

# **Music Row Community Meeting**

Wednesday, December 2, 2015

Refining Ideas

# Agenda

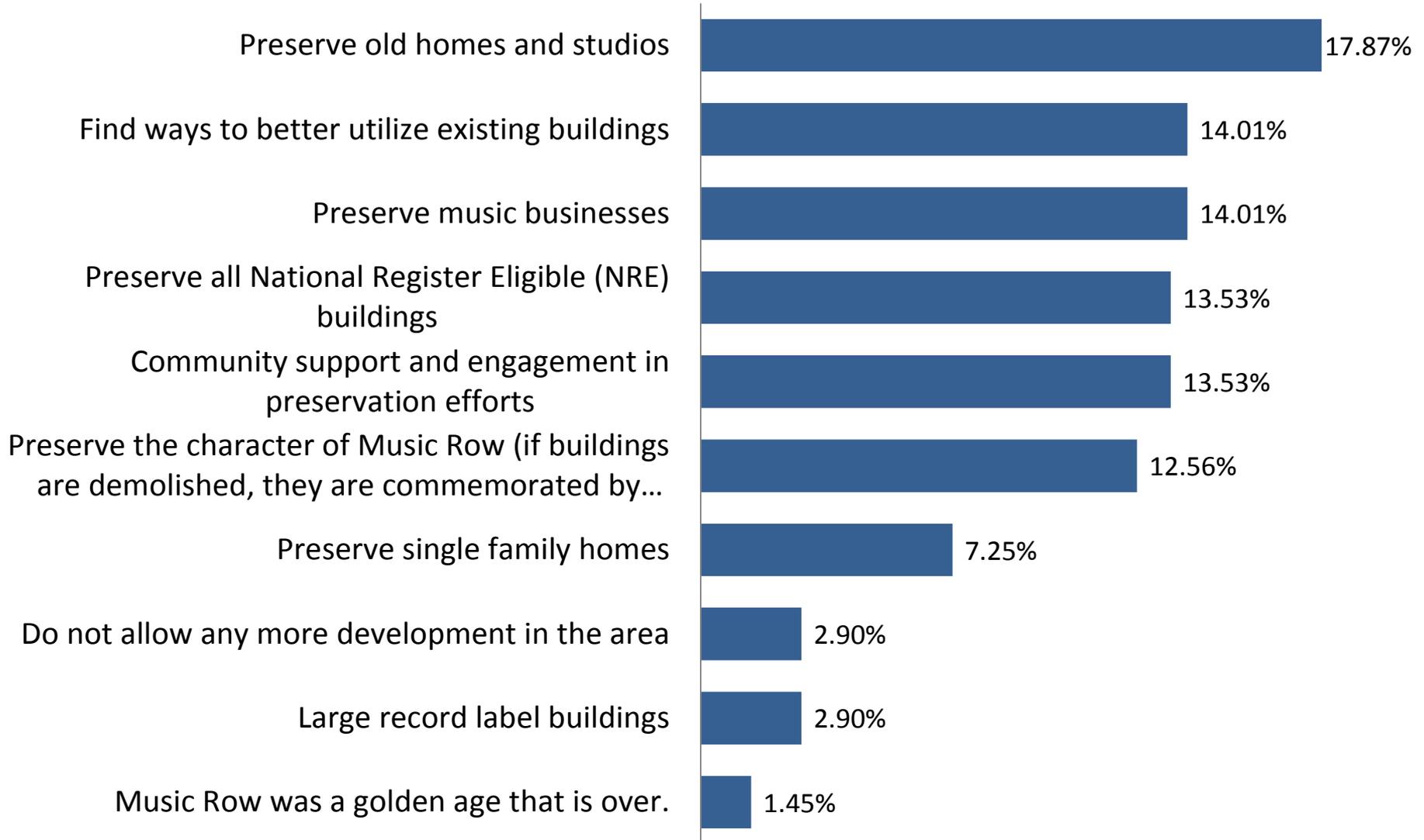
- Review of survey results
  - Planning tasks and other responsible parties
- Update from the National Trust for Historic Preservation
- Design Guidelines – observations and needed feedback
- Preservation policy research – Transfer of Development Rights
- Other considerations – Parking
- Questions?

