



# WEST TRINITY/KATIE HILL/HAYNES

WORK IN PROGRESS PRESENTATION

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Thursday, November 16, 2017



# Thank you

Born Again Church

Steering Committee

Community Stakeholders and Participants (183)



# Tonight's Presentation

- Why We're Here
- Project Process
- What We Heard
- Next Steps
- Station Participation

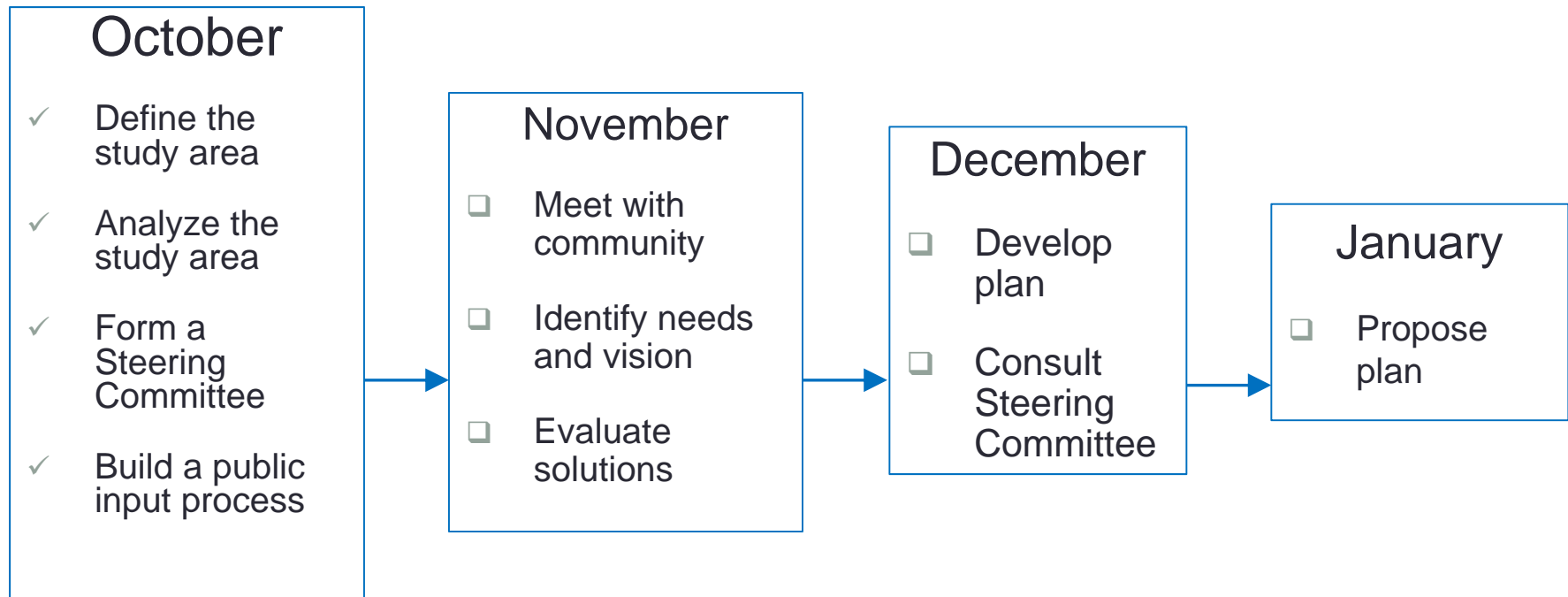
# Why are we here?

Report the vision, ideas, and expectations we collected for the future of West Trinity/Katie Hill/Haynes





# Project Process



Check out the website for project information and important dates:  
**[WestTrinityStudy.nashville.gov](http://WestTrinityStudy.nashville.gov)**

# Charrette Schedule

**Visioning Session**  
Identify big ideas and goals

**Open Design Studio**  
Identify needs and solutions

**Public Presentation**  
Report back to community

	Monday 11/13	Tuesday 11/14	Wednesday 11/15	Thursday 11/16
8:00				
9:00	Set up	Visioning Analysis	Open Design Studio	Closed Design Studio
10:00	Tour	Open Design Studio		
11:00				
12:00	Lunch Break			
1:00	Tour Recap	Open Design Studio	Open Design Studio	Closed Design Studio
2:00	Visioning preparation			
3:00				
4:00	Facilitator training	Steering Committee Meeting		
5:00	Lunch Break			
6:00	Visioning Session			Public Presentation 
7:00				

