



District 32 Meeting
Draft Global Mall Area Master Plan
June 26, 2024

Tonight's Agenda

- Study Overview + Key Next Steps
- Community Engagement
- Draft Plan Recommendations

Study Overview

- **Purpose:** The Global Mall Area Master Plan will guide future development on the Global Mall site and in the surrounding area to achieve the community's vision, goals and objectives.
- **Impact:** If adopted, the Global Mall Area Master Plan will amend the Antioch-Priest Lake Community Plan.



Key Next Steps

- | | |
|---------|---|
| July 11 | Office Hours at Southeast Library <ul style="list-style-type: none">• Public comment period closes |
| July 15 | Public Hearing Draft posted to website |
| July 19 | Staff Report posted |
| July 25 | Metro Planning Commission meeting <ul style="list-style-type: none">• Public hearing & vote on policy plan• Public hearing & vote on specific plan (SP) rezoning |
| Aug 6 | 2 nd Reading/Public Hearing of SP bill at Council |
| Aug 20 | 3 rd Reading of SP bill at Council |

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Community Engagement

VISION

Transform the mall site and study area into a lively mixed-use, walkable center and regional destination that enriches quality of life, expands economic and life-path opportunities, and celebrates diversity and shared community for Antioch, Nashville, and the greater region.



30+

Stakeholder Meetings

with local community groups, leaders, and institutions within the Global Mall area and in greater Nashville.



900+

Comments Received

at three community workshops, the project website, write-in comments at pop up events, and survey responses.



1,200+

Community Members Reached

through three community workshops, pop ups at local events, businesses, and community organizations, Metro Council District 32 meetings, the project website, and through a Community Ambassador Program.

COMMUNITY FEEDBACK

“We need greenspaces, a farmers market, multi-cultural arts and event space, safe space to walk and bike, access to affordable healthcare that can support multiple languages, and more affordable housing.”

“We have Slim and Huskies close by. I would love more opportunities for local food vendors, maybe a food truck park or an indoor restaurant space similar to Hunter Station.”

“This parking lot is not safe. My kids play hockey here, and there are no safe (or identified) walkways through the parking lot.”

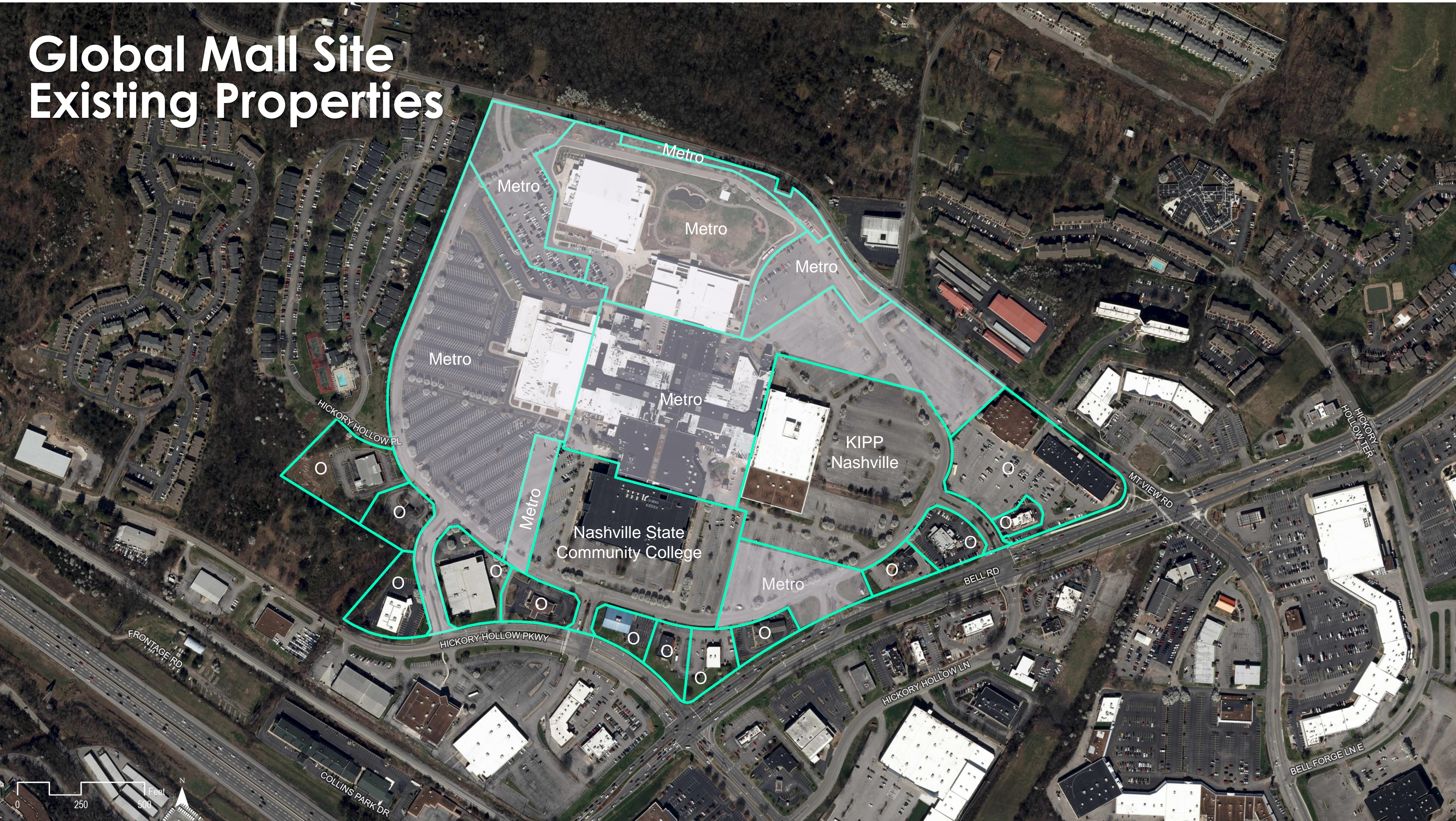
“More bike lanes, especially bike lanes with vertical delineators or true concrete-protected bike lanes. Less sharrows. They do not add any amount of safety for cyclists.”