# Finding Focus Survey

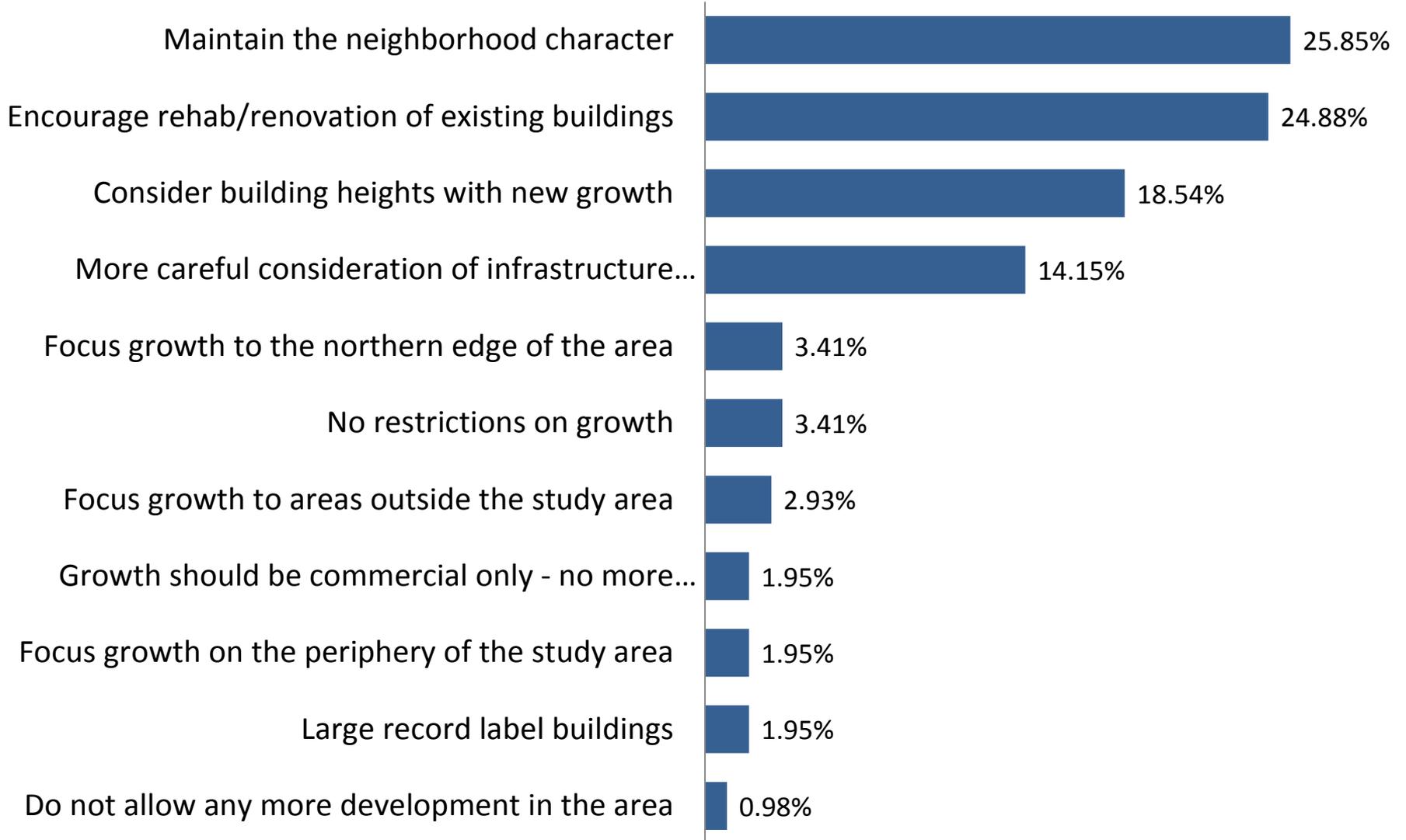
- 59 online, 27 in person



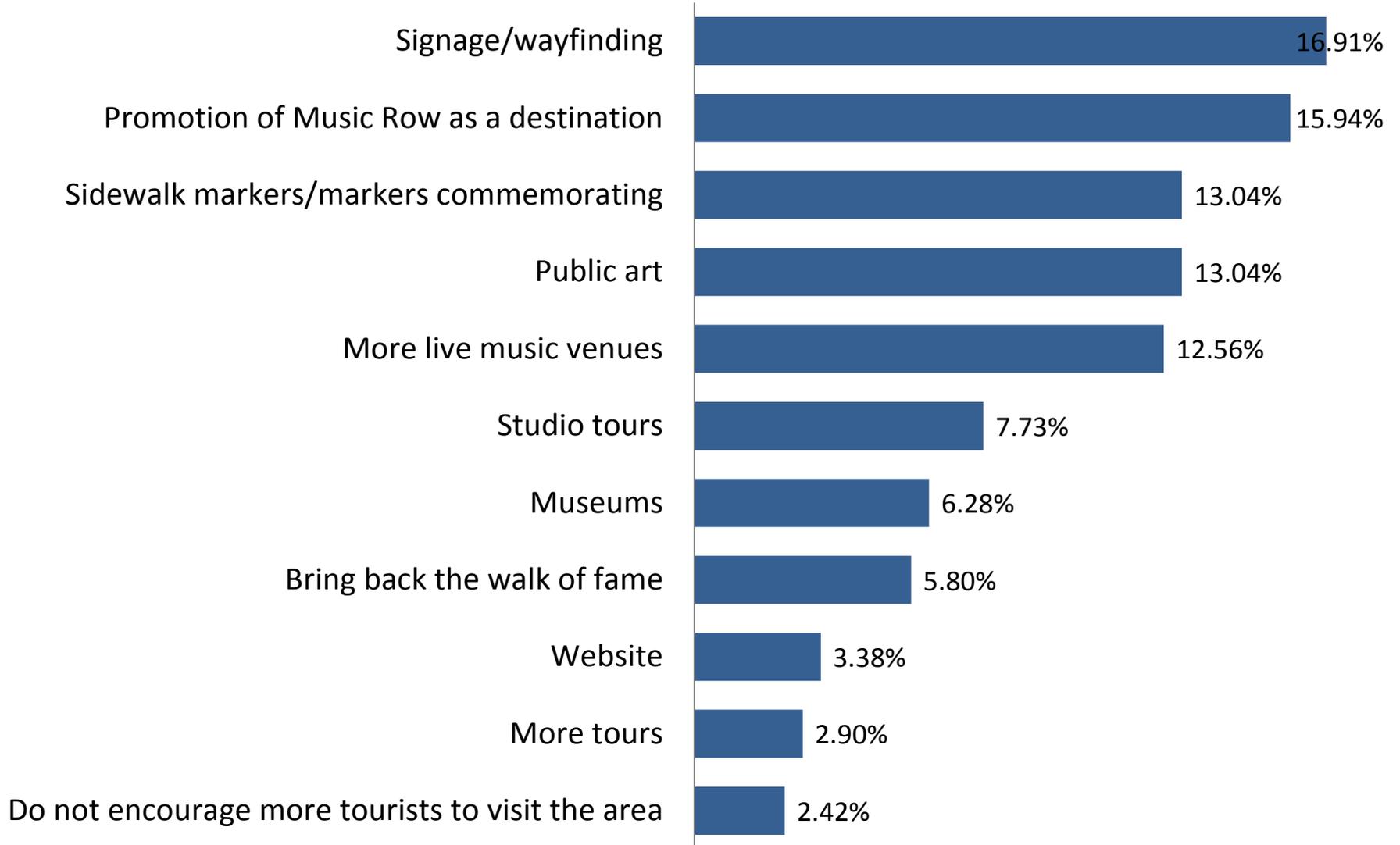
# Preservation



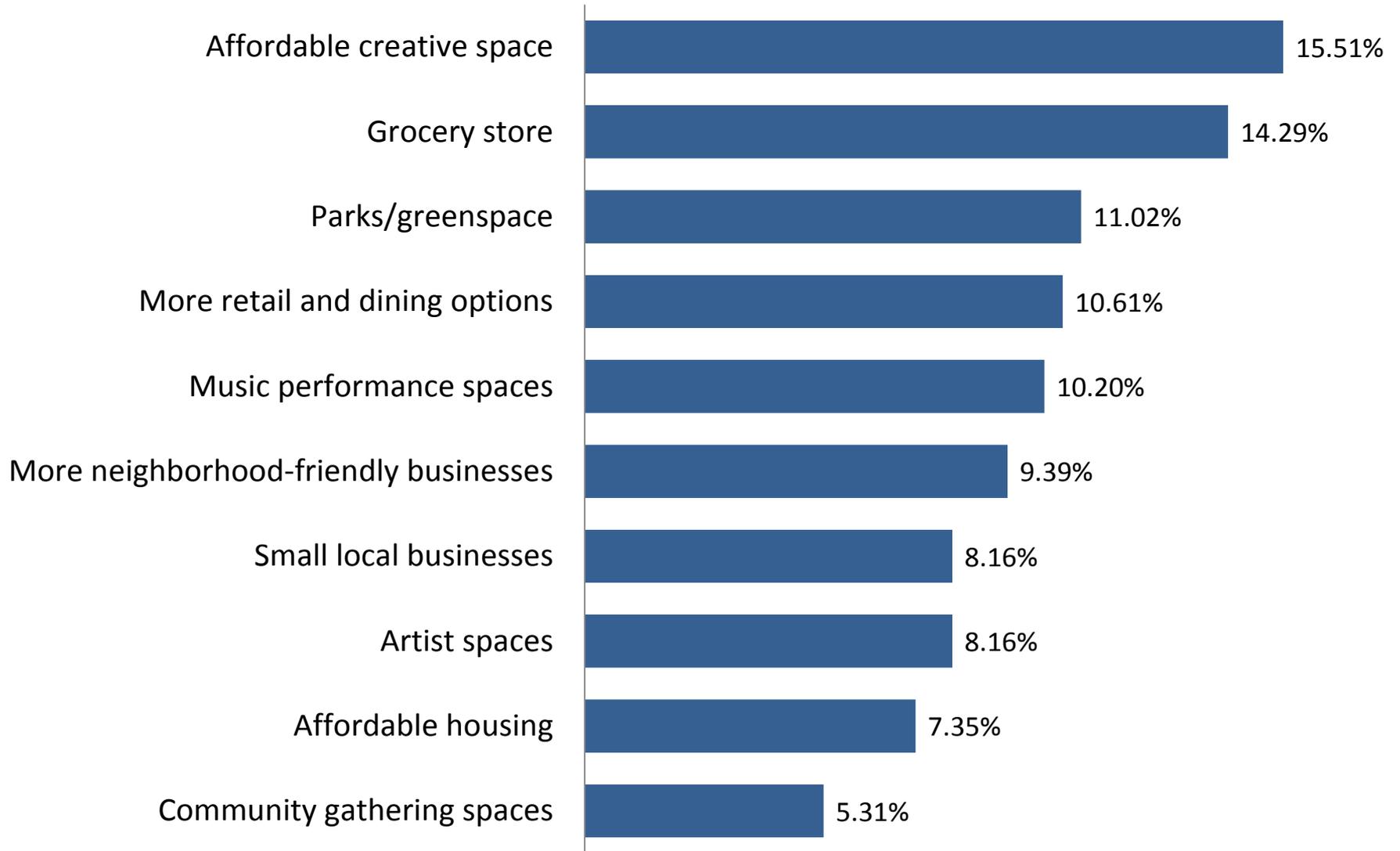
# Growth



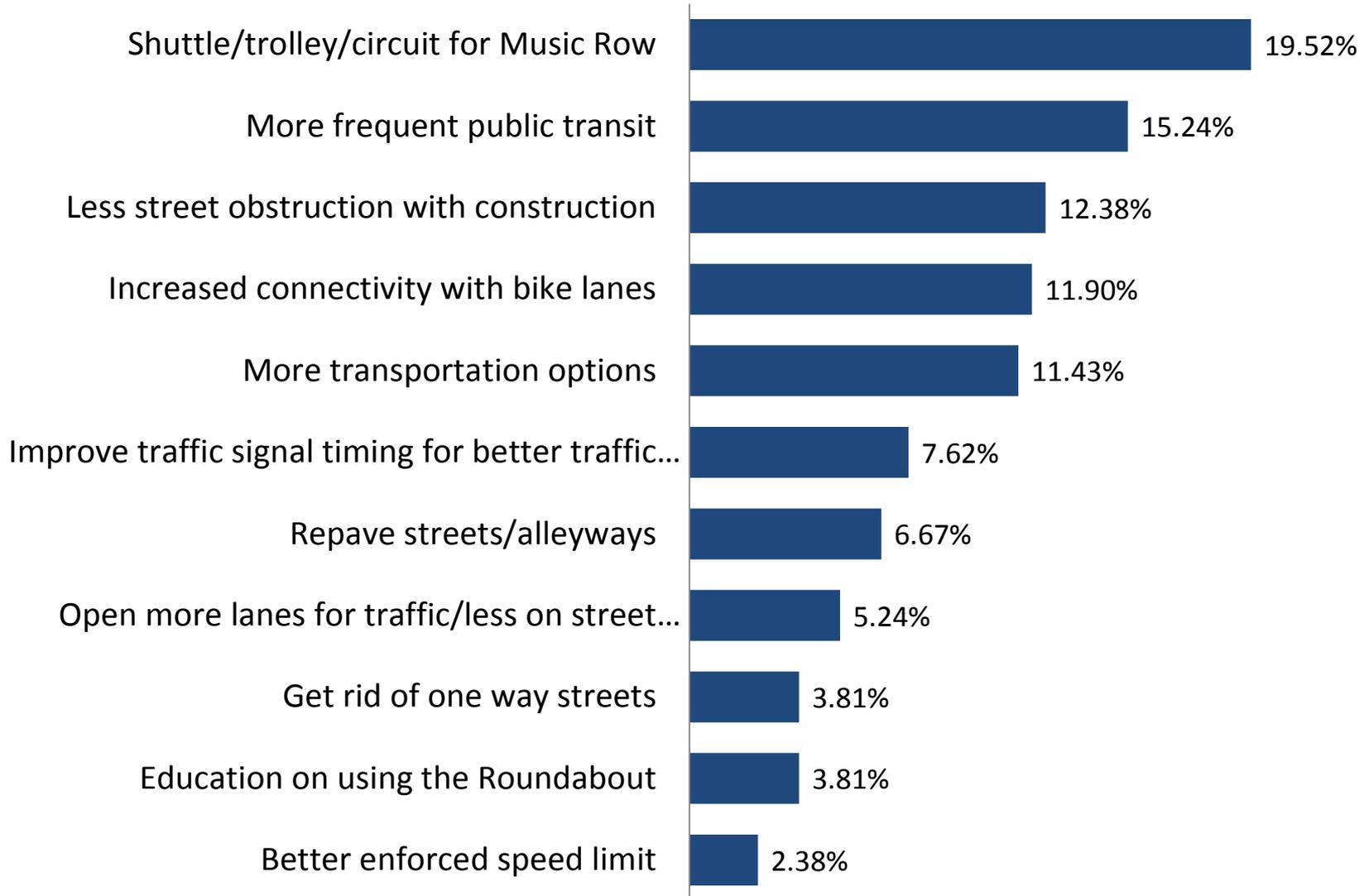
# Tourism



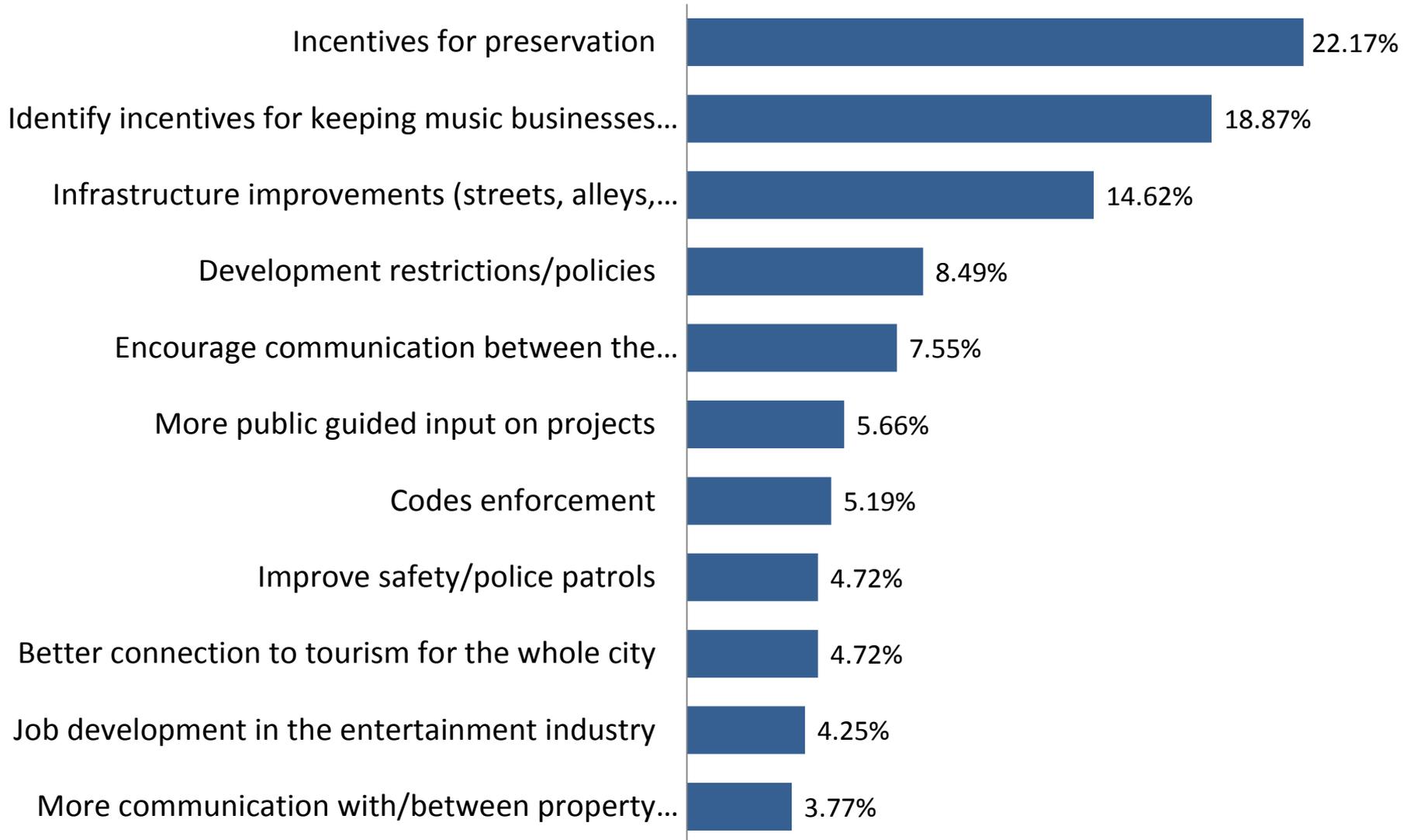
# Neighborhood Needs



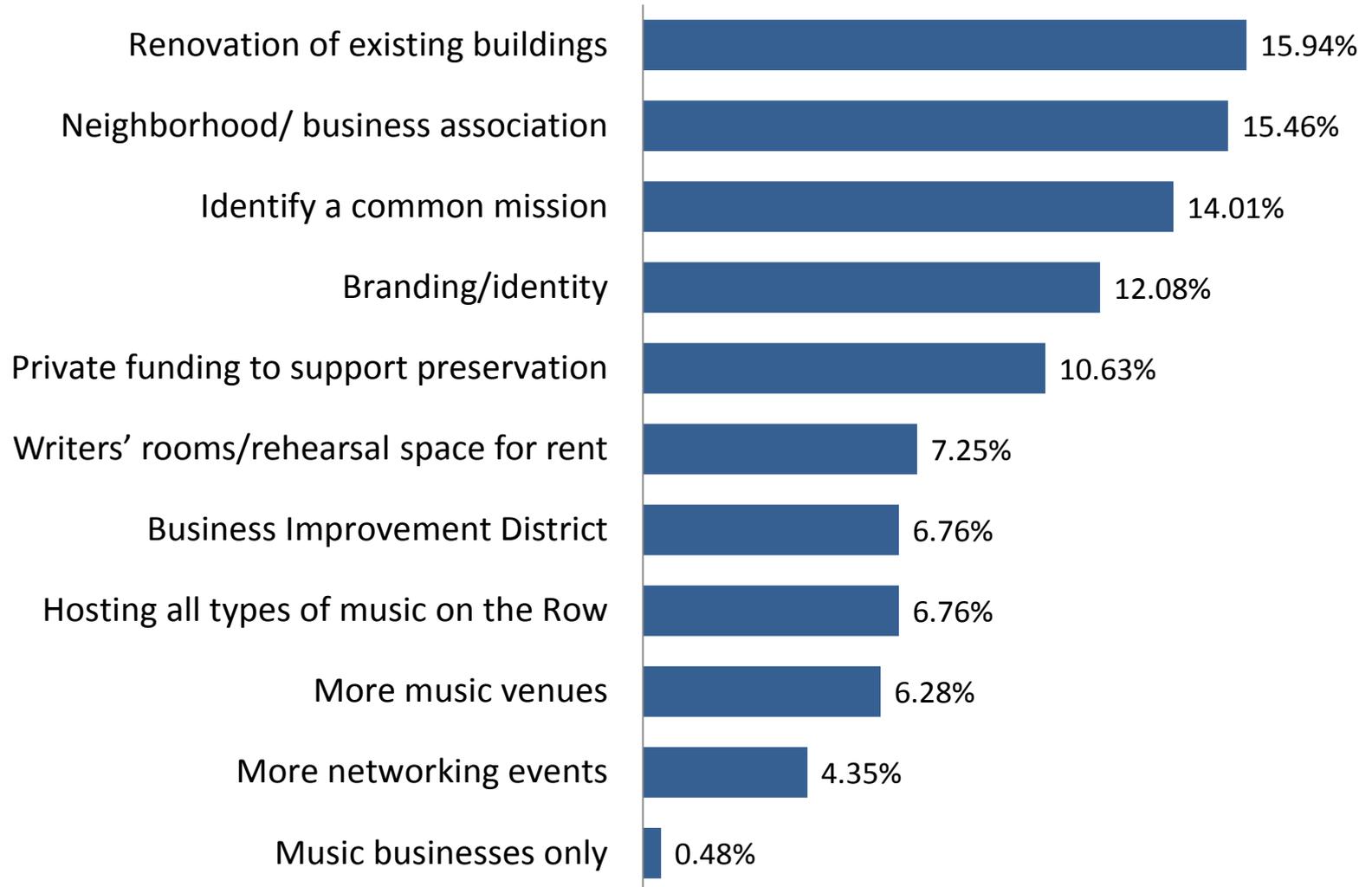
# Transportation



# Government Support



# Private Support



# Planning Efforts

Preservation		
Action	Percent	Possible Responsible Parties
Preserve the character of Music Row (if buildings are demolished, they are commemorated by signage or some other asset)	12.56%	Community, CVB, BID, CMHoF, Planning
Preserve single family homes	7.25%	Property owners, Planning
Large record label buildings	2.90%	Planning (policies that support space for large buildings), Chamber of Commerce, MIC, Council

# Planning Efforts

Growth		
Action	Percent	Possible Responsible Parties
Maintain the neighborhood character	25.85%	All stakeholders
Encourage rehab/renovation of existing buildings	24.88%	Planning, Council (incentive scenario/ Transfer of Development Rights (TDR)), Historic Nashville, Inc.
Consider building heights with new growth	18.54%	Planning
