

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.



Stakeholder Meetings

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



Comments Received

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



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

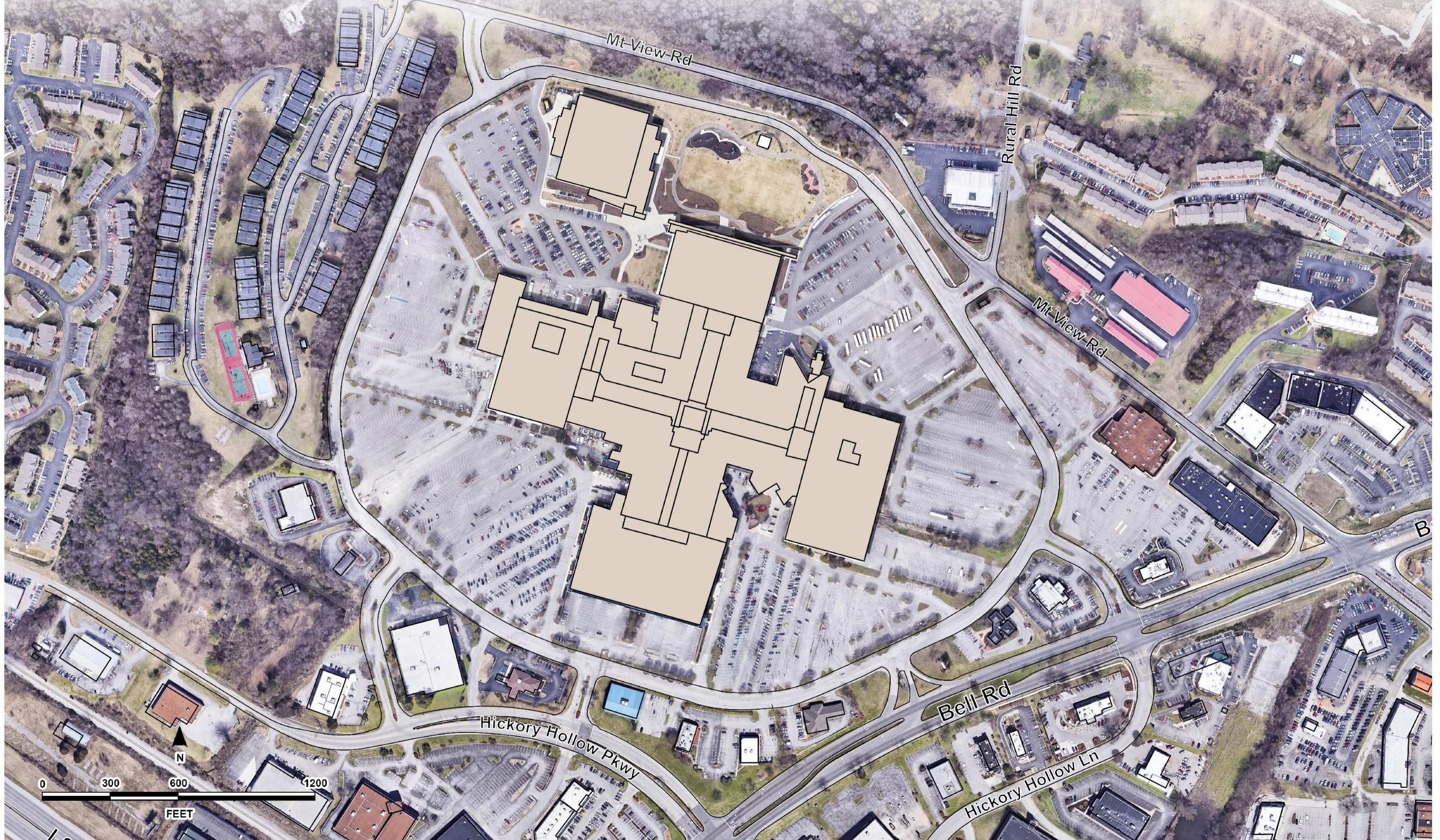
“We need greenspaces, a farmers market, multi-cultural arts and event space, safe space to walk and bike, access to affordable healthcare that can support multiple languages, and more affordable housing.”

