



CHARLOTTE AVENUE CORRIDOR

Visioning Workshop

July 16, 2018

TONIGHT'S AGENDA

1. Welcome & Introductions
2. Why Are We Here?
3. The Project
4. The Week Ahead
5. Food for Thought
6. Visioning Exercises
7. Next Steps





I. WELCOME AND INTRODUCTIONS

- Elected Officials
- Neighborhood Leaders
- Business and Property Owners
- Residents
- City/State Staff

STEERING COMMITTEE

Mary Baker

Michael Crabtree

Julie Griffin

Angela Pickney O'Neal

Bernard Pickney

Seema Prasad

Austin Ray

John Summers

Jennifer Buck Wallace

Don Watt

Lee White

Insert photo of tour

PLANNING DEPARTMENT

Work with communities to create land use policies and community plans

Make recommendations to MPC on zoning and subdivision applications

Provide design services to support sustainable development

2. WHY ARE WE HERE?

1. Collect ideas and expectations

2. Identify common goals

Talk about the
future of
Charlotte Avenue

3. Articulate a vision

4. Guide change and growth



COMMUNITY MEETING

JUNE 13, 2018

1. 3800 Charlotte Avenue
2. The Charlotte Avenue Corridor
3. Developing a Detailed Vision
4. Corridor Plan?

CORRIDOR PLANNING

The relationship between **land use patterns** and **transportation infrastructure** fundamentally shape daily life. –*NashvilleNext*

- Since the adoption of NashvilleNext, Metro Planning has focused on detailed planning for major corridors:
 - Clarksville Pike
 - Nolensville Pike
 - Lebanon Pike
 - Murfreesboro Pike
- Detailed planning in Department's work program for the following corridors:
 - Charlotte Avenue
 - 21st Avenue
 - Dickerson Road



WHAT IS A CORRIDOR PLAN?

Corridor Plans:

- Establish a clear vision
- Provide detailed information and solutions
- Guide the future physical and regulatory characteristics of a street and properties along it



WHAT IS A CORRIDOR PLAN?

- **Involves** the community in developing a long-term vision.
- **Defines** policies and actions that will guide how the corridor should be maintained or changed in the future.
- **Identifies** future land uses in an overall community-wide context.
- **Recommends** future infrastructure improvements to sidewalks, bikeways, and the street network.
- **Provides** urban design and implementation guidance for private and public investments.



3. THE PROJECT: CHARLOTTE AVENUE CORRIDOR PLAN

Trends

- Corridor planning
- New development
- Salt property

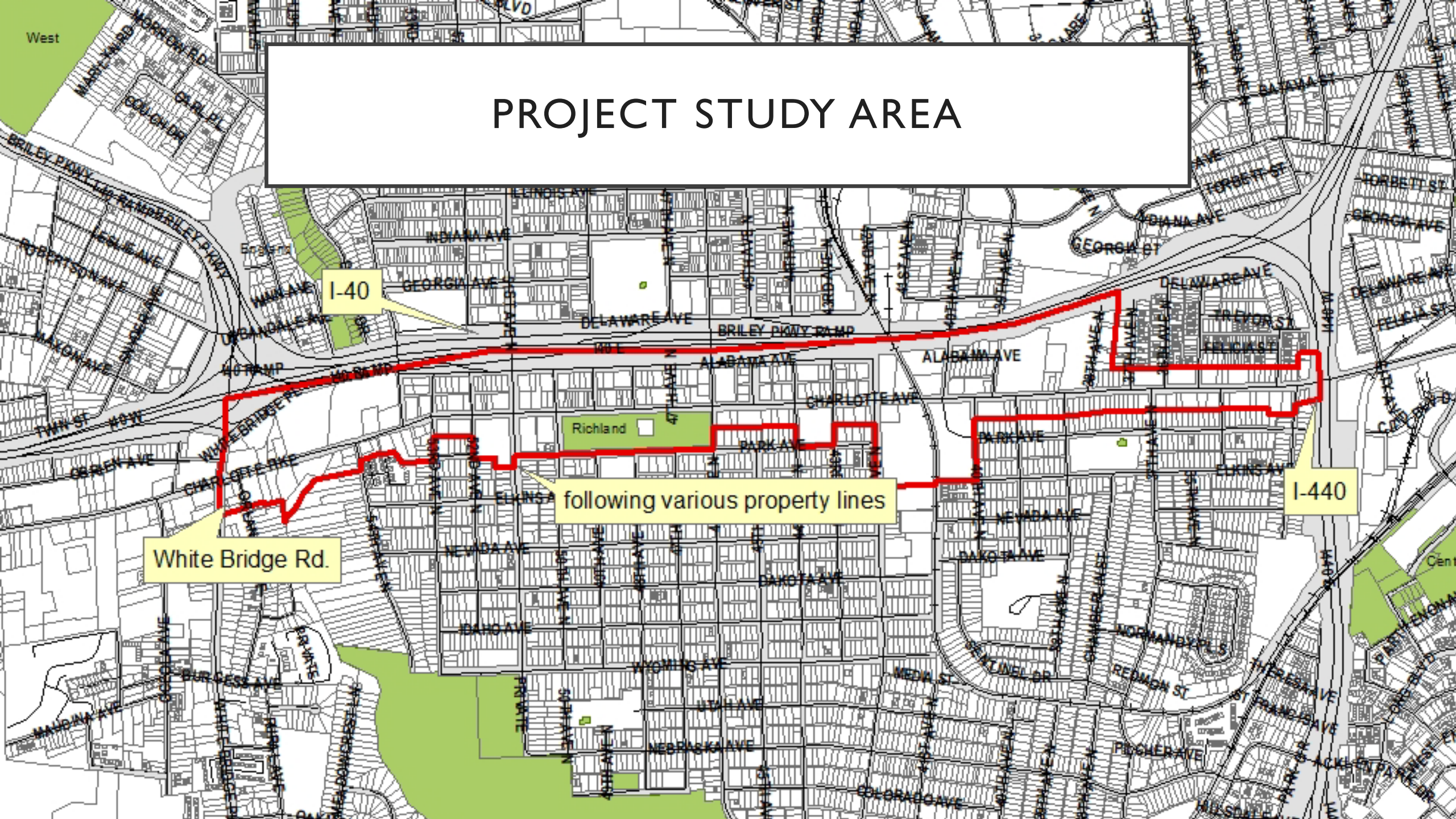
Assess

- Needs
- Opportunities
- Expectations
- Priorities

Plan

- Articulate a vision
- Guide change and growth

PROJECT STUDY AREA



I-40

White Bridge Rd.

following various property lines

I-440

Richland



POTENTIAL OUTCOMES

A Corridor Plan for the Future of Charlotte Av. may take the form of:

