

CURRENT CONDITIONS ANALYSIS

Music Row Study Area

CURRENT CONDITIONS ANALYSIS

In part two of the November 10th meeting, Planning Staff presented analysis of the current conditions in the Music Row area. The analysis focused on two ideas, and organized parcels in the area based on the following conditions:

- **Development potential:** Under current zoning, which parcels are most likely to develop to the maximum extent allowed.
- **Historic significance to the music industry,** according to the draft findings from the National Trust for Historic Preservation.
- **Current use** as a music related business.

Map Legend

The range of development potential is based on use and historical significance:

- **Black parcels** = Non-music industry related use
- **Purple parcels** = Music industry related OR historic significance (based on the National Trust's study).

Where:

- Tier 1 = Most likely to redevelop
- Tier 7= Least likely to redevelop



Tier 1: Vacant Parcels

- Have not been permitted for development within the past +/- 10 years **OR**
- Surface parking lots

Current Development Potential:

These parcels could be developed to their full capacity allowed under current zoning



Tier 2: Non-music industry related use

Current Development Potential

Structures on these parcels may be:

- Fully **DEMOLISHED** for new development to their full capacity allowed under current zoning
- **EXPANDED**
- **Adaptively REUSED**

NOTE: Structures within the South Music Row Neighborhood Conservation District (blue dotted line) have guidelines on exterior work which must be approved by the Metro Historic Commission and must secure a demolition permit from the Metro Historic Zoning Commission before they can be demolished.



Tier 3: Music industry related use

Not designated WOC by the National Trust for Historic Preservation in the DRAFT research document on Music Row's history, but contain a music related use.

Current Development Potential

Structures on these parcels may be:

- Fully **DEMOLISHED** for new development to their full capacity allowed under current zoning.
EXPANDED
- Adaptively **REUSED**

NOTE: Structures within the South Music Row Neighborhood Conservation District (blue dotted line) have guidelines on exterior work which must be approved by the Metro Historic Commission and must secure a demolition permit from the Metro Historic Zoning Commission before they can be demolished.



Tier 4: Historically Significant – Worthy of Conservation

Note: some parcels may include a music industry related use

Current Development Potential:

Structures on these parcels may be:

- Fully DEMOLISHED for new development to their full capacity allowed under current zoning.
- EXPANDED
- Adaptively REUSED

NOTE: Structures within the South Music Row Neighborhood Conservation District (blue dotted line) have guidelines on exterior work which must be approved by the Metro Historic Commission and must secure a demolition permit from the Metro Historic Zoning Commission before they can be demolished.