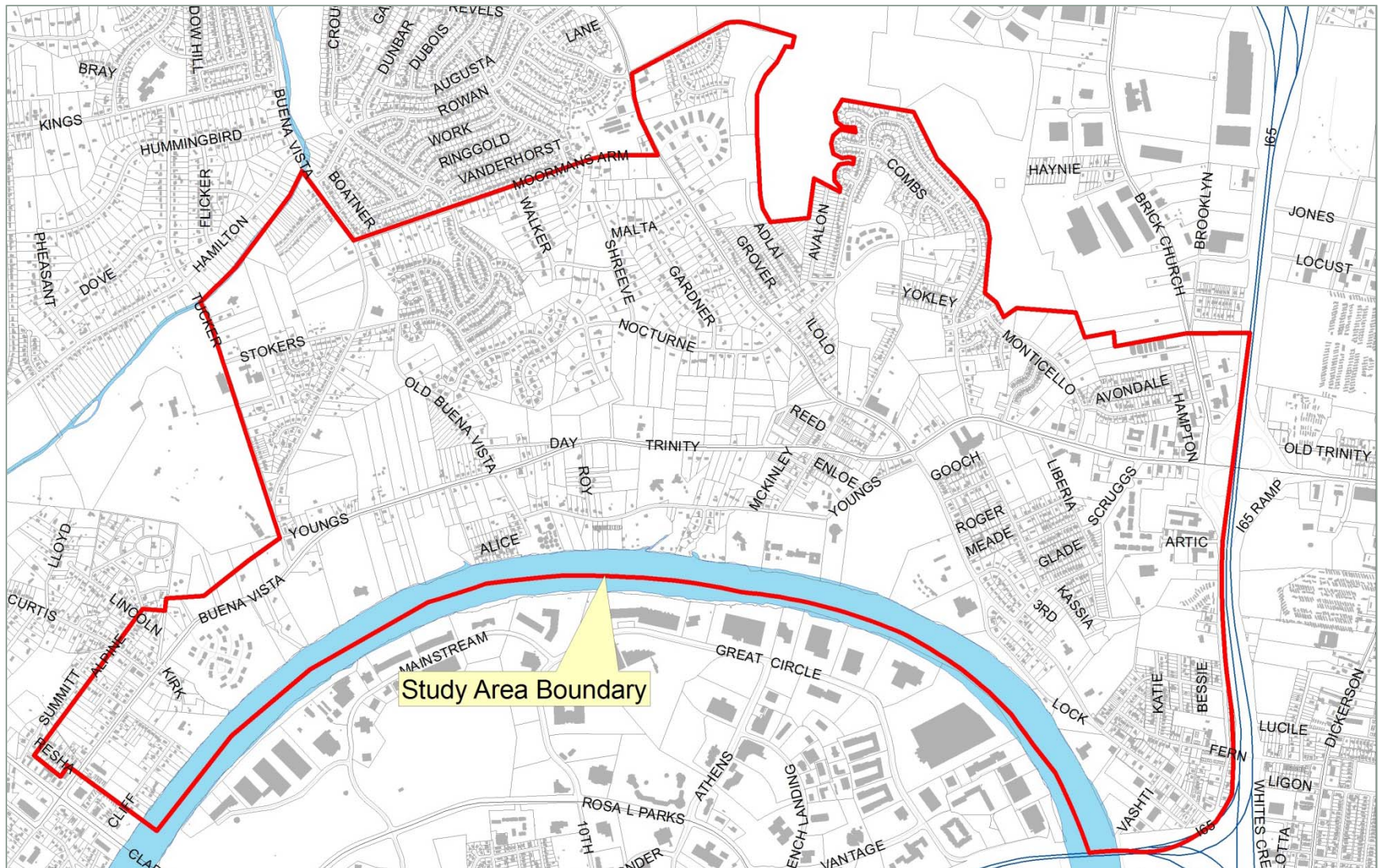
# Potential Outcomes

Plan amendment → Refinements to land use policy to guide future entitlement requests

Design scenarios → Illustrate development options based on specific sites/properties and area characteristics

Supplemental policy → Additional guidance beyond that which is provided in CCM to address unique features, characteristics, or needs of an area

# Study Area





# Visioning Exercise

Inventory of community resources

Grow, change, maintain

Future form and character



# Exercise 1 - Inventory of Community Resources

*An asset that is or can be used to improve the quality of life in a community.*

- **Place** (school, church, library, community center)
- Community **service** (health care, education, organization)
- **Business** (jobs, neighborhood services)
- **Person** (neighbor, community leader)
- **Event** (farmers market, festivals, neighborhood party)
- **Infrastructure** (sidewalks, streets, transit, utilities)
- Natural **environment** (trees, water, hills, wildlife)

# Inventory of Community Resources

*Identify existing community resources that should be preserved or enhanced.*

*Identify missing community resources.*

*Identify areas for connectivity in the study area.*

The results of this exercise tell us if there are areas that require additional attention or guidance.

