

DICKERSON NORTH CORRIDOR STUDY



STEERING COMMITTEE SUMMARY REPORT OCTOBER 2020



METRO NASHVILLE PLANNING DEPARTMENT
[nashville.gov](https://www.nashville.gov)



DICKERSON NORTH STEERING COMMITTEE

16 MEMBERS

7 MEETINGS

JANUARY TO SEPTEMBER 2020



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Steering Committee discussion during study area tour, 2-13-20



Steering Committee group exercise at meeting three, 3-13-20



Steering Committee gets to know each other at the first meeting, 1-7-20

Steering Committee Members

George Acklin,
Parkwood Estates
Neighborhood Association

Jarratt Bell,
Skyline Hospitality, LLC

Seth Crawford,
Landscape Architect and
Cottage Park Resident

Sheila Dorse,
Skyline Village Neighborhood

Larry Garris,
Corner Music - Business Owner

Jermaine Gassaway,
Principal - Rocketship Elementary

Ramona Gholston,
Pages Branch
Neighborhood Association

Joshua Haston,
LDG Development - Developer

Connie Hughes,
Dickerson Road Merchants
Association

Kelsey Oesmann,
Urban Housing Solutions
- Developer

Scott and Jessica Revey,
Friends of Oakwood Park

Raquel and Moises Rodriguez,
Casa de Dios

Julie Stadler,
Skyway Studios - Business Owner

Brain Vance,
Synergy Realty Network, LLC

INTRODUCTION

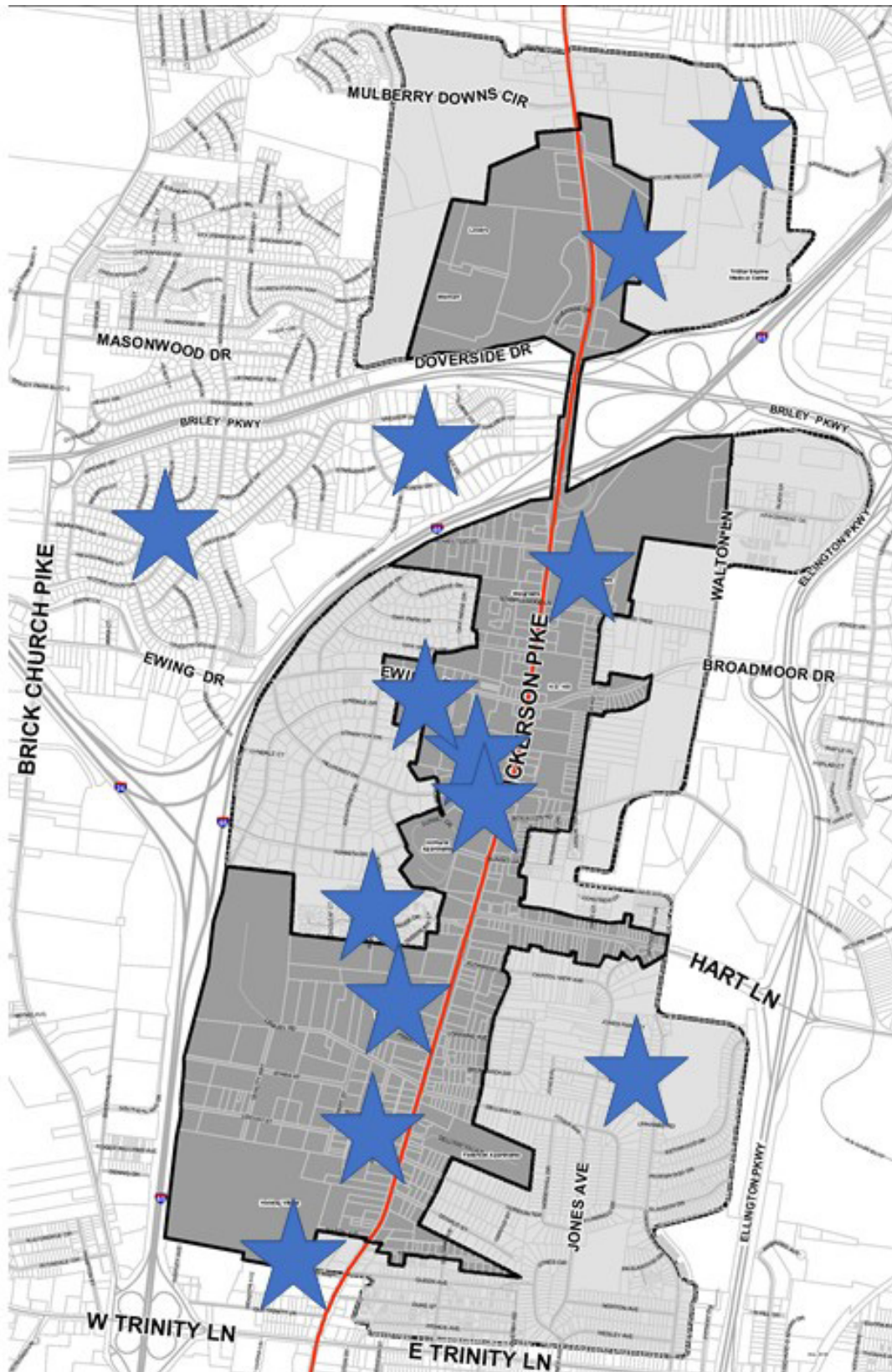
The *Steering Committee Summary Report* is a compilation of the work done with the steering committee in the development of the *Dickerson North Corridor Study*. It serves as an appendix to the Corridor Study.