Amendments to the Community Plan

Changes to Existing Zoning

Plans for Open Space

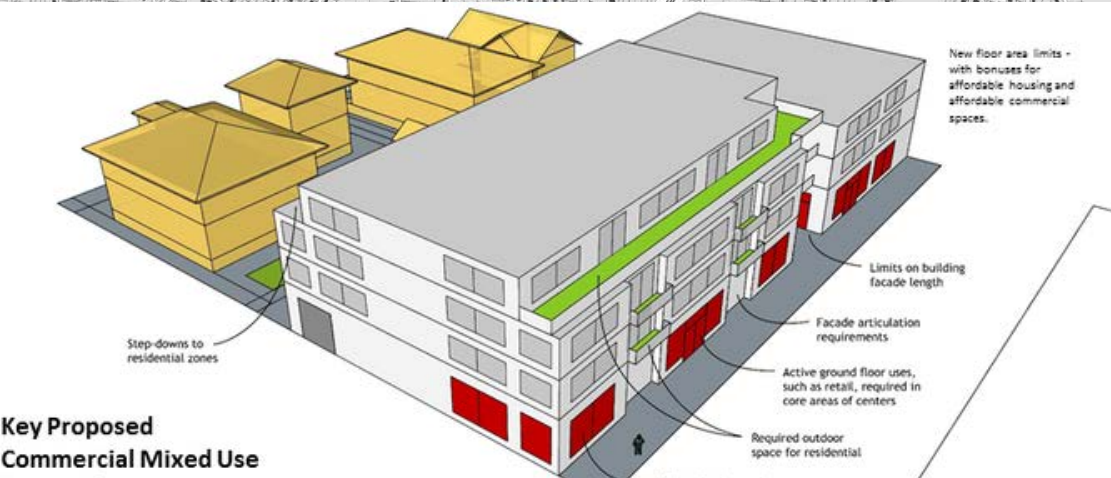
Updates to the Major and Collector Street Plan

Future Transportation Studies & Projects

Projects for the Capital Improvements Budget

Renderings and Sketches depicting urban design guidance for the area

Items requiring further study



Key Proposed Commercial Mixed Use



PROJECT TIMELINE

JUNE

Define study area
Analyze study area
Build public process
Form Steering Committee

JULY

Charrette Week
Identify needs and vision
Create guiding principles



we are here

AUG

Develop alternatives
Illustrate solutions
Draft a plan
Steering Committee workshop

SEPT

Present draft plan to the public
Public Comment Period
Plan Adoption

4. THE WEEK AHEAD: CHARRETTE SCHEDULE

Visioning Workshop

Identify big ideas and goals

Lentz Public
Health Center

Monday
5:30 PM

Open Design Studio

Create a framework

Park Ave Baptist
Church

Tuesday
1:30 to 3:30 PM

Wednesday
9:30 to 11:30 AM

Work-In- Progress

Report back to the
community

McCabe Park
Community
Center

Thursday
5:30 to 7:00 PM

CHARRETTE WEEK GOAL

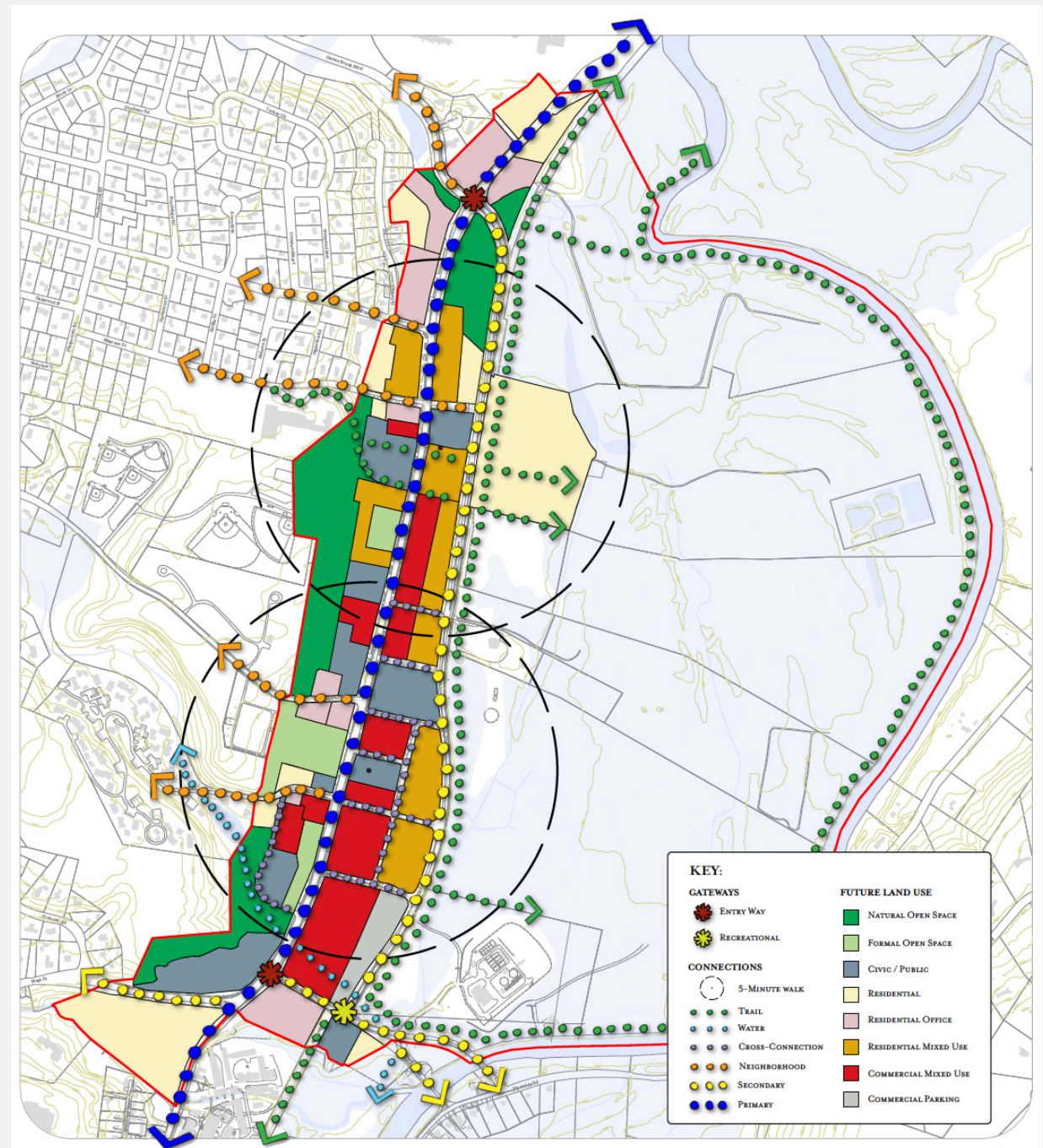
To Develop a Detailed Framework for Growth and Preservation along Charlotte Avenue:

1. Establish a Strategic Vision
2. Create a set of Guiding Principles
3. Draft a Vision Statement



STRATEGIC VISION

A shared assessment and confirmation of existing conditions, opportunities and challenges, and future character and form



GUIDING PRINCIPLES

A set of organizing goals and objectives to guide planning and development along Charlotte Avenue



VISION STATEMENT

A short, clear statement
summarizing the
community aspiration for
growth and preservation
along Charlotte Avenue



5. FOOD FOR THOUGHT

The street is the river of life of the city, the place where we come together, the pathway to the center.