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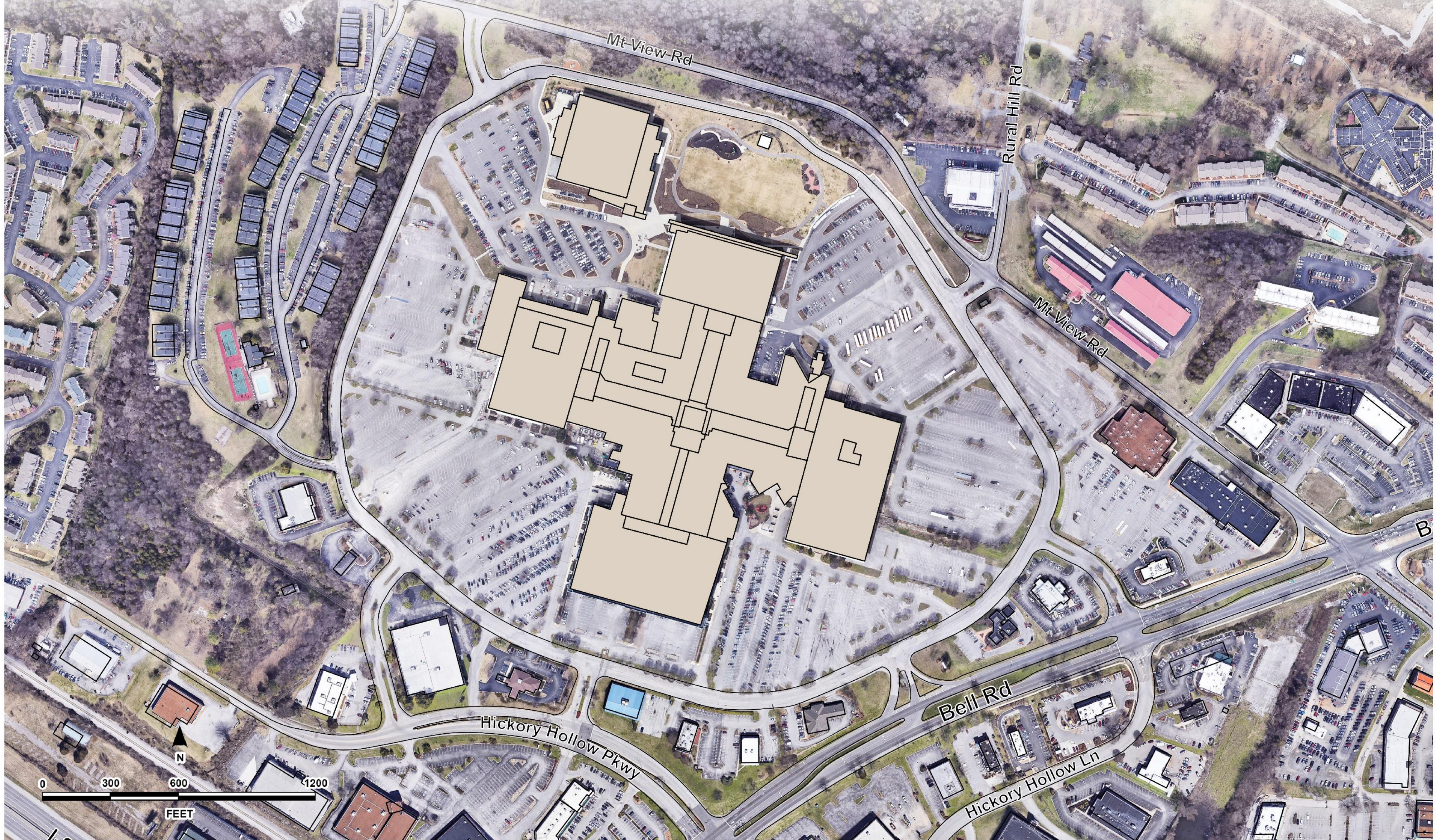


