

2nd Avenue Revitalization: Listening Session

Looking Back and Moving Forward

A Special Virtual Event – Feb. 17 – 6pm to 8pm

Summary of Small Group Discussion – 10 groups

Note: Group discussions often overlapped among questions. This summary places responses under the appropriate topic. You may view each group's notes on the webpage.

Do you have a favorite memory/experience from the 2nd Avenue area?

- Enjoying local restaurants
 - Spaghetti Factory especially
 - Special events always at the Spaghetti Factory for soccer events as a child
 - Every birthday Spaghetti Factory
 - Good childhood memories of Spaghetti Factory with family and friends.
 - Missed visiting Spaghetti Factory for birthday parties on 2nd Avenue
 - Melting Pot
 - Birthday parties at the Melting Pot
 - Mere Bulles
 - Late 90s Mere Bulles – bartender (blew fire)
 - New Year's Eve 1999 at Mere Bulles
 - Monell's, simple but locally owned
 - Special family events at restaurants (prom, birthday parties, etc.) at Mere Bull, Windows on the Cumberland, Melting Pot, etc.
 - Windows on the Cumberland
 - Adult birthday at BB Kings
 - Happy Hour, George Jones – welcoming, casual, family-oriented place
 - Restaurants thrive there
 - Food
 - Great restaurants
 - Not chain restaurants
 - Wonderful memories of dinner at friends on 2nd Avenue, fun fellowship on 2nd Avenue
 - Newer restaurants
- Character/atmosphere
 - 2nd Avenue magical
 - Grew up there, character and atmosphere
 - General atmosphere
 - 2nd Avenue has a different feeling with trees, historical buildings.
 - Unique mix of where the past meets the present.
 - 2nd Ave. was the very first place she ever visited when coming to TN with friends. Never forgot it!
 - Neighborhood feel
 - Trolley (childhood memory)

- 2nd Avenue over so many years has been the go-to for prom dates, etc. It has always been walkable and safe feeling. It was an experience. Going to 2nd Avenue meant something. It still probably does today.. Turning the corner onto 2nd it was a whole other environment/feel. It had such a quality and a character – the built environment.
- Always told people to walk down 2nd to get to Broadway. It was such a quaint walk with lights and trees, etc. People left the business happy and came back happy after their nights out.
- It is distinct with the restaurants, trees, the feeling. One of the biggest risks is losing the large uninterrupted historic building facades. Improvements to the landscaping, lighting, etc. It feels safe, picturesque. Renovating the historic building was the favorite memory.
- 1st memory of 2nd Avenue, staying downtown at Bennie Dillon, went to 2nd because Broadway was for tourists. Fun place to spend 20s in...also got a job offer shortly after
- As a younger person who doesn't like to go out as much, we would go to 2nd Avenue, is quaint, heart of Nashville, as a local – means a lot to be on this panel to get it back to where it needs to be. Its where you get your bearings, it is important.
- Liked it better when it was for locals than for tourists; before Country Music Hall of Fame most tourism was on Demonbreun; Mainly used by locals until the tourist boom;; hopefully in the future to not make it look like Disneyland but to maintain the overall feel.
- Wonderful place to be, when you talk about avenue it's "2nd Ave and Broadway" which are the two streets that make up Nashville. Enjoy making it a vacation rental and sharing with friends and family to show them Nashville.
- "The Touring Memories" is a book about Nashville history. 2nd Avenue used to be a utilitarian street and was later completely enhanced with trees, sidewalks, lighting, and remember what it was like before its transformation. Was previously paved with granite cobblestones with those pavers created a great street to walk down in the summer
- Fantastic bookstore (back in the 80s); felt like a neighborhood; everyone knew each other
- Desolate for decades, similar to lower Broadway for many years; became a place for locals for restaurants the shops; proximity to courthouse; it was the local place to go; 2nd Avenue a bit more local than the other streets downtown.
- Picturesque with the canopy of trees and the courthouse in the back...the Christmas tree in the background, defining memory of 2nd Avenue
- Events/activities
 - Events and shows are accessible, and everything is at your fingertips downtown
 - Live musicians, barge launch, the Southern Book Fair and FanFair (concerts), community bringing forward to celebrate
 - Family events
 - Welcome-to-Nashville walking tour
 - Laser Quest
 - Sporting events
 - Wildhorse saloon party for the Titans; party/parade for the team; full of life
 - Sports and events and people there during sporting events.
 - Enjoys the hoopla that occurs when the NFL is there SEC and Bachelorette parties. Enjoyed it because it fun and the vibrancy funny cheerful positive.
 - 4th of July / New Year's Eve events
 - 4th of July always magical as well as New Year's Eve

