6: Land Use Mix

Which land uses do you want to see on the East Bank?



mid-rise mixed-use
132 total votes



low-rise mixed-use
121 total votes



live-work
120 total votes

Top Concerns

“working-class people deserve access to greater mobility and accessibility just as much as anybody else. Make sure this plan includes thinking about affordability”



Equity & Affordability



“safety, access to river and greenway for all”

Summer Workshop Results

- Station 5: Planning + Design Principles



Describe the East Bank today:



Describe how you want future generations to experience the East Bank:

October Multimodal Survey Results

The 3 most important topics to be addressed next:



Affordability of housing



Greenways, parks, and spaces for play



Environmental sustainability and resiliency

an eastbank for all is...

multimodal transportation planning

objective: promote equal access to the East Bank to all users and modes



open spaces and environmental resiliency

objective: protect and provide access to open spaces and other vulnerable environmental features on the East Bank



site planning and development review

objective: ensure new plans meet the community vision



economic and social opportunities

objective: invest in public infrastructure and diversify land uses to create more opportunities for people on the East Bank



imagine eastbank TODAY

127
acres of parking lots

43 acres of building footprint

0 housing units



4 hotels

12,756
population within 0.5 miles of east bank

acres of other pavement **103**

338
acres of study area



1.7 miles of riverfront

7+
disconnected streets

continuous north-south connections

0

0.25 miles of activated riverfront

12.9
acres of park space



3.6
miles of greenway

3 interstate interchanges

3

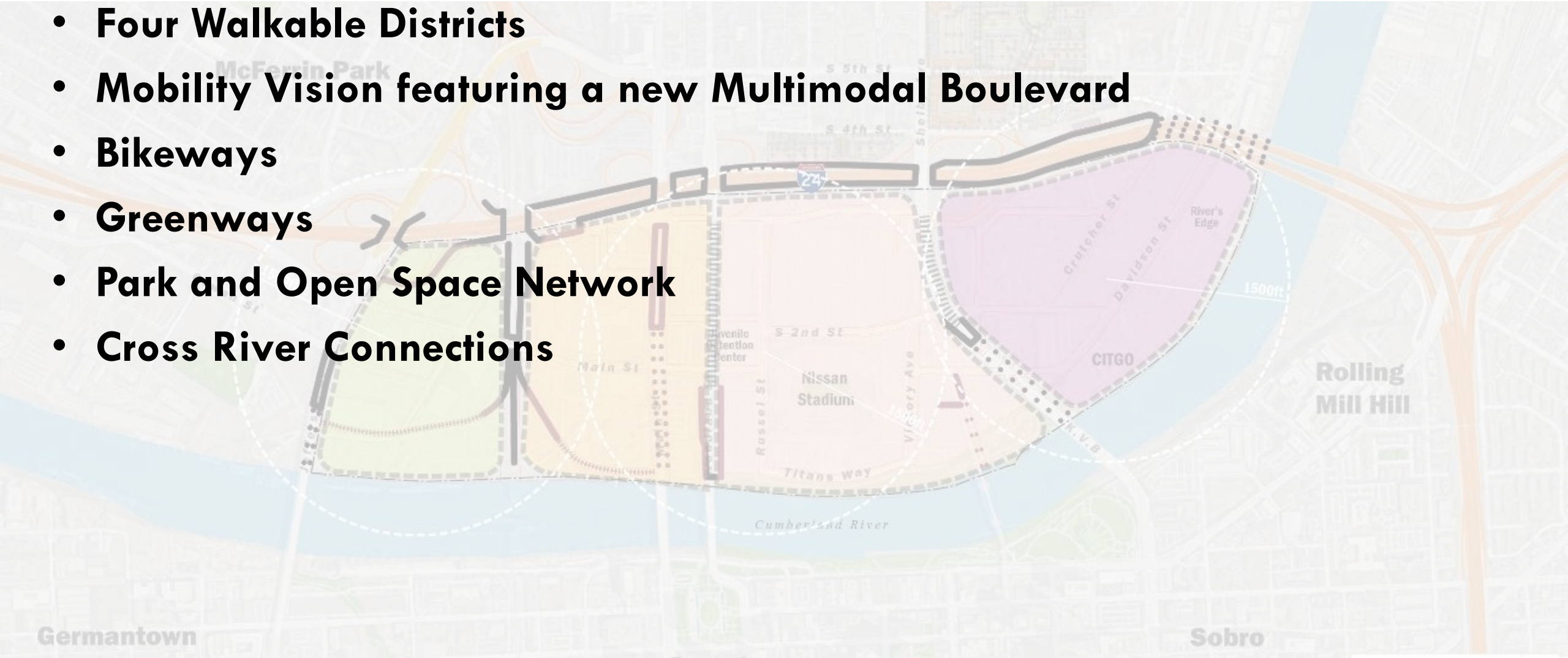


6.5
miles of streets

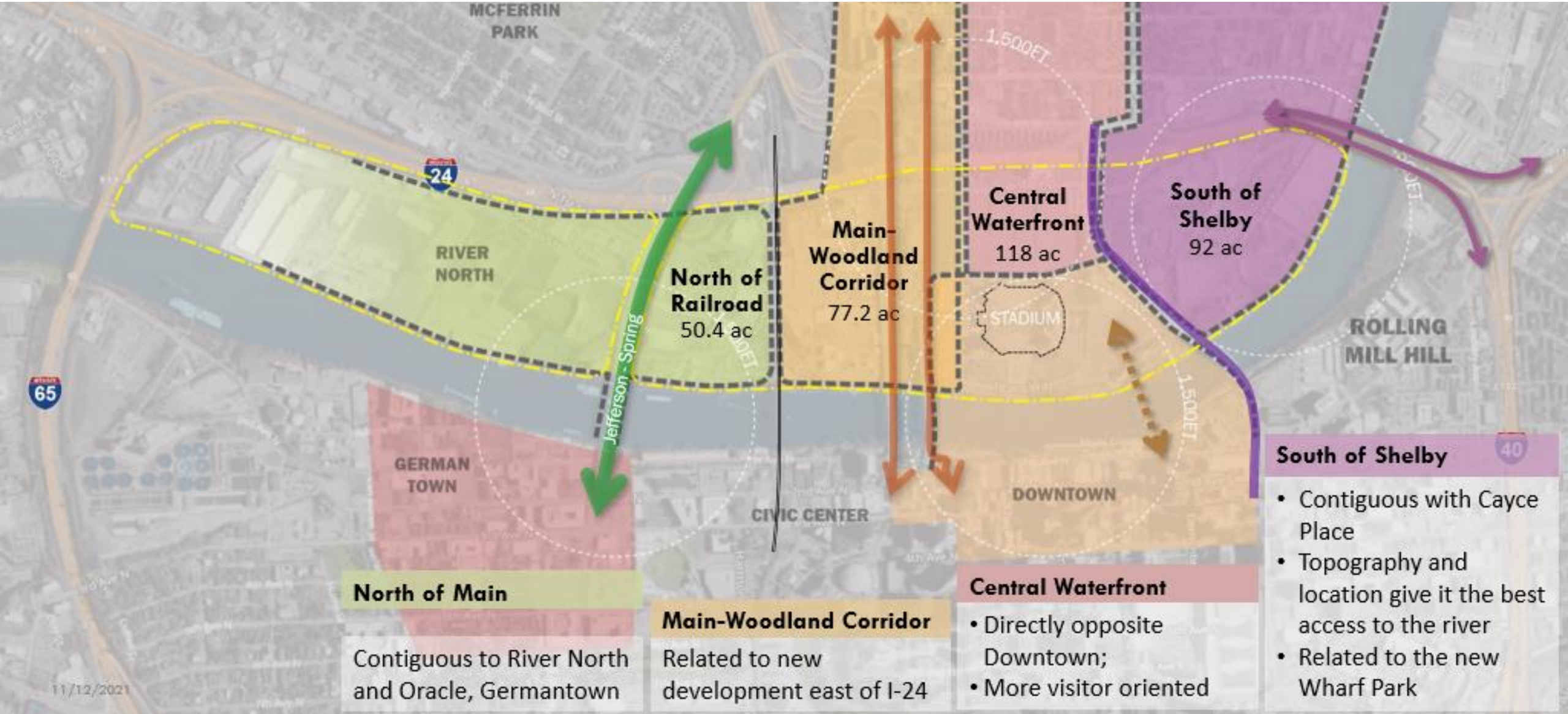


Conceptual Framework

- **Four Walkable Districts**
- **Mobility Vision featuring a new Multimodal Boulevard**
- **Bikeways**
- **Greenways**
- **Park and Open Space Network**
- **Cross River Connections**



