imagine eastbank

PLANNING + DESIGN PRINCIPLES PUBLIC ENGAGEMENT SUMMARY







METROPOLITAN NASHVILLE PLANNING DEPARTMENT
A GREAT CITY

JULY 2021

METRO NASHVILLE PLANNING DEPARTMENT
eastbankstudy.nashville.gov



IMAGINE EAST BANK PLANNING + DESIGN PRINCIPLES PUBLIC ENGAGEMENT SUMMARY

Workshops

Workshop 1 - July 14 Lunch (52 attendees)
Workshop 2 - July 14 Evening (40 attendees)
Workshop 3 - July 15 Evening (49 attendees)

Online Survey

Open from July 14 - July 23 (605 responses)



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INTRODUCTION

The Metro Nashville Planning Department and design firm, Perkins Eastman, are undertaking a multi-month study focused on the future land use, urban design, mobility, open space, and environmental resiliency of the East Bank. The Study will guide cohesive and coordinated redevelopment of the East Bank, through updates to the street plan, and changes to Nashville's long-range general plan, NashvilleNext.

The three Planning and Design Principles Workshops in July were one of a number of steps in the broad public process of the study. Workshop facilitators hosted about 50 people at each workshop. The workshops were held in the Bridge Building, adjacent to the John Seigenthaler Bridge, in the study area.

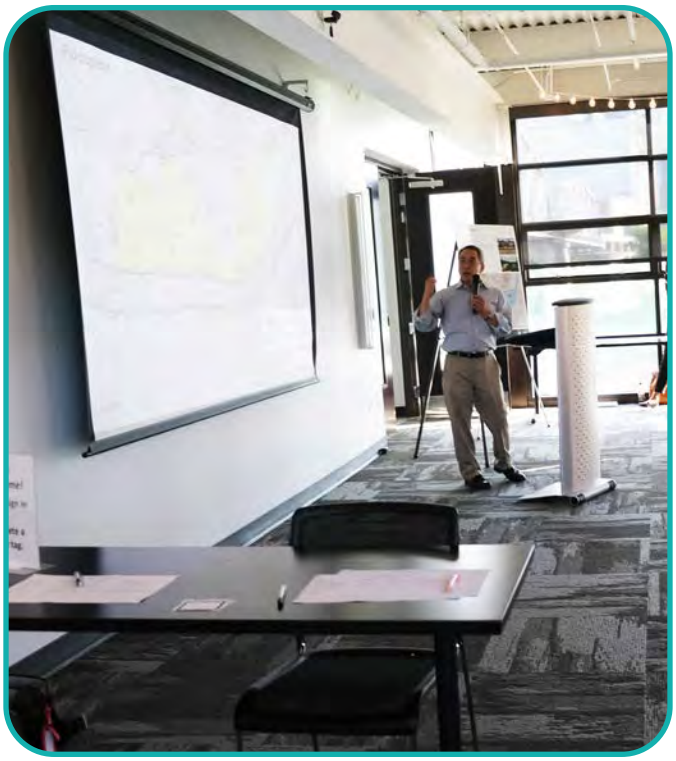
Principals from Perkins Eastman and Planning Staff briefly presented progress updates, as well as the schedule for the study. At these workshops attendees were asked to give their opinions on a wide range of topics at six stations focused on public spaces, authenticity, circulation/mobility, the river, planning and design principles, and the land use mix.

In addition, over 600 people responded to an online survey posted on the East Bank study website that mirrored many of the questions raised during the in-person workshops.

The results from both of these public engagement opportunities are presented in this report.

Near the end of August 2021, Planning Staff will host additional workshops dealing primarily with transportation and public space, anticipating an update to the Major and Collector Street Plan.





The Study Area

The East Bank study area is roughly 338 acres, bounded by I-24 to the east and south, the Cumberland River to the west, and Jefferson Street to the north. Images showing the existing character within the study area are to the right. The study focuses primarily on the area highlighted on the map below, however, the area of influence, extends into East Nashville and into Downtown.

Currently, the study area includes a number of industrial uses. In addition, Nissan Stadium and its accompanying infrastructure resides in the center of the study area. It also includes key pieces of the regional transportation infrastructure, including I-24, the Cumberland River, and key bridges across the river.











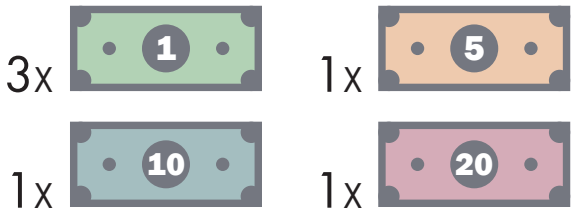




STATION 1 - PROGRAMMING OF PUBLIC SPACES

Station Instructions

Station facilitators asked workshop attendees to distribute $38.00 of "Metro Money" into boxes, each representing a different kind of public space. Workshop attendees were given the following bills:







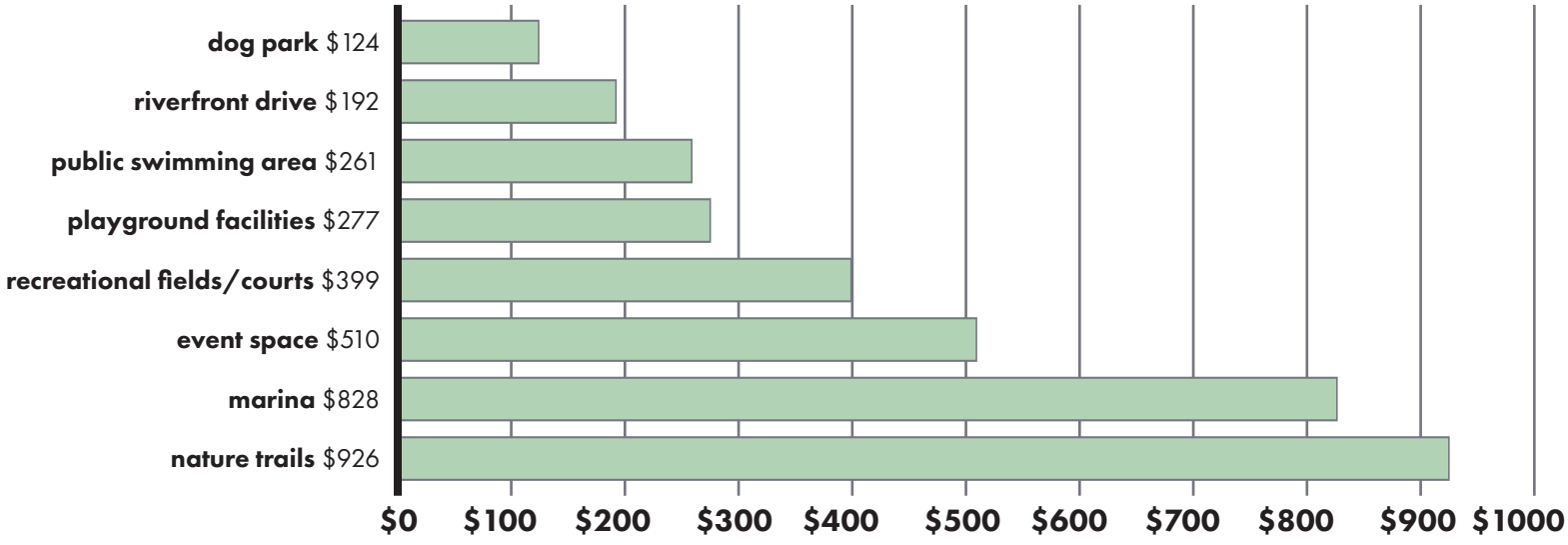
Summary and Results

Nature trails and a marina were the top public space options as voted on by workshop attendees. These top earners were funded primarily by $20 bills, and so it can be said that these spaces are strongly desired. A marina, and event space (3rd place), are notable as they are two kinds of public space that can be costly to build, yet highly profitable.

Conversely, low overall earners, like dog park and playground facilities, received a quarter of their funds from $1 bills. This tells us that these options are desired by many people, but not as strongly as some of the other options. Compared to a marina and event space, these things are relatively cheap to build and take up a limited amount of space.

Note: The following pages provide a more detailed look at how many of each bill type were placed in each box.

Totals



Breakdown of Totals

nature trails

price land area public revenue generation

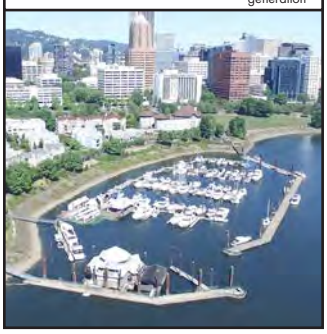


nature trails

$926
dollars
allocated

marina

price land area public revenue generation



marina

$828
dollars
allocated

event space

price land area public revenue generation



event space

$510
dollars
allocated

recreational fields/courts

price land area public revenue generation



recreational fields/courts

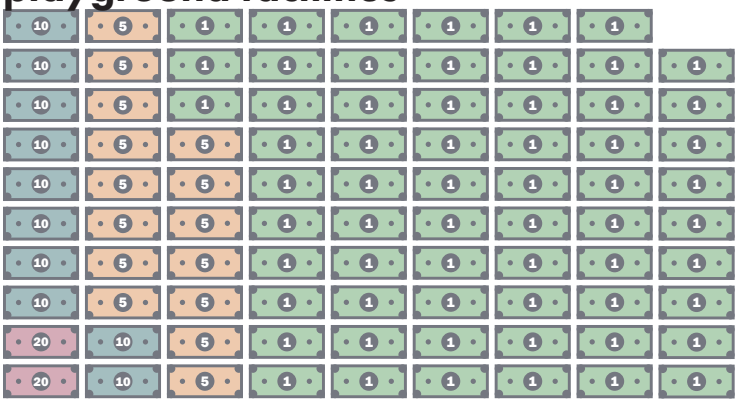
$399
dollars
allocated

Breakdown of Totals Continued



playground facilities

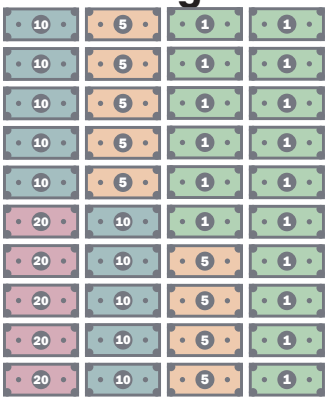
$277 dollars allocated

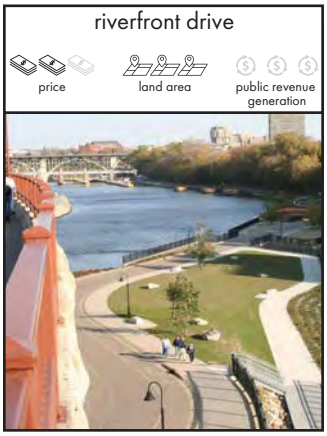




swimming area

$261 dollars allocated





riverfront drive

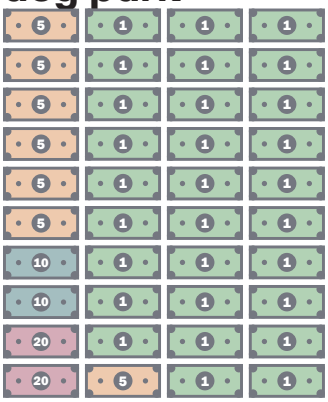
$192 dollars allocated





dog park

$124 dollars allocated



What We Missed

In addition to the eight options provided, workshop attendees were given the option to write-in a type of public space that they would like the see in the East Bank area. These include:

Cultural Center
Pier
Fishing
Cove
Nature Center
Children's Museum
Plazas
Batting Cages
Boardwalk
Bike repair station
Rideshare pick-up/drop-off
Homeless aide
Greenways
Community Center
Transit Station
Educational spaces
Benches/seating
Botanical Garden
Canal

STATION 2 - AUTHENTICITY

Station Instructions

Station facilitators wanted to get an idea of which places workshop attendees thought were most authentic to Nashville. To do this, attendees were asked to consider the qualities of places that engender place attachment and what is missing from the urban fabric on the East Bank. The primary component of this station was a display board consisting of images highlighting various sites located throughout the county. Attendees were given five colored stickers and instructed to place one sticker on an image that evoked the following feelings:

- The place you take your family or go to be with friends...
- The most beautiful place...
- The place you got to relax or recharge...
- The place most in need of improvement...
- The place you go to celebrate...

The images to the right show the full selection of locations attendees could place a sticker on.

Summary and Results

The top three scores from each of the five categories have been identified on the following pages and the bottom scores (those receiving 0 votes) have been listed. In the Red, Blue, and Green categories participants preferred sites that were parks or possessed abundant green space. In the Yellow category two out of the top three scores were historic sites and in the Orange category sites readily recognized as entertainment destinations claimed the top scores. It must be noted that sites that received some of the lowest scores tended to have civic or community-based functions.

Verbal and written feedback showed that workshop attendees were generally in favor of continued development and growth occurring in Nashville but are concerned with maintaining the city's authenticity. Themes of accessibility, affordability, and connectivity were indicators of public sentiment towards the topic of authenticity and the desired look and feel of it during the continuous transformation of Nashville's cityscape.



Note: See additional comments in Appendix A

THE PLACE YOU TAKE YOUR FAMILY OR GO TO BE WITH FRIENDS...



five points
17 total votes



shelby bottoms park and greenway
12 total votes



cheekwood
11 total votes

places receiving 0 total votes: fort negley, margaret maddox ymca, east park community center, nashville public library (east), broadway, printers alley

THE MOST BEAUTIFUL PLACE...



shelby bottoms park and greenway
27 total votes



cheekwood
27 total votes



nashville schermerhorn symphony
12 total votes

places receiving 0 total votes: ascend amphitheater and riverfront park, broadway, east park community center, five points, nissan stadium, printers alley, sounds stadium, wedgewood houston

THE PLACE YOU GO TO RELAX OR RECHARGE...



shelby bottoms park and greenway
36 total votes



centennial park
24 total votes





cheekwood / frist museum
10 total votes each

places receiving 0 total votes: broadway, printers alley, the ryman

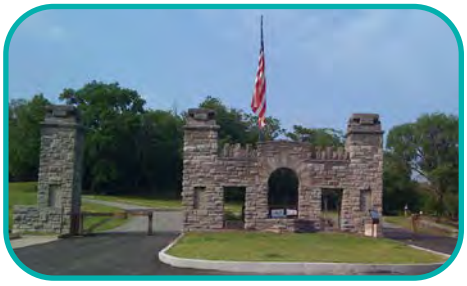
THE PLACE MOST IN NEED OF IMPROVEMENT...



historic jefferson street
27 total votes



broadway
24 total votes



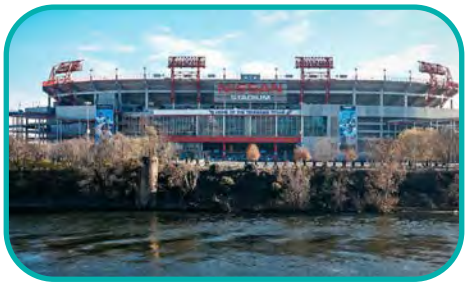
fort negley
21 total votes

places receiving 0 total votes: ascend amphitheater and riverfront park, capitol view park, cheekwood, frist museum, margaret maddox ymca, nashville public library (downtown), nashville schermerhorn symphony, the ryman, shelby pedestrian bridge, sounds stadium, tennessee state museum, wedgewood houston

THE PLACE YOU GO TO CELEBRATE...



five points
19 total votes

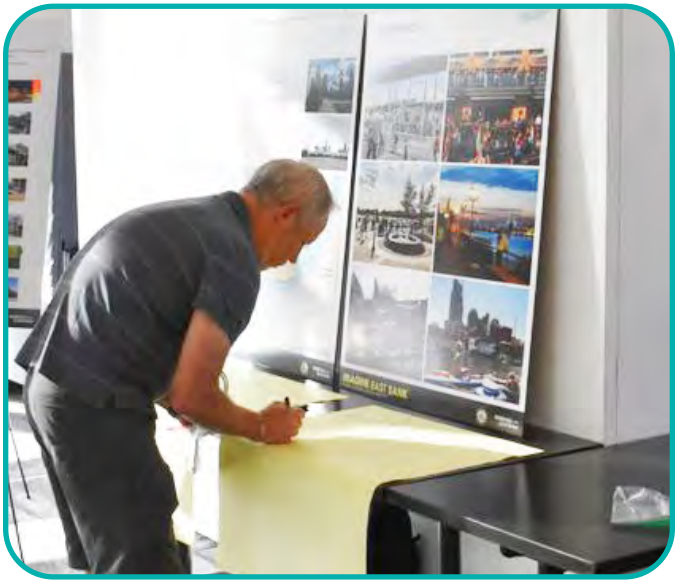


nissan stadium
12 total votes



ascend amphitheater and riverfront park
12 total votes

places receiving 0 total votes: capitol view park, east park community center, fannie mae dees park (dragon park), fort negley, historic jefferson street, margaret maddox ymca, nashville public library (east), tennessee state museum





STATION 3 - CIRCULATION AND MOBILITY

Station Instructions

Workshop attendees were asked to map the route they most often take through the East Bank with yarn on a large aerial photograph of the study area. Station facilitators placed push pins at major intersections on which the yarn was strung. Attendees placed variously colored push pins on destinations within the study area and descriptive sticky notes explaining obstacles.