-William H. Whyte



Great places start with great streets.

Great Streets MUST...

- Encourage Activity and Interaction
- Be Physically Comfortable and Safe
- Be Framed and Defined
- Have Transparency
- Contain Complementary Buildings
- Be Well-maintained
- Incorporate Quality Design and Materials
- Be Memorable

ACTIVITY AND INTERACTION

- Comfortable sidewalks
- Interesting land uses
- Places to gather



PHYSICALLY COMFORTABLE AND SAFE

- Warmth and sunlight
- Shade and coolness
- Protection from the elements and travel way



FRAMED AND DEFINED

- Vertical definition
- Minimize space between buildings
- Gateways



TRANSPARENCY

- Inviting windows and doors
- Sidewalks and passageways



COMPLEMENTARY BUILDINGS

- Similar Heights and Setbacks
- Similar Materials and Massing
- No Theming



WELL-MAINTAINED

- Care of trees, materials, buildings, and elements



QUALITY DESIGN AND MATERIALS

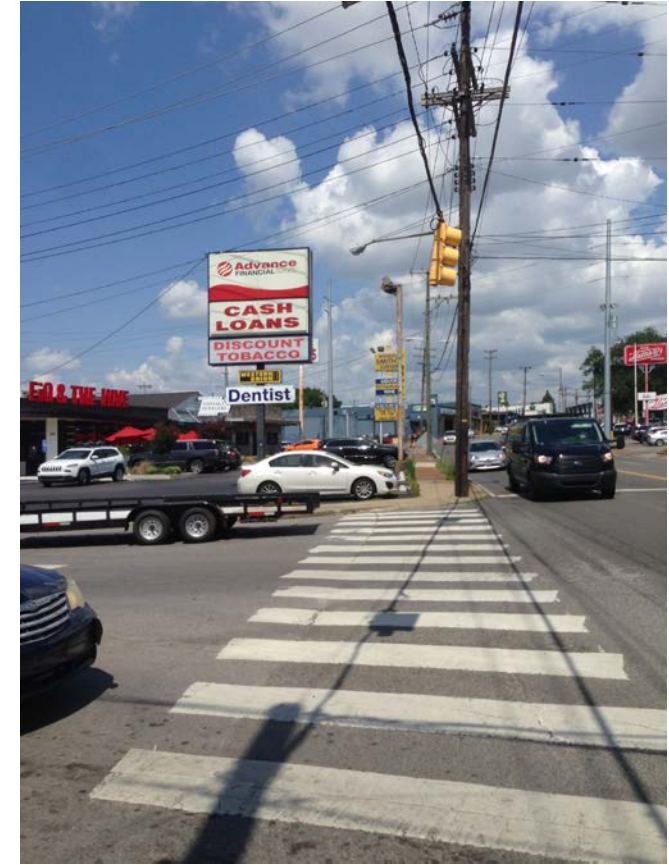
- Materials
- Workmanship
- Design



MEMORABLE

- Best example of its type
- Visual complexity





CHARLOTTE AV. CORRIDOR LAND USE AND ZONING

NASHVILLE NEXT GROWTH AND PRESERVATION CONCEPT MAP

Transition/Infill
Immediate Need Corridor
Connects Tier One Centers

Nashville Next - Corridors & Priority Corridors

- Immediate need
- Long-term need

Nashville Next Concept Map

- Center - Third Tier
- Center - First Tier
- Green network

- Neighborhood
- Special Uses
- Transition or Infill

Charlotte Avenue Corridor Study

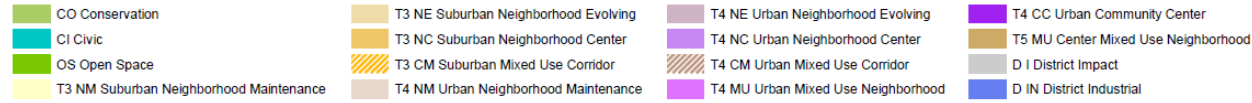


Growth and Preservation Concept Map

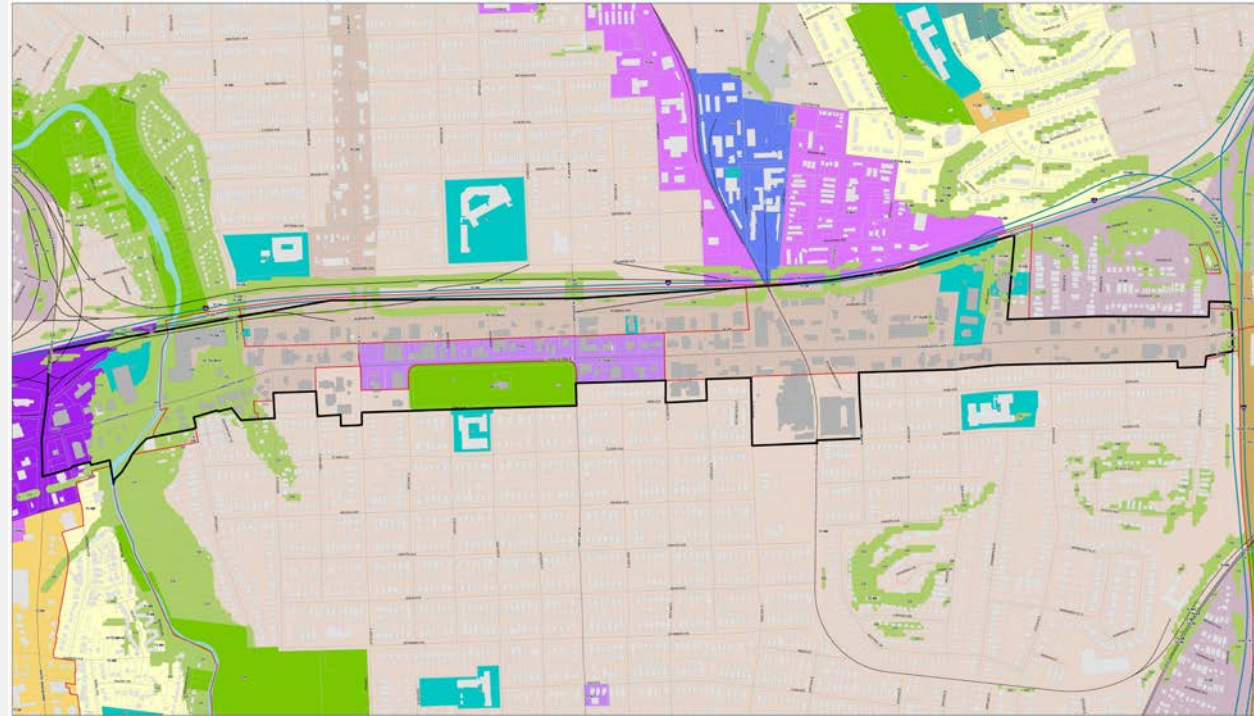


NASHVILLE NEXT COMMUNITY CHARACTER POLICY MAP

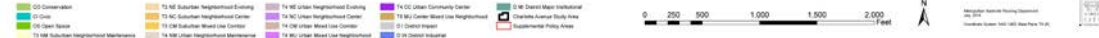
T4 Urban Mixed Use Corridor
 T4 Urban Mixed Use Neighborhood
 T4 Urban Neighborhood Maintenance
 Civic
 Open Space
 Conservation