- 4th of July was first time visiting, came and bought property year later because of first experience
 - Black Lives Matter Movement Protest
 - Downtown Rotary met at The Wild Horse Saloon - so there were a lot of people who did not work downtown but weekly came downtown (3rd largest in the world)
- Walkability
 - Spot that was walkable
 - Walking up to 2nd Ave made high schoolers feel like an adult
 - Walking to Spaghetti Factory
- Historic buildings/context
 - Great collection of historic buildings
 - Wonderful architecture, deep redness of the brick, the architectural details and subtle character
 - Character/ambiance of Spaghetti Factory buildings across the country and in 2nd Avenue
 - Historic district to preserve
 - Relationship with the river in historical context
 - Lost buildings near the Courthouse
- Different character than Broadway
 - Broadway is about how much you can drink; 2nd Avenue is a bit slowed down
 - Different vibe than Broadway
- Visiting Civic Design Center
 - Working at Civic Design Center when it first located to Butler's Run
- Deadrick St. transition was cool
- Art installation AT&T – watching the first panel go up
- Largest distilleries were on 2nd Avenue, first office for Jack Daniels outside of Lynchburg
- During the 1980s
 - 2nd Avenue was the place people would go in Nashville to shop in the 1980s.
 - 1980s used to be more of a neighborhood where everyone knew each other; bookstore, hardware store, plant store, local restaurants, etc.
 - Not a favorite memory but remembered the controversial high rise proposal in the 1980s that followed with the building on the proposed site burning down and replaced with a parking lot - resulted in acknowledgement of the architectural/historical significance of 2nd Avenue & efforts to preserve.
 - Lived here all my life and there was a time when Nashville wasn't cool. Used to work downtown and in the 80s when it started to enjoy the redevelopment, would go downtown, 2nd and lower Broadway. Nashville is a city of connected neighborhoods; it's hard to make these neighborhoods happen organically but hoping to be able to make it a great place again.
 - Nexus of Businesses – the old goodies warehouse (2nd and Church). First attempt to bring in now energy to the street or new businesses – Burned down in 1985
 - Market Street Festival
 - Goodies Emporium, art building/community space (1984)
 - Office was at Broadway & 2nd 1978-1982, commercial warehouses were still there, Spaghetti Factory came in
 - Condos there in the mid-70s. Quarters were in the 80s (when joined in 2006, had about 6,000 residents in downtown area. Now more dogs than residents.)
- 1994

- Revitalization of downtown, 1994 was important year to create an urban center (stop skid of downtown) batman building opened, Ryman Auditorium opened, Wildhorse Saloon opened. 2nd Avenue was the place for tourists to go (part of the plan)

What makes the 2nd Avenue area unique? What are key characteristics to keep in mind as we move forward?

- Historic architecture
 - Scale and character of historic architecture
 - Multiple blocks sense of history
 - Historic, storefronts
 - Feel and scale of historic buildings
 - Architecture of old buildings
 - Facades
 - Old buildings
 - 3 story buildings, bricks
 - 3-story brick turn of the century Victorian commercial buildings
 - Local brick work unique to Nashville; vernacular architecture and detailing that distinguishes us from other cities; we need to be overt about this history, tell the story of the city not only for tourists but for all of us; make it vibrant for locals
 - Architectural character helped establish and enhance the character of the street, enhanced the activity
 - Historic buildings give you a sense of place and time of where we started.
 - As you look downtown you find streets with similar buildings but not with them all together, contains a long strip of similar unique buildings.
 - Nashville does not have a lot of older districts still intact. Nods to historical charm. Founders of our city made the bones in that area. Make sure that is preserved and kept.
 - Style of architecture; even with different building styles there is uniformity which adds consistency and interest; “how lucky for us (to experience)”
 - Interesting building façades
 - Lots of people understand that 2nd Avenue is the only true historic block that Nashville has done a good job of maintaining and upkeeping. The history and keeping what we have represented down there.
 - Washington Manufacturing building
 - Bank Street still has cobble stone
 - Important that we maintain standards around historic preservation planning, and not what “looks cool”.
 - 1st Avenue had railroad spur that serviced back off house
 - Work done to look at archeological assessments
 - West side lacks detail; not as much to save over there
 - Detail on east side—older side of the street (west side, “cut off” buildings)
 - East side of street detail
 - Western side looking east
- Sense of place/atmosphere

