

Arts Center Redevelopment District

OBJECTIVES AND ACCOMPLISHMENTS

Agenda

History of Arts Center District

Existing Goals and Objectives

Future of Arts Center

Online Activity—go to [Menti.com](https://www.menti.com)

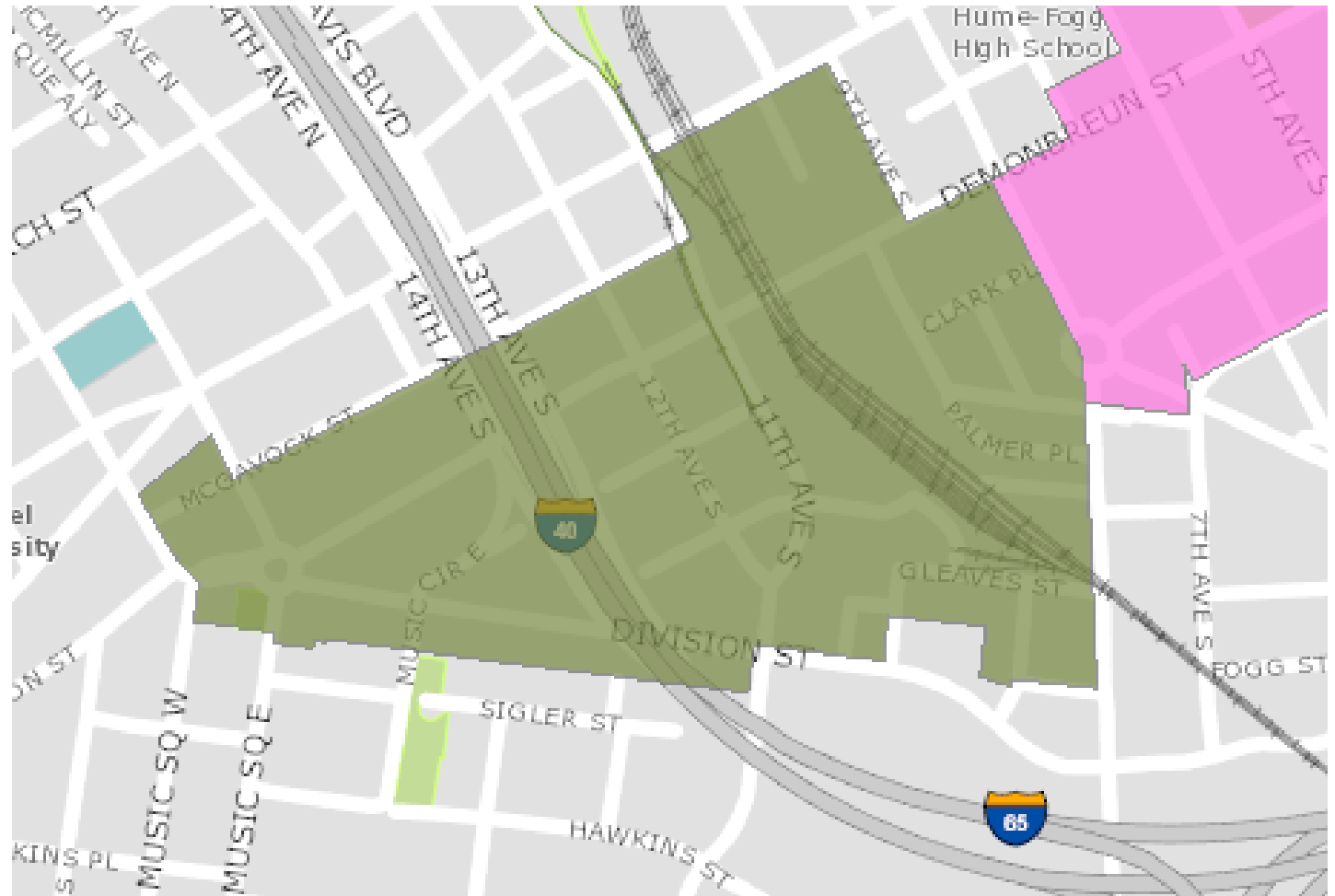
Next Steps

Arts Center

Established in 1998; ends in 2040

1999 Total Appraised Values: \$109 million

2021 Total Appraised Values: \$2,453 million



Arts Center Redevelopment District Map



Objective A: Harmonious Land Use Patterns

Establish harmonious land use patterns and provide sites adequate for the planned development of new cultural, commercial, mixed use, and residential uses.

- Land use restrictions
- Adult entertainment removed
- Mixed-use development
- Examples: Element Apartments, 1201 office building, Gulch Crossing



Objective B: Redevelopment of Project Area

Provide for redevelopment of the Project Area, wherein non-conforming or deleterious land uses and the present subdivision and ownership of land precludes the orderly assemblage and desired changes in the use of land.

