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# **Revering the Past – Rebuilding a Vital Community:**

**A new day for an old community in  
Northeast Nashville**

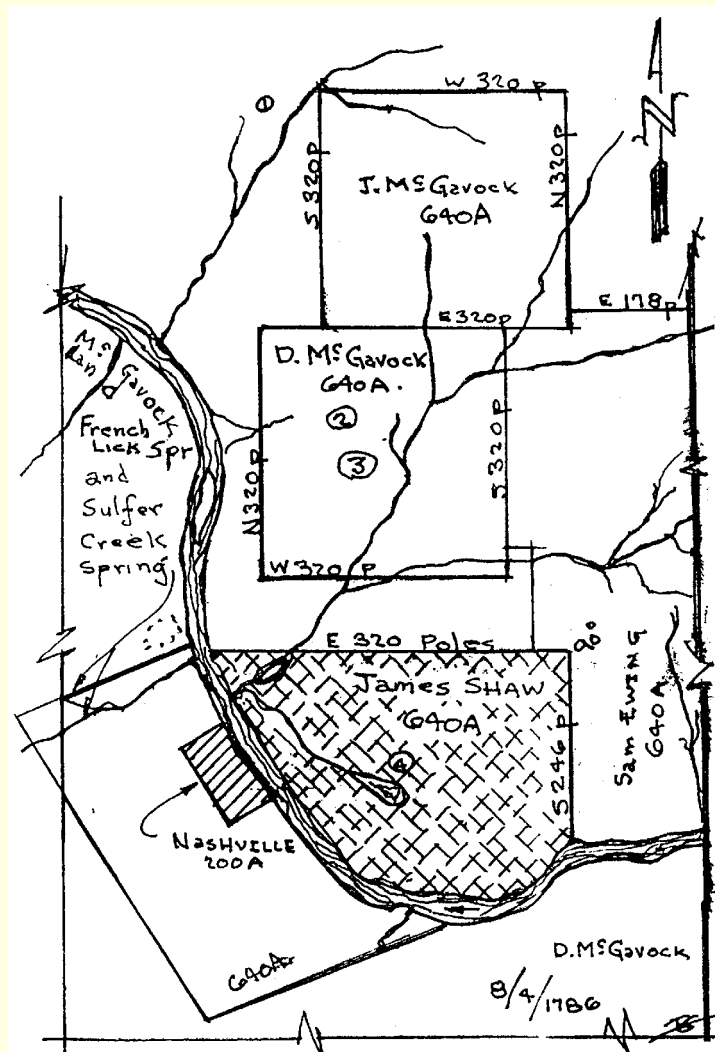
# Open Land - A brief history of courageous, optimistic pioneers

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# First Map of Nashville?



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# Open Land - A brief history of courageous, optimistic pioneers

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McGavock, Armstrong, and Lindsley families were some of the first white settlers to call this area home



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# Open Land - A brief history of courageous, optimistic pioneers

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- Robert Cartwright, Revolutionary War soldier, was appointed by Davidson County Court in late 1700's to build a road from Nashville to Mansker's Fort
- A primitive Baptist Church built by Jacob Dickinson was along this route and the road became known as the Dickinson Meeting House Road, and through a misspelling, later Dickerson Road



# Open Land - A brief history of courageous, optimistic pioneers

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- The Louisville Branch Turnpike
- First Tollgate on White's Creek Turnpike was located near today's intersection of White's Creek Pike and Dickerson Road



# Open Land - A brief history of courageous, optimistic pioneers

- The city of Edgefield's northern boundary was at Berry St.



# Open Land - A brief history of courageous, optimistic pioneers

- The city of Edgefield's northern boundary was at Berry St.
- Streetcar service helped the area develop into one of the city's early suburbs





# Open Land - A brief history of courageous, optimistic pioneers

- By 1908, the area was all within Nashville city limits—the corporation line having extended northeasterly two miles from the courthouse/public square to the L&N railroad and today's Douglas Avenue





# Outlaw Rule

**Criminals hold a community captive**

# **Outlaw Rule - Criminals hold a community captive**

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- Outlaws were not uncommon to this area even before its recent reputation for crime
- James Gang member Bill Ryan traveled from Nashville to Whites Creek and arrested in Earthman's Store & Saloon, March, 1881
- Frank & Jesse James flee Nashville under cover of night in 1881 sending their families from Edgefield to Kentucky probably via the Louisville Branch Turnpike

# Outlaw Rule - Criminals hold a community captive

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- These famous, but “alias-living” outlaws gave way to less notorious criminals about a century later that proved more dangerous to the community
- Shifts in philosophy about urban design and subsequent changes in zoning began in 19th century

# Outlaw Rule - Criminals hold a community captive

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- Expanded family size and increase of automobile ownership following World War II were some factors that fueled the movement of residents from the downtown and the streetcar communities to the newly developing suburbs and outlying small towns
- Completion of the interstate heightened this movement



# Outlaw Rule - Criminals hold a community captive

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- Completion of the interstate heightened this movement
- The change was particularly dramatic for Dickerson Rd and adjacent streets as the shift from residential to commercial corridor was compounded with an alarming increase of criminal activity in the late 1970s

# Optimism Returns - A look at the area's recent activities of renewal

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15

# Optimism Returns - A look at the area's recent activities of renewal

- Long time residents, business owners and newly-arriving, modern-day pioneers – attracted to the area by its proximity to downtown, mature urban forest, parks, and old homes at good value – begin responding to their community's crime