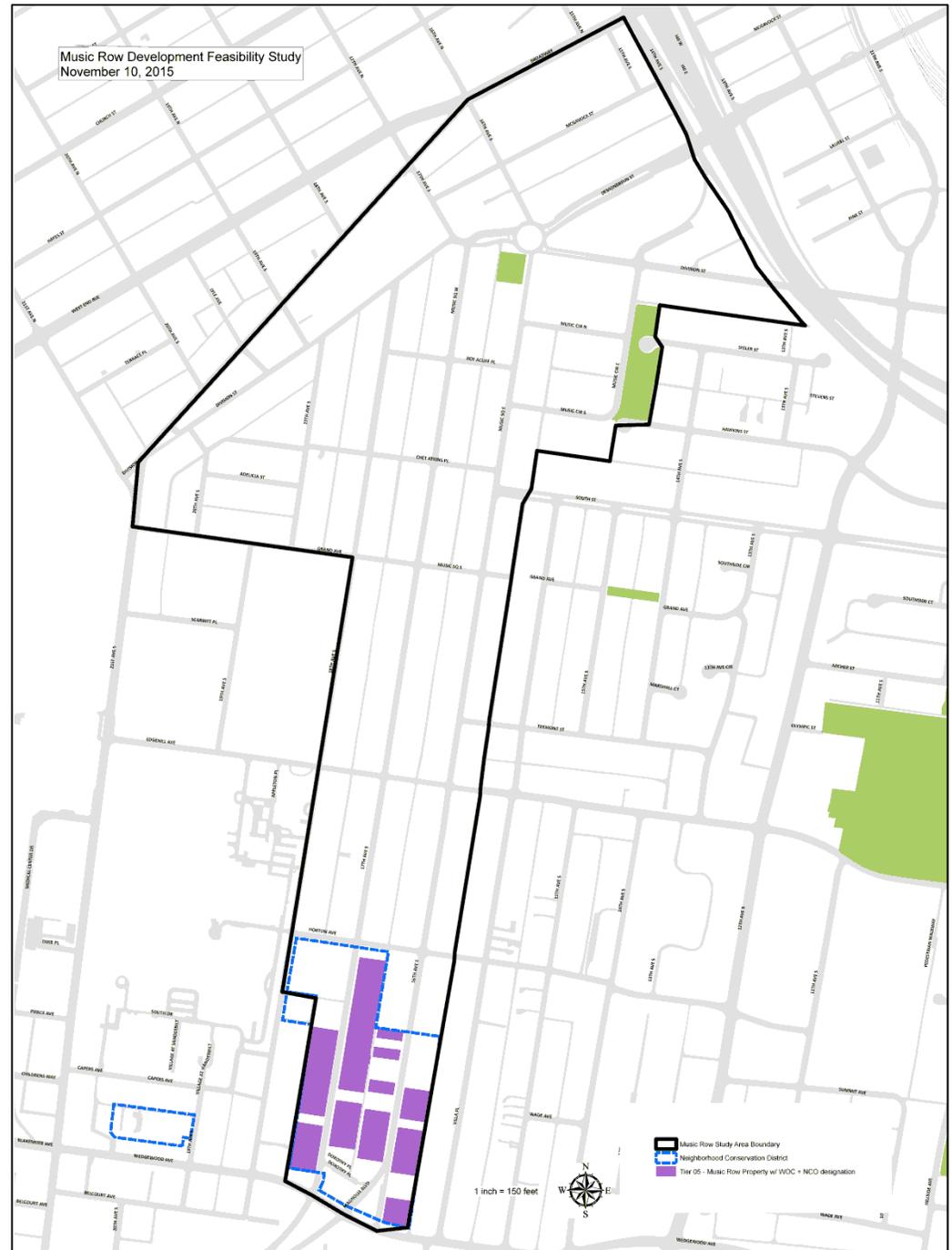


Tier 5: Neighborhood Conservation District Properties

Note: some parcels may include a music industry related use

Current Development Potential:

Structures within the South Music Row Neighborhood Conservation District (blue dotted line) have guidelines on exterior work which must be approved by the Metro Historic Commission and must secure a demolition permit from the Metro Historic Zoning Commission before they can be demolished.



Tier 6: Listed on National Register or eligible to be listed

Note: some parcels may include a music industry related use; eligibility based on draft report from National Trust for Historic Preservation.

Current Development Potential:

These are historically significant buildings. Structures on these parcels may be:

- Fully DEMOLISHED for new development.
- EXPANDED
- Adaptively REUSED

NOTE: Structures within the South Music Row Neighborhood Conservation District (blue dotted line) have guidelines on exterior work which must be approved by the Metro Historic Commission and must secure a demolition permit from the Metro Historic Zoning Commission before they can be demolished.



Tier 7: Recently developed or unlikely to redevelop

- Development is less than 10 years old
- Buildings such as condos, with multiple owners