Draft Plan Recommendations

Global Mall Site Existing Properties



EXISTING SITE PLAN

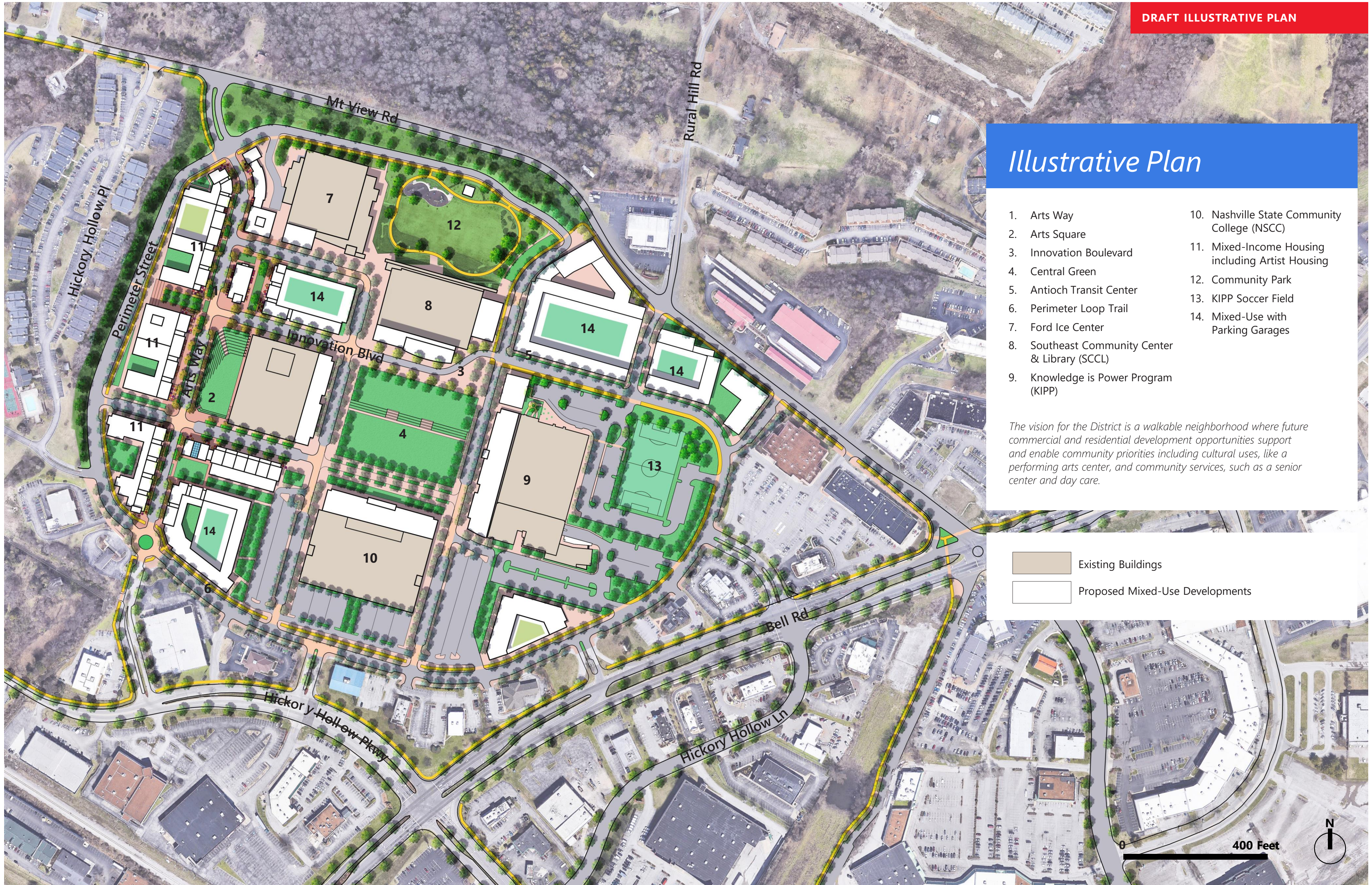


Illustrative Plan

- 1. Arts Way
- 2. Arts Square
- 3. Innovation Boulevard
- 4. Central Green
- 5. Antioch Transit Center
- 6. Perimeter Loop Trail
- 7. Ford Ice Center
- 8. Southeast Community Center & Library (SCCL)
- 9. Knowledge is Power Program (KIPP)
- 10. Nashville State Community College (NSCC)
- 11. Mixed-Income Housing including Artist Housing
- 12. Community Park
- 13. KIPP Soccer Field
- 14. Mixed-Use with Parking Garages

The vision for the District is a walkable neighborhood where future commercial and residential development opportunities support and enable community priorities including cultural uses, like a performing arts center, and community services, such as a senior center and day care.