Summary and Results

Anticipating revision of the Major and Collector Street Plan (MCSP) as the first action for the East Bank Study, station facilitators aimed to understand the connections through the study area, including what streets are most commonly trafficked, where new streets were necessary, and where major obstacles exist.

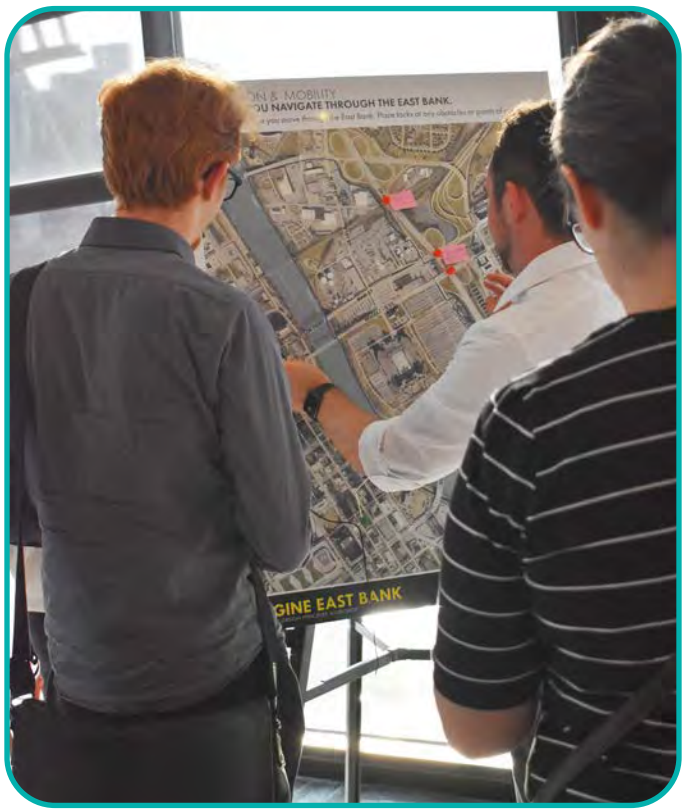
The highest volumes of traffic through the study area traced streets with connections across the River (Jefferson St, James Robertson Pkwy, Woodland St, and Korean Veterans Blvd.). Additionally, at every workshop, attendees mapped usage of the John Seigenthaler Pedestrian Bridge. These east-west connections are the most important streets currently in the study area.

While east-west connections are clear from community engagement, north-south routes are muddled in the study area. Routes across the four vehicular bridges over the Cumberland River (Jefferson St, James Robertson Pkwy, Woodland St, and KVB Blvd) split into three different paths at the first intersection after the River. Because neither 1st St. nor 2nd St. runs through the entire study area, travelers through the area must take different streets on the East Bank for different parts of the study area. In two of the three workshops, attendees did not indicate a single full north-south connection through the site. The only north-south route from a workshop that runs most of the site requires four turns.

The busiest intersections in the study area are centered around the three ramps on and off I-24. Although the connections to I-24 are among the most frequented in the study area, the most trafficked area surrounds the Metropolitan Nashville Juvenile Court (Woodland St, Russell St, 2nd St, and 1st St).

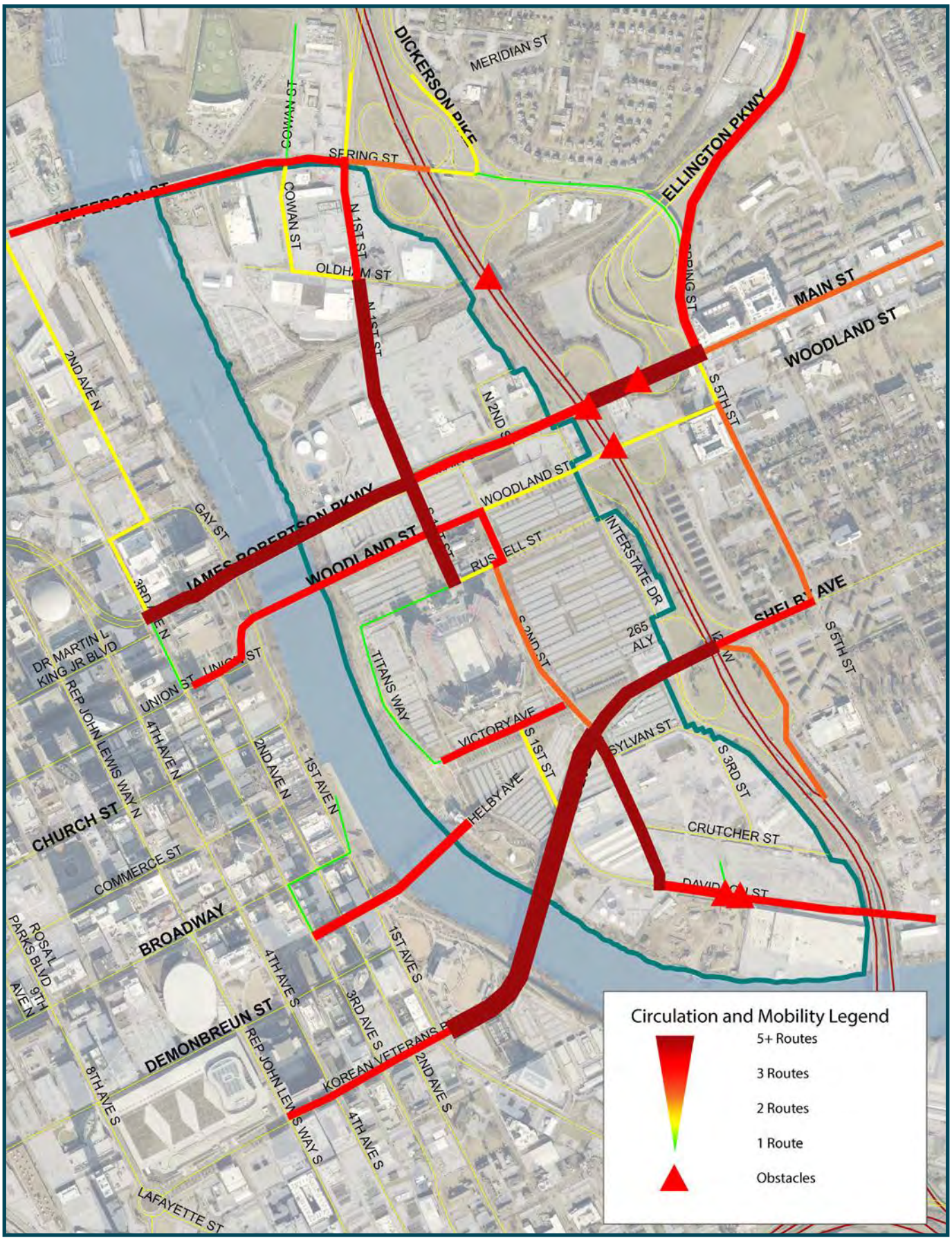
Attendees highlighted the intersections of Interstate Drive and the I-24 ramps and the connections to Spring Street and Ellington Parkway off Main St. as the most challenging areas near the East Bank study area. A few attendees also indicated the awkward intersection of Davidson Street and South 2nd Street as a problem in this area.

Note: See additional comments in Appendix A

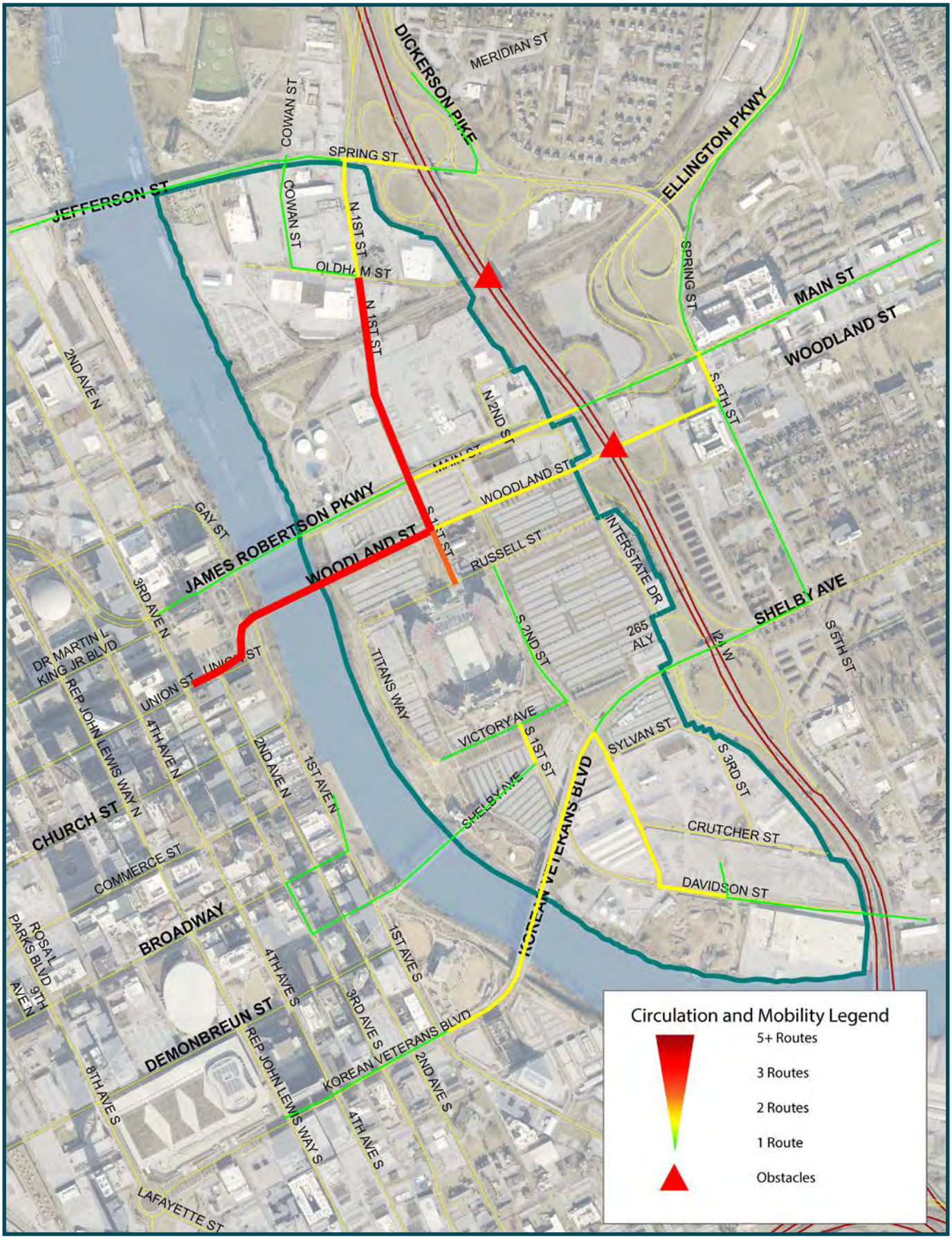




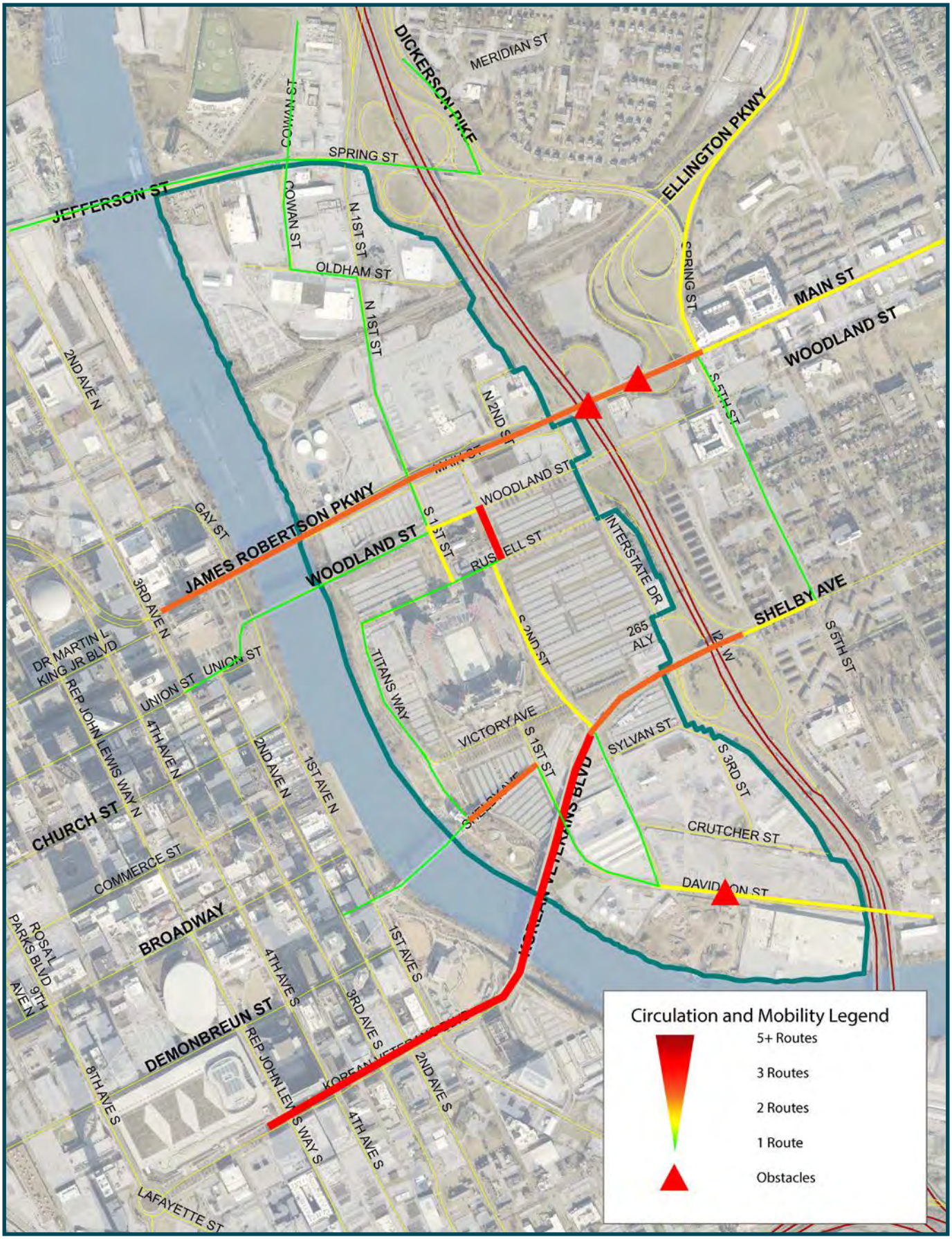
Aggregate Map



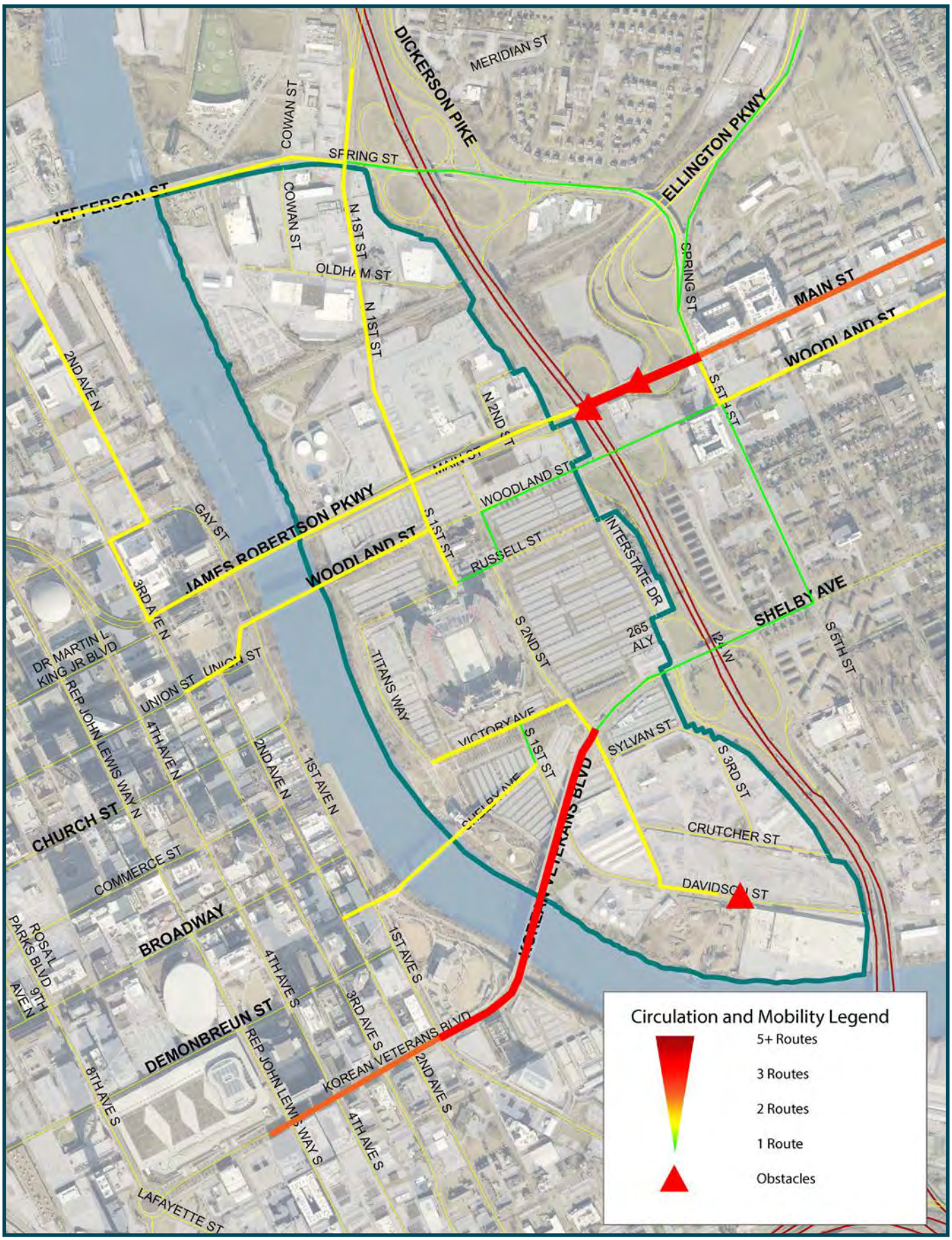
Workshop 1 Map



Workshop 2 Map



Workshop 3 Map



STATION 4 -RESILIENT RIVER

Station Instructions

Station facilitators provided two boards, at this station, to workshop attendees. On the first board, attendees were asked to place stickers next to things they associate the river with today. On the second board, staff presented nine options for public investment along the river, and attendees were asked which options they would like to see.