- Feeling of a different space but still in Nashville
- Feeling of the structures
- Nice real feel of texture and character
- Nostalgic
- Choose 2nd Ave over other streets
- Makes this special
- Lighting is great, feels great when you are outside and has a great flow to it... in the mornings you would see people running, and there was a lively hood of visibility.
- Residents and tourists would both use area
- Unique mix of where the past meets the present
- Streetscape makes you feel like you can be a part of the city. Likes the trees, facade, street-front buildings, oriented to pedestrian, welcoming to shoppers. Draws you in instead of intimidates.
- Width of 2nd Ave is not as wide as other streets – feeling of the street, provides less cars and more of intimate and calming setting
- Sunlight filtered throughout
- Unique and unlike any other downtown in America
- Sunshine and daylight – You are a part of the fabric of the city, the connectivity, lunch on the park. To walk down on the riverfront. It is a major connector, the heart of the city.
- So many different uses there is vitality for 18 hours of the day, offices, residents, lunch destination, retail; In some areas it vacates but not on 2nd Avenue, it maintains activity.
- In the 80s when the area got popular again, the 4-5 story building heights are critical, places to preserve is where there was a lot of economic activity and it continues to develop, honors buildings and reuses them, there are places where you drop down and you don't know where you are, but when you're on 2nd Avenue you know you're in Nashville.
- Character is pretty awesome
- Walkability
 - Great walkability
 - Pedestrian activity and space
 - Walk from Public Square towards Broadway
 - Pedestrian activity, critical to that zone and enhancement of that character
 - Great for walking your dog
 - Walkability of street draws people in; other downtowns are often intimidating, but 2nd Avenue welcomes you to walk and shop
 - Lot of retail business up and down street. Many buildings have residential whether they are traditional apartments or STRs. Don't know if it would be great to remove all vehicle traffic. But increasing pedestrian traffic to any extent could serve retail businesses (and property owners well.
 - Pedestrian experience and walkability are more important things for this zone
- Building scale
 - Fine grain scale and character; scale of buildings
 - What makes it pleasant is the height of the building relative to the street, proportion is comfortable, activity on the main floor
 - Scale of buildings relative to the street – felt comfortable
- Brick sidewalks
 - Brick sidewalks – love it, stability is a concern so improving stability would make it even better
 - Watched homeless people bend down grab bricks and throw them in the trash. It is slick when it is wet. The brick sidewalks were probably a great idea to begin with. The form and function of those

bricks today has lost its appeal. Would be a huge fan of making the sidewalks look more modern. Historic buildings should always remain. But sidewalks and pedestrian experience (lighting, etc.) could be improved.

- Trees
 - Trees – with lights, need more
 - Makes it feel more historical, comfortable, when it's hot its good shading, rodent problem with the trees as well
- Streetscape
- Whole different vibe when you turn the corner from Broadway
 - Not as crowded as Broadway
 - Differentiation between Broadway vs 2nd Avenue. Present along 2nd Ave is residences, shops, entertainment, businesses maintain those leisurely opportunities for residents and not make it into Broadway. Ensure that future planning uses, coexist in a great way.
 - Local focused, less honkytonk, historic environment
- Visual termination of the Metro Courthouse. Not many streets where you look down and there is a visual termination and that makes it special.
- Hill that it sits on, great connection point; between business area, Broadway, the river, civic design center
- What makes 2nd and 3rd Avenues unique are the residential areas
- How to make this space more green moving forward
- Shopping – first floors are all typically glass, maintain visibility with continued installation of glass
- Retail space taking over more buildings/nice mix of uses
- Break up the busy life of day-to-day and have people come together to enjoy the street as public space
- 2nd Avenue has more good faith partners
- Unique street pavers for the feel and character it adds as well as for pedestrians and drivers slowing down
- Its relation to river is really interesting.
- Lines with river. Tells an important chapter of our history as a river city.
- Faces the water but we face 2nd Avenue. Perhaps have a larger presence on the water, sit back on the river and watch, water taxis would be cool you could go back and forth. It's unique because we do have water.

What changes could make the 2nd Avenue area a better place?

Note: the riverfront was discussed in most questions, but comments are consolidated under the question asking about the riverfront area.

- Improve streetscape
 - Pedestrian friendly
 - More space for people
 - Promote pedestrian activity
 - Make sidewalks wider
 - Give more space to pedestrians
 - Widen sidewalks
 - Expand pedestrian zones
 - Wide sidewalks and feel that the street is the whole sidewalk
 - Ample space to give back to pedestrians

- Wider sidewalks, enhance pedestrian feel
- Might be surprised at how much changing sidewalks could impact character of the area. Is the brick have any significance?
- Sidewalks, improving them and using them more efficiently
- Widening
- More pedestrian spaces
- Improve sidewalks and remove metal grates
- Foot traffic is key
- Hard to walk because there are so many people
- Reimagining sidewalk width is key, really making those more engaging for visitors and residents alike
- Extend sidewalk to accommodate more pedestrian traffic
- Expanded sidewalk
- Would potentially like to see vehicular prominence toned down a bit and more oriented toward pedestrians
- Love to see just pedestrian street
- Outdoor dining
 - Sidewalk dining
 - Add street dining
 - Find a way to have outdoor dining
 - Add sidewalk dining
 - Street dining
 - Love the idea of outdoor dining, but it would need to be fenced in to serve alcohol
 - Adding public space for café or green space to the outside
 - One thing that is missing that is common in other urban environments is outdoor dining. Maybe that's not the right vibe for 2nd avenue.
 - Enjoys outdoor dining and is something that is not on Broadway
 - More outdoor dining, could be a destination in Nashville where that is unique to area
- Trees, trees
 - More trees
 - Elms along the street, street trees that were there were very well placed and very well picked
 - Better quality street trees
 - Only negative on the trees is dropping seeds, although having trees is a favorite part of 2nd Avenue
 - Reducing the trees that are big and gawky that hide the architecture
 - Trees and light
- Lighting along the street and color is key
- Lighting could be enhanced
- Great to have lighting; lighting lends to safety
- Focus on sidewalks and landscaping
- Move trees and sidewalk 30' to create a vibrant space?
- Moving sidewalks should be considered
- Way-finding to direct tourists around and along 2nd Avenue areas
- Green space and pocket parks
 - Parklets

