

DICKERSON NORTH CORRIDOR STUDY

BUILDINGS & INFRASTRUCTURE SURVEY REPORT

AUGUST 2020

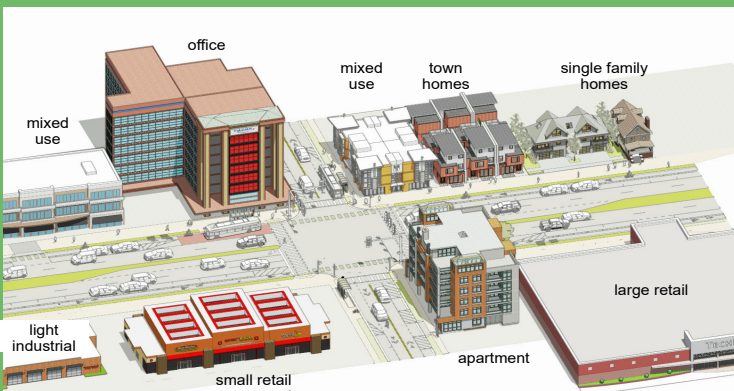
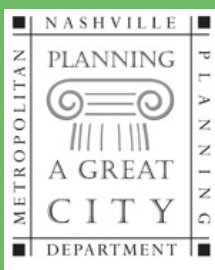


image credit: Great Streets BTV



METRO NASHVILLE PLANNING DEPARTMENT
nashville.gov



SURVEY FACTS

OPEN DATES: 4.24 TO 6.7 2020

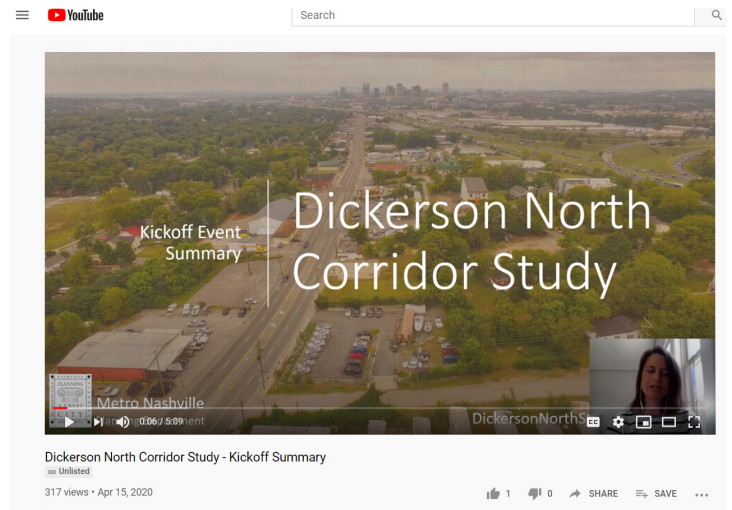
TOTAL PARTICIPANTS: 272

COMPLETION RATE: 82%

AVERAGE COMPLETION TIME: 9.5 MINS

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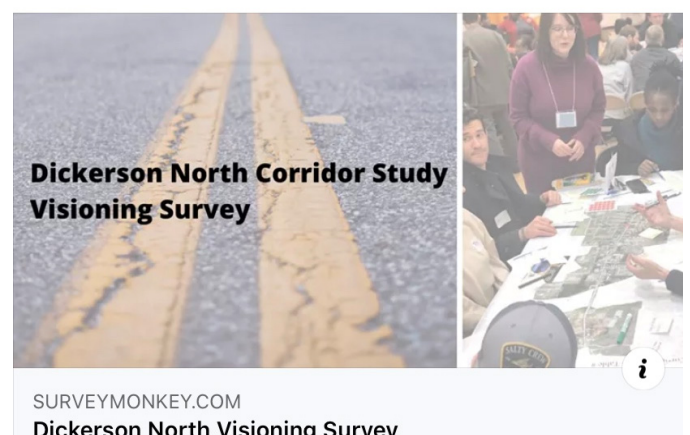
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PROYECTO DICKERSON PIKE

What do you hope the Dickerson North Corridor looks like in 10 years? Make your voice heard!

Through this short survey, the Planning Department gathers feedback about how the community wants to see Dickerson North grow and change. We want to hear from you!



PURPOSE OF THE SURVEY

The Buildings and Infrastructure Survey is the second step in a series of public engagement opportunities for the Dickerson North Corridor Study. The Study is a public process led by the Metro Planning Department with the goal of creating a long-range plan for Dickerson Pike. The plan will be based on a vision created with residents, property owners, business owners, and other stakeholders.

That vision will lead to the creation of multi-modal transportation, streetscape, land use, and urban design strategies to improve the corridor. Stakeholders will be asked to review and evaluate these strategies. The final product will be a Corridor Plan with long-range policy guidance that will be presented to the Planning Commission for adoption.

The process includes the following major project components:

- Steering Committee
- Community Assessment Document
- Kickoff Event
- Buildings & Infrastructure Survey
- Draft Plan Public Review
- Planning Commission Presentation

The Kickoff Meeting, held in January 2020, provided planning staff with the critical issues and opportunities, along with broad visioning guidance from the community (see the Kickoff Summary Report). The Buildings and Infrastructure Survey dove deeper into the themes we heard at the Kickoff, with a focus on prioritizing desired building types and infrastructure improvements. Originally planned as a week-long charrette, the online survey was designed to garner the input we hoped to receive during charrette week. Due to unforeseen circumstances related to the COVID-19 pandemic, in-person meetings were not permitted by local and state laws. The Planning Team discussed at length various alternatives. Because the opportunity to meet again in-person was unknown, the online survey was developed.

SURVEY ADMINISTRATION

The Metro Nashville Planning Department launched the survey using [surveymonkey.com](https://www.surveymonkey.com) on April 24, 2020. We accepted responses until 11:45 p.m. on June 7, 2020. We promoted the survey through several avenues, including email blasts, social media posts, the study website, Councilmember distribution, steering committee distribution, and neighborhood door-to-door flyer distribution. A 5-minute video summarizing the information gathered at the January Kickoff meeting was included in the survey to provide context and background.

We added a Spanish language version of the survey on May 20, 2020 which remained open until 11:45 p.m. on June 7, 2020. We advertised the Spanish language survey through similar means to those listed above with the addition of a Spanish press release to local Spanish speaking media outlets and an interview with Veronica Salcedo with Nashville Noticias. For the purposes of this report responses to both the English and Spanish versions of the survey have been combined.

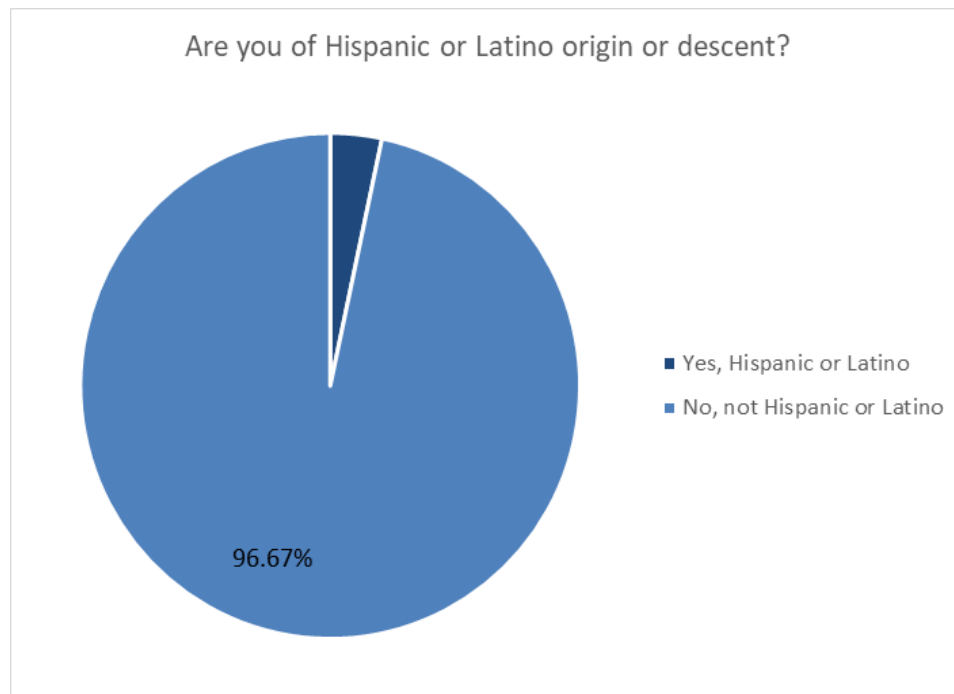
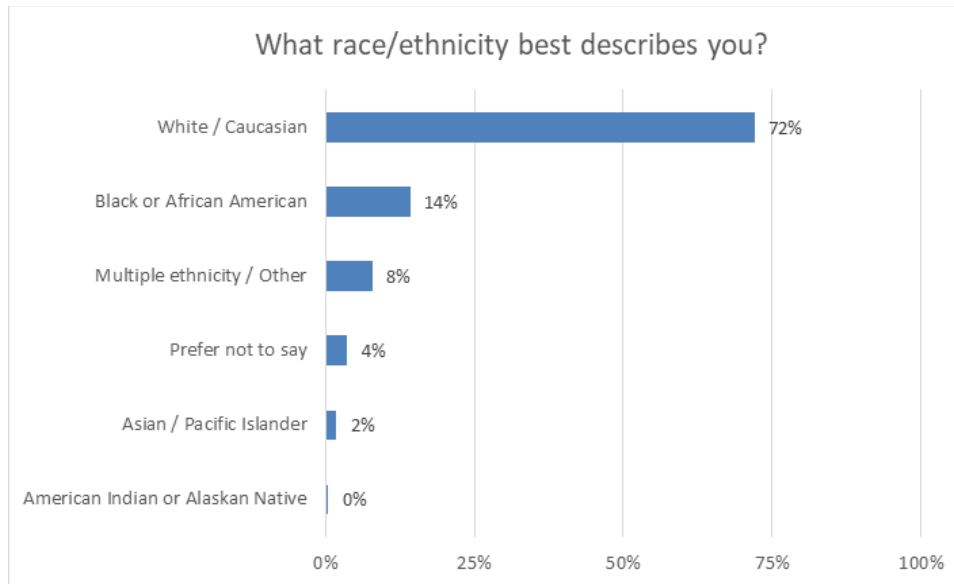
The demographic data of respondents, when compared to the demographics of the study area, shows that certain demographic groups are underrepresented, in particular, people of color. The Metro Nashville Planning Department is committed to engaging our community in inclusive and authentic ways. This means working diligently to actively involve all members of the community by strengthening relationships, improving communications, and removing barriers to public participation. We are working to address this gap through:

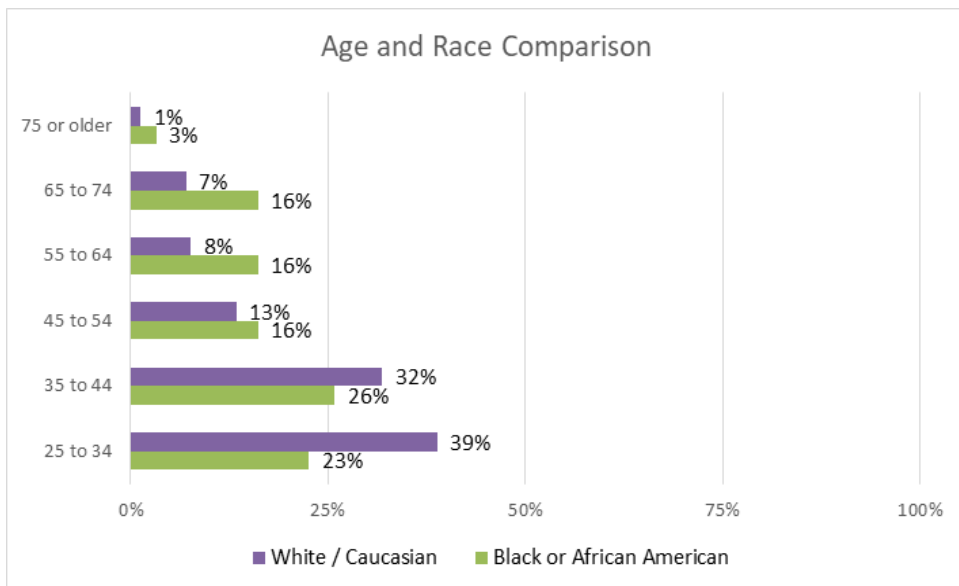
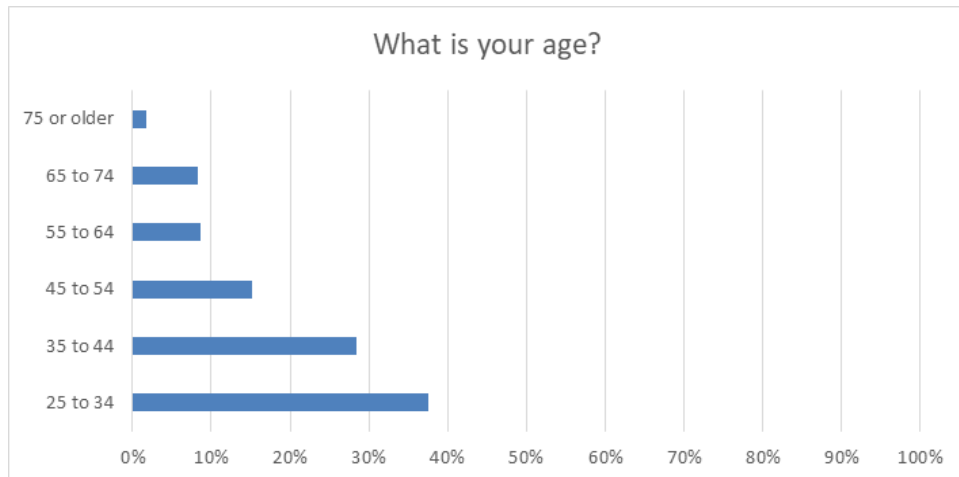
- Monitoring engagement levels by groups;
- Tracking changes in engagement by group over time;
- Shaping engagement efforts to better reach underrepresented groups;
- Evaluating the success of these targeted engagement efforts; and
- Assessing to what extent perceptions, opinions, needs, and/or outcomes differ across groups

All responses to each question were analyzed using the demographic data to check if there were significant differences in responses. Throughout this document we highlight results that may suggest differences across race, age, or geographic location. We highlight racial differences mainly between White and Black/African American. We received too few responses from people identifying as American Indian or Alaskan Native, Asian/Pacific Islander, Multiple or Other, and who preferred not to disclose to draw conclusions from those comparisons. Similarly, with age groups spanning seven categories, complex comparisons may not be reliable in this category.

SURVEY PARTICIPANTS

There were 272 people who answered at least one of the 21 total questions on the survey. Given that all questions were optional, some respondents did not provide their personal information. Based on self-reported demographic information, the breakdowns by race/ethnicity, age, geographic location, and interest in the study area are as follows:



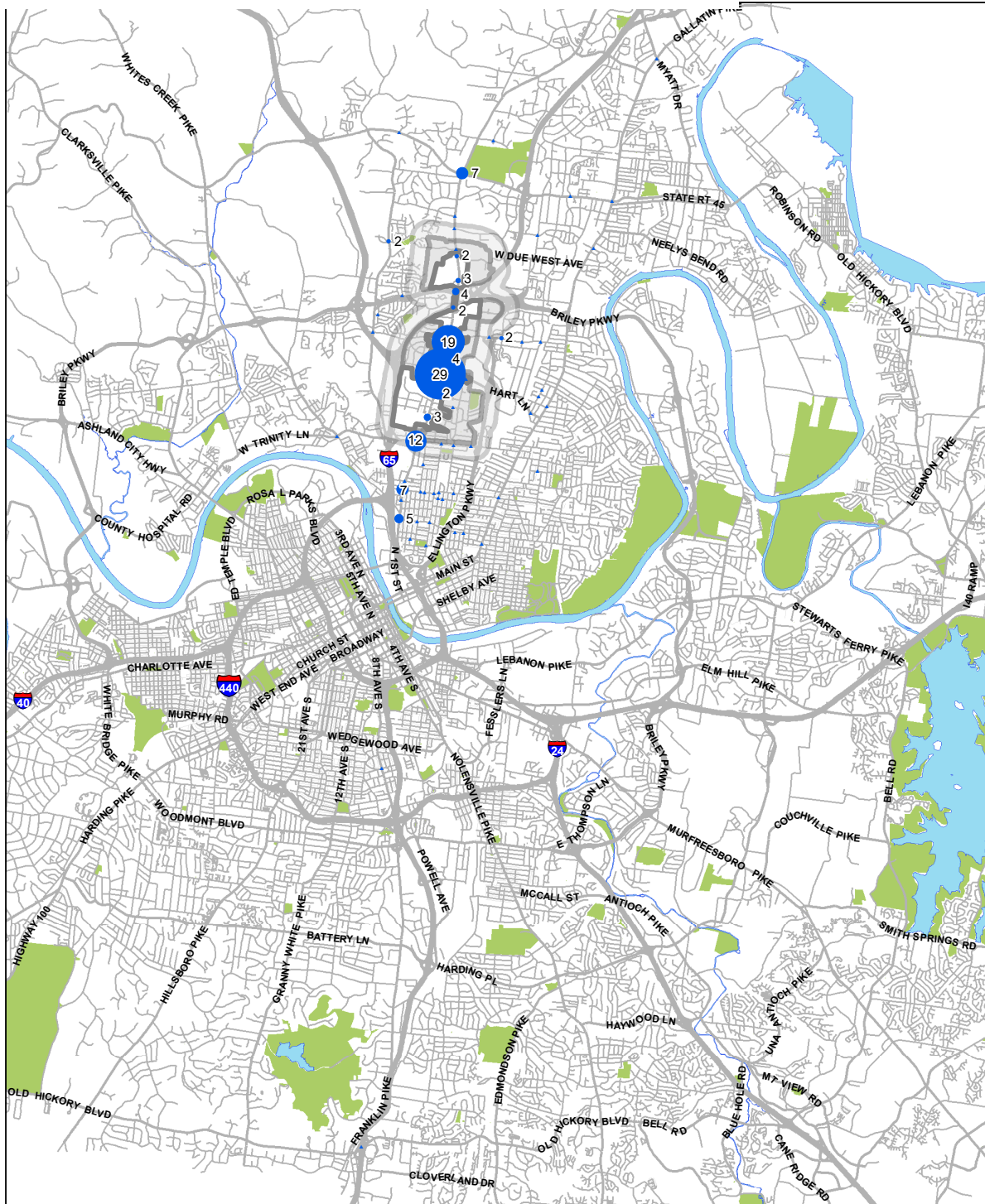


The survey was predominantly completed by white, not Hispanic or Latino respondents from the 25 to 44 year old demographic. Unfortunately, despite outreach efforts, this does not accurately reflect the demographics of the study area which include a higher percentage of Black or African American and Hispanic or Latino residents. Future outreach efforts should include additional engagement tactics such as survey promotion at retail locations and bus stops.

Of note, when we look at the age compared with race of our survey respondents, we notice that White respondents tend to be younger, while Black respondents tend to be older.

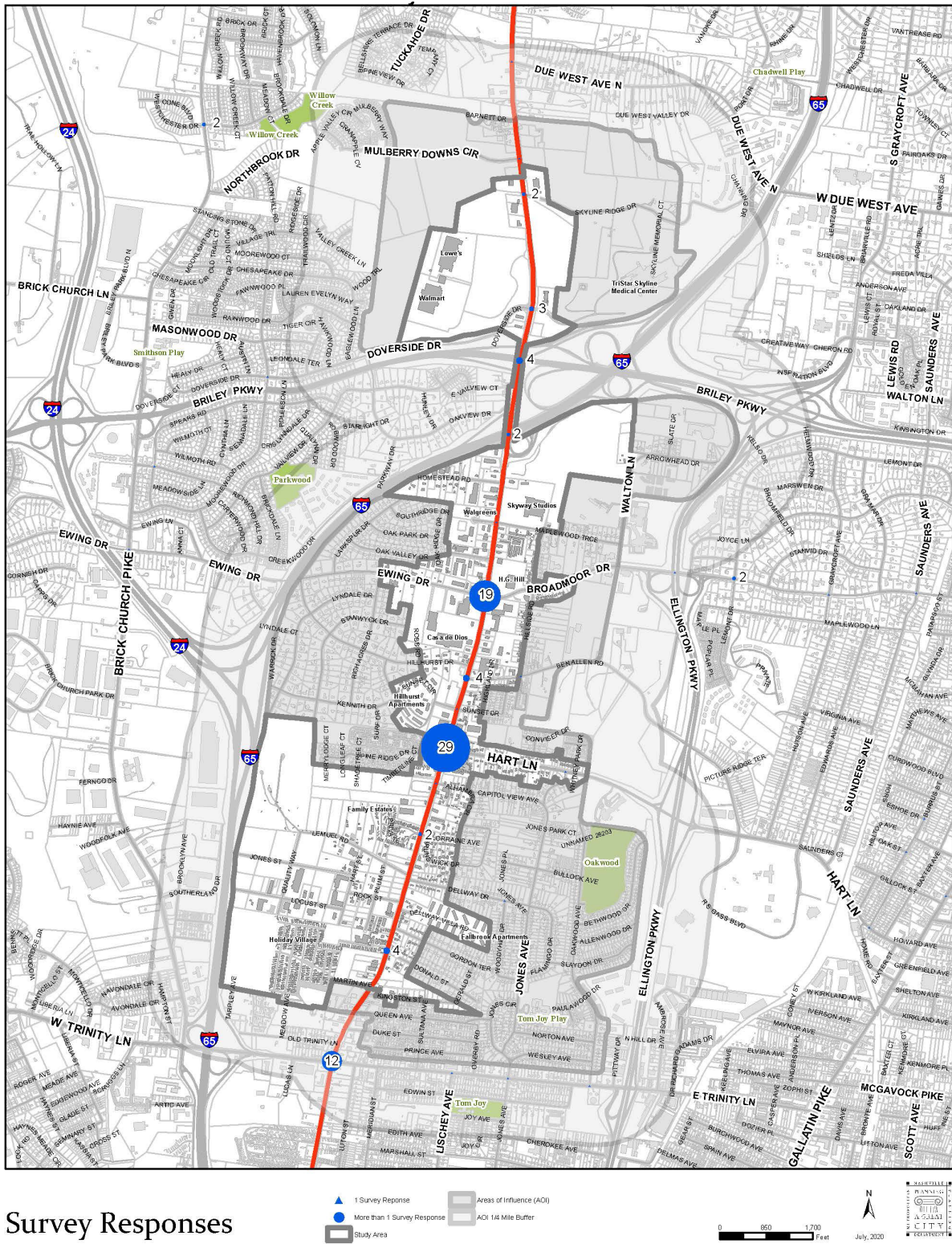
What is the closest intersection to your address?