Summary and Results

The Cumberland River was identified as one of the East Bank's greatest assets. Any plans that emerge from this study should highlight the river as an economic and community resource.

Workshop attendees associate the river today with a barrier between Downtown and East Nashville. Currently, there are few destinations in the East Bank. Attendees agreed that the river is an underutilized economic generator. Not many attendees see the river as a recreational asset.

Considering the current state of the Cumberland, attendees indicated pollution as their number one environmental concern. Anecdotally, many indicated curiosity about the levels of pollution in the river. With memories of the May 2010 flood, fewer but still a significant number of attendees, also indicated concern with flooding of the river.

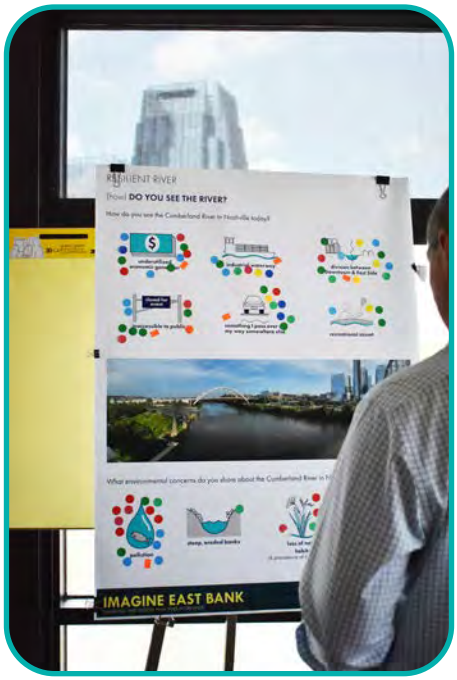
When asked to consider options for public investment, attendees favored opportunities for active recreation along the river, including waterfront greenways and walking paths. Additionally, waterfront dining received a high number of votes. Little support was given for beaches or swimming areas, but the lack of support could be tied to the concerns voiced about pollution.

Just as flooding was the second most common concern among attendees, green flood management strategies were second most indicated desire for the East Bank. The results for specific flood mitigation approaches received relatively equal votes, perhaps indicating a lack of knowledge by attendees about which is appropriate on the Cumberland.

In addition to the formal voting process with sticker dots, many attendees responded to many example images. Many indicated a desire for methods of getting onto the water, including personal boating amenities and water taxis.

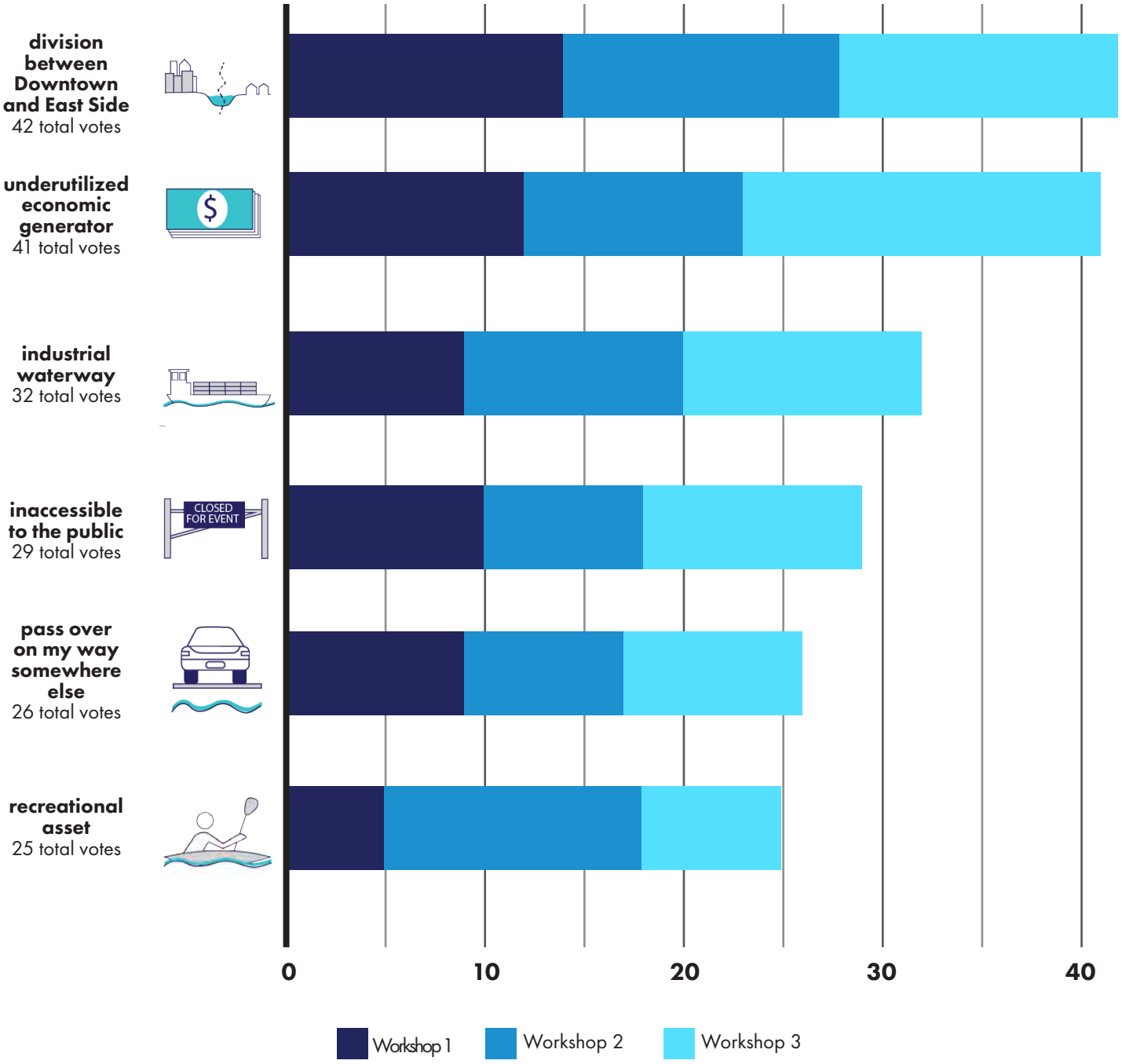
Note: See additional comments in Appendix A







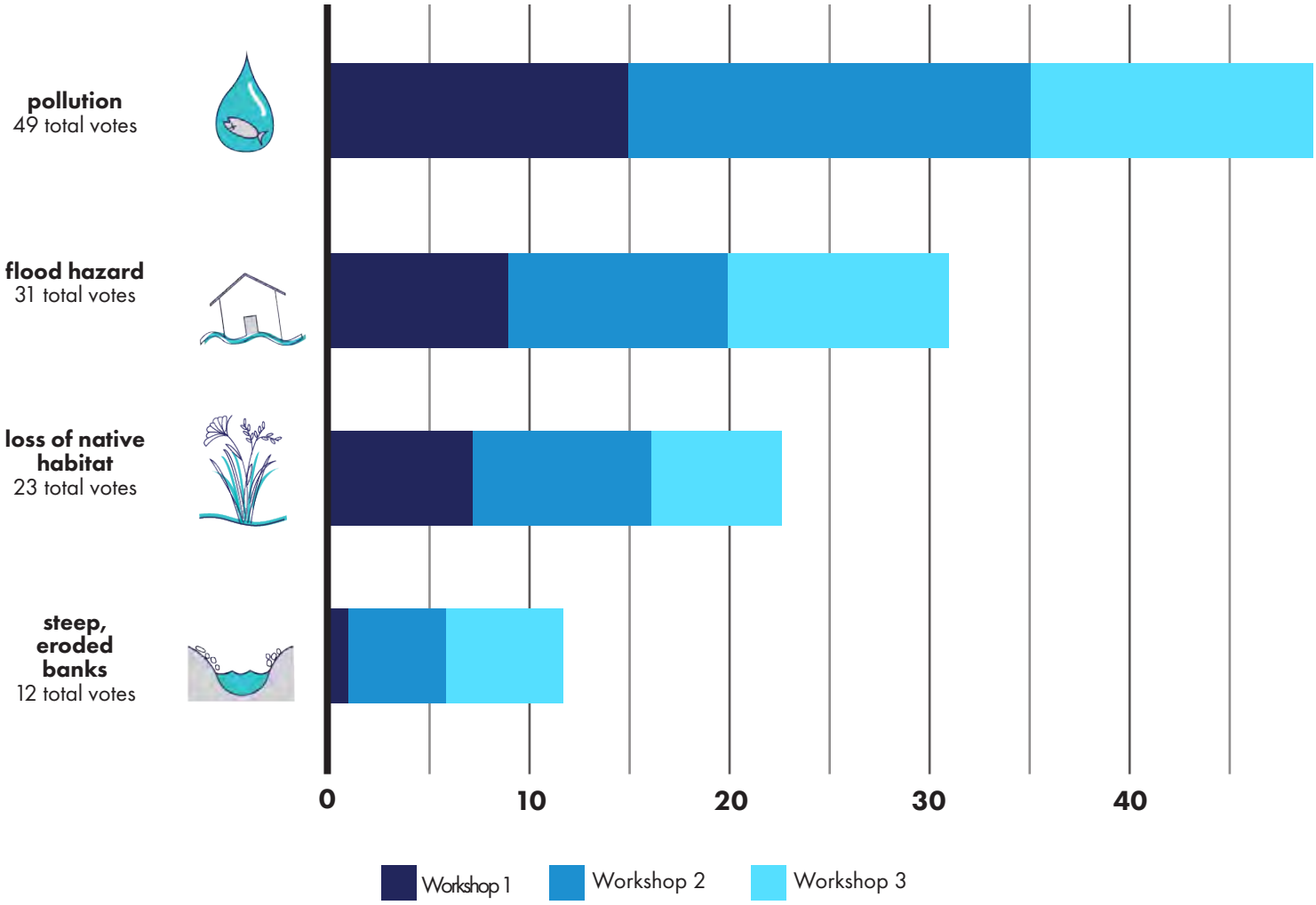
How do you see the Cumberland River in Nashville today?



1. Division between Downtown and East
This perception was attendees' most selected at two of the three workshops. As few community destinations are located in the East Bank, many feel that this void divides vibrant areas of the city.

2. Underutilized Economic Generator
This perception was attendees' most selected at one of the three workshops. Although industrial uses are prominent on the East Bank, a significant amount of the study area is consumed by parking lots.

What environmental concerns do you share about the Cumberland River?



1. Pollution

Pollution was attendees' number one environmental concern at every workshop. People said that they were worried about pollution but did not know much about the existing water quality.

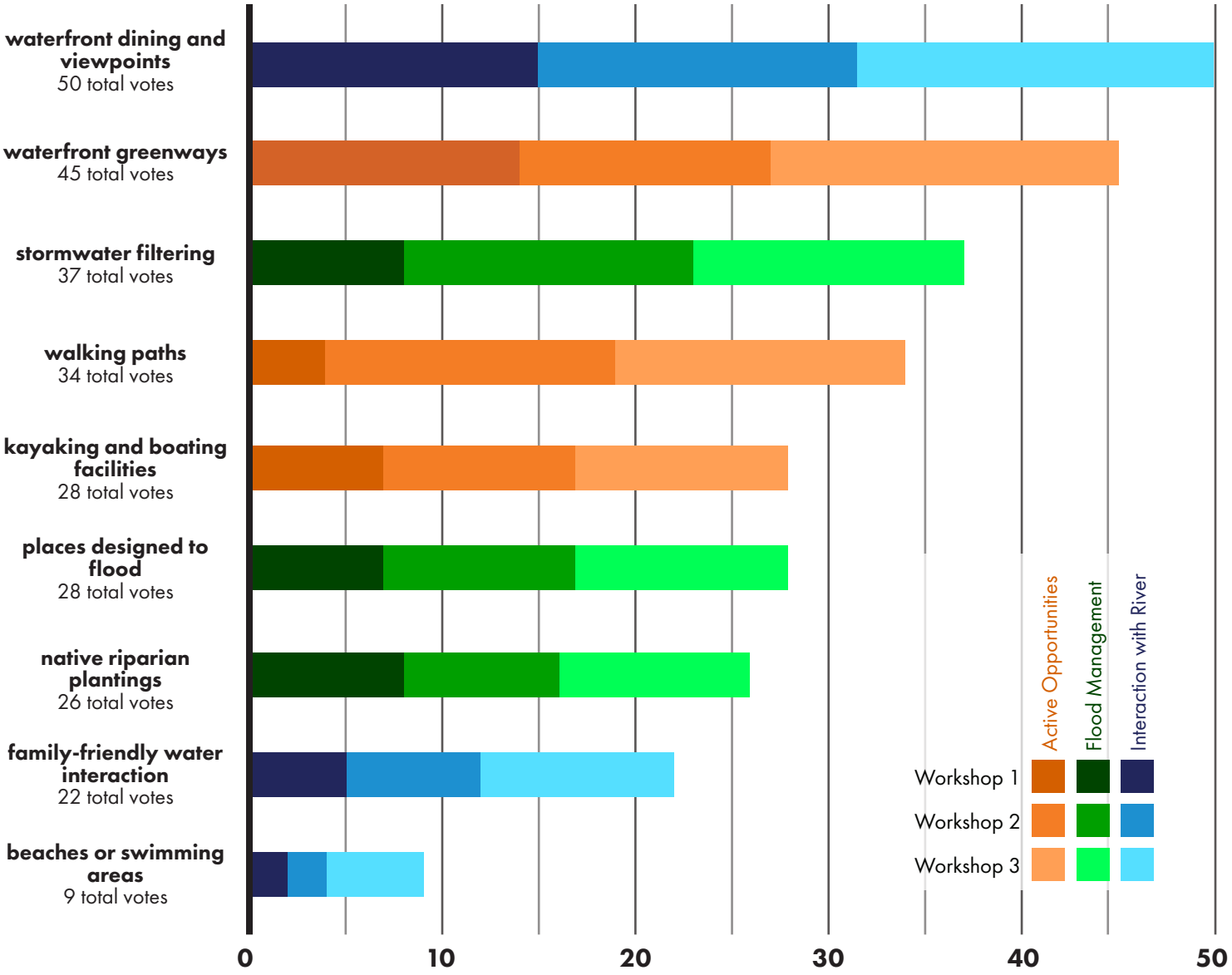


2. Flood Hazard

Flood Hazard was attendees' second most selected environmental concern at every workshop. Much of the study area is in a flood plain, and the tragic May 2010 Nashville Flood is still on citizens' minds.



What would make the river more appreciated as a community resource?



1. Waterfront Dining and Viewpoints

This amenity was attendees' most selected across the three workshops. People think that views across the Cumberland River back towards downtown are an asset that the East Bank should take advantage of.