Existing Buildings
 Proposed Mixed-Use Developments

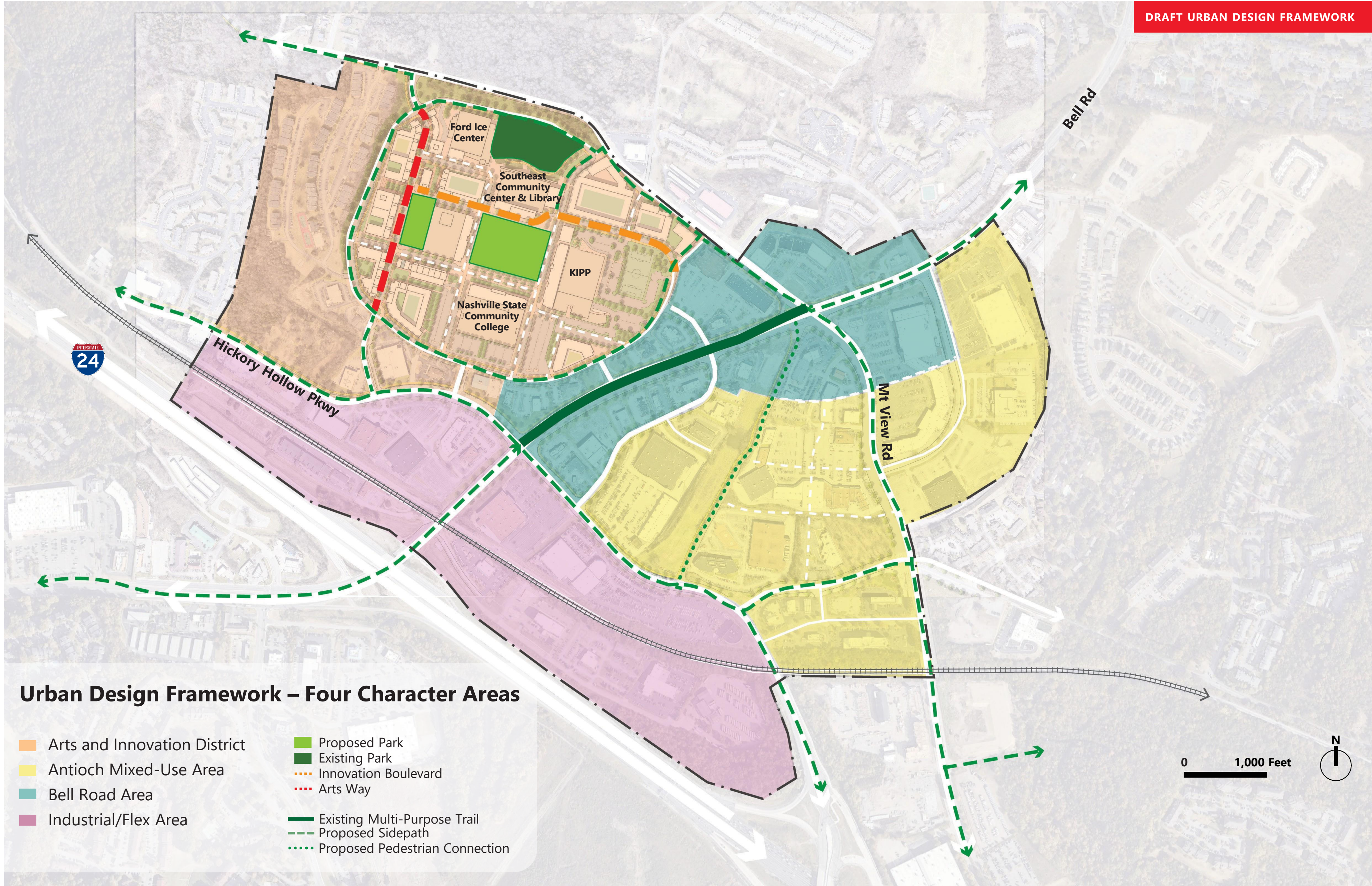


Key Objectives

- ▶ **Transit Center** – Develop a new regional transit center on the mall site, following the master plan’s vision and guidelines.
- ▶ **Plan Framework** – Use the master plan to evaluate and prioritize blocks where public uses and interests should be preserved.
- ▶ **Public-Private Partnerships** – Pursue partnerships with private and non-profit entities to ensure community services, such as a day care center, senior center, business incubator, and coworking space, are included in the mall site’s redevelopment.
- ▶ **Perimeter Loop and Regional Trail System** – Ensure future development includes a shared-use path on the site’s perimeter street that can serve as an important connection in the emerging regional trail system.