Zoomed Out Map of Survey Responses

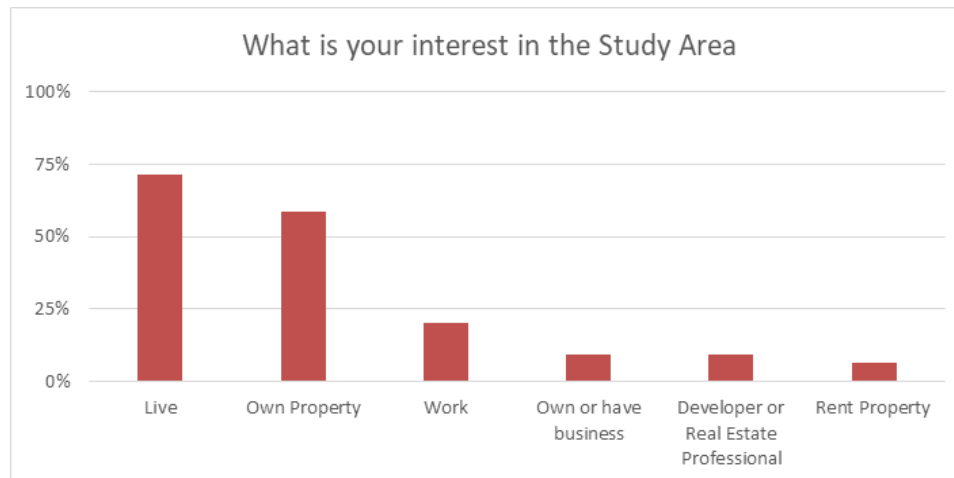


Survey Responses

Zoomed In Map of Survey Respondents



The maps on the previous two pages show the closest intersection to respondents addresses. In total 58% of responses came from within the study area and its buffer, with 42% coming from outside the study area.



Additionally, most respondents either live or own property within the study area. These results are encouraging as we work to engage those who will be most directly impacted by the Study recommendations.

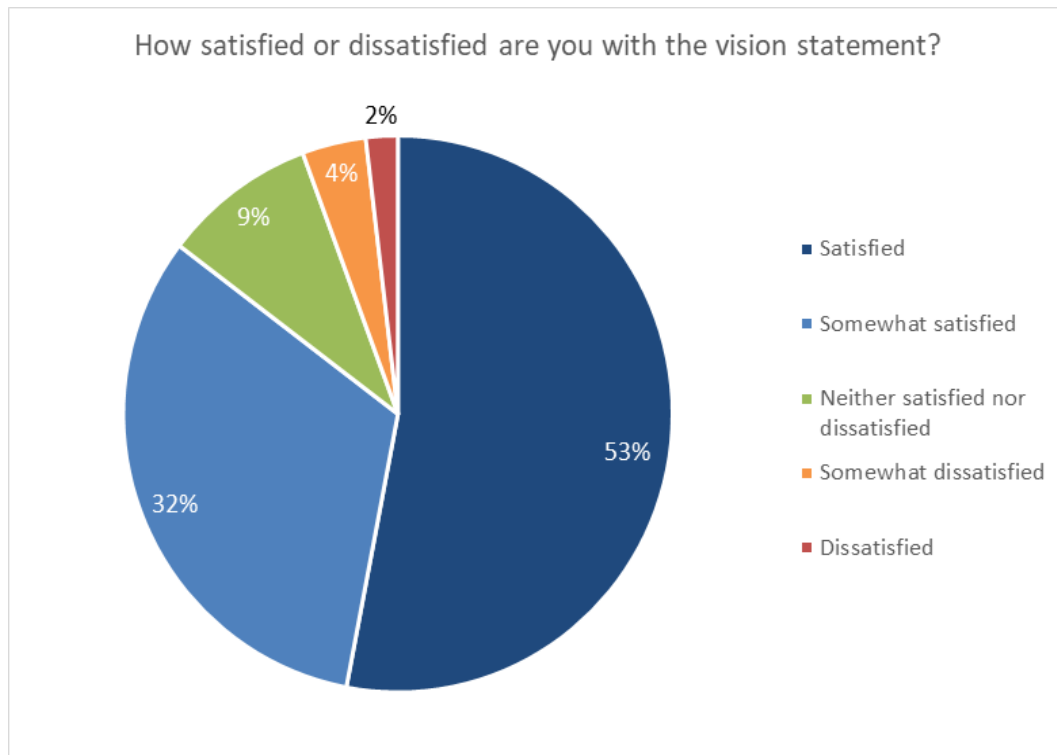
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SURVEY RESULTS

The following pages report the answers provided to the non-demographic survey questions related to the Dickerson North Study.

VISION & GOALS

Respondents were asked to choose their satisfaction or dissatisfaction with the draft vision statement and goals. These were drafted by Planning Staff following the Kickoff Meeting and were reviewed by the Steering Committee. Beginning with the vision statement:



85% of respondents were satisfied or somewhat satisfied with the draft vision statement.

When asked to elaborate on their response we received 72 unique comments. Using an inductive approach, Staff coded each comment based on key words and theme. Next is a review of these comments. Please note that the words posted here are provided as an example of a general theme expressed in the survey. The comments can be found in full in the appendix.

A review of the qualitative data reveals that concerns about the vision statement fall into the following general categories:

1. Diversity
2. Affordability
3. Displacement
4. Safety
5. Development

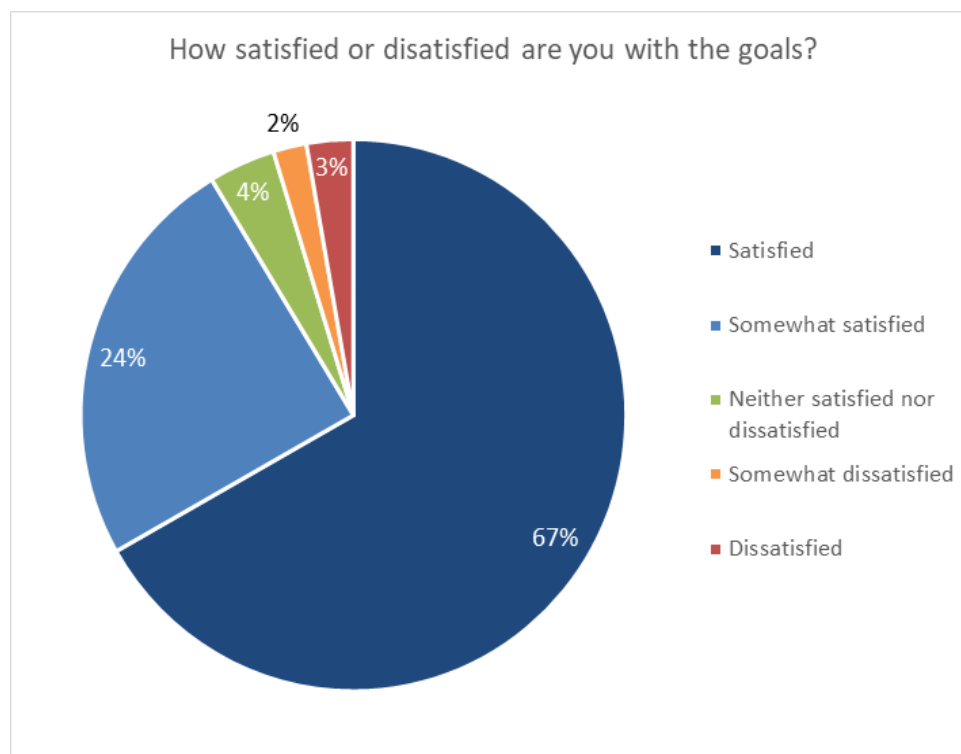
Overall, respondents were in favor of the wording of the vision statement. Some of the comments expressed further refinement of the vision statement as it seemed too general and not specific enough for the Dickerson North Study Area. As a result, the vision statement has been revised to be more specific to Dickerson North. Edits made included breaking the statement up into three paragraphs from the original two paragraph, replacing the word 'flanked' in the first sentence with 'shared', and adding a reference to existing and new residents in the final sentence.

Word Cloud of Key Words

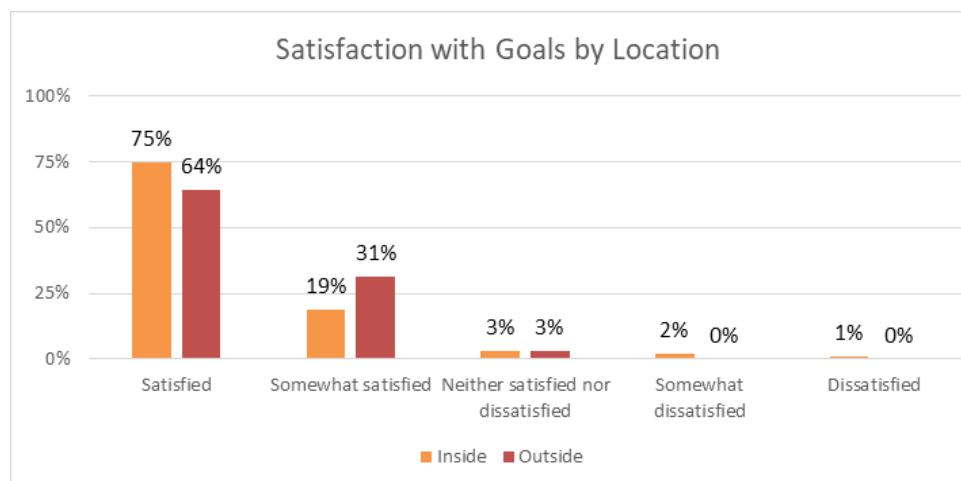
The word cloud below illustrates the topics participants focused on when asked what they hope the area will be like in 20 years.



A word cloud of key words from the survey. The words are arranged in a horizontal, slightly overlapping manner. The colors of the words range from light orange to dark purple. The words include: Dickerson, services, see, strive, keep, diversity, corridor, says, people, agree, will, keeping, good, diversity, needs, living, area, vision, neighborhood, transportation, community, important, vision statement, improve, safety, statement, welcomes, development, improved, Dickerson Pike.



Overall, 91% of respondents were satisfied or somewhat satisfied with the draft goals. People from within the study area and area of influence were slightly more enthusiastic about their satisfaction with the goals than those outside these areas.



This question received 62 unique comments. Staff coded each comment based on key words and theme. Below is a review of these comments. Please note that the words posted here are provided as an example of a general theme expressed in the survey. The comments can be found in full in the appendix.

A review of the qualitative data reveals that concerns about the goals fall into the following general categories:

1. Sidewalks
2. Affordability
3. Beautification
4. Development
5. Displacement
6. Diversity
7. History

Overall, respondents were in favor of the wording of the Dickerson North Area study goals. There were very few criticisms of the goals. Respondents were especially pleased to see the topics of sidewalks, safety and beautification included in the goals and the greater level of detail provided by each goal in comparison to the broad nature of the vision statement. The goals were further refined to reflect some comments about beautification and codes issues that were expressed. More specific examples of the types of green spaces the community had expressed a desire for were also added.

Word Cloud of Key Words

The word cloud below illustrates the topics participants focused on when asked what they hope the area will be like in 20 years.

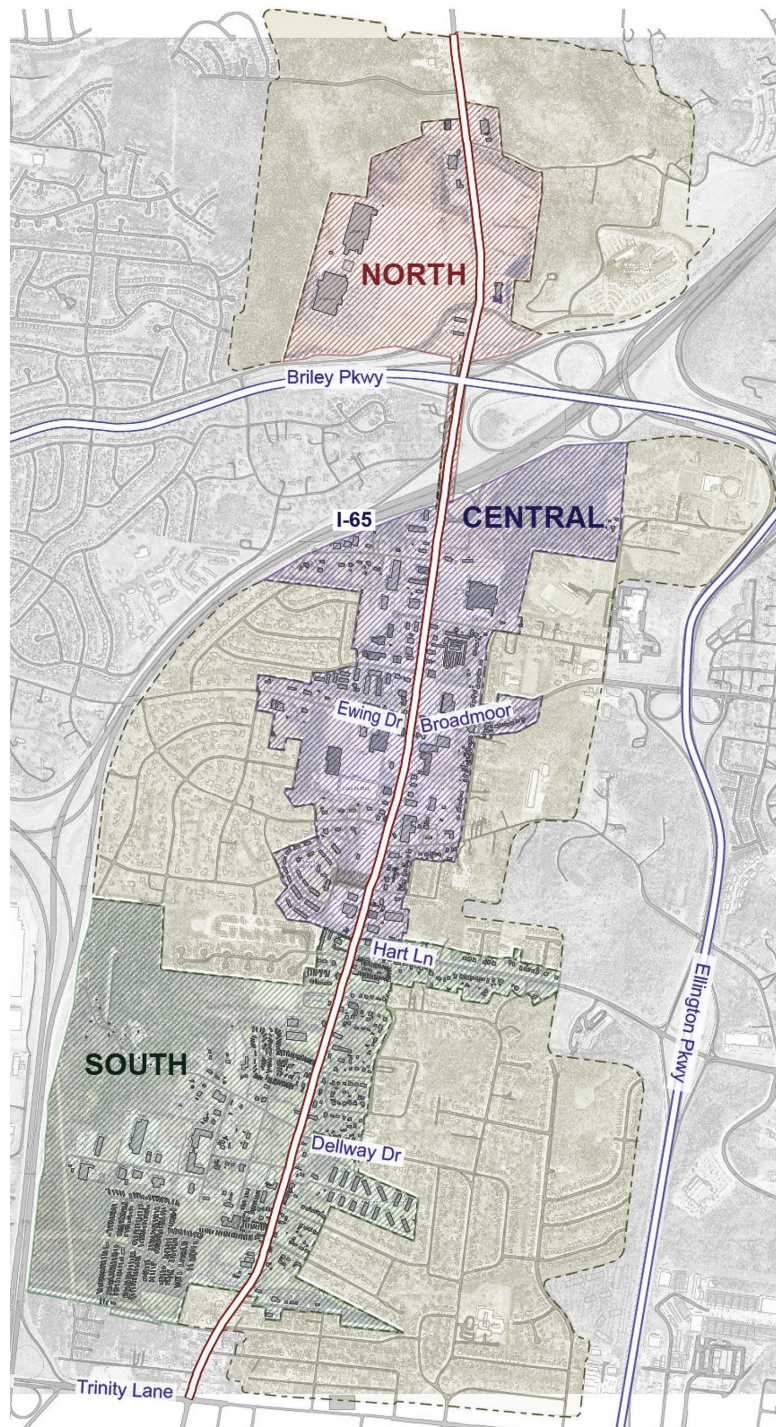


A word cloud of key words from the survey. The words are arranged in a horizontal, slightly overlapping manner. The words are: businesses, Green space, address, new development, neighborhoods, Encourage, will, small businesses, see, space, area, walkable, housing, development, needs, lot, goals, adding, plan, want, also, parks, along, corridor, transportation, corridor. The words are in various shades of orange, red, and purple.

CHARACTER AREAS

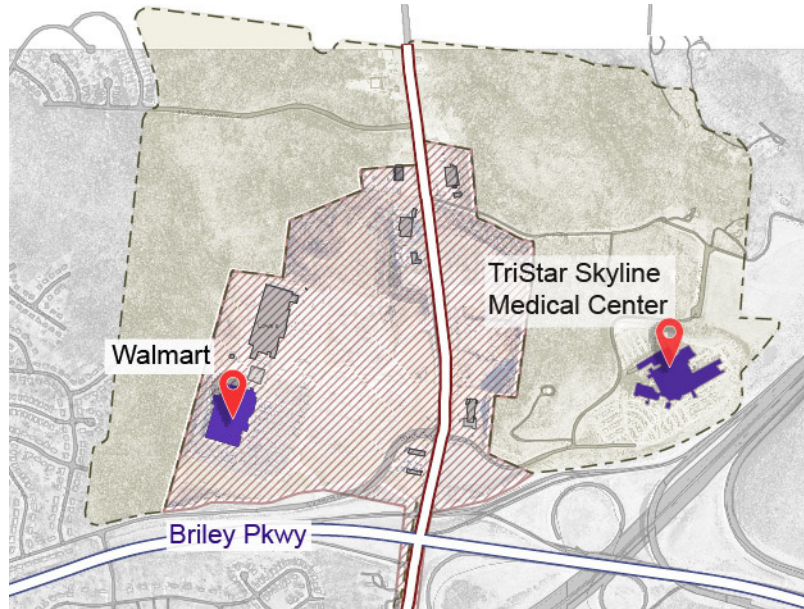
The Dickerson North corridor is over three miles long, in order to focus respondent's attention, we organized the corridor into three character areas - North, Central, and South.

The study focuses on the hatched area. The area of influence, outlined with the dashed line, includes residential neighborhoods next to the study area. These communities might not be the subject of recommendations from the study but will likely see the effects of any changes on Dickerson Pike.



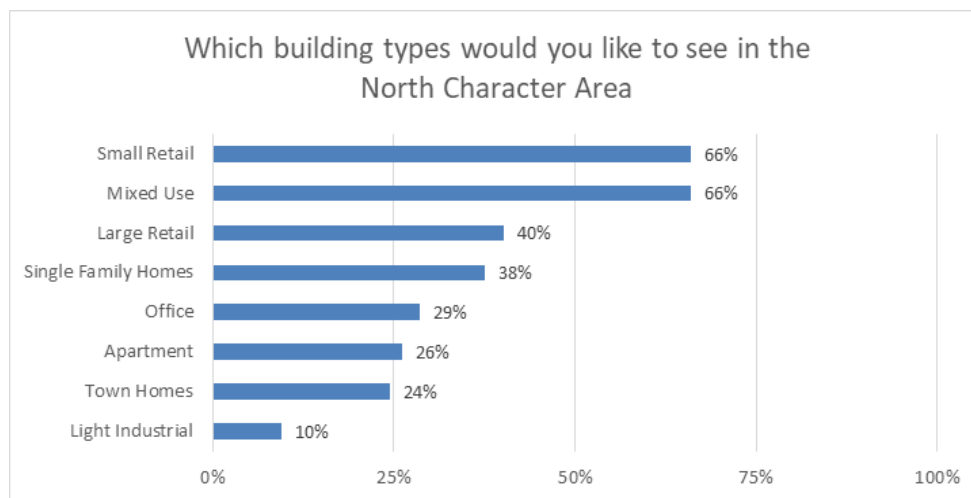
NORTH CHARACTER AREA

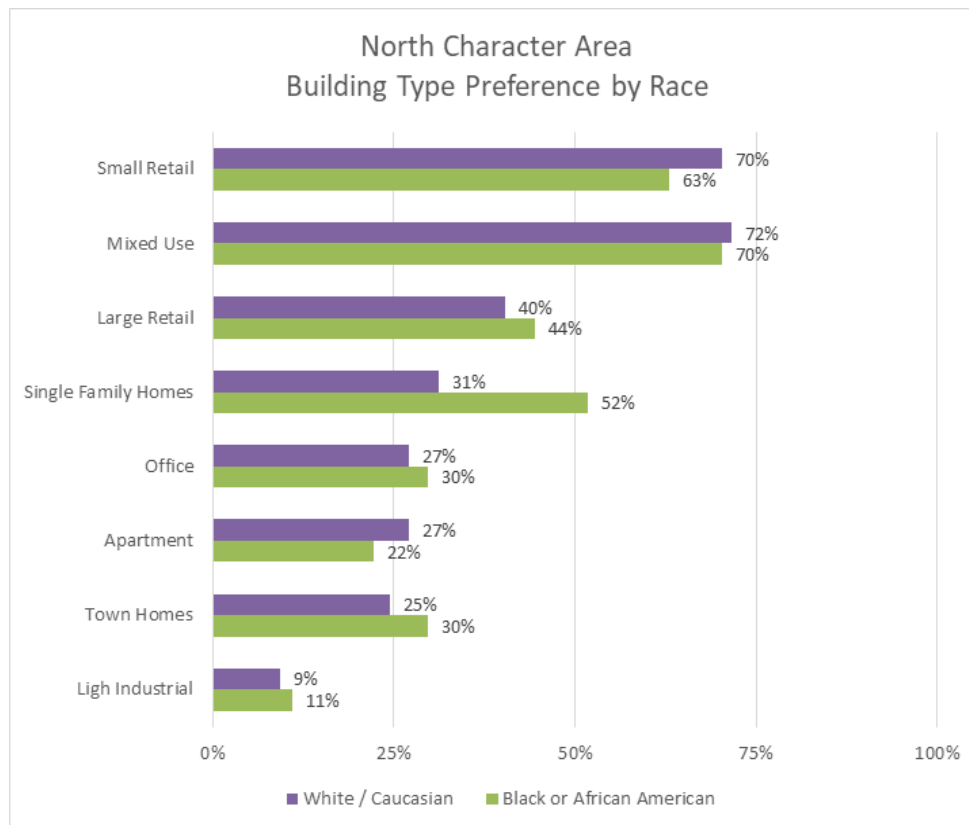
For each of the three character areas, the same two questions were asked regarding priorities for building types and infrastructure improvements.



Building Types

For this question respondents were asked to choose up to three building types they would like to see in the north character area. Mixed Use and Small Retail were tied for the most desired building type in the north character area.

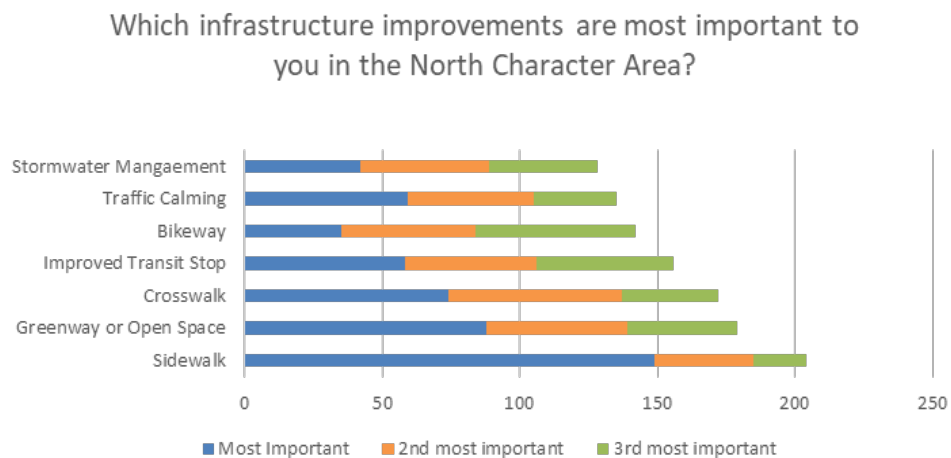




For Black respondents, Small Retail was ranked second (63%) to Mixed Use (70%). They also chose Single Family Homes in third place (52%). When we look at all respondents or just white respondents, Large Retail ranked third (40%). This was the only character area where large retail ranked so high.