- Examples: Gulch master plan, Laurel House, Gulch Crossing, The Frist



Objective C: Eliminate Substandard Buildings

Eliminate substandard buildings through acquisition and demolition or through a conservation program for the rehabilitation of existing structures where feasible and compatible with the Land Use Map.

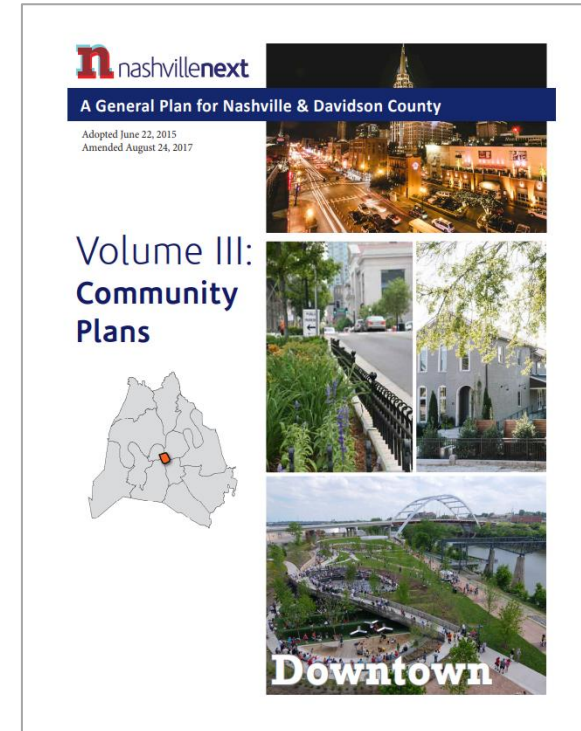
- Examples: 404 Kitchen building, Mercury Building, Turnip Truck, Two Old Hippies, Lucchese Boot Maker



Objective D: Change land use or intensity

Clear and provide for redevelopment of portions of the Project Area in which a change in type or intensity of land use is necessary. Within these areas it may be required, and is within the objectives of this Plan, that certain buildings, which are not structurally substandard, be acquired and demolished.

- NashvilleNext Downtown Community Plan
- Downtown Code (DTC)



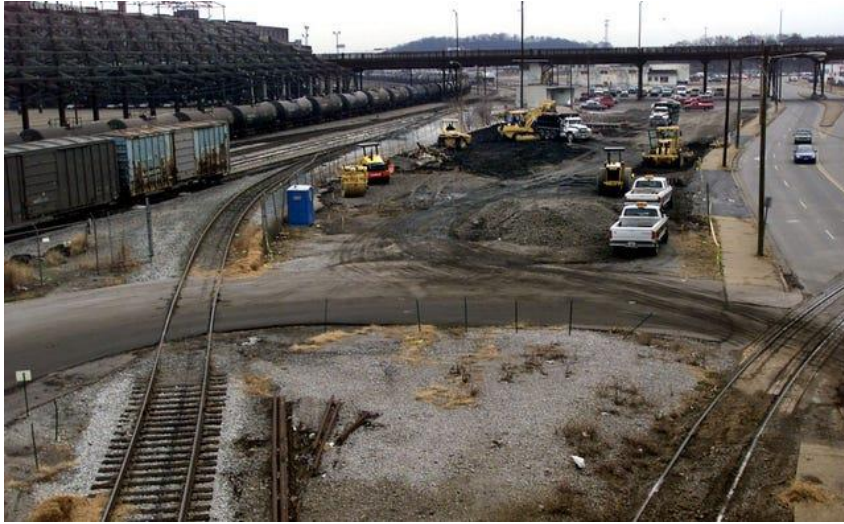
Objective E: Establish Standards and Guidelines

Establish standards and guidelines for the redevelopment and continued use of the area which will assure adequate light, air, open-space, off-street parking, and the future stability of the entire area through quality development.

- All projects involving exterior changes must be approved by the Design Review Committee (DRC) before receiving permit approval.
- A landscaping plan is also required to be submitted to the DRC for approval.
- Signage guidelines
- Music Row Urban Design Overlay

Objective F: Provide for Relocation of Businesses

Provide for the relocation of businesses where necessary to accomplish the objectives of the Plan.



Objective G: Eliminate and Prevent Blight

Eliminate and prevent the recurrence of blight.