More careful consideration of infrastructure before more growth is allowed.	14.15%	Planning, Public Works, Council
Focus growth to the northern edge of the area	3.41%	Community plan and zoning support this today.
Focus growth to areas outside the study area	2.93%	This is possible to the extent existing zoning allows. Any changes need to balance the needs and desires of MR with those of surrounding areas.
Growth should be commercial only - no more residential	1.95%	Planning, Council, Property Owners. Difficult to regulate based on market pressures and existing zoning.
Focus growth on the periphery of the study area	1.95%	Planning, Council, Property Owners. Difficult to regulate based on market pressures.

# Planning Efforts

Neighborhood Needs		
Action	Percent	Possible Responsible Parties
Affordable housing	7.35%	Planning, Council, MDHA, The Housing Fund, Mayor, affordable housing providers

Tourism		
Action	Percent	Possible Responsible Parties
Sidewalk markers/markers commemorating	13.04%	Chamber of Commerce, Planning (design guidelines), BID, Public Works, MRNA, MIC
Public art	13.04%	Chamber of Commerce, Planning (design guidelines), BID, Public Works, MRNA, MIC, Metro Arts Commission

# Planning Efforts

Transportation		
Action	Percent	Possible Responsible Parties
Increased connectivity with bike lanes	11.90%	Access Nashville 2040, Public Works, Council, CIB
Open more lanes for traffic/less on street parking	5.24%	Planning, Public Works
Get rid of one way streets	3.81%	Planning, Public Works

# Planning Efforts

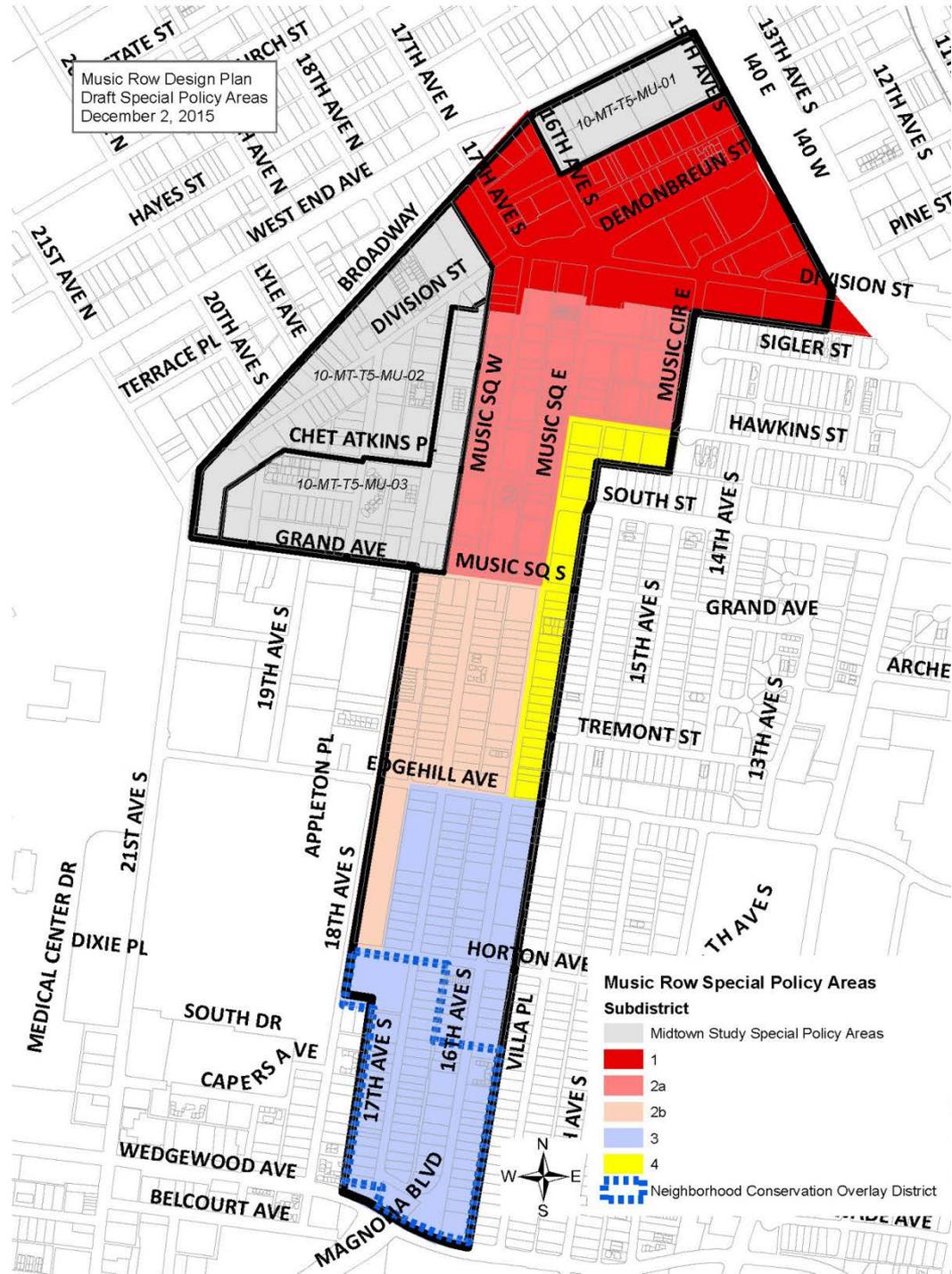
Government support		
Action	Percent	Possible Responsible Parties
Incentives for preservation	22.17%	Planning, Council, National Trust for Historic Preservation, Historic Nashville
Identify incentives for keeping music businesses on the row	18.87%	MCMC, MIC, MRNA, Planning
Infrastructure improvements (streets, alleys, sidewalks)	14.62%	Public Works, Planning, Council, CIB
Development restrictions/policies	8.49%	Planning, Council
Encourage communication between the government, developers and the public	7.55%	Planning, MRNA, MIC, community at large, Council
More public guided input on projects	5.66%	Planning, community at large, Neighborhoods Resource Center, Council
Codes enforcement	5.19%	Codes, Mayor, Council (may need more funds in the Operating Budget for additional Codes staff).