4 Districts and Adjacencies



North of Main

Contiguous to River North and Oracle, Germantown

Main-Woodland Corridor

Related to new development east of I-24

Central Waterfront

- Directly opposite Downtown;
- More visitor oriented

South of Shelby

- Contiguous with Cayce Place
- Topography and location give it the best access to the river
- Related to the new Wharf Park

- **'Green Streets'** using streetscape to help manage stormwater while beautifying the neighborhood
- Walkable, multimodal, **pedestrian-oriented residential streets**



PUBLIC REVIEW CONCEPT

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EMERGING CONCEPTS FOR PUBLIC REVIEW



Mentimeter Instructions

- During this section, there will be several questions posed to the audience.
- Please use your phone or computer to log in to [menti.com](https://www.menti.com) using the following code: **2467 8684**
- The feedback you provide will help us refine the emerging ideas that we are presenting tonight.
- Tonight is the first reveal of concepts, there will be plenty of opportunities for feedback.
- Paper copies are available, please ask a staff member.



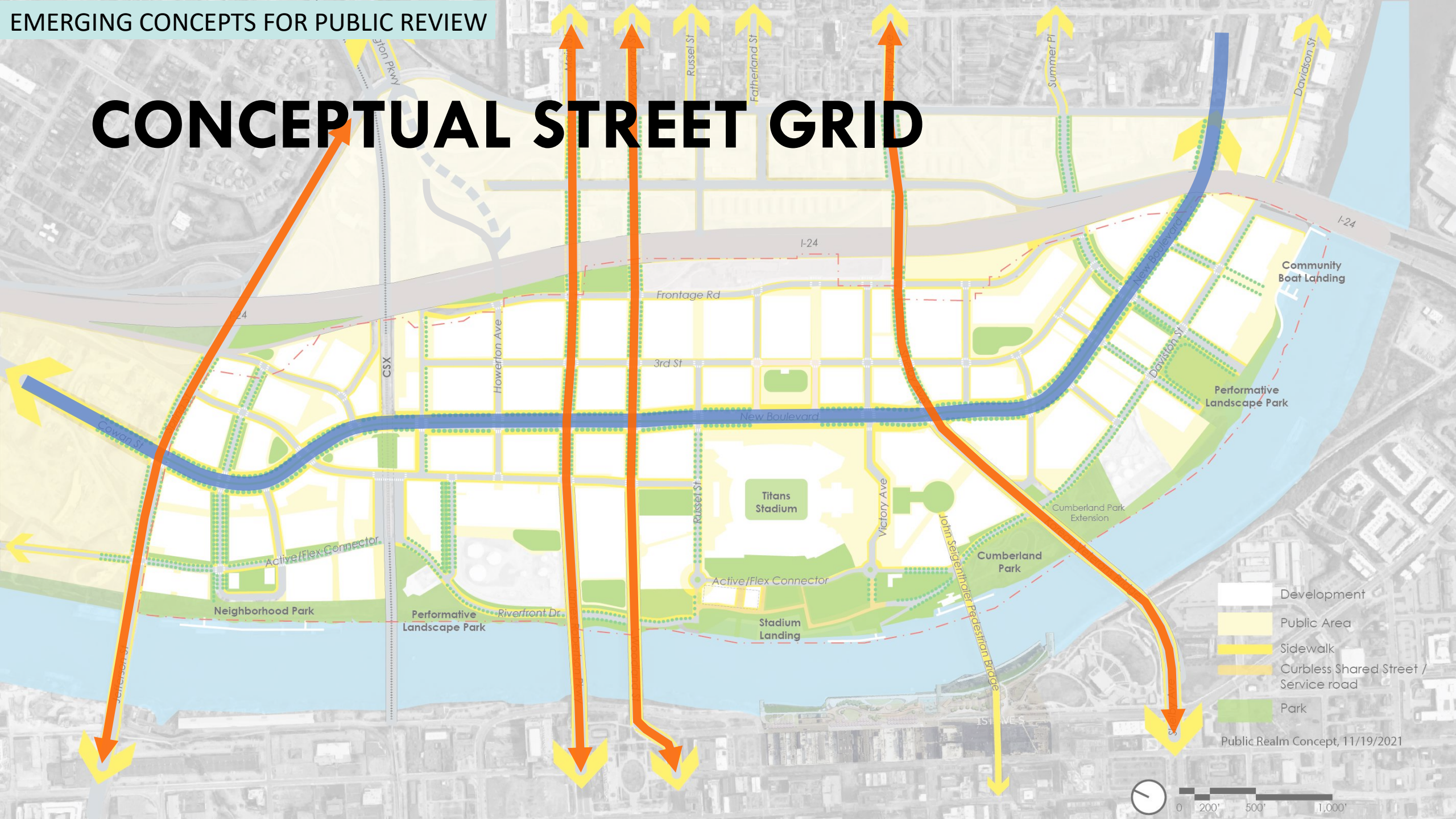
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EMERGING CONCEPTS FOR PUBLIC REVIEW

MULTIMODAL BOULEVARD



CONCEPTUAL STREET GRID



MULTIMODAL BOULEVARD

- High Quality Public Realm creates accessibility for all and value for new development



Maine Avenue, Washington DC

Maine Avenue, Washington DC



Maine Avenue, Washington DC



EXISTING CONDITION



S 2ND ST, Nashville TN

PUBLIC REVIEW CONCEPT

- **Primary north-south multimodal corridor to manage circulation**
- **Broad sidewalks to support ground level commercial activity and a vibrant pedestrian-oriented street**



Mentimeter Question

- **In terms of connectivity, do you think the conceptual street grid and multimodal boulevard are an improvement over the existing conditions?**

- **What elements are missing from this sketch?**

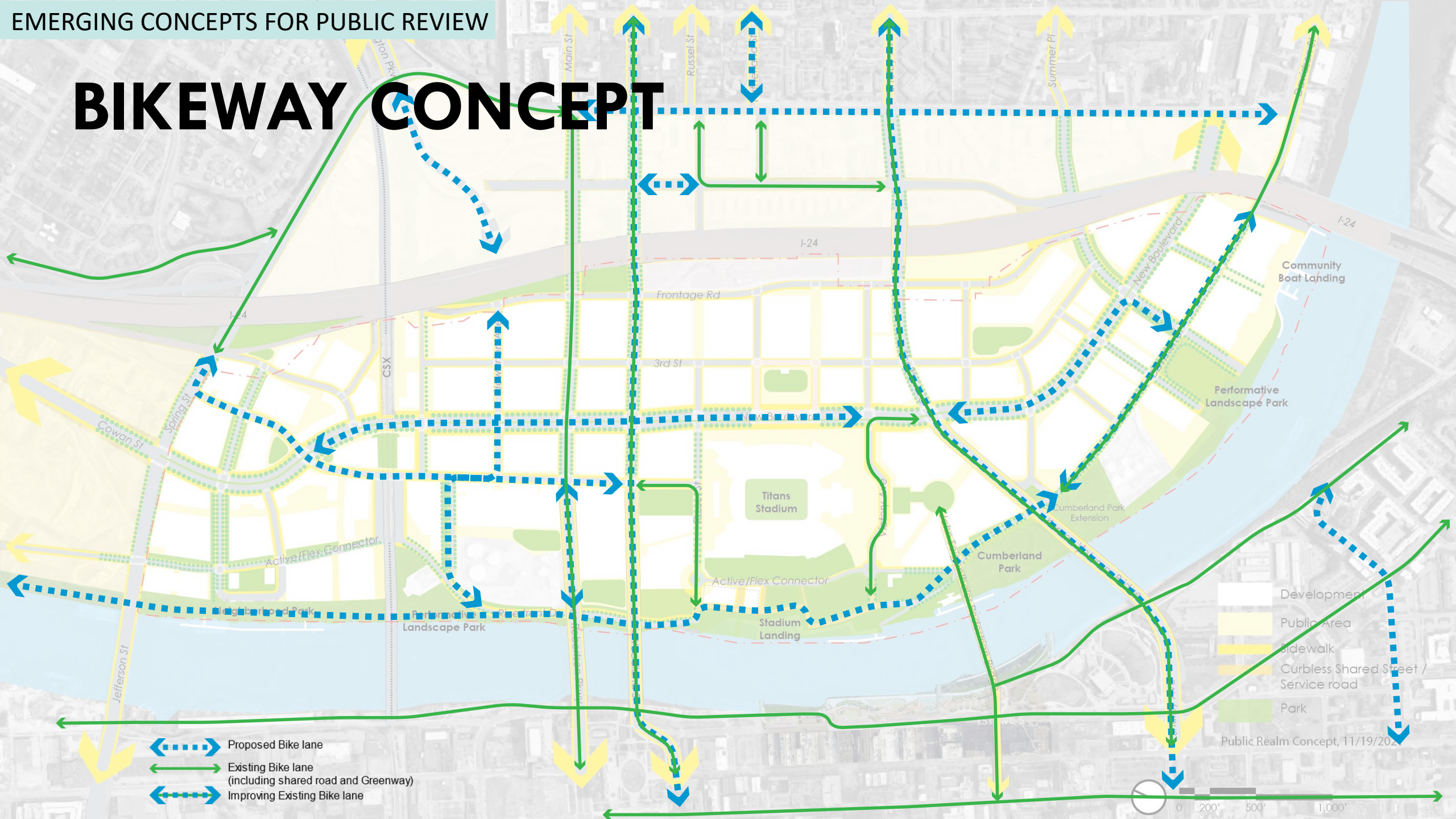
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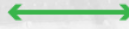