Infrastructure

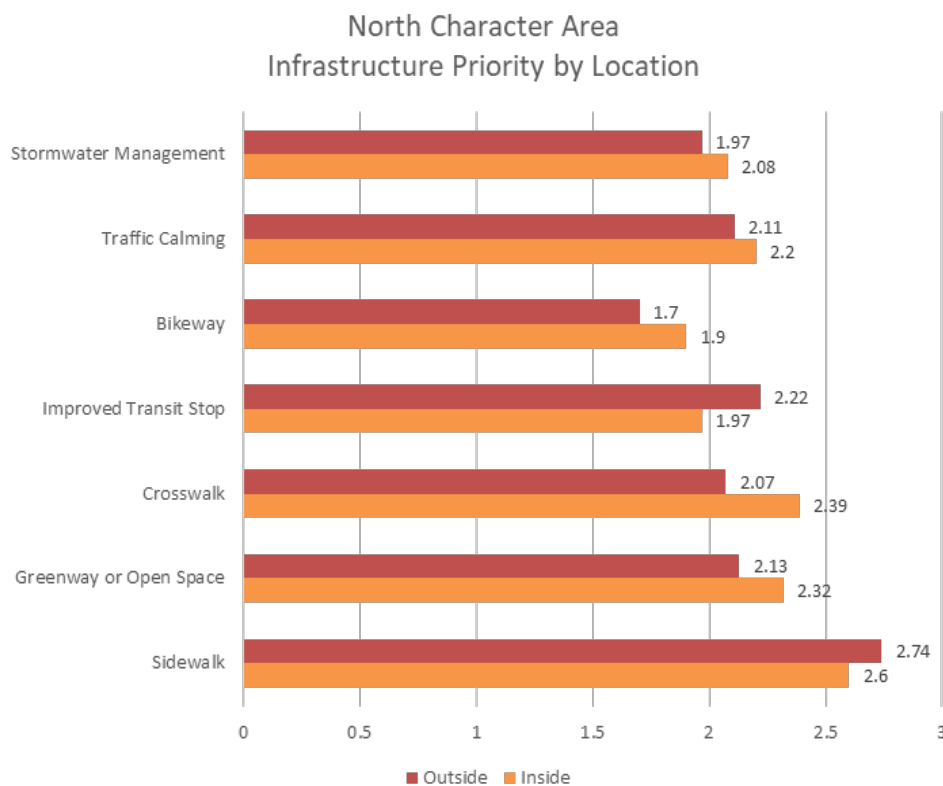
Respondents were asked to prioritize their top three infrastructure improvements for the area: most important, second, and third important. For ranking questions, there are two data points of interest: the total number of respondents who selected the choice (preference), and the weighted average of respondents who selected the option (priority).



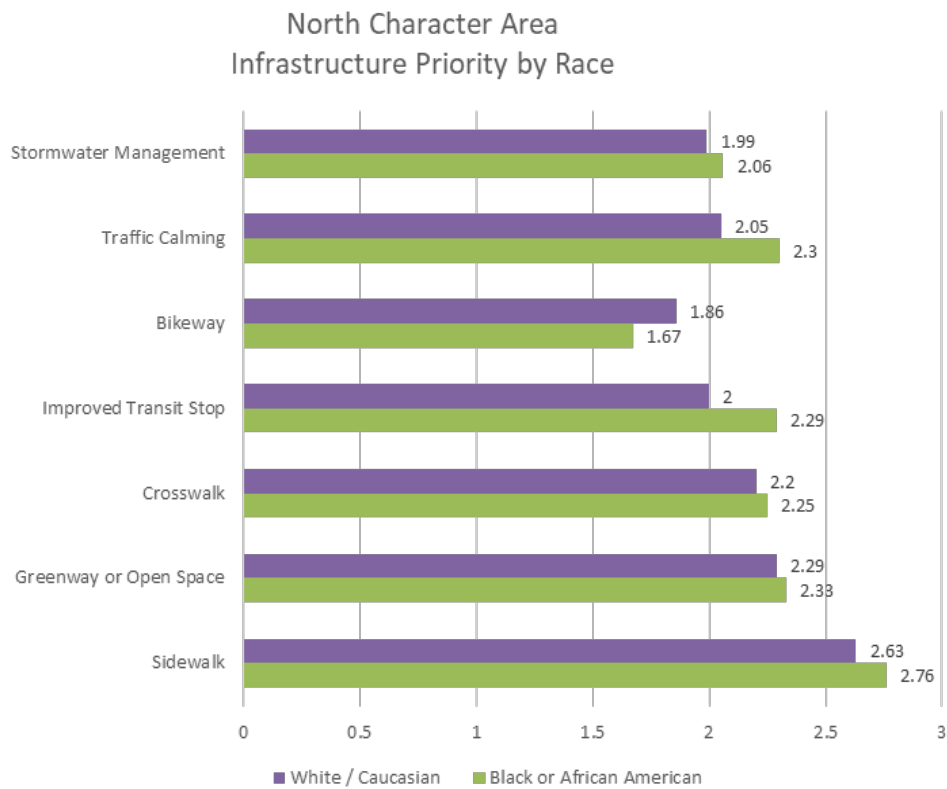
When asked to consider future infrastructure improvements in the north character area, respondents consistently said sidewalks were most important, and ranked sidewalks higher than other improvements. Bikeways were selected 142 times, but more often as second or third important.

Overall, the highest-ranking infrastructure improvement among survey respondents was sidewalks with greenways and open space the second highest.

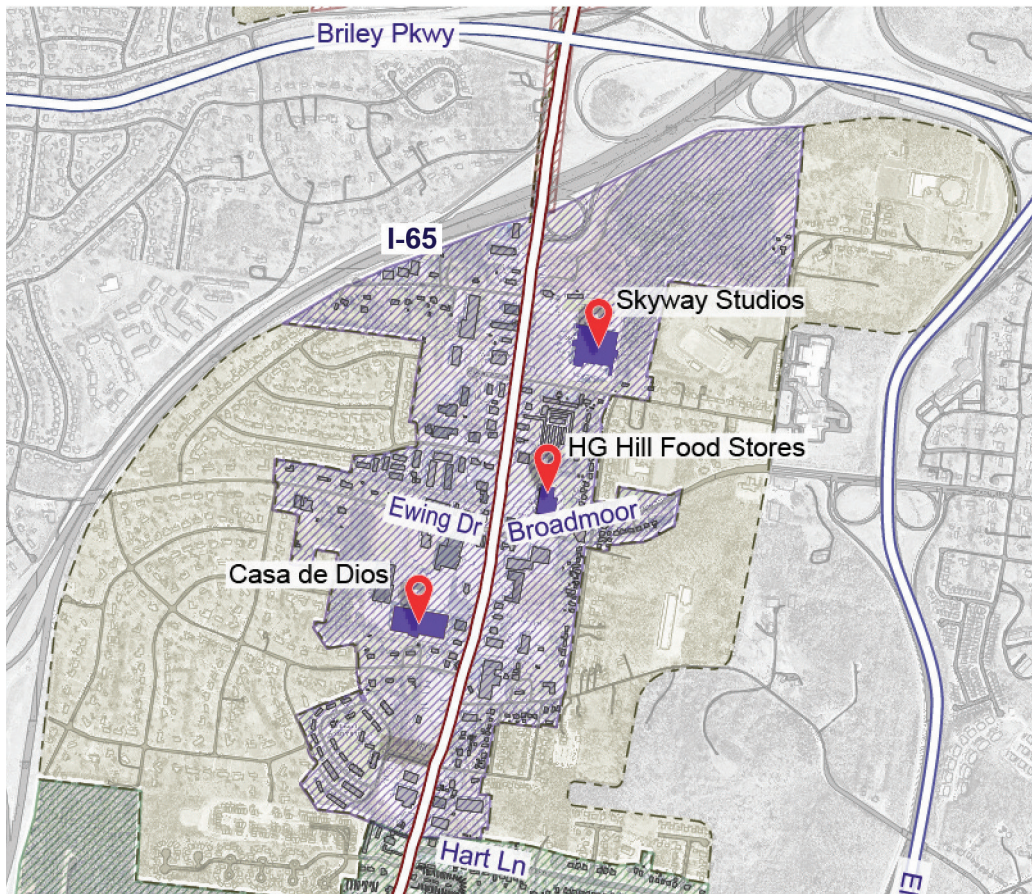
When looking at the geographic location of respondents, respondents inside the study area prioritized crosswalks and greenways or open space higher than their neighbors outside the study area. Respondents outside the study area held improved transit as a higher priority.



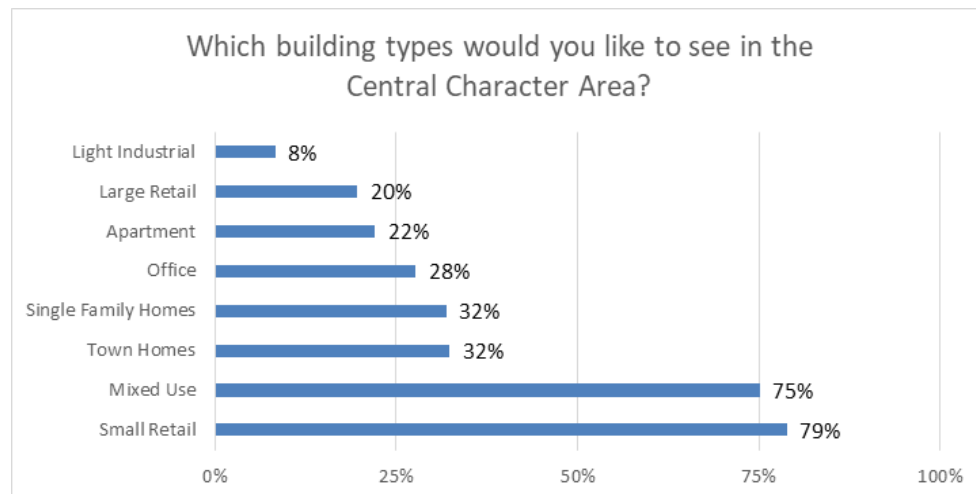
Among Black respondents, traffic calming, and improved transit were higher priority than white respondents. White respondents prioritized bikeways higher.



CENTRAL CHARACTER AREA



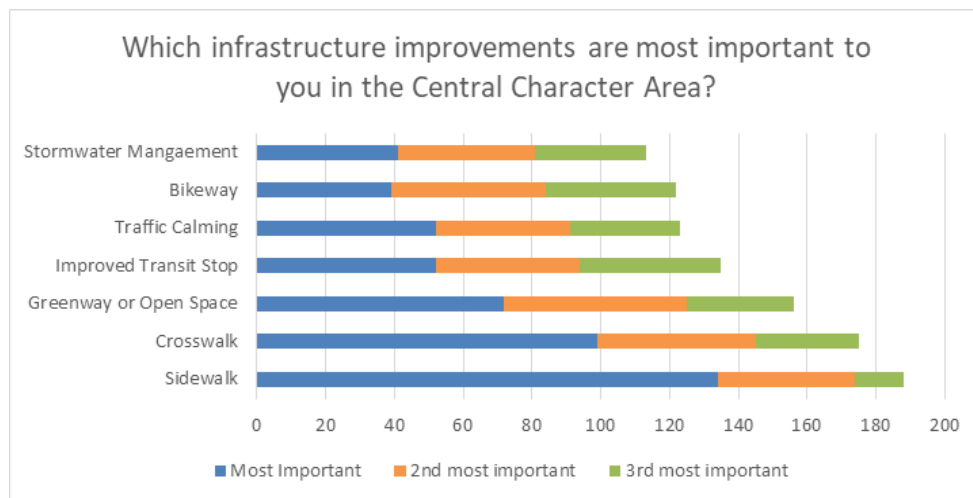
Building Types



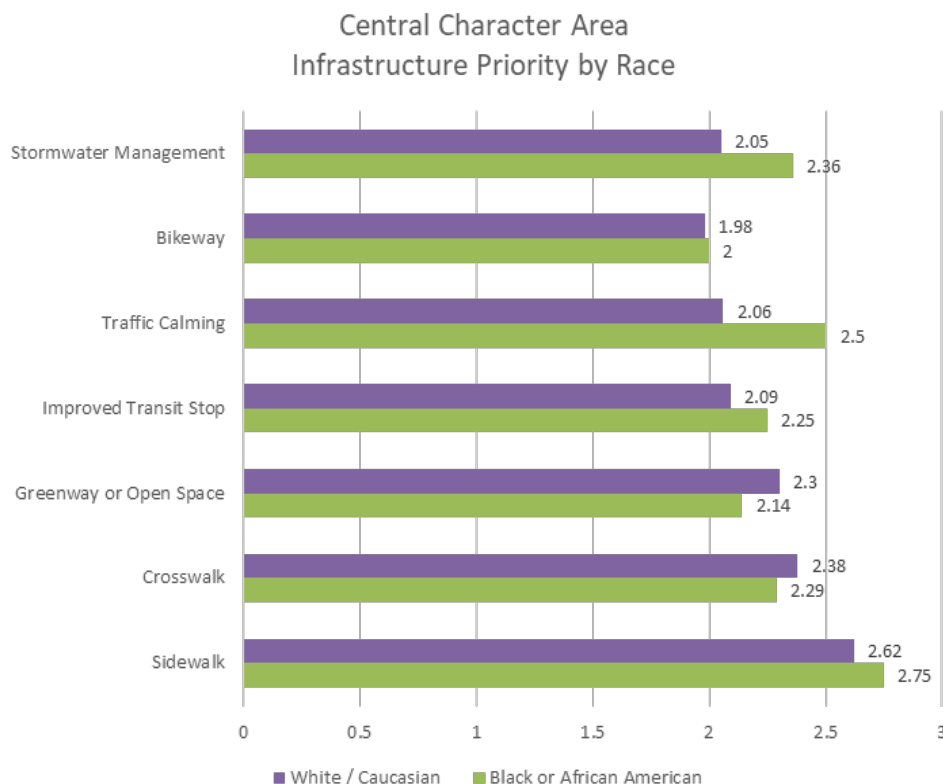
Small Retail was the most desired building type from respondents for the central character area, closely followed by Mixed Use. Town Homes and Single Family Homes were tied for third.

Infrastructure

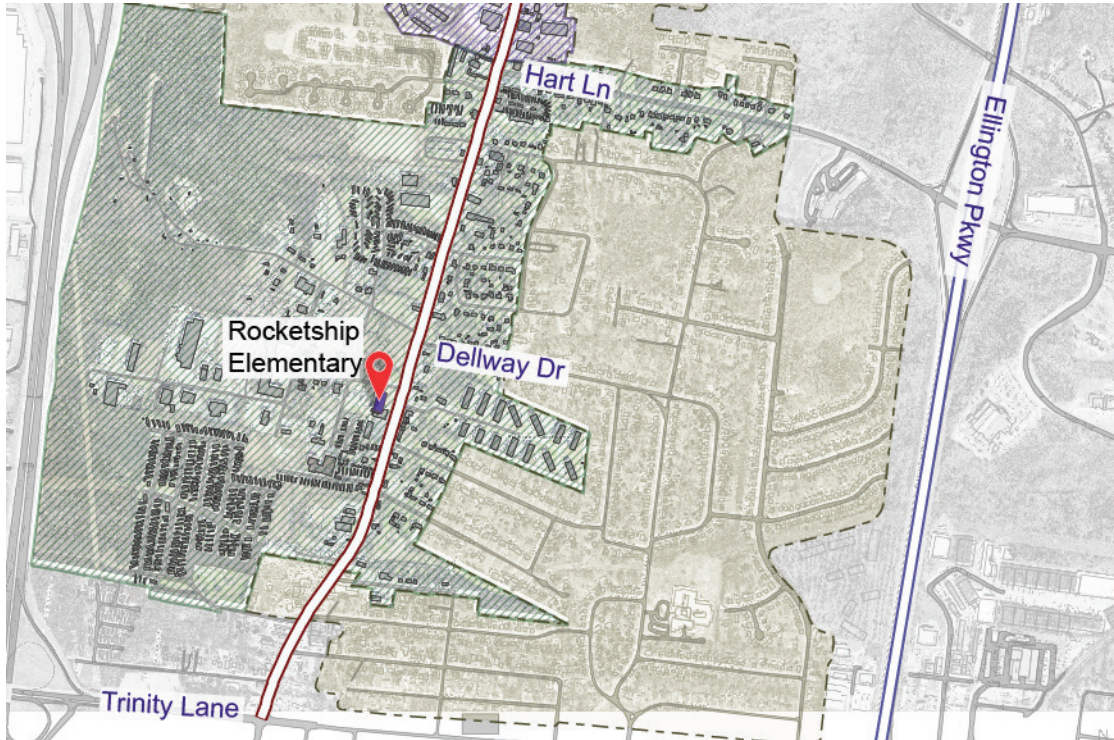
Respondents were asked to prioritize their top three infrastructure improvements for the area: most important, second, and third important. For ranking questions, there are two data points of interest: the total number of respondents who selected the choice (preference), and the weighted average of respondents who selected the option (priority).



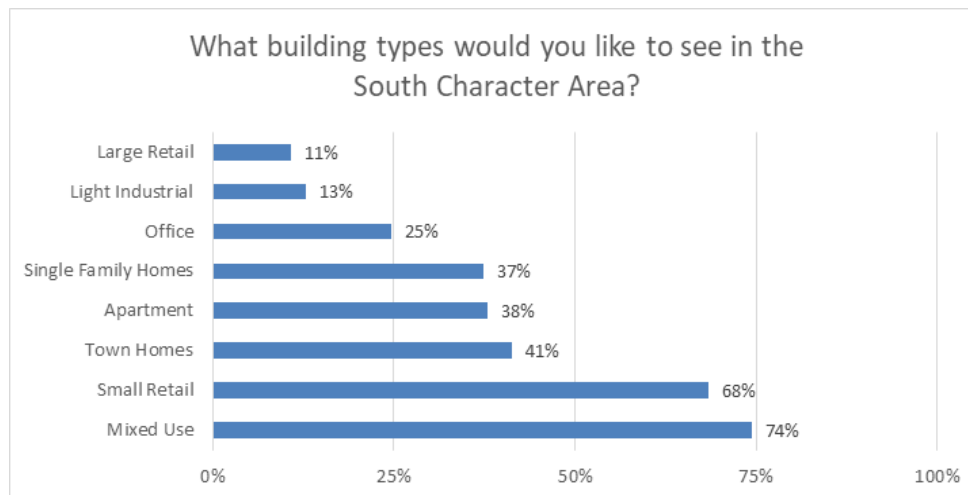
Like the North Character Area, the highest-ranking infrastructure improvement among survey respondents was sidewalks. However, in this Central Character Area the second most desired infrastructure improvement for all respondents was crosswalks. Greenways or open space came in third. Notably, Black respondents ranked Traffic Calming second, followed by stormwater management.



SOUTH CHARACTER AREA



Building Types

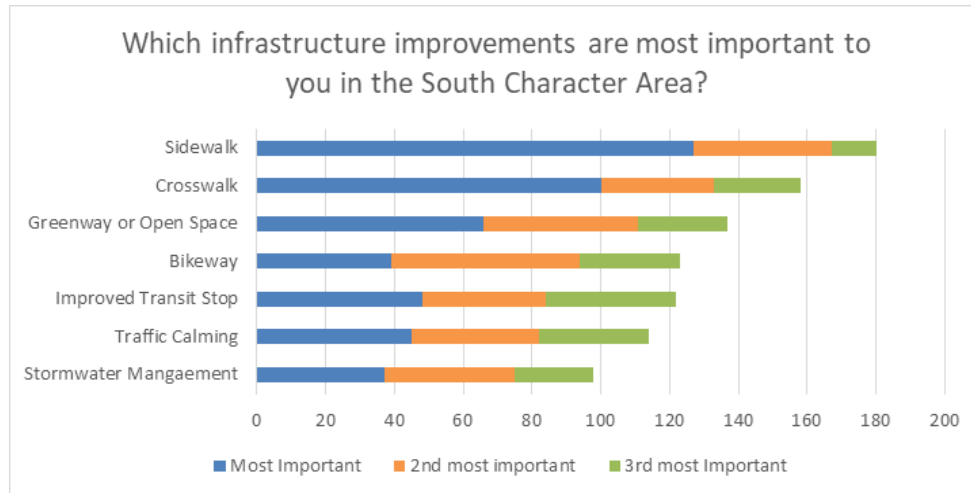


Mixed Use was the most desired building type from respondents for the south character area, followed by Small Retail (68%) and Town Homes (41%).

These top three building types remain consistent (>20% or 0.2) for White and Black respondents, as well as people located inside and outside the study area.