Steering Committee

In January 2020 the Metro Nashville Planning Department convened a steering committee to assist with the Dickerson North Corridor Study. The 16-member group, which was designed to incorporate a range of perspectives, was charged with ensuring that the plan process invites and includes input from all stakeholders and that study recommendations align with received input. The group also played an important role in distributing information to the community.

Members, along with their relevant affiliations, are listed in the sidebar. They represent a variety of interests (neighbor, property owner, employee, business owner), backgrounds (age, race, gender), and parts of the study area (geographic distribution). The map on the following page shows the geographic distribution of steering committee representation.

Map of steering committee representation in the study area



MEETING SUMMARIES

The group met as a committee seven times during the project. The Steering Committee also played a key role in assisting and participating at the Kickoff Meeting and with the Online Survey, both of which formed the backbone of the wider community engagement opportunities for this study. Multiple drafts of the study recommendations were reviewed by the steering committee prior to plan adoption. The first meeting was convened on January 7th 2020 and the group last met on September 14th 2020.

What follows is a summary of each of the five Steering Committee meetings.

Meeting One: 1-7-20

Rockn' Dough Pizza, Dickerson Pike

The first meeting of the steering committee occurred three weeks prior to the public Kickoff Meeting for the study. Eleven members of the steering committee attended along with three members of Planning Staff from the Dickerson North Study team. The agenda is shown on the following page.

Time was first spent on introductions and getting to know each other; this was followed by an overview of the planning process and schedule for the study, discussion of the steering committee's role and commitment, and recommendations on public outreach methods. Findings from the Community Assessment document were presented. This document contains a summary of the planning teams thorough review of the study area. Discussion of the findings focused on land use, safety, traffic, and pedestrian, bicycle, and transit accommodations. The *Dickerson South Corridor Study* was also introduced.



AGENDA

Steering Committee Meeting 1

January 7, 2020 – 4:00 p.m.

Rock'n Dough Pizza

Staff introductions: Elwyn Gonzalez, Anna Grider, Justin Wallace

Today's goal: get to know each other, learn about the committee's role, and the project scope and schedule

Refreshments

Steering Committee introductions: name, occupation, connection to study area, interest in volunteering

Icebreaker exercise

1. Getting to know you exercise (10 minutes)

Pair up with a partner. Take 5 minutes to talk with your partner and find out the following information:

- What is your profession and what is your passion (these can be different)?
- Describe 1 of your favorite things about Dickerson Pike (this can be an idea, memory, or special place).
- Find 1 thing of interest that you have in common with your partner.
- If you could pick an animal to represent your personality and spirit, what would it be (this is your spirit animal)?

Now, take the next 5 minutes to present your findings with the rest of the group.

Brief project scope and schedule overview

Steering committee role overview and project timeline: review attached page

Public kickoff meeting: Thursday January 30th 6-7pm Rocketship Elementary. Please take flyers and spread the word! Encourage key people to attend.

Community Assessment: please review, available on webpage <http://dickersonnorthstudy.nashville.gov/>

Other available information: Dickerson South Corridor Study <http://dickersonsouthstudy.nashville.gov/>

Needs: charrette meeting space week of 3/9-3/16

Help getting the word out. Suggestions for the best way to communicate with folks?

Next meeting: Study area tour. Friday 11:30-1:30pm February 14, 2020

Questions?





Meeting Two: 2-13-20

Study Area Bus Tour

The second meeting of the steering committee was a bus tour of the study area. Once again, eleven members of the steering committee attended along with four members of Planning Staff from the Dickerson North Study team. The route and tour stops were designed by the planning team with input from the steering committee. The tour covered the entire area and included six stops to get off the bus and explore by foot. Time was spent viewing and discussing good and bad design and developments, infrastructure issues, trash and unkept structures and lots, as well as planned and desired developments for the area. The tour was an opportunity for the steering committee to develop a shared set of experiences and examples and discuss potential solutions and recommendations for the draft study.

Tour Stops & Themes

Stop 1: Walmart/Transit Hub – Future multi-family housing, build-out of out parcels, planned transit hub

Stop 2: Ewing/Dickerson Commercial – stormwater issues, potential as a commercial node, Ewing Creek, greenway, crosswalk issues