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# Optimism Returns - A look at the area's recent activities of renewal

- Over 10 business and neighborhood associations have formed in the past few years in the greater 37207 zip code area



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17



# Optimism Returns - A look at the area's recent activities of renewal

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- These associations banded together and formed the Northeast Nashville Coalition in 2002



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18



# Optimism Returns - A look at the area's recent activities of renewal

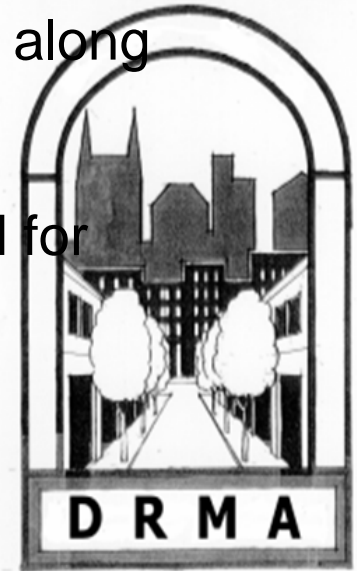
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- NENC has acquired funding from various sources for its activities that include:
  - publishing a newsletter
  - producing a major Reclaiming Festival (see *The Tennessean* insert)
  - sponsoring forums with police, courts, metro council leaders to formulate strategies for addressing crime, safety and enforcing zoning, health, and property codes
  - promoting housing and economic development

# Optimism Returns - A look at the area's recent activities of renewal

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- The following NENC member groups are operating within the boundaries of today's presentation:
  - Dickerson Road Merchants Association (DRMA)
    - DRMA has received a Beautification Award "Our Neighborhood Winner" and a second award from the Chamber of Commerce for businesses along Dickerson Road
    - Participated actively in "Dickerson Road Streetwalkers" program to reclaim the road for residents and legal businesses
  - Cleveland Park Neighborhood Association
  - McFerrin Park/North Edgefield Association



# Optimism Returns - A look at the area's recent activities of renewal

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- MDHA designates the area for Community Development Block Grants valued at approximately \$600,000 for each area.
  - McFerrin Park Neighborhood Strategy Area
  - Dickerson Road Commercial Strategy Area - Launched March 2002
  - Cleveland Park Neighborhood Strategy Area - Launched June 2002

# McFerrin Park

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22

# Optimism Returns - A look at the area's recent activities of renewal

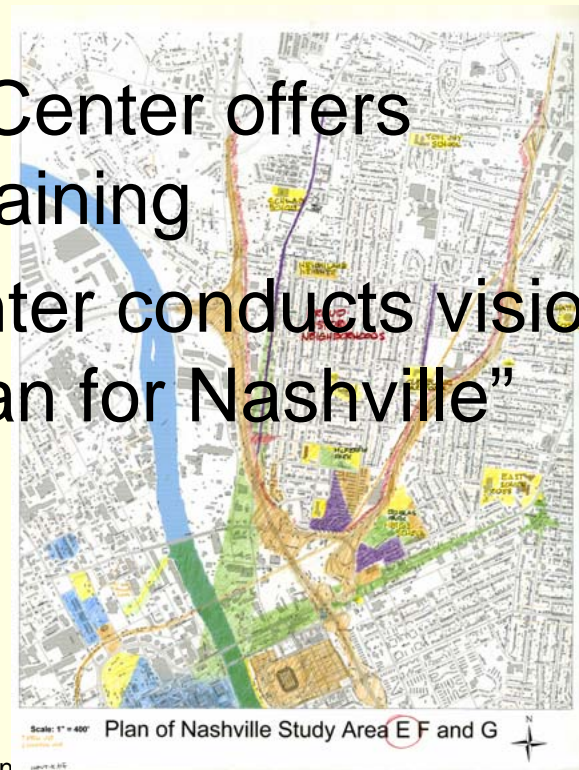
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- Cleveland Park neighbors begin meeting - January 2003
- Cleveland Park Neighborhood Association formally organizes- June 2003
  - CPNA, in just six months, has applied for and received over \$15,000 in grants and will soon be applying for another \$10,000-20,000 in funding
  - Conducted a neighborhood audit compiling 2,000 items sent to Metro Codes, Health and Public Works review and remediation
  - Worked closely with Metro Police and Vice to reduce criminal activity; and presented the Central Station personnel an Appreciation Day with signed thank you cards and lunch



# Optimism Returns - A look at the area's recent activities of renewal

- Mayor's Office of Neighborhoods awards community enhancement grants and provides technical support
- Neighborhoods Resource Center offers technical assistance and training
- Nashville Civic Design Center conducts vision casting sessions for its "Plan for Nashville"