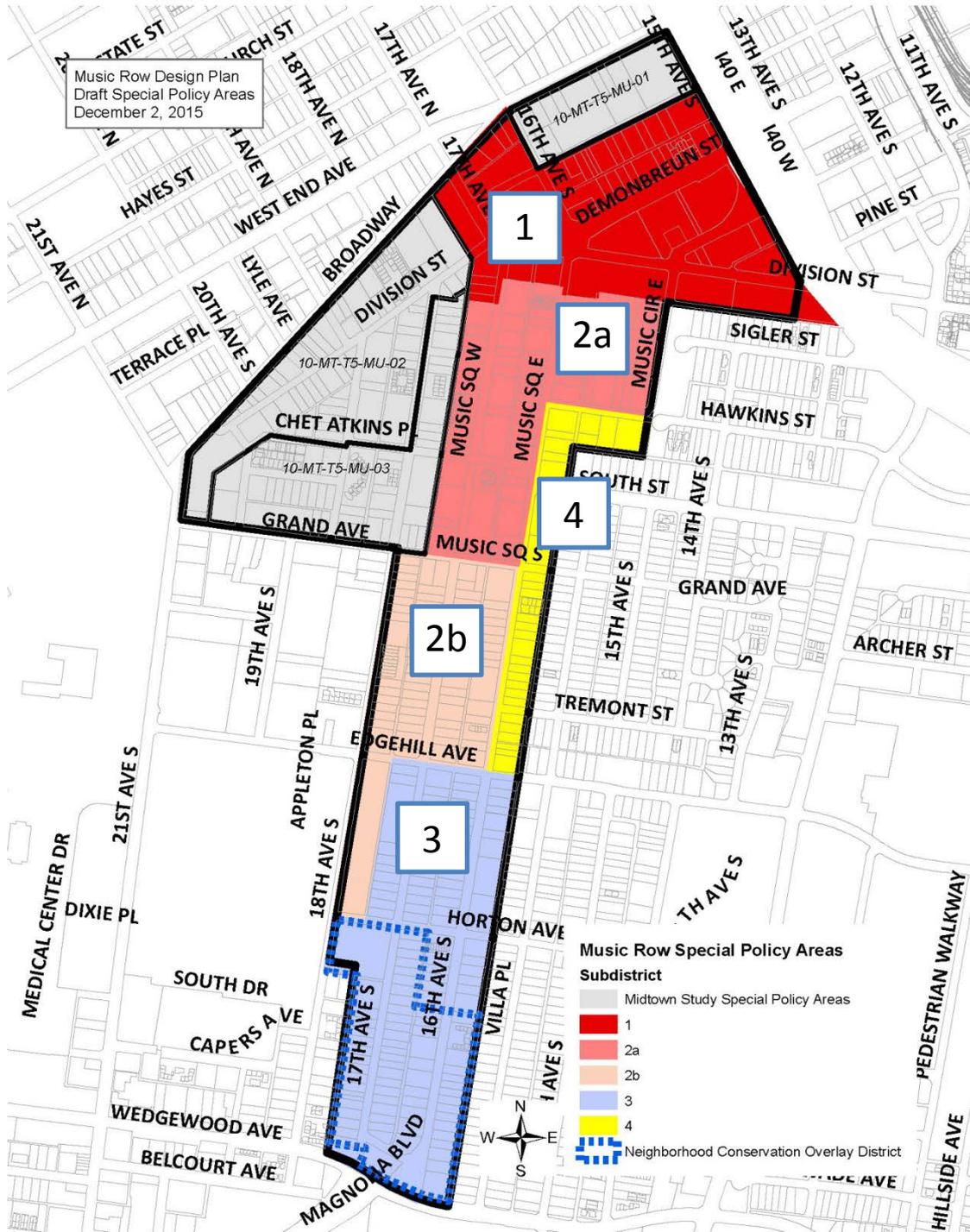
**National Trust *for***  
**Historic Preservation™**

# **Last meeting: 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 suggested development zones?
3. What characteristics should define the 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.)



Music Row Design Plan  
 Draft Special Policy Areas  
 December 2, 2015



**Music Row Special Policy Areas**

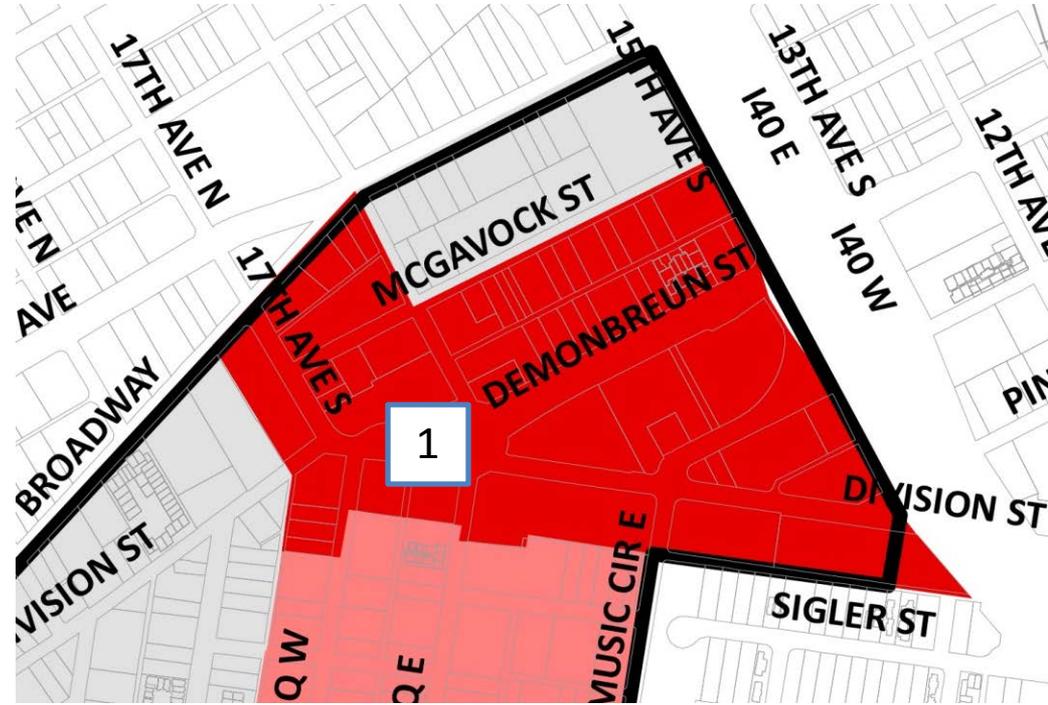
**Subdistrict**

- Midtown Study Special Policy Areas
- 1
- 2a
- 2b
- 3
- 4
- Neighborhood Conservation Overlay District