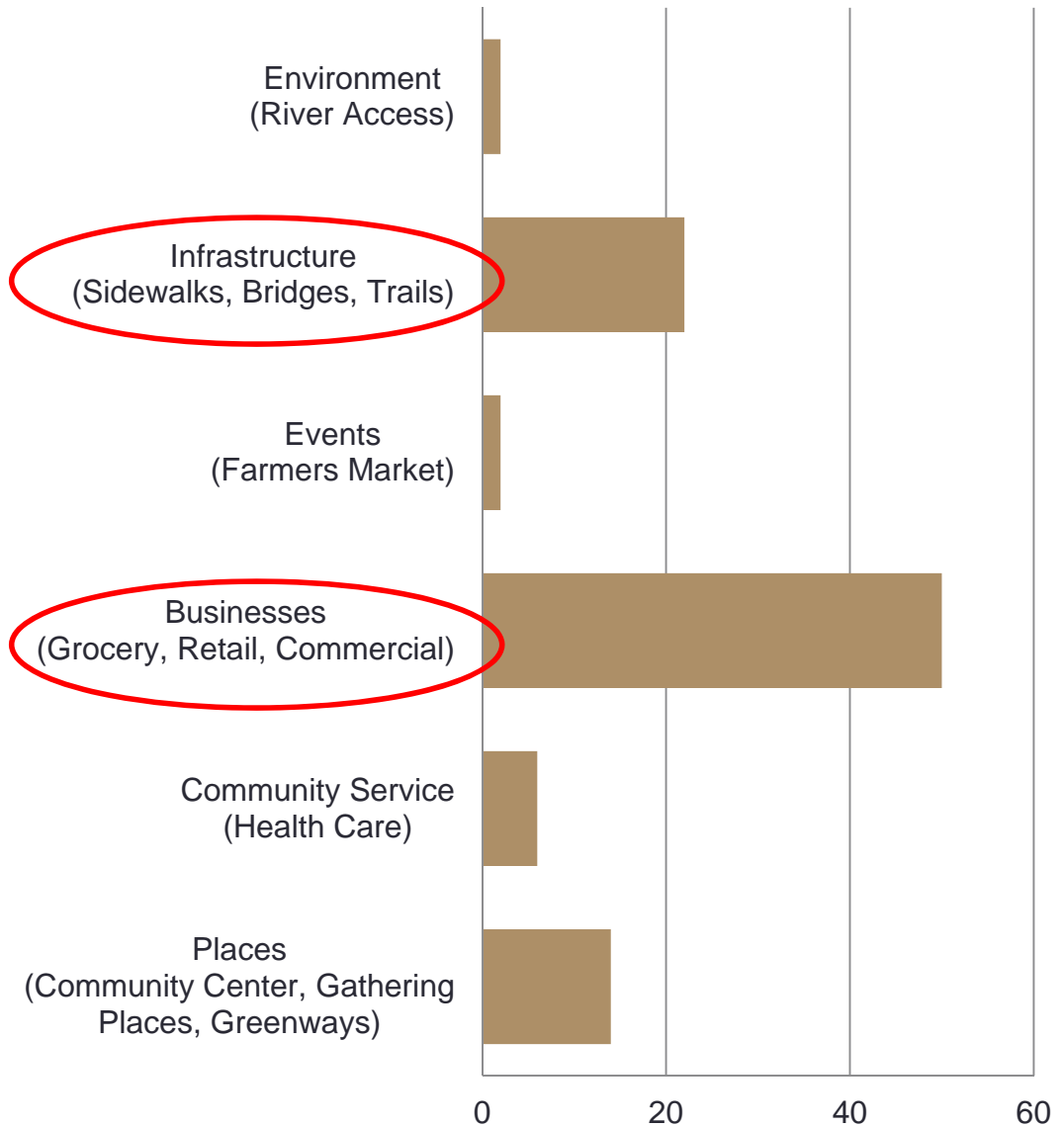




# Inventory of Community Resources

- Trinity Lane
- Local businesses
- Interstate access
- Lock One Park
- Hartman Park
- Schools
- College
- Churches
- Cumberland River
- Pages Branch
- Whites Creek
- Neighborhoods
- Engaged community
- Community garden
- Jobs
- Transit
- View of downtown
- Proximity to downtown

## Missing Community Resources



## Exercise 2 - Maintain, Change, Grow

*Identify areas on the map that should change, grow, or be maintained.*

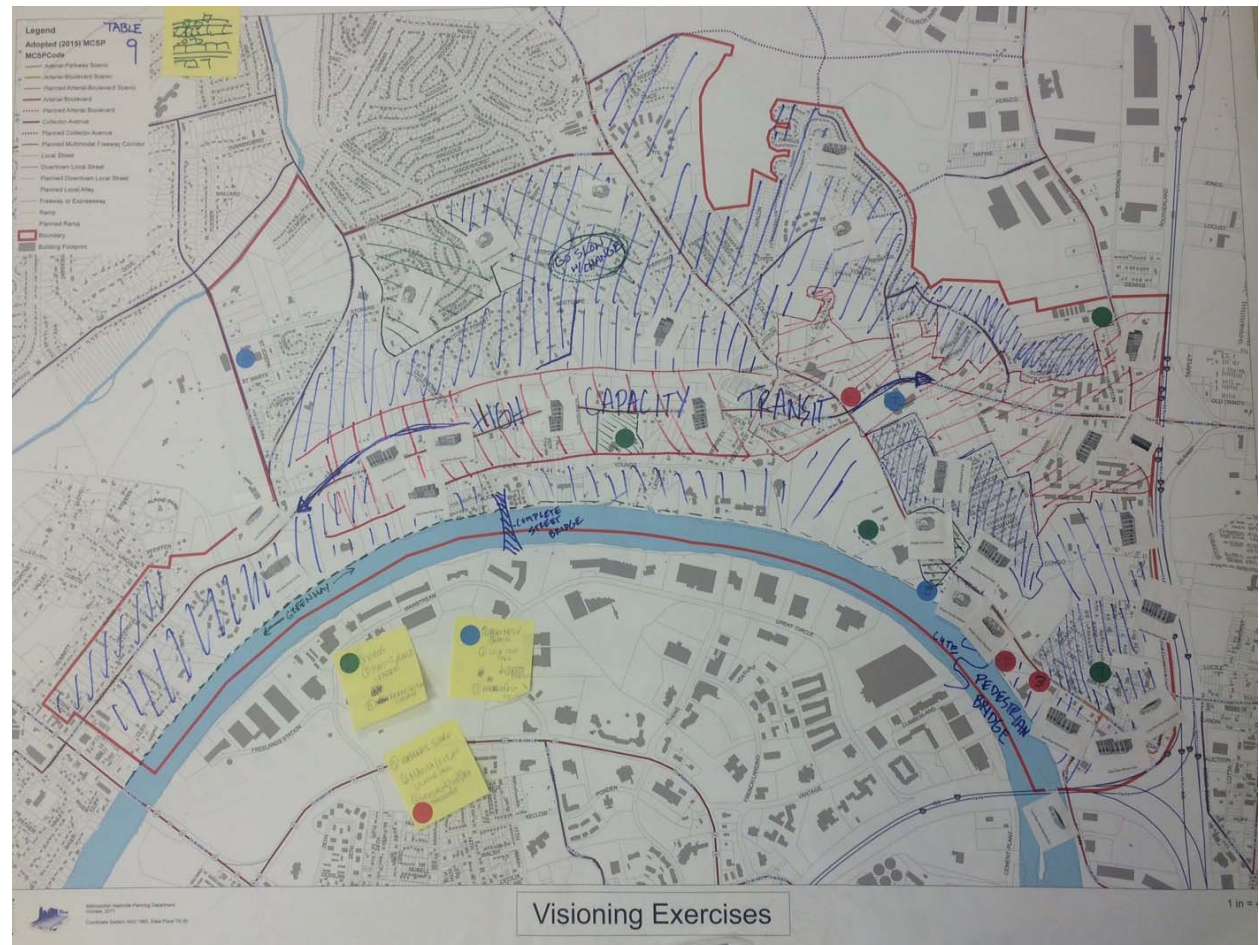
The results of this exercise tell us if the current policies should remain or be considered for an amendment.