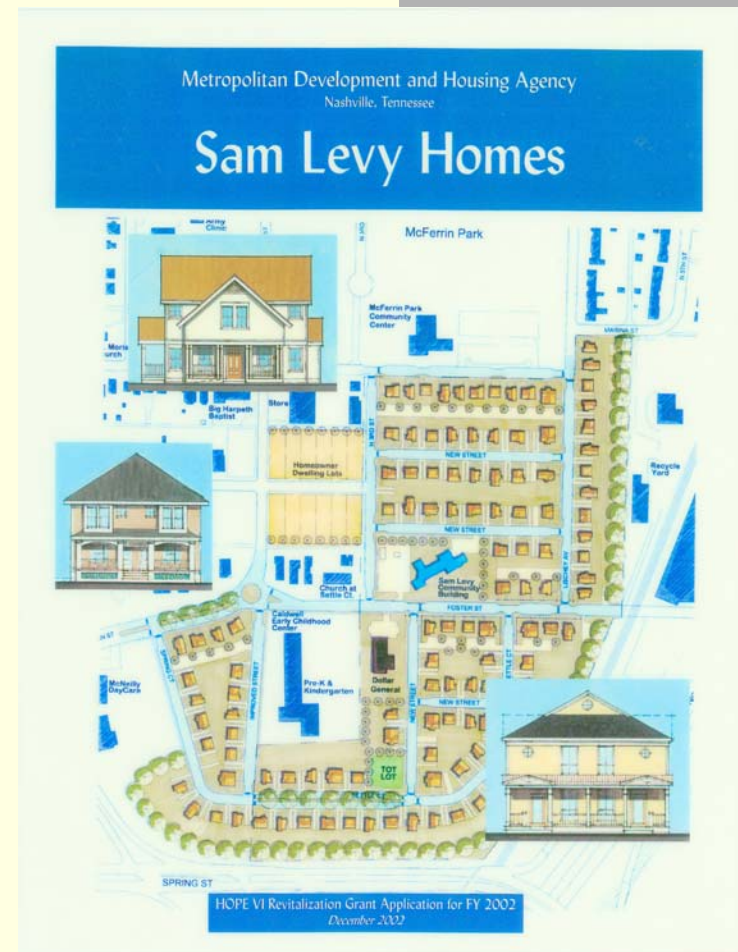
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# Ongoing Developments