- Greenery
- Public art
- 2nd was one of the first historic neighborhoods, the streetscape is tired and was put in in the 80s, not all needs to be thrown away but re-looked at and what can be improved; could new trees be implemented to not have to duck from the existing trees? Keep the old buildings but the streetscape could be opened more. Needs to be a double-sided street, there needs to be a reason someone would walk past commerce street and move up.
- More geared towards streetscape, buildings to be rehabilitated but completely damaged buildings feel should be somewhat maintained/ like what was there before and not approach as blank slate.
- Way to activate the street level, perhaps murals and ground floor activation to contribute to the street.
- Street feels tight and trees could be pushed back.
- Thought that trees took away from the buildings which we like the most – how to fix? Successful streets need to be able to accommodate some flexibility: allow cars down, allow service vehicles down, allow pedestrians.
- Study street cross-section
 - Rethink the street, lanes
 - Get rid of on-street parking. Benefit pedestrians. Get rid of traffic all together?
 - No parking
 - Limited on-street parking – does it actually help? May be other ways to use space and make pedestrians feel safer and maybe stop parking on the street; how to separate vehicles from pedestrians.
 - Allow cars to drive along 2nd Avenue to keep it activated.
 - One thing that bugs north or south is the cars on 2nd Avenue i.e. parked cars; all historic but there is only one parking place in front of business; it can be reused for another purpose and let the flow come out of pedestrian flow and used for a new purpose
 - Cobblestone street
 - Cobblestones to slow down traffic
 - Median of the street – tree islands
 - Rid of cars
 - Program street for max usability
 - Would cut off parking issue
 - Lane usage
 - Could be good to shift down to one lane of driving than to go down to one lane of on-street parking; with STRs/Uber on-street parking is essential.
 - Transit is important
 - Limit traffic on weekends
 - Limit automobile traffic during peak times
 - Add designated Uber pick-up and drop-off area
 - Designated places for Uber and Lyft
 - Difficulty parking
 - Block off whole street at certain times to make it an entertainment district (Orlando example)
 - Sundays street Closed 12:00-4:00pm
 - Bike Lanes
 - Core bike lanes
 - Different attempts all different
 - Need to have a comprehensive look

- Activate buildings
 - Fill in the missing teeth
 - Buildings that face south on second is the longest run. There is almost 0 activation on the 1st Avenue side?
 - Blank, bland walls of the ""big box"" buildings on the west side of the street need to be activated on the street level through shallow liners (15-18' deep)
 - Missing tooth at 2nd and Church
 - Utilizing Broadway to Union, such a big area...all of it is historic
 - Modification of the parking lot on the intersection and the whole block
 - Remove parking lots
 - Remove parking garage
 - Less space devoted to storage of cars and more to people
 - Something more aesthetically appealing with the parking garage
 - 2nd Avenue is a more pleasant street to walk on because of the streetscaping, would like vacant lots to be developed to create a wholesome streetscape, and for safety, looking at opportunity to create
 - Less activity coming from Union to Broadway, not as much street activity. It would be great to truly activate the full part of 2nd Avenue, Broadway to Union.
 - Scared that some buildings will come down and become parking lots; don't want to lose any more facades to parking lots; the lot right next to the hard rock café
 - AT&T building/block
 - Activation of outdoor live entertainment, community art shows
 - Something developed that AT&T building; that building interrupts the activity; need some character
 - More engaging streetfront facade for AT&T building
 - Improve appearance of AT&T building with better architecture and façade materials; add mural to AT&T building side along 2nd Avenue
 - AT&T building is ugly and not engaging, the building mutes and stunts the street, perhaps retail fronts that feels more natural than a straight brick wall
 - Replace ATT and parking garage
 - Shallow liner in front of ATT—making shallow storefronts
 - Vendors on sidewalks in front of ATT (if we can't make it go away). Buskers?
 - Vendors on sidewalks in front of AT&T building to activate what is a dead zone
 - Vendors in front of ATT?, activate block with liners, add (small) storefronts to the dead space
 - Other ways to make the AT&T building beautiful besides visual. Activated in a manner in which art exhibit, project movies along the side
 - Reimagine front of AT&T...it is a dead zone; no identity to it
 - AT&T building never fit in; blessing in disguise to replace it?
 - Opportunity to change AT&T building
 - 2nd Avenue could be greatly be improved if AT&T building was moved. Always wonder why it was there. It doesn't fit in. It is ugly and stands out in pictures of Nashville's skyline. Removing that building could do a lot more than adding anything else.
 - At the very least, activate street level environment of that building.
 - Moving up to AT&T building where these features aren't, the character changes significantly, "urban texture"