EMERGING CONCEPTS FOR PUBLIC REVIEW



BIKEWAYS



BIKEWAY CONCEPT

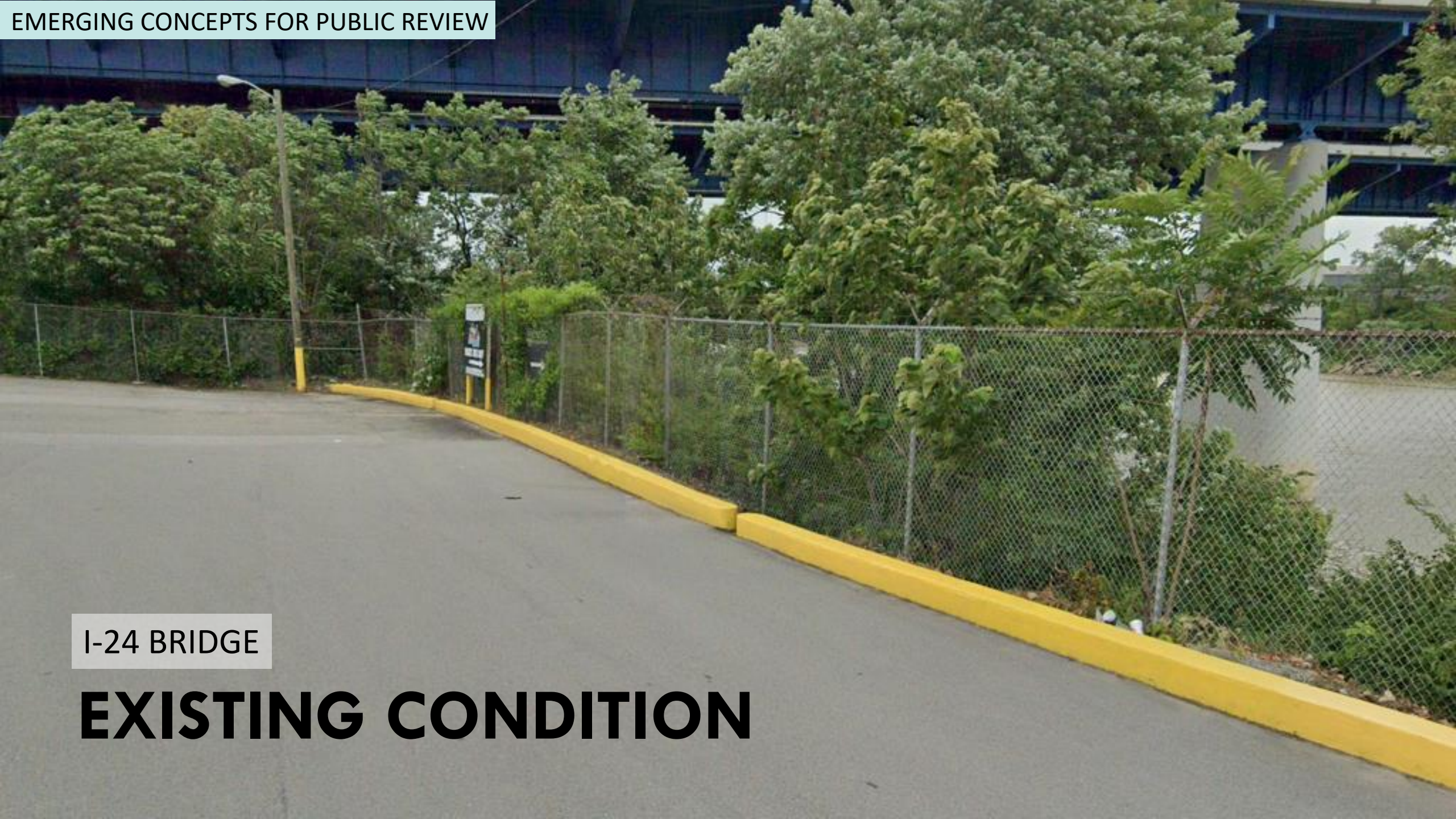


-  Proposed Bike lane
-  Existing Bike lane (including shared road and Greenway)
-  Improving Existing Bike lane

-  Development
-  Public Area
-  Sidewalk
-  Curbless Shared Street / Service road
-  Park

Public Realm Concept, 11/19/202





I-24 BRIDGE

EXISTING CONDITION

- Continuous bikeway provides an **off-road trail** for bikes and pedestrians
- Connects with the greater **Nashville Greenway plan**



PUBLIC REVIEW CONCEPT

Mentimeter Question

- **What is your preference for bike lanes on the East Bank? Choose one of the following:**
 - fully separated lanes, off vehicular streets
 - integrated into all streets as shared facilities
 - prioritized on major streets