Charlotte Avenue Corridor Study

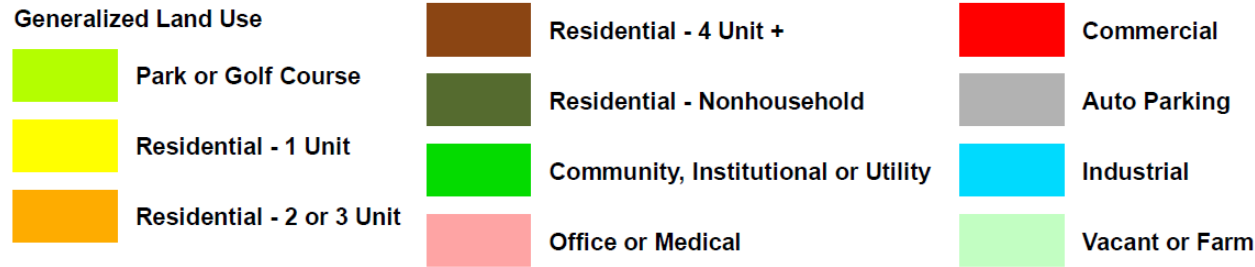


Policy Map



EXISTING LAND USE

- Commercial
- Industrial
- Office
- Community, Institutional, Utility
- Multi-family



Charlotte Avenue Corridor Study



Landuse



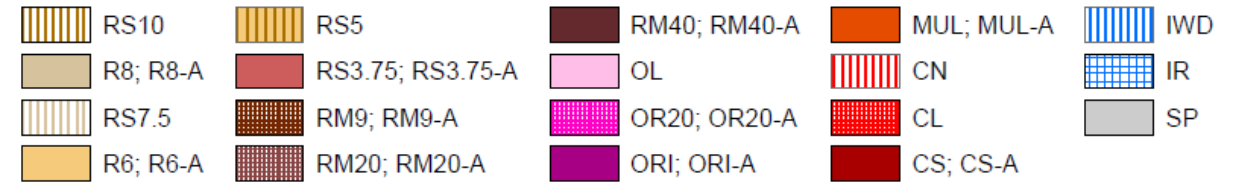
Map Date: 10/15/2014
 Project: Charlotte Avenue Corridor Study
 Prepared by: [unreadable]