**Designing a future through  
public/private partnerships**

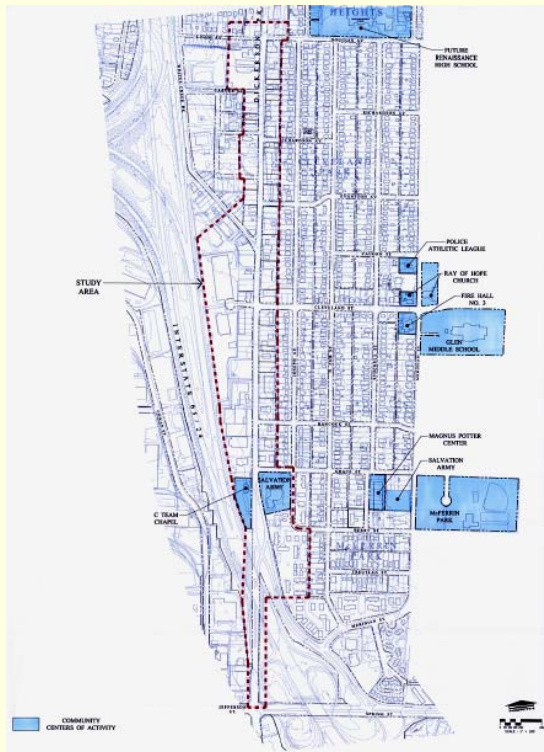
# Ongoing Developments

- Sam Levy Homes
  - Site of HOPE VI redevelopment
  - Scheduled to begin 2004



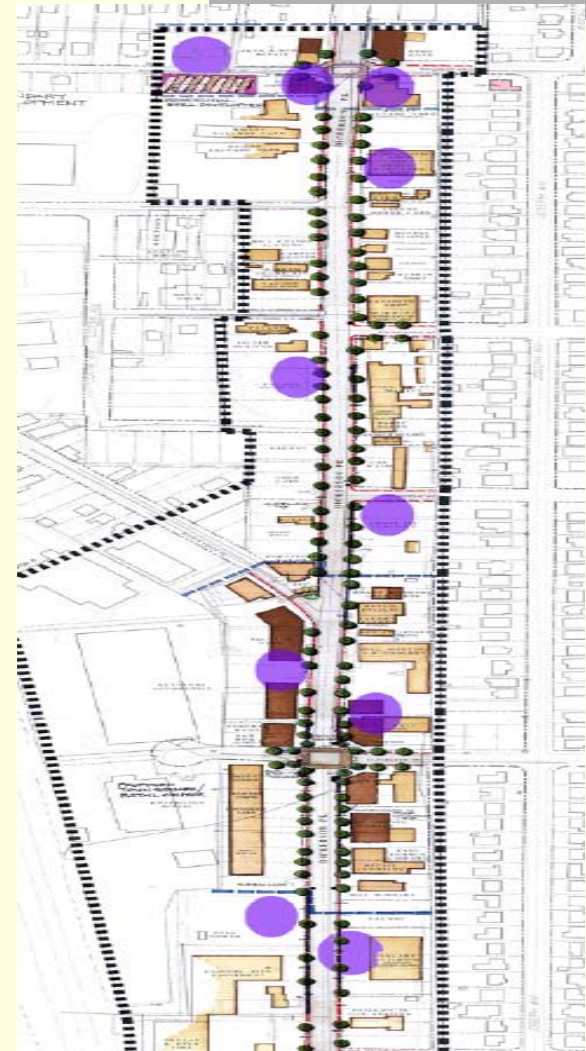
# Ongoing Developments

- Dickerson Road
  - Streetscape Plan & Marketing Initiative



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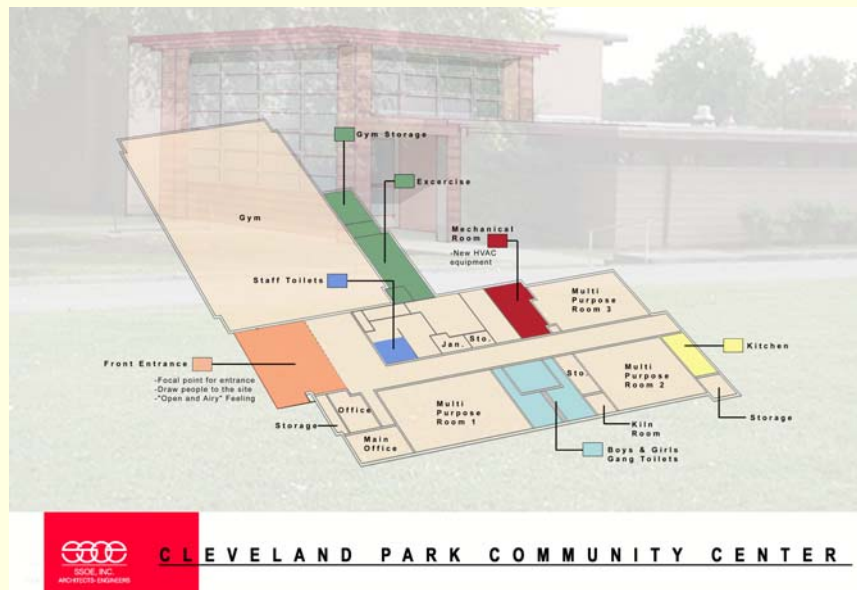
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# Ongoing Developments

- Cleveland Park
  - Park and Community Center upgrading





# Ongoing Developments

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- Planning Department
  - Revising and implementing plans



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# Opportunity Knocks!

**Doors open for a new breed of  
pioneers to succeed**

# Opportunity Knocks!

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- Dickerson Road commercial district – a solid community retailing demographic
- Over 168,000 residents earning \$23,000-35,000 annually within three mile radius of area
- Traffic counts of Dickerson Road average 21,000 trips per day

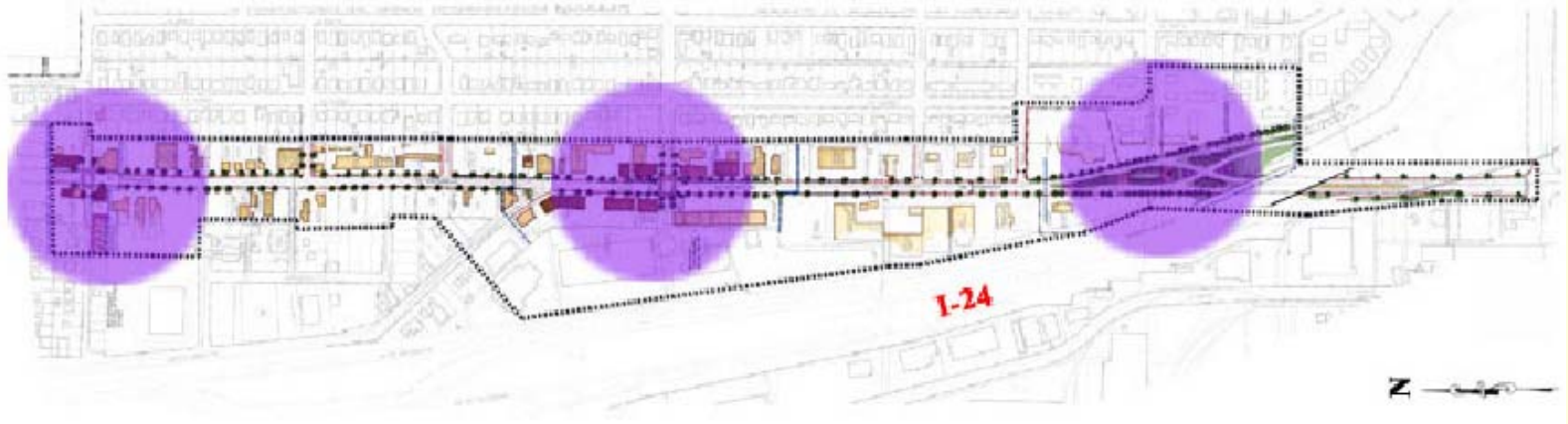
# Opportunity Knocks!

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- The Dickerson Road Streetscape Plan & Marketing Initiative calls for Six Parameters for Development:

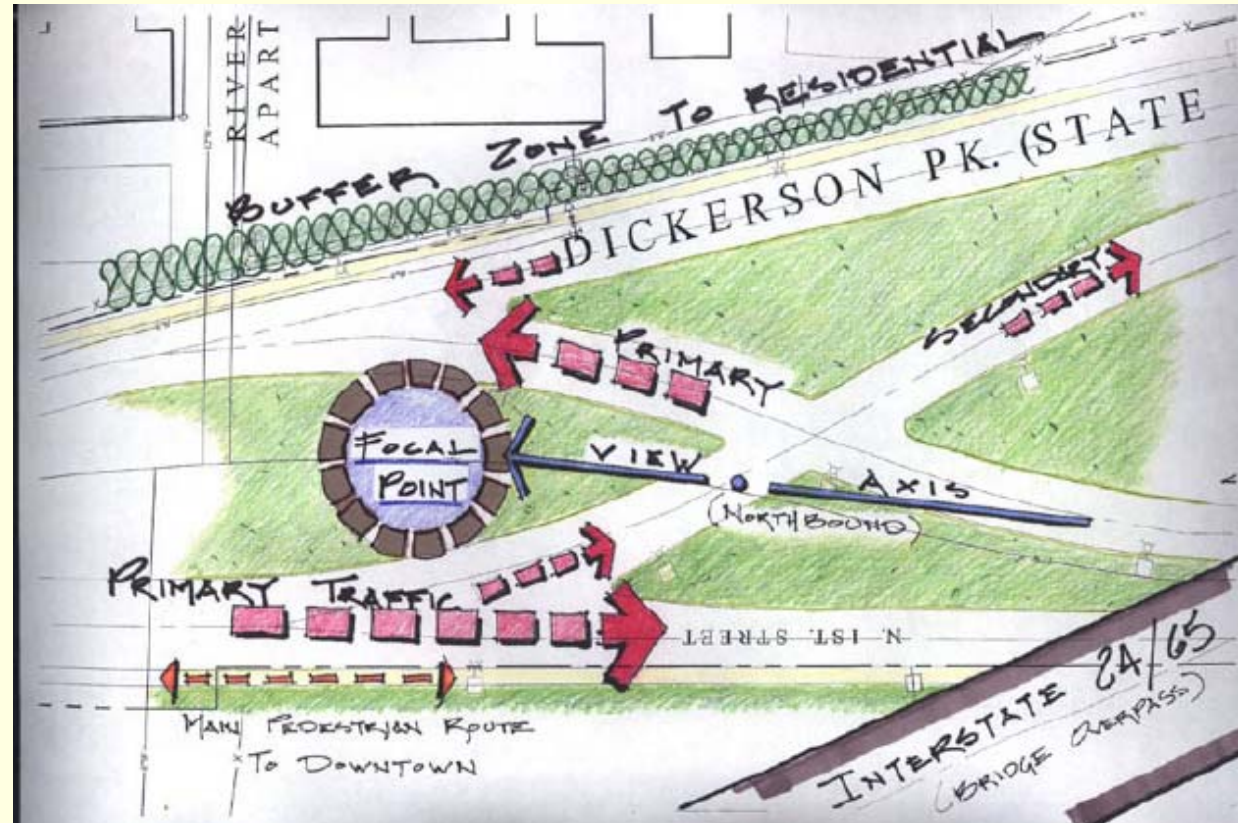
# Opportunity Knocks!

- 1. Investing in Lighting Improvements



# Opportunity Knocks!

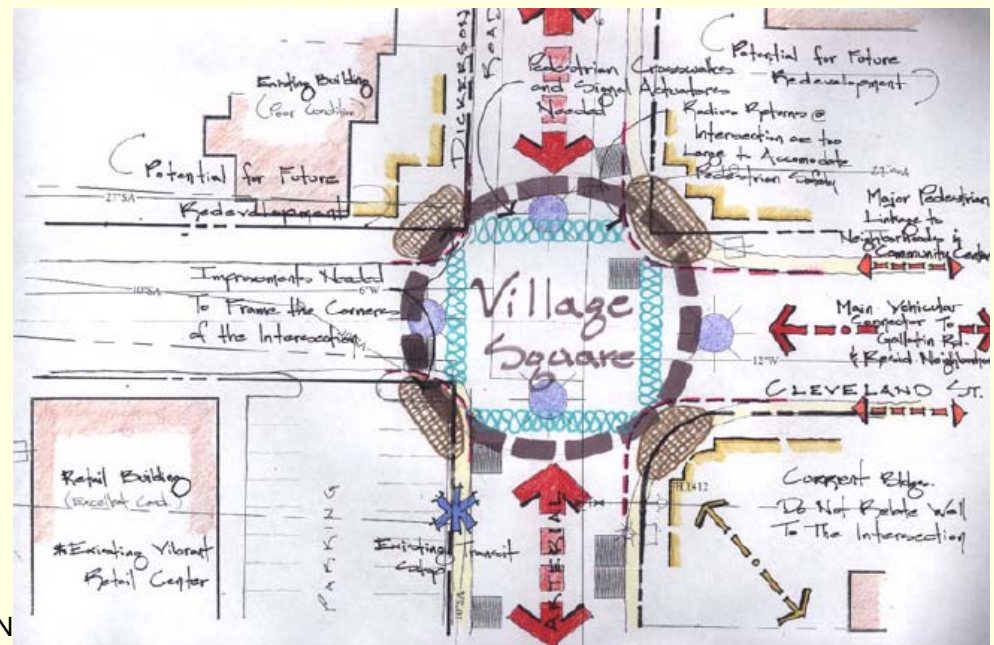
- 2. Providing a Gateway/Identity Icon
  - Landscaped, and lighting for 24 hours