2. Waterfront Greenways

This amenity was attendees' second most selected across the three workshops. Many people enjoy the existing walkways adjacent to the river and want to see them expanded (to River North, and Shelby Park), and enhanced (with proper greenways, native plantings, etc.)





STATION 5 - PLANNING + DESIGN PRINCIPLES

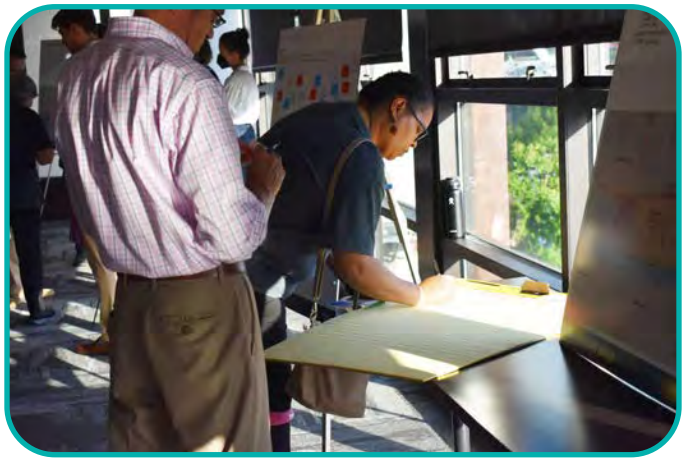
Station Instructions

Station facilitators sought the public's assistance in helping to determine the appropriate planning and design principles needed for guiding development of the East Bank. The activity centered around a set of questions dealing with the past, present, and future of Nashville and the East Bank. The questions were as follows:

1. Use three words to describe what your grandparents would be surprised to learn about Nashville today (or what Nashville was like generation ago)
2. Use three words to describe the East Bank today
3. Use three words to describe how you want future generations to experience the East Bank in 50 years







Summary and Results

This station provided valuable insight into the public's desired vision on what approaches to incorporate when planning and designing for the East Bank. The following response captured the essence of what these responses said: "incorporate people who currently live in the community in the considerations of design". The key word here being people, and prioritizing the need to not overlook the human element as design and planning principles are being developed for the East Bank.

A word cloud graphic for each of the three questions was generated to show the most common words/ phrases appearing in attendees responses. When speaking about the past, responses from attendees contrasted between positive and negative. This same trend was seen in attendees' responses regarding the perceived present status of the East Bank. Responses to question three provided a clear sign of the level of optimism expressed by attendees about the future of the East Bank. The three word clouds are presented on the next page.

Note: See additional comments in Appendix A

What would your grandparents be surprised to learn about Nashville today?



Describe the East Bank today?



Describe how you want future generations to experience the East Bank?



STATION 6 - LAND USE MIX

Station Instructions

Station facilitators provided workshop attendees with their own map of the East Bank separated into three potential districts - South of Shelby, Central Waterfront, and North of Main. They were asked to place various land use stickers on the map in the areas they would most want to see those land uses located. The map and land use stickers are pictured below.





Summary and Results

Overall, attendees placed the most dense land use types within the Central Waterfront district. These ranged from low-rise mixed-use near the waterfront, and high-rise mixed-use near the interstate. Less intense uses such as townhouses and live-work units were most often placed in the North of Main and South of Shelby neighborhoods. While much of the East Bank is currently industrial, people envision the future of the East Bank as less industrial and more mixed-use - Industrial stickers were primarily placed within the South of Shelby neighborhood.

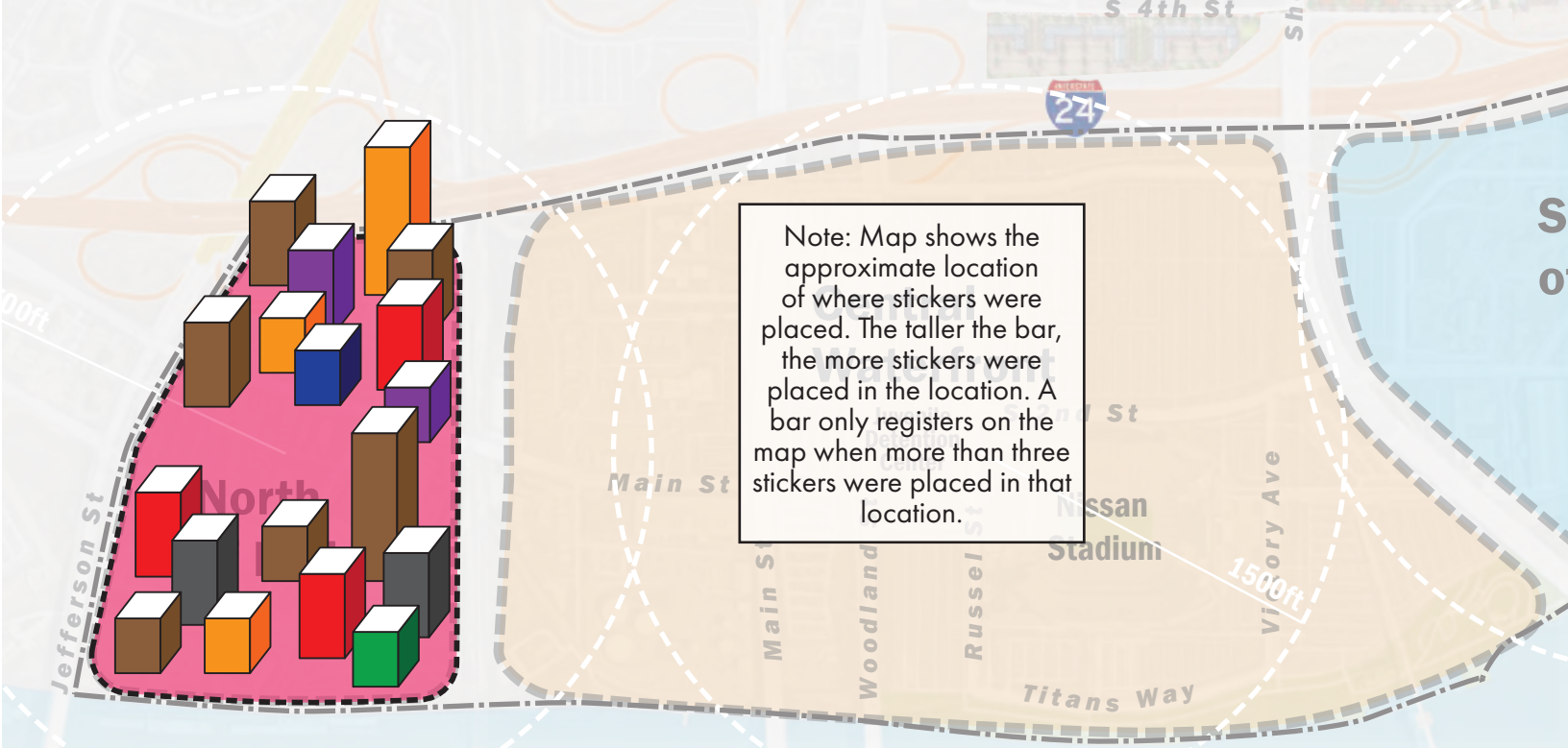
Note: See additional comments in Appendix A

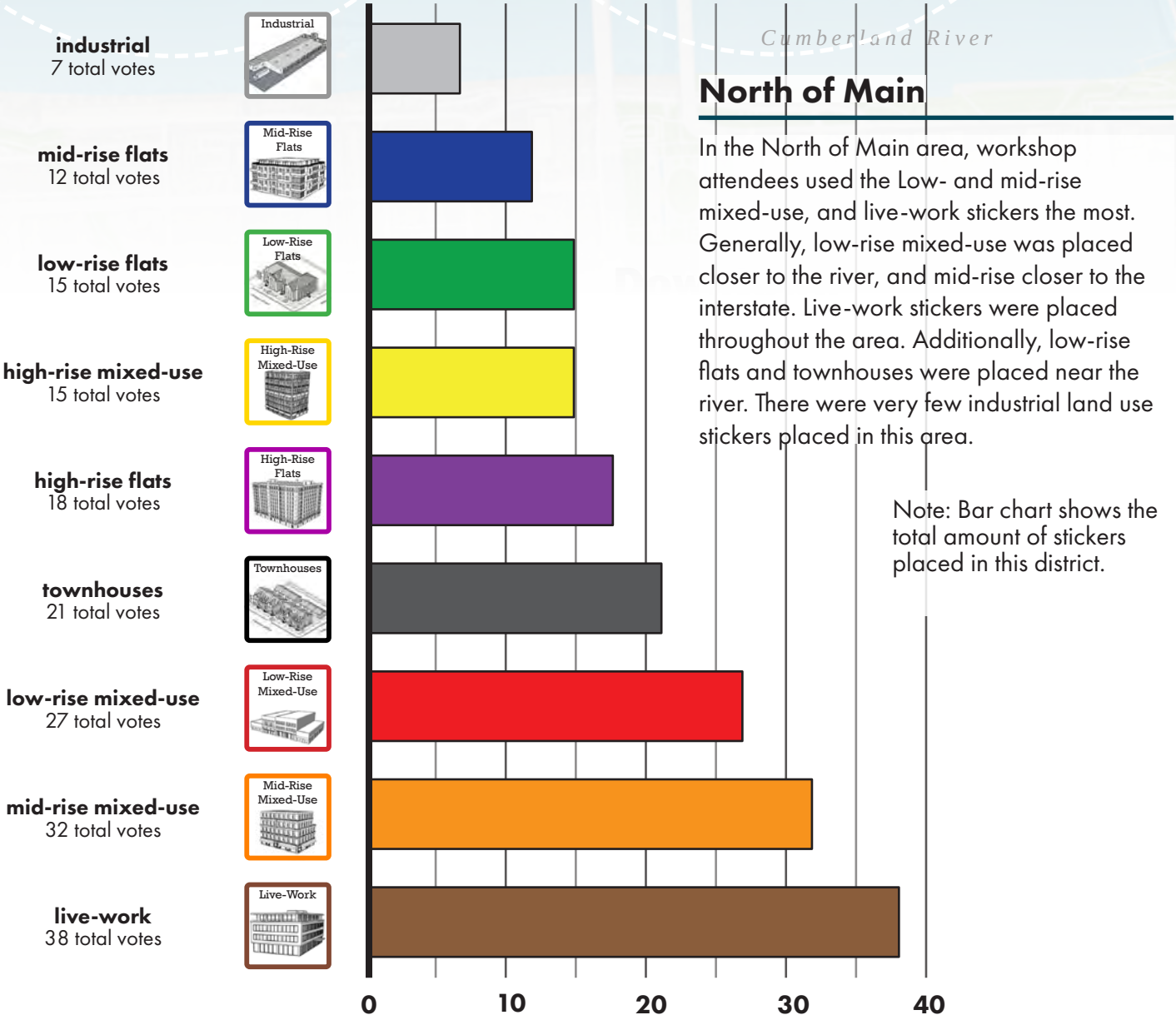




Above: Series of stickers that attendees were provided with at this station

Left: Map of three potential districts that attendees were provided with at this station

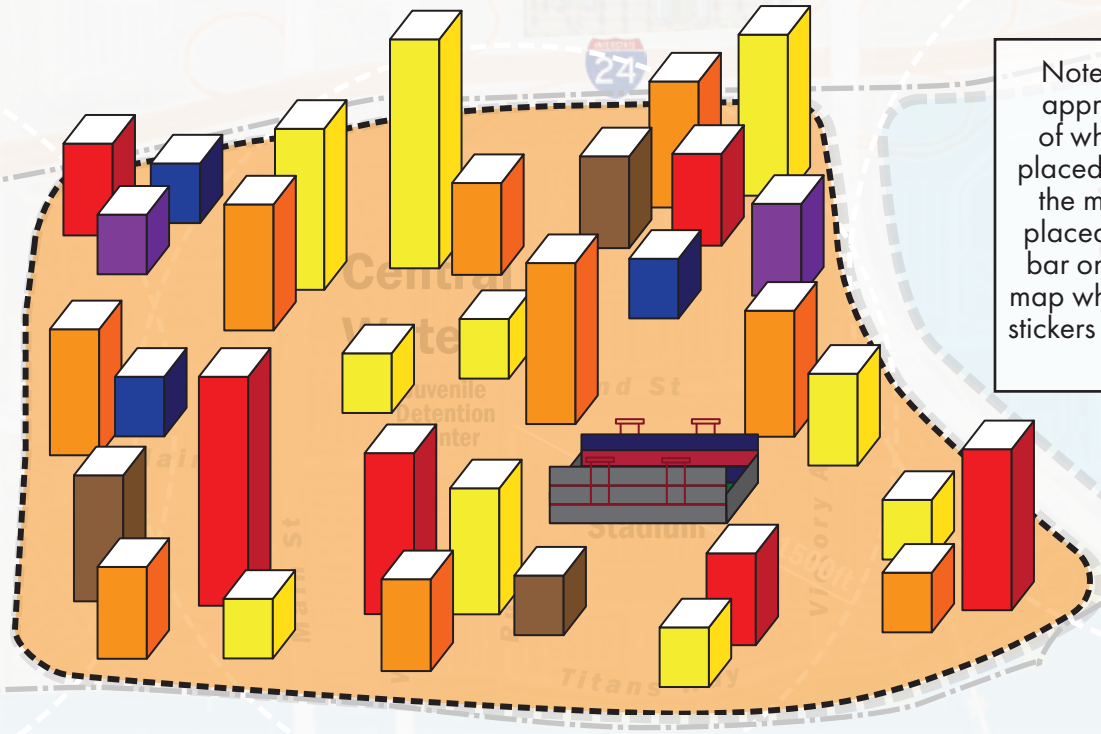




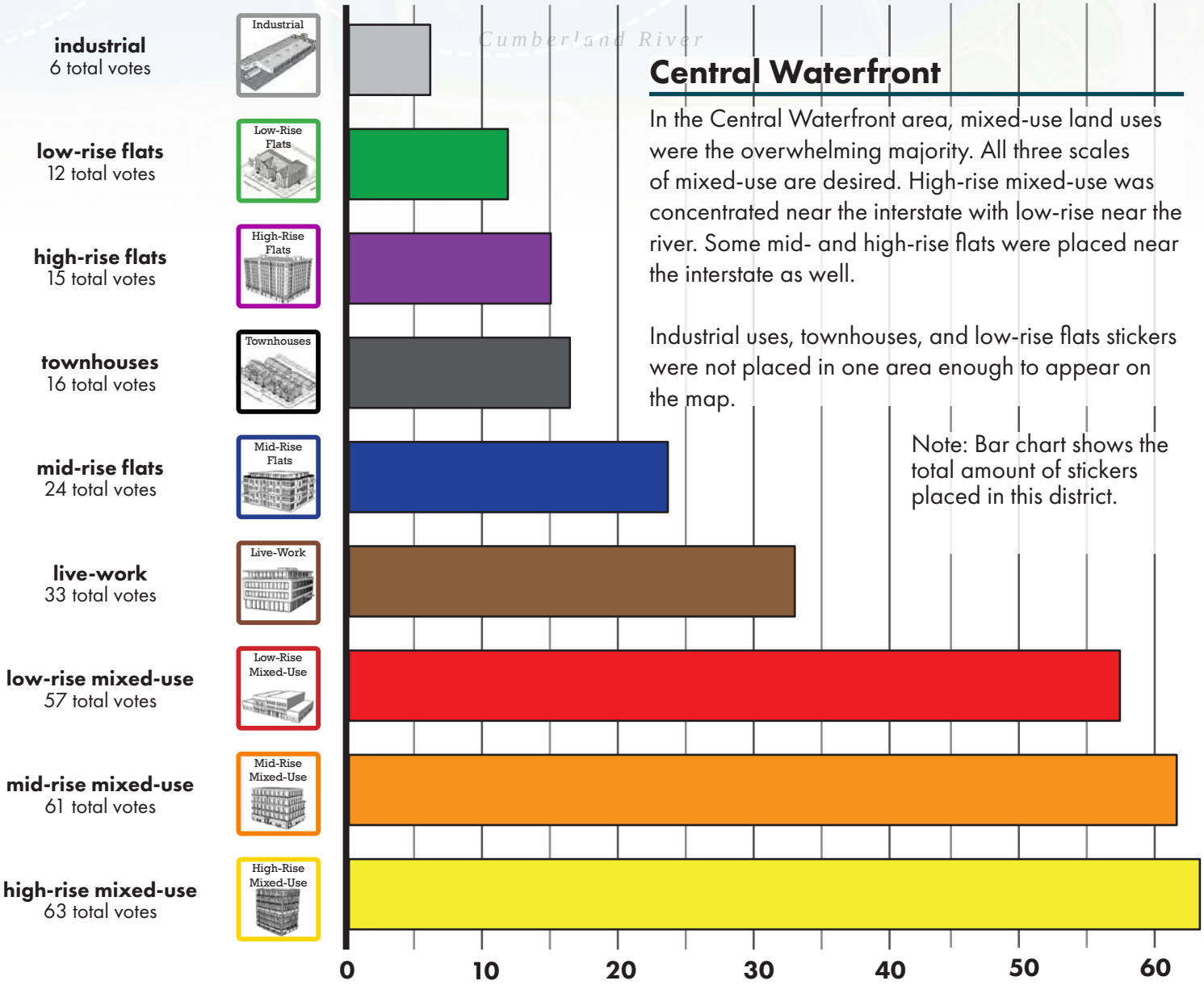
North of Main

In the North of Main area, workshop attendees used the Low- and mid-rise mixed-use, and live-work stickers the most. Generally, low-rise mixed-use was placed closer to the river, and mid-rise closer to the interstate. Live-work stickers were placed throughout the area. Additionally, low-rise flats and townhouses were placed near the river. There were very few industrial land use stickers placed in this area.