- Not sure what can be done with AT&T building since it is private property. Don't think anybody thinks it is attractive.
 - Taller building where Grumpy's is that reflects historic architecture
 - Improve scale of smaller buildings so they blend in with other building (Grumpy's Bail Bonds)
- Create environment for both people that live there and visitors
 - Centered towards Nashville residents; how could we increase sense of ownership for Nashville residents?
 - Local draw
 - More pedestrian, local, less honkytonk
 - "Loved to death" – overrun by tourists
 - Diversity of uses – keep it local, shops, sitting, more for the locals
 - Balance competing ideas: between tourist place and a full-time resident preserving history, wants to be close to activity on Broadway but also have it be a nice place, establishing the identity of 2nd
 - Was slightly neglected with some buildings unoccupied, would like it to be more secure and safe; the optimist is looking forward to bringing it back to magic, doesn't want to make it "too honkytonk street," but make it an enjoyable street to walk down, and have pride living and visiting 2nd Avenue
 - Doesn't feel like Nashville anymore; it feels like just the rest of the US; it used to feel like a destination, not for tourists but for those who live there
- Make connections
 - Looking at connectivity towards the river
 - 3rd Avenue, 4th Avenue, and Church
 - Connectivity to 2nd N to 2nd S
 - Link to 1st Avenue somehow; 1st Avenue feels like a different world
 - Is there an opportunity to have a pedestrian corridor that connects 1st and 2nd Avenues?
- Figure out 1st Avenue alley need
- Do something to better 1st Avenue (gang trash collection) like a living alley with a passageway (Butlers)
- There's enough space to add to the human scale, architecture and detail and streetscape work well, but overall to bring it back to what it was.
- Market Street festival blocked off the street, transformative event – Why did market stop?
- Butler's Run has a pass through their building. When it is closed, you do have to take quite the trek to get around to Riverside. Would rather have historic buildings. Previous mayor wanted to activate riverside. The backside of the buildings is where all the dirty things go. Many of them are 20' wide by 200' deep. There isn't much space for back of house operations. It doesn't make sense to put them on 2nd Avenue, so most property owners place them on 1st Avenue. Would love to lease out the 1st Avenue side to retail, but the city would have to find a way to move back of house operations somewhere else. The topography change between 2nd and 1st.
- On west side of 2nd is AT&T, otherwise east side is more to scale, does bring historic character. Anything new that is brought in...will not mimic and rebuild the old...but any new build will bring in the now not try and mimic the then.
- Bring in light to that zone
- Trucks were often clogging eastern side of street
- Opportunity to preserve things we've talked about and maybe even heighten the character. The riverside of 2nd Avenue is where all the character was. If there's a way to activate the other side of the street from an architectural standpoint. Architecture is a huge point. Opportunity to rebuild while respecting the historic character. Heighten/enhance the environment especially on the AT&T side.

- So much concern about 170-176 buildings. Is there opportunity to bring servicing buildings that weren't too much aligned with the character more into character of the area (AT&T, etc.)? Enthused by fact that so many people have jumped in and are attempting to make an opportunity rather than just a triage situation.
- Historic feeling of the street stops at the Church Street; it can expand beyond that.
- Repurpose office buildings
- Bring in businesses that understand the character of Nashville
- No big businesses, that doesn't permit unique identity
- 2nd Avenue should pull people down it from Broadway.
- Expand types of businesses
- Market Street be for a diverse group of users
- More Live-Work-Play
- Mixture of work and play
- Think of small tapas type restaurants – rows of little shops & restaurants (like in Spain, India)
- Music comes up from the sidewalk grid...why doesn't Nashville do that?
- Brick
- Utilize alleys
- Upper-story lighting of buildings
 - Lighting in upper windows
- Add public bathrooms
- Add a plaque to explain what Nashville went through in the last year
 - Plaque or memorial commemorating what Nashville has been through
 - Memorial to commemorate
- Doesn't have to go back the way it was
- 2nd Avenue is trying to find a new identity as we move forward.
- Is history only facades or including the inside views as well?
- A bigger part of the circulation system of the city; gone from two-way street to one-way street and back and forth
- A lot of the storefronts on 2nd or 1st provide spaces for homeless to get shelter from rain, etc. It is difficult for property owners to handle that. There should be a comprehensive approach to handle homeless especially when considering opening alleys, etc.
- Referenced a book by Dan Doyle about the history of Nashville, and the balance between forces of tradition and progress creates intention, we wouldn't be the "it city" if we didn't invite new things in

What would you like to be able to experience in the 2nd Avenue area? Do you have any thoughts on opportunities or aspirations to consider?

