

GROUP 2 NOTES

Moderator (Planning): Gene Burse

Note Taker (Design Center): Veronica Foster

Introductions of each participant; how was where you live or work affected by the explosion? (10 mins.)

Who is in the room:

-Kem Hinton, not stakeholder, interested in the evolution of 2nd ave and I just want help

-Chuck Miller, Tuck Hinton Architects working with Steve and Judy Turner on their project to rehabilitate.

-David Grow, 178 2nd ave owner, mostly airbnb businesses, 3 owner occupants. Been there since 2007 and that was continuing to be a better and better profit source, and here we are.

-Tamara Dickson, Downtown Partnership for almost 20 years, lives and works downtown, and here to help with the process.

-Elizabeth Stak, lived in Nashville all life, and work downtown, safety aspects and walkability factor of working there--looking to know when that is going to come back

What did you love about 2nd Ave. area before the pandemic and the explosion? (15 mins.)

Chuck: First project worked on was Butler's Run, SCALE is so unique, TREE-LINED, there's something about the scale of the buildings that makes it calmer. Walkway at Butler's Run is key to connecting 2nd and 1st Ave--incorporate more of that

David: 2nd Ave is a beautiful, key location in downtown. Broadway and 2nd are main arteries of FOOT TRAFFIC. We bought the location! LOCATION is prime. There's VIBRANCY there that you aren't going to find anywhere else. It doesn't have the temperature of Broadway, a bit calmer, which makes for a perfect location for an AirBnb. In the action but yet there's vibrancy. Huge HISTORY buff--moved from LA and I would be blown away by the history here, and that is meaningful.

Kem: Lived all my life and seen the evolution of 2nd Ave. Most PLEASANT urban street in all of the region. Wonderful to walk down the street. The TEXTURE, FEELING, ACOUSTICS, HISTORY. Incomplete because there isn't a continuity, I'd like to see that be improved.

Elizabeth: Historic buildings have to meet a certain requirement or standard, correct?

Gene: responds with an answer regarding codes to navigate how rebuilding

Elizabeth: growing up 2nd ave was where all the nightlife was, and now it has become a great place for day traffic, with shops and more appeal for night and day, but maintaining that it isn't Broadway crazy. I want to make sure it stays as BEAUTIFUL, FEEL, VIBE

**What challenges were you facing before COVID and/or explosion? With respect to 2nd Ave?
(15 mins.)**

David: Moving target. When bought in 2007, there were still some remnants of the street not being a safe place were still there. There was a pretty big homeless contingency right by their building with the liquor store. They got to know the folks early on, but it could be a problem for the tourism industry even though we knew they were really harmless. Sometimes there were so very enthusiastic out of towners because it's a party. The evolution of 2nd Ave has been towards beautification, business development. Now we would take our kids there, but before we weren't likely to.

Kem: Seba Tuck and I used to comment on the lackluster quality of the AT&T building--kind of felt like you were walking by a jail. Important to have the key information there and would be cost prohibited to relocate it, so they knew why
Lot of people park in the big PARKING LOT when everyone goes to the wildhorse saloon. 1st avenue has always been this strange back door scuzzy area, and improving that area/connection would really improve the area

Chuck: Kem brought up a good point about 1st avenue not really being active. One of the businesses was having it's grease trap cleaned out and that 1ST AVE SMELL follows you all the way to the 2nd avenue side. 1ST AVENUE FLOODPLAIN has the issue of potentially flooding out any businesses that go in on that side.

Parking lot on the north side, crime issues are because of this parking lot--if something was developed in that space, tree line. That space is like a comb with missing teeth. Where are the trees etc. please don't build a parking structure in that area!

Gene: We don't want to see development come in that doesn't align with the character.

Elizabeth: Comb with missing teeth is a great way to describe it! You want to walk fast past those spaces and then you are back to it. Areas walking where it is DARK, past Church Street especially--more well lit of this street would be great. Safety wasn't great.

What other concerns do you have? (15 mins.)

Kem: The spot between Church and Bank street opportunity, wants to be in line with historic district. It should enhance the street, but concerned about DEVELOPERS not wanting that. LIGHTING, AT&T QUESTIONS, street material--granite pavers? Investment is going to make the street more beautiful and fun and safe!

David: Taskforce for the building 178 2nd ave, concerned about the timeline. Main source of business for them and they are worried about foreclosure. TEMA , FEMA, Mayor's office. What are the financial assistances that can help these people? Cumberland was a main travel way way

back in 1890, so it makes sense that the buildings were once oriented away from the dirty nasty river it once was. At the same time, there are business owners that are wondering “what are we really talking about” “how long is this going to take”. This could spell FINANCIAL RUIN for some business owners. How do we integrate visioning and sustaining businesses.

Gene comments on Davids point. Where is the light at the end of the tunnel with the financial concerns? How do we get back? How do we recover? People have livelihoods.
HOW LONG

Kem: Focus needs to be that the street comes back as quick as possible for the owners so that people don't suffer because of the explosion. Street is improved only to make sure that the businesses thrive, while having a plan that makes sense when it should, especially when it comes to 1st avenue which is going to take awhile. Not scaring the owners by saying we need to improve the street to this level now.

David: I love that and appreciate that. IT gives me hope to see that we are doing this listening session. My temperature gauge is if there was a plan--this is going to add value, amenable to the adding value if there was some way to help the folks financially. Took an extra 6 months they would be fine if there was a financial solution to help them out through that. This has kind of felt like we BUSINESS OWNERS FEEL ALONE in this even though people are making speeches and saying they will help but nothing has really happened yet. PERFORMATIVE SPEECHES

Chuck: David, maybe one of the best things is that the Civic Design Center is affected by this, but there space could get fixed quickly to be available to assist.

David: 95% airbnb... that's just kind of what it is. Mysterious parts of this, there's a lot of unknowns. Our building hasn't really been touched or assisted yet.

Chuck: WEATHER is going to further degrade structure.

David: Haven't heard from the city if the building isn't going to survive or now.

Kem: Ron Gobbell needs to hear this.

Elizabeth: Doesn't have her personal money tied into this, but I'm a bit horrified that people are just waiting to hear what comes next. The people that live down there, if this takes too long. LOSE RESIDENTS. Don't want people coming in. BASICS AREN'T MOVING FAST ENOUGH. We need to take care of the people affected.

Kem: What is the comprehensive plan--I know the mayor is very interested in making sure this goes well. Need an ACTION PLAN not just a DESIGN PLAN.

What opportunities and aspirations would you like us to consider? If you could make one change to the built environment on 2nd what would it be? (15 mins.)