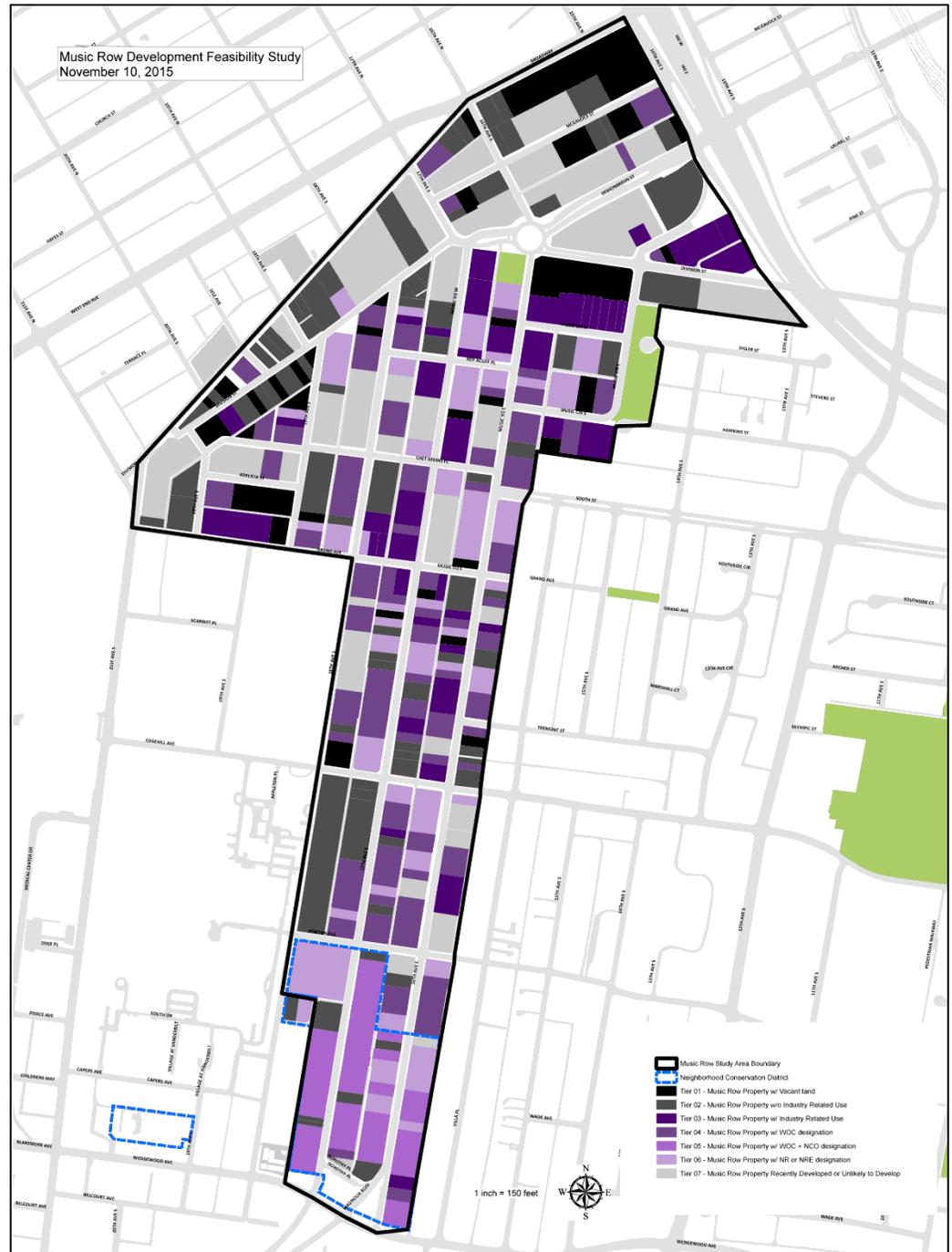
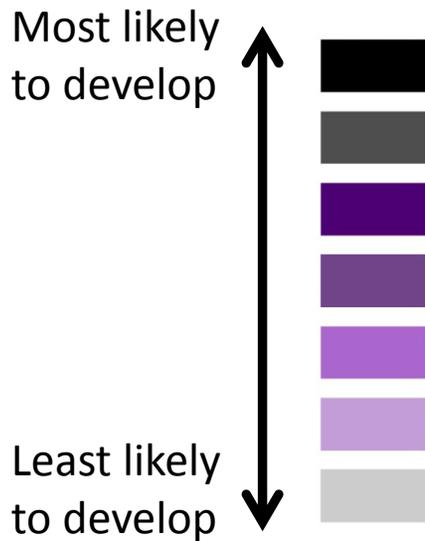
Current Development Potential:
Low redevelopment potential



Tiers 1 – 7 Combined

Black = Non-music industry related use
Purple = Music industry related use OR historic significance

Darker shades of purple may be more readily developed and lighter shades may be less readily developed based on current conditions, including zoning and historic designations.