Note: Bar chart shows the total amount of stickers placed in this district.



Note: Map shows the approximate location of where stickers were placed. The taller the bar, the more stickers were placed in the location. A bar only registers on the map when more than three stickers were placed in that location.



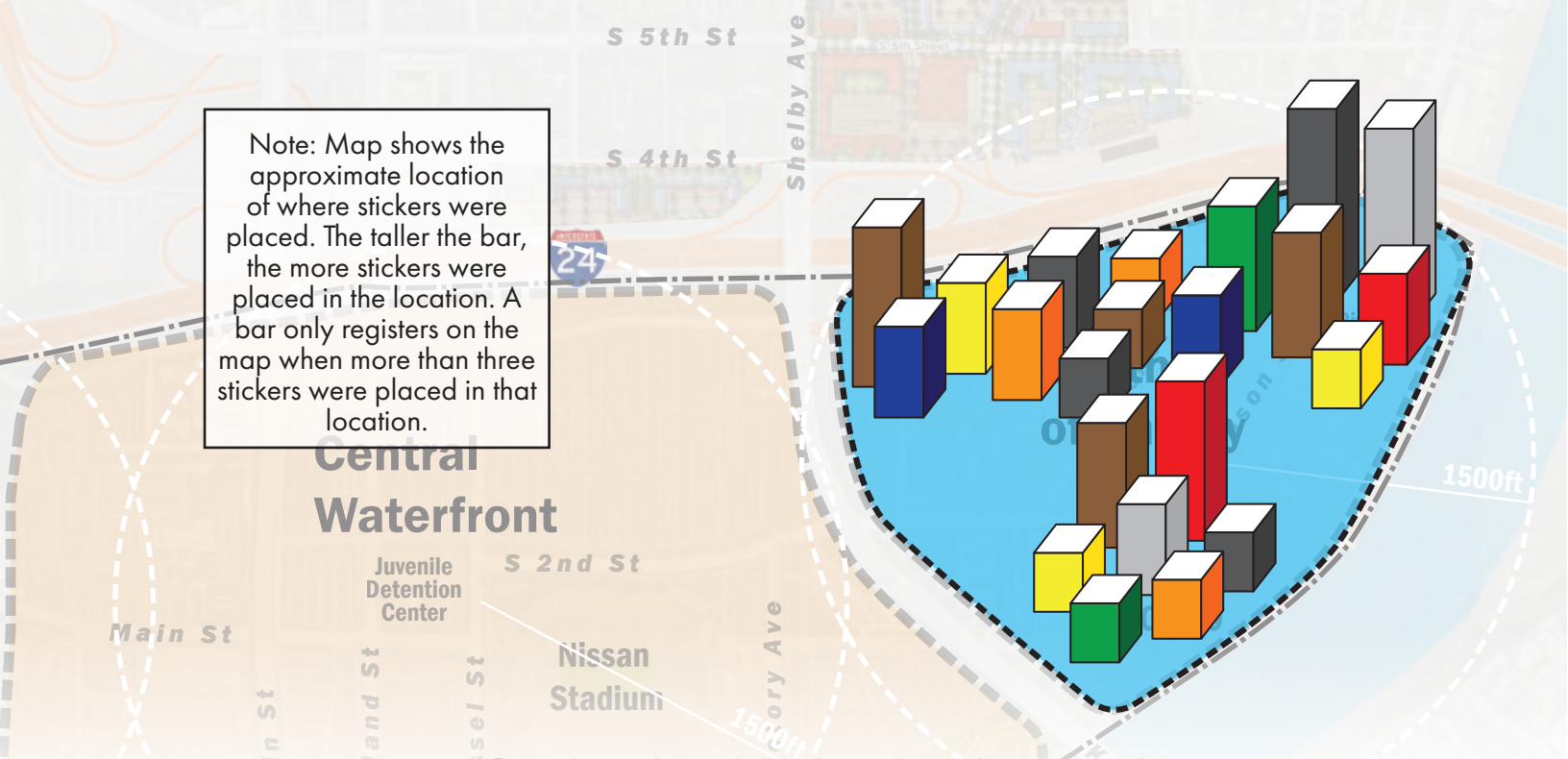
Central Waterfront

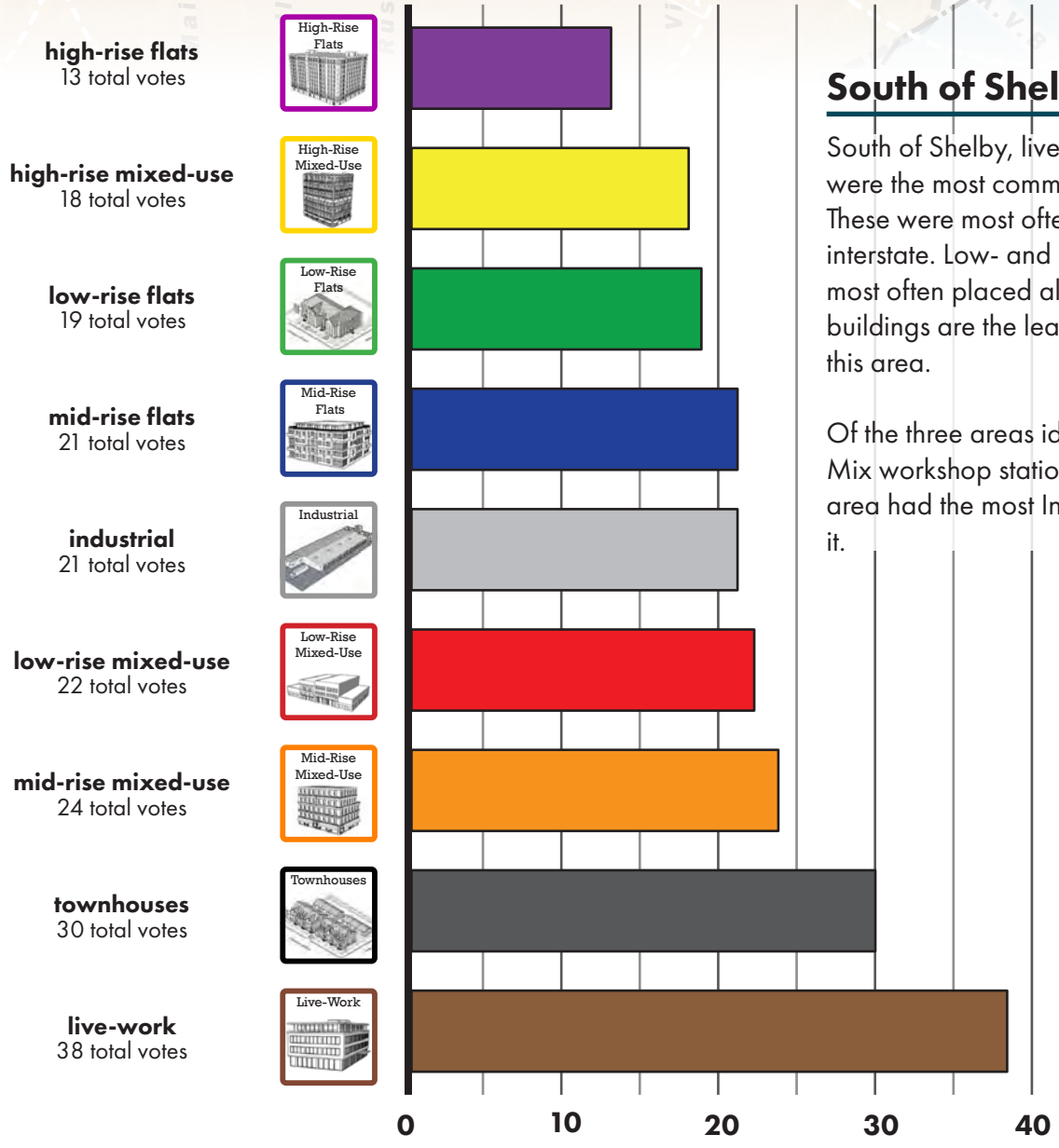
In the Central Waterfront area, mixed-use land uses were the overwhelming majority. All three scales of mixed-use are desired. High-rise mixed-use was concentrated near the interstate with low-rise near the river. Some mid- and high-rise flats were placed near the interstate as well.

Industrial uses, townhouses, and low-rise flats stickers were not placed in one area enough to appear on the map.

Note: Bar chart shows the total amount of stickers placed in this district.

Note: Map shows the approximate location of where stickers were placed. The taller the bar, the more stickers were placed in the location. A bar only registers on the map when more than three stickers were placed in that location.





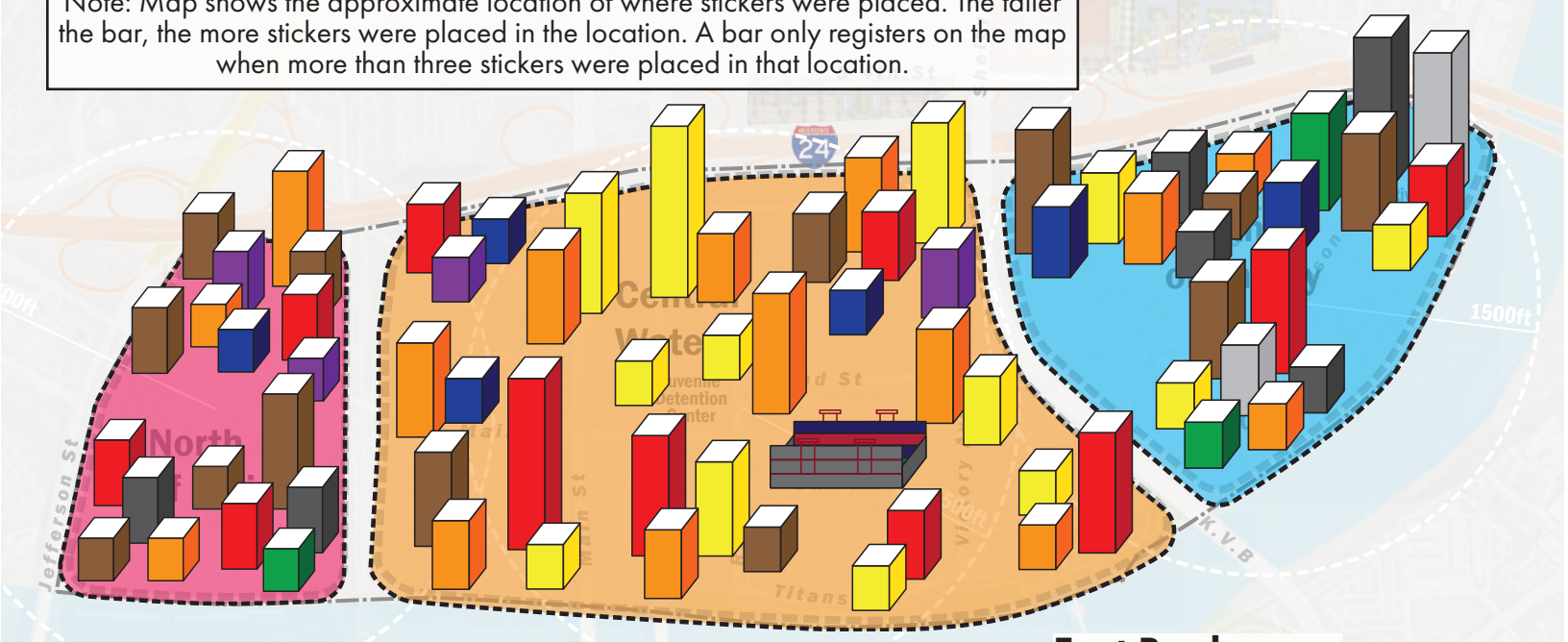
South of Shelby

South of Shelby, live-work and townhouses were the most commonly placed stickers. These were most often placed along the interstate. Low- and mid-rise mixed use were most often placed along the river. High-rise buildings are the least desired land use type in this area.

Of the three areas identified in the Land Use Mix workshop station, the South of Shelby area had the most Industrial stickers placed in it.

Note: Bar chart shows the total amount of stickers placed in this district.

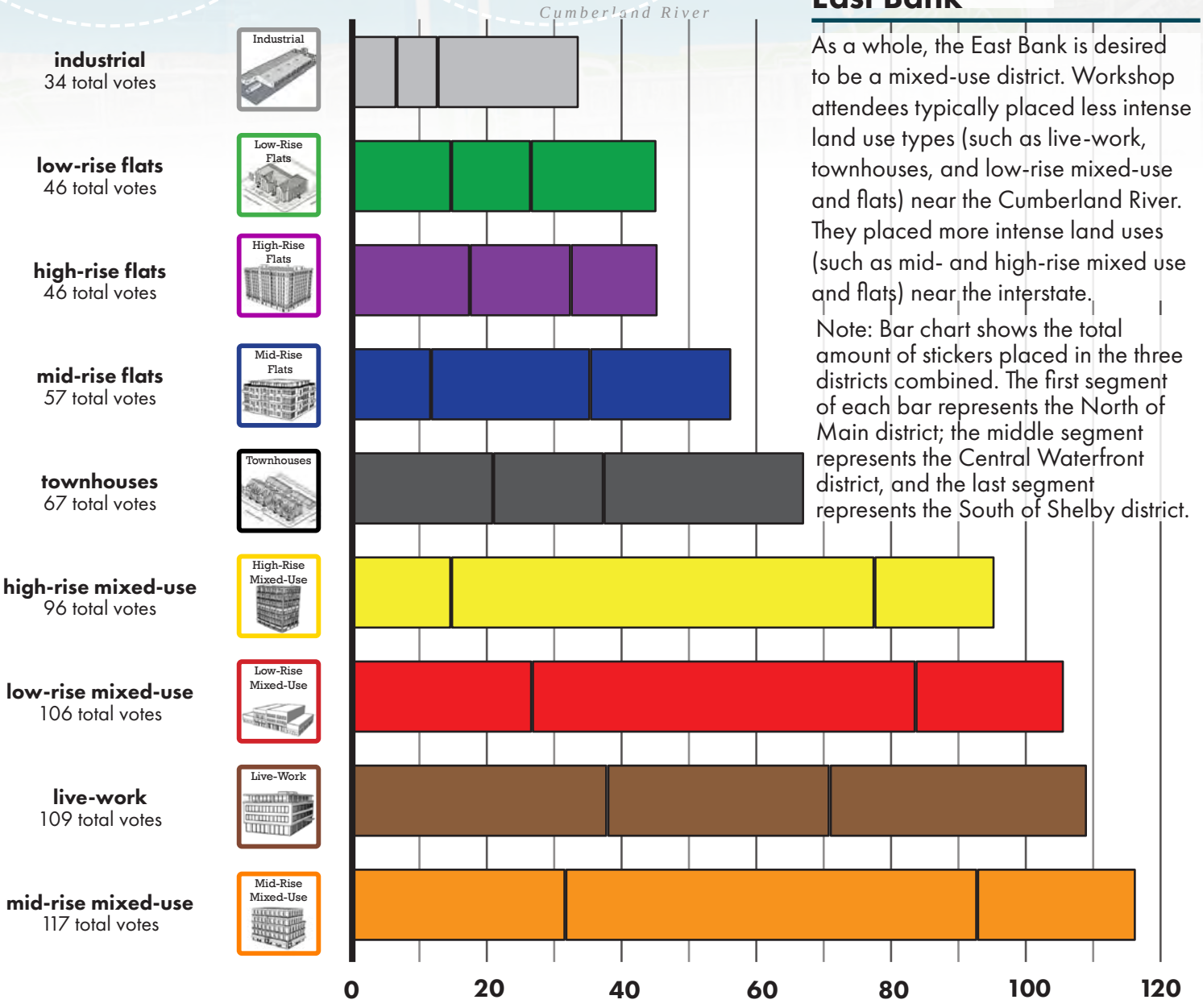
Note: Map shows the approximate location of where stickers were placed. The taller the bar, the more stickers were placed in the location. A bar only registers on the map when more than three stickers were placed in that location.