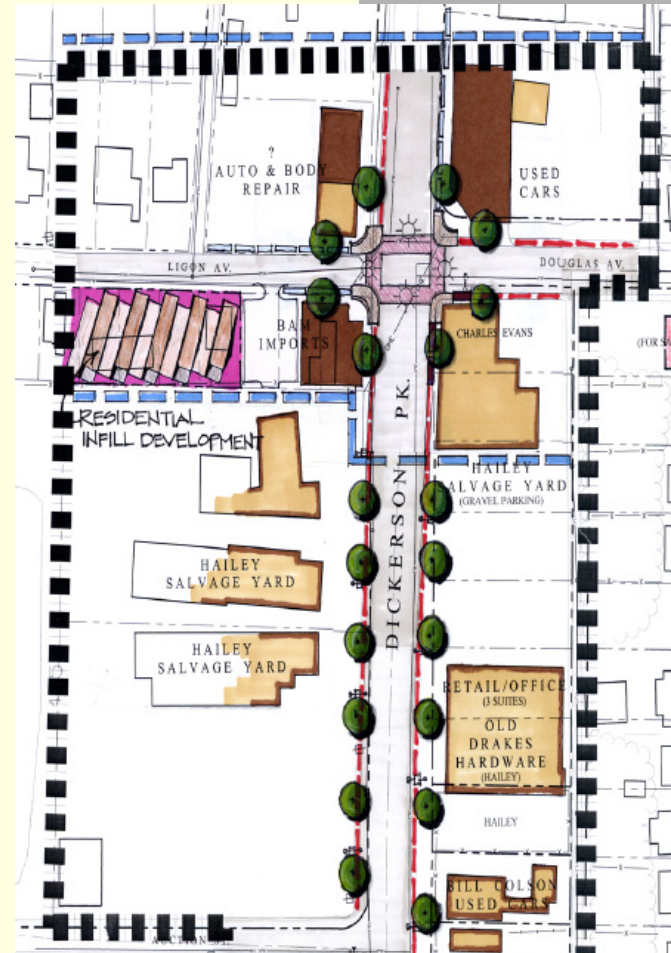
# Opportunity Knocks!

- 3. Central District Square
  - Cleveland Street Intersection and extending up to Whites Creek Pike intersection with streetscape improvements



# Opportunity Knocks!

- Secondary Redevelopment Zone
  - Vicinity of Dickerson and Douglas Ave.
  - Existing retail anchors, traffic counts and pedestrian routes support this area becoming a primary focus
  - Provide streetscape improvements



# Opportunity Knocks!

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- 5. Introduction of Mixed Uses within District
  - Excellent Views from Ligon to downtown skyline
  - Opportunity for medium density residential development
  - Address current zoning to allow residential development

# Opportunity Knocks!

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- 6. Funding Initiatives
  - Leverage initial grants from MDHA for matching funds
  - A grant request for over \$1 million has already been submitted to TDOT
  - Utilize investment of public funds in infrastructure improvements and marking initiatives.

# Opportunity Knocks!

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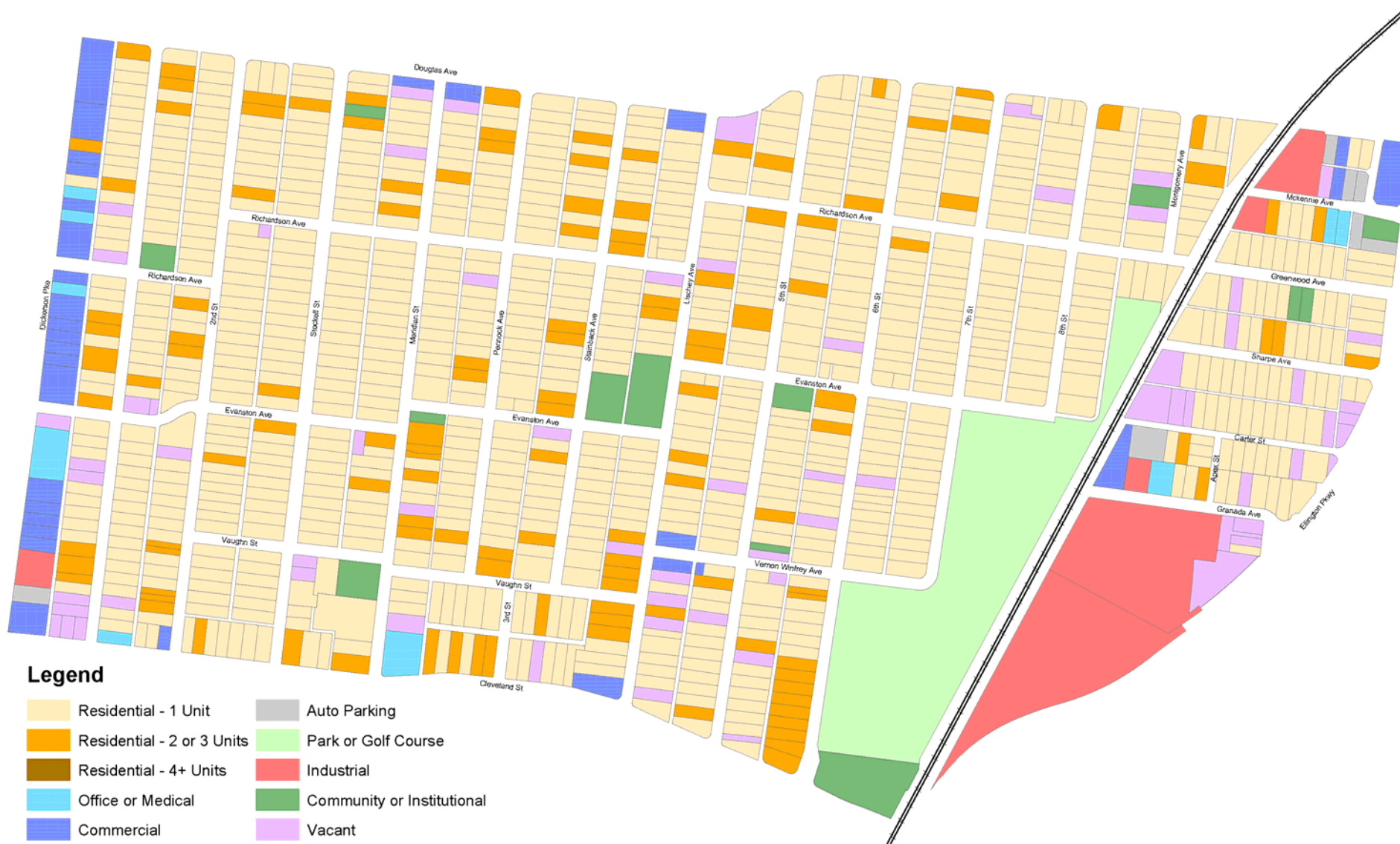
Overall Project Improvements  
Proposed for Dickerson Road  
\$1.9 million!