“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.”

EXISTING SITE PLAN

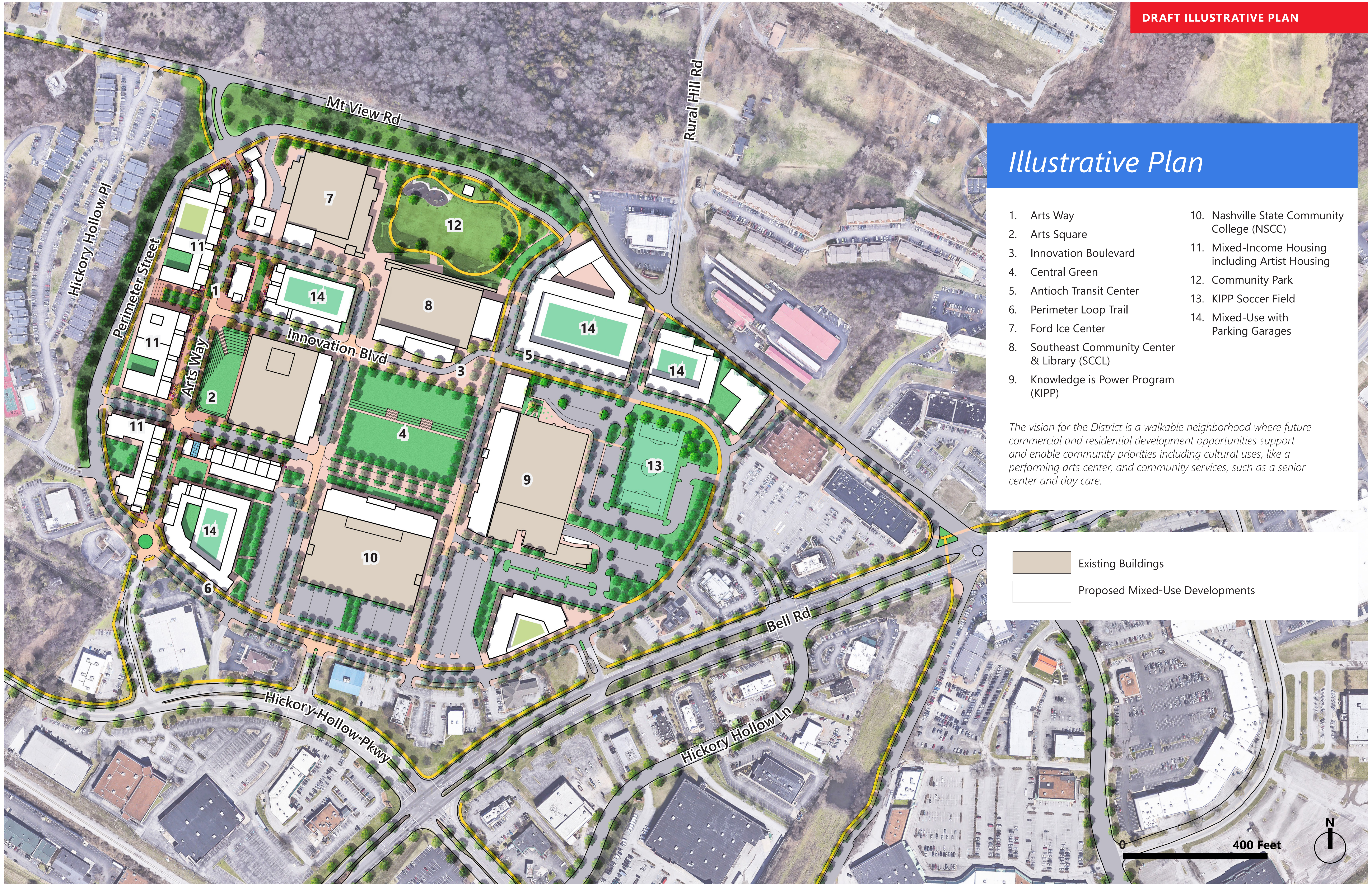


Illustrative Plan

- 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



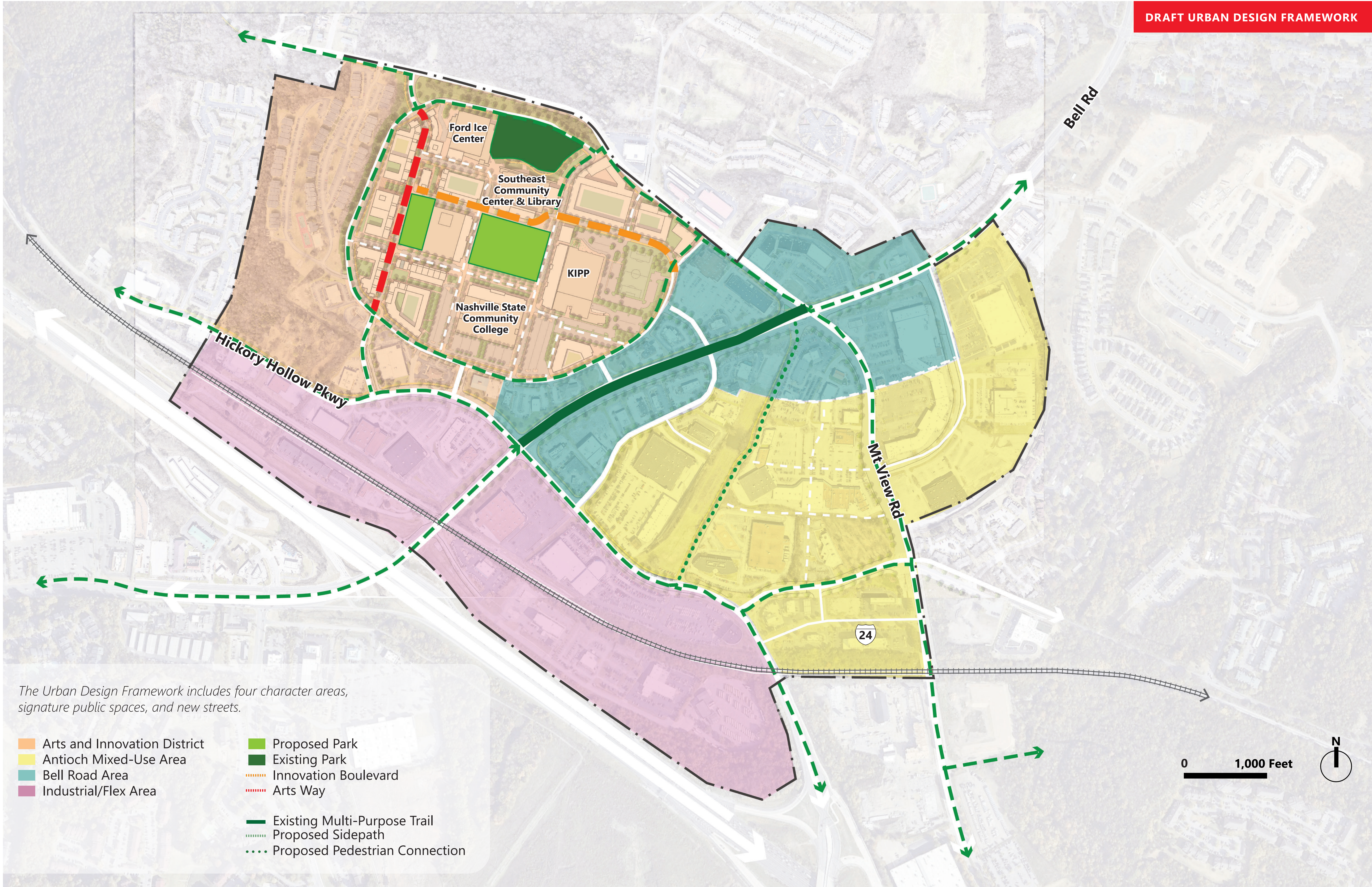
Key Objectives

- ▶ **Transit Center** – At the earliest phase of development, Metro and WeGo should coordinate on developing a new regional transit center on the mall site, following the master plan’s vision and design guidelines.
- ▶ **Plan Framework** – Metro should use the master plan vision to evaluate and prioritize blocks where public uses and interests are required to be preserved, such as the transit center, and ensure such uses are protected throughout the phases of development. Other parcels may be evaluated for individual or multiple private development agreements.
- ▶ **Public-Private Partnerships** – Metro Nashville should actively pursue partnerships with private and non-profit entities to leverage their strengths and resources and ensure community services, such as a day care center, senior center, business incubator, and coworking