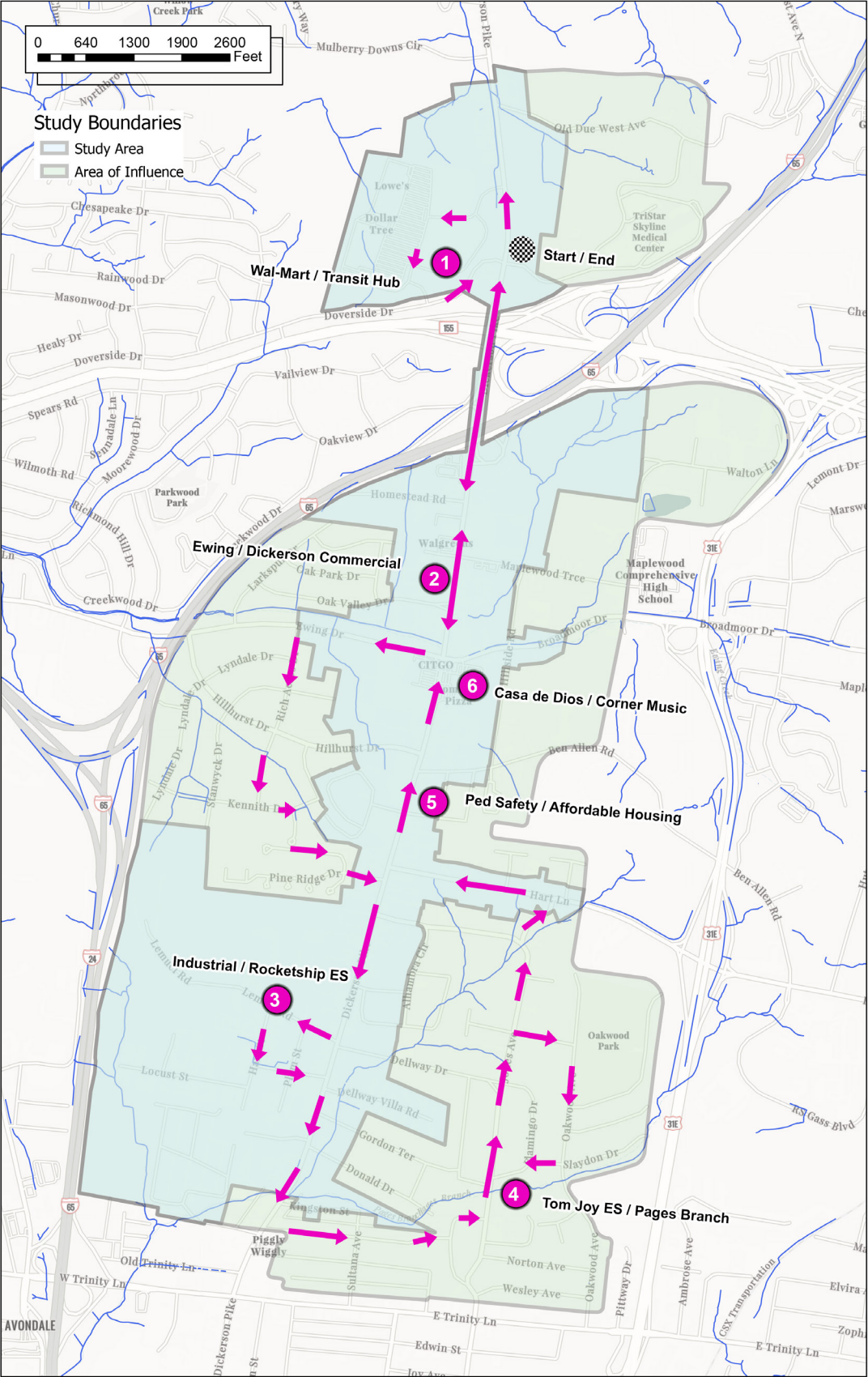
Stop 3: Industrial/Rocketship ES– street lighting, land use, street connections

Stop 4: Tom Joy ES/Pages Branch – sidewalks, greenway, traffic calming, Oakwood Park

Stop 5: Ped Safety/Affordable Housing – pedestrian safety, future affordable housing development, land use, landscaping