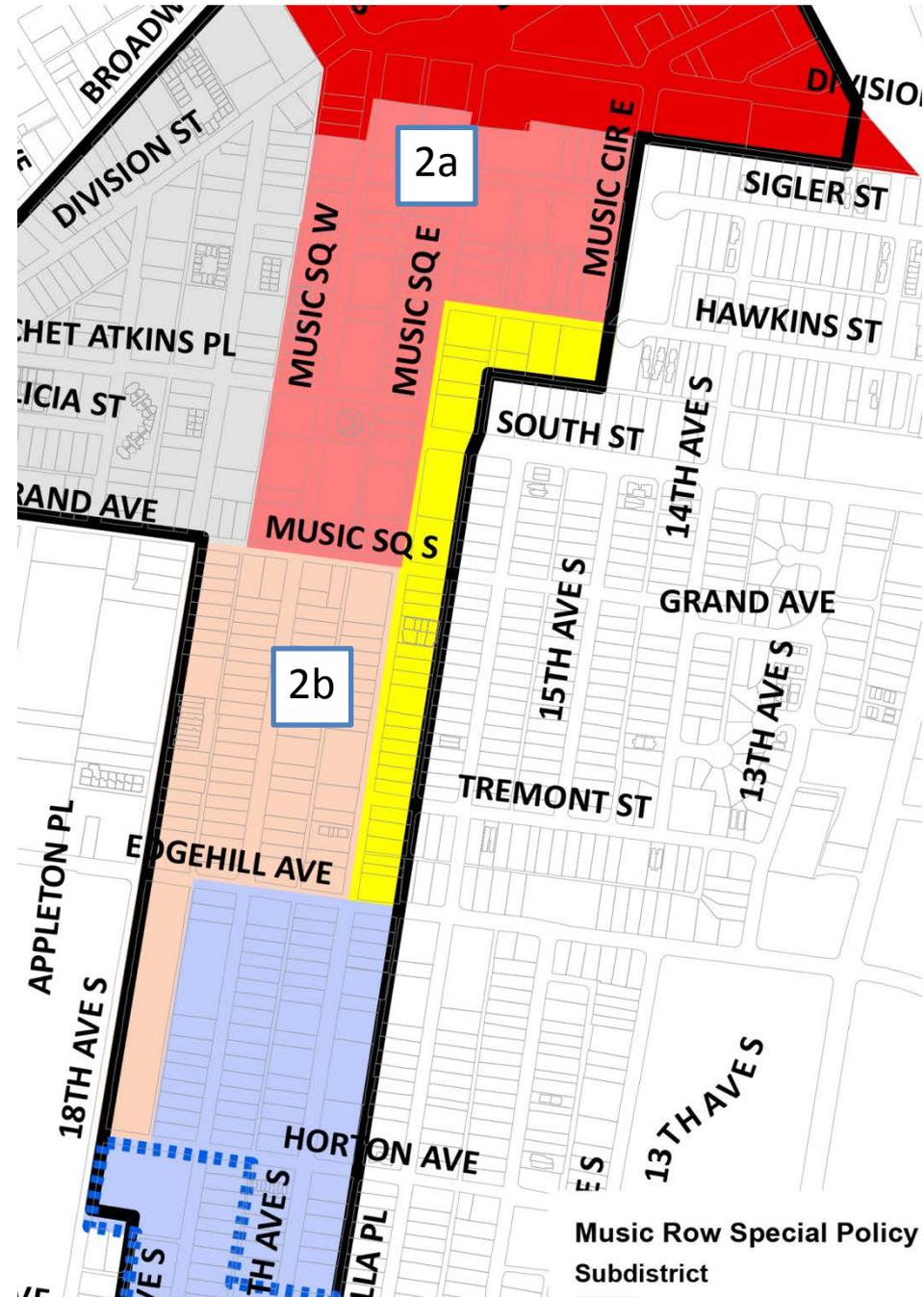
# Area 1

- Up to 20 stories
- Current location of most large scale buildings



# Area 2a & 2b

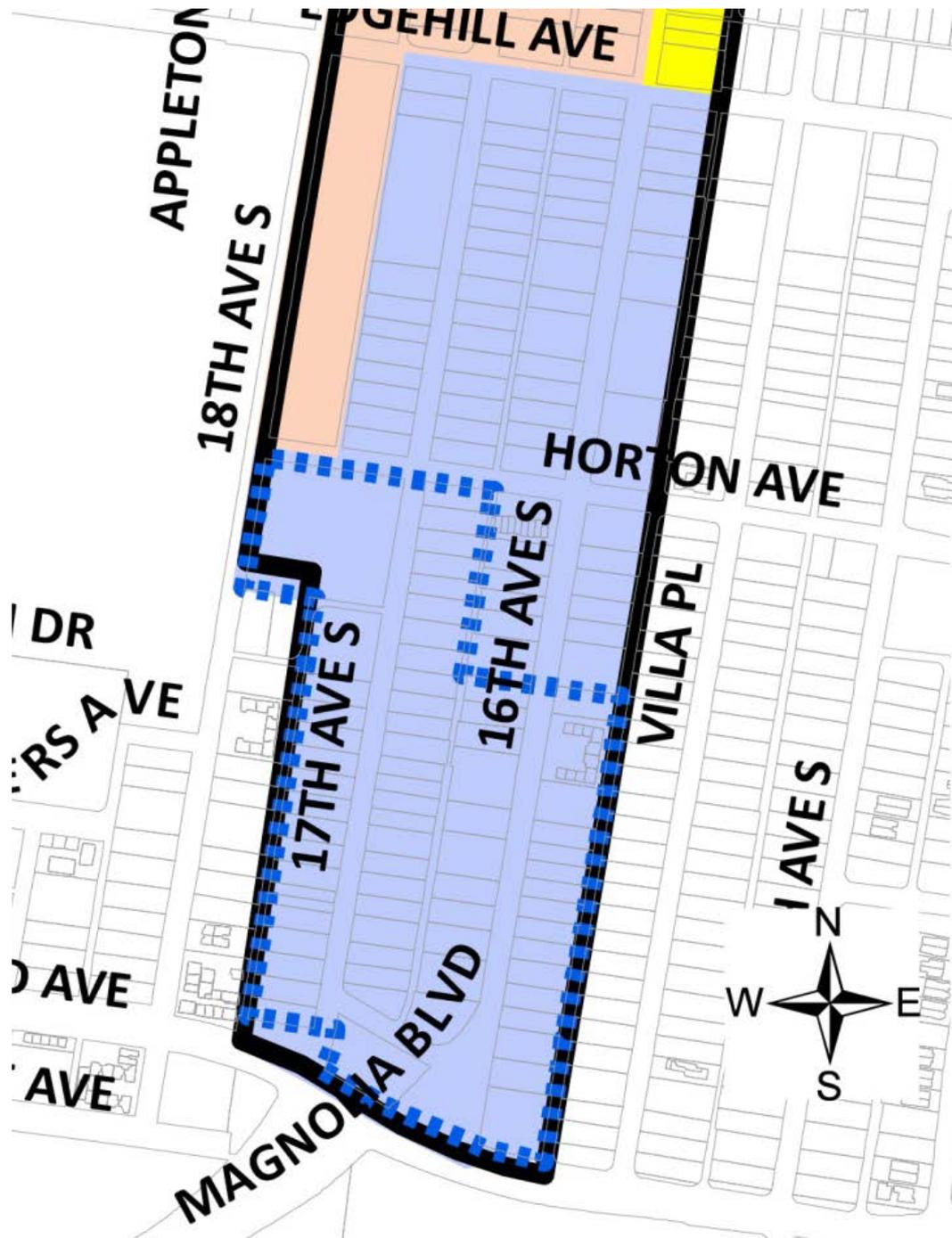
- 2a: up to 8 stories
- 2b: up to 5 stories