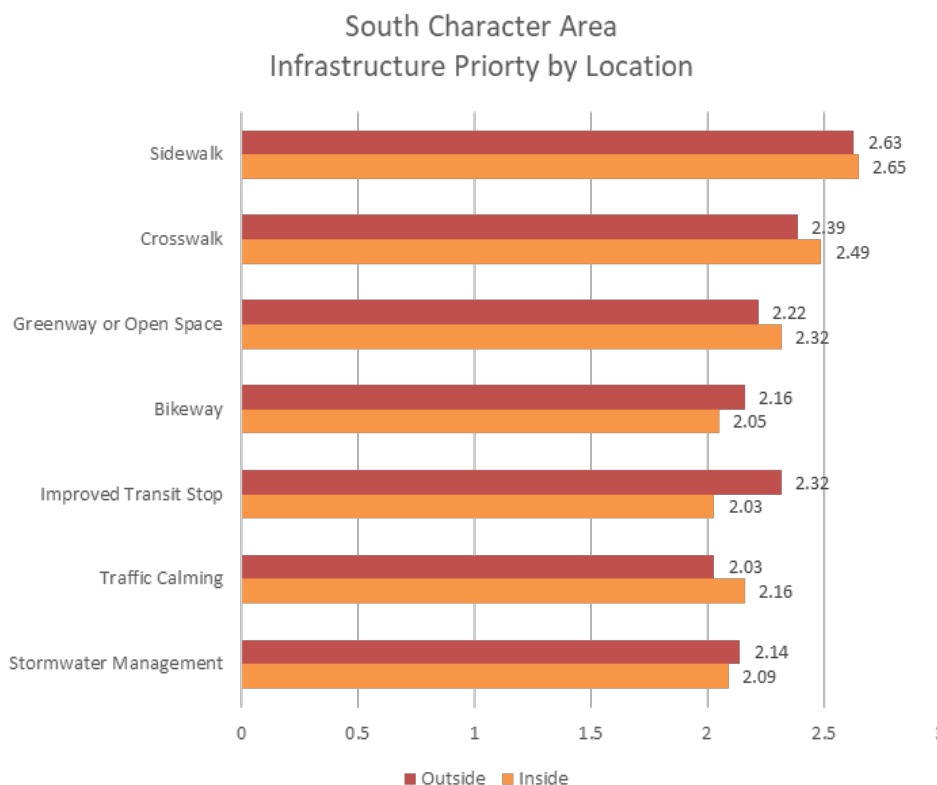
Infrastructure

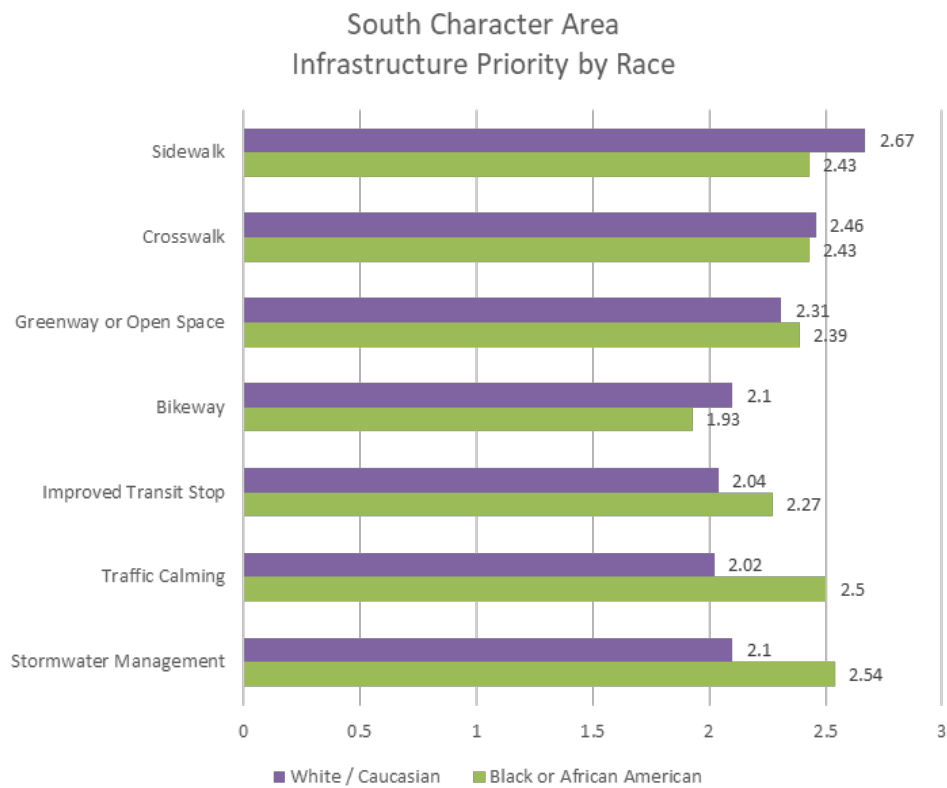
Respondents were asked to prioritize their top three infrastructure improvements for the area: most important, second, and third important. For ranking questions, there are two data points of interest: the total number of respondents who selected the choice (preference), and the weighted average of respondents who selected the option (priority).



When asked to consider future infrastructure improvements in the south character area, respondents consistently said sidewalks were most important. A change from the North and Central character areas, crosswalks came in second in terms of preference and priority for the South character area.

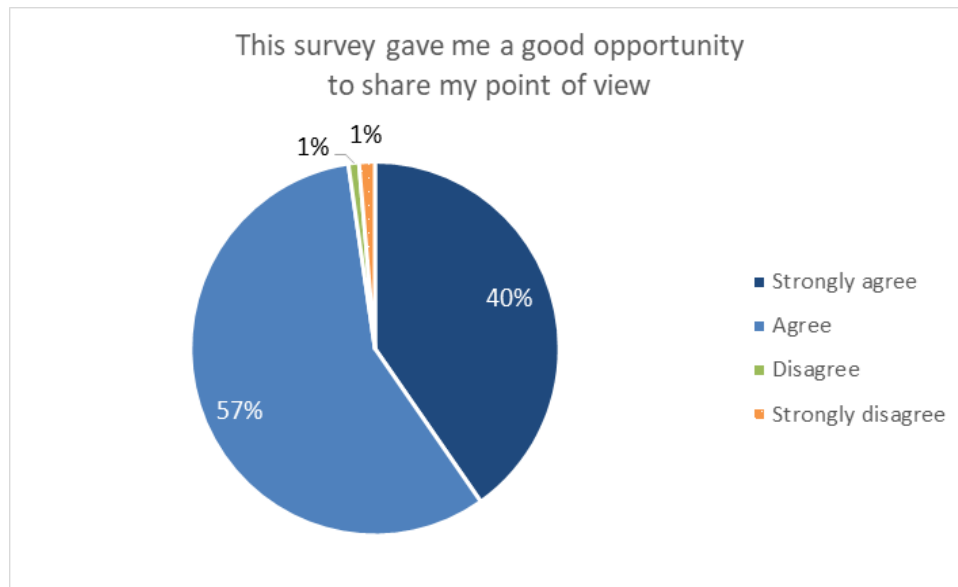
Geographic analyses revealed that those located outside the study area and buffer prioritized improved transit stop slightly more than those inside the study area.



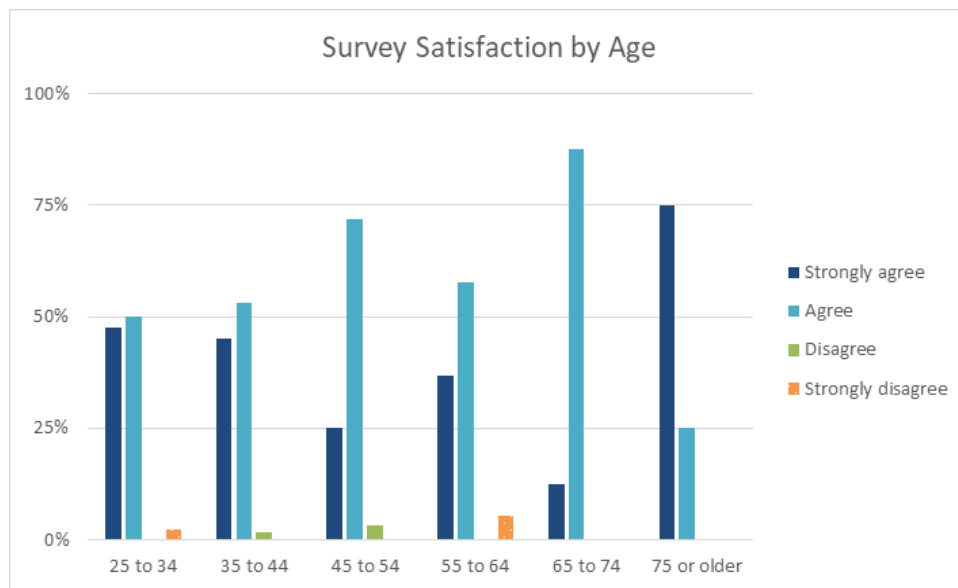


Black respondents prioritized Stormwater Management and Traffic Calming over Sidewalks (which tied with Crosswalks) in the South Character area. They also ranked Improved Transit higher than white respondents.

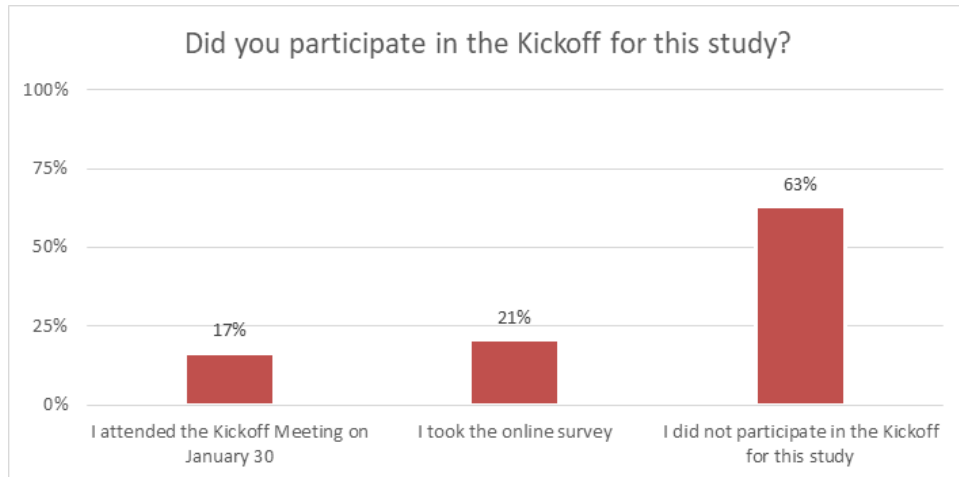
SURVEY EVALUATION



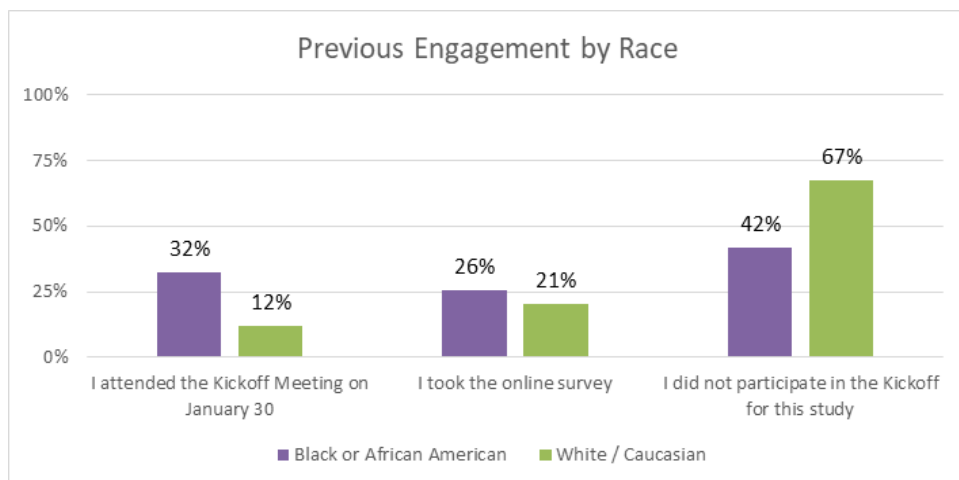
Nearly all respondents agreed that the survey gave them a good opportunity to share their point of view. These results are encouraging as we use digital engagement tools to complement or in-place of in person meetings. The degree of enthusiasm for the survey varied slightly by age.



Younger respondents were more enthusiastic about the survey providing a good opportunity.

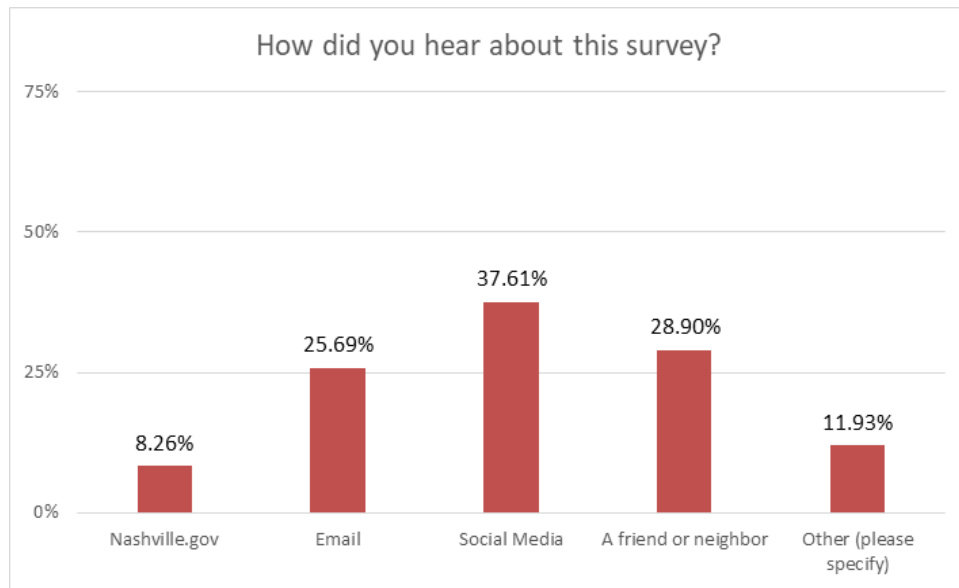


The majority of respondents did not participate in the Kickoff Meeting or online survey for this study. These results are encouraging as we work to engage a broad audience during the COVID-19 pandemic.

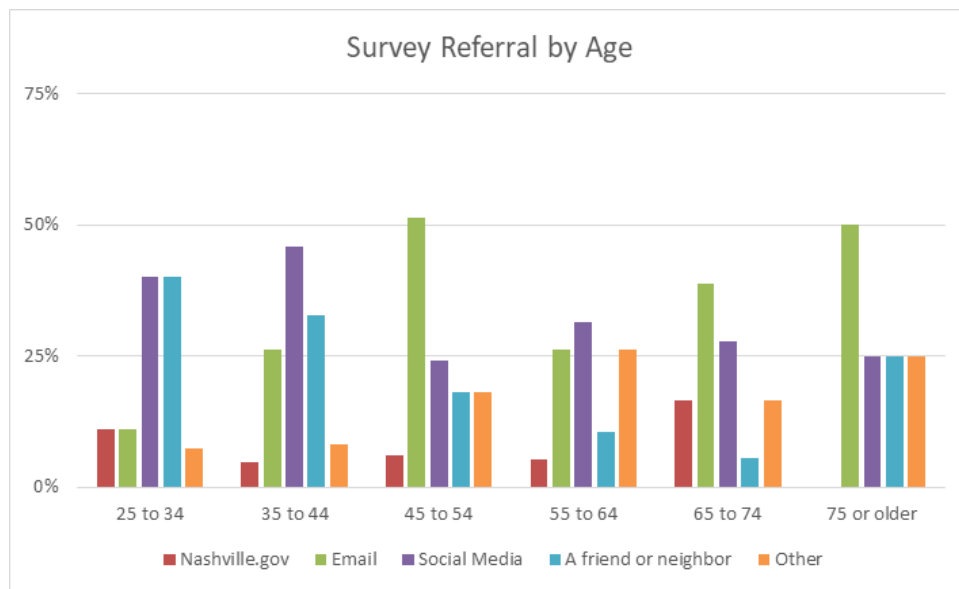


More Black respondents participated in the January Kickoff, either in person or online than White respondents.

How did you hear about this survey?



The way people learned about the survey is generally split between Social Media, a friend or neighbor, or email. Most of the respondents who selected “Other” indicated the Councilmember as the means of learning about the survey. This is important data to know as we prepare and promote future online surveys.



Younger respondents were more likely to hear about the survey through a friend or neighbor, whereas older respondents heard through email.

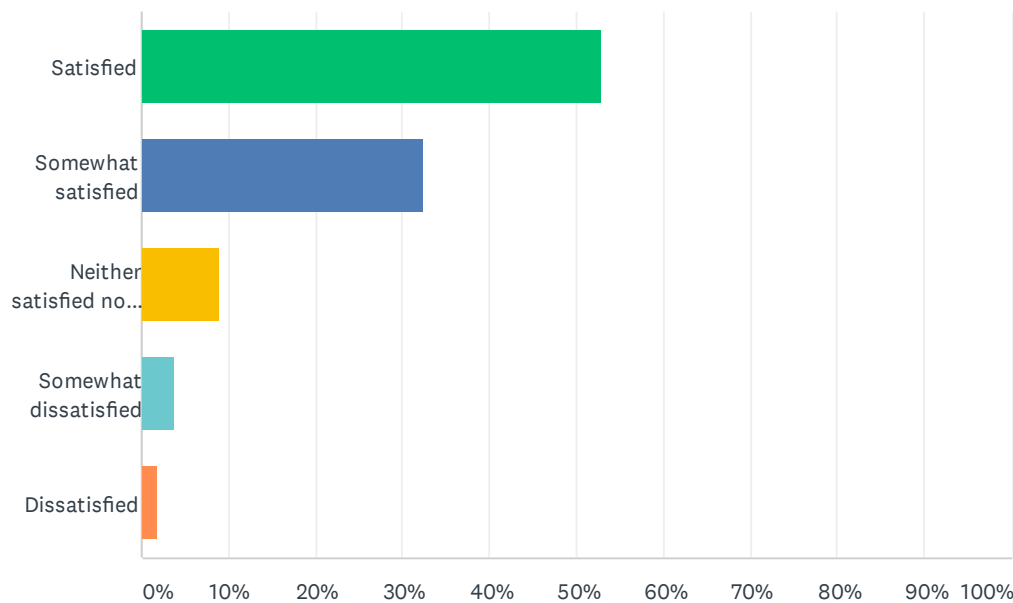
NEXT STEPS

This survey has provided invaluable data to the Metro Nashville Planning Department as we consider draft recommendations for the Dickerson North Corridor Study. Overall, the responses indicate strong support for mixed use and small retail buildings throughout the study area along with the top infrastructure components of sidewalks and crosswalks.

This input will be used to shape a draft plan containing a series of recommendations and illustrative design scenarios for the North and Central Character Areas. The draft plan is scheduled to be completed in early Fall 2020.

Q1 How satisfied or dissatisfied are you with the vision statement?

Answered: 266 Skipped: 6



ANSWER CHOICES	RESPONSES	
Satisfied	53.01%	141
Somewhat satisfied	32.33%	86
Neither satisfied nor dissatisfied	9.02%	24
Somewhat dissatisfied	3.76%	10
Dissatisfied	1.88%	5
TOTAL		266

Dickerson North Visioning Survey

#	WHY?	DATE
1	Our community should not be defined by a road! Better: Our neighborhoods will thrive as we redefine our community north of Trinity Lane and Dickerson Road, because we design our community around the needs and interests of the people who live, work, and play there.	6/5/2020 9:30 AM
2	This is highlighting the diversity of the corridor, but the needs to address development and improved transportation covering all modes.	6/4/2020 2:58 PM
3	I need more detail about what this kind of "diversity" looks like to you. It sounds good but tell me more.	6/4/2020 7:53 AM
4	It's important to me that any growth in this area does not come at the expense of the diverse community. I don't want the residents of the area to be pushed out, as they have in so many other parts of the city.	6/4/2020 7:36 AM
5	I believe the vision statement captures what the community would like to see moving forward.	6/3/2020 7:36 PM
6	Vision statements are more or less vague statements of good intentions. It's a nice thought, but I'm skeptical.	6/3/2020 4:28 PM
7	This expresses the primary concerns I have about the area. Better transportation and sidewalks, etc	6/3/2020 2:29 PM
8	"The corridor is flanked by neighborhoods.." flanked is an odd word to say. Shared by neighborhoods might be better. Or you could rewrite the sentence to make it active.	6/3/2020 12:58 PM
9	I do not want to see the area become too expensive for people who are looking to raise a family. I choose this area because it was affordable and safe.	6/3/2020 12:42 PM
10	I agree with introducing a new healthier grocery store and more local businesses. Also people of all ages walk down Dickerson (and kids on Broadmoor leaving school). We need to focus on their safety by including more sidewalks in the plans.	6/3/2020 12:19 PM
11	The vision statement talks about improving the area as a whole taking into account the wide variety of ages and races. We don't want to improve the area for one group if it makes it worse for another group.	6/3/2020 12:03 PM
12	The area needs revitalizing but needs to maintain diversity with residential property affordable. People need to stay in there homes without fear of exceptionally high taxes and condo and townhomes flooding this community.	6/3/2020 10:27 AM
13	I like "improves the safety of public streets and spaces, welcomes people using all modes of transportation, enhances our regional assets, and sets up neighborhood centers and local services." I really hope that this can be a community, with side walks and local businesses. Not just new-builds / tall-skinnyes that new affluent people move in to , but fosters advancement of the diverse population while maintaining the character of the neighborhood	6/3/2020 10:07 AM
14	I too would like to see more restaurants and small businesses in the area.	6/3/2020 8:59 AM
15	There is untapped potential in this neighborhood, and there is a smart way to realize that without alienating or displacing its residents.	6/3/2020 7:44 AM
16	Clearly keeps all voices in mind while moving forward	6/2/2020 8:42 PM
17	Still looking to what will be built in the area.	6/2/2020 7:11 PM
18	Generic. Need more specifics which will hopefully follow.!	6/2/2020 6:44 PM
19	Needs to address the issue of heavy traffic.	6/2/2020 5:52 PM
20	Too focused on affordable housing.. We already have that..	6/2/2020 5:37 PM
21	Area selected was good and doable. Main street going north out of Nashville with potential property to provide living spaces and services for people working in downtown Nashville	6/2/2020 5:18 PM
22	Talks about improving safety but is also respectful of the diversity of the area.	6/2/2020 5:01 PM
23	Urban propaganda paid for by the citizens. Abolish the Purcell created planning department and stop the coercive property taxes.	5/31/2020 7:39 AM
24	I agree with the statement	5/30/2020 11:49 AM

Dickerson North Visioning Survey

25	I agree on the diversity, and most importantly the safety of public streets and spaces, which affect us all.	5/28/2020 8:17 PM
26	Check for text errors.	5/28/2020 7:41 PM
27	The Vision Statement is appropriate and consistent with the vision of many stakeholders.	5/28/2020 11:40 AM
28	Need you upscale neighborhood centers and services. Too many predatory loaners, tire and used auto dealers.	5/27/2020 11:33 PM
29	The statement appears to address my primary concerns about the manner in which development occurs and recognizes the diversity of the area. It could be slightly better written, eliminating a typo in the first sentence (wth its own "a" unique character) and revising the second paragraph to start with Dickerson Pike "North" instead of Dickerson Pike, as this vision does not directly address Dickerson South development.	5/26/2020 9:02 PM
30	I agree with the statement but would also stress the importance of building economic resources, such as retail and service, which are currently missing. There isn't much drawing people who live in the area to Dickerson Pike. Mostly the neighborhood tends to utilize Gallatin Pike for retail and services. I don't know if this is captured within "set up neighborhood centers and services. " to me that is parks, libraries, and community centers, which is also needed.	5/20/2020 5:15 PM
31	My worry is that unless the homeless are moved and criminals are addressed the area will still not be safe to walk. I would love to see you his vision statement come true for the area as it would be wonderful if we can turn it around. The crime must be addressed.	5/20/2020 1:56 PM
32	I appreciate that the statement mentions diversity of peoples, incomes, & housing, and all modes of transportation	5/20/2020 11:37 AM
33	The vision statement does not discuss how it will "strive to keep the diversity.." first part of the statement. What are the ways in which it is attempting to maintain diversity through affordability? what is the role of participatory planning in this? How are the neighbors and urban residents meaningfully involved if they are not mentioned as key stakeholders in the process of transformation within the vision statement itself?	5/18/2020 3:20 PM
34	History It doesn't speak to the history of the neighborhood or preserving the rich history. It was not always a crime infested area that needed to be cleaned up. It has a rich history	5/9/2020 5:43 PM
35	This is not specific enough regarding methods of transportation to be retained and developed for the area	5/9/2020 9:19 AM
36	It will be an asset and better equipped for everyone.	5/8/2020 9:19 PM
37	Not enough detail. Too vague.	5/8/2020 3:25 PM
38	It's still a bit vague.	5/8/2020 12:42 PM
39	Given the potentially long term change in retail behavior due to the virus, I believe a new scope of vision needs assessment. The city planning is great, but the type of businesses and services should be reconsidered.	5/8/2020 12:04 PM
40	Because they said they will strive to keep the diversity and character that knits us together. However, "striving" and "doing" is two different things. What percentage of the original neighborhood will be kept? It'll be interesting to see how this unfolds.	5/8/2020 10:43 AM
41	I completely agree with the primary concerns that have been voiced and the 20 year vision.	5/7/2020 8:05 AM
42	Pretty generic.	5/6/2020 11:12 AM
43	I'd like to see more walkability, sidewalks, bike lanes, a decrease in crime, more greenery	5/4/2020 10:57 PM
44	It doesn't include prioritizing individuals who are currently residents of the area.	5/4/2020 10:54 AM
45	The vision statement touches on many important themes, and I don't disagree with them. What I think is missing is trying to develop a new way to develop a corridor. With all the stresses humanity places on wildlife, I believe we should incorporate elements of living in harmony with nature. This can be seen as a big vague, but here are specific suggestions 1) maintain a natural boundary or buffer between Dickerson Pike businesses and the residential neighborhoods (air cleaner by those who live in the neighborhood, quieter, and sanctuary for wildlife), 2) preserve vacant lots and their open space by discouraging in-fill (a neighborhood's	5/4/2020 8:39 AM

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value should not be based on gentrification alone), 3) pedestrian-only pathways for quieter walks and shortcuts. Importantly, this is a time to innovate on these themes, in the vision stage. Every neighborhood has a certain amount of natural capital - this is the time to ensure we don't waste it.