East Bank

As a whole, the East Bank is desired to be a mixed-use district. Workshop attendees typically placed less intense land use types (such as live-work, townhouses, and low-rise mixed-use and flats) near the Cumberland River. They placed more intense land uses (such as mid- and high-rise mixed use and flats) near the interstate.

Note: Bar chart shows the total amount of stickers placed in the three districts combined. The first segment of each bar represents the North of Main district; the middle segment represents the Central Waterfront district, and the last segment represents the South of Shelby district.



ONLINE SURVEY RESULTS

Planning staff also crafted an online survey to mirror the in-person activities at the July 14th and 15th workshops. While the survey was available online from July 14th through July 23rd at eastbankstudy.nashville.gov, 605 people participated in the survey. Every question was answered by over 500 participants, and 282 people said they were interested in future participation in East Bank planning.

Participants

Over half of the respondents (59%) lived in Metro Nashville, but very few (4.5%) work or own property in the East Bank. A majority (52%) of respondents were between 26 and 40 years old while few respondents (9%) were over 70 years old or younger than 25. Respondents were overwhelmingly white (83%), and only 6% were black, African-American, Hispanic, Latino, or of Spanish Origin. Respondents were also majority male (54%).

The top five respondent-identified neighborhoods indicated by survey respondents were all in East Nashville near the study area, indicating heavy participation by neighboring communities.

Summary and Results

Similar to the in-person workshops, the online survey focused public spaces, authenticity, circulation, the river, and potential land-uses.

Planning staff asked about the current conditions of the East Bank, particularly where respondents go in the study area and what the areas largest asset is. Planning staff provided options, responses to these two questions were very similar. When they come to the East Bank, the most people said that they attended an event at Nissan stadium with Cumberland Park in a close second. Respondents also named Nissan Stadium and Cumberland Park the areas most valuable assets. The John Seigenthaler Bridge, Cumberland River, and parking in that order rounded out the top five most common destinations and most valuable assets.

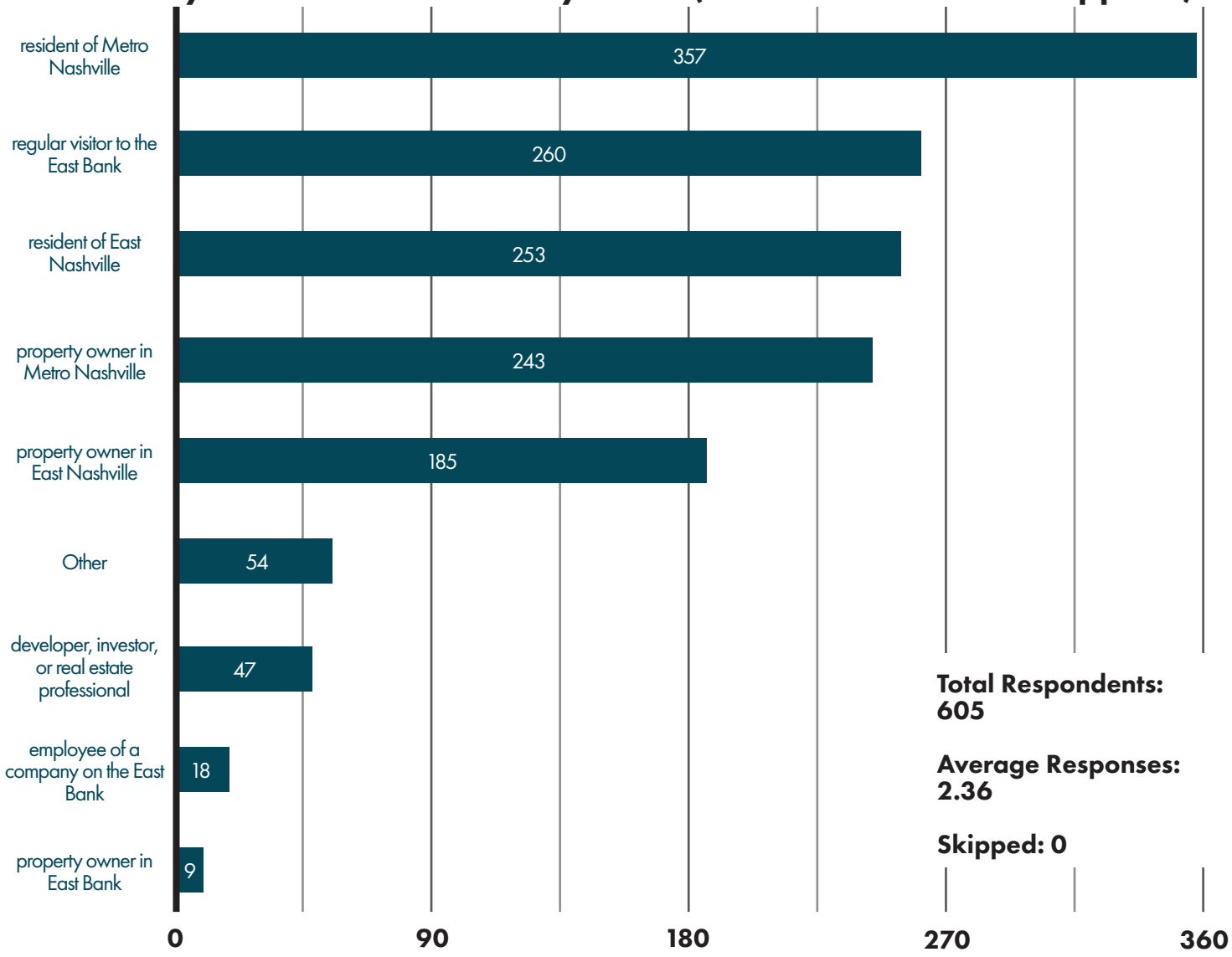
Nearly a majority of respondents (47%) visit the East Bank monthly, while almost no respondents (2%) never visit. Although few seem to often visit the study area, many attend events on the East Bank or travel through it. A large majority of respondents travel through the East Bank weekly (32%) or monthly (30%), emphasizing the area's importance as a regional connection.

Like workshop participants' desire for trails, survey respondents indicated that parks (438 votes) and greenway connections (418 votes) were priorities for the study area. Further underscoring respondents' want for parks and open space, when asked how they thought of the East Bank today, 70% of respondents said it was an opportunity for new parks. Although respondents want a opportunities to interact with the river, currently 75% of respondents do not participate in any activities involving the river.

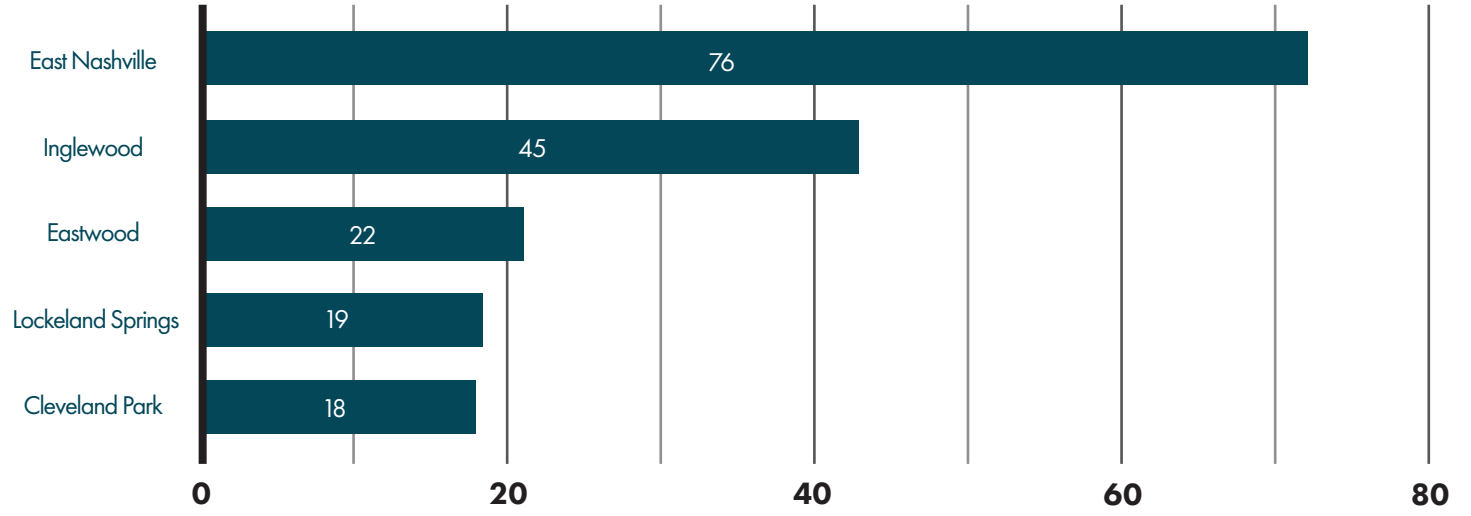
Currently, respondents said that interstate congestion in the area and lack of walking/biking amenities were the largest issues in the study area, emphasizing the importance of changes to the circulation patterns in the area.

Highlighting respondents commitments to increased mixed-use development, live-work and mid-rise mixed-use were the most commonly indicated land uses for the East Bank. Industrial received the fewest votes.

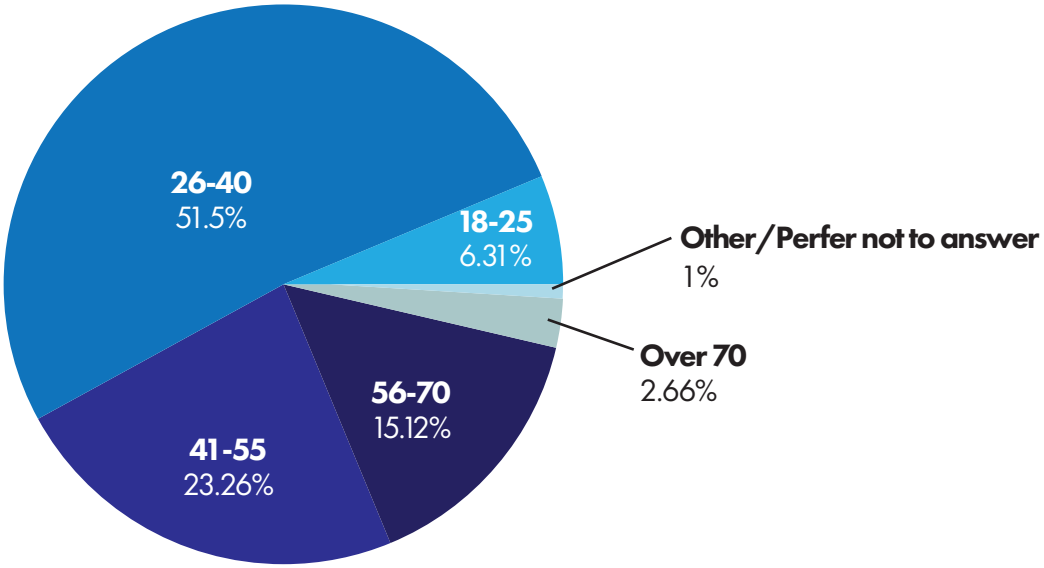
Q1. What is your interest in the study area? (users selected all that applied)



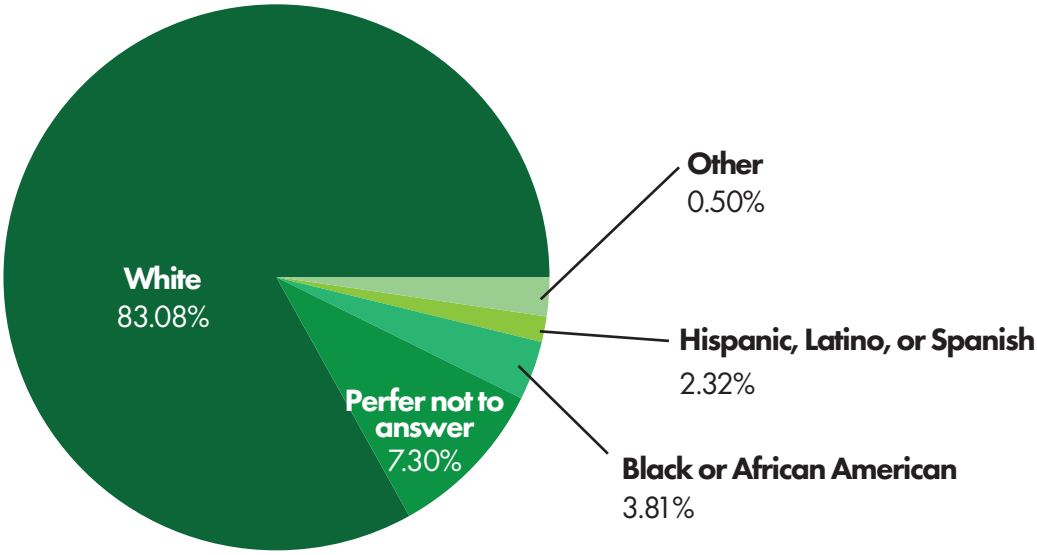
Q2. If you are a resident of Metro Nashville, where do you live?



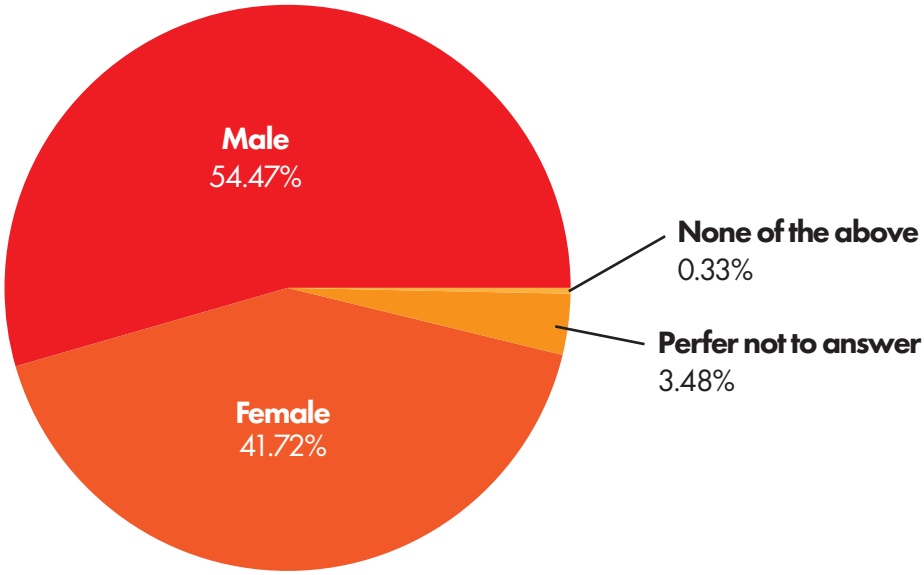
Q3. What is your age?



Q4. Which of the following best describes your racial or ethnic identity?



Q5. Which of the following best describes your gender?