EXISTING ZONING

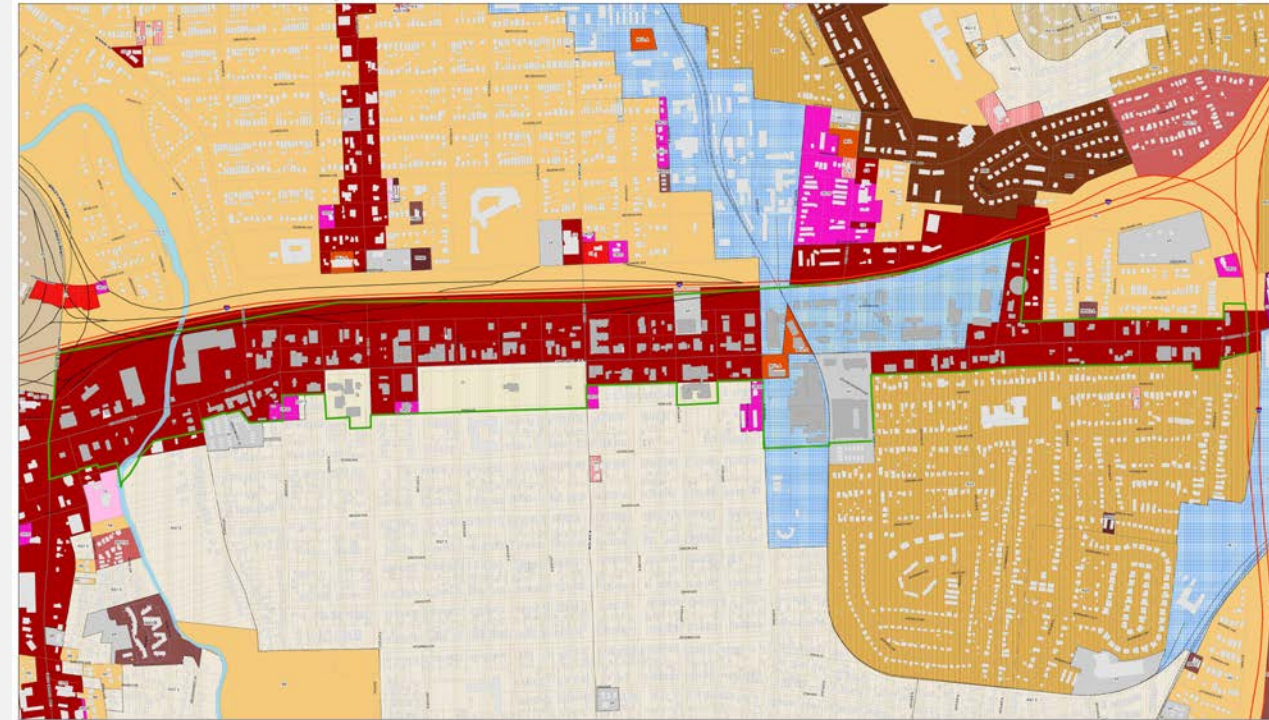
CS – Commercial Services

IWD

RS7.5

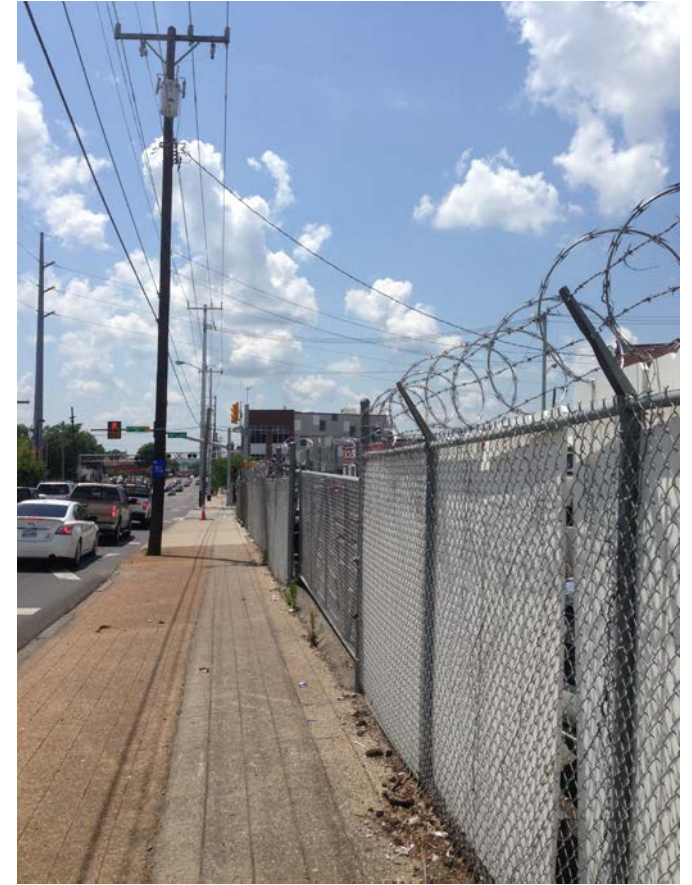


Charlotte Avenue Corridor Study



Zoning





CHARLOTTE CORRIDOR MOBILITY AND STREETScape

MOBILITY

High level **street connectivity**

Railroad division

Signalized intersections

Gaps in **left turn lanes**






Frequent **bus service**

Gaps in **bike lanes**




Varying **sidewalk** width and condition

Interstate crossings





MTA/RTA Stops




-  MTA Stop
-  MTA Shelter
-  Proposed High Capacity Transit Stations
-  Traffic Signal (with left turn lane)
-  Traffic Signal

Bikeways - Existing

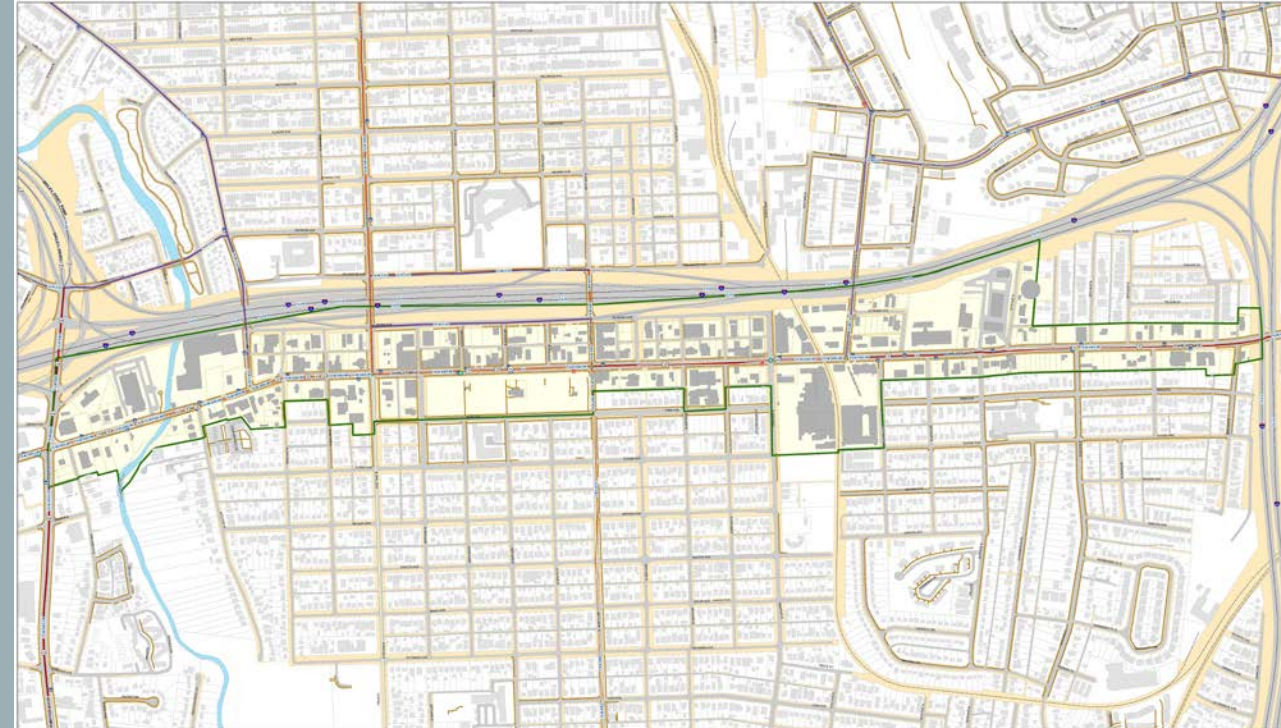
- Type
-  Existing - Buffered Bike Lane
 -  Existing - Bike Lane
 -  Existing - Shared
 -  Constrained Streets

Adopted (2015) MCSP

-  Arterial-Boulevard
-  Collector-Avenue
-  Freeway or Expressway
-  Ramp

-  Pavement
-  Right-Of-Way
-  Sidewalks (Polygons)