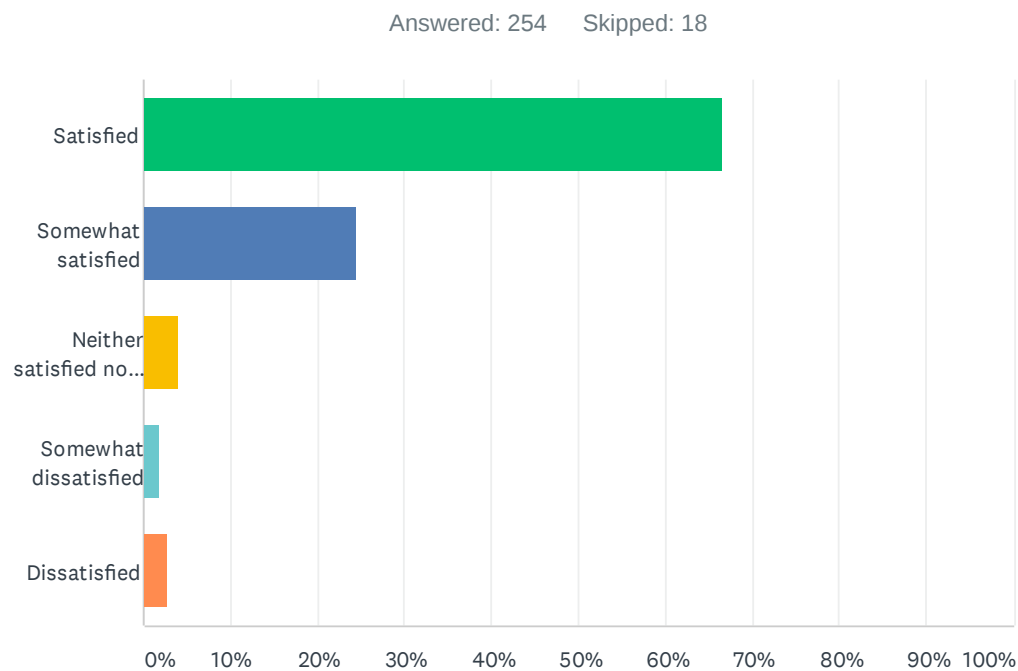
46	The city is broke. Put a stop to this project and maybe it can looked at again in 2 or 3 years when we have some responsible spending in this city. Sad that any projects that involve non-critical items are even being looked at.	5/3/2020 4:51 PM
47	Statement mentions, but does not define or attempt to articulate what is considered the unique/historical character of the study area. The mention of establishing "neighborhood centers" seems counter to the overall objectives of improving the Dickerson Corridor and seems to be a covert way of allowing development that would be suitable on the corridor to suddenly be allowed to encroach further into the surrounding neighborhoods.	5/1/2020 2:25 PM
48	Non inclusive	4/30/2020 8:12 AM
49	This area has affordable housing that will mean a displacement of many low income renters.	4/29/2020 12:03 AM
50	Corruption	4/28/2020 10:20 PM
51	You really need to use target words to explain modes of transportation and how you will improve safety. This is very vague.	4/28/2020 9:49 PM
52	I live here and agree with it.	4/28/2020 9:34 PM
53	I would like to see the Dickerson North corridor become more walkable.	4/28/2020 9:27 PM
54	Vehicular transportation along this corridor should be minimized in favor of people walking, riding bicycles, or taking mass transit.	4/28/2020 3:24 PM
55	Focuses on keeping but elevating the history and identity of the area - community focus	4/28/2020 12:17 PM
56	Keeping the history but amping up safety and activities is amazing!	4/28/2020 11:55 AM
57	Bland. Could substitute any neighborhood where you say Dickerson Pike.	4/28/2020 11:33 AM
58	I like but there's recognition of very close proximity homes and neighborhoods to this major pike. I am somewhat concerned about the blanket statement that says we welcome all development.	4/28/2020 11:30 AM
59	Wording and grammar need to be revisited for clarity and accuracy.	4/28/2020 11:27 AM
60	The whole area needs help!	4/28/2020 10:27 AM
61	Typo in first sentence; random "a" after "own"	4/28/2020 10:26 AM
62	Very detailed and inclusive	4/27/2020 8:20 PM
63	I think if you genuinely focus on safety it will lead to slower speeds of cars and more pedestrian centric design.	4/25/2020 10:33 AM
64	Does not include statement about retail and business growth	4/25/2020 9:52 AM
65	Safety, sidewalks, affordable mixed income living, sit down restaurants are important. I'd like to see greenscapes added and good storm water run offs implemented	4/24/2020 11:14 PM
66	Pretty generic. This applies to pretty much every neighborhood in every city.	4/24/2020 5:16 PM
67	Captures both the past and the future for the area	4/24/2020 5:04 PM
68	Very vague and general seeming all-inclusive without any actual guidelines.	4/24/2020 2:50 PM
69	The vision statement emphasizes development and safety but also preserving the diversity that characterizes Dickerson Pike. We're hoping this means an investment in mixed-income housing so that long-time residents are not priced out of the neighborhood.	4/24/2020 2:35 PM
70	This is good other than the fact that I don't feel it actually has positive character or history. We need to clean up the litter an unsightly areas and encourage new, attractive buildings to give it character in the future.	4/24/2020 2:26 PM
71	Please include "welcomes higher densities and development along Dickerson". Please include	4/24/2020 1:55 PM

Dickerson North Visioning Survey

"strives to keep its diversity and affordability". Please specifically call out improved bicycle and pedestrian infrastructure. Please specifically call out "public parks" as a needed neighborhood asset.

72	Thoughtful, community involved plan!	4/24/2020 1:20 PM
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Q2 How satisfied or dissatisfied are you with the goals?



ANSWER CHOICES	RESPONSES	
Satisfied	66.54%	169
Somewhat satisfied	24.41%	62
Neither satisfied nor dissatisfied	3.94%	10
Somewhat dissatisfied	1.97%	5
Dissatisfied	2.76%	7
TOTAL		254

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#	WHY?	DATE
1	Appreciate the walkable space and beautification	6/6/2020 2:51 PM
2	I like in a single family home along the corridor. I don't want "intensified" condo or apartments being put up all around me. Leave space and don't simply develop vacant lots because they are there. Too much can also ruin the neighborhood	6/5/2020 9:42 AM
3	A numbered system suggests a rank order of priorities. Given that ranking, let's prioritize safe, connected, and walkable!	6/5/2020 9:30 AM
4	We are addressing the fact that along the corridor needs to be intensified with development, but also retain much of the character behind the corridor. Also, again addressing the transportation and housing concerns along the corridor. One thing about the housing would be to instill some form of CBA implementation for affordable housing. The public funds can only go so far, so integrating the inclusion of CBAs for affordable housing would go further, but not so much to incur the scrutiny of incusory zoning which is prohibited.	6/4/2020 3:02 PM
5	I think that Point 6:	6/4/2020 12:31 PM
6	Would like to have a children's Park, walking trail or dog park and bicycle lanes.	6/4/2020 10:45 AM
7	Disregard my last comment. I see you listed the goals and I appreciate that. I like the plan you have set in place.	6/4/2020 7:53 AM
8	We do not want big housing developments	6/4/2020 6:31 AM
9	This rings of all the concerns raised during the public meeting. Thanks for that. But again, I worry that the inevitable sacrifices and compromises will not necessarily favor the needs of my neighbors.	6/3/2020 4:32 PM
10	I would like to see greenspaces developed independently of new building/developments. There are opportunities in several neighborhoods to create small public parks, dog runs and playgrounds.	6/3/2020 10:45 AM
11	Concerns about becoming a HUB.	6/3/2020 10:30 AM
12	I would love to hear more about protecting low-income families from being pushed out by multi-unit housing. The same goes for businesses - encouraging small businesses to move in and stay here but also including diversity and non-luxury services.	6/3/2020 10:06 AM
13	Nail, meet head.	6/2/2020 8:44 PM
14	Sounds like a great improvement to the area.	6/2/2020 7:14 PM
15	Definitely more "walkable" and pedestrian friendly. With the amount of space here it could be an excellent biking area.	6/2/2020 6:45 PM
16	Walkable is important as well as diverse housing, and there are lots of undeveloped & abandoned-looking lots that need developing.	6/2/2020 5:02 PM
17	"Encourage", "allow", enhance "allow" all just means Metro planning has decided the plan and will force compliance. These "visioning" sessions are just brainwashing exercises intended to cover forced urbanization and density. Ever since Burnhardt added the SP zone we have had no zoning code. The time has long past that you can say the citizens are behind urbanist plans. That makes this effort an obvious charade.	5/31/2020 7:51 AM
18	Although Item 3 somewhat addresses the issues; still there need to be definite statements of categories that address recreation facilities and high end eating venues.	5/31/2020 3:02 AM
19	Not a big fan of gentrification.	5/29/2020 10:00 PM
20	They are all what I would say are most important (although I wasn't aware of a stormwater issue).	5/28/2020 8:24 PM
21	The seven items outlined are consistent with what is needed to improve Dickerson Road and Dickerson Pike.	5/28/2020 11:41 AM
22	I would like to see development both affordable and higher end not just section 8 or low income apartments.	5/27/2020 10:19 AM

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23	I think that the draft goals overall are solid objectives. I am curious how conflicts between/among goals will be handled when it comes time to decision-making, such as maintaining housing affordability while spending to improve neighborhood services and infrastructure. I am not sure what focusing "intensity" along the corridor in the fourth goal means.	5/26/2020 9:09 PM
24	I agree with all of these statements and I am glad storm water is included. There are a lot of important elements and storm waters may not be the number one. But this area does have water drainage issues and these need to be addressed for the safety and longevity of the neighborhood. Something to be consider within beautification- underground electrical. These area has some beautiful Old trees. the old, unsightly electrical lines and poles detract from our beautiful neighborhood	5/20/2020 5:22 PM
25	I'd prefer not to see bus routes through residential areas but kept on the main roads. I would love to see more restaurants, locally owned businesses and retail, a nice grocery store along this area with sidewalks and more trees/flowers and greenery. It would be nice if this could become similar to that of 12 south or Hillsboro/green hills area. Also the removal of dilapidated buildings and less auto repair shops and random rundown places that serve little purpose. Improved walkability would be amazing but must know that crime and homelessness is being addressed.	5/20/2020 1:59 PM
26	Interested in all means of transportation which ought to include lanes for micro mobility commuters: scooters, bikes, electric skateboard, etc. going up and down the corridor.	5/20/2020 12:52 PM
27	I'm satisfied with the broad goals, but the specific language of "Transit-supportive corridor" centers on building types that would improve transit service & facilities. I don't understand how certain building types enable transit, and I want to see that the city is planning for public transportation.	5/20/2020 11:42 AM
28	what about freeway segregation? There is a history of infrastructural by-pass that needs to get incorporated into this redevelopment plan. To support transit, there must be an acknowledgement to address how the freeways themselves impact and bisect this area.	5/18/2020 3:23 PM
29	gentrification sucks	5/13/2020 9:08 AM
30	Hopefully it will come to pass.	5/8/2020 9:20 PM
31	Not realistic considering many of the residents in this area	5/8/2020 3:47 PM
32	I very much value cleaning up dilapidated areas, creating/preserving green spaces, and building infrastructure that will allow for more walkable neighborhoods.	5/8/2020 3:41 PM
33	Seem to address major concerns.	5/8/2020 3:27 PM
34	Number seven needs real community input and representation	5/8/2020 12:33 PM
35	Agree with most of this but making affordable housing will counter act brining in higher-end residents that can afford the retail/ restaurants. The area needs to be heavily developed and cleaned up being such a great location.	5/8/2020 12:15 PM
36	Would like a strong focus on safety, beautification, and redevelopment for shopping and restaurants.	5/8/2020 11:59 AM
37	Completely agree.	5/7/2020 8:05 AM
38	Again, generic, but appropriate.	5/6/2020 11:12 AM
39	Per my comments on question 1, this is addressed to Goal 7. I believe we should maintain vacant land for sharing with wildlife and nature. Many studies have shown the benefit of living with natural elements. Developing underutilized properties is in order. I also am troubled by Goal 4. I live next to a commercial business on Dickerson. I do not want a lot of apartment houses and condos placed along the corridor without proper buffering to the single-family residences. These higher density houses should only be placed in appropriate areas, where the high-density housing does not impact (lighting, noise, visual towers) the lower-density housing.	5/4/2020 8:43 AM
40	Again no money ! Stop this.	5/3/2020 4:52 PM
41	Should include preservation of limited historic structures	5/3/2020 10:26 AM
42	1. Beautification- obviously no one wants trash and dilapidated structures to remain, but would	5/1/2020 3:18 PM

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like to see this more clearly defined. Currently unclear on what the community feels should be preserved and maybe ideally restored or “celebrated” when considering improvements/adding new development. 2. Would like to see green space landscaping and lighting included in solutions used to address safety, walkability, etc. 3. Neighborhood services - not clear from goal statement how planning can encourage local businesses. Would like to understand this better. 4. Outside of a general growth/development plan, I would like to see density and height be restricted dependent upon and respectful of the existing structures at the time of build. 6. Adequate is ambiguous. Would like to see a percent of green spaces preserved in addition to their inclusion in new development. City should feel obligated to protect or add to parks system to offset the density being added. Green space is just as much a part of the existing character of this community as the existing homes. In total agreement to need of storm water infrastructure. 7. Would like to see the addition of a sculpture or art installation to differentiate the neighborhood hub along the main corridor of Dickerson Pike.

43	Metro is known for saying on thing and doing another. Improvements are needed but not at the current residence expense	4/30/2020 8:13 AM
44	These goals are great, but we have watched other projects in other areas of town offer the same promises and goals and then turn into gentrified communities, displacing many and selling to chains and out of town investors rather than locally owned small businesses. How will small businesses be incentivized to engage in this post pandemic and recession when property taxes are going to experience a major hike? How are small businesses supposed to compete against out of town national investors? How will this project protect those spaces?	4/29/2020 5:04 PM
45	What is a neighborhood hub?	4/29/2020 12:04 AM
46	Walkable is very important to my family. We would love to see sidewalks.	4/28/2020 9:35 PM
47	While I would like to see more locally-owned businesses, I would not care to see more vape shops or liquor stores. Locally-owned retail and restaurants are preferred.	4/28/2020 9:29 PM
48	Safe, connected, and walkable should include a reduction of speed limits.	4/28/2020 3:26 PM
49	Good focus on safety and walk ability, as well as beautifying and redeveloping existing structures	4/28/2020 12:19 PM
50	Sounds like adding safety and beauty, structure and activities, but keeping it accessible and still affordable to all.	4/28/2020 11:56 AM
51	Rank order seems wrong based on previous work. If not made some what flexible / friendly to developers Dickerson will continue to languish.	4/28/2020 11:35 AM
52	I believe all planning and redevelopment goals should also consider traffic and parking issues that affect local residents; if new development greatly increases traffic and local street parking volume, how are these being handled so as to not negatively impact residents along the corridor?	4/28/2020 10:31 AM
53	Covers all areas needing to be addressed	4/27/2020 8:23 PM
54	One of my main worries is that large parcels get redeveloped and ignore or get exemptions to rules & best practices. Smaller lots are better, provide more chances for local/small businesses to blossom.	4/25/2020 10:35 AM
55	needs density opposed to overwhelming green space	4/25/2020 9:04 AM
56	All housing that claims to be mixed income are not. Lower socioeconomic residents will bear the weight of this plan. Their neighborhoods and houses will be destroyed to allow for higher income people to take over.	4/25/2020 8:59 AM
57	Wow. Just as I mentioned prior	4/24/2020 11:14 PM
58	Low income housing	4/24/2020 11:01 PM
59	Housing choice does not equate to affordability. Although no one wants to be the "subsidized housing corner" of the city, it should be said that the entire city is open for affordable housing.	4/24/2020 5:08 PM
60	We hope that #4 means that streets like Gordon and Donald (in the South area of focus) are not subdivided for higher-density "tall skinnies" but retain the older homes that are being refurbished. We're glad to hear that higher density housing would be concentrated closer to the	4/24/2020 2:40 PM

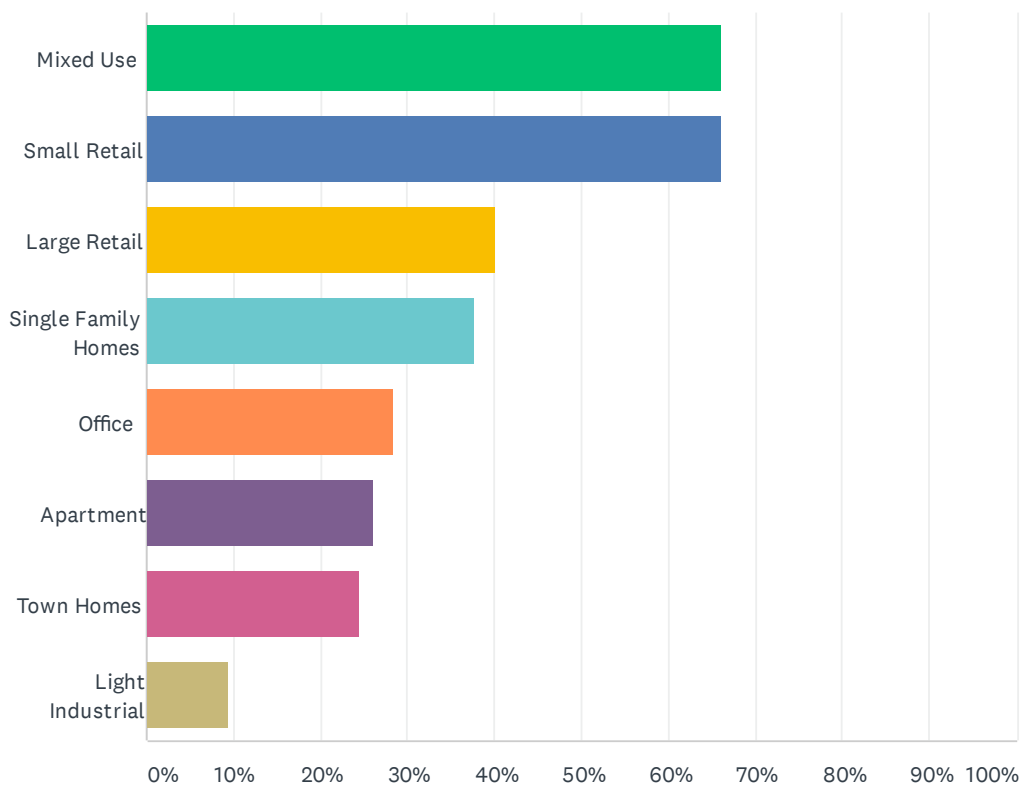
Dickerson North Visioning Survey

corridor. With respect to #2, it would be great if sidewalks extended away from the corridor so that more of the neighborhoods are also walkable.