# Maintain, Change, Grow

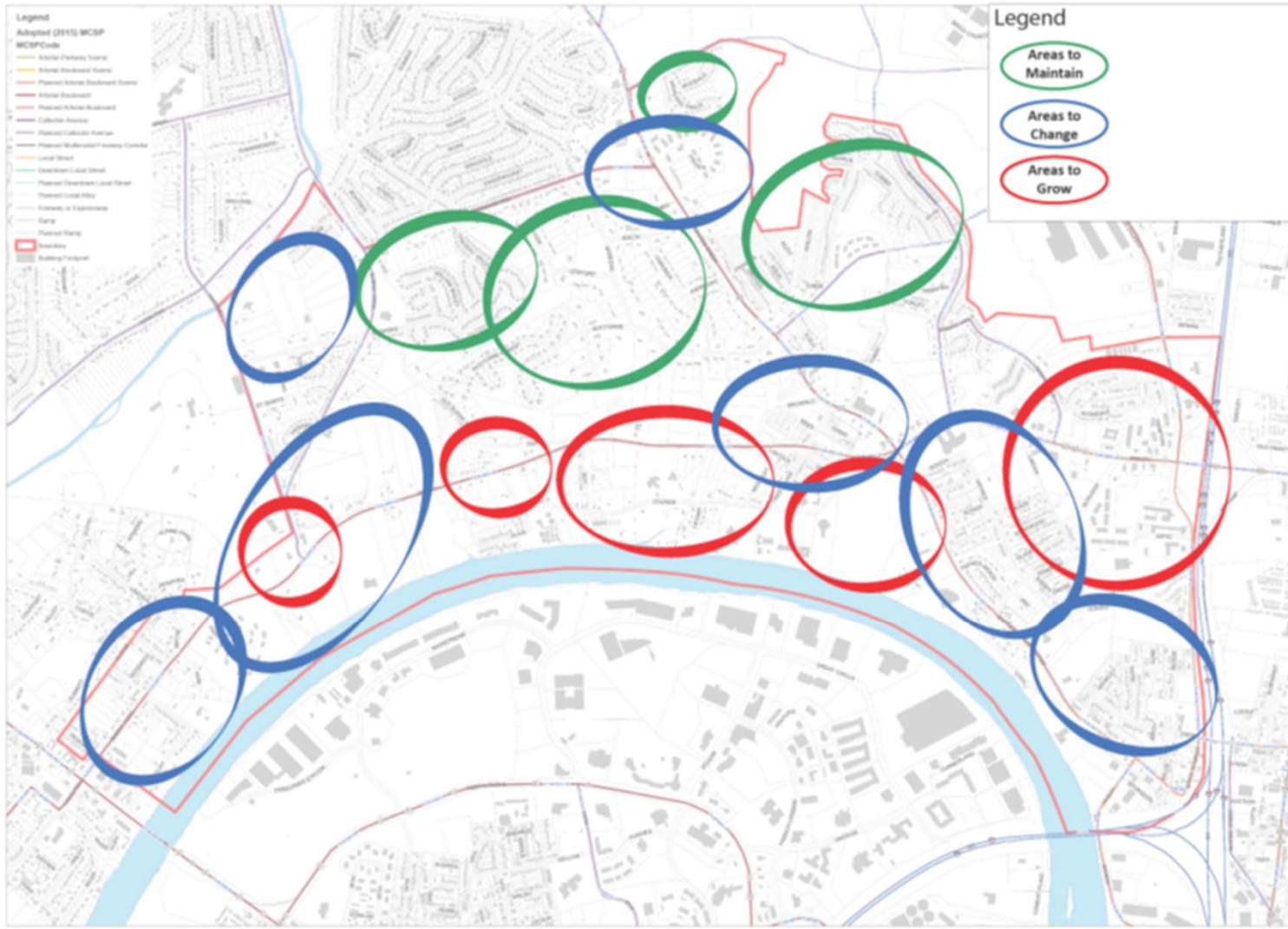
Maintain  
existing  
character

Change what's  
there with  
something a  
little different

Grow  
something new  
and intense



# Maintain, Change, Grow



## Exercise 3 - Future Form and Character

*Identify appropriate land uses and building types in areas the group identified to direct growth and change.*