- **What is missing from this sketch?**

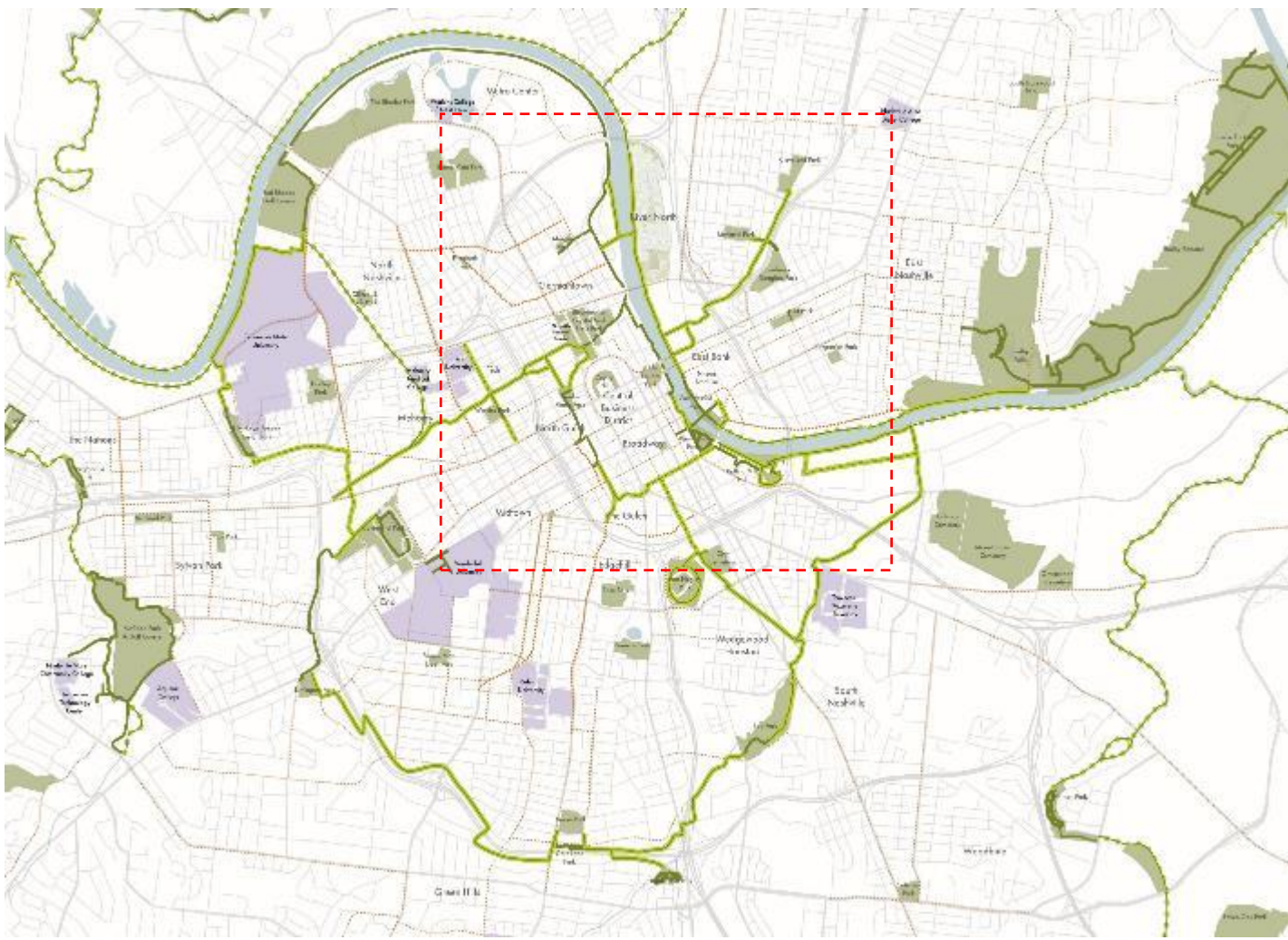
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EMERGING CONCEPTS FOR PUBLIC REVIEW