space, are included in the mall site’s redevelopment. Metro should further devise a development strategy that includes three key factors: (1) how can the city take advantage of demand generated from current uses on the mall site; (2) how can the city tap into strategic drivers that shape the local economy, including local universities, health care, and the like? and, is there an opportunity for the mall site to meet some of those needs? (3) in all instances a residential development component should be devised to drive investment in the site and meet the goals for a walkable, livable community.
- ▶ **Perimeter Loop and Regional Trail System** – Metro Nashville should ensure future development includes a shared-use path on the site’s perimeter street that can serve as an important connection or hub in the emerging regional trail system, linking Mill Ridge Park to Antioch Park as well as local schools, greenways, and other neighborhood parks.
- ▶ **Bell Road Improvements** – In partnership with TDOT and CSX, NDOT should continue their efforts to improve the multimodal infrastructure and overall safety of Bell Road, including the interchange area.
- ▶ **Cultural Use** – Metro Nashville should identify a potential site where a cultural use, such as a performing arts center, could be incorporated into a development plan and pursue private and non-profit partnerships for such an opportunity.
- ▶ **Infrastructure and Resiliency** – Metro should develop an open space and streetscape plan that includes public art as a key component and explore the creation of a BID or other entity to manage and program public spaces. Additionally, consider whether a district management entity should coordinate shared parking across the site and identify strategies to improve overall environmental performance with an emphasis on long-term resiliency.



DRAFT KEY OBJECTIVES

The district will once again become a local and regional draw. Instead of a shopping mall, residents and visitors will be able to live in or visit a walkable mixed-use neighborhood that prioritizes a range of amenities - including parks and schools, as well as a public library, community center, ice rink, and transit center.