Music Row Special Policy Subdistrict

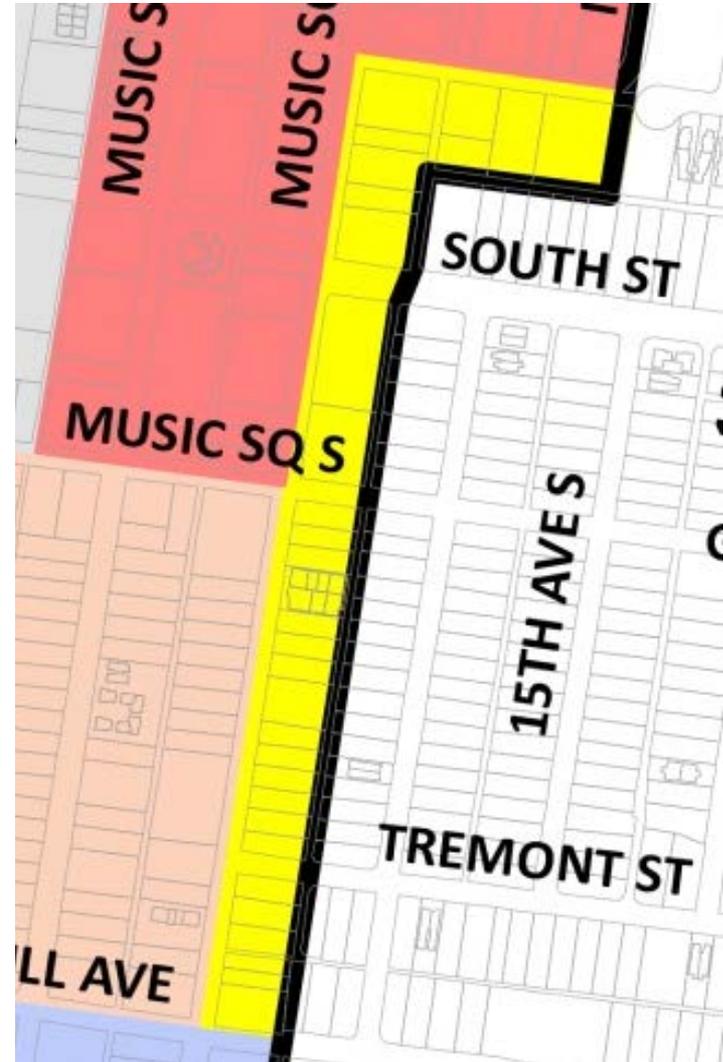
# Area 3

- Up to 3 Stories

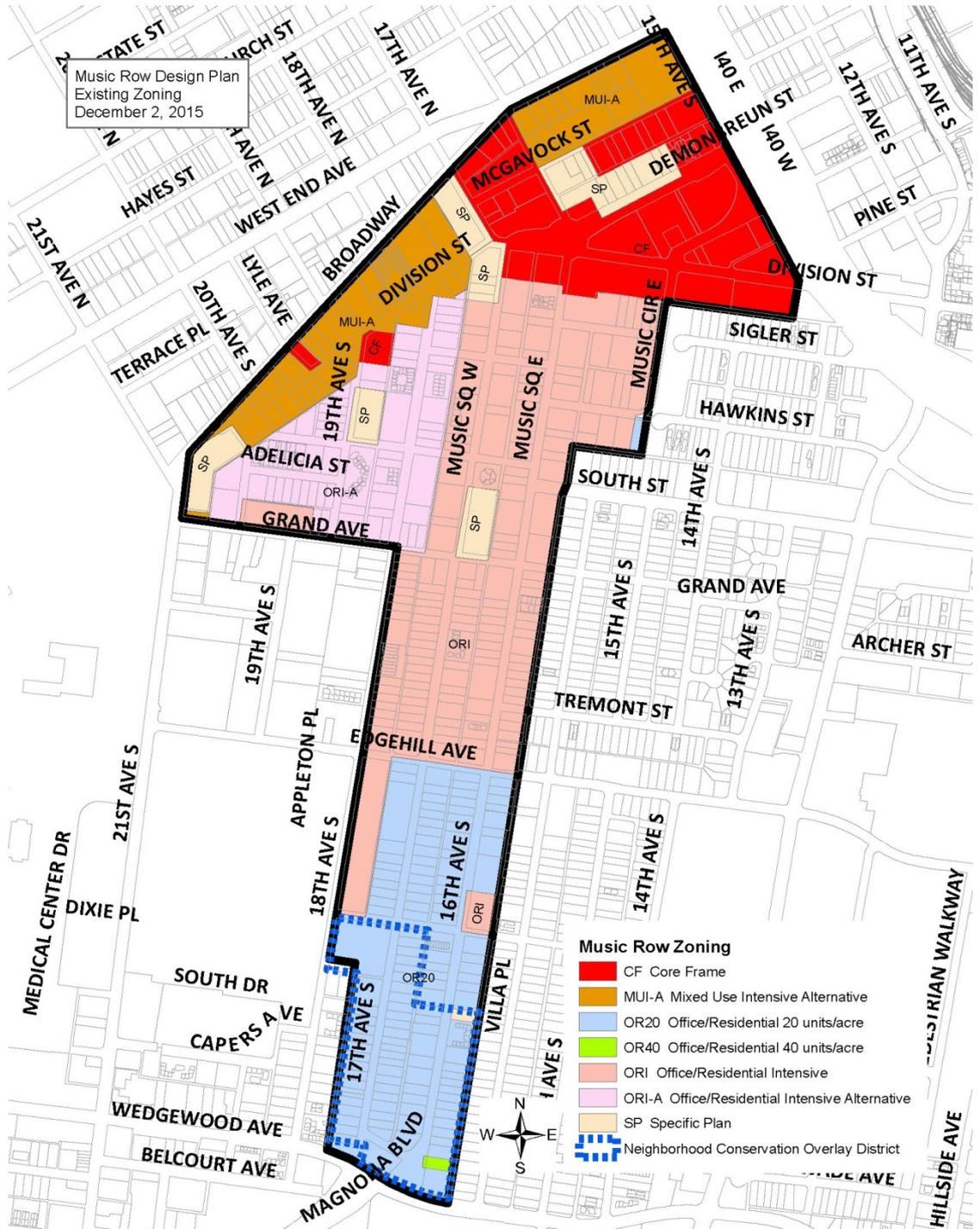


# Area 4

- Up to 3 Stories
- Sensitive transition into the Edgehill Neighborhood
- Would require change in zoning.



Music Row Design Plan  
Existing Zoning  
December 2, 2015



- Music Row Zoning**
- CF Core Frame
  - MUI-A Mixed Use Intensive Alternative
  - OR20 Office/Residential 20 units/acre
  - OR40 Office/Residential 40 units/acre
  - ORI Office/Residential Intensive
  - ORI-A Office/Residential Intensive Alternative
  - SP Specific Plan
  - Neighborhood Conservation Overlay District

# Preservation Incentive: Transfer of Development Rights

- Transfer of development rights from one property to another
- Development rights may be expressed as units per acre or floor area ratio
- Best for preserving historic buildings and open space
- Needs to be calibrated so that it makes sense for the market

# Building Design and Streetscape

- Sidewalks with Street Trees, and room for outdoor dining
- First Floor Active Uses (i.e. retail space on the first floor instead of parking garage)
- Screening Utilities
- Parking garage liner building (i.e. space that lines a first floor parking garage)
- Building Materials
- Signage
- Lighting

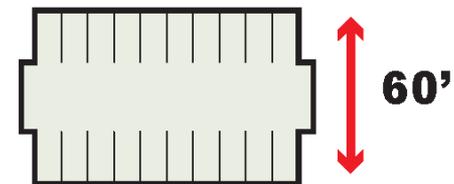
# Comparison of Lot Dimension to Standard Parking Bay

Typical Lot Dimension

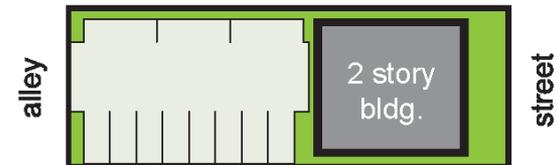


vs

Standard Parking Bay



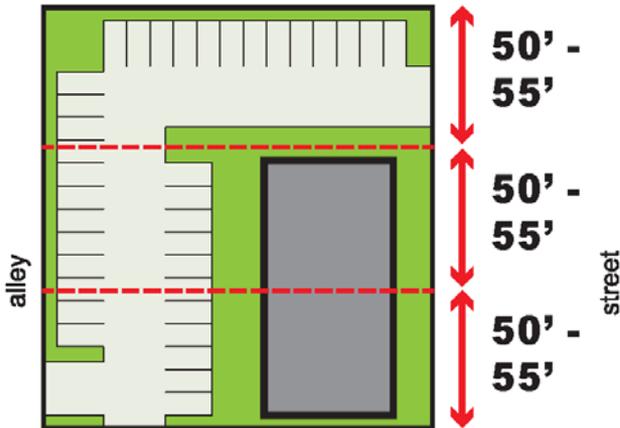
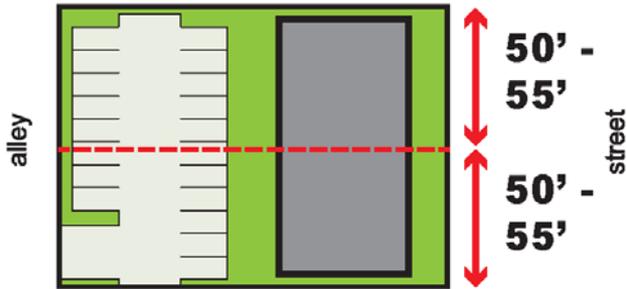
=



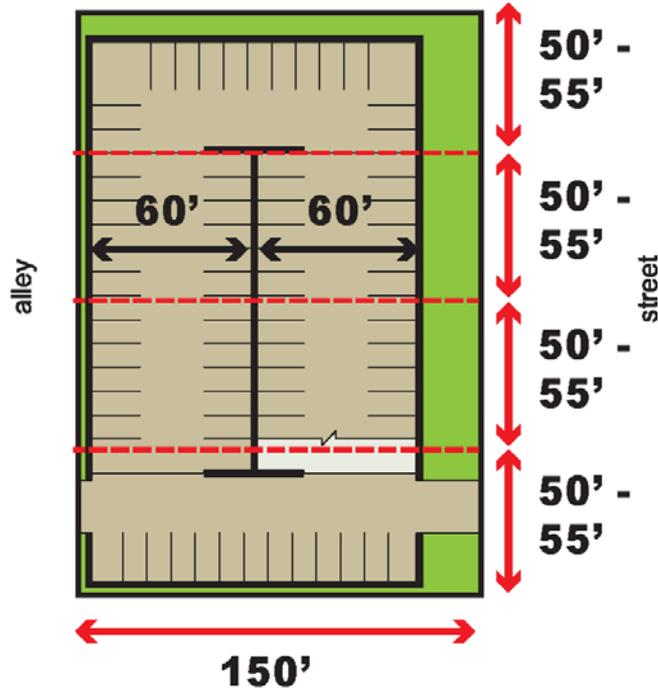
- Music Row parcels do not accommodate standard parking

