

THE PLAN OF NASHVILLE: Avenues to a Great City  
TEN PRINCIPLES WITH RELATED GOALS

Correlated with recent accomplishments and current projects listed in bold  
Projects with involvement of the Nashville Civic Design Center asterisked\*

1. Respect Nashville's natural and built environment

-The preservation and enhancement of the landscape's natural features;

**\*Together Making Nashville Green report**  
**Nashville Naturally Open Space Plan**  
**Metro Nashville Tree Canopy Assessment**  
**Downtown Tree Inventory**  
**Hill property addition to Warner Parks**  
**Protected Beaman/Bells Bend Land Trust Corridor**

-Environmentally sensitive building practices;

**\*Metro LEED Certification for all new buildings**  
**Gulch as LEED Neighborhood first in South**

-A responsible approach to historic preservation.

**\*Shelby Street Bridge**  
**Hermitage Hotel renovation completed**  
**\*Courthouse renovation complete**  
**Doctor's Building renovated to hotel**  
**\*Rolling Mill Hill adaptive reuse and infrastructure**  
**Spaghetti Warehouse adaptive reuse**  
**Neuhoff Complex adaptive reuse ongoing**  
**Werthan adaptive reuse ongoing**  
**Fort Negley renovation**  
**American Trust Building renovated to boutique hotel – (Indigo)**  
**NABRICO Building adaptive reuse**

2. Treat the Cumberland River as central to Nashville's identity--an asset to be treasured and enjoyed.

-Protection of riverbanks, waterways, and wetlands;

**\*Nashville Riverfront Redevelopment Master Plan**  
**Groundbreaking on Phase I of Master Plan – Adventure Play Park \$30**  
**\$30 million allocated towards \$50 million project**

-Environmentally sensitive uses of the river and riparian areas, balancing habitat, recreation, transportation, and water supply issues;

**Metro Stormwater Green Infrastructure Master Plan**  
**Cumberland River Compact tree planting and rain garden project**  
**Long-Term Flood Recovery Plan**

-A variety and multiplicity of connections across the river;

**Shelby Bottoms Pedestrian Bridge**  
**Woodland Street Pedestrian Bridge proposed**

-Amenities and public access along the riverfront;

**Metro Center Greenway completed**

**East Bank Greenway completed**

-Strong connections between neighborhoods and the river.

**Adventure Play Park on East Bank**

**Shelby Bottoms Nature Center**

**\*University of TN College of Architecture projects focusing on urban infill sites along 1<sup>st</sup> Avenue from Rolling Mill Hill to Neuhoff**

### 3. Reestablish the streets as the principal public space of community and connectivity.

-Physical connections among the neighborhoods and downtown by means of a rational network of streets and avenues;

**Sam Levy Hope VI Project**

**\*Henry Hale Hope VI Project**

**Complete Streets Executive Order signed by Mayor Dean**

-Design standards for streets that ensure a high level of quality--physical and aesthetic--for the pedestrian.

**\*MDHA Streetscape Standards in place**

**\*Church Street and Capitol Boulevard completed**

**KVB/Gateway Boulevard ongoing**

**Rosa Parks Boulevard streetscaping**

**Deadrick Street - TN's first "green street"**

**West End Avenue streetscaping**

**\*Healing the Pikes" report by Nashville Civic Design Center**

**Hillsboro Village streetscaping announced**

### 4. Develop a convenient and efficient transportation infrastructure.

-The road and street system reconfigured to distinguish between the mobility needs of high speed through traffic and the access needs of local traffic;

**TDOT Plan Go - Long Range Plan**

**\*UT TOD proposals for Music City Star and Northeast Corridor**

-A system that balances the needs of pedestrians, bicycles, mass transit and automobiles--including car storage;

**\*New Public Square parking facility**

**Bike lanes completed on Shelby, Music Row and Belmont**

**\*New Demonbreun Street Viaduct**

**\*MPO's 2035 Plan**

**\*Nashville Civic Design Center granted TDOT Grant**

**Regional Mayor's Caucus formed to address transit planning issues**

**\*Formation of Transit Now Nashville and Transit Alliance groups**

**Bike Share program implemented**

-An interconnected network of mass transit opportunities that fully integrate a 24-hour life style.

- Music City Star Commuter rail to Lebanon**
- \*Music City Central transfer station**
- Gallatin Pike BRT**
- \*Music City Circuit Downtown Circulator**
- Proposed University Connector bus route**

5. Provide for a comprehensive, interconnected greenway and park system.

-Greenways and parks linking public spaces, streets, neighborhoods and the Cumberland River;

- \*Ongoing Greenway Master Plan**
- Morgan Park Place greenway connector**

-Parks for all neighborhoods equipped for a variety of recreational, generational and cultural activities.