- ▶ **Bell Road Improvements** – Continue efforts to improve the multimodal infrastructure and overall safety of Bell Road, including the interchange area.
- ▶ **Cultural Use** – Identify a potential site where a cultural use, such as a performing arts center, could be incorporated into a development plan.
- ▶ **Infrastructure and Resiliency** – Develop an open space and streetscape plan that includes public art as a key component and explore the creation of a business improvement district (BID) to manage and program public spaces and shared parking.



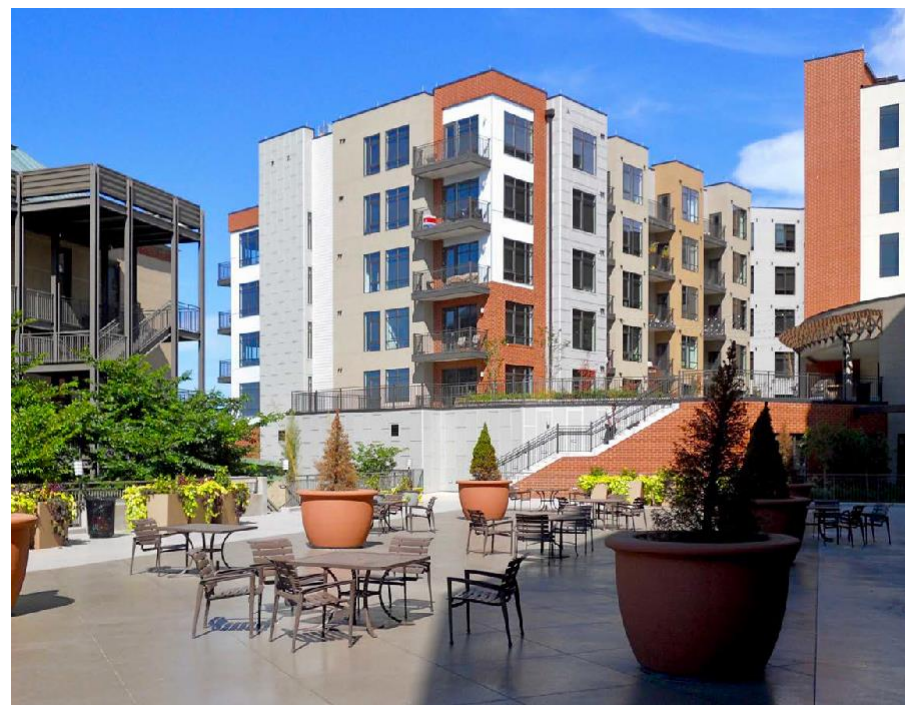
The district will once again become a local and regional draw ... that prioritizes a range of amenities including parks and schools, as well as a public library, community center, ice rink, and transit center.