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- While I'm excited to see the work on vision plan, we have got to reopen the street ASAP. We've got to clean things up and open the street so people can reopen their businesses and then continue the visioning. Reopen now, enhancements within the next 12 months.
- Be mindful of how we should plan to activate 1st for the use of 2nd
- Front facing 1st Avenue businesses
- Buildings along 1st Avenue need to be activated
- Two fronted buildings – attractive entrances on 2nd and 1st (while respecting historical character and function of working aspect of rear facades on 1st)
- Both sides of the street active – west side is more blind walls and car garages, east side of street is active
- 1st Avenue N is the most underutilized area of the downtown. It has huge potential but needs to be integrated into the rest of the area.
- Improving the streetscape between Church and Union; overhauling that area, microunits, storefronts
- To not exclude the other streets
- Connections
 - Needs to be connected visually and functionally
 - Connectivity between Broadway and Union
 - Extend that pedestrian experience a little further north. When you think of the heart of activity in downtown as far as pedestrian experience...it is this district.
 - Visual connections; how to make 4th and 5th Avenues connections – pedestrian, visual connections to the river. Ideal – no cars, all pedestrian.
 - Banker's alley: make it more useable. Break up the long block.
 - Very long block from Commerce to Church – how to get passageways that could connect people to the river (like Butler's Run); Banker's Alley?
- Fort Nashborough historic area that takes a lot of space...the middle part is so dense / and museum old city kind of vibe. What would that look like to work around that...that is so fragile and takes up so much space.
- Great historic architecture, retail, residential, maybe some office
- How to re-invent but tunnel vision to rebuild back what was. Literally try to re-create the design, maybe some additional floors, maybe additional setback, but not to fully re-create the destination.
- Places where an entire block is given over to pedestrians at certain hours would be aspirational. Opens opportunities for outdoor dining, festivals, etc. It should be experienced in the outdoors.
- More activity/activation
 - Streetscape activation, building wall improvements/murals
 - Reactivation; walking outside office building at lunch and seeing people walking up and down the street to get lunch; it was more for the locals i.e. courthouse employees/people; how to draw people back in and maintain the clientele; need to make it a place where people will go to and not all tourist but more local
 - Park on riverfront needs to more activation – great opportunity
 - Railway section could be engaged and activated too
 - More use of public space

- There's not a lot of smaller public spaces along the corridor. The corner of Commerce where the 5-story parking garage could be enhanced. Focus on AT&T side and Sbarro corner that doesn't have a big impact on historic side of the street.
- There is always a truck loading, that's a problem.
- Trucks needed back in and they had to widen the street. 1st Avenue is such a challenge. Does not like Louisville that did not respect the history. Family, locals...
- Not to turn over for one group for locals and tourists but something to attract. If it attracts locals it will also attract tourists. Nashville has a legacy, could be a moment to respect its history but also a time to re-create what was there and improve upon it.
- Similar traditional architecture, trees, etc.; basically rebuilding the historic part
- Public space with seating
- Can make the character what you want
- Want to see cross sections, N and S orientation provides comfort throughout all seasons with trees and pavements, no neon signs, gives it its own feel
- Multimodal; pedestrian friendly
- No cars and wider sidewalks
- Street closed to traffic especially at peak hours
- Dedicated bus and bike lanes
- Outdoor dining under twinkle lights
- Outdoor restaurants
- Added bus lane
- Designated bus lane
- Bring the free circuit back
- Designate as an open container area
- Shade
- Dog astroturf?
- More organized/standardized receptacle uses
- Live music on street
- Live music in the streets
- Local artists
- Performances and events
- Will settle for superbowl parade on 2nd Avenue
- Provide more unique shops and restaurants-no more chain restaurants
- Maintain vibe of 2nd Avenue different from Broadway
 - Off Broadway (still downtown) provides a different feel than Broadway
 - Thinks there can be a happy medium; there's always hidden gems in big cities, and even though it's a touristy place, you can still be progressive and inviting, but you don't have to copy Broadway, different sections of the downtown have different character
 - More unique places for locals
- Short-term parking only
- Technology for curb access
- Uber/Lyft pick-up zones or don't allow them at all
- Variety to meet daily needs—serve the people who live/work there
- Trash collection strategy for 1st Avenue

- Some vacant buildings could find local tenants.
- Water baskets from pro
- A lot more public space (Barcelona example); Fabl architecture
- Reason why the side of the streets are different was widening the street. Family. Local. Not a fan of Barcelona. It might be more touristy if it was like Barcelona.
- Museum within area
- Pop-up space that allows for multiple types of exhibits
- Better homeless management, especially on 1st Avenue side. That has almost been a full time position.
- 2nd Avenue lacked “vibrancy”. Loss of business already before the terror attack.
- Need to focus on activity that will draw people on a daily basis
- Chicago Example, bringing in different aspects of the world to build the street; piece of the great wall of China was added into the building in Chicago

What do you think are the biggest obstacles to overcome?

- Financial
 - The time, the cost, the property owners and their various financial positions, how can the properties next to each other maintain property.
 - Hopes for financial resources to last until redevelopment happens
 - 2nd Avenue Strong fund...working with the district for immediate needs for business owners to safely secure the walls, facades, etc. Insurance will not restore to its authentic history. Conservation salvage company to come and get bricks from these buildings. With social media...faces of 2nd Avenue – is talking to the business owners to hear about the ones that were heavily damaged want to come back and back to this same atmosphere and small niche.
 - Money, need to be careful about who is developing and being able to retain the character and developers not caring about the character or considering what the character should be, thinks it’s less of an obstacle and more of a “threat”
 - 2nd Avenue was made up of small businesses, also a payoff for how quickly a small business can get tax dollars versus high payoff for high development. Those numbers are having to be thought through...to lose that history is immeasurable
 - Increased taxes to help pay for reconstruction
 - Costs
 - Metro’s financial situation – need the money to invest
 - Tax decrease could be helpful
 - Difference between what insurance is willing to pay and what property owners need
 - Issues with insurance companies and litigation slowing down reconstruction
 - Property owners and insurance companies
- Physical obstacles: the “big boxes” that really don’t belong there in the first place
- AT&T building
 - AT&T building, largest offending element on 2nd Avenue, no pedestrian street level activity
 - Mass of a building with no activity...such a hindrance
 - Contentious façade
 - Filling in gaps of teeth