Stop 6 Casa de Dios/Corner Music – bikeways, bus stops, curb cuts, parking

Map of study area tour route and stops





Dickerson North Steering Committee Meeting Three: 3-13-20

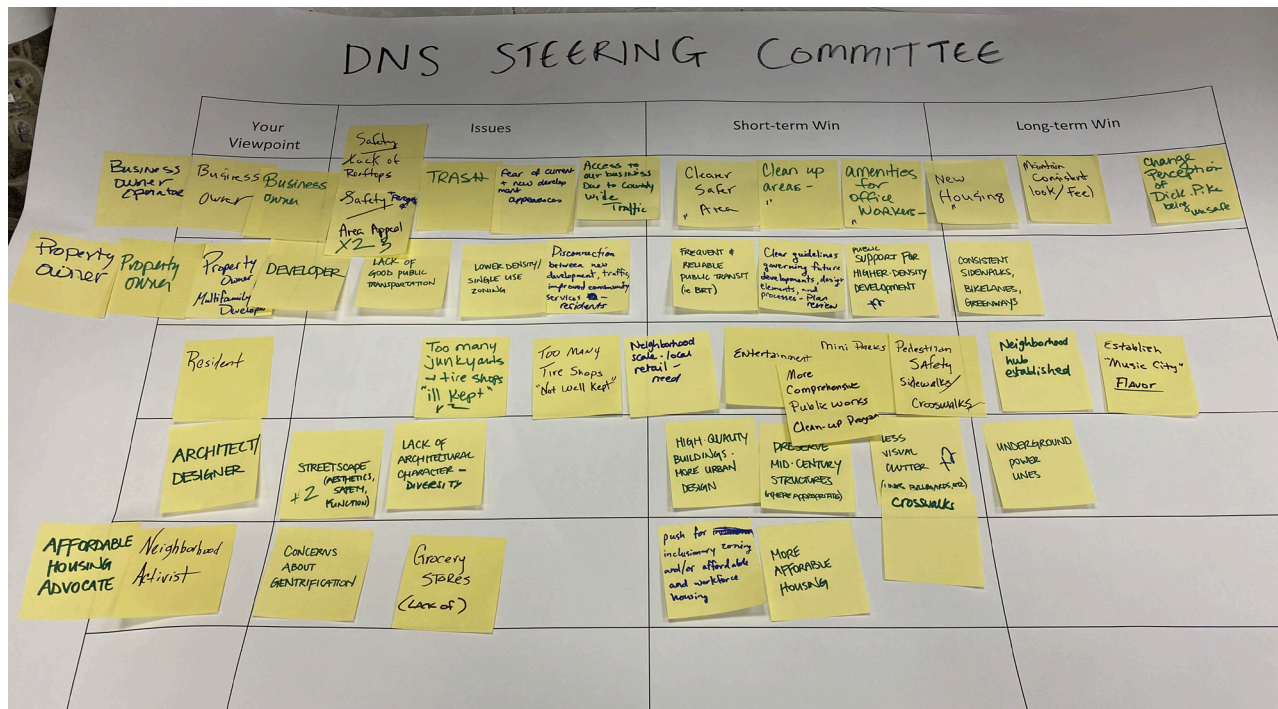
Hampton Inn, Dickerson Pike

The third meeting of the steering committee occurred as the Coronavirus pandemic was beginning to hit Nashville. As a result, the meeting took place in-person and via conference call and covered a Planning 101 informational session and a Stakeholder Analysis group exercise. Eight members of the steering committee attended along with two members of Planning Staff from the Dickerson North Study team.

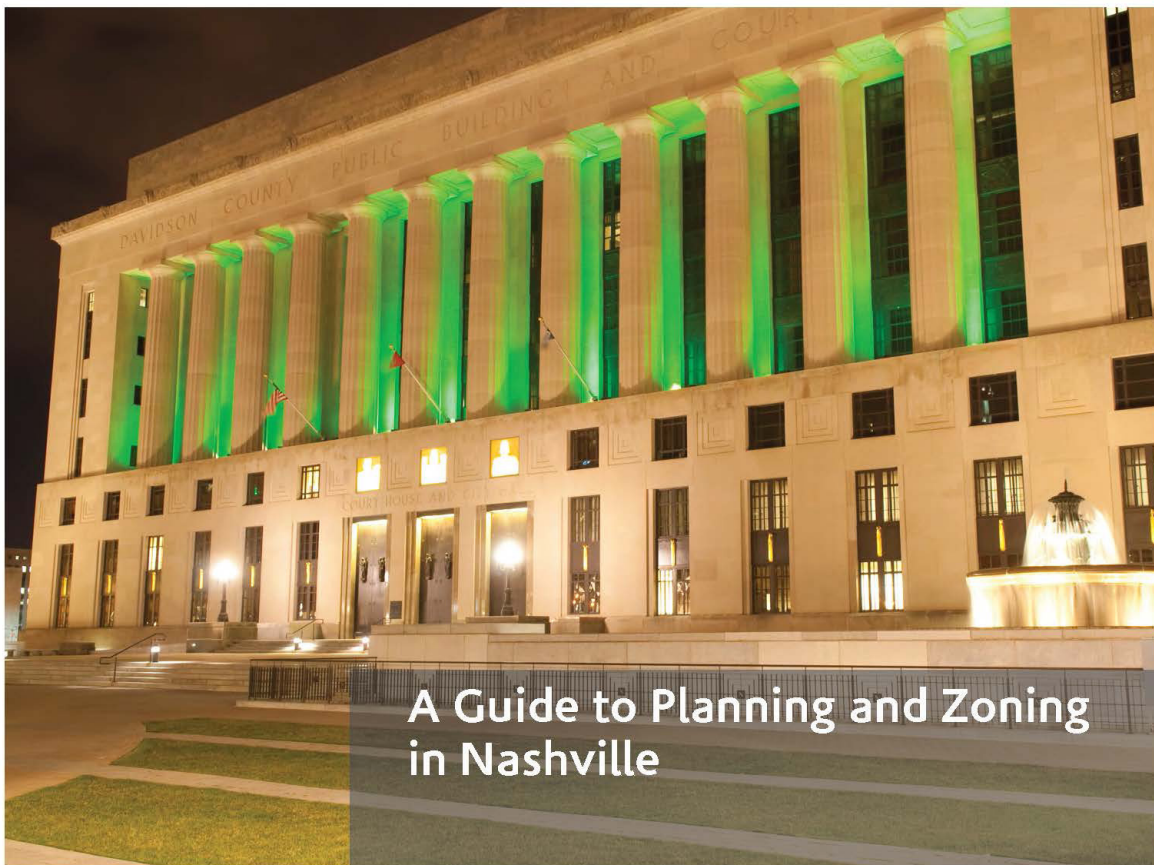
Planning 101 was a broad overview of planning and zoning in Nashville. This was designed to provide the steering committee with knowledge of the planning process, including the role of policy and zoning, and the types of recommendation that might go into a corridor study .