DRAFT DESIGN GUIDELINES

POTENTIAL OPPORTUNITIES

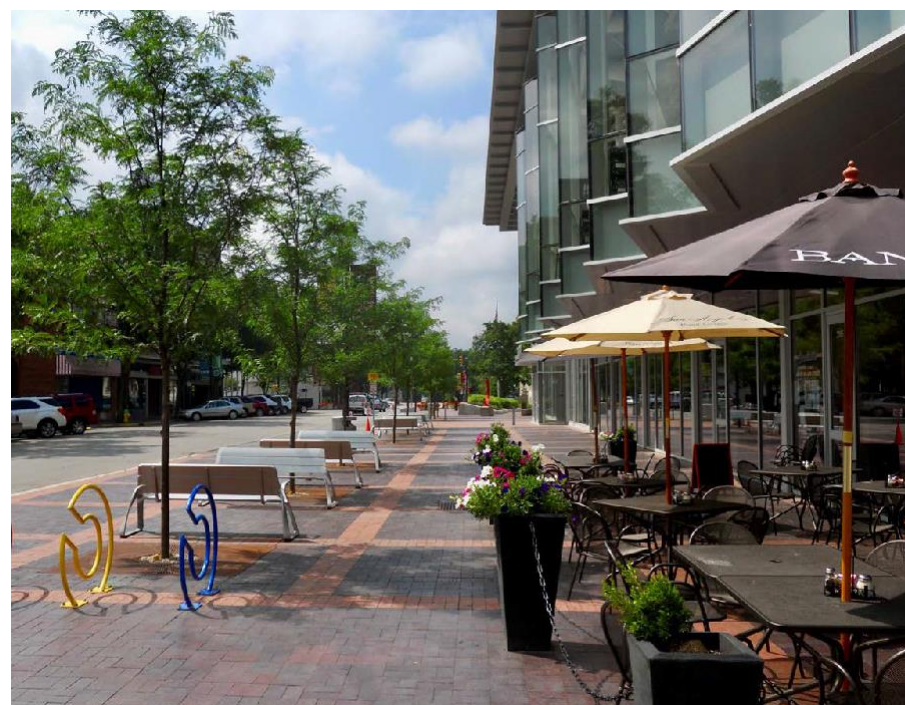
Character Area #1 - Global Mall



Building Heights (4-7 stories)



Large Public Square

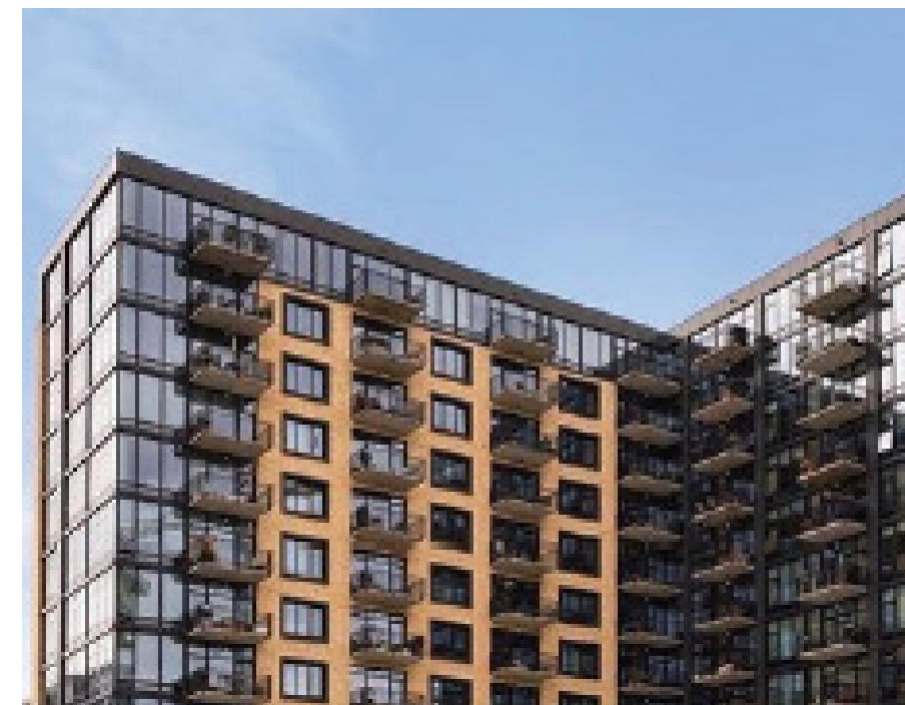


Sidewalks & Outdoor Dining

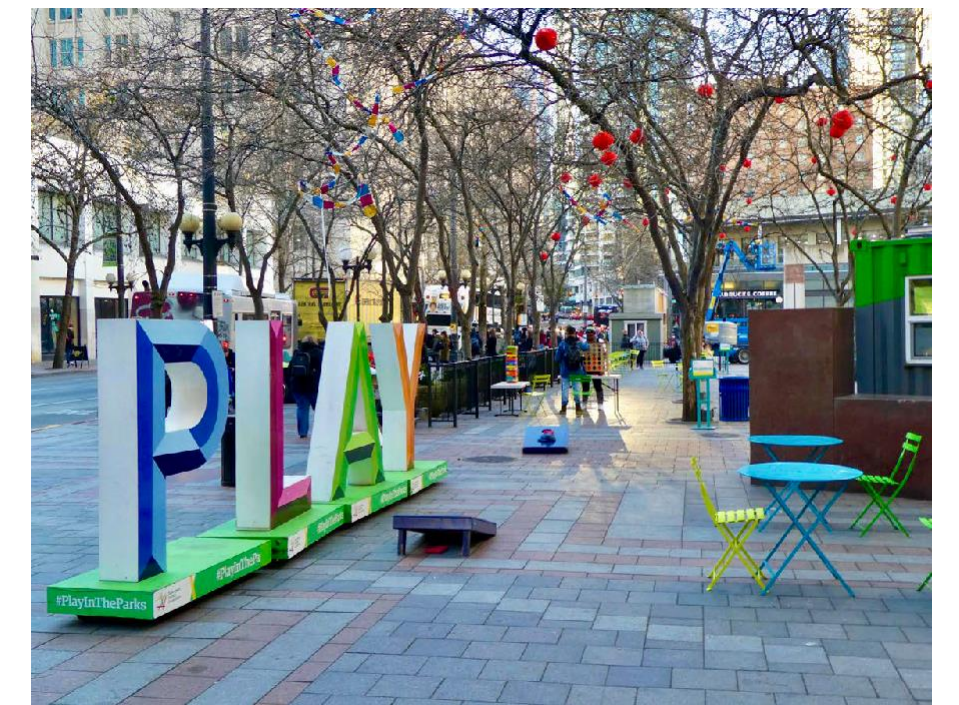


Protected Bike Lanes

Character Area #2 - Bell Road



Building Heights (5-12 stories)