61	In bullet 4, please call out the need to "maintain and add affordable multifamily rental housing". In bullet 7, please specify the need to increase density through multifamily housing and a mix of uses.	4/24/2020 1:59 PM
62	Community input into the final draft	4/24/2020 1:21 PM

Q3 Which building types would you like to see in this character area? Choose up to 3

Answered: 221 Skipped: 51



ANSWER CHOICES	RESPONSES	
Mixed Use	66.06%	146
Small Retail	66.06%	146
Large Retail	40.27%	89
Single Family Homes	37.56%	83
Office	28.51%	63
Apartment	26.24%	58
Town Homes	24.43%	54
Light Industrial	9.50%	21
Total Respondents: 221		

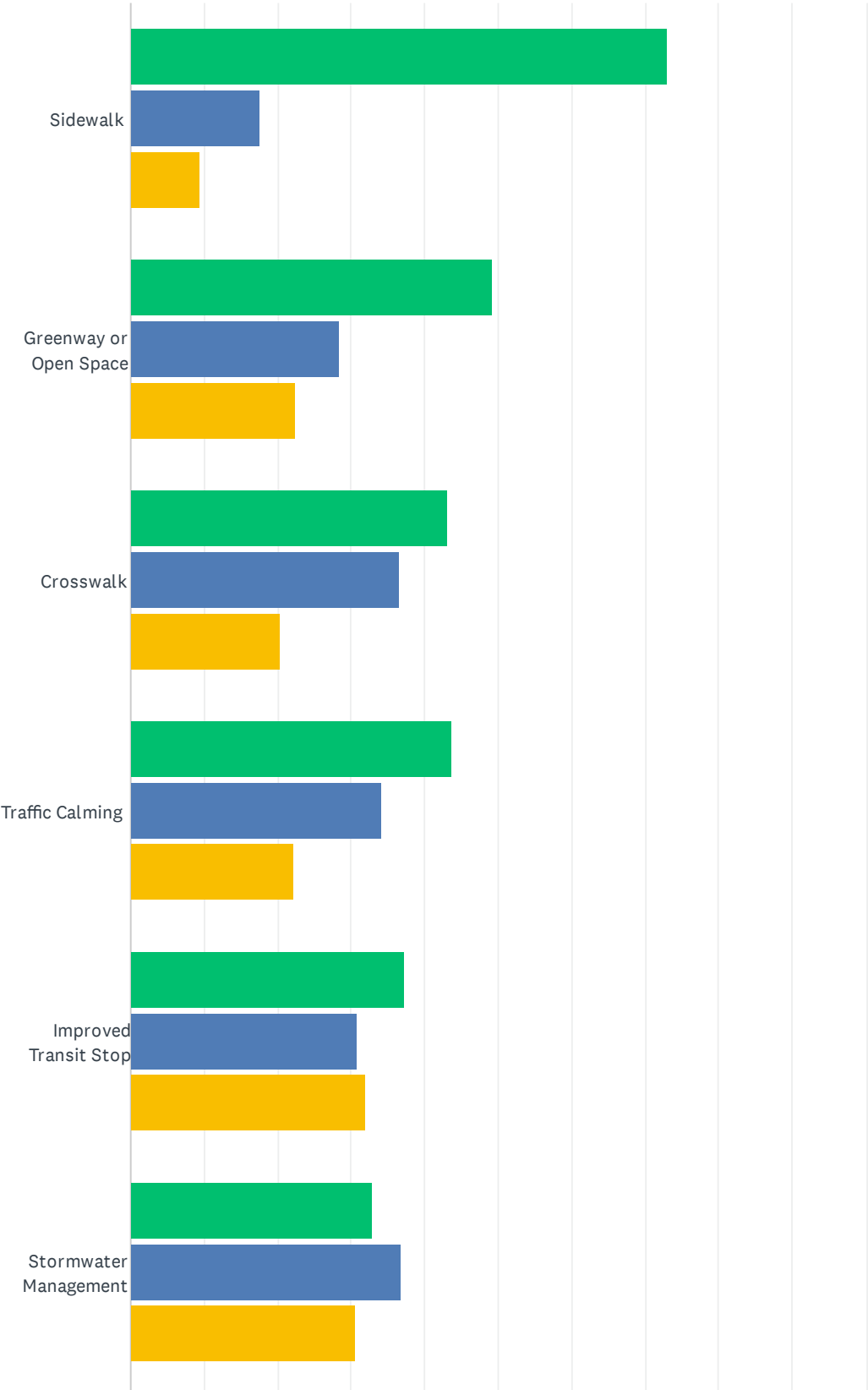
Q4 If you would like to see a building type in this area that is not listed above, tell us here:

Answered: 28 Skipped: 244

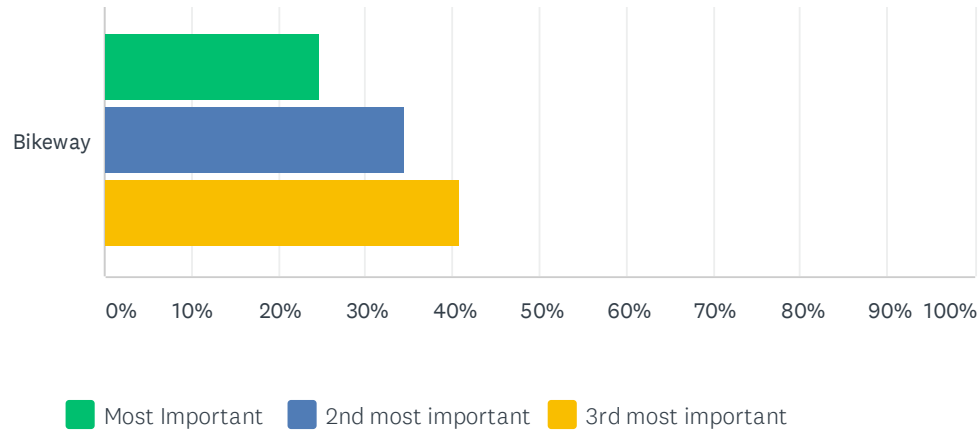
#	RESPONSES	DATE
1	light industrial	6/3/2020 1:03 PM
2	Movie theater	6/3/2020 11:53 AM
3	Single family homes, mixed use, small retail	6/3/2020 10:38 AM
4	restaurants	6/2/2020 5:35 PM
5	Library	6/2/2020 6:06 AM
6	Mall and single family homes on minimum half acre lots.	5/31/2020 7:56 AM
7	Cracker Barrel Restaurant or any restaurant	5/27/2020 6:55 PM
8	Small town with offices and shops like downtown Franklin	5/27/2020 10:21 AM
9	Affordable Housing	5/26/2020 10:21 AM
10	Green space/a public park	5/20/2020 11:46 AM
11	Community Center	5/11/2020 5:36 PM
12	4 to 5 Star National hotel chain	5/8/2020 6:16 PM
13	centers	5/8/2020 1:34 PM
14	Social spaces that don't require funds, Greenspace, trails, basketball courts, playgrounds, even if sponsored by businesses.	5/8/2020 12:38 PM
15	Support the addition of a bowling alley, library, movie theater, midsize grocery store, restaurants or small retail with shared green space, or frontage to public green space areas where small concerts or community gathering could be hosted	5/1/2020 3:36 PM
16	library movie theater bowling alley	4/30/2020 3:23 PM
17	Church	4/30/2020 8:15 AM
18	Multiplex and live/work https://missingmiddlehousing.com/	4/29/2020 11:51 AM
19	Restaurant	4/29/2020 10:27 AM
20	N/A	4/28/2020 9:30 PM
21	Hotel	4/28/2020 11:37 AM
22	Shared space community center or sportsplex	4/28/2020 11:32 AM
23	Transit hub	4/28/2020 11:30 AM
24	Bars/restaurants	4/28/2020 10:23 AM
25	N/a	4/24/2020 5:10 PM
26	Skyscrapers	4/24/2020 3:18 PM
27	n/a	4/24/2020 2:44 PM
28	Transit Oriented Development	4/24/2020 2:02 PM








Q5 Which infrastructure improvements are most important to you in this character area?

Answered: 233 Skipped: 39



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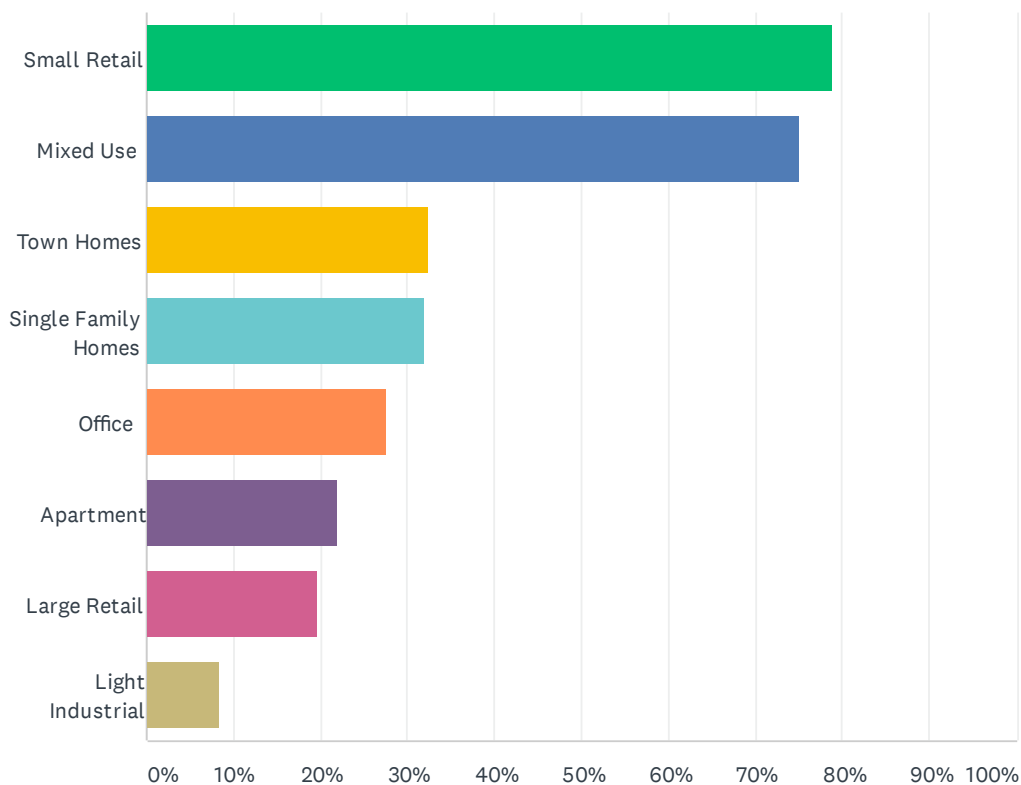
	MOST IMPORTANT	2ND MOST IMPORTANT	3RD MOST IMPORTANT	TOTAL	WEIGHTED AVERAGE
 Sidewalk	73.04% 149	17.65% 36	9.31% 19	204	2.64
 Greenway or Open Space	49.16% 88	28.49% 51	22.35% 40	179	2.27
 Crosswalk	43.02% 74	36.63% 63	20.35% 35	172	2.23
 Traffic Calming	43.70% 59	34.07% 46	22.22% 30	135	2.21
 Improved Transit Stop	37.18% 58	30.77% 48	32.05% 50	156	2.05
 Stormwater Management	32.81% 42	36.72% 47	30.47% 39	128	2.02
 Bikeway	24.65% 35	34.51% 49	40.85% 58	142	1.84

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#	OTHER (PLEASE SPECIFY)	DATE
1	pedestrian connections	6/2/2020 5:03 PM
2	These are just elite planners forced "improvements"	5/31/2020 7:56 AM
3	Subway, Light rail, or dedicated bus lane	5/20/2020 11:46 AM
4	None of the above No Money !	5/3/2020 4:53 PM
5	Street lights	4/29/2020 3:34 PM
6	N/A	4/28/2020 9:30 PM
7	reduction of parking spaces and parking lots	4/28/2020 3:27 PM
8	More Parking	4/27/2020 5:04 PM
9	Additional 'quick' parking	4/27/2020 4:51 PM
10	Trees. Children playing.	4/24/2020 3:18 PM

Q6 Which building types would you like to see in this character area? Choose up to 3

Answered: 213 Skipped: 59



ANSWER CHOICES	RESPONSES	
Small Retail	78.87%	168
Mixed Use	75.12%	160
Town Homes	32.39%	69
Single Family Homes	31.92%	68
Office	27.70%	59
Apartment	22.07%	47
Large Retail	19.72%	42
Light Industrial	8.45%	18
Total Respondents: 213		

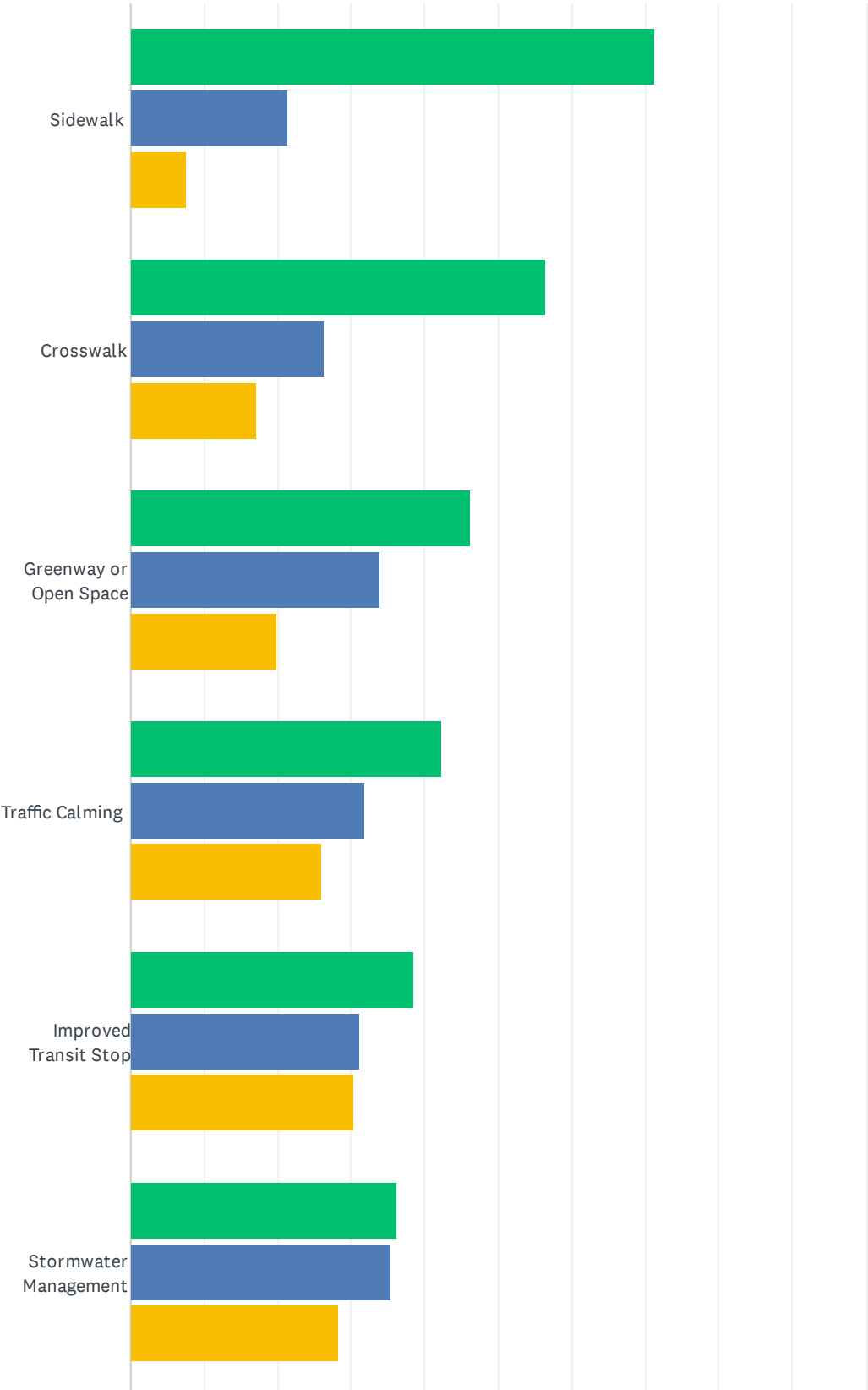
Q7 If you would like to see a building type in this area that is not listed above, tell us here:

Answered: 18 Skipped: 254

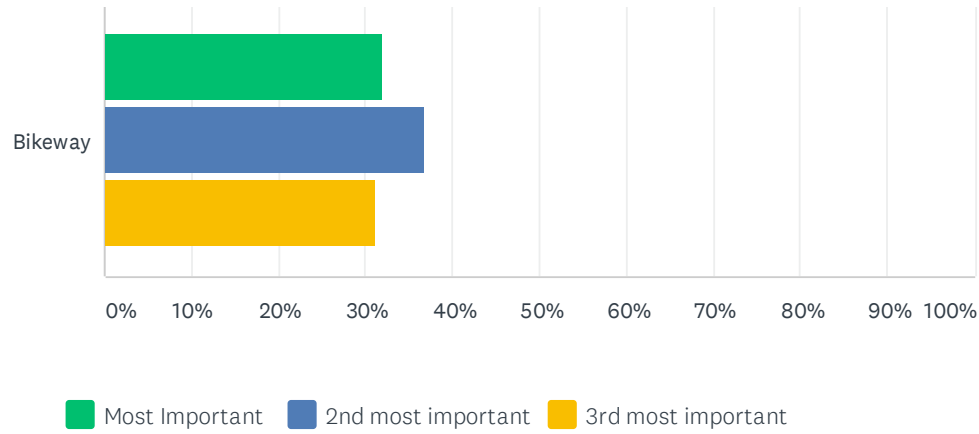
#	RESPONSES	DATE
1	Local hospitality and/or public gathering space	6/4/2020 4:35 PM
2	Small retail, mixed use, single family homes	6/3/2020 10:41 AM
3	Parks	6/2/2020 5:39 PM
4	An indoor mall surrounded by parking	5/31/2020 7:58 AM
5	Quality restaurants and community center	5/27/2020 11:40 PM
6	A nice restaurant	5/27/2020 6:57 PM
7	Green space/a public park	5/20/2020 11:47 AM
8	Centers	5/8/2020 1:34 PM
9	None. No Money	5/3/2020 4:55 PM
10	multiplex and live/work https://missingmiddlehousing.com/	4/29/2020 11:54 AM
11	Restaurants	4/29/2020 10:29 AM
12	Meeting space	4/29/2020 12:08 AM
13	N/A	4/28/2020 9:31 PM
14	Community Center	4/28/2020 11:33 AM
15	Stand alone sit down restaurants	4/28/2020 10:22 AM
16	N/a	4/24/2020 5:11 PM
17	Skyscrapers, Bass Pro Shop	4/24/2020 3:19 PM
18	n/a	4/24/2020 2:45 PM








Q8 Which infrastructure improvements are most important to you for this character area?

Answered: 219 Skipped: 53



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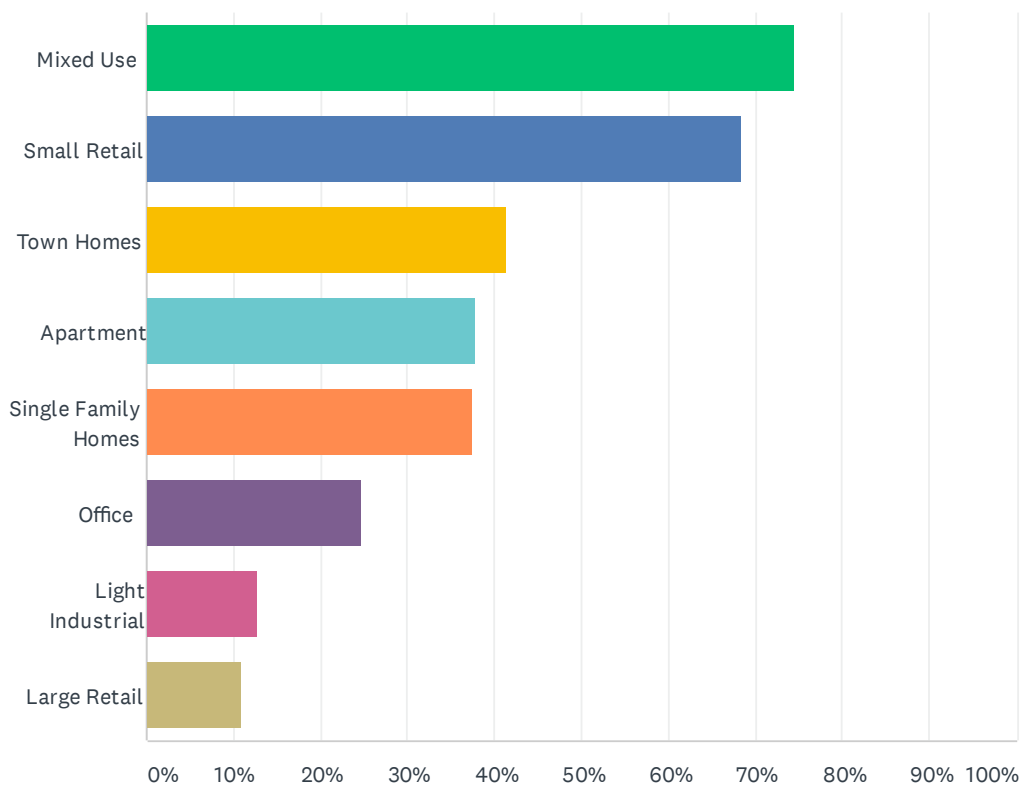
	MOST IMPORTANT	2ND MOST IMPORTANT	3RD MOST IMPORTANT	TOTAL	WEIGHTED AVERAGE
 Sidewalk	71.28% 134	21.28% 40	7.45% 14	188	2.64
 Crosswalk	56.57% 99	26.29% 46	17.14% 30	175	2.39
 Greenway or Open Space	46.15% 72	33.97% 53	19.87% 31	156	2.26
 Traffic Calming	42.28% 52	31.71% 39	26.02% 32	123	2.16
 Improved Transit Stop	38.52% 52	31.11% 42	30.37% 41	135	2.08
 Stormwater Management	36.28% 41	35.40% 40	28.32% 32	113	2.08
 Bikeway	31.97% 39	36.89% 45	31.15% 38	122	2.01

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#	OTHER (PLEASE SPECIFY)	DATE
1	Sidewalks leading to Dickerson from Gallatin! So important.	6/3/2020 10:08 AM
2	None of these	5/31/2020 7:58 AM
3	Subway, light rail, or dedicated bus lane	5/20/2020 11:47 AM
4	None. No money	5/3/2020 4:55 PM
5	N/A	4/28/2020 9:31 PM
6	More parking	4/27/2020 5:06 PM
7	Easy parking	4/27/2020 4:52 PM
8	Lighting. Community pool	4/24/2020 3:19 PM