- Encouraging moving of AT&T
- Mural and art in the buildings
- Security liability, couldn't call 911
- AT&T building – break in an active street
- Will the AT&T building be relocated?
- Did a project that let us know that AT&T building is important part of our country. How do we enhance??
- Big lot at Church and 2nd
 - Anything we can do with that site
 - The economics make that site difficult
 - Lots of income that comes off the parking
 - Continuity of the street where it is broken by the parking lots
- Three buckets of issues – private property owners wanting to rebuild, city's property (sidewalks, landscaping, etc.) has short term (clean up) and long term (future visioning). Biggest risk/obstacle is if we don't get reopened soon can't see how these businesses will be able to continue (with pandemic + bombing). If we look up in 6 months and it still looks like a bomb went off, and vacancies start popping up, it is not going to feel good. Time is of the essence. We need to get activity again. Ultimately, we'll be okay. Next year or two is critical.
- Lack of support in aiding city in development
- Struggles for height and density for new construction. Challenge since land cost is so high. No payoff for new development. Still need the appropriate scale for the district but can't box out any opportunities for good smart development
- There has been a vacant lot on 2nd for 20-30 years. Work to be done that that doesn't happen, although it is not a given it will have to be worked on and worked for. Have to consider possibility of inaction due to dealing with many property owners. The train shed is an excellent example, is there a desire for the owner to do something about it, there is work to be done and to keep in mind what needs to be done if buildings/properties are left.
- Lots of government red tape; permit approvals will be required from several different government bodies/departments which could slow down rebuilding process
- Lots of buildings owners
- Issues with property owners not agreeing on what should be rebuilt and what buildings should look like
- With various ownerships it gives an opportunity for lots of people to be involved in development, would allow for character in development
- Unrealistic property costs; feasibility. Wildhorse was actual reconstruction because of a fire. Facades are the only historic aspect.
- So much value per square foot: huge demand to go tall; break character of the street—actually financial incentives to demolish?
- Making sure out-of-town owners feel as connected to rebuilding effort
- Economic redevelopment
- Too much planning not enough excitement
- Our own imaginations—or lack thereof
- Our own imaginations
- Expressed concern that it keeps its historical character, a completely demolished building rebuilt may not fit the rest of the buildings. Another concern is if someone does not build back at all. Will the work get done and can it get done? Some venues, like the Irish Pub, have sit vacant for a while. Could that trend continue?

- Whoever goes in to build will have to fit the historical guidelines. RFP type process to get proposals from developers and perhaps an analysis beforehand to get an idea of the uses of the property, could be a way to jumpstart.
- Development rights – property owners restricted by historic district guidelines can sell development rights to help offset (height)
- Zoning issues—are the historic protections strong enough?
- Bringing businesses back. There should be some flexibility on the historic expectation.
- Historic restrictions
- Weren't allowed to add colors to outside of building due to historic issues...we really need to readdress this.
- That we revitalize the area to reflect on style of businesses that would want to come back, charm of the places...it may not look the same in a 21st century glass structure along a historic district. Being true to those businesses. We cater to what they want and would need for their vibes of the street. Would preserve the charm and antiquated look.
- Groups and gov't leadership and bodies will have a big part – need a big master plan to guide these decisions (height and materials standards)
- Emotional component involved
- Changing everything into superpowers of business, historic character gets lost; need leadership that cares for history, danger of commerce
- Involving different type of people, outside influence
- Trying to make the best of the situation around the existing condition
- Delivery, trash pickup. All the things to function the buildings. It's continuing. It's never perfect.
- Infrastructure issues above and below ground. When the 1998 Tornado came through, a cathedral couldn't be rebuilt because of new setback regulations. Sometimes we can get in our own way. Hopefully that is not an issue here.
- Core area where the bomb had impacts it may be good to have property's change hand. They weren't keeping up their property and might have been piggy backing off neighbors. Some property owners are severely underinsured in the area and will only get 40 cents back for every dollar.
- 2nd Avenue is not lower Broadway
- Parking has become so expensive
- Homeless population
- Cars
- Silver lining in tragedy – sadness/loss – something has been lost – this may be a way to recapture that with guidance and leadership to set parameters for memories to be enlivened again
- *One group asked...want to know if the idea of creating a more pedestrian oriented 2nd Avenue – how much of an obstacle do you think that is?*
 - Would love to see it. Think this is a great opportunity for it, referenced Times Square as a good example, a new pedestrian plaza. Keep walkability and character – remove the cars.
 - 2nd Ave is a pretty heavy artery to access interstates...needs education on how that can happen?
 - Don't support 2nd Avenue being total pedestrian, maybe it goes down to 1 lane? Slow traffic? Bring it back to 1st Avenue, the back door, there's no reason for it to be a pedestrian area right now.
 - Nashville was so hot with entertainment and was already being closed for pedestrian only street. Maybe this is the evolution.
 - Say we put it back like it was beforehand – that is the easy, least resistance. This is an opportunity to go to the next level...affects the street – cars, pedestrians, activity.