Q6. When you come to the East Bank area, what is your destination? (multiple answers allowed)



1. Event at Nissan Stadium
372 total votes



2. Cumberland Park
364 total votes



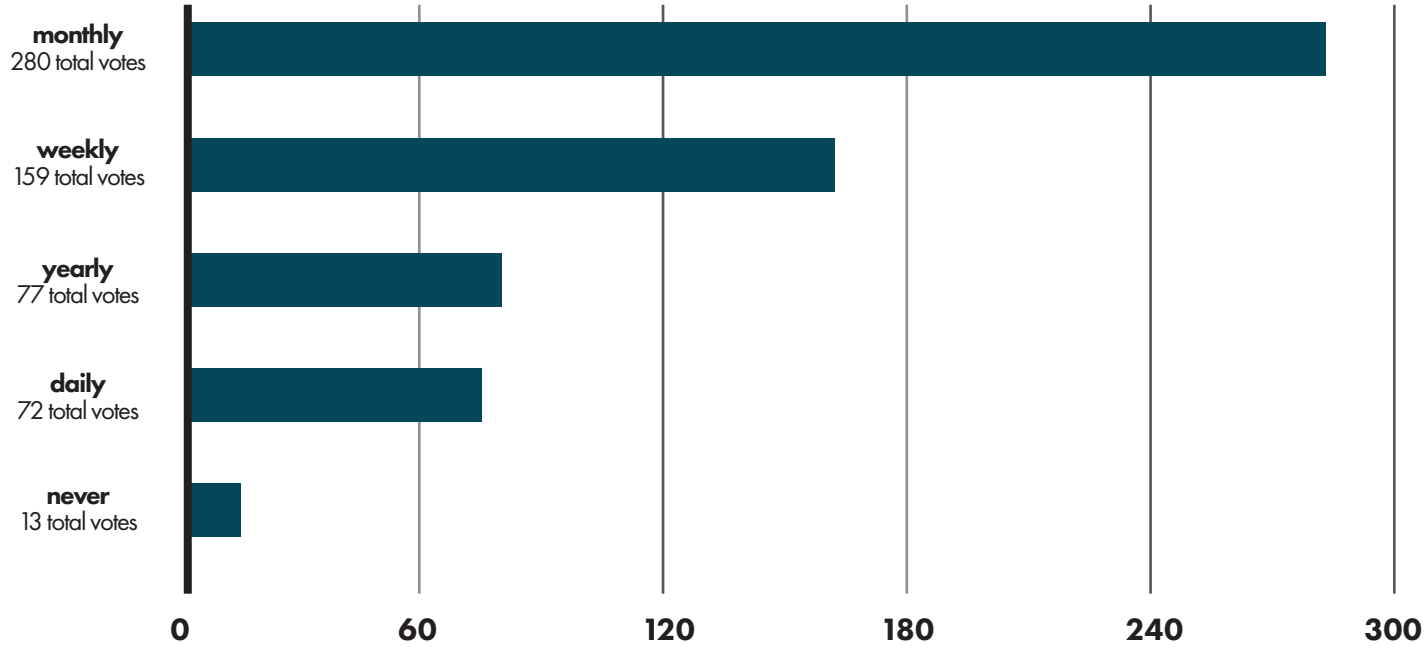
3. John Seigenthaler Bridge
295 total votes

4. Cumberland River
202 total votes

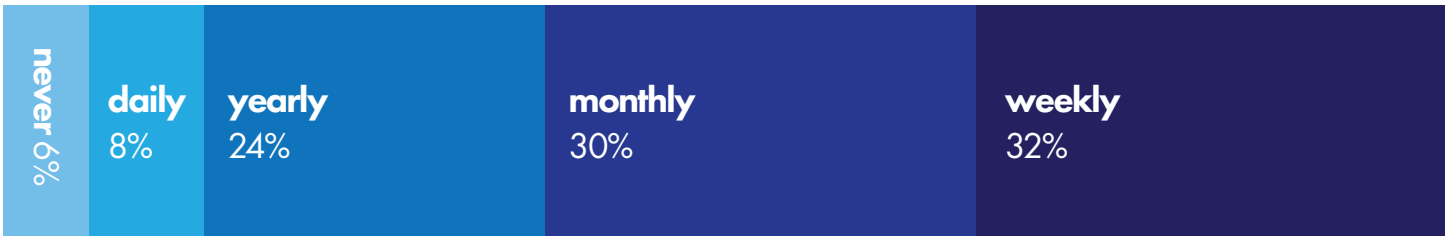
5. Stadium Parking
192 total votes

6. Other
84 total votes

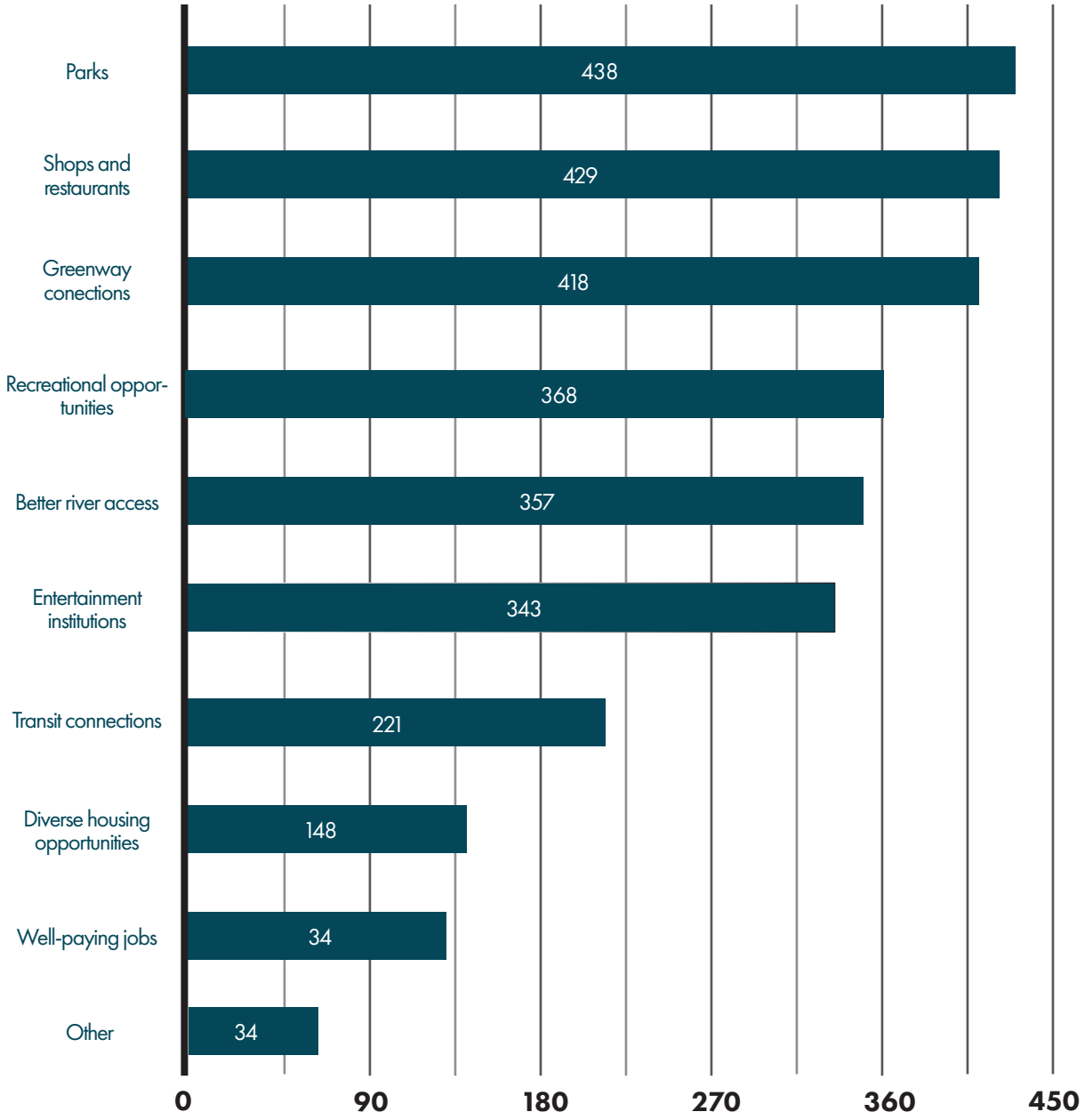
Q7. How often do you come to the East Bank currently?



Q10. How often do you drive (or bike or walk) through the East Bank?



Q9. What amenities would encourage you to visit the East Bank more often?



Q8. What is currently the East Bank's greatest asset?

1. Nissan Stadium
173 total votes

2. Cumberland Park
166 total votes

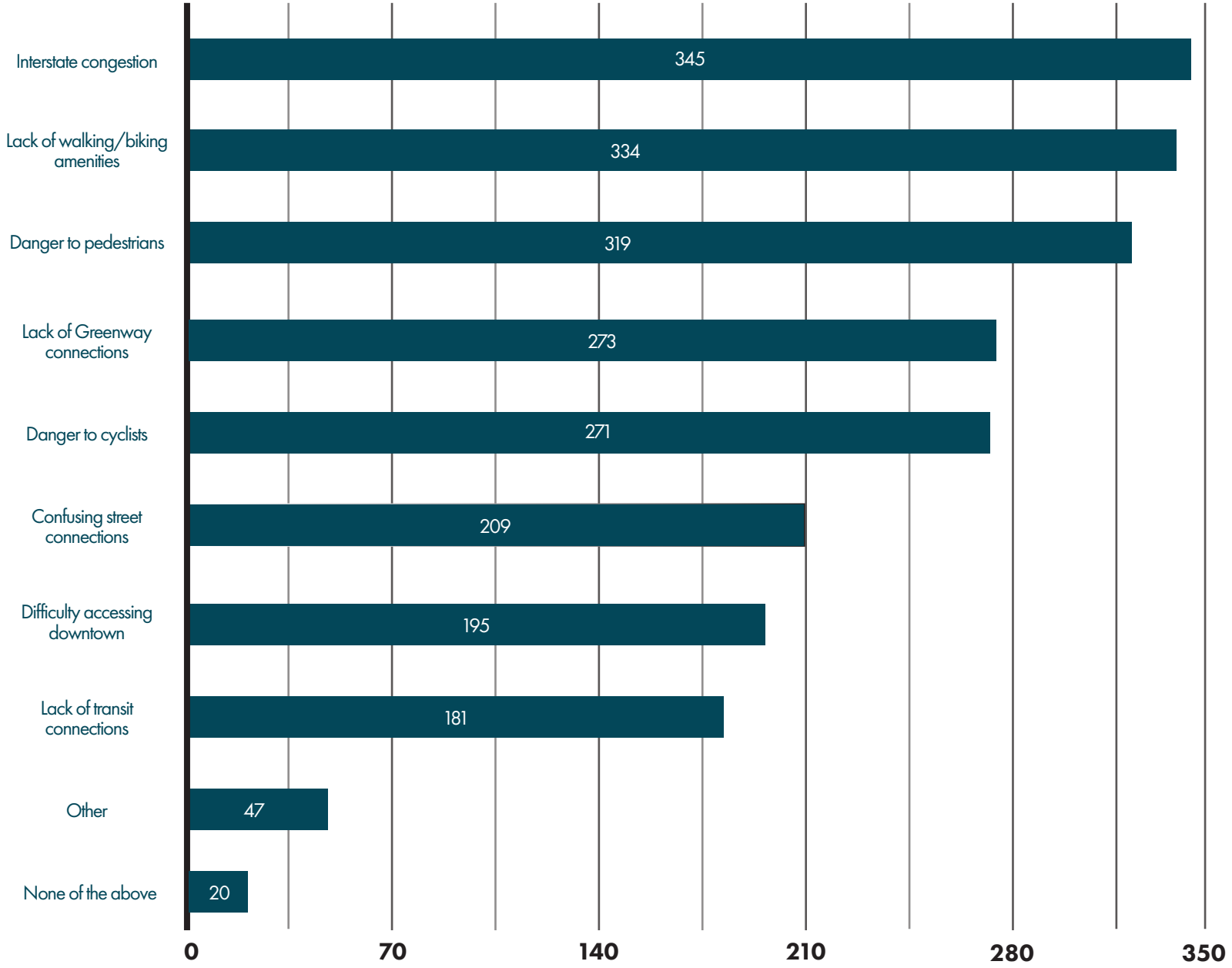
3. John Seigenthaler Bridge
126 total votes

4. Cumberland River
104 total votes

5. Plenty of parking
22 total votes

6. Other
13 total votes

Q11. What are circulation challenges you encounter on the East Bank?



Q12. How do you think of the Cumberland River in Nashville as it exists today?



1. Opportunity for public parks
425 total votes

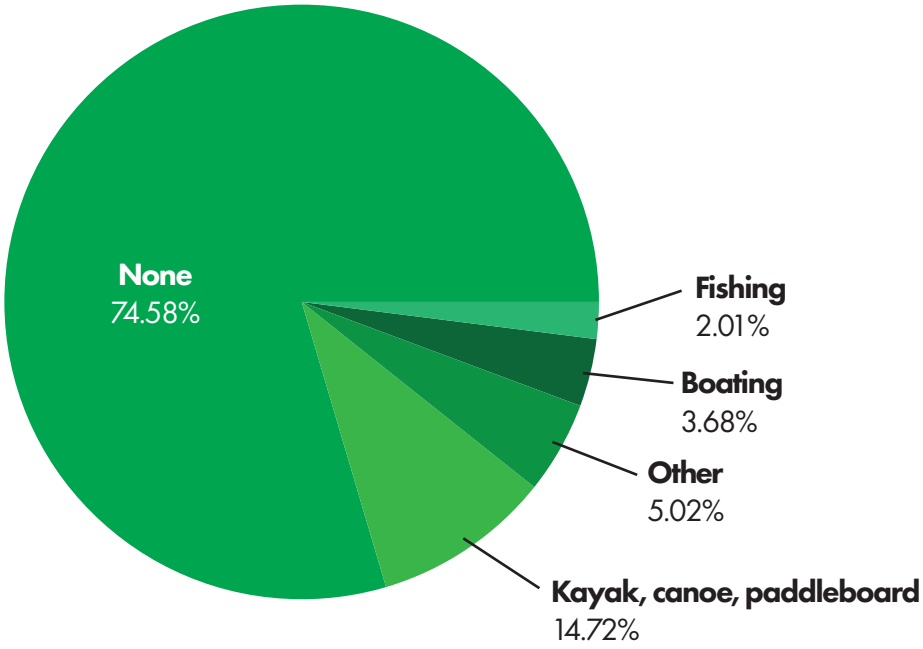


2. Forgotten part of our city
351 total votes

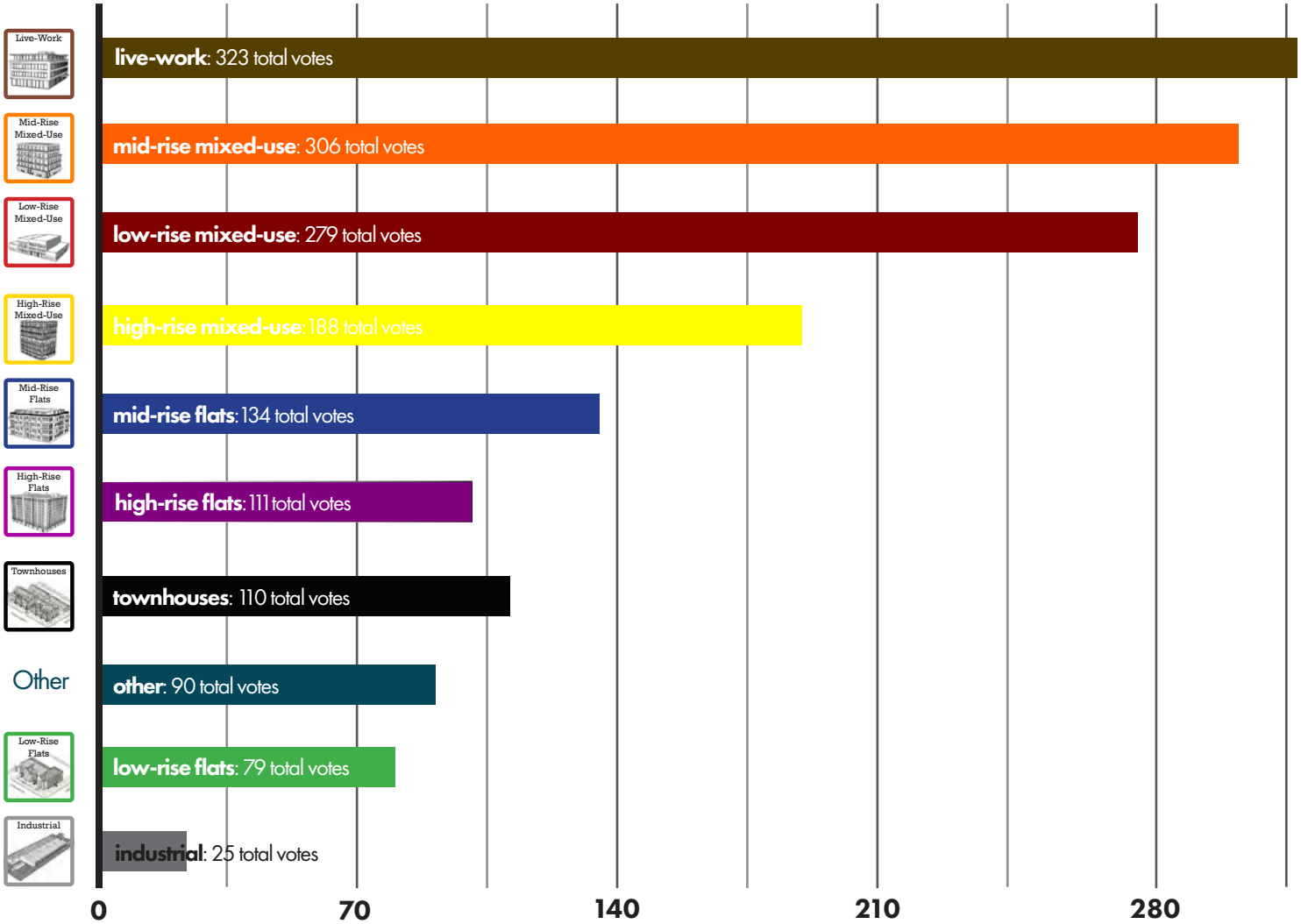


3. Recreation source
246 total votes

Q13. What activities do you partake of activities on the river from the East Bank?



Q14. What land-uses do you think would create a successful East Bank in the future?



Q15. 50 years from now, how do you want your grandchildren to be able to describe the East Bank?



Q16. What are the greatest challenges to achieving this vision?