Charlotte Avenue Corridor Study



Mobility



EXISTING STREET CROSS SECTIONS



Image generated by: Streetmix <http://streetmix.net>

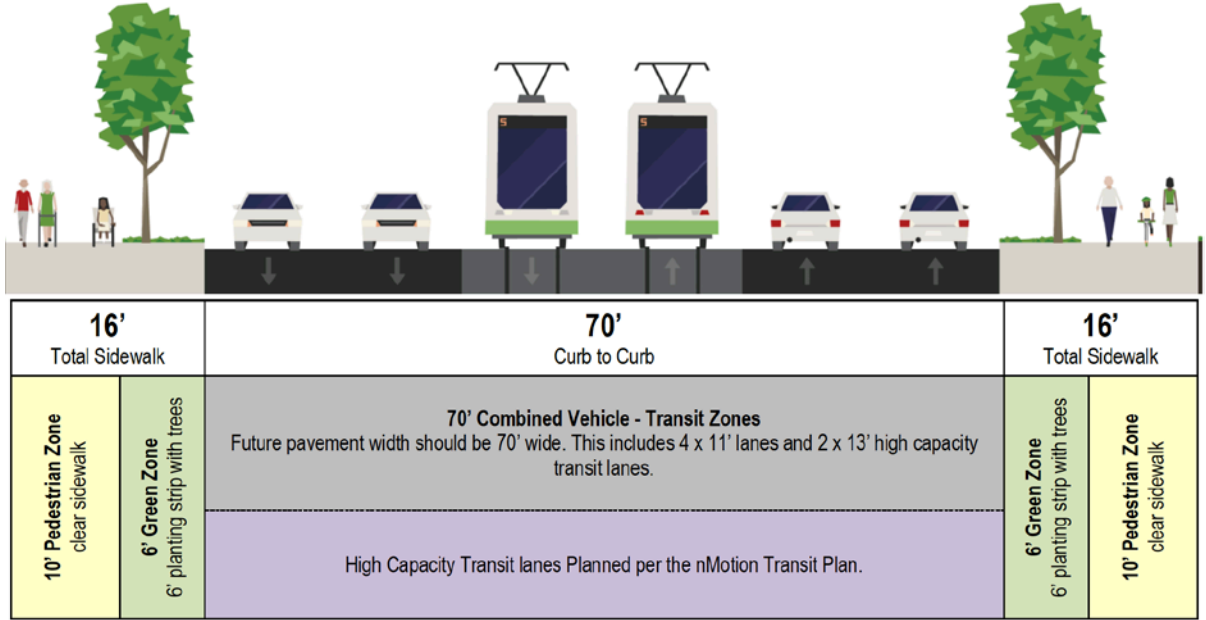
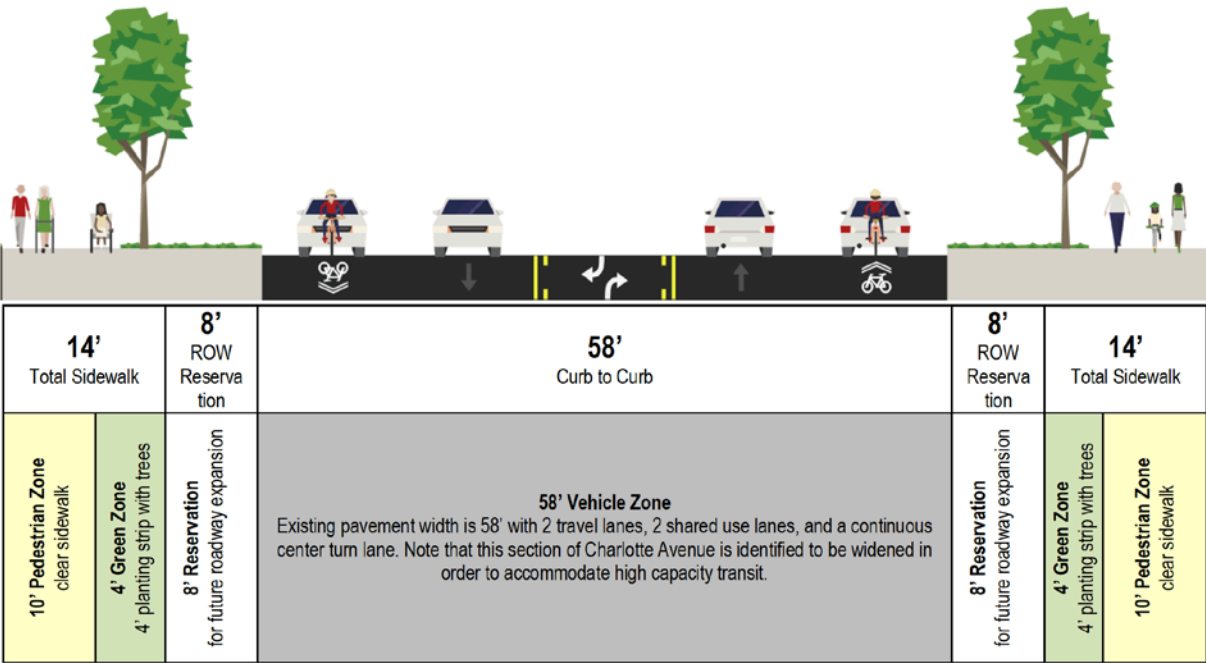
14' Total Sidewalk		62' Curb to Curb		14' Total Sidewalk	
4' Frontage Zone	10' Pedestrian Zone clear sidewalk	62' Vehicle Zone Existing pavement width is 62' with 4 travel lanes and bikeways for experienced cyclists. Paved shoulders separate vehicle zones and existing sidewalks		10' Pedestrian Zone clear sidewalk	4' Frontage Zone



Image generated by: Streetmix <http://streetmix.net>

14' Total Sidewalk		62' Curb to Curb		14' Total Sidewalk	
4' Frontage Zone	10' Pedestrian Zone clear sidewalk	62' Vehicle Zone Existing pavement width is 62' with 4 travel lanes and a continuous center turn lane. Paved shoulders separate vehicle zones and existing sidewalks		10' Pedestrian Zone clear sidewalk	4' Frontage Zone