# Residential Areas

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- Diverse Neighborhoods
- Over 200 houses with significant historical value (Metropolitan Historical Commission report)
- Streets, sidewalks, utilities in place and some slated for improvements





## Legend

<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> Residential - 1 Unit	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Auto Parking
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential - 2 or 3 Units	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Park or Golf Course
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Residential - 4+ Units	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Industrial
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Office or Medical	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Community or Institutional
<span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Vacant

## Cleveland Park Neighborhood: Landuse

0 200 400 600 800 1,000 Feet

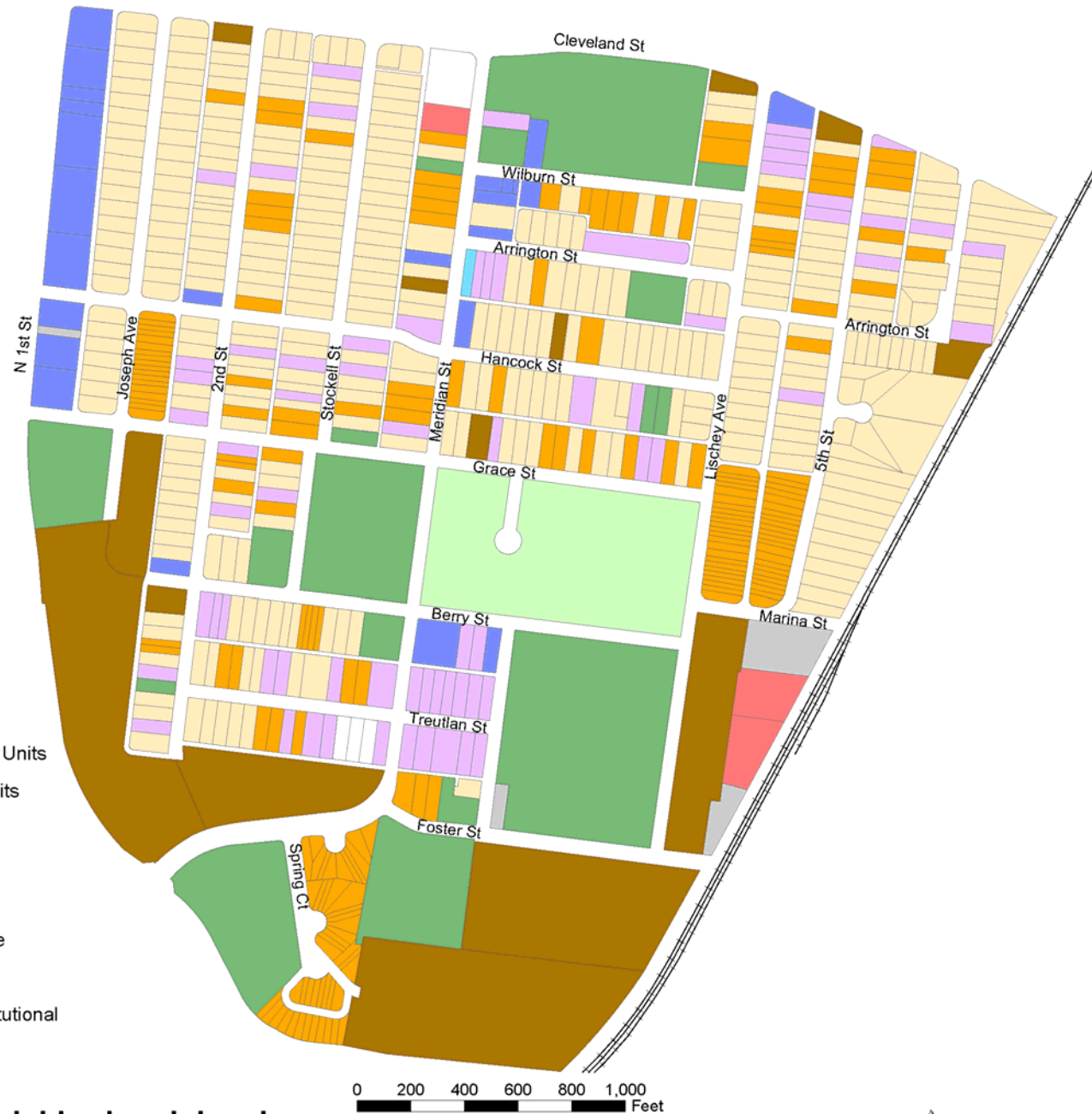
Map Created by the Neighborhoods Resource Center; Cartography by Blaine Ray, 8/2003.  
Source: Metropolitan Nashville/Davidson County Planning Department.