APPENDIX A - WORKSHOP COMMENTS

Station 2 Comments

Workshop 1

1. Music (types, schedules, buskers, bands)
2. Impact of sidewalk cafes (which are overdue) on Riverfront Park on W.
3. Focus on use vs aesthetic
4. Maintain building scale relative to other community/entertainment districts
5. Distillery District similar to Lexington focusing on small local businesses
6. A public gathering place that provides a mix of uses and draws ala DC's Yards Park, Greenville, etc. – current Nashville has no place where people can just walk around
7. Homeless is in the top reasons for all the pollution in the river
8. We don't need another downtown make this space work for all the people who live here
9. Keeping, maintaining, and supporting African American historic centers without just having a "Black Face" with white ownership & control
10. Actually countering gentrification & displacement
11. Access to mass transit – WEGO
12. Community canvassing to further assess
13. Re-incorporating communities that have been gentrified out of the city

Workshop 2

What are the qualities of places that engender place attachment?

1. Historic content-view
2. Workforce that actually wants to be there – people who are taken care of & can easily access their jobs
3. Housing filled w/ people who represent this city's history
4. People who live here, that will drive what they want and need
5. Ease of access/ability to visit frequently; green space; interesting views (indoors & outdoors); beautiful & engaging architecture
6. Places & ways to keep people ??????????????????????
7. Architecture that serves/fits it's setting
8. Local businesses. I do not want to see chain coffee shops, stores or restaurants; I do not want to feel like I could be in any other city; I want to be surprised and delighted; I want to discover; I want to try something new; I want experiences that are unique
9. Ease of access; views & unique events/ experiences; interesting architecture – not cookie cutter ugly buildings
10. Sustainable, unique, & sturdy built buildings; don't need wood, sheet, pre-fab building(s) that are ugly
11. A place to spend time
12. Seriously need a dock for boaters to come to Nashville for events, dinner, touring, etc., without having to make reservations well in advance AGLCA Loopers have a poor perspective of Nashville because of a decent place to dock!
13. References to the things places that make somewhere great (local restaurants in the G & Broad development is a great example)

What is missing from the fabric of the East Bank?

14. Café/coffee
15. People, area seems cut off from population
16. Marina, restaurants, shopping
17. Anything more than single point destination; anything walking/bike (other than car)
18. Easy access-its different to get to East Bank from East Nash on bike or foot
19. Get rid of the giant parking lots
20. Housing; affordable housing and workforce housing with amenities for residents, not tourists
21. Community input!; Metro needs to involve them! (not exclude them)-Slow down!-give the community time to respond-a lack of transparency is inauthentic
22. Marina access; fueling for boats of all sizes
23. Homeless affordable housing communities > tiny houses
24. Jobs for people who live nearby in this community that pay a living wage, 49% of households in Davidson Co are employed, making more than poverty wages still struggling to get by w/ housing costs & other costs of living
25. Move housing & places to build a living, breathing community especially affordable housing is essential that we have housing for everyone in Nashville and affordable as in housing for incomes at or below $60,000 year ??? median income
26. Dining, music, water access
27. Affordable housing is being destroyed – prob. Is only going to increase if mixed-use, including aff. housing is a part of every build. (I see good jobs coming-let's recruit, train, employ local people for

these jobs that pay enough so people can afford to live here)
28. Keep party buses out of new development
29. Focus on Nashvillian amenities (to much priorities to tourism)-move amphitheater

Workshop 3
What are the qualities of places that engender place attachment?
1. Connection to the waterfront -aka Riverwalk like San Antonio
2. Historical perspectives-a recognition of the past and what has come before
3. They have something new & unique-not just created just to attract visitors, tourists, bridal weekends; places Nashvillians would like to visit
4. Coming downtown by boat with my family to view the fireworks
5. Casual non-commercial venues for frequent relaxed visits
6. Historic neighborhoods and landmarks – buildings that look older than a couple years; public spaces at regular intervals, connected to a mix of uses and mixed income residences
7. Ability for some construction to not just be large corporate development – individual ownership
8. Scale, character, activities & public space, easy to get to-connected
9. Natural landscape, walkability, human scale, accessibility, visual scan identifying diverse activities of things to do or see
10. People on shore like to watch boats go by!
11. Foster community (libraries, parks, outdoor dining, etc.); owned by/staffed by/driven by locals (I think of Grimeys)

What is missing from the fabric of the East Bank?
12. Accessibility for those w/ limited physical capacity
13. Affordable business space for small, women-owned and minority businesses (real small business not IRS definition of small)
14. Plan for affordable housing
15. Restaurants
16. Quiet places
17. Safe docking space for family boating, games, events, etc. (both transient docks and marina slips)
18. I don't see any spaces for small businesses, and current minority owned businesses, local or community centers
19. Connectivity
20. Non-sport venues to complement game day; draw other than big games (DEER DISTRICT MILWAUKEE)
21. Shade trees/habitat to remediate flood/run-off
22. Access by any way other than a car, to the water or into the area from outside highway
23. Restaurants, green spaces (non-industrial)
24. Restaurants, event space, safe docking/marina
25. Marina to dock a boat & eat at a restaurant on the water
26. Mixed use spaces, transportation, playgrounds (Cumberland Park is not reliable), affordable housing
27. Civic gathering space

Station 3 Comments

Workshop 1
1. Parking Opps outside of downtown with transit access (last mile) *(close by destinations) *
2. EV Charging availability
3. Beautification of Interstate Bridge
4. Keep in mind access needs (strollers, wheelchairs, etc.) [ADA]
5. Street Trees (shading) and Street Furniture
Local and Regional Mobility (WeGo amenities)
6. Light Rail (Minneapolis)
7. Access Points for Interstate (consolidation)
    - Main and Woodland
8. Interstate to Boulevard
9. Walk, Bike, Transit Priority
10. Access in and through during events
11. Access to water during events (Special events creates barrier)
12. Access for Service workers/employees of East Bank
13. Special Events as barriers for locals
JSBridge Land sooner, connections, more bike/ped
Road + Floodplain Issues

Workshop 2
1. Special Events = Barrier for locals
2. Transit and Transit Center
3. Opportunities to avoid downtown
4. Mass Transit for special events (COVID testing site off of Shelby?)
5. Public Art opportunities
6. Streetcar opportunities connecting site to downtown
Tram opportunities = fun
7. Monorail opps
Bike – Ped opps, Greenway too!
8. Prioritizing needs of locals/residents, not only tourists

9. Know who we are (authenticity)
10. Transit for workers-enhance WeGo routes – on and off peak (24/7)
11. For those that need it and work here
12. Old Trolley/Streetcar routes – might be good starting point for new routes

Workshop 3
1. Industrial bicycle facilities conflict on Davidson
Bad intersections at Main and I-24 and Spring St.
2. Circulation of boat traffic (including raising awareness of recreational usage of river)
3. Resiliency
4. Affordable, public transit (now) (rapid transit)
5. Accommodates accessibility needs
6. More bus routes
7. More reliable bus routes
8. More accessible footpaths (sidewalks, greenways, bike)
9. Train tracks – repurpose
10. Different transit vehicles
11. River taxis (river north, open land area) Local residents
12. Focus on transportation tripping hazards
13. Safe docking areas in between bridges (but not right beside)
14. Security at docks
15. Moving sidewalks on the hills downtown
16. Be able to bike, walk to areas safer
Narrow sidewalks on bridges & no railings
17. Commute biking focus
18. More ped & bike infrastructure (across the river)
19. More reliable transportation options
20. Parking (street parking, surface lots, garages)

Station 4 Comments

Workshop 1
1. Today: Hundreds of homeless living along the River fronts visible trash polluting the water.
2. Removable flood walls
3. Sewer outflow downtown in poor water quality that is currently rated as unsafe for recreation. Would like for this to be fixed so that recreation is safe and healthy at River North, lock one, Neuhoff, at downtown of Broadway generally.
4. Add areas to dock private canoe/kayak/paddle board to encourage blue commute.
5. Make it easier to find water quality data and have it available 24/7
6. Program riverbanks rather than the random wrecks/ trees that are there now
7. Current Greenway Structure/interaction
8. Homeless Communities along river side
Affordable housing (income does not keep up with wages here!)
9. Providing well paying jobs with developments on river
10. Streams and waterways built into public spaces with stone steps, concrete ramps, wetland plants and draining structures. Similar to the existing concrete & hillside structures at Riverfront Park
11. Ancient structures in India, on the Ganges River could be a model.

Workshop 2
1. I would never swim in this river, as is. Do we know the major pollutants? If not, why not? Do we have plans to improve the quality of the water? If not, use our major colleges and universities to develop plans.
2. We need to make sure we have lots and lots of green space to reduce river flooding, and we need ways to prevent and deter polluters.
3. I would love to see more recreational access to the river, canoes, kayaks, paddleboats. I would love to see more waterfront dining and relaxation places.
4. We need marinas and services for boating.
5. Please make access to downtown events, dining, etc. to boaters without reservations or long-range planning.
6. There are no good docks presently for transit boaters ("Loopers"). Need more dock space for Titan's games.
7. An expansive boardwalk would be great. The Malecon in Puerto Vallarta is a good example – full of public art, street merchants, and a wide mix of commercial and residential uses.
8. At the river's edge, and at engineered streams/ tributaries having built forms, stone steps, architectural features that can be partially submerged in heavy rain and flooding would be iconic and beautiful landmarks.
9. Slow down the study, so that we can involve/ engage the communities affected! No need to rush it, do it right.

Workshop 3
1. I spent a week in Geneva, Switzerland visiting CERN. The water taxis were wonderful and a unique aspect/addition to the fantastic public transit. Cheap. Unique. As were the public path houses built out on the lake. Many with additional offing/drinks/showers.

2. Michigan Ave. in Chicago could be a model for how to align a strong corridor of architecturally valuable buildings along a linear park and water.
3. "Authenticity" – Preserve commercial use of river Chattanooga is 30 years ahead of us
4. (Boaters) Need protection from pedestrian garbage
5. Would love to see more of (boating)
6. Titan's Navy

Station 5 Comments

Workshop 1

1. Multimodal transportation...WEGO must be a priority. Lyft, Uber ???
2. Are there any plans/efforts to clean the river up? (the actual water/bank)
3. The Mayor of Nashville (Cooper) promised that affordable housing would be a central part of all coming developments – we don't see this in the East Bank Plan.
4. Tram across river to connect more parking options to downtown for Bridgestone/Convention center events.
5. Buses, bikes, WeGos-all great. BUT, some families need to use personal vehicles. Young fam's w/ small kids w/ strollers, diaper bags, food pods, etc., AND older folks w/ wheelchairs, etc.-???...on site parking & level pathways for those.
6. Potential for DTC 2.0 in central waterfront.
7. Workforce development as plans are created, how can this plan be an investment in Nashville workforce.
8. Maintain scale of Cayce Place in "South of Shelby".

Workshop 2

1. ??? of mixed use development; it's essential we have mixed income housing & businesses (e.g. In ??? building units for affordable housing & ??? business locations, have spaces decided for ??? businesses based in Nashville on top of spaces for larger buildings
2. Basics: small scale, no apartments, condo and/or single family so people invest!, work/live co-op... follow basics. Trees/sidewalks/public, semi-public, semi-private
3. Bike lanes!
4. Build for adaptive re-use. Buildings cannot be obsolete in 30-50 years
5. Great opportunity to use areas close to downtown business district to address our need for housing (can be full value/doesn't have to be affordable range) and to address our mass transit infrastructure needs.
6. Jobs for local residents that pay a LIVING WAGE $17+/hr., People in Nashville should be able to afford to live close to where they work.
7. Please keep building "Low Rise" on the East Bank!
8. The idea of a future MLB Park should be abandoned, Metrocenter is a better site for an MLB stadium.
9. We need connected density! Connected to downtown (river is not a national border) add to housing stock, incubator business spaces. Walkable/ridable districts, keep cars to an absolute minimal (limited to no parking minimums)!
10. Relocate the Juvenile Justice Center
11. Connect Shelby Park to the Lock One Park North of I-65 via extended Greenway
12. Nashville needs walkable areas where residents can access GOOD JOBS near their homes. Mayor Cooper promised affordable housing would be an integral piece in planning future developments. East Bank must provide affordable housing among its developments.
13. More affordable housing: of the 5 census tracts bordering the study area 1 had B/W 12- 18% of residents living below the poverty & had B/W 18-24% and 1 had B/W 24+ 72.5%
14. Ditto on affordable housing. Be aware of affordable housing. This project might destroy affordable housing on the border of this project that might be gentrified. Do no harm.
15. As more buildings go up this will continue to be the best vantage to observe Nashville's iconic skyline. All developments should be oriented to preserve and celebrate the view.
16. Housing that regular people can afford-especially the people who will work in future East Bank businesses. People should be able to walk to their jobs in the neighborhood.
17. Yes – affordable housing; employ local residents, have unions provide training for local workers, pay living wage $17+ hour! We can do this!
18. Incorporate people who currently live in the community in the considerations of design. Don't rush planning that's one-sided because it's uncomfortable or will "Slow Things Down". Intentional, meaningful approaches.

Workshop 3

1. Water activities should appeal to those from all income status
2. How many services can be packed into a single

city block? Small business incubators. Market rate commercial space. Affordable & mixed income housing. Multimodal transit centers. Public art. Green space. Urban farming. Childcare. Assisted living. Community centers. Schools-stack them all together! As many as possible.

Station 6 Comments

Workshop 1

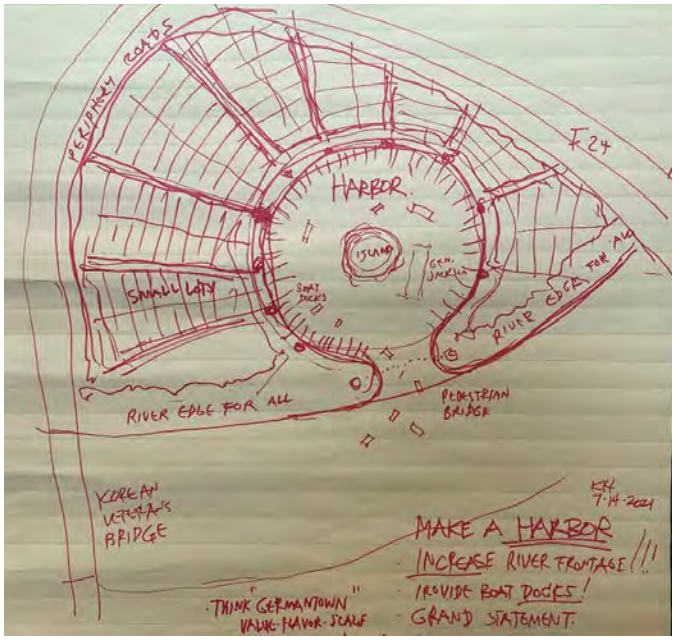
1. Cultural hub – authentic places where people of other cultures feel comfortable gather; museum r other cultural program.
2. How do you really create housing that is attainable for all?
3. What will the market demand?

Workshop 2

1. 19.5 % of homeowners & 46.5% of renters in Nashville spend more than 30 % of their income on housing ; median income for Nashvillians over 25 with only a high school degree was $29,168. Future development should provide affordable housing that is ≥ 30 % of residents' income.
2. Affordable Housing (median income for Nashvillians over 25 y/o w/ only a HS education was $29,168
3. Ditto – Affordable Housing for local workers
4. I agree – people are being forced to move.
Very few families with children in my n'hood in East Nashville.
NO APARTMENTS ... only condos/single family/ brownstones so that individuals invest
No Big developers .... Go for small lots Seaside/ Germantown, ect.
5. Daycares (from Station #1)
6. Think "Germantown" value – flavor – scale
7. No "Developments/Apts."
8. Provide land for Individuals to buy.
9. MAKE A HARBOR
10. INCREASE RIVER FRONTAGE!!!
11. PROVIDE BOAT DOCKS!
12. REMOVE CONTAINATED SOIL & JUST DIG DOWN FURTHER
13. DIVIDE PROPERTY INTO SMALL PARCELS
14. SELL LOTS TO INDIVIDUALS
15. Attached Sketch (above right)

Workshop 3

1. Don't give zoning away without getting affordable housing. City should bring resources, not hide behind



state law.
2. Prioritize racial and economic equity through affordable housing and affordable commercial spaces for women and minority and small businesses.
3. Development should require hiring locally and living wages
4. I can't accept the limitations/implied premise of the provided stickers. Single-family homes – missing. Duplexes – missing. Affordable business space for truly small, locally, independently owned (not franchised) businesses. Art and cultural centers; museums, child learning and development, parking. The stickers provided are direct evidence of the concerns about this project and lack of true community participation.
5. Incentives for locals, minorities, women-owned business owners to continue to stay I business and/or establish businesses. Take the time needed to educate the communities you will ultimately be displacing and give the input to this place. Incentives for jobs for minorities and locals. Safe spaces for the current residents to reside, live, work, play.
6. Outdoor concert venue.
Pack as many community & business resources into single city blocks as can be fit together.
7. Transit oriented Development with Affordable Housing, (plus workforce housing, Low-Income & Market Rate
8. Small business incubators – Green Space – Public Art
Community Centers – Child Care – Assisted Living
Urban Farming – Schools... Stack them together
* Treat it like a Jigsaw Puzzle – keep it balanced.