The Stakeholder Analysis was an exercise designed to share and explore the different viewpoints represented on the steering committee. Each individual steering committee member filled out post-it notes and placed them on the chart, as shown on the following page. As each post-it was being placed it was discussed as a group, giving the opportunity for all to hear where each steering committee member is coming from and what is of primary importance to them in this planning process. This is important for the committee and planning staff to hear and engage in as we move toward the recommendations that may go into the study document.

As the image on the following page shows, the first column was for the viewpoint of each member (for example property owner, business owner, resident, architect/designer, or affordable housing advocate). The second column was for the primary issues each member had with the study area. These included safety concerns, trash, too many junk yards and tire shops, and a lack of appeal to the area. The last two columns were for what each committee member considers short- and long-term “wins” from this planning process. Short-term wins included a cleaner and safer area, more sidewalks and crosswalks for pedestrian safety, more affordable housing, and new amenities (e.g. mini parks and local retail). Long-term wins included an overall change in the perception of Dickerson Pike as unsafe and the establishment of a neighborhood “hub” or gathering place with local retail, restaurants, services, and open space.



Stakeholder Analysis



A Guide to Planning and Zoning in Nashville



Meeting Four: 6-29-20

The fourth meeting of the steering committee, and all subsequent committee meetings, was entirely virtual using the WebEx online meeting tool. Nine members of the steering committee attended along with five members of the planning team. The meeting was the first since the cancellation of charrette week and the launch and closure of an online survey. The meeting covered the results of the online survey and introduced some of the preliminary study recommendations.

The planning team began by presenting a summary of the survey results. Common concerns and desired improvements identified in the survey were discussed. Next, the steering committee was presented with the draft vision statement and study goals. Finally, a conceptual framework illustrating the key planning principles of the study was introduced and discussed, along with draft mobility recommendations. The committee provided detailed feedback on the items presented which was used to refine those items. The remaining study recommendations including character area guidance with design scenarios, housing affordability, and beautification were presented at the following week's committee meeting.

AGENDA



Survey Results & Analysis

10:10AM



Vision & Goals

10:30AM



Draft Recommendations

10:45AM



Framework Plan

10:50AM



Mobility Recommendations

11:00AM

Dickerson North Corridor Study Community Design Charrette starts Monday March 23!

We heard your big ideas, concerns, and hopes for Dickerson Pike at the kickoff meeting in January.

The Metro Nashville Planning Department will be back to dive deeper into what we heard. We need your participation and local knowledge at this community design charrette to help create a plan for the future of Dickerson Pike.

At the charrette, we will be at the
Steering Committee meeting
3201 Dickerson Pike, 3/20/20
(entrance on Dickerson Pike)

Community Workshop

Share your thoughts with others through discussion and interactive activities

Monday, 3/23
6:00 - 8:00 pm

Open Design Studios

Engage with planning staff at work, analyzing input from Monday's workshop

Wednesday, 3/25 Thursday, 3/26
10:00 am - 12:00 pm 2:00 - 4:00 pm

Work-In-Progress Presentation

Discuss the week's products, gather feedback and additional thoughts

Monday, 3/30
6:00 - 8:00 pm



272 people took
part in the survey



Survey took an
average of less
than 10 minutes
to complete



82% or
respondents
completed the
entire survey



284 unique
viewers watched
the Kickoff
Summary Video



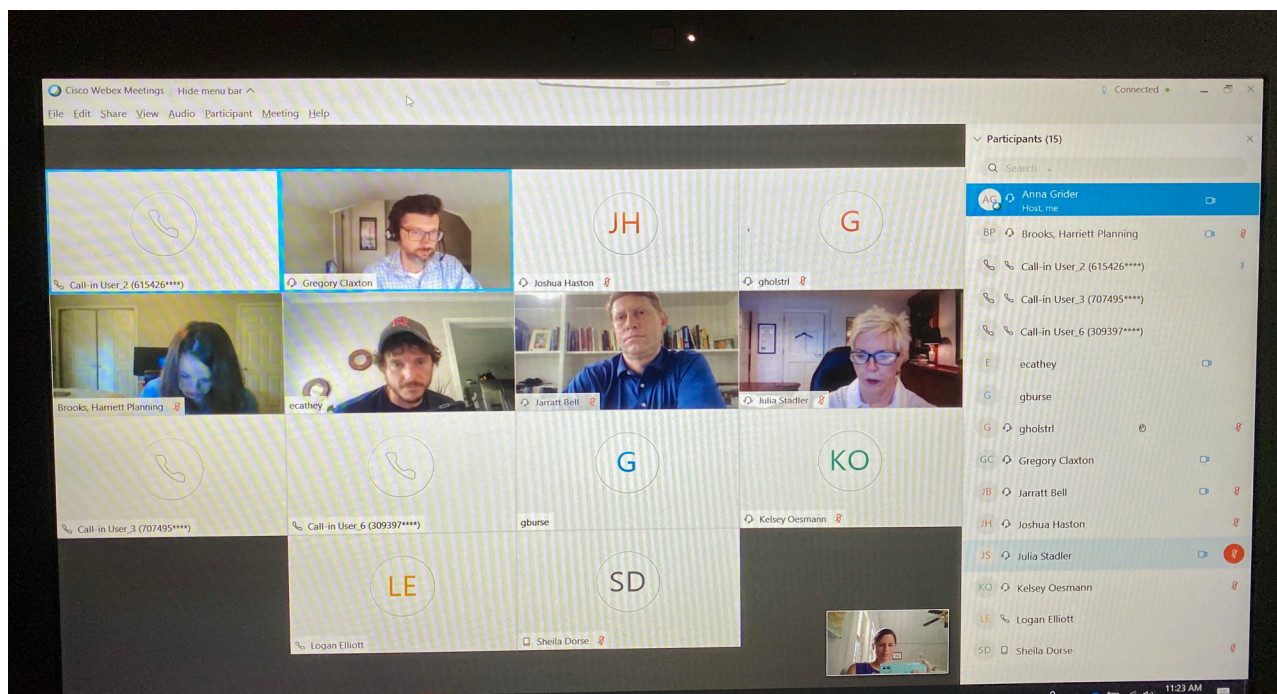
The Dickerson
North Study page
has received
1,052 views since
January 2020