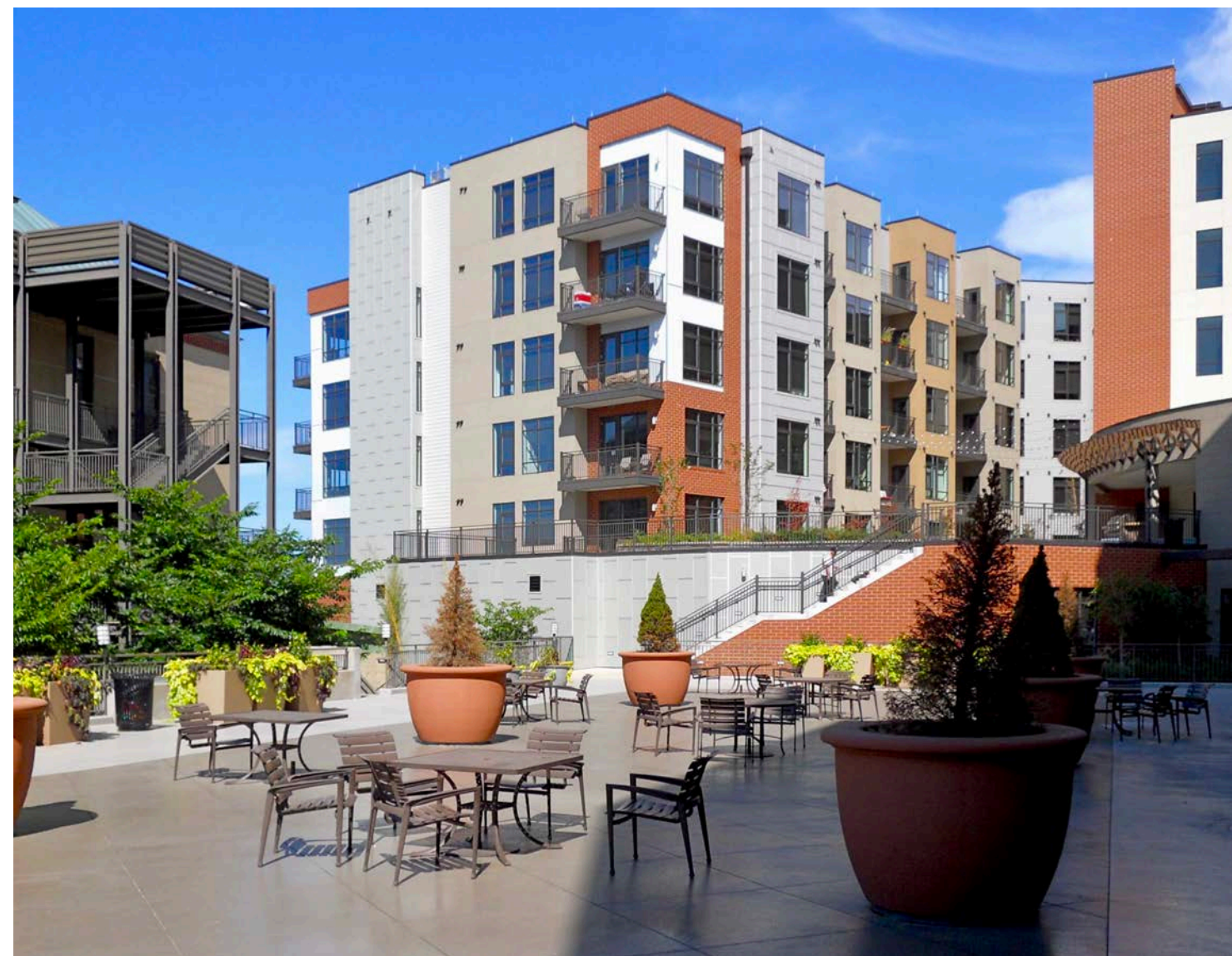


DRAFT DESIGN GUIDELINES

POTENTIAL FUTURE OPPORTUNITIES

Character Area #1 - Global Mall