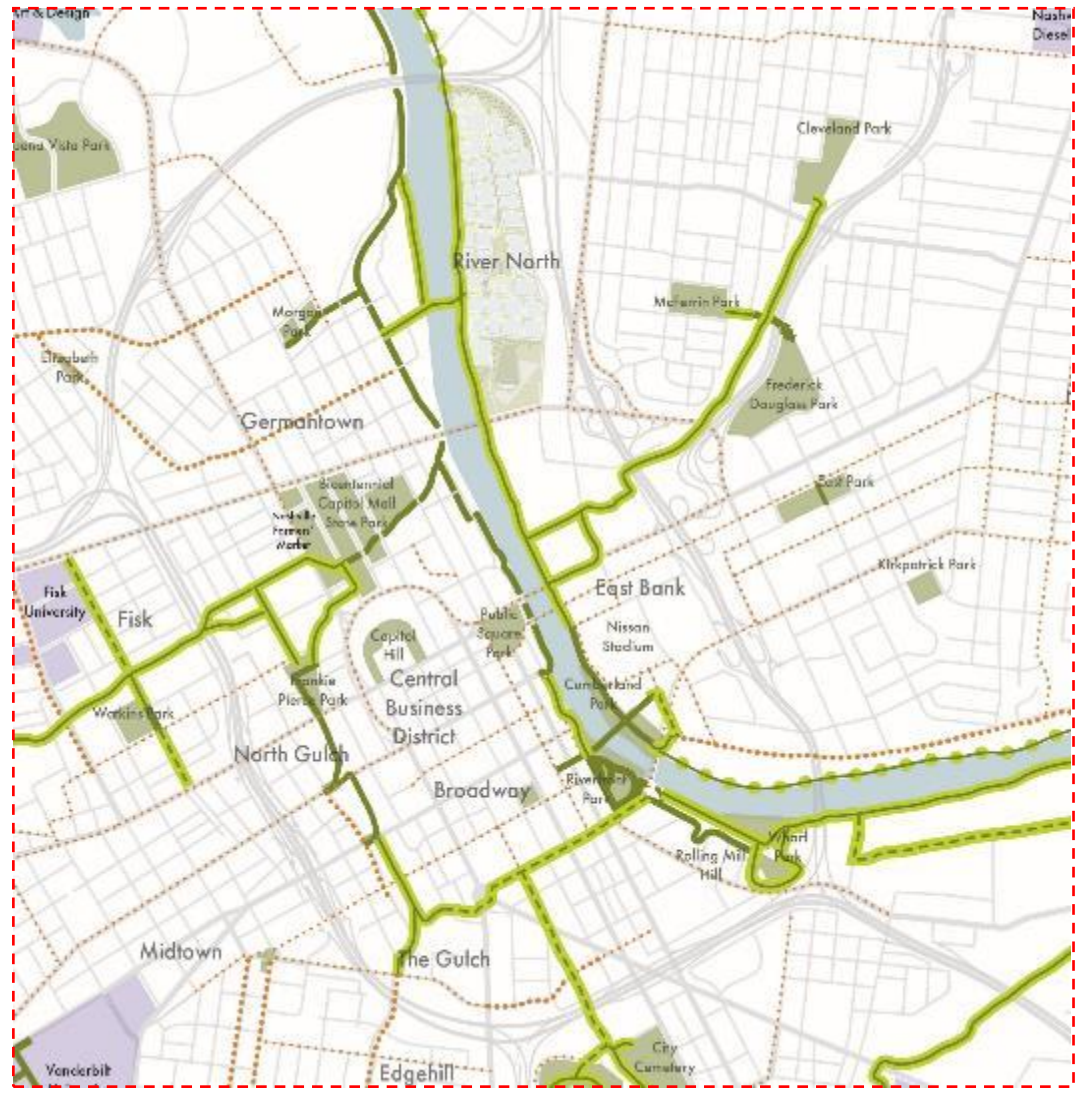
GREENWAYS



East Bank is central to our Greenway Systems



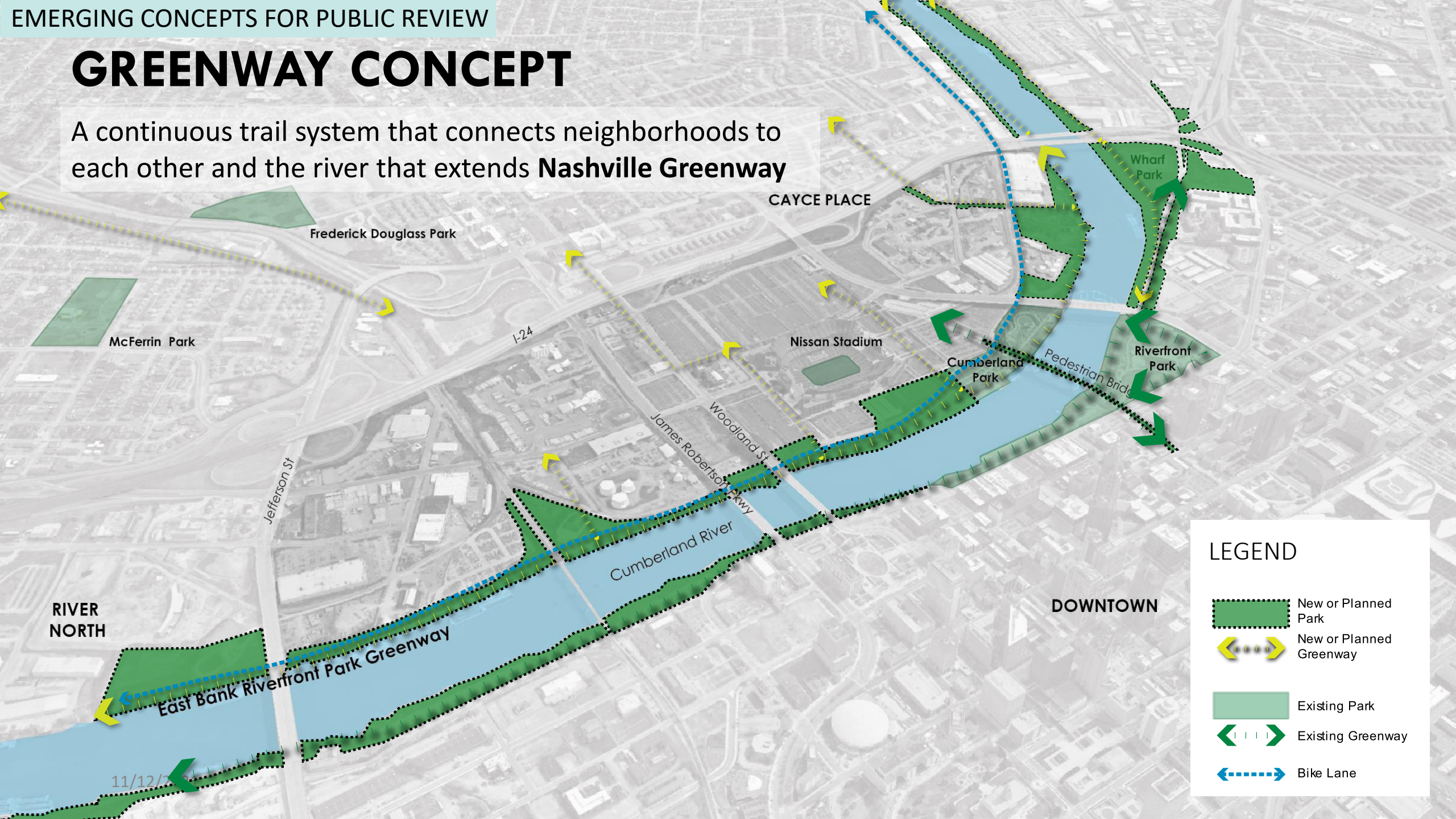
City Central Greenway Master Plan



East Bank Greenway System

GREENWAY CONCEPT

A continuous trail system that connects neighborhoods to each other and the river that extends **Nashville Greenway**



LEGEND

- New or Planned Park
- New or Planned Greenway
- Existing Park
- Existing Greenway
- Bike Lane

Mentimeter Question

- **Would having a greenway system that connected various parks and destinations throughout River North, East Bank, Downtown, and Shelby Park encourage you to use the greenway system more often?**
- **Is there a route/destination not shown on the greenway concept map that should be included?**

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EMERGING CONCEPTS FOR PUBLIC REVIEW

PUBLIC OPEN SPACES AND RIVERFRONT



bordeaux

haynes
trinity

inglewood

cleveland
park

**EMERGING
CONCEPTS FOR
PUBLIC REVIEW**

**PUBLIC OPEN SPACES AND
RIVERFRONT**

mcFerrin
park

eastwood

10th
nashville

river
north

five
points

east
end

east
bank

donelson

cayce
place

downtown

sobro

napier

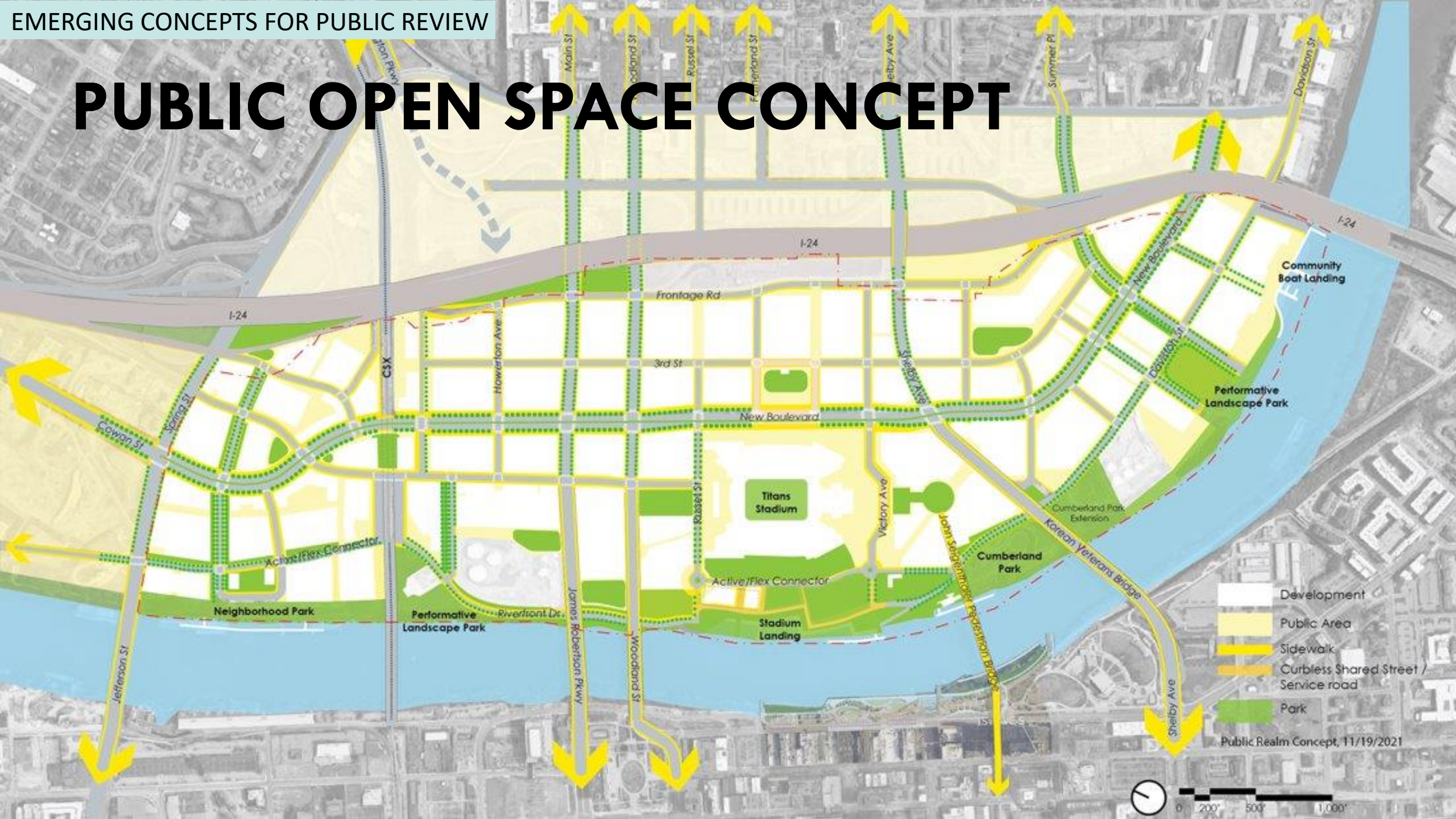
midtown

fisk/
meharry

the nations

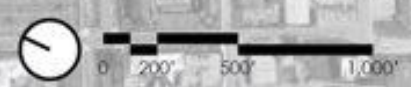
sylvan park

PUBLIC OPEN SPACE CONCEPT



- Development
- Public Area
- Sidewalk
- Curbless Shared Street / Service road
- Park

Public Realm Concept, 11/19/2021



Riverfront Landing



Chattanooga, TN

Neighborhood Park



Performative Landscape Park



- *New places for residents to gather along the water's edge*
- Incorporates *resilient landscape features* to help 'make room for the river' and *manage flooding*
- Provides new *opportunities for Nashvillians to engage with the Cumberland River*