MAJOR AND COLLECTOR STREET PLAN

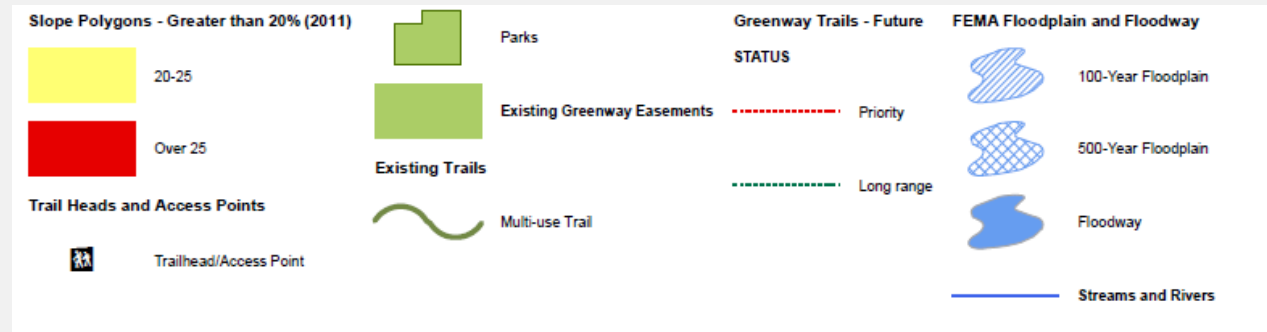




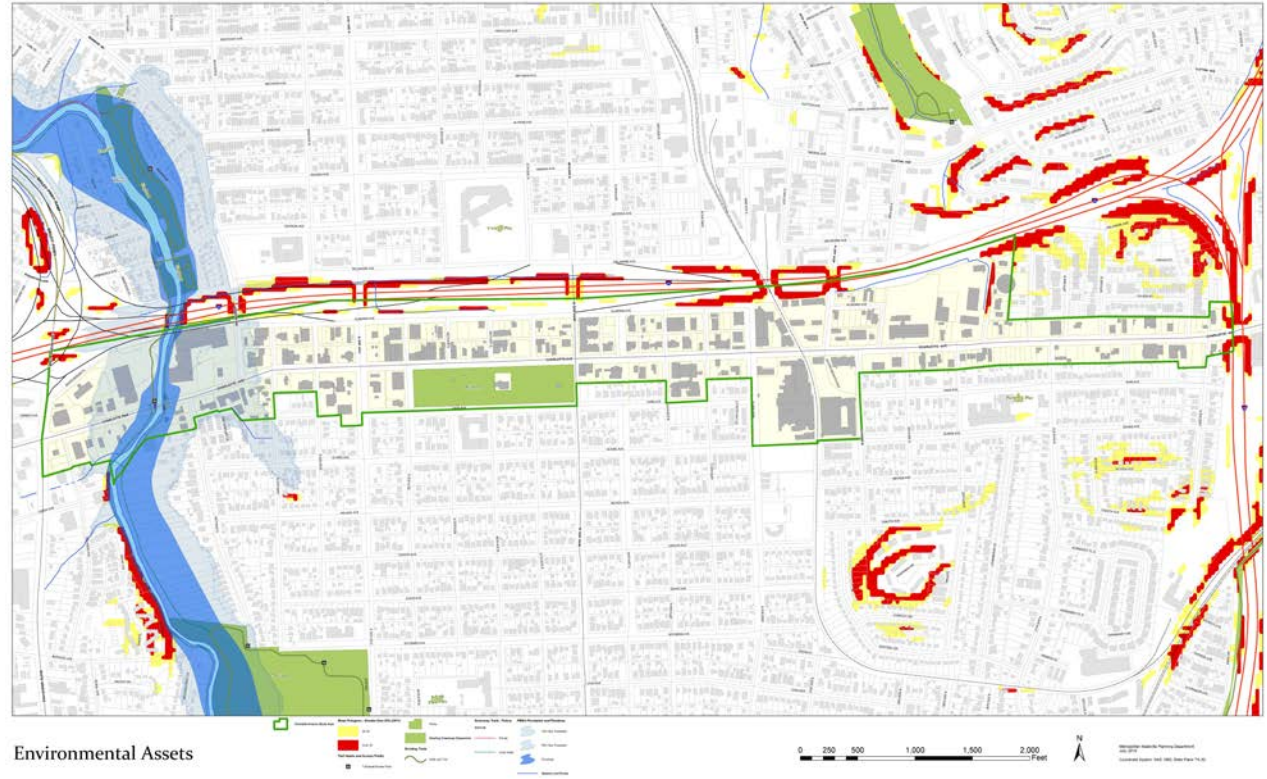
CHARLOTTE AV. CORRIDOR RESOURCES AND CONSTRAINTS

ENVIRONMENTAL ASSETS

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Steep slopes along I-40

















Charlotte Avenue Corridor Study



COMMUNITY RESOURCES

Schools
 Churches
 Parks
 Government Services
 Historic Properties

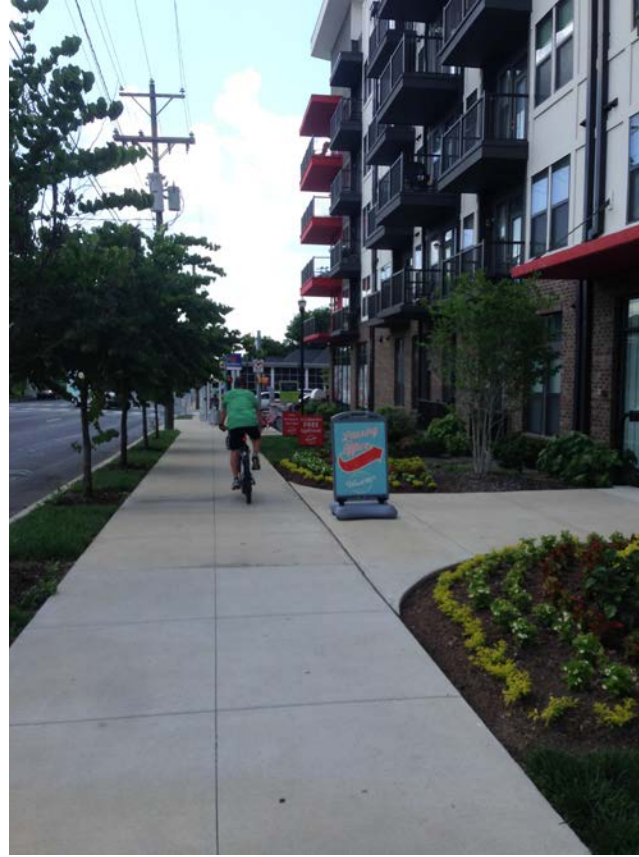
- | | | |
|--|---|--|
|  Fire Stations |  Private School |  Neighborhood Conservation District |
|  Police Stations |  Elementary School |  Historic National Register Districts |
|  Farmers Market |  High School |  National Register Historic Property |
|  Libraries (Points) |  Middle School |  Eligible to be listed in National Register |
| |  Special Ed |  Worthy of Conservation |

Charlotte Avenue Corridor Study



Community Resources





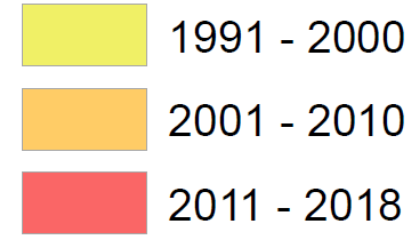
CHARLOTTE AV. CORRIDOR
BUILDING FORM, HEIGHT, MATERIALS, AND SETBACKS

BUILDINGS BY YEAR BUILT

Primarily pre-1991

Majority of recent investment 2011-2018

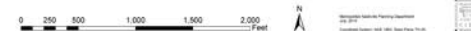
Year Built



Charlotte Avenue Corridor Study



Buildings by Year Built

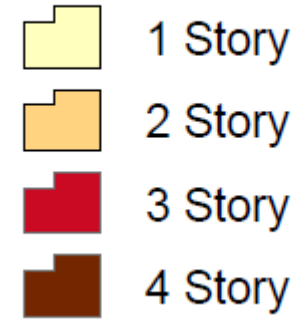


BUILDING HEIGHTS

Primarily One Story

Taller buildings associated with new buildings

Number of Stories



Charlotte Avenue Corridor Study

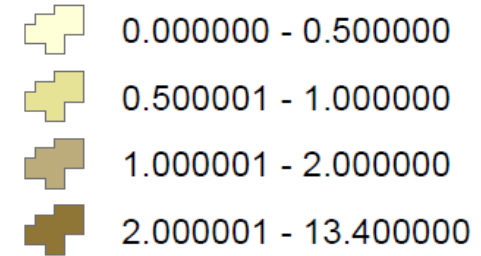


LOT OWNERSHIP & SIZE

Some larger lots offer redevelopment opportunities

Contiguous lots under the same ownership offer redevelopment opportunities

Parcel Size (Acres)