# Surface Parking on Larger Lots

- Surface parking can be accommodated to the rear or to the side of the building

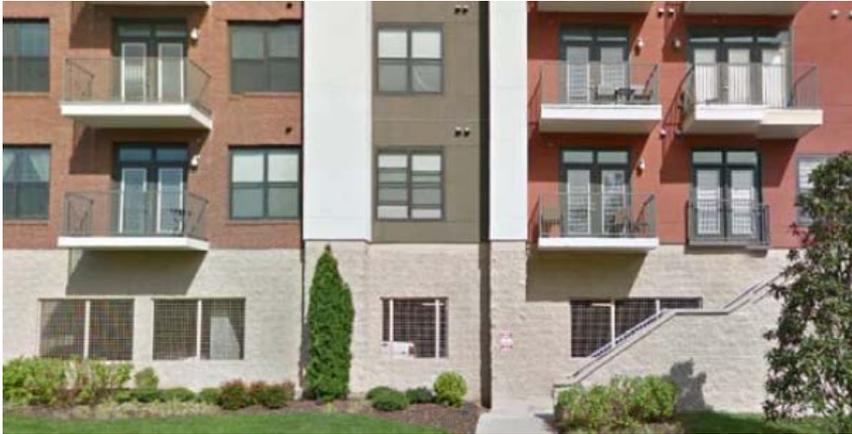
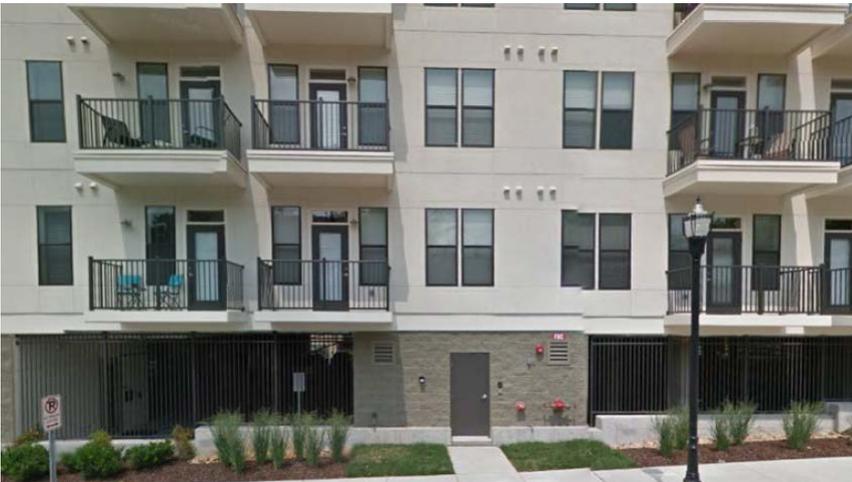


# Structured Parking on Larger Lots



- Under current zoning, standard structured parking bays would take up most of the depth of the lot
- Given setbacks, no room is left for “active use” at the street level

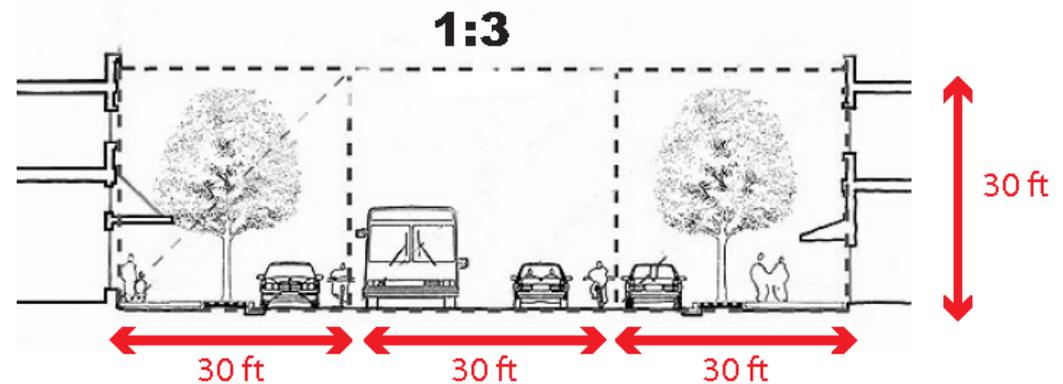
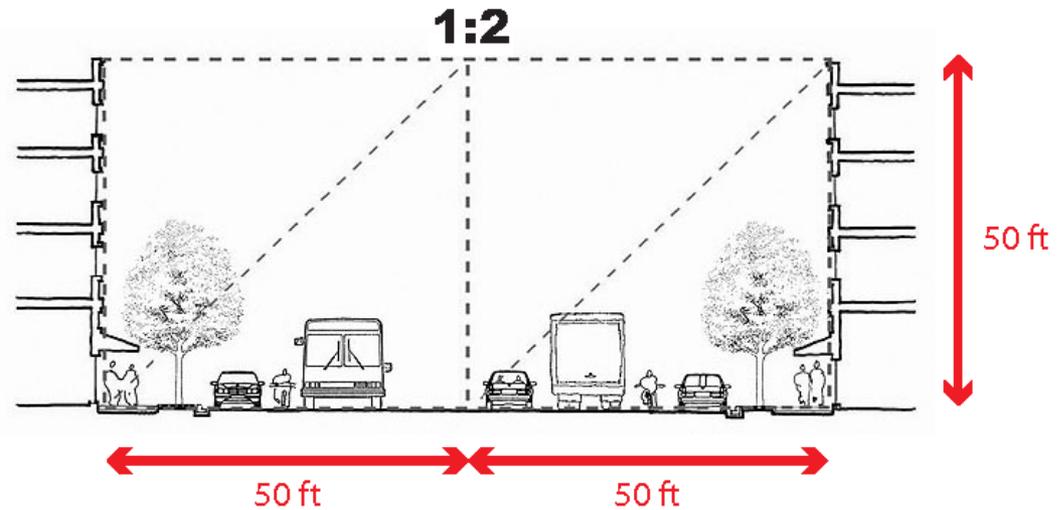
# Results of no active use along the street:



"dead space" at street level

## What is an appropriate scale?

- The ratio describes the proportion of building height to the width of right-of-way
  - (ROW includes street lanes, sidewalks, landscaping and setbacks)
- A comfortable proportion does not overwhelm the pedestrian and should be maintained at the street

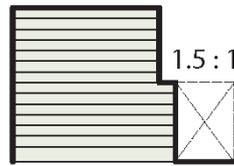


# What is appropriate scale?

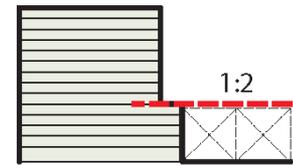
- Current zoning does not consider the proportion of the building height to the width of right-of-way
  - creates overwhelming proportions
- Recommended proportions would vary based on individual street ROW widths
  - Helps maintain scale of new development with existing structures
  - Maintains comfortable pedestrian experience along Music Row.

**Current Proportion**  
(based on zoning)

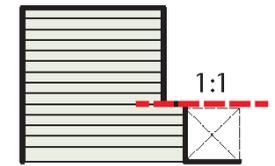
**Recommended Proportion**  
(based on ROW width)



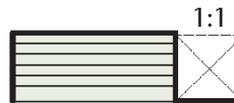
**MUI-A**  
7 stories (in 105 ft), 15 ft setback, 15 stories (in 150 ft)



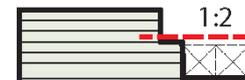
**Broadway**  
5 stories, 20 ft setback, 15 stories (in 150 ft)



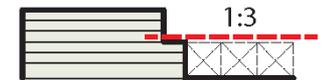
**Division St**



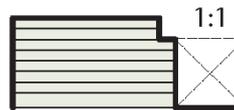
**CF**  
65 ft MAX



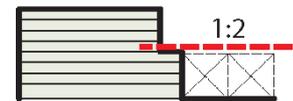
**Division St**  
3 stories, 20 ft setback, 65 ft MAX



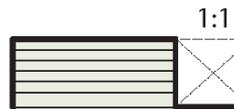
**Demonbreun St**



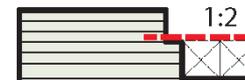
**ORI-A**  
65 ft, 15 ft step-back, 90 ft MAX



**18th Ave S, 18th Ave S, & 20th Ave S**  
4 stories, 20 ft setback, 90 ft MAX



**ORI**  
65 ft



**16th Ave S & 17th Ave S**  
(north of Edgehill Ave)  
3 stories, 15 ft setback, 65 ft MAX

or



**OR-20**  
3 stories (in 30 ft)



**16th Ave S & 17th Ave S**  
(south of Edgehill Ave)  
3 stories (in 30 ft)

# Next Steps

Meeting January 11, 2016 – Draft Plan

Happy Holidays!!