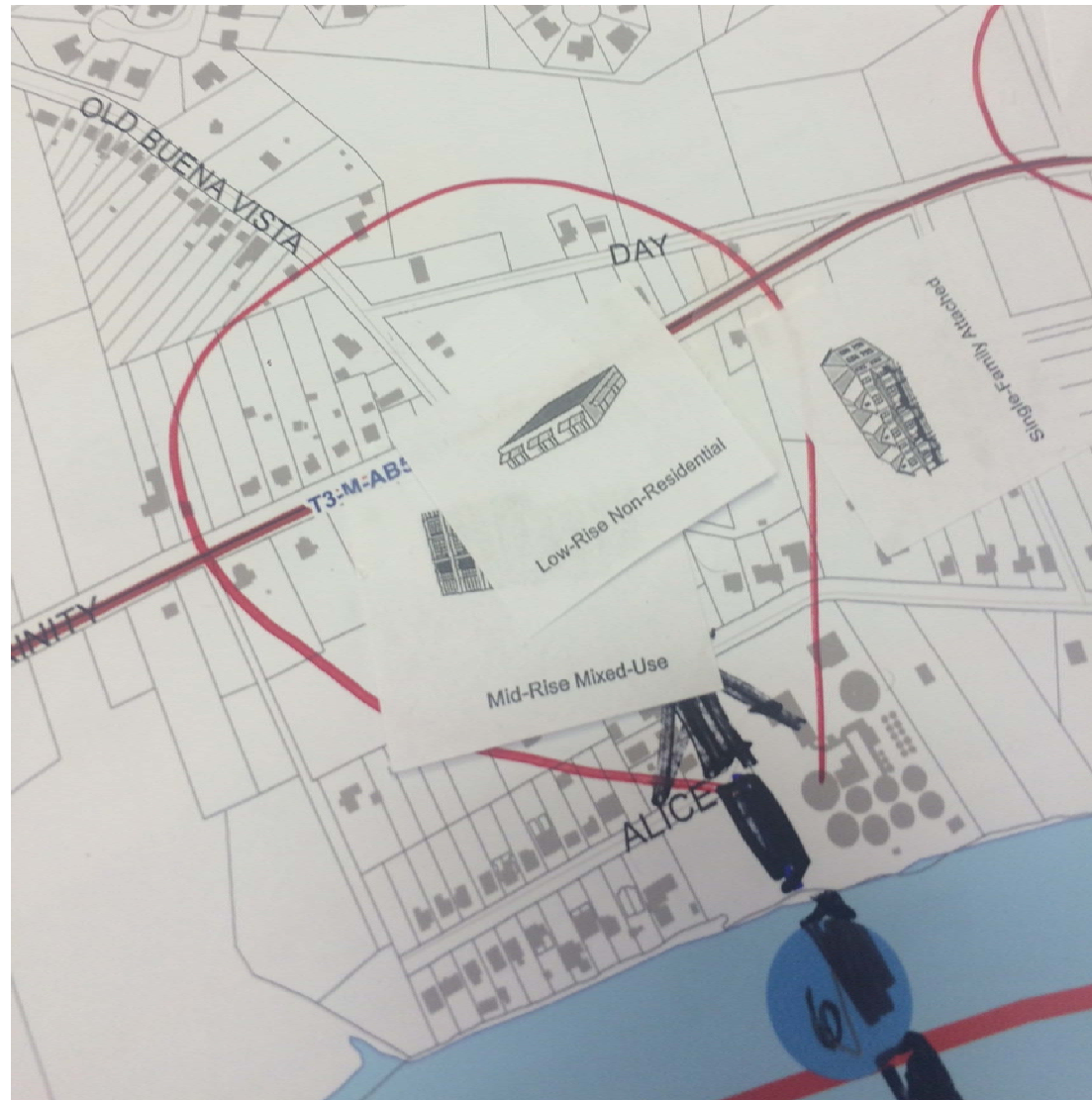
The results of this exercise give us insight into which policies should be considered if an amendment is appropriate.