REPRESENTATIVE CONCEPT FOR RIVERFRONT PARK

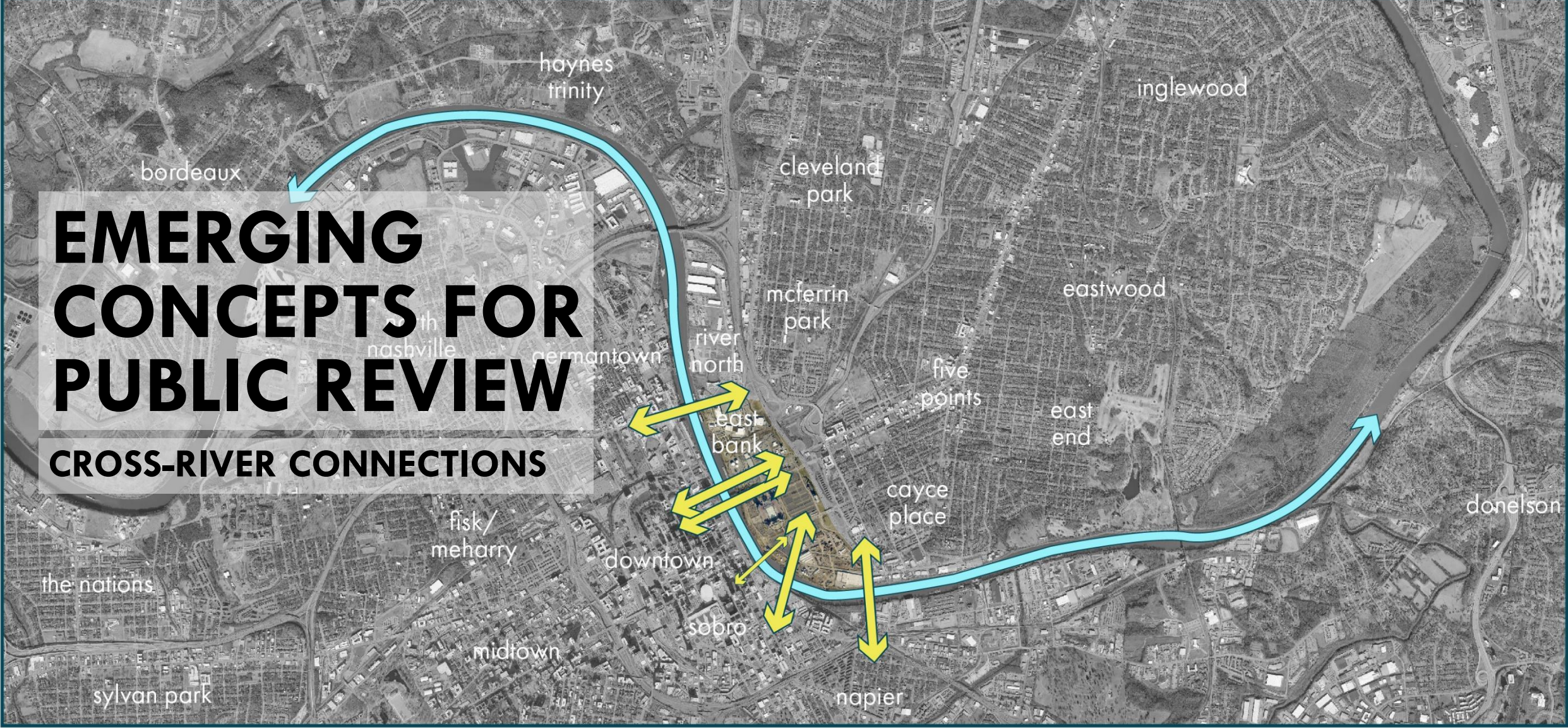
Mentimeter Question

- **Do you like the concept shown of a publicly accessible riverfront along the East Bank?**
- **Which type of public open space are you most looking forward to seeing come to fruition? (neighborhood park, performative landscape park, riverfront landing, public plaza, etc)**
- **What is missing from this sketch?**

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EMERGING CONCEPTS FOR PUBLIC REVIEW