Small Public Plazas



Midblock Pedestrian Connections



Sidepaths

DRAFT DESIGN GUIDELINES

POTENTIAL OPPORTUNITIES

Character Area #3 - Antioch Mixed Use



Building Heights (4-7 stories)



Midblock Pedestrian Connections



Sidewalks & Outdoor Dining



Sidepaths

Character Area #4 - Antioch Flex



Building Heights (1-7 stories)



Midblock Pedestrian Connections



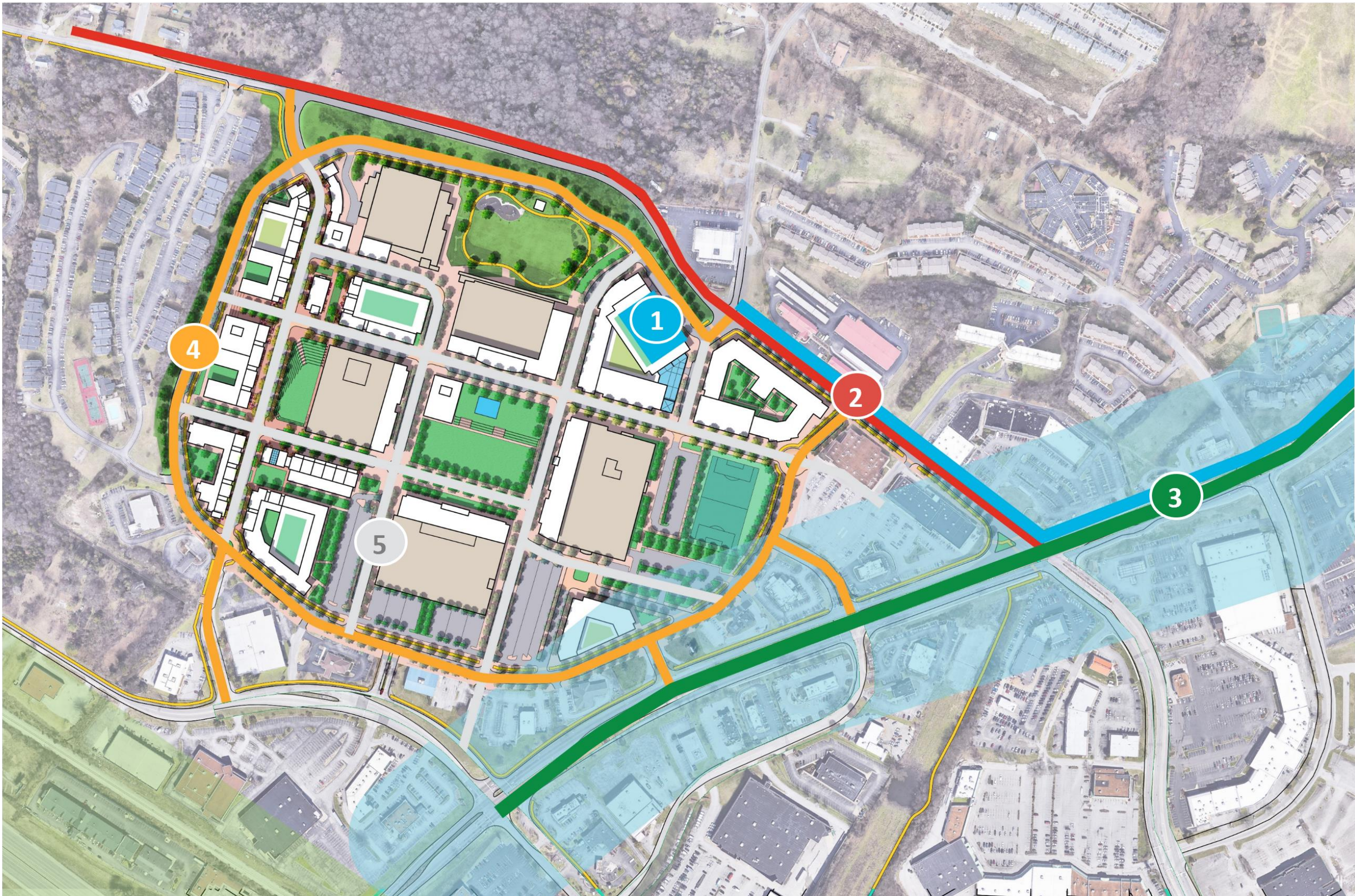
Sidewalks & Landscape Buffer

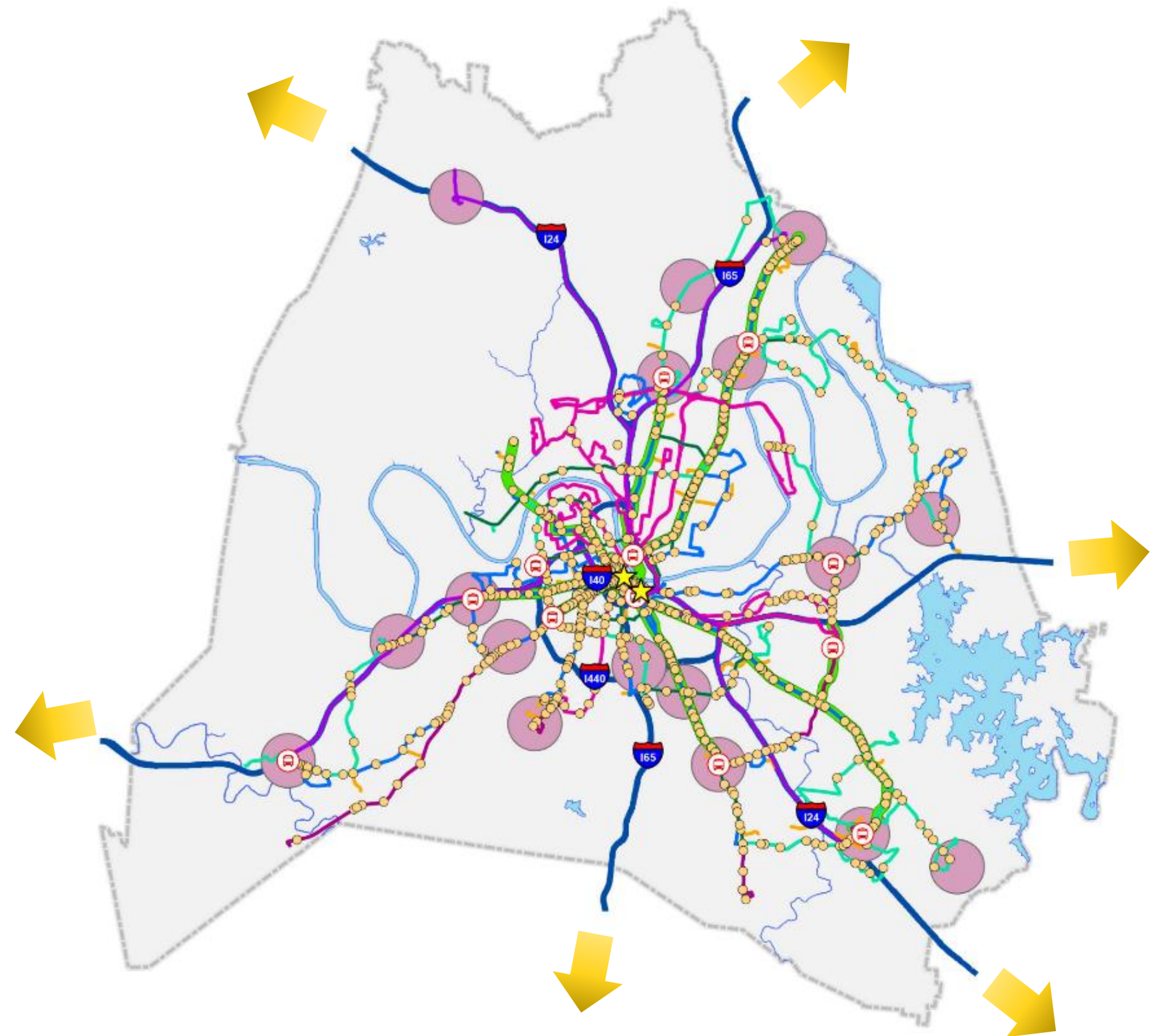


Sidepaths

DRAFT MOBILITY RECOMMENDATIONS

- 1 Antioch Transit Center
- 2 Mt. View Road complete street enhancements
- 3 Bell Road improvements
- 4 Mall Site Perimeter Street improvements
- 5 Arts & Innovation District internal street network
- 6 Long-range street connections across study area
- 7 Connects to Mill Ridge Park/Century Farms
- 8 Last-mile connectivity enhancements
- 9 Major Access Study





CHOOSE
HOW YOU
MOVE



nashville.gov/transit

	Sidewalks		Service
	Signals		Safety



Questions?

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