# Future Form and Character

Low-rise  
Mid-rise  
High-rise

Single-family  
Multi-family  
Mixed-use  
Commercial





# Future Form and Character

- Highest intensity at gateway/interchange
- Moderate intensity along West Trinity and riverfront
- Low intensity north of West Trinity Lane for existing neighborhoods



# Summary of Visioning Exercises

- Connectivity
- Missing resources/services
- Maintain
- Change
- Growth





# Work In Progress

- Vision Statement
- Mobility Study
- Parks and Open Space Concept
- Draft Policy Map

# Vision Statement

What we are today

What we will work to be in the future



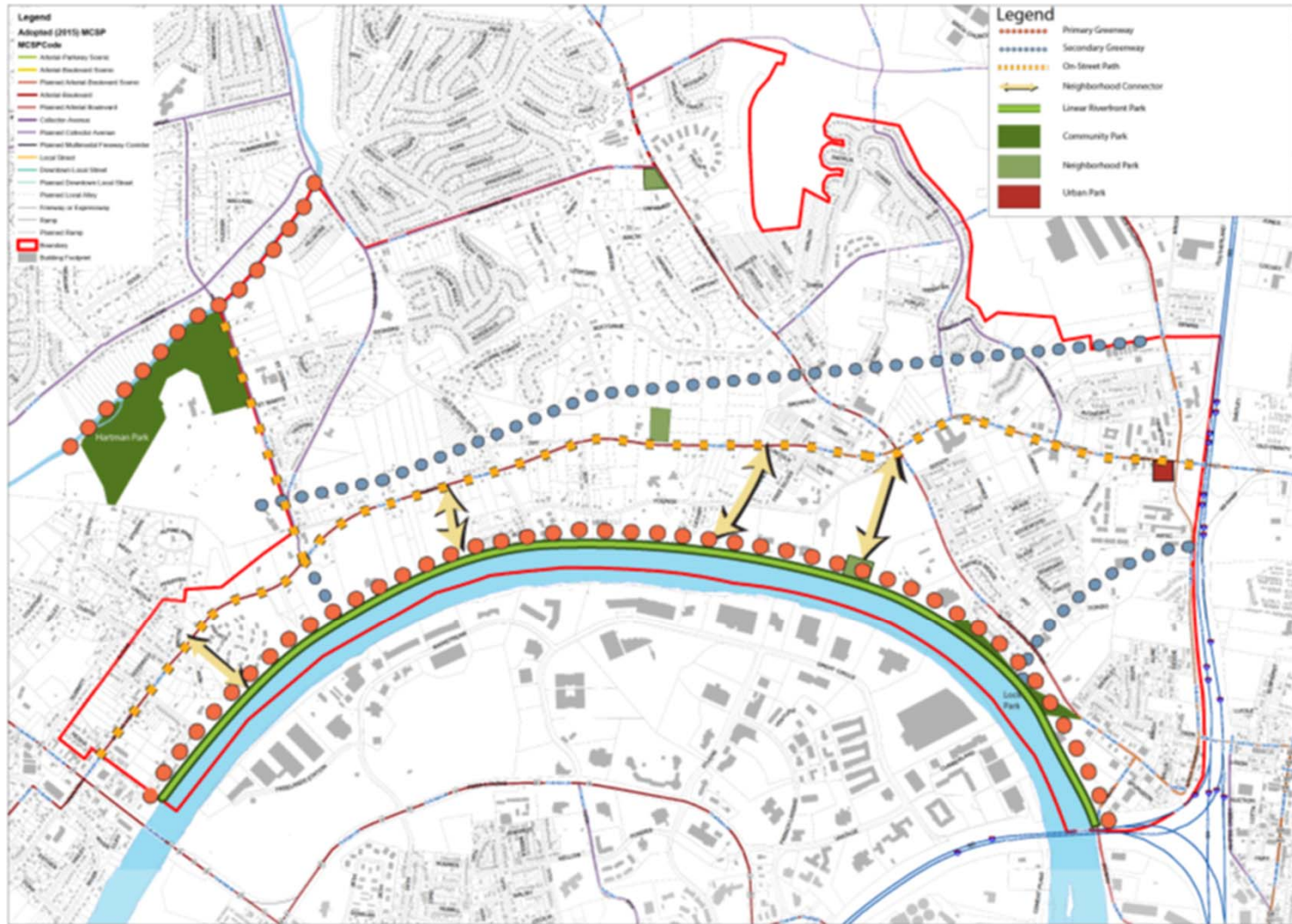
# Vision Statement

We are an engaged community of neighborhoods, institutions, and people with a rich history and great potential in Nashville. We will grow to create opportunity and choice for a diverse, multigenerational community. We will balance growth by enhancing the community's assets, such as proximity to downtown, natural environment, and social fabric with increased connectivity and resources.