CROSS-RIVER CONNECTIONS



haynes
trinity

inglewood

bordeaux

cleveland
park

**EMERGING
CONCEPTS FOR
PUBLIC REVIEW**

mcferrin
park

eastwood

th
nashville

river
north

five
points

east
end

ermantown

east
bank

CROSS-RIVER CONNECTIONS

cayce
place

donelson

fisk/
meharry

downtown

sobro

napier

the nations

midtown

sylvan park



James Robertson Bridge

EXISTING CONDITION

Concepts for Pedestrian and Bike Access on Bridges



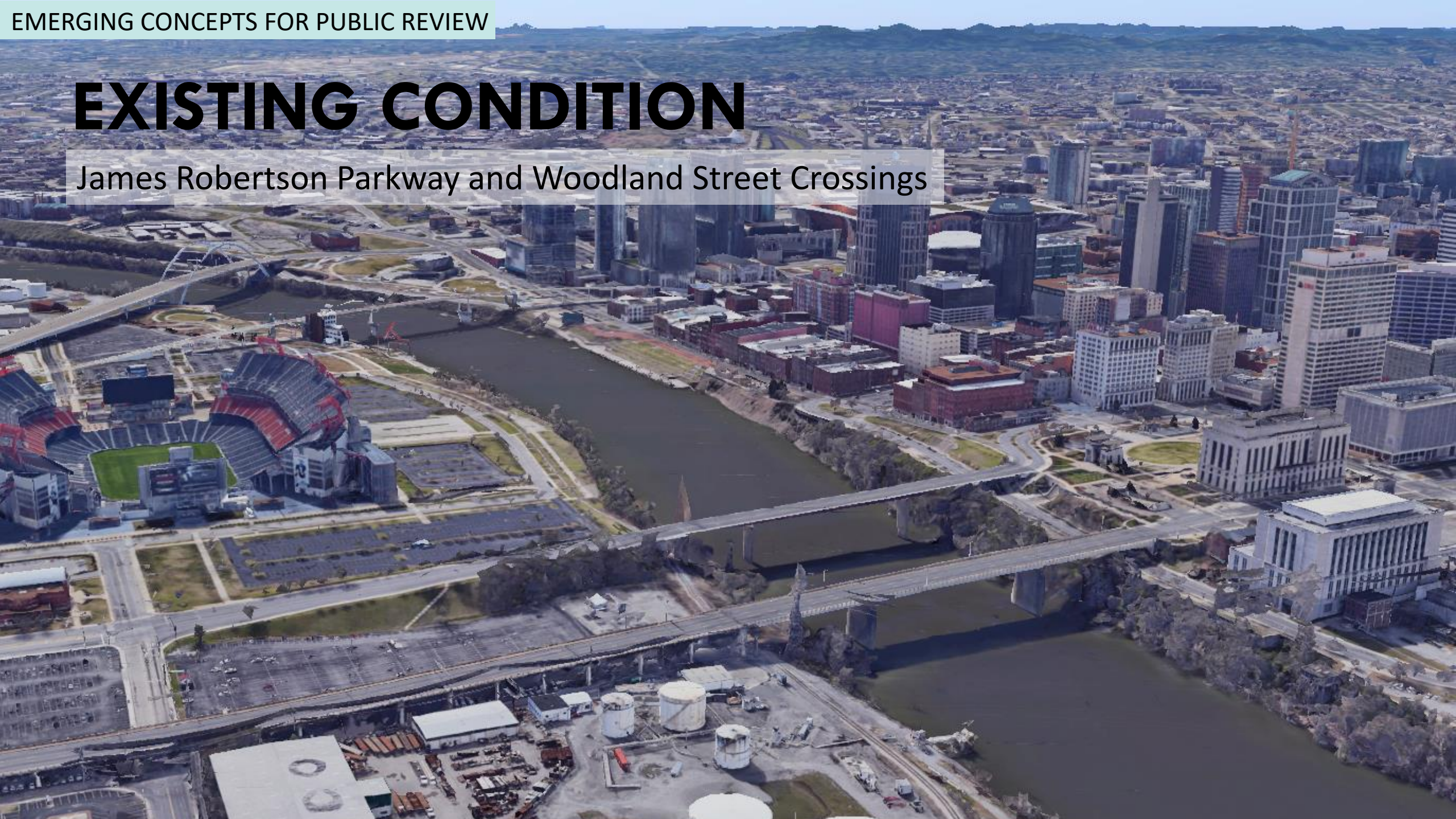
Longfellow Bridge, Boston



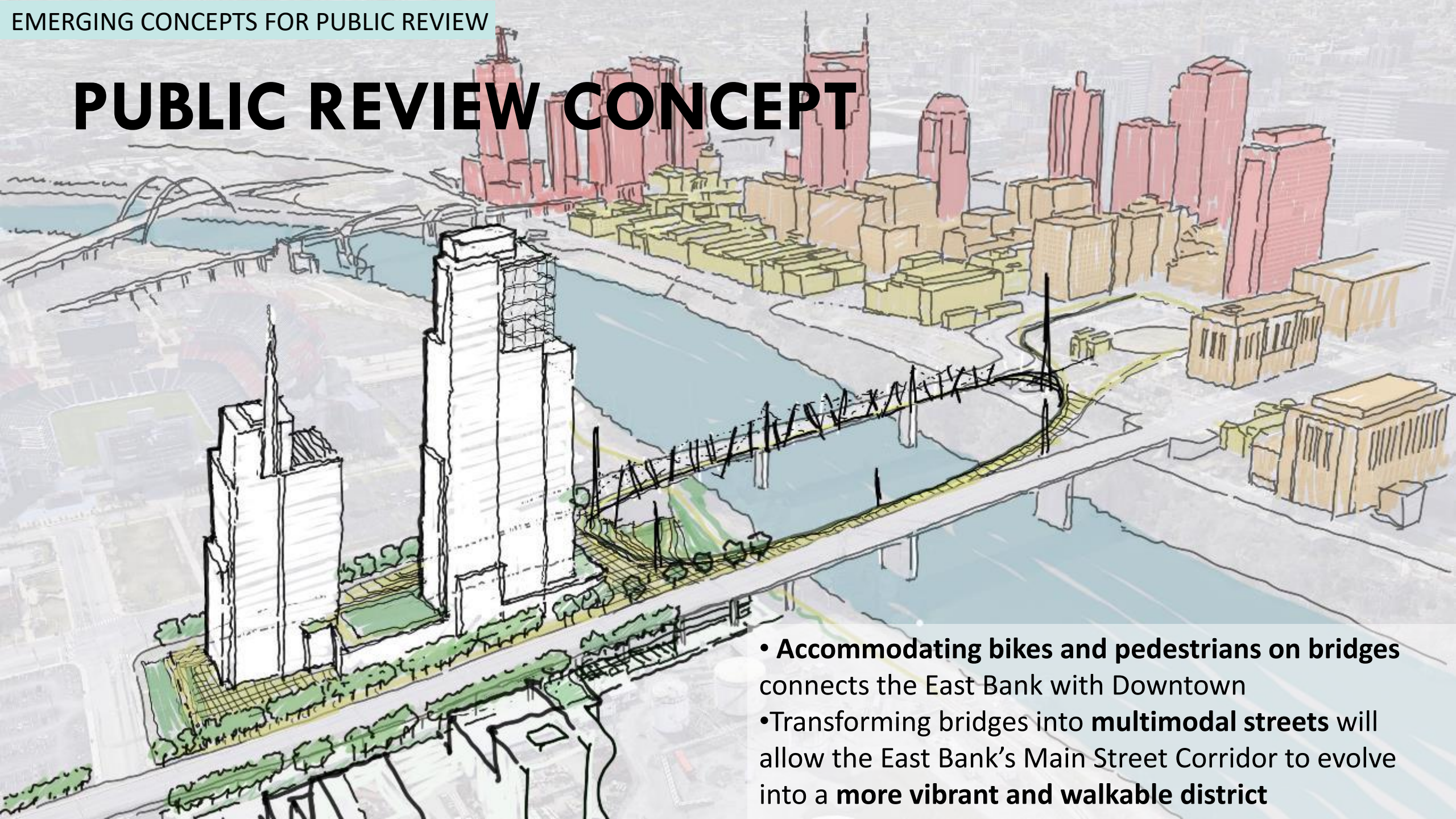
Tower Bridge, Sacramento

EXISTING CONDITION

James Robertson Parkway and Woodland Street Crossings



PUBLIC REVIEW CONCEPT



- **Accommodating bikes and pedestrians on bridges** connects the East Bank with Downtown
- Transforming bridges into **multimodal streets** will allow the East Bank's Main Street Corridor to evolve into a **more vibrant and walkable district**

Mentimeter Question

- **Would improved bike/pedestrian facilities on the James Robertson or Woodland bridges encourage you to travel between East Bank and downtown?**
- **What do you think of the concept of having new buildings between the bridges, that use the area below for parking?**

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EMERGING CONCEPTS FOR PUBLIC REVIEW