Character Area #2 - Bell Road



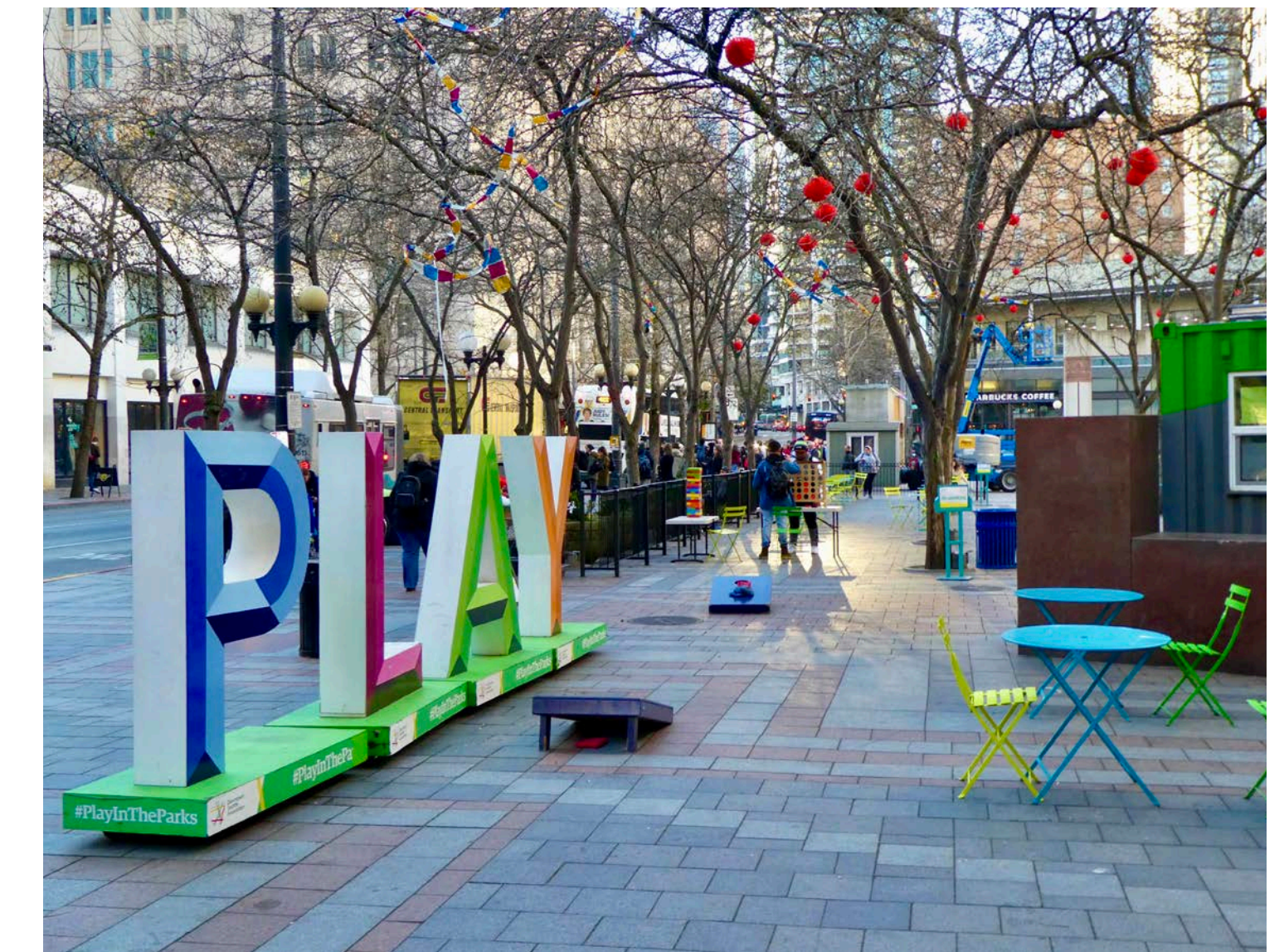
Building Heights (4-7 stories)



Large Public Square



Building Heights (5-12 stories)