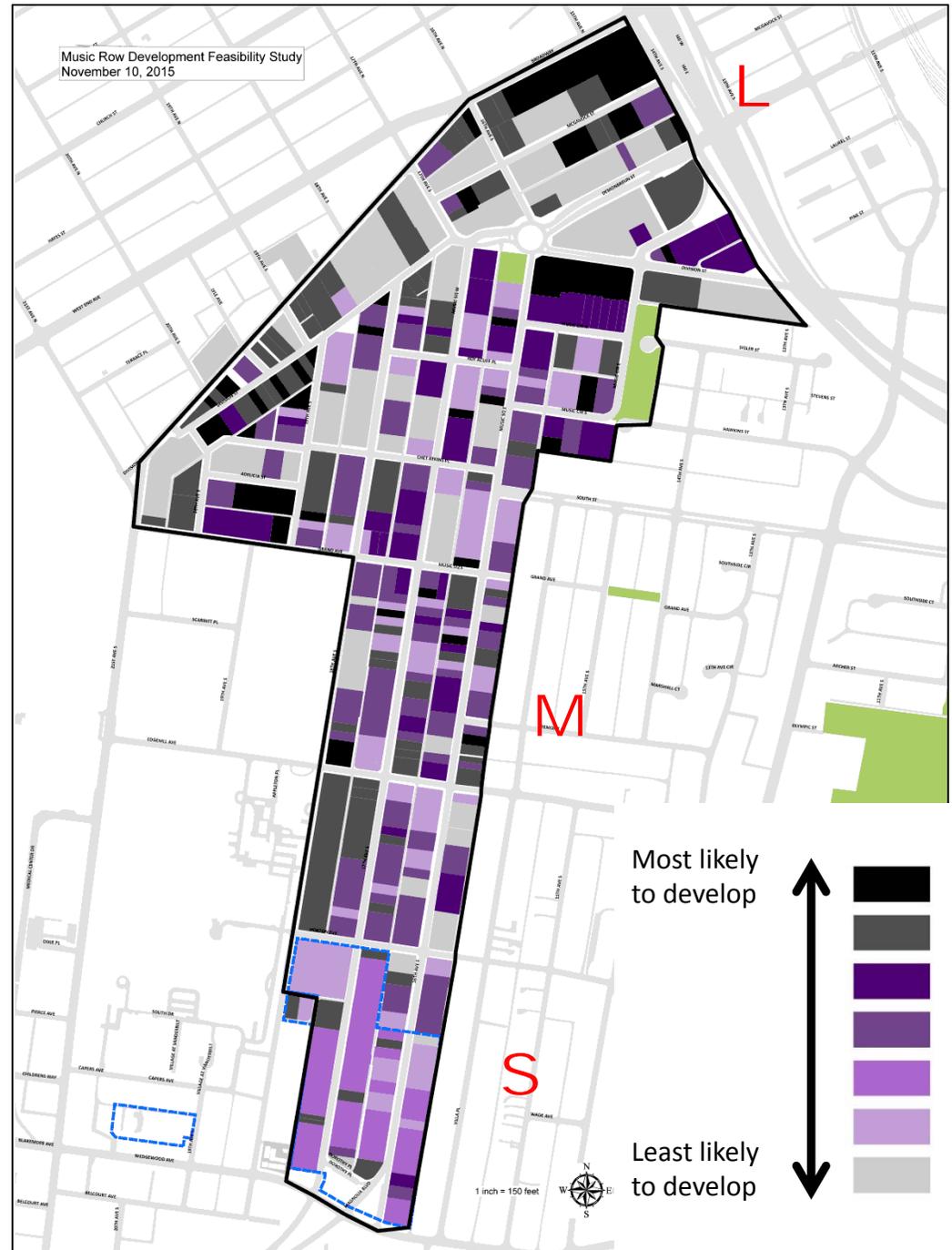
Tiers 1 – 7 Combined

Three zones of development type and character begin to emerge, based on the analysis of current conditions.

L = Large scale, mixed use buildings and large parcels in the northern portion of the study area

M = Medium scale, music industry related buildings and parcels are most prominent in the middle of the study area

S = Small scale, historic buildings and parcels are most prominent in the southern portion of the study area, also part of the South Music Row Conservation Area.



Scale of Development

Parcels can be assembled in a variety of ways resulting in various scales of development.