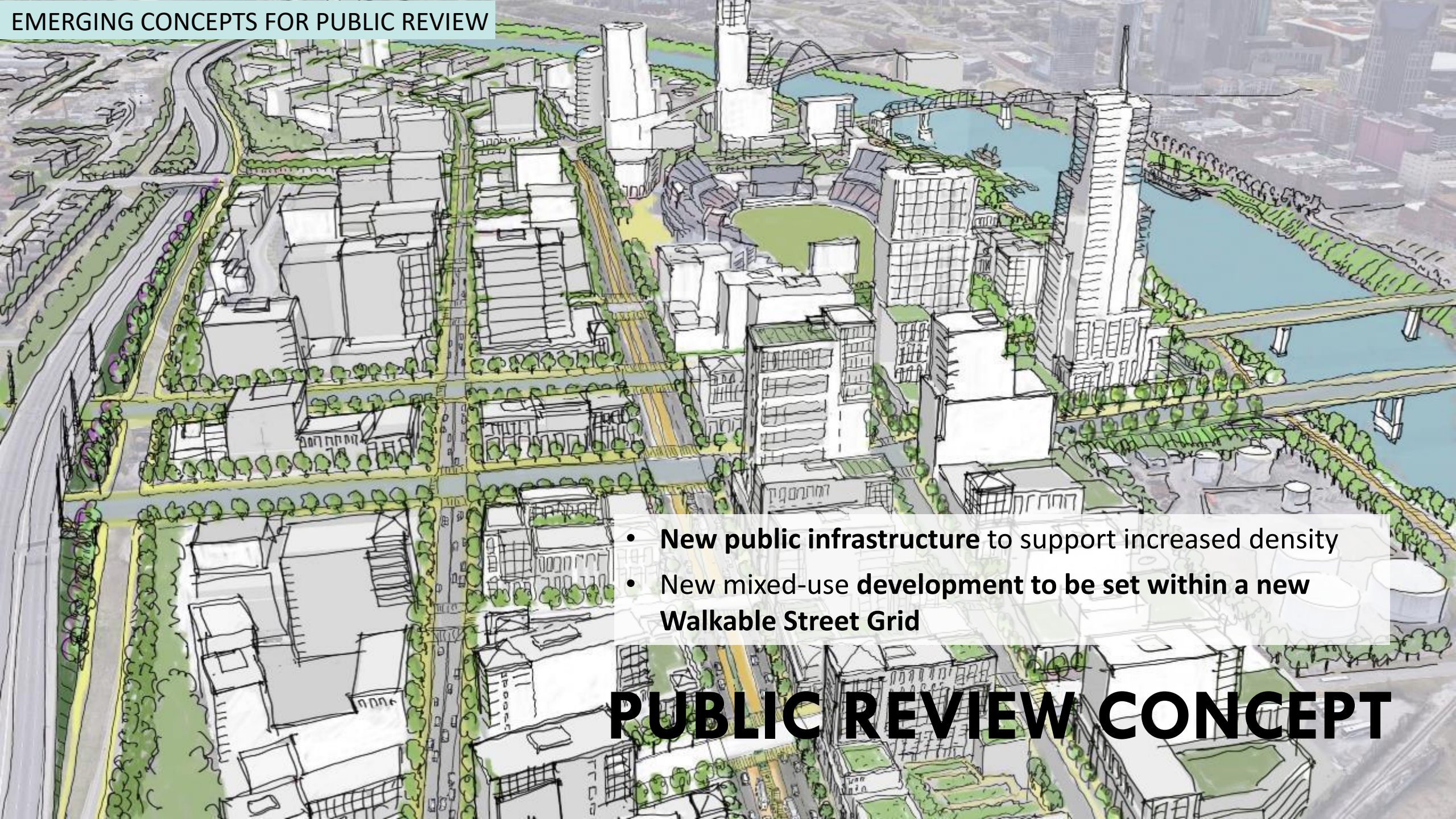
AN OVERALL VISION





EAST BANK

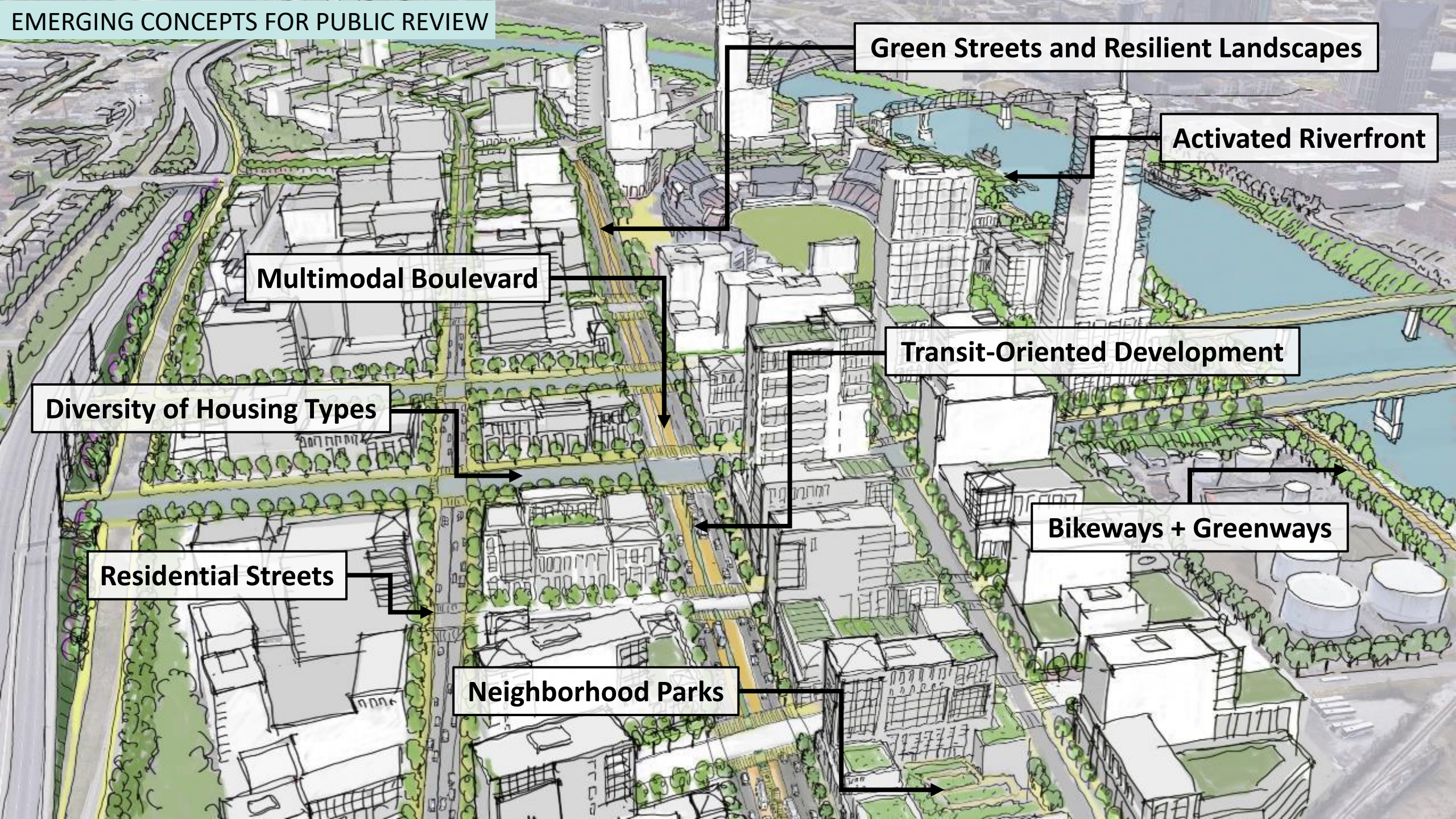
EXISTING CONDITION



- **New public infrastructure to support increased density**
- **New mixed-use development to be set within a new Walkable Street Grid**

PUBLIC REVIEW CONCEPT

EMERGING CONCEPTS FOR PUBLIC REVIEW



Green Streets and Resilient Landscapes

Activated Riverfront

Multimodal Boulevard

Transit-Oriented Development

Diversity of Housing Types

Bikeways + Greenways

Residential Streets

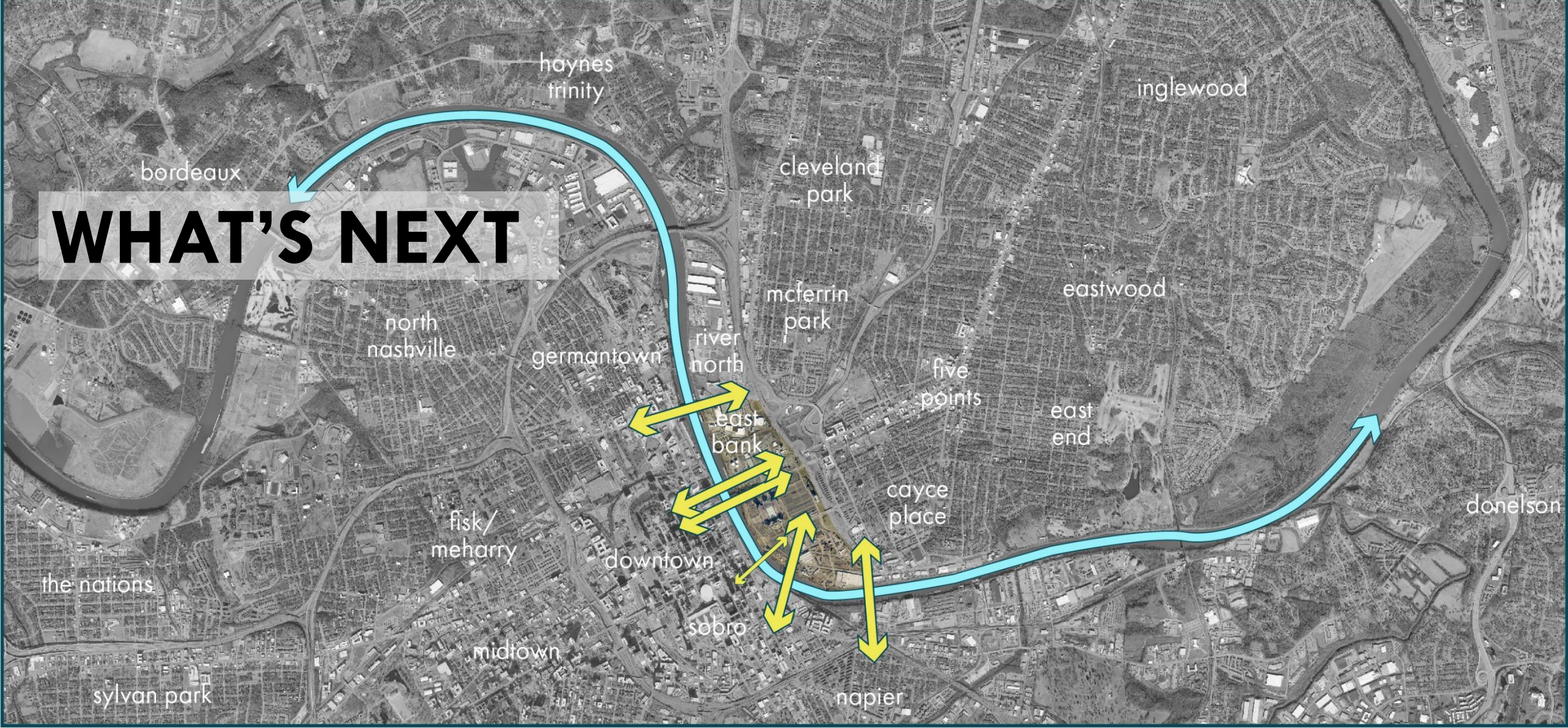
Neighborhood Parks

Mentimeter Question

- **Do you feel that the concepts shown tonight are on the right track?**
- **Of the concepts shown tonight, which ones seem most exciting to you?
Select two.**
- **What is missing from this sketch?**

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WHAT'S NEXT



Immediate Next Steps

- Analyze tonight's feedback
- Refine the mobility framework (streets, greenways, bikeways)
- Refine the open space plan (river engagement, neighborhood parks, etc.)

Further Next Steps

- Define housing goals
- Establish flood protection and sustainability standards
- Explore site specific opportunities including bridges and utility locations
- Review development applications

Community Q & A Instructions

- We will take questions, alternating between a question from the in-person audience and a question from the virtual audience (WebEx or email) to ensure equal opportunity for folks participating in different ways.
- Please raise your hand if you have a question, comment, or feedback regarding tonight's presentation. We will come to you.
- On WebEx, type your question in the chat.
- Please try not to repeat a question if it's already been asked and be succinct!

Community Q & A Panel

Lucy Kempf

Executive Director of the Metro Nashville Planning Department

Anna Grider

Planner with the Metro Nashville Planning Department

Council Member Brett Withers

Metro Council District 6

Council Member Sean Parker

Metro Council District 5

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