For more info: visit
<http://dickersonnorthstudy.nashville.gov/>
or contact Anna Grider,
615-862-7199
anna.grider@nashville.gov



For ADA inquiries, contact Josie Bass, ADA Compliance
Coordinator, at (615) 862-7150 or
josie.bass@nashville.gov

For Title VI inquiries, contact Melody Fowler-Green,
executive director of Human Relations: (615) 880-3374.



Meeting Five: 7-6-20

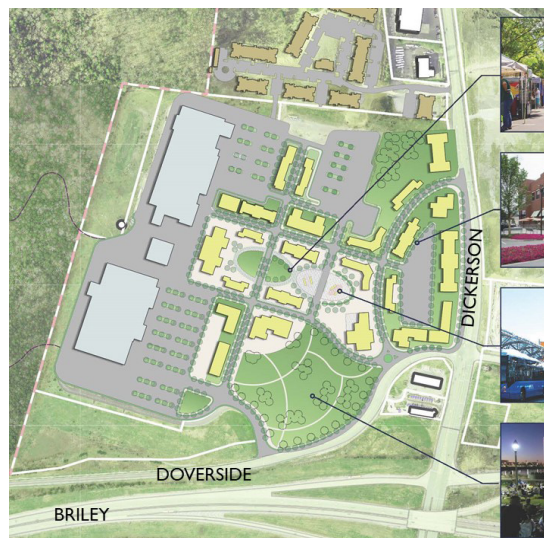
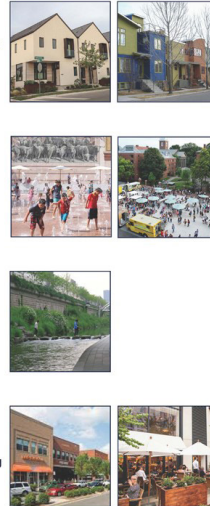
At the fifth meeting, nine members of the steering committee attended along with five members of the planning team. The meeting covered draft character area guidance language, two design scenarios, proposed changes to the land use policy, and an introduction to beautification tools.

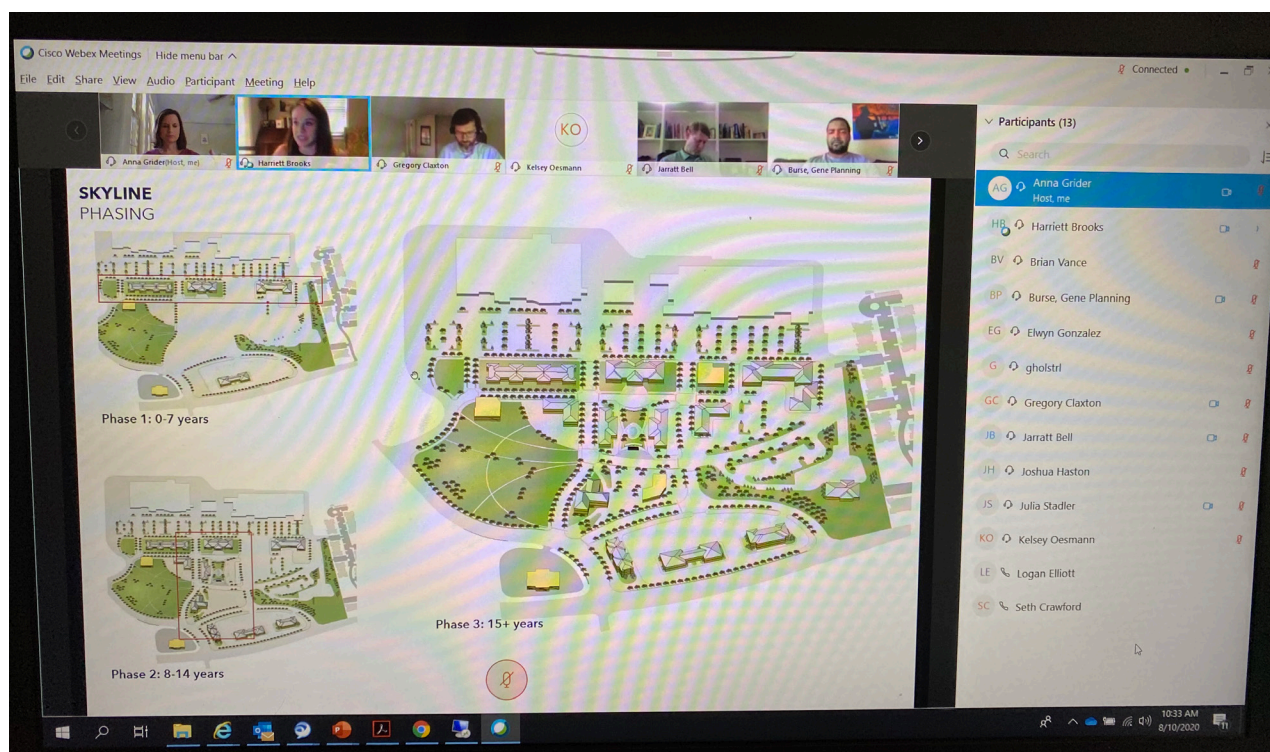
The planning team first presented draft character area guidance language for three sub-regions along the corridor. Each one was discussed in detail with the committee and two illustrative design scenarios were presented for two of the character areas. These initial design concepts depicted a range of potential improvements and were used to show the committee various ways by which community concerns and desires could be addressed and initiate a discussion of the potential impacts associated with different types of improvements. The committee provided detailed feedback on the concepts which was used to refine them prior to the next meeting on August, 10th, 2020.