Charlotte Avenue Corridor Study

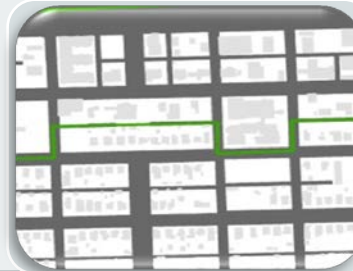
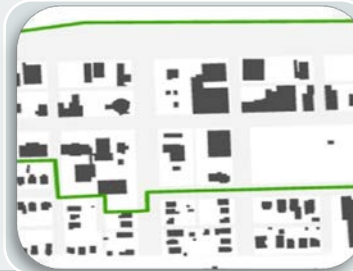


Ownership and Lot Size



COMMUNITY CHARACTER PLANNING

Unique, recognizable character of the built environment that is different from neighboring areas



Building Age

Building Style

Development
Patterns

Street
Patterns

Streetscape

Land Use

6. VISIONING EXERCISES

CHARLOTTE CORRIDOR VISIONING WORKSHOP

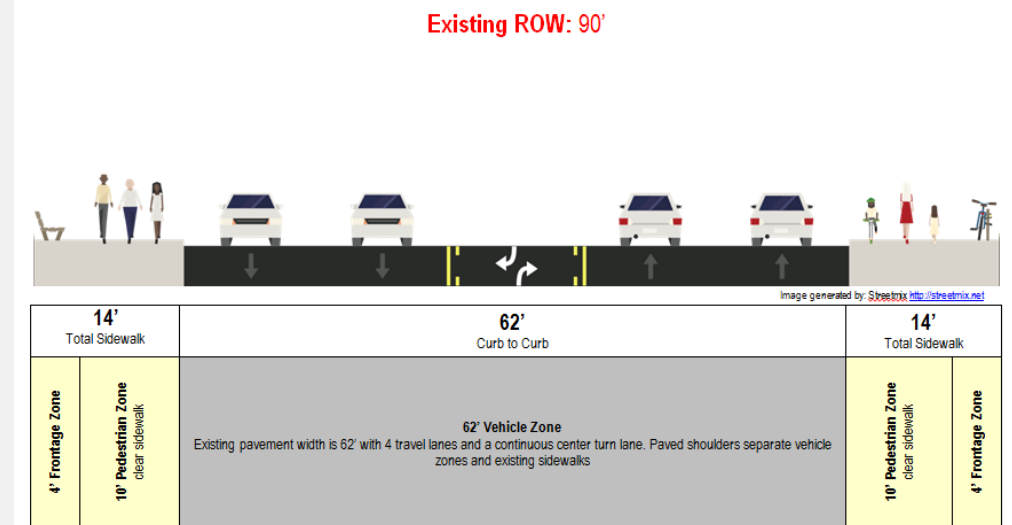
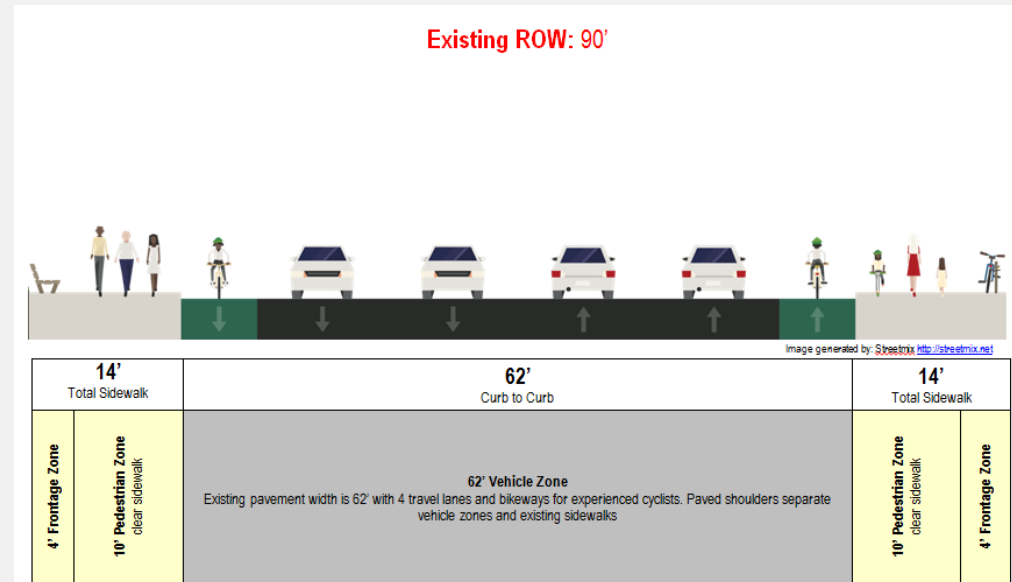
GROUND RULES

- Cell phones silenced
- Keep an open mind to other ideas or people
- Respect everyone's time
- Stay on topic/schedule
- All ideas are good
- Everyone participates – no one person dominates
- No one has all the answers
- Have fun!



WARM UP EXERCISES

Design Your Corridor





Richland
Creek

I-40

Metro
Salt
Property

I-440

White Bridge
Rd

St Ann's

Richland
Park & Library

Hill
Center

Base Map

- | | | |
|-----------------------------|--------------------|------------------------------|
| Charlotte Avenue Study Area | Elementary School | FEMA Floodplain and Floodway |
| Study/Property | High School | 100-Year Floodplain |
| Parks | Middle School | 500-Year Floodplain |
| Fire Stations | Special Ed | Floodway |
| Police Stations | Libraries (Points) | |
| Private School | | |



Information Source: Planning Department
July 2013
Coordinate System: NAD 1983, State Plane TN 83





EXERCISE I MAINTAIN & CHANGE

Group will identify:

Areas that should be maintained and those that should change

Results tell us what YOU value along this stretch of Charlotte Ave and what YOU would like to see changed



EXAMPLE



EXERCISE 2 FUTURE CHARACTER AREAS

Building on the results of Exercise 1, your group will identify:

- 4 or more distinct “character areas” along Charlotte Ave.

Results tell us which subdistricts exist along Charlotte Ave and what makes them distinct in look and function



EXAMPLE



EXAMPLE

GROUP PRESENTATIONS

CHARLOTTE CORRIDOR VISIONING WORKSHOP

7. NEXT STEPS

CHARLOTTE PIKE VISIONING WORKSHOP

CHARRETTE/PROJECT SCHEDULE

Open Design
Studio

Tuesday 1:30-3:30
PM

Open Design
Studio

Wednesday 9:30-
11:00 AM

Work-in-Progress

Thursday
5:30 PM

Draft Plan
Presentation
August

Check out the website for project information and important dates:
CharlottePikeStudy.nashville.gov

CHARRETTE SCHEDULE

Open Design
Studio

Tuesday 1:30-3:30
PM

Open Design
Studio

Wednesday 9:30-
11:00 AM

Work-in-Progress

Thursday
5:30 PM

Planning
Commission
September 27th

Check out the website for project information and important dates:
CharlottePikeStudy.nashville.gov