How should this area feel in relation to the river?

- Riverfront is asset that we aren't taking full advantage of now.
 - We are a river city but why are we not seen that way.
 - Buildings and riverfront, we don't do anything with it at all. Take advantage of that area.
- Experience/activate the riverfront
 - River is a huge opportunity to activate. Opportunity to re-envision what the riverfront can really do between Broadway and Union.
 - River facing, activating that riverfront. Would be great to see in the next vision of this
 - Love idea of utilizing the riverfronts and going back to our roots as a city
- River view somehow, maybe rooftops
- Two faces to buildings instead of one
- Backs of buildings shouldn't face river
- Provide views of riverfront from 2nd Avenue
- Buildings could be built taller to have a view of the river
- Celebrate interesting history of riverfront/wharf/working character of buildings on 1st and connection to river
- Build something like San Antonio Riverwalk: a "refuge" from lower Broadway: a place for residents, not tourists
- Like Riverwalk in San Antonio
- Balance, not lose historic character but some of them can be treated in a way that they can have relation to the river.
- Can you do anything on the river? Likes historic court and step down. Can you bring anything to the river to bring people to it?
- Love to see relation to river but doesn't know if it ever has. The Wharf made relation in history, but today 1st Avenue could be a lot more and enlightened. Both streets can be elevated and communicate.
- Rebrand the street back to Market Street
- Connected
 - Make more connections
 - Provide connection to riverfront
 - Connection to the river is important
 - Better connection to the river both line of sight and physical access
 - 2nd Avenue connected to river with multiple access points
 - Need more connectivity through
 - Create pathways to 1st to connect to river like Butler's Run
 - Another connection other than Butlers Run
 - Mid-block connections like Civic Design Center (Butler's Run). There might be an opportunity to access to the river through new building of destroyed buildings.
 - Additional linkages/passageways to the river
 - Pedestrian access to the river; Georgetown in DC – alley is facing river there and they turned that into something more pedestrian friendly environment
 - Connected, through walking tour/scavenger hunt that ties the river into 2nd Ave/Broadway
 - Passageways from 2nd Avenue to 1st Avenue to the River
 - Greenway connections
 - Challenging for lots of cities, Savannah has a disconnect between street and grid
 - Blocks are too long
 - How do you extend commerce to the riverfront? Can there be an arcade to 1st Avenue?

- Use this as opportunity to connect to the river and improve 1st
- Pedestrian bridge connectivity
- Way for pedestrians to cross the river
- Woodland should connect to 1st better
- Entering building from 1st Avenue is challenge
 - Always delivery trucks – bus
 - Industrial atmosphere
 - City can encourage that area
 - Challenge of the dumpsters smell
 - Accommodating deliveries
 - Backs were the unloading docks for supplies, and there were railroad tracks to the buildings.
- Widened street and chopped part of buildings on west side of 2nd
- Connectivity to the East Bank
 - Think about the 2 banks together
 - Looking to downtown
 - **Bigger conversation**, whole East Bank is an issue, 1st Avenue very small part but could play role in redevelopment of whole riverfront area, important area that should be included in East Bank
- Change comfort of walking along 1st, opportunity for closing the street for festivals
- Master plan to this side of the river would be beneficial in making this part of our downtown much nicer
- Riverfront Park
- Reimagining Riverfront Park
- Provide clear signage
- Signs, wayfinding, and placemaking (old neon WKDF, L&N)
- Courthouse is barrier
- Need City incentive; Metro says activate 1st with tax incentive
- Pedestrian bridge is important placemaking spot
- Cannot make single use
- More pedestrian friendly by rearranging loading? Tree locations
- Need a lot of lighting on 1st Avenue, increase safety
- History context around the River, possibly painting 2nd Avenue as a waterway exhibit
- Example is Belgium River; The Hidden Secrets of Gent – speakeasy, idea of creating something that is intriguing
- Chattanooga: public and private Investors, did a great job along their river. Chattanooga should serve as a peer city example.
- Sculpture park/garden
- Dance Steps: electronic/interactive dance
- Dining right on the river would be great—less traffic, overlooks the water
- Focus on the history of Nashville, children activities in the area

What did we not ask you that you would like to discuss more or learn more about?

- What about 3rd? And up to 4th?
- Alley way network
- Sidewalk cafes in context of COVID
- Funding mechanism for sustaining street
- Curious about the whole process. Larger group discussions would be an opportunity to bring more innovative ideas.
- Buy-in from owners, ensure that they are involved
- Length of time for buildings to be rebuilt; insurance issues – what is going to be happening in between time?
- Future sessions including information regarding what is allowed under development
- It's going to be a "very messy process" and wants more conversations like we've had tonight on agreement points and how to grow back better, but it won't be easy or quick, encouraged by conversation and good positive conversation tonight
- Nice small breakout brings conversation that you want, commends staff on well-handled meeting