## Legend

- Residential - 1 Unit
- Residential - 2 or 3 Units
- Residential - 4+ Units
- Office or Medical
- Commercial
- Auto Parking
- Park or Golf Course
- Industrial
- Community or Institutional
- Vacant

## McFerrin Park Neighborhood: Landuse



0 200 400 600 800 1,000 Feet

Map Created by the Neighborhoods Resource Center; Cartography by Blaine Ray, 8/2003.  
Source: Metropolitan Nashville/Davidson County Planning Department.



# Vacant Property

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- Cleveland Park vacant properties are 68
- McFerrin Park vacant properties are 68
- For a total of 136 vacant properties

# Residential Areas

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- Good access to the
  - Coliseum
  - proposed baseball stadium
  - downtown businesses, public and cultural attractions such as Second Ave. Historic District, Country Music Hall of Fame, Library, City Hall, State and Federal buildings and the new Symphony Hall
  - Interstates 24 and 65; Ellington Parkway and Briley Parkway
  - Historic Edgefield, Lockland Springs' shops and restaurants
  - Proposed new Wal-Mart Neighborhood Store on Gallatin Rd. near Douglas Ave.

# Residential Areas

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- Possibility for mixed use development within the residential district
- Wanted! New housing that supports and enhances existing historic houses with construction according to design guidelines established by Metro Historic for the Lockland Springs community
- Possibility for funds to support housing development with portion of Cleveland Park's MDHA administered CDBG
- Metro Historic Commission is committed to work with the neighborhood and commercial associations in documenting and conserving historic properties

# In Summary

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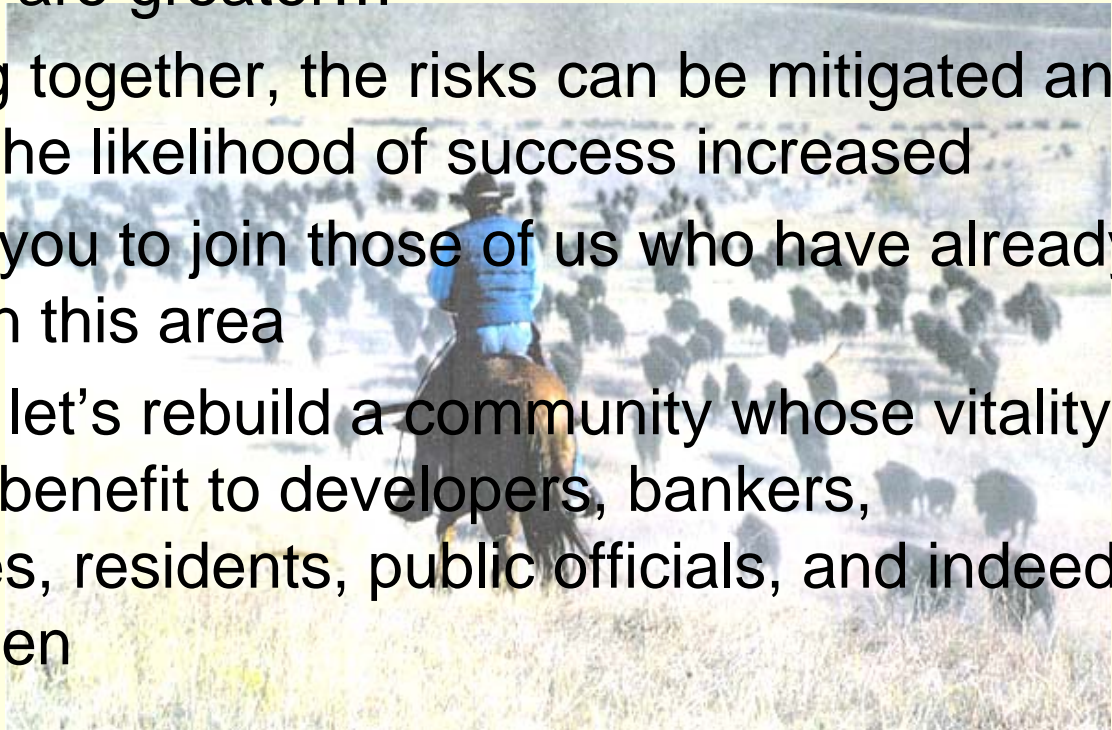
- For all its strengths and opportunities, the area is not without its weaknesses and threats
  - 40-45% of current residents are renting
  - Historically and architecturally significant commercial buildings and houses are at risk for demolition followed by low quality in-fill



# In Summary

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- On balance, we, like the McGavock's, Lindsley's, Richardson's, and others before us, believe the opportunities are greater...
  - Partnering together, the risks can be mitigated and reduced; the likelihood of success increased
  - We invite you to join those of us who have already invested in this area
  - Together, let's rebuild a community whose vitality can bring benefit to developers, bankers, businesses, residents, public officials, and indeed, every citizen



# Sources Consulted:

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December 2003

- Littlejohn Engineering Assoc., Inc.
- Looney Ricks Kiss Architects
- Varallo Public Relations
- Nashville Civic Design Center
- SSOE Inc.
- MDHA
- Metro Historic Commission
- Neighborhoods Resource Center
- The Nashville Room, Nashville Public Library

# Revering the Past – Rebuilding a Vital Community:

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A new day for an old community  
in Northeast Nashville

Produced for the Housing & Development Committee of  
Northeast Nashville Coalition by the Neighborhoods Resource  
Center ([www.tnrc.net](http://www.tnrc.net)) and Center for Urban Strategy  
Development, a program of Towel & Basin, Inc.  
([www.towelandbasin.org](http://www.towelandbasin.org)), December 2003