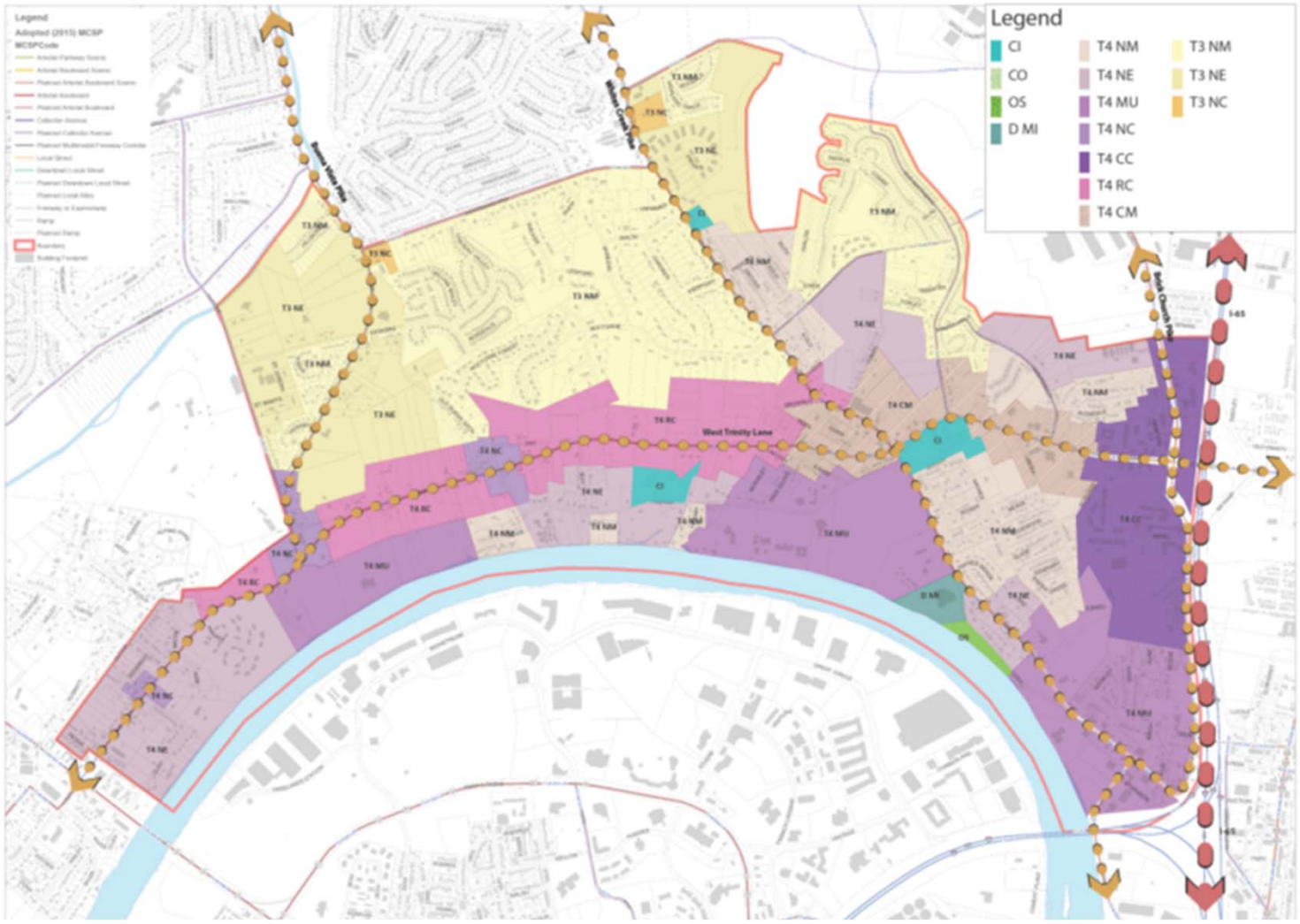




# Parks and Open Space Concept



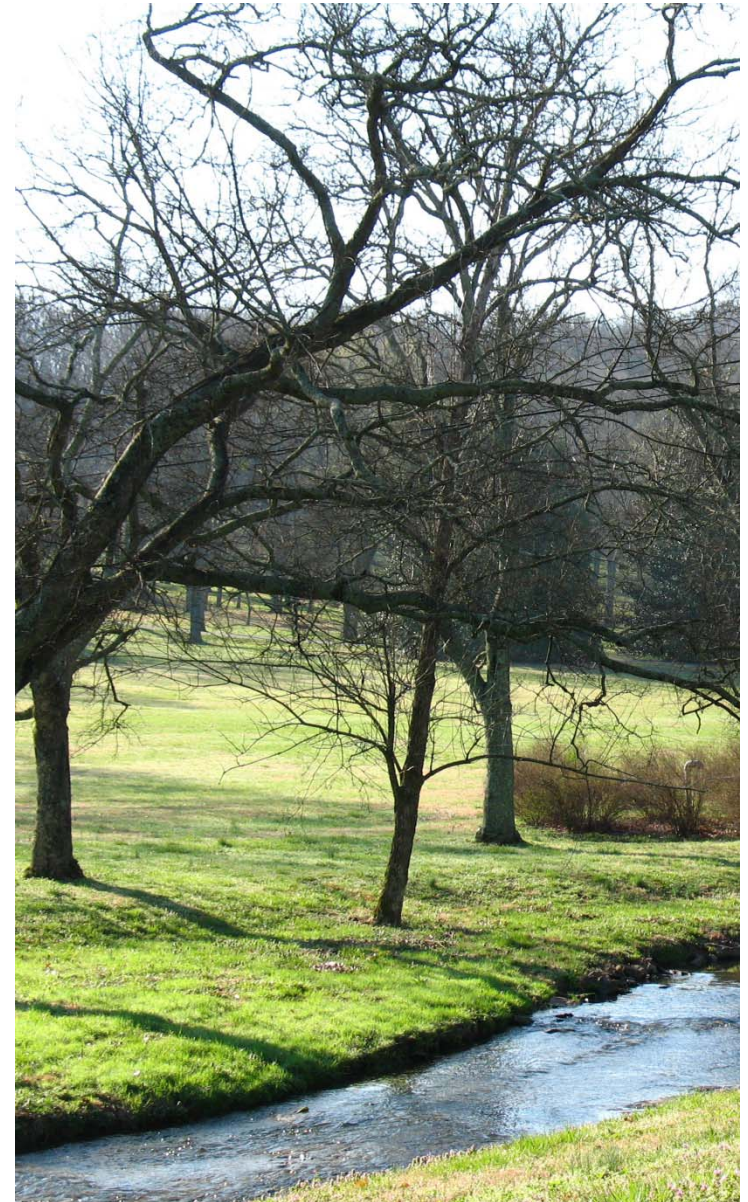
# Draft Policy Map





# Conservation

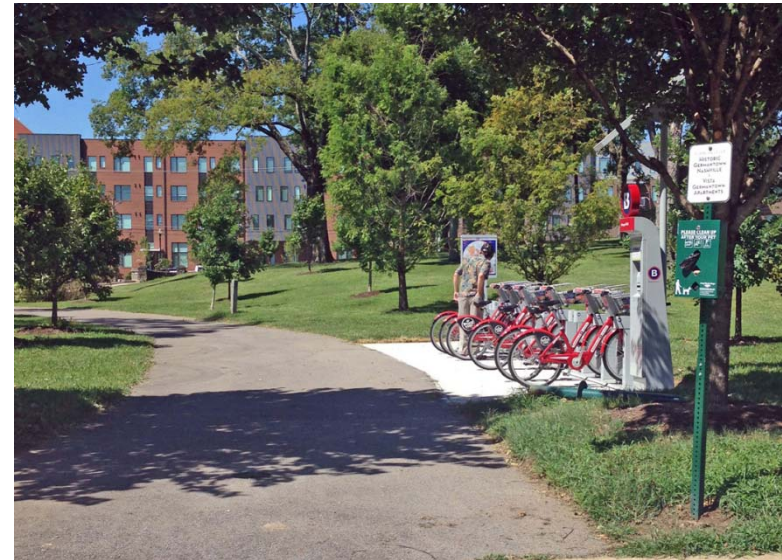
to preserve environmentally sensitive land features, including steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils, through protection and remediation.





# Open Space

to preserve and enhance existing open space, including public parks and some private land held in conservation easements by land trusts and private groups or individuals.





# T3 Suburban Neighborhood Maintenance

to maintain the character of suburban residential neighborhoods. Experience some change over time but efforts are made to retain existing character.





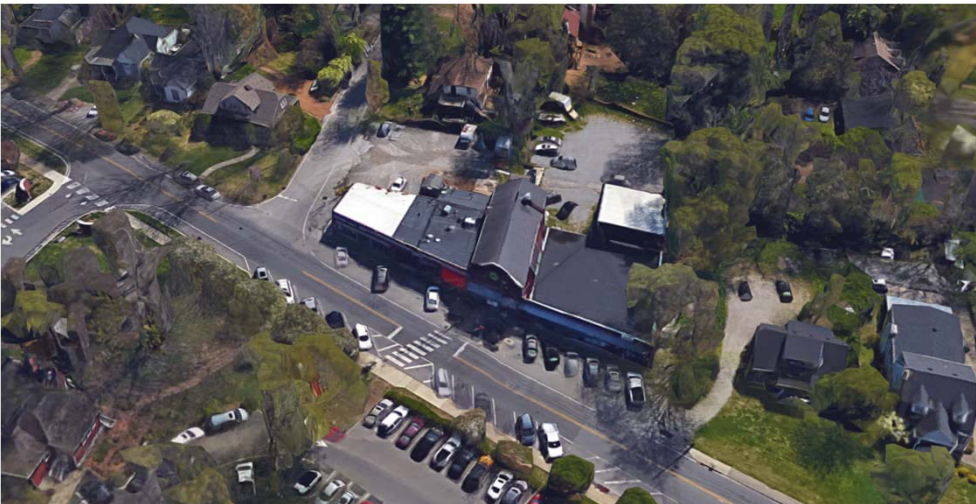
# T3 Suburban Neighborhood Evolving

to create and enhance suburban residential neighborhoods with more housing choices, improved connectivity, and moderate density development patterns.



# T3 Suburban Neighborhood Center

to create and enhance suburban neighborhoods centers that serve neighborhoods within a 5 minute drive. Pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses.





# T4 Urban Neighborhood Maintenance

to maintain the character of urban residential neighborhoods. Experience some change over time but efforts are made to retain existing character.



# T4 Urban Neighborhood Evolving

to create and enhance urban residential neighborhoods with more housing choices, improved connectivity, and moderate to high density development patterns.





# T4 Urban Mixed Use Neighborhood

to maintain, create and enhance urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development.



# T4 Urban Neighborhood Center

to maintain, create and enhance urban, mixed use neighborhood centers that serve urban neighborhoods that are generally within a 5-minute walk. Pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed-use, residential, and institutional uses.





# T4 Urban Community Center

to maintain, create and enhance urban community centers that serve communities within a 5 minute drive or a 5 to 10 minute walk. Pedestrian friendly areas, generally located at intersections of prominent urban streets that contain commercial, mixed use, residential, and institutional land uses.



# D Major Institutional

to maintain, create and enhance Districts where major institutional uses are predominant, such as medical campuses, hospitals, and colleges and universities, and where their development and redevelopment occurs in a manner that complements the character of surrounding communities.







# Station Participation

Station 1 – Visioning Exercise Results

Station 2 – Vision Statement

Station 3 – Draft Policy Map

Station 4 – Parks and Open Space Concept

Station 5 – Mobility Study

Station 6 – Design Scenario Themes





# Next Steps

- Gather responses at stations
- Continue to evaluate solutions
- Develop Draft Plan
- Proposed Public Plan

Planning Commission Meeting January 11, 2018