Small Public Plazas



Sidewalks & Outdoor Dining



Protected Bike Lanes



Midblock Pedestrian Connections



Sidepaths

DRAFT DESIGN GUIDELINES

POTENTIAL FUTURE OPPORTUNITIES

Character Area #3 - Antioch Mixed Use

Character Area #4 - Antioch Flex



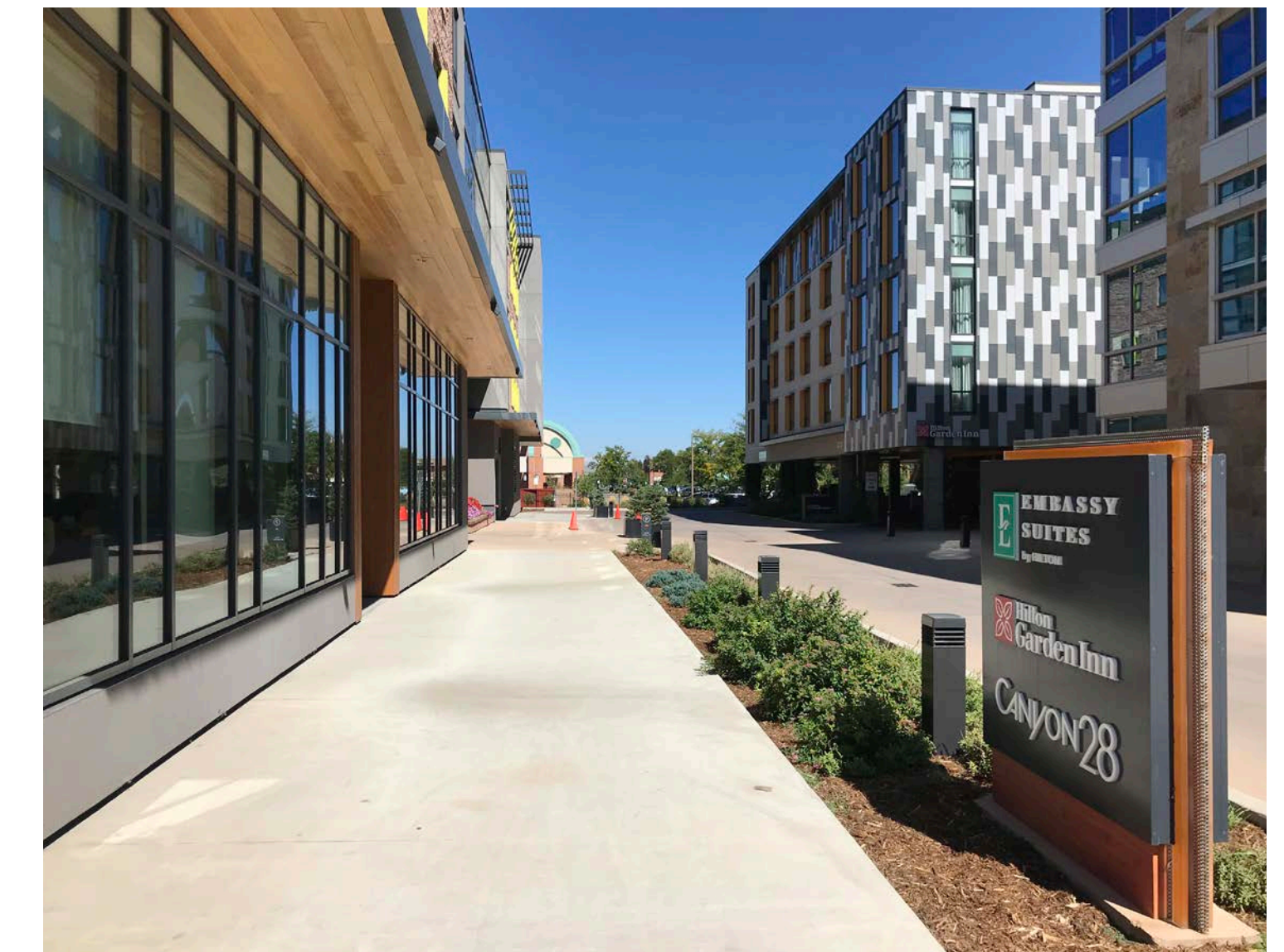
Building Heights (4-7 stories)



Midblock Pedestrian Connections



Building Heights (1-7 stories)



Midblock Pedestrian Connections



Sidewalks & Outdoor Dining



Sidepaths



Sidewalks & Landscape Buffer



Sidepaths