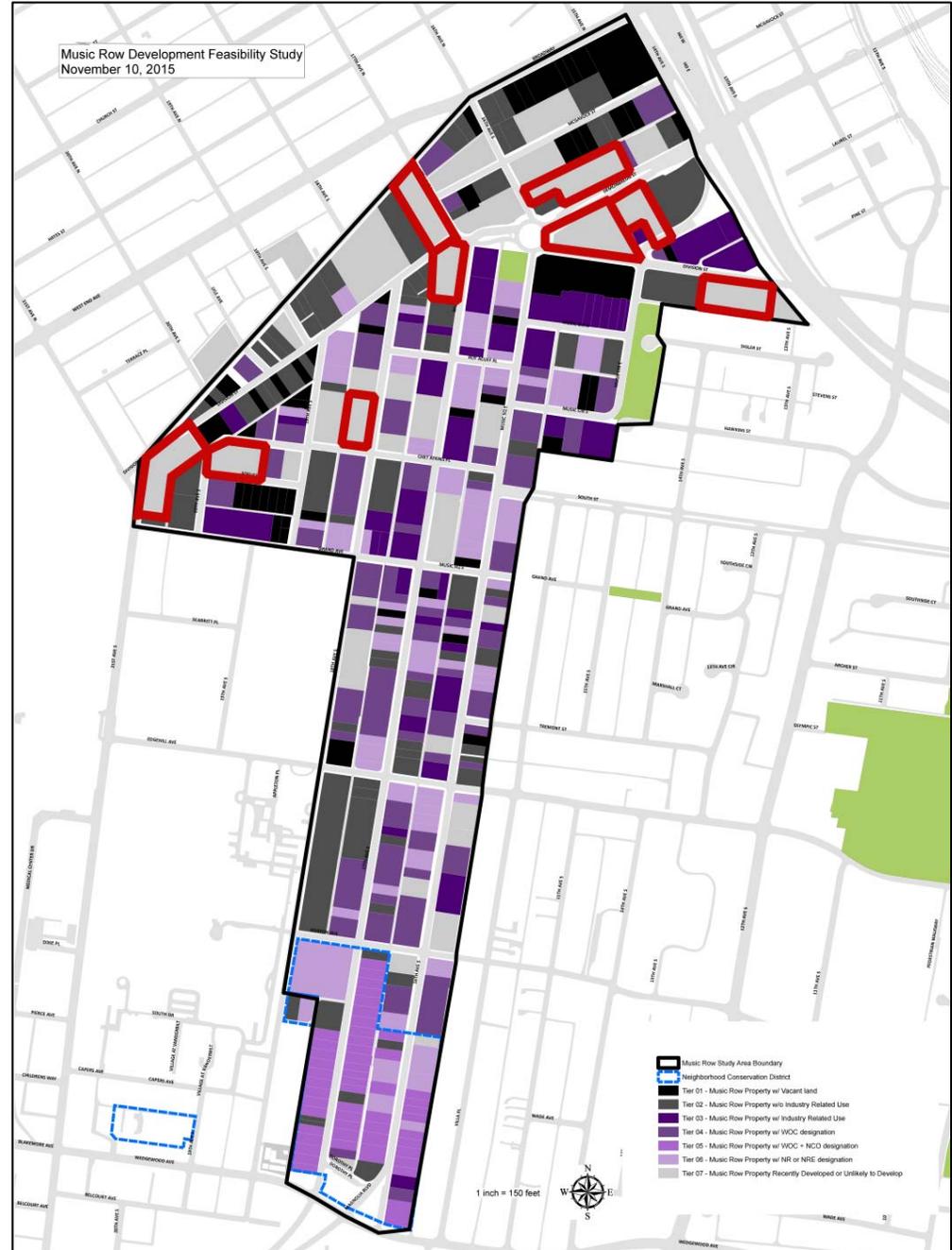
- When multiple parcels are assembled to form one parcel equaling half a block or a full block, a **LARGE** scale of development is possible.
- When 2 or 3 parcels are assembled to create one parcel less than half a block, a **MEDIUM** scale of development is possible.
- With a single parcel, a **SMALL** scale of development is possible.

The following slides show types of **LARGE**, **MEDIUM**, and **SMALL** scale development, as well as locations that can accommodate each.