Q9 Which building types would you like to see in this character area? Choose up to 3

Answered: 203 Skipped: 69



ANSWER CHOICES	RESPONSES	
Mixed Use	74.38%	151
Small Retail	68.47%	139
Town Homes	41.38%	84
Apartment	37.93%	77
Single Family Homes	37.44%	76
Office	24.63%	50
Light Industrial	12.81%	26
Large Retail	10.84%	22
Total Respondents: 203		

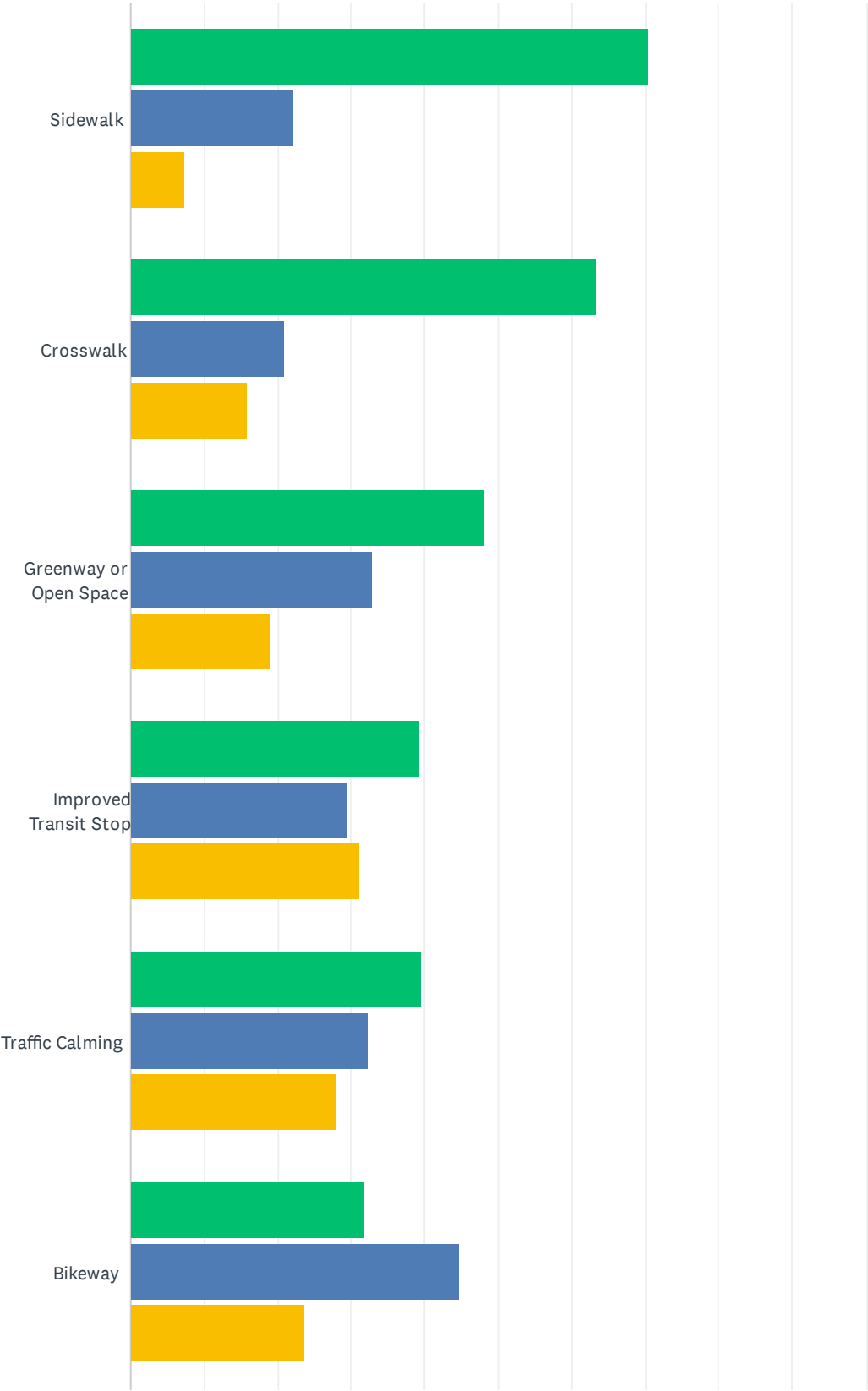
Q10 If you would like to see a building type in this area that is not listed above, tell us here:

Answered: 12 Skipped: 260

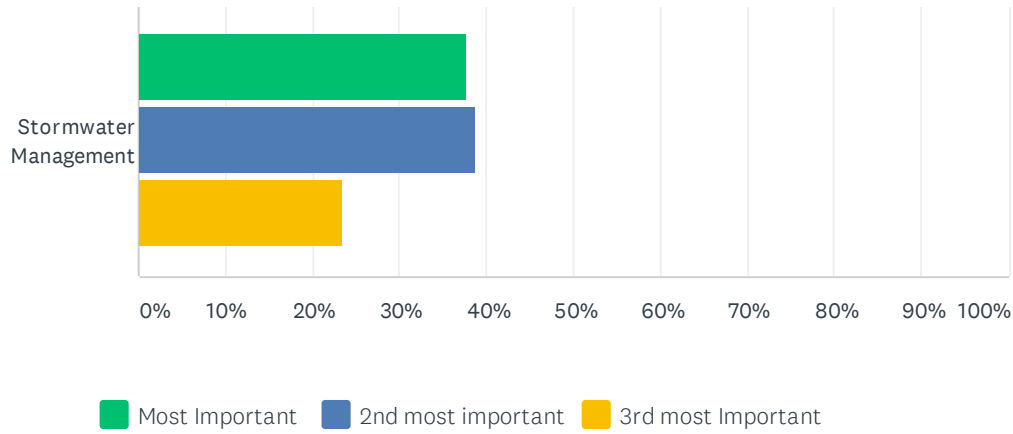
#	RESPONSES	DATE
1	Parks and green spaces	6/5/2020 9:38 AM
2	Community center like East Park	6/4/2020 4:36 PM
3	Restaurants	5/27/2020 6:59 PM
4	Affordable Housing	5/26/2020 10:24 AM
5	Green space/a public park (instead of buildings)	5/20/2020 11:49 AM
6	Upscale hotels	5/8/2020 6:21 PM
7	Small restaurants with shared green space or flexible public space that could be used for small concerts or outdoor community gatherings.	5/1/2020 3:47 PM
8	multiplex and live/work https://missingmiddlehousing.com/	4/29/2020 11:57 AM
9	N/A	4/28/2020 9:32 PM
10	NO large retail.	4/28/2020 11:34 AM
11	Pizza, Mexican	4/24/2020 3:20 PM
12	n/a	4/24/2020 2:47 PM








Q11 Which infrastructure improvements are most important to you for this character area?

Answered: 204 Skipped: 68



Dickerson North Visioning Survey



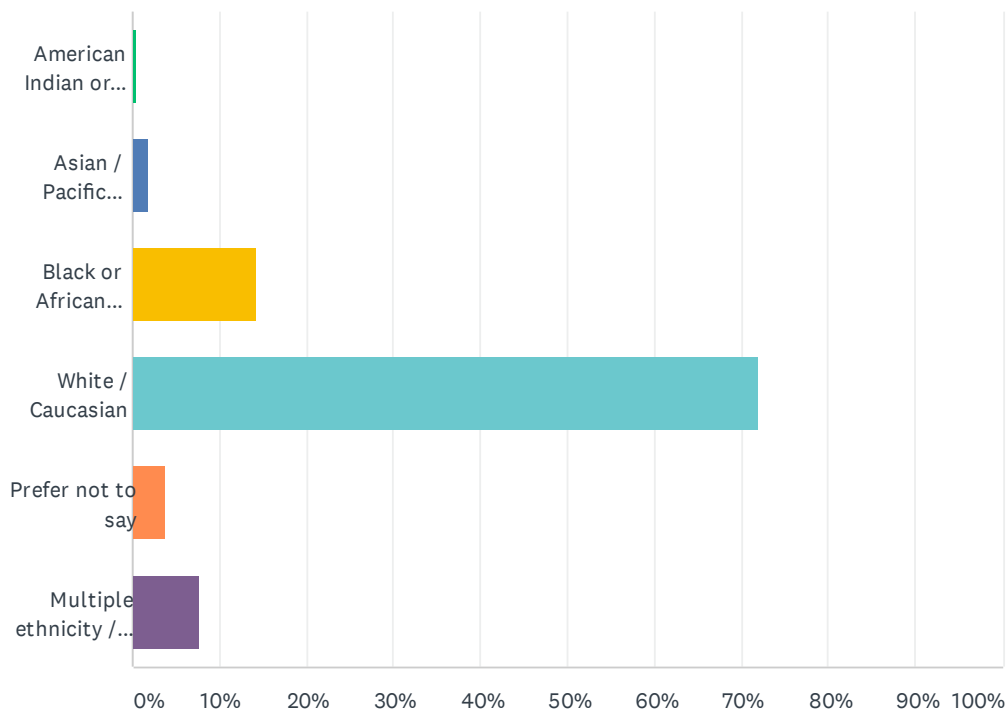
	MOST IMPORTANT	2ND MOST IMPORTANT	3RD MOST IMPORTANT	TOTAL	WEIGHTED AVERAGE
 Sidewalk	70.56% 127	22.22% 40	7.22% 13	180	2.63
 Crosswalk	63.29% 100	20.89% 33	15.82% 25	158	2.47
 Greenway or Open Space	48.18% 66	32.85% 45	18.98% 26	137	2.29
 Improved Transit Stop	39.34% 48	29.51% 36	31.15% 38	122	2.08
 Traffic Calming	39.47% 45	32.46% 37	28.07% 32	114	2.11
 Bikeway	31.71% 39	44.72% 55	23.58% 29	123	2.08
 Stormwater Management	37.76% 37	38.78% 38	23.47% 23	98	2.14

Dickerson North Visioning Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	None	5/31/2020 7:58 AM
2	Subway, light rail, or dedicated bus lane	5/20/2020 11:49 AM
3	N/A	4/28/2020 9:32 PM
4	Greenway space	4/28/2020 11:34 AM
5	More Parking	4/27/2020 5:06 PM
6	Additional parking	4/27/2020 4:53 PM
7	Uber pools	4/24/2020 3:20 PM

Q12 Which race/ethnicity best describes you?

Answered: 218 Skipped: 54



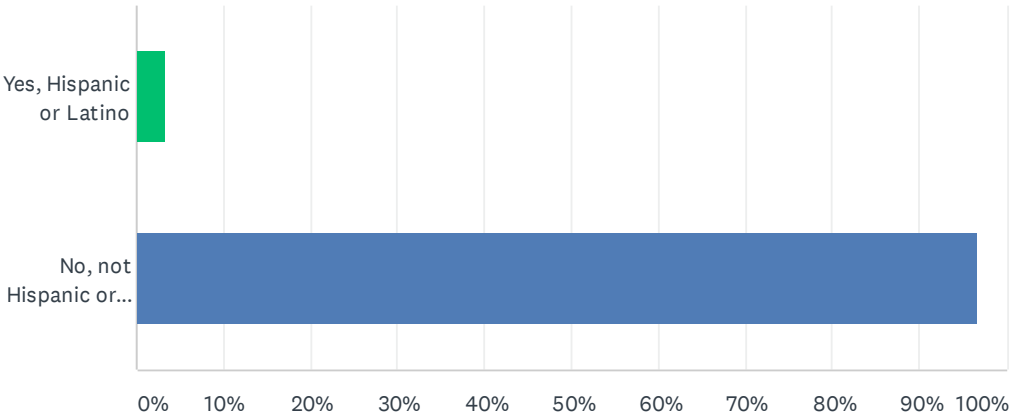
ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native	0.46%	1
Asian / Pacific Islander	1.83%	4
Black or African American	14.22%	31
White / Caucasian	72.02%	157
Prefer not to say	3.67%	8
Multiple ethnicity / Other (please specify)	7.80%	17
TOTAL		218

Dickerson North Visioning Survey

#	MULTIPLE ETHNICITY / OTHER (PLEASE SPECIFY)	DATE
1	Hispanic	6/4/2020 7:53 AM
2	Madison	6/2/2020 5:27 PM
3	Nashville	6/2/2020 5:26 PM
4	K	5/30/2020 7:37 AM
5	Hispanic / white	5/29/2020 10:16 PM
6	white/AI	5/20/2020 9:18 AM
7	Nashville	5/19/2020 8:25 PM
8	Nashville	5/10/2020 7:45 PM
9	Nashville	5/8/2020 8:14 AM
10	Multi	5/4/2020 10:24 AM
11	nashville	4/30/2020 3:26 PM
12	American Hispanic	4/28/2020 2:40 PM
13	Nashville	4/28/2020 12:00 PM
14	Lancaster	4/25/2020 9:08 AM
15	Black/White	4/25/2020 9:04 AM
16	hisperasian	4/24/2020 3:22 PM
17	Nashville	4/24/2020 1:38 PM

Q13 Are you of Hispanic or Latino origin or descent?

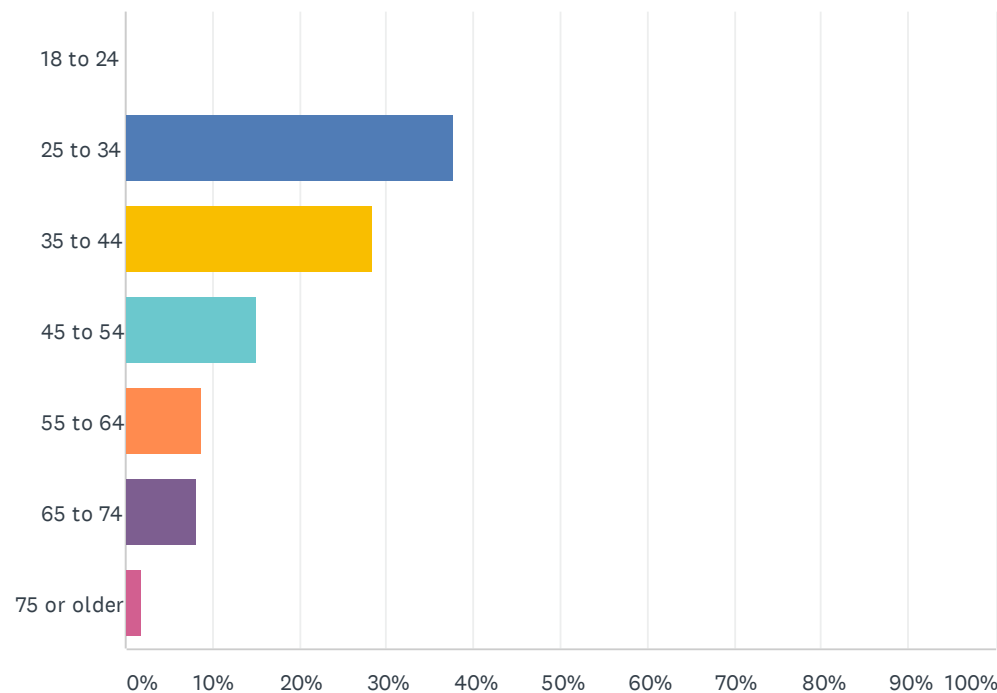
Answered: 210 Skipped: 62



ANSWER CHOICES	RESPONSES	
Yes, Hispanic or Latino	3.33%	7
No, not Hispanic or Latino	96.67%	203
TOTAL		210

Q14 What is your age?

Answered: 218 Skipped: 54



ANSWER CHOICES	RESPONSES	
18 to 24	0.00%	0
25 to 34	37.61%	82
35 to 44	28.44%	62
45 to 54	15.14%	33
55 to 64	8.72%	19
65 to 74	8.26%	18
75 or older	1.83%	4
TOTAL		218

Q15 What is the closest intersection to your address?

Answered: 194 Skipped: 78

Dickerson North Visioning Survey

#	RESPONSES	DATE
1	Study Area dellway & woodyhill	6/7/2020 2:45 PM
2	Study Area Bradmore and Dickerson road	6/6/2020 3:03 PM
3	Outside Study Area graycroft and chadwell	6/6/2020 1:53 PM
4	Study Area Broadmoor & Dickerson	6/5/2020 1:03 PM
5	Study Area Mulberry and Dickerson	6/5/2020 9:43 AM
6	Outside Study Area Lemont and Broadmoor	6/5/2020 9:38 AM
7	Study Area Ewing and Dickerson	6/4/2020 4:37 PM
8	Study Area Dickerson Road and Ewing	6/4/2020 3:57 PM
9	Outside Study Area Cleveland and Myrtle	6/4/2020 3:12 PM
10	Study Area Trinity Dickerson	6/4/2020 1:33 PM
11	Ben Allen Road	6/4/2020 12:39 PM
12	Study Area Dickerson and Hart In	6/4/2020 10:53 AM
13	Study Area Dickerson Rd. and Dover Side	6/4/2020 9:58 AM
14	Outside Study Area Cleveland and Mcferrin	6/4/2020 9:45 AM
15	Trinity Lane	6/4/2020 7:56 AM
16	Study Area Ben Allen and Dickerson	6/4/2020 7:56 AM
17	Study Area Dickerson Pike and Ben Allen Rd	6/4/2020 7:53 AM
18	Study Area Hart Lane/Dickerson Road	6/4/2020 7:22 AM
19	Hart Ln	6/4/2020 2:17 AM
20	Outside Study Area Lemont Dr. and Broadmoor	6/3/2020 11:49 PM
21	Outside Study Area Dickerson Old Hickory	6/3/2020 10:54 PM
22	Study Area East Trinity & Dickerson Pike	6/3/2020 8:31 PM
23	Study Area Trinity and Dickerson	6/3/2020 8:27 PM
24	Outside Study Area Calvin Avenue and Gallatin Road	6/3/2020 8:18 PM
25	Study Area Dickerson and Maplewood Trace	6/3/2020 4:38 PM
26	Outside Study Area Horseshoe & Burrus	6/3/2020 2:41 PM
27	Outside Study Area Broadmoor and Graycroft	6/3/2020 2:35 PM
28	Study Area Broadmoor and Dickerson	6/3/2020 2:34 PM
29	Outside Study Area Dickerson and Old Hickory	6/3/2020 1:07 PM
30	Ewing	6/3/2020 12:43 PM
31	Study Area dickerson and ben allen	6/3/2020 12:37 PM
32	Study Area Hillside and Ben Allen Rd	6/3/2020 12:26 PM
33	Study Area Broadmoor and Ellington	6/3/2020 12:12 PM
34	Outside Study Area West Chester and Brick Church	6/3/2020 11:57 AM
35	Outside Study Area Westchester and brick church pike	6/3/2020 11:52 AM
36	Study Area Dickerson & Trinity	6/3/2020 10:38 AM
37	Study Area broadmoor and dickerson	6/3/2020 10:13 AM

Dickerson North Visioning Survey

38	Study Area	Broadmoor & Dickerson	6/3/2020 10:10 AM
39	Study Area	ewing lane and dickerson	6/3/2020 9:04 AM
40	Study Area	Ewing and Dickerson	6/3/2020 9:03 AM
41	Study Area	Dickerson Pike @ Ben Allen Rd	6/3/2020 8:03 AM
42	Study Area	Gordon Terrace, Dickerson	6/3/2020 7:47 AM
43		Trinity Lane and Duke Street	6/3/2020 7:47 AM
44	Study Area	I 65 and Dickerson	6/3/2020 7:01 AM
45	Study Area	Dickerson Road & Donald Street	6/2/2020 8:51 PM
46	Outside Study Area	Saunders and Broadmoor	6/2/2020 8:50 PM
47		Due west ave n	6/2/2020 7:14 PM
48	Outside Study Area	Old Hickory and I 65	6/2/2020 6:49 PM
49	Outside Study Area	Old Hickory / dickerson rd	6/2/2020 6:04 PM
50	Study Area	Dickerson and Broadmoor	6/2/2020 6:01 PM
51	Outside Study Area	Old Hickory Boulevard and Heritage Lane	6/2/2020 5:44 PM
52	Study Area	Hart Lane & Dickerson	6/2/2020 5:41 PM
53	Outside Study Area	913 Gallatin Pike South	6/2/2020 5:27 PM
54	Study Area	Hart Lane & Dickerson Road	6/2/2020 5:26 PM
55	Outside Study Area	Oak St & Burrus St	6/2/2020 5:25 PM
56	Outside Study Area	OHB and Grandville Ct	6/2/2020 5:20 PM
57	Study Area	Briley & Dickerson	6/2/2020 5:06 PM
58	Study Area	Hart & Dickerson	6/2/2020 2:35 PM
59		Dickerson Rd	6/2/2020 10:02 AM
60		Mulberry Downs	6/2/2020 9:11 AM
61		Hart lane	6/2/2020 8:21 AM
62	Study Area	Hart Ln/Dickerson	6/2/2020 8:20 AM
63	Study Area	Dickerson/Doverside	6/2/2020 6:09 AM
64		Dickerson Road	5/31/2020 8:02 AM
65	Outside Study Area	old hickory and dickerson pike	5/31/2020 3:15 AM
66	Outside Study Area	Dickerson Pike and Bellshire	5/30/2020 2:40 PM
67	Outside Study Area	W. Trinity Ln and Whites Creek Pike	5/30/2020 1:23 AM
68	Outside Study Area	Richards & Dickerson	5/29/2020 7:39 PM
69	Study Area	Dickerson Pike and Hart Lane	5/28/2020 9:41 PM
70		Hart lane	5/28/2020 9:02 PM
71	Study Area	Hart and Dickerson	5/28/2020 8:50 PM
72	Study Area	Hart Ln/Dickerson	5/28/2020 8:35 PM
73	Study Area	Hart and Dickerson	5/28/2020 7:47 PM
74	Study Area	Hart and Dickerson	5/28/2020 6:26 PM
75		Trinity Lane	5/28/2020 11:48 AM