The steering committee was presented with, and discussed, possible land use policy changes for the south-west portion of the study area. This discussion was followed by a review of the tools provided by Metro to address beautification issues and property violations. These were key themes from the public input.

DRAFT CHARACTER AREA GUIDANCE

- Break corridor down into manageable pieces
- Represent a vision for the future
- Describes future land mix and infrastructure
- Skyline, Ewing/Broadmoor, Pages Branch





Meeting Six: 8-10-20

Nine members of the steering committee, along with five members of the planning team attended the sixth meeting. The meeting began with a review of the updated proposed policy changes for additional feedback from the committee. This was followed by a presentation from planning staff on housing affordability and how the study recommendations support diverse housing types and affordability.

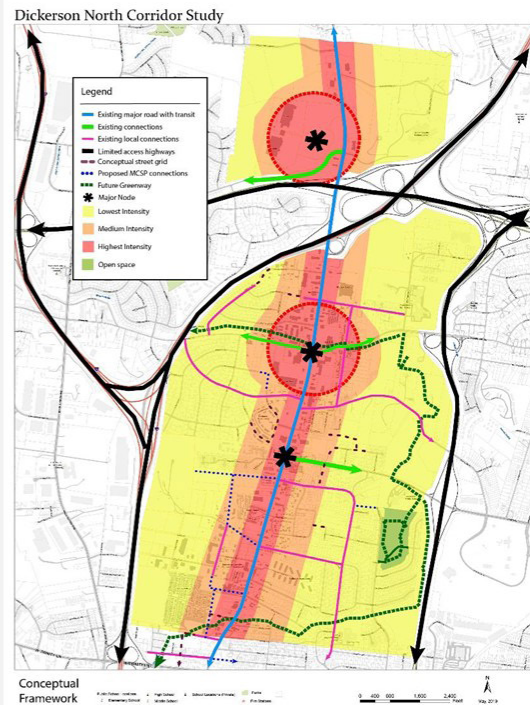
Updated design scenarios and modeling with phasing years were presented for further discussion and review with the committee. Next, draft language for the beautification recommendation was discussed. This was followed by an overview of potential implementation tools for this study including overlays, and a discussion of how the character area language could be implemented through rezonings.

Over the course of the last three meetings all the content of the draft plan had been reviewed thoroughly with the steering meeting. The meeting concluded with an overview of the upcoming public engagement for draft plan review.

DIVERSE HOUSING TYPES IN DICKERSON NORTH

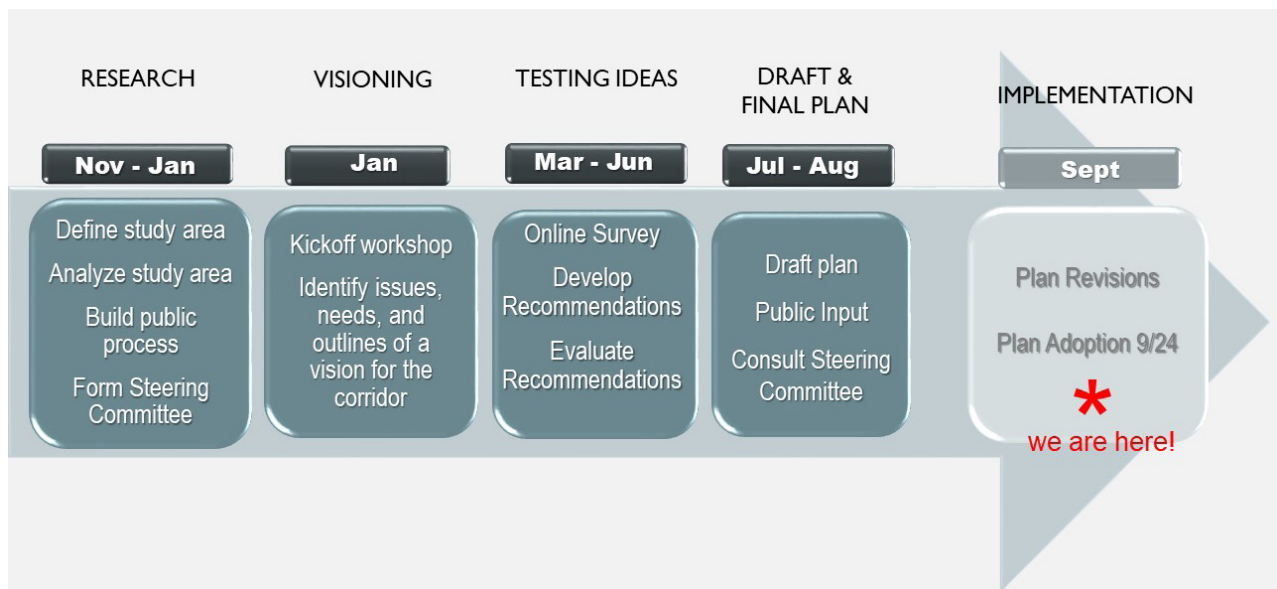
Location	Strategy
On the corridor itself	Greatest density and walkable urban form, close to major transit stations.
Near the corridor	Transition from taller heights on the corridor, using small “missing middle housing,” such as townhomes, triplexes, and accessory units.
Infill areas	Identify areas with unusually large lot sizes that could be used for slightly more dense housing.
Mobile home parks	Identify portions away from the corridor as Neighborhood Maintenance, to discourage near term redevelopment as a way of preserving these affordable units.