Scale of Development

LARGE

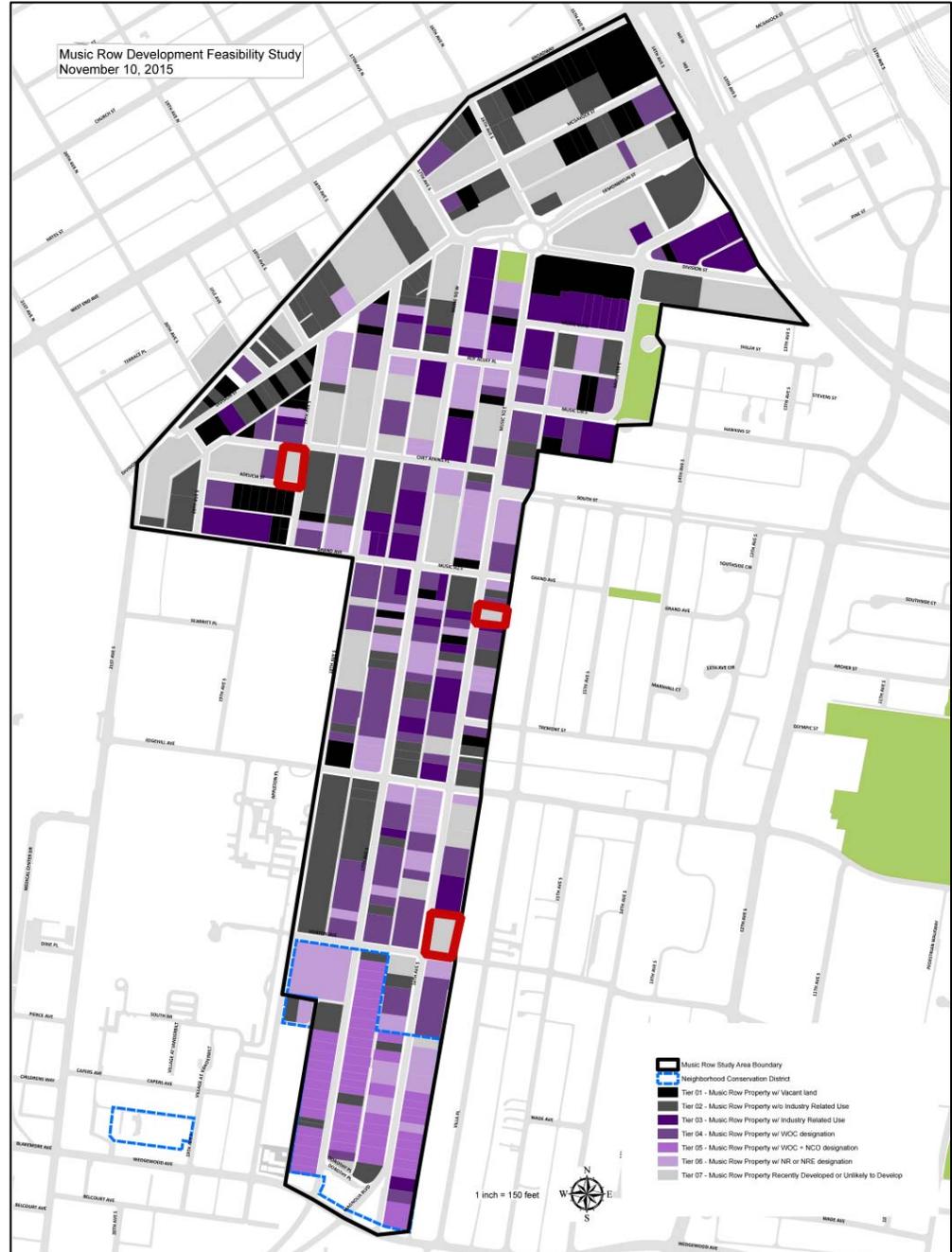
Example locations outlined in **RED**



Scale of Development

MEDIUM

Example locations outlined in **RED**



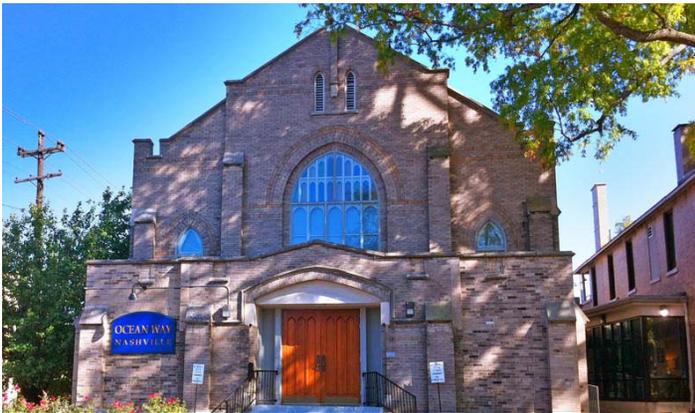
Scale of Development

SMALL

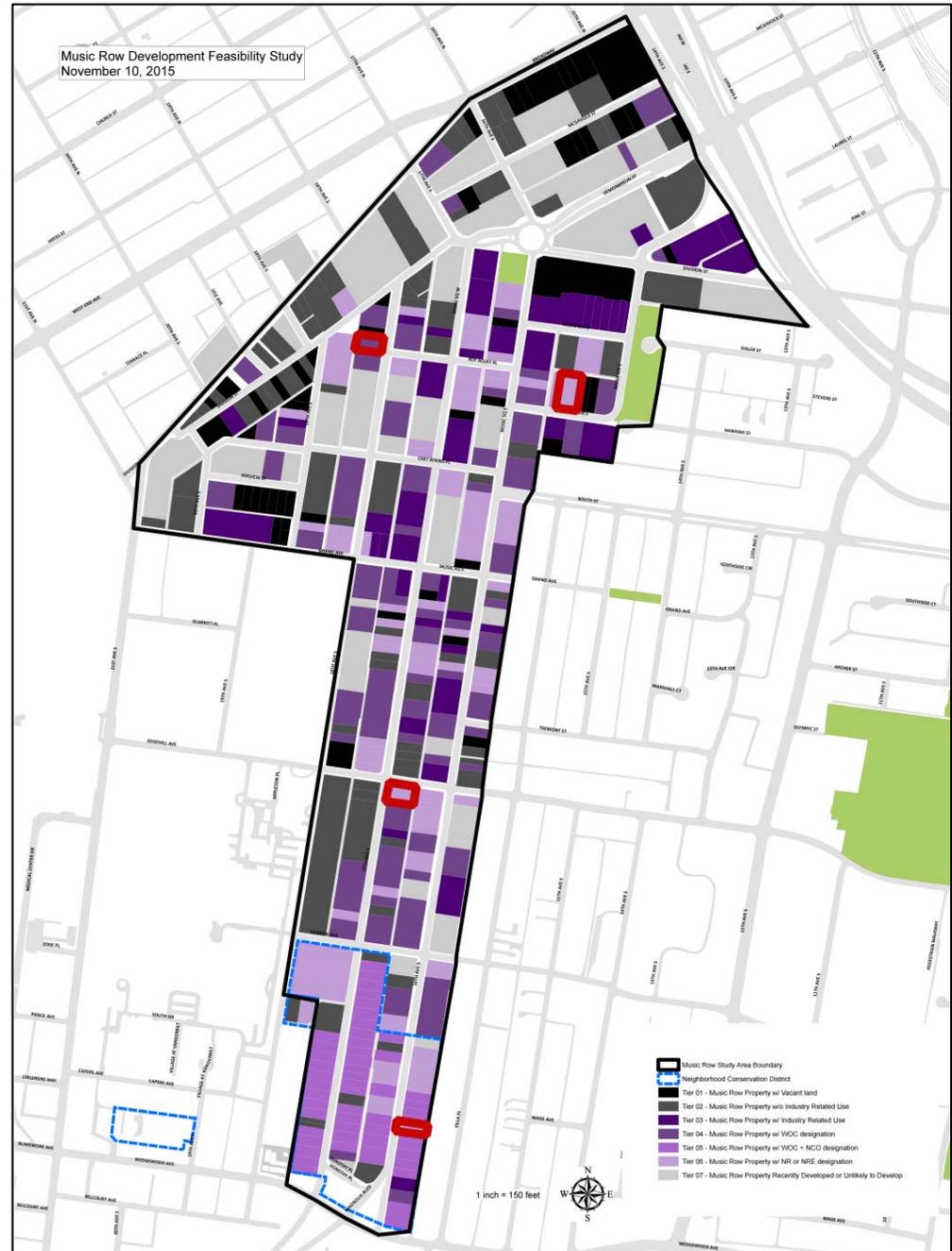
Example locations outlined in **RED**



Black River Entertainment – New Construction
Music Circle South



Ocean Way Studios – Adaptive Reuse
17th and Edgehill



CURRENT CONDITIONS ANALYSIS

FEEDBACK

1. Do the images of recent development fit the character and context they are in? Should more be allowed?
2. Do you agree with the boundaries of the three suggested development zones? (*See map on previous slide*)
3. What characteristics should define the three scales of development? i.e. number of floors, height, setbacks, etc.
4. What other issues need to be addressed in deciding where to support different scales of development and how to define each scale? (ex: creating transitions to adjacent smaller scale areas, infrastructure issues, etc.)