- \*Edgehill Park and Polar Bear Plaza**
- \*Napier Homes new community park space**
- Centennial Park Master Planning**
- Shelby Park Master Planning**
- \*State Fairgrounds new 40 acre park approved**
- Warner Parks Master Plan**
- Rose Park renovation - Partnership with Belmont and Edgehill**

6. Develop an economically viable downtown district as the heart of the region.

-More--and more diversified--residential opportunities in downtown;

- \*Downtown Home Tour Event scheduled annually**
- Ireland 28 completed**
- Laurel House Apartments**
- Row 8.9n**
- The Westview**
- Kress Lofts**
- \*Viridian Tower**
- Lofts at Werthan Mills**
- The District Lofts**
- Stahlman Lofts**
- Lofts at the Exchange**
- Phoenix Lofts**
- Church Street Lofts**
- Lofts at 130**
- Encore**
- ICON**
- Terrazzo**
- Velocity**
- Room at the Inn**
- Nance Place**

## **Ryman Lofts Artist Housing announced for Rolling Mill Hill**

- Public investment leveraged with private development;  
Rolling Mill Hill infrastructure  
The Gulch infrastructure
- A variety of uses that support workers, residents, and visitors; i.e., schools, retail, after-hours and weekend activities;
  - \*Suntrust Plaza Office Building**
  - \*The Pinnacle Building**
  - M-Street development in the Gulch**
  - Turnip Truck grocery store in The Gulch**
- A downtown that is “Nashville” and not an average or generic place.
  - \*Green Ribbon Committee findings for Nashville Green Campaign**

## 7. Raise the quality of the public realm with civic structures and spaces.

- Civic buildings and spaces that reinforce a sense of civic pride;
  - \*Nashville Public Square and Courthouse**
  - \*Federal Courthouse funded and under design**
  - \*African-American Museum**
- Locations that are significant sites in complementary relationships;
  - \*Schermerhorn Symphony Hall**
  - Howard School Complex**
- Connections to the city network by means of vistas, streets, and greenways;
  - Shelby Park Nature Center**
  - Bells Bend Nature Center**
  - Beaman Park Nature Center**
- Civic buildings and spaces that set high standards for the design of the city at large.
  - Nashville Children’s Theater**
  - East Park Community Center**
  - Hadley Park Community Center**
  - Fort Negley Visitors’ Center**
  - \*Music City Center Convention Center**
  - \*KVB extension and new roundabout**
  - McCabe Park Community Center under construction**
  - Goodlettsville Library under construction**

## 8. Integrate public art into the design of the city, its buildings, public works and parks.

- Demonbreun Street Public Art Study**
- \*Ghost Ballet of the East Bank Machine Works**
- \*Citizen on Public Square**

- \*Public art bike racks**
- \*Nashville/Davidson County Public Art Report**
- \*Community Public art meetings underway (Goodlettsville, McCabe, 28<sup>th</sup> Ave Connector, MCC, Fulton Campus, Harpeth River Greenway)**

9. Strengthen the unique identity of neighborhoods.

- Strong neighborhood centers and boundaries;
  - \*Edgehill Neighborhood Study**
  - \*Lafayette Neighborhood Study**
  - \*Chestnut Hill Neighborhood Study**
  - \*North Nashville Community Plan update**
  
- A mixture of land uses and residential diversity within each neighborhood;
  - Gulch Redevelopment**
  - 5<sup>TH</sup> and Main Project**
  - 12South Redevelopment**
  
- Cohesive organization for each neighborhood, with a hierarchy of streets as well as a range of parks;
  - \*East Nashville Shelby Street improvements**
  - 12South streetscape and revitalization**
  - \*Brightwood Avenue Overpass park**
  - \*31<sup>st</sup> and 28<sup>th</sup> Avenue Connector**
  
- Appropriate private development directed by public policies that reinforce each neighborhood's natural features, cultural history and built heritage and support commercial needs;
  - \*Germantown Neighborhood Revitalization**
  - Hope Gardens Neighborhood Revitalization**
  
- Continued community involvement through strong neighborhood organizations.
  - \*Rediscover East relationship with NCDC ongoing**
  - \*Organized Neighbors of Edgehill relationship ongoing**
  - \*NEA Grant for *Design Your Neighborhood***
  - \*Glencliff Academies Program**
  - \*Germantown Gateway Competition**

10. Infuse visual order into the city by strengthening sightlines to and from civic landmarks and natural features.

- View corridors to and from significant landmarks, especially the State Capitol.
  - \*Capitol Boulevard redesign**
  - \*Henry Hale Hope VI Project axis to Capitol**
  
- View corridors and vistas of all types, from small and intimate to sweeping and grand.
  - \*Deadrick Street**
  - \*KVB/Gateway Boulevard extension and new roundabout**