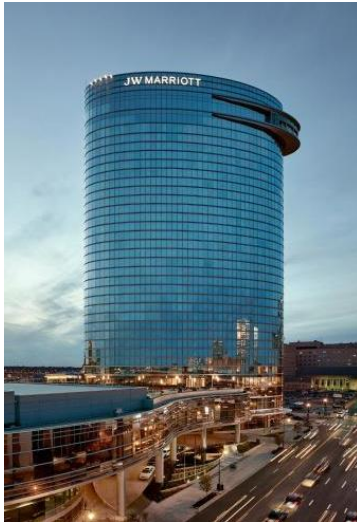


- Numerous parking lots
- Unused parcels
- Train yard
- Public art installed
- Hotels, restaurants, bars



Objective H: Eliminate Underutilized Land

Eliminate vacant and underutilized land by monitoring development and taking actions necessary to encourage effective and desirable uses of land in accordance with the Plan.



- NashvilleNext Downtown Community Plan
- Examples: Gulch Crossing, Velocity Apartments, Thompson Hotel, JW Marriott

Objective I: Provide for Layout of New Streets

Provide for the layout of new streets, pedestrianways, parking facilities and other public improvements necessary to support the redevelopment of the area.

- Construction of Pine Street connecting Gleaves Street to 11th Avenue South
- Pedestrian connectivity from the Gulch up to Demonbreun Street
- Realigned 11th Avenue & 12th Avenue intersection



Objective I: Provide for Layout of New Streets

Provide for the layout of new streets, pedestrianways, parking facilities and other public improvements necessary to support the redevelopment of the area.

- New parking garages along 11th Avenue South
- MDHA investment in Gulch streetscape and infrastructure improvements
- Wide sidewalks providing adequate space and safety for pedestrians
- Major & Collector Street Plan

Objective J: Enhance Historic Resources

Enhance the historic resources represented by structures in the Project Area including but not limited to the Union Station, Train Shed, Baggage Building, U. S. Post Office, and Cummins Station.

- Frist Art Museum converted from U.S. Post Office
- Union Station Hotel converted from train station



Objective K: Promote Future Use of Railroad

Promote the long-term future use of the railroad gulch as a transit or open space corridor, trail, and/or bikeway as future studies and needs may require.

- Construction of Division Street bridge over railroad with bike lanes and pedestrian pathways connecting to the Gulch
- Acquired and developed excess land from CSX, open space developed behind new buildings

Objective L: Discourage Adult Entertainment

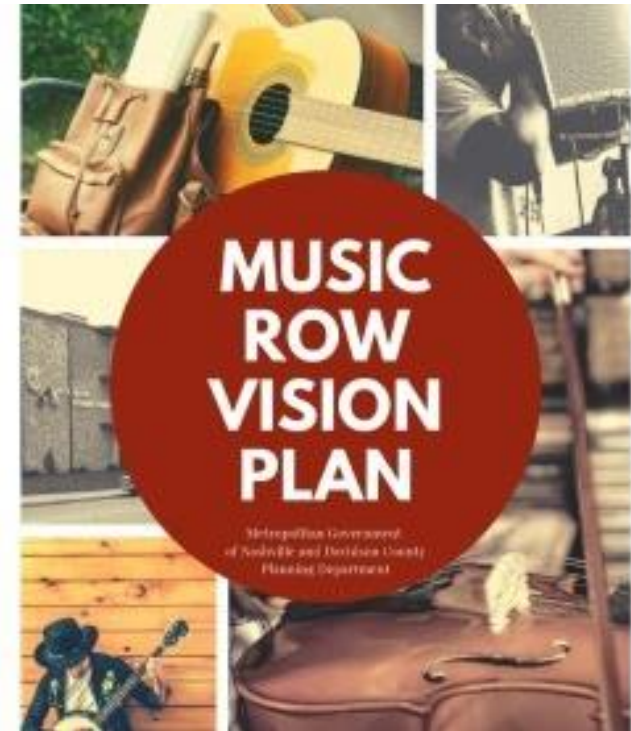
Discourage the proliferation of adult entertainment businesses by not including such establishments in the list of permitted uses in Section C. 2. a of the Land Use Plan.

- Adult entertainment venues are not a permitted use under the Redevelopment Plan
- Déjà Vu was acquired and relocated outside the redevelopment district

Objective M: Promote Viability of Music Row

Promote the long-term use and viability of the area in the Demonbreun Street vicinity, west of interstate 40, in a manner consistent with the growth of the Music Row office market and ancillary uses that support the music industry.

- Music Row Vision Plan
- Widened sidewalks
- Added bike lanes
- Public garage for retail spaces



Objective N: Connect Music Row to Arena

Connect the Music Row vicinity with the Arena Campus and other downtown venues through design and corridor enhancements, promotional events targeting tourists, and compatible land uses along Demonbreun and adjoining streets.

- Music Row Vision Plan and constructed Music Row Roundabout
- Major & Collector Street Plan
- nMotion Strategic Transit Master Plan
- Downtown Code (DTC)

Next Steps

Next meeting:

Wednesday, February 2, 2022

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