Dickerson North Visioning Survey

76	Outside Study Area	Dickerson Rd and Old Hickory Blvd	5/27/2020 11:43 PM
77	Outside Study Area	Dickerson Rd./Old Hickory Blvd. W	5/27/2020 7:01 PM
78		Dickerson Road	5/27/2020 10:25 AM
79	Outside Study Area	Clifftops and Lakeshore	5/27/2020 8:12 AM
80	Outside Study Area	Dickerson Pike and Lucile Street	5/26/2020 9:18 PM
81	Study Area	Trinity Ln & Dickerson Pike	5/26/2020 10:24 AM
82	Study Area	Dickerson Rd & Ewing Dr	5/22/2020 4:27 AM
83	Study Area	Trinity and Dickerson	5/20/2020 11:55 PM
84	Study Area	Hart and Dickerson pike	5/20/2020 5:30 PM
85	Outside Study Area	Burrus and Hart	5/20/2020 4:58 PM
86	Study Area	Hart/ Dickerson	5/20/2020 3:24 PM
87	Study Area	Dickerson & Broadmoor	5/20/2020 11:50 AM
88		Trinity Lane	5/20/2020 10:38 AM
89	Study Area	dickerson/donald	5/20/2020 9:18 AM
90	Study Area	Dickerson Pike @Briley Pkwy	5/19/2020 8:25 PM
91	Study Area	Doverside Dr & Dickerson	5/14/2020 8:28 AM
92	Study Area	ewing and dickerson	5/11/2020 5:42 PM
93	Study Area	Hart Lane & Dickerson	5/11/2020 9:09 AM
94	Study Area	Dickerson and Lorraine Ave	5/10/2020 7:45 PM
95		Dickerson Pk	5/10/2020 6:55 PM
96	Study Area	Ewing and Dickerson Rd	5/10/2020 2:52 PM
97		Old Hickory Blvd	5/9/2020 5:51 PM
98	Study Area	Hart and Dickerson	5/9/2020 3:48 PM
99	Outside Study Area	Gallatin and Douglas	5/9/2020 9:25 AM
100		Hart lane	5/8/2020 10:50 PM
101	Outside Study Area	Rivergate Pkwy and Gallatin Pike	5/8/2020 9:29 PM
102	Outside Study Area	Dickerson and Riverside Drive	5/8/2020 6:25 PM
103	Study Area	Broadmoor and Dickerson	5/8/2020 4:25 PM
104	Outside Study Area	Richmond Hill drive & Spears road	5/8/2020 3:55 PM
105	Study Area	Dickerson and Hart Lane	5/8/2020 3:48 PM
106	Study Area	Dickerson and broadmoor	5/8/2020 3:03 PM
107	Outside Study Area	Doverside & Moorewood	5/8/2020 1:54 PM
108	Study Area	Hart Lane/Dickerson Pike	5/8/2020 1:36 PM
109	Study Area	hart and dickerson	5/8/2020 12:51 PM
110	Study Area	Ewing and Dickerson	5/8/2020 12:46 PM
111	Study Area	Dickerson & Sunset Rd	5/8/2020 12:43 PM
112	Study Area	Dickerson Pike and Hart Lane	5/8/2020 12:27 PM
113	Study Area	Dickerson/ Hart	5/8/2020 12:18 PM

Dickerson North Visioning Survey

114	Hart Lane	5/8/2020 12:15 PM
115	Study Area Hart lane - Dickerson pike	5/8/2020 12:10 PM
116	Study Area Dickerson and Hart In	5/8/2020 12:02 PM
117	Study Area Hart lane & dickerson	5/8/2020 11:42 AM
118	Study Area Trinity/oakwood	5/8/2020 9:02 AM
119	Study Area Trinity and Jones	5/8/2020 8:14 AM
120	Outside Study Area Brentwood, TN	5/6/2020 11:16 AM
121	Outside Study Area Douglas and Dickerson	5/5/2020 5:11 PM
122	East trinity lane	5/4/2020 11:01 PM
123	Outside Study Area 8th Ave S & Bradford Ave	5/4/2020 4:27 PM
124	Outside Study Area Douglas and Dickerson	5/4/2020 11:39 AM
125	Outside Study Area Stratford and Gallatin	5/4/2020 10:57 AM
126	Outside Study Area Lischey & Marina	5/4/2020 10:24 AM
127	Study Area Dickerson and Hart	5/4/2020 8:52 AM
128	Hart Lane	5/3/2020 9:56 PM
129	Outside Study Area Douglas and north 5th	5/3/2020 9:06 AM
130	Outside Study Area Douglas Ave & Lischey Ave.	5/1/2020 3:53 PM
131	Study Area Dickerson and Ewing	4/30/2020 3:35 PM
132	Outside Study Area old hickory and dickerson	4/30/2020 3:26 PM
133	Central	4/30/2020 8:25 AM
134	Outside Study Area Lischey & Dickerson	4/29/2020 5:08 PM
135	Outside Study Area Dickerson and Cleveland	4/29/2020 1:21 PM
136	Outside Study Area Cleveland and Lischey	4/29/2020 11:59 AM
137	Outside Study Area Meridian & Pullen	4/29/2020 11:46 AM
138	Outside Study Area Cleveland	4/29/2020 10:44 AM
139	Outside Study Area Stockell and Grace	4/29/2020 10:33 AM
140	Study Area Ewing and Dickerson	4/29/2020 10:07 AM
141	Outside Study Area Douglass and Rosedalw	4/29/2020 8:48 AM
142	Study Area Hart lane and Dickerson pike	4/29/2020 8:01 AM
143	Trinity	4/29/2020 7:54 AM
144	Study Area Jones Hart	4/29/2020 3:05 AM
145	Study Area Lischey and Trinity	4/29/2020 12:11 AM
146	Outside Study Area Dickerson and Cleveland	4/28/2020 9:49 PM
147	Study Area Trinity and Dickerson	4/28/2020 9:39 PM
148	Outside Study Area N 5th St and Richardson	4/28/2020 9:38 PM
149	Study Area Dickerson and Trinity	4/28/2020 9:33 PM
150	Study Area north Dickerson and I-65	4/28/2020 3:30 PM
151	Outside Study Area North 6th & Richardson	4/28/2020 3:00 PM

Dickerson North Visioning Survey

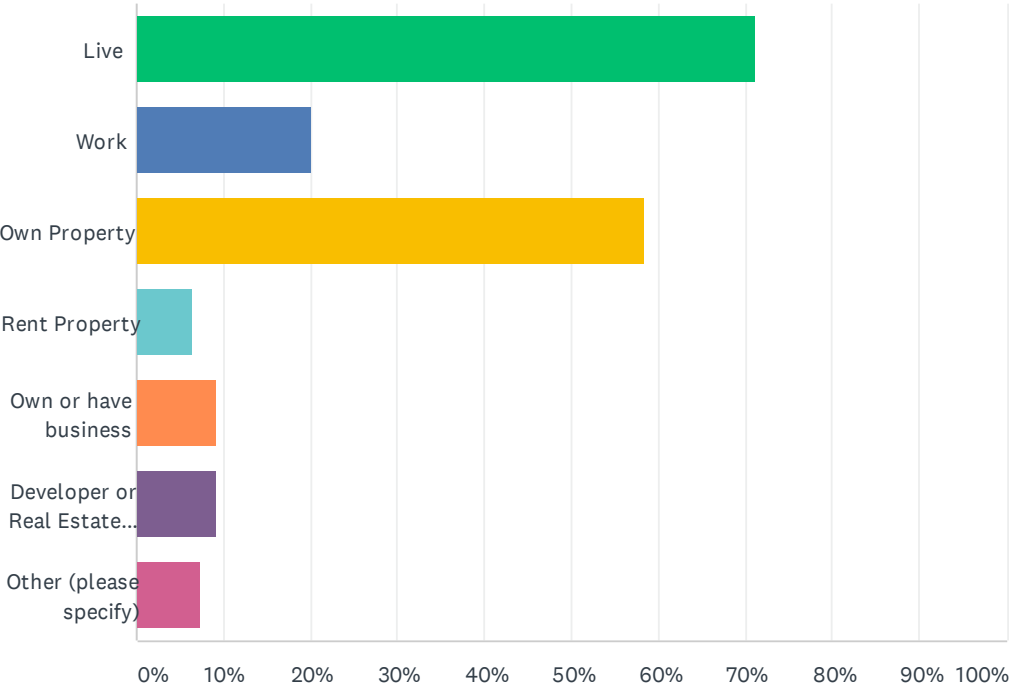
152	Study Area	Alhambra Circle / Dickerson Road	4/28/2020 2:53 PM
153		Douglas Ave	4/28/2020 2:40 PM
154	Outside Study Area	Dickerson and Douglas	4/28/2020 12:28 PM
155	Outside Study Area	N 2nd and Berry	4/28/2020 12:00 PM
156		X	4/28/2020 11:39 AM
157	Study Area	Hart Lane and Dickerson	4/28/2020 11:37 AM
158	Outside Study Area	Douglas and Dickerson	4/28/2020 11:35 AM
159	Outside Study Area	Douglas & Meridian	4/28/2020 11:33 AM
160	Outside Study Area	Pennock & Douglad	4/28/2020 11:22 AM
161	Outside Study Area	Dickerson & Cleveland	4/28/2020 11:05 AM
162	Study Area	Dickerson Rd / Hart Ln	4/28/2020 10:55 AM
163	Study Area	Hart lane and diversion pike	4/28/2020 10:43 AM
164		Cunniff Pkwy	4/28/2020 10:42 AM
165	Study Area	Dickerson and Hart Ln	4/28/2020 10:42 AM
166		Trinity lane	4/28/2020 10:41 AM
167	Outside Study Area	Cleveland & Meridian	4/28/2020 10:37 AM
168	Outside Study Area	Douglas & Dickerson	4/28/2020 10:35 AM
169		Hart lane	4/28/2020 10:31 AM
170	Outside Study Area	Cleveland and Dickerson	4/28/2020 10:27 AM
171	Study Area	Dickerson and briley	4/28/2020 10:25 AM
172	Outside Study Area	Dickerson & Douglas	4/28/2020 10:25 AM
173		Trinity Lane	4/28/2020 10:23 AM
174	Outside Study Area	Dickerson/Cleveland	4/28/2020 10:17 AM
175	Study Area	Briley and Dickerson	4/28/2020 10:02 AM
176	Outside Study Area	Ewing & Brick Church Pike	4/28/2020 9:58 AM
177	Study Area	Trinity and Dickerson	4/28/2020 9:58 AM
178	Study Area	Dickerson and Hart	4/27/2020 5:54 PM
179	Study Area	Dickerson and Due weat	4/27/2020 5:08 PM
180	Outside Study Area	Scott / Otay	4/25/2020 10:41 AM
181	Study Area	Trinity Lane and Dickerson Pike	4/25/2020 9:56 AM
182	Outside Study Area	5360 Genesee St	4/25/2020 9:08 AM
183	Study Area	Trinity and Dickerson	4/25/2020 9:04 AM
184	Outside Study Area	Old hickory Blvd and Gallatin pike	4/24/2020 11:20 PM
185		Dickerson pike and	4/24/2020 5:14 PM
186		Ben Allen	4/24/2020 5:05 PM
187	Study Area	Trinity Ln/Dickerson Pike	4/24/2020 3:23 PM
188	Outside Study Area	Nesbit - Curtis	4/24/2020 3:22 PM
189	Study Area	Dickerson and Skyline Ridge	4/24/2020 3:04 PM

Dickerson North Visioning Survey

190	Study Area	Trinity and Donald	4/24/2020 2:48 PM
191	Study Area	Doverside and Dickerson	4/24/2020 2:35 PM
192	Study Area	Dickerson and Skyline Ridge Drive	4/24/2020 2:06 PM
193	Study Area	Lorraine and Dickerson	4/24/2020 1:38 PM
194		West Trinity	4/24/2020 1:27 PM

Q16 What is your interest in the study area?

Answered: 219 Skipped: 53



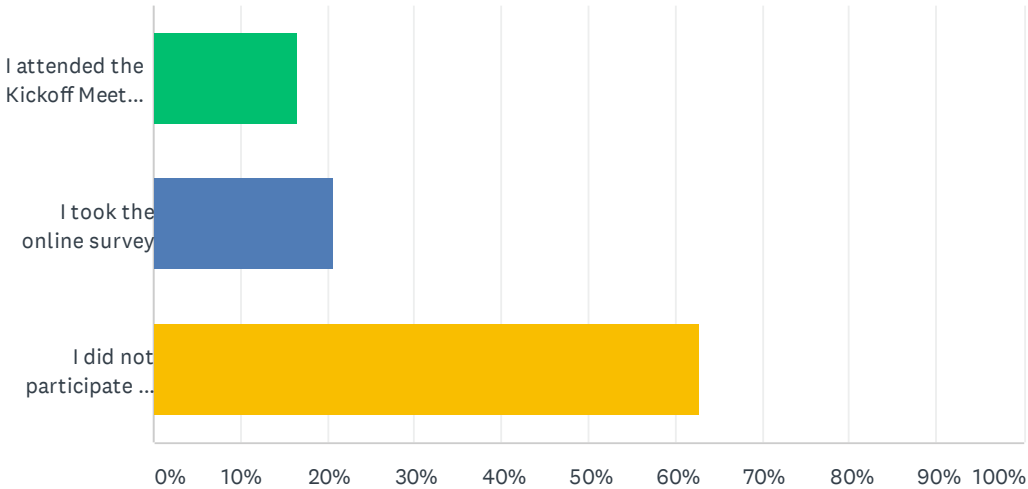
ANSWER CHOICES	RESPONSES	
Live	71.23%	156
Work	20.09%	44
Own Property	58.45%	128
Rent Property	6.39%	14
Own or have business	9.13%	20
Developer or Real Estate Professional	9.13%	20
Other (please specify)	7.31%	16
Total Respondents: 219		

Dickerson North Visioning Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Options	6/2/2020 5:44 PM
2	Citizen of Nashville	5/31/2020 8:02 AM
3	live near	5/31/2020 7:26 AM
4	Make purchases in the area on a regular basis	5/30/2020 1:23 AM
5	Dickerson Pike and Doverside Drive (Skyline)	5/8/2020 6:25 PM
6	Living in an adjacent area I would like to have more options for shopping, dining and business.	5/5/2020 9:31 AM
7	Stopping it, No Money	5/3/2020 4:57 PM
8	Nearby resident who frequents the residential, recreational and commercial areas of the study area.	5/1/2020 3:53 PM
9	biker, walker library user, community center user	4/30/2020 3:26 PM
10	We shop at a lot of the businesses in this corridor	4/29/2020 11:59 AM
11	Shopping and Eating	4/29/2020 10:33 AM
12	Church pastor	4/29/2020 10:07 AM
13	Regularly travel	4/28/2020 11:33 AM
14	I frequent this area for shopping	4/28/2020 10:37 AM
15	Friend of business owner	4/28/2020 9:58 AM
16	.	4/24/2020 3:04 PM

Q17 Did you participate in the Kickoff for this study?

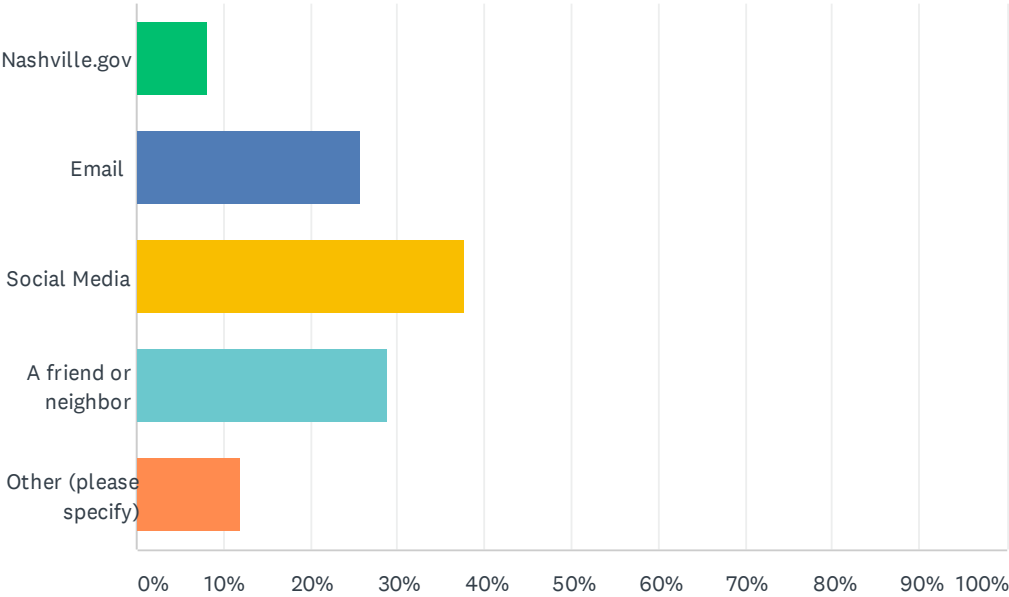
Answered: 218 Skipped: 54



ANSWER CHOICES	RESPONSES	
I attended the Kickoff Meeting on January 30	16.51%	36
I took the online survey	20.64%	45
I did not participate in the Kickoff for this study	62.84%	137
TOTAL		218

Q18 How did you hear about this survey?

Answered: 218 Skipped: 54



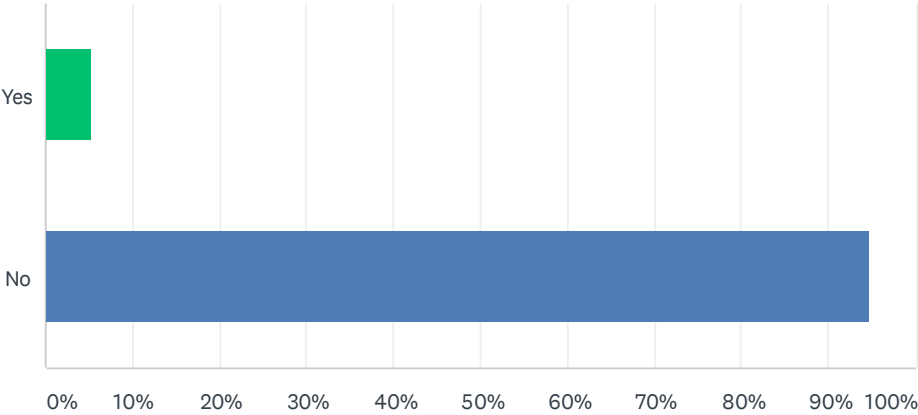
ANSWER CHOICES		RESPONSES	
Nashville.gov		8.26%	18
Email		25.69%	56
Social Media		37.61%	82
A friend or neighbor		28.90%	63
Other (please specify)		11.93%	26
Total Respondents: 218			

Dickerson North Visioning Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Was sent info	6/5/2020 9:43 AM
2	Nancy VanReece	6/3/2020 12:26 PM
3	Nancy VanReece's newsletter	6/3/2020 10:10 AM
4	councilwoman	6/3/2020 9:04 AM
5	Counsel Person Nancy Van Reese	6/2/2020 6:49 PM
6	Van Reece	6/2/2020 5:52 PM
7	Council member newsletter	6/2/2020 5:41 PM
8	NVR Email Update	6/2/2020 5:25 PM
9	Council Member	5/31/2020 3:15 AM
10	Part of the Charette	5/28/2020 11:48 AM
11	Council person for Dist. 3	5/27/2020 7:01 PM
12	Council Woman	5/27/2020 10:25 AM
13	President of Neighborhood Association	5/20/2020 9:18 AM
14	Council woman Jennifer Gamble	5/19/2020 8:25 PM
15	Google	5/10/2020 5:01 AM
16	Parkwood Neighborhood HOA - George Acklin (District 3 Beautification)	5/8/2020 6:25 PM
17	Carey	5/8/2020 3:03 PM
18	Referred to steering committee by CM NVR D8	5/8/2020 8:14 AM
19	My council person, Nancy VanReece	5/3/2020 9:56 PM
20	Contacts	4/28/2020 9:49 PM
21	Mail + Keeping an eye on your site/news	4/28/2020 2:53 PM
22	C	4/28/2020 11:39 AM
23	Facebook post	4/28/2020 10:55 AM
24	Council lady NVR	4/24/2020 11:20 PM
25	Twitter	4/24/2020 5:14 PM
26	councilmember	4/24/2020 3:04 PM

Q20 Do you know someone who would be interested in taking part in this survey that does not have access to the internet?

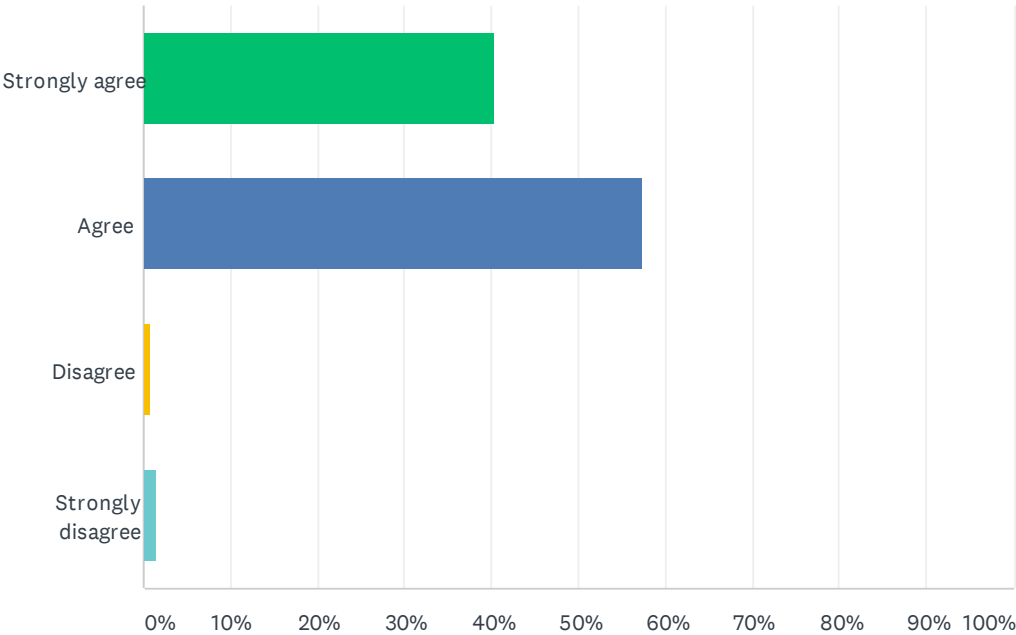
Answered: 212 Skipped: 60



ANSWER CHOICES		RESPONSES	
Yes		5.19%	11
No		94.81%	201
TOTAL			212

Q21 This survey gave me a good opportunity to share my point of view

Answered: 216 Skipped: 56



ANSWER CHOICES		RESPONSES	
Strongly agree		40.28%	87
Agree		57.41%	124
Disagree		0.93%	2
Strongly disagree		1.39%	3
TOTAL			216