* Note: Increasing density also serves to add market demand for neighborhood services, such as grocery stores, small retail, and the like.



BEAUTIFICATION

GOAL: ENCOURAGE THE REDEVELOPMENT OF BLIGHTED PROPERTIES, THE REMOVAL OF TRASH, AND ADEQUATE STREET LIGHTING.



Meeting Seven: 9-14-20

The seventh and final meeting of the steering committee took place on the morning of September 14, 2020. Eight members of the steering committee attended along with three members of the planning team.

Held following the end of the public review period for the draft plan, the meeting began with a summary presentation of the public input received and discussion of substantive edits based on that feedback. Feedback and comments provided by Metro agencies and TDOT were also reviewed. The majority of the time was spent on the edited design scenarios and updated land use policy changes.

The meeting then moved into a discussion of the implementation section of the study document, which had been significantly updated since the last steering committee meeting. The implementation table along with short- and long-term implementation recommendations was presented. The committee discussed how the plan recommendations could be implemented and areas of implementation they were interested in working on.

The meeting concluded with information on the upcoming Planning Commission meeting where the *Dickerson North Corridor Study* will be considered for adoption.

Dickerson North Corridor Study

Draft Plan is now available to view, and we want your input!

Metro Planning is hosting several virtual events to answer questions and gather comments on the draft plan. These events include virtual meetings to provide an overview of the plan, a virtual drop-in open house, short videos on specific topics including mobility, land use, and beautification, and an online survey.

The schedule of events is below, and information for accessing the draft documents and virtual meetings is online at <http://dickersonnorthstudy.nashville.gov/>

Paper copies are available, please contact Anna Grider.

Virtual Public Meetings

Staff will provide an overview of the draft plan. Link on webpage. Pick one time:

Thursday, 8/20
5:30 - 7:30 pm

Tuesday, 8/25
12:00 - 2:00 pm

Virtual Open House

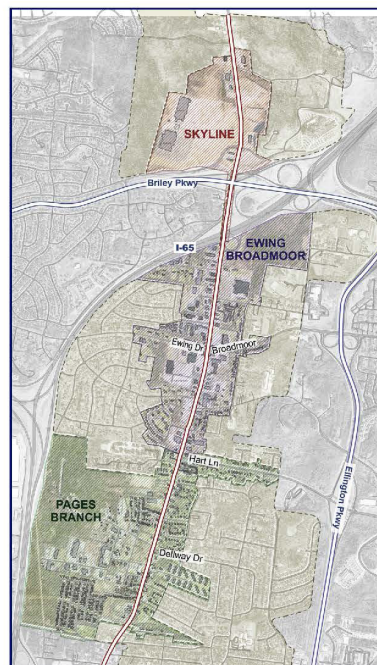
Drop-in to speak with planning staff anytime during the hours listed. Link on webpage.

Tuesday, 9/1
10:00 am - 4:00pm

Planning Commission

Public hearing for the adoption of the Plan. Date subject to change.

Thursday, 9/24
4:00 pm



For more info and meeting links:

visit

<http://dickersonnorthstudy.nashville.gov/>

or contact Anna Grider,
615-862-7199

anna.grider@nashville.gov



For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov

For Title VI inquiries, contact Melody Fowler-Green, executive director of Human Relations: (615) 880-3374.

Online Survey- 25 comments; satisfaction and additional clarity about improvements

Emails and Phone Calls- impact on property; connectivity and virtual public meetings

Public Meetings on 8/20 and 8/25- more than 30 participants; impact on height and density; greenways and future of transportation

Open House on 9/1- 10 a.m. until 4 p.m. in-lieu of in-person; first time doing it this way and staff did field some questions

How satisfied or dissatisfied are you overall with the Dickerson North Plan?

